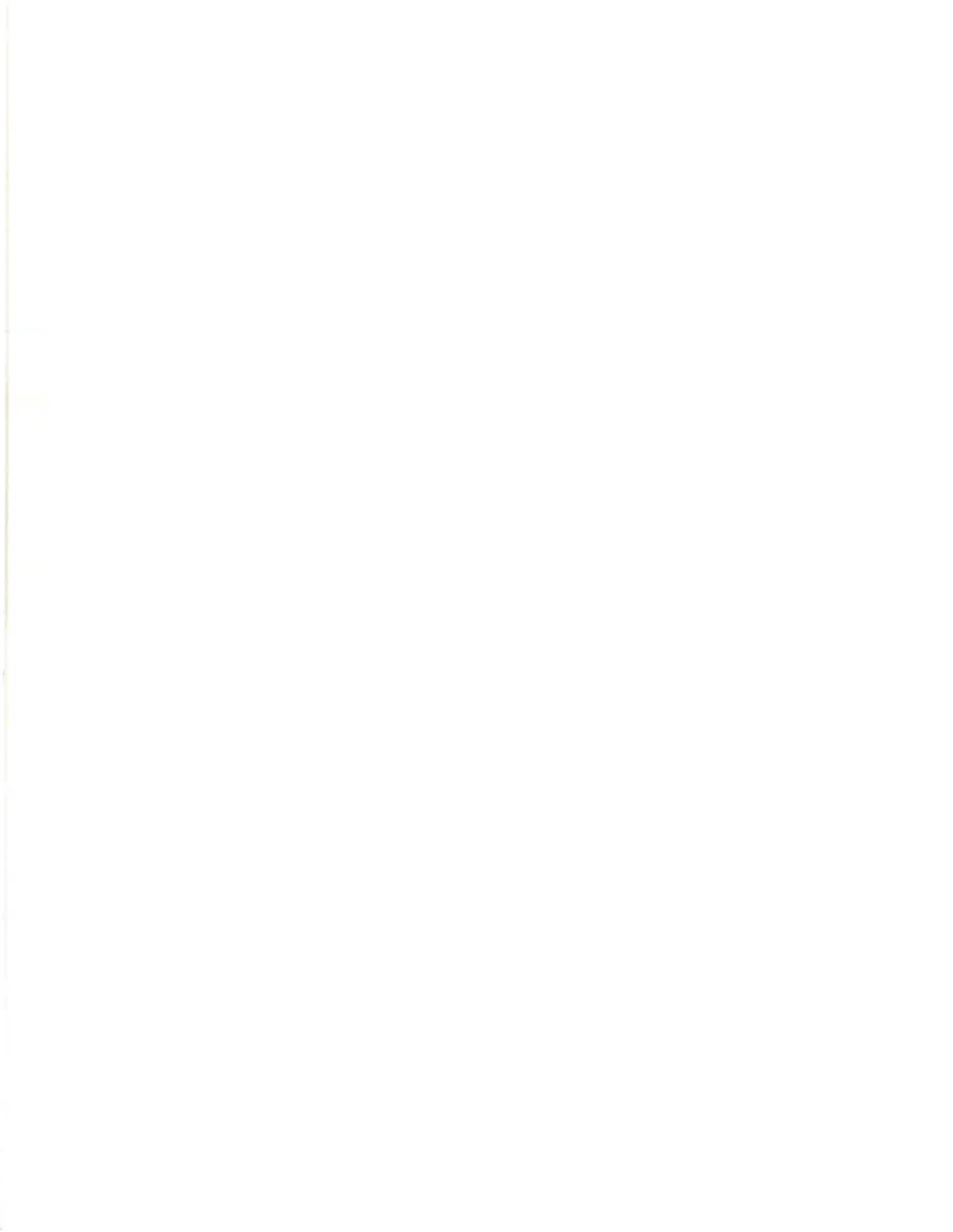


Fox Chapel Borough
Comprehensive Plan-1987
then, now and TO BE



THE FOX CHAPEL BOROUGH
COMPREHENSIVE PLAN
of 1987

prepared by the
Fox Chapel Borough Planning Commission

with technical assistance provided by
Environmental Management Center
Brandywine Conservancy, Inc.

Roberta J. Sarraf, AICP

BOROUGH OF FOX CHAPEL

Harry W. McLaughlin, Jr., Mayor

MEMBERS OF COUNCIL

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Others Who Served During Preparation of the Plan

G. Donald Gerlach, Jane B. Johnson, Helen F. Mathieson

BOROUGH OF FOX CHAPEL

RESOLUTION OF THE BOROUGH OF FOX CHAPEL ADOPTING THE TEXTUAL MATERIALS, APPENDICES, PLANNING SURVEYS, MAPS AND ALL OTHER MATTERS INTENDED TO FORM THE ENTIRE COMPREHENSIVE PLAN OF 1987.

WHEREAS, the BOROUGH OF FOX CHAPEL is currently guided by A Comprehensive Development Plan prepared in April of 1963; and

WHEREAS, for the last two years, the FOX CHAPEL PLANNING COMMISSION has been engaged in the preparation of a new comprehensive plan for the BOROUGH OF FOX CHAPEL, which plan is composed of textual materials, appendices, planning surveys and studies, maps and other related materials, all collectively hereinafter referred to as the "Comprehensive Plan of 1987" and

WHEREAS, the FOX CHAPEL PLANNING COMMISSION has, in the course of preparing the Comprehensive Plan of 1987, met with and solicited the involvement and views of the various boards, committees, commissions and residents of the BOROUGH OF FOX CHAPEL; and

WHEREAS, it is the intent of the BOROUGH OF FOX CHAPEL, by the adoption of this resolution, to officially acknowledge and accept the recommendations of the FOX CHAPEL PLANNING COMMISSION as set forth in the Comprehensive Plan of 1987, in order to guide and manage the continuing growth and development of the municipality; and

WHEREAS, the Comprehensive Plan of 1987 includes, but is not limited to, the following related components:

- (1) a statement of the objectives of the BOROUGH OF FOX CHAPEL concerning its future growth and development which are guided by the special aspects of the BOROUGH OF FOX CHAPEL which are evocative of its past and are intended to be retained within the context of future land-related activities, such special features being documented in the Fox Chapel District Association booklet "Fox Chapel: The Story of a District", the 1956 and 1963 comprehensive plans, and the 1981 Fox Chapel Natural Resources Plan, all of which are hereby incorporated by reference; and
- (2) a survey and study conducted by the FOX CHAPEL PLANNING COMMISSION, which documents existing conditions and reports on the prospects for future growth and development of the BOROUGH OF FOX CHAPEL; and
- (3) a plan for land use in the BOROUGH OF FOX CHAPEL, which includes, but is not limited to, the amount, intensity and character of land use proposed for residential uses, educational, religious and private open space uses, private recreational uses, public parkland and public facilities uses and vacant land uses; and

- (4) a circulation plan, designed to effectuate the movement of people and goods over the various roads and bridges within the BOROUGH OF FOX CHAPEL, a report on road classifications, conditions, traffic volumes and identification of problem intersections, policy statements concerning the utilization of public transportation, the development of commercial areas, both within and outside the BOROUGH OF FOX CHAPEL, and cooperative efforts with adjacent municipalities and county and regional planning agencies; and
- (5) a community facilities and services plan which includes specific goals and implementation actions for municipal services (including police protection, snow removal, administration, fire protection, medical services, animal control, roadside cleanup, and waste disposal), water and sewer services, stormwater management, and open space and recreation facilities; and
- (6) an historic and natural resources component which explains the purpose for identifying the resources, and identifies the methods that can be utilized to promote the protection and retention of such resources; and
- (7) a series of maps which identify key elements of the Comprehensive Plan of 1987 and indicate the relationship between the key elements and the major plan components, including maps of (a) Historic Resources, (b) Woodlands, (c) Watersheds, (d) Zoning Districts (showing existing land use and zoning) Regional Location, (f) Adjoining Land Use, (g) Zoning Districts (showing future land use policies, (h) Street Classification and Volume, (i) Water and Sewer Service Areas, and (j) Zoning Districts (showing existing community facilities).

NOW, THEREFORE, be it RESOLVED, that the Council of the BOROUGH OF FOX CHAPEL hereby adopts all textual materials, appendices, planning surveys and studies, maps and all other matters intended to form the entire Comprehensive Plan of 1987.

THIS RESOLUTION ADOPTED this 20th day of August, 1987.

ATTEST:

BOROUGH OF FOX CHAPEL

Richard R. Moore
Richard R. Moore
Secretary

By: Robert B. Fay
Robert B. Fay
President of Council

APPROVED, this 20th day of August, 1987.

H. W. McLaughlin, Jr.
H. W. McLaughlin, Jr.
Mayor

FOX CHAPEL BOROUGH COMPREHENSIVE PLAN

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I. PREFACE

A. Fox Chapel's Character: Then, Now, and To Be

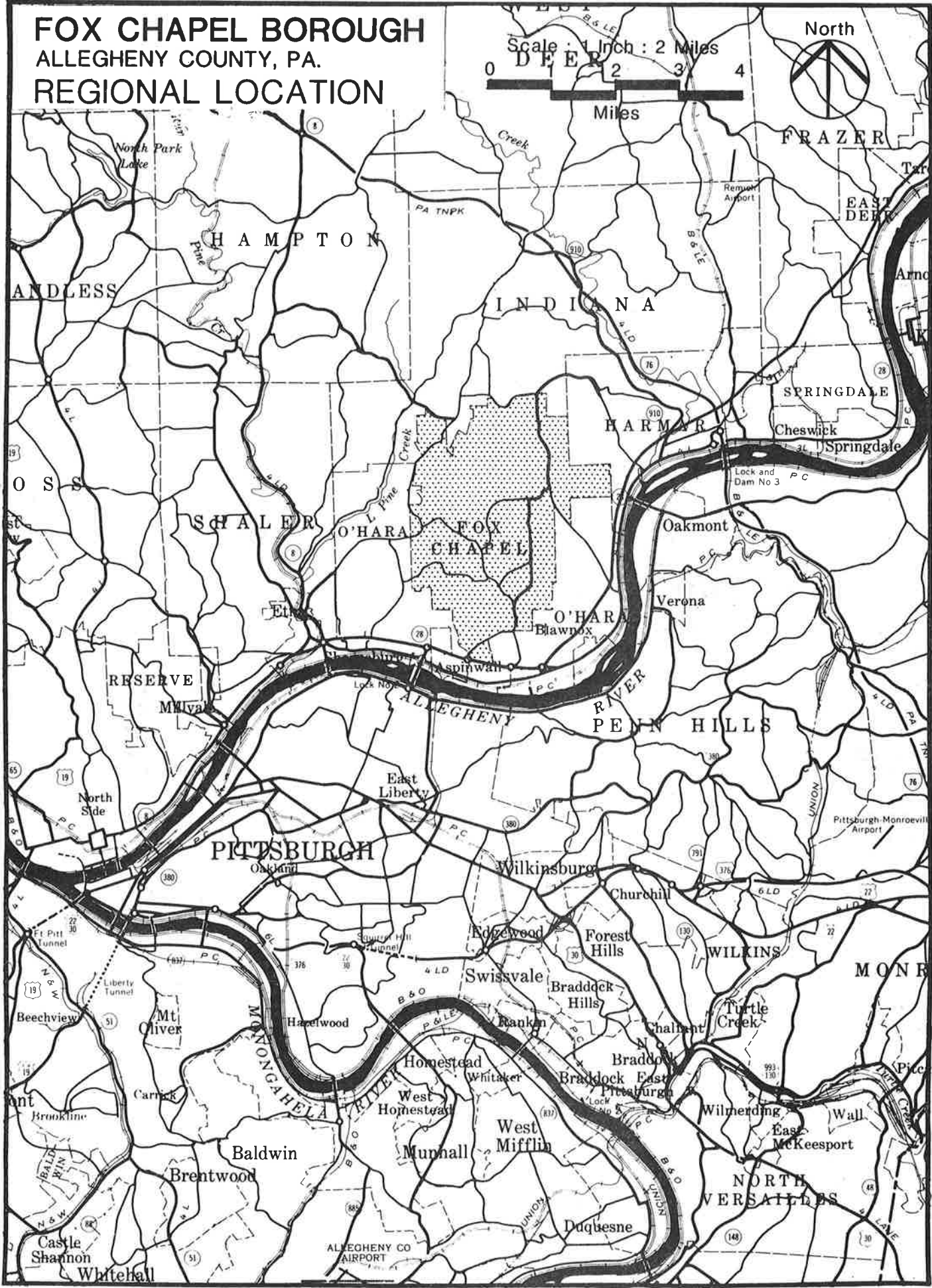
A primary purpose of most local comprehensive (or master) plans is to guide and manage future growth. To do this effectively, the plan also must consider where land development and disturbance should not occur; such considerations, in turn, should be based on an accurate profile of those community attributes worthy of protection.

A clear intent of this comprehensive plan for Fox Chapel is to identify that which is special about the Borough and evocative of its past and, having done so, to propose the means for retaining these unique qualities within the context of future land-related activities. Most of the objective, measurable characteristics of Fox Chapel, as well as its more subjective, endearing features, have been well-documented over the years in a variety of plans and reports. These include the Fox Chapel District Association booklet, Fox Chapel: The Story of a District; the 1956 and 1963 master plans for the Borough; and the 1981 Fox Chapel Natural Resources Plan. The period of years spanned by these documents reveals the lengthy tenure of the community attributes and the level of still-existing quality that makes their retention a still-worthwhile pursuit.

Despite the seemingly high degree of retained environmental and aesthetic quality, however, perceptions of such things are, by definition, individually rooted. Remembrances that span several decades of living in Fox Chapel are likely to spawn laments about the "loss" of things cherished. Such losses, when articulated, include pristine stream valleys, wildlife, and insulation against the symptoms of today's land development (e.g., traffic, increased density, a loss of green space, stormwater runoff, noise, visual encroachment, even a waning of residents' commitment to the community).

To the contrary, though, this comprehensive plan acknowledges the high quality of community resources that flourish today in Fox Chapel. "Losses," in this light, can be viewed as relative, even minimal, in the context of ongoing regional change. Indeed, Fox Chapel can continue to lay legitimate claim to many of its traditional assets. By way of brief example, these include the natural, scenic beauty that exemplifies the Borough, and a still "country-like" feel in its residential atmosphere. Of equal significance, they include a unifying community spirit, one that is typified by (i) the efforts that have led to this document, (ii) the overwhelming rate of response to the Planning Survey that helped shape the plan's policies, and (iii) the willingness of residents to serve on various committees and boards whose collective mission is to improve the quality of life in Fox Chapel.

FOX CHAPEL BOROUGH
ALLEGHENY COUNTY, PA.
REGIONAL LOCATION



What follows, ultimately, in this plan is a set of policies designed to guide future decisions by and for the Borough. Those policies attempt to steer a difficult course that can culminate in the retention of Fox Chapel's most-valued attributes within a climate of inevitable change.

B. A Synopsis of Fox Chapel's Experiences in Comprehensive Planning and Land Use Controls

This comprehensive plan for Fox Chapel attempts to chart a course for the Borough's future. In so doing, it continues a local planning discipline that is among the longest-established in the Commonwealth. From citizens group planning that predated the Borough itself, through the pursuit of the visions of a noted professional, to formal embodiment in two prior master plans, planning in and for Fox Chapel has been a readily-accepted concept and a foundation for the land use controls and procedures which have had much to do with the orderly, evolutionary development of the community.

Those who first took up an interest, if not residence, in Fox Chapel found much in its natural environment to be protected; planning, and the recommended actions that followed, have proven effective means for achieving such protection. This comprehensive plan has been devised in a similar spirit and is intended to help the Borough attain much the same objectives. Indeed, the accuracy of the 1963 Master Plan in projecting Fox Chapel's future goals is evidenced by the consistency between that document and this. With the passage of better than two decades, the Borough's philosophy on land use and environmental quality is relatively unswerving. Departures from and refinements to the 1963 positions, however, have evolved in the course of this planning process, and are identified as such when deemed significant.

1. Comprehensive Planning in Fox Chapel

The Fox Chapel Planning Commission of today, and its work in comprehensive planning, has an auspicious heritage. Noteworthy among its predecessors are:

-- The Fox Chapel District Association, incorporated in 1928 for the immediate purpose of assuring police and fire protection for the area. The group's concerns quickly broadened to embrace land use, new development, and natural resource protection; its first major achievement in this regard was influencing the adoption of O'Hara Township's first zoning ordinance in 1931.

-- The Fox Chapel Garden Club, originally proposed as a women's auxiliary to the District Association but formed in 1931 as a separate entity. Conservation and civic improvement were among the Garden Club's missions, and it promptly

assumed a leading role in community beautification.

-- Ezra C. Stiles, a landscape architect who, in addressing the District Association's annual dinner in 1935, articulated the first master planning concepts for Fox Chapel, among them being coordinated roadside planting and acquisition of five wooded stream valleys for permanent protection. The enthusiastic reception with which Stiles' ideas were met is evidenced by their prominent place in planning documents two and three decades later and, more importantly, in the visual quality of the community today.

The benchmarks of the Borough's formal planning efforts are the 1956 and 1963 master plans. Each placed emphasis on retaining those qualities of life that made Fox Chapel such an appealing place of residence and an important natural, open space reserve for the surrounding area. An important concept posed in the 1963 plan which subsequently was put into practice was that of density development.

Throughout this time, and especially of late, planning has been done not only by the Borough, but also with and for the Borough. Significant examples are the 1981 Alternatives for Regional Development, prepared by the Guyasuta Joint Municipal Planning Commission, and the 1982 Squaw Run Area Watershed Plan, a prototype stormwater management plan designed to comply with the 1978 statute. In each case, Borough representatives were active participants.

Fox Chapel also has consistently supported the work of the Squaw Run Area Watershed Association, whose products have contributed greatly to regional and local planning. Other planning processes tend to involve the Borough less directly, yet can have a potentially substantial bearing on its future. Sewage facilities and highways, ultimate responsibility for which rests at the state level, are two examples.

2. The Borough's Land Use Controls

To maximize the effectiveness of its planning approach, Fox Chapel Borough Council quickly put in place a zoning ordinance; initial enactment was in 1935. Following periodic amendments, a major revision to the ordinance was completed in 1971. There followed, as additions to the zoning ordinance, flood plain regulations (1977) and a planned residential development option (1980). Most recently, important amendments to all three aspects of the ordinance--base zoning, flood plain, and PRD--were put into effect in 1984.

With the 1984 zoning amendments, a coordinated set of Borough land use controls was established to guide and regulate the future use of land. Taken as a whole, these controls are designed to

maximize retention of those features that characterize Fox Chapel while accepting and accommodating inevitable changes in the landscape. In the zoning ordinance, for example, the Borough's traditional large-lot, single-family pattern is now buttressed by opportunities for density development and planned residential development, each devised to protect open space and natural features. The zoning provisions are complemented by a subdivision ordinance, enacted originally in 1964 and with major amendments in 1983, and a natural resources assessment and protection ordinance, first enacted in 1977 and amended significantly in 1983. The latter ordinance also created the Borough's Environmental Advisory Council and led to the preparation of a Natural Resources Plan in 1981; in addition, the ordinance now contains grading and excavating standards that were first enacted as a separate ordinance in 1973.

As a package, then, Fox Chapel's land use controls try to assure that any prospective land disturbance displays maximum sensitivity to the environmental characteristics of the site and its setting. This is done, first, by identifying those elements of the landscape for which protective standards are most necessary, and then imposing such standards for consistent resource protection. Second, options for the design and development of key sites are offered to stimulate flexibility and response to actual site conditions; here, the density transfer and PRD mechanisms are most important.

3. Administration of Land-Related Matters

Regardless of how sound a community's plans and regulatory tools may be, they require the firm underpinning of timely and consistent administration, a steady and accessible flow of information, and a well-schooled and attentive set of elected and appointed officials. Over the past two decades, these prerequisites to a successful land use guidance system have, in the main, existed in Fox Chapel.

Of late, the growing complexity of the Borough's ordinance structure, particularly in terms of natural feature impacts in the course of site plan review, has demonstrated a need for close intra-Borough coordination among reviewing bodies and a tenacious site-inspection capability. With a full-time, experienced borough engineer and ever-increasing staff familiarity with the ordinances, continued steady and effective administrative performance can be anticipated. The recommendations in this plan are designed to enhance that performance even further.

As the ultimately responsible and accountable body on local land use policy, Borough Council has had consistent involvement in the drafting of the present land use controls. The most recent ordinance amendments reserve for Council the paramount role in land-use decisions, including the exercise of discretion (i.e., through conditional use and PRD). The focus of the Zoning Hearing Board is largely on variance requests.

This plan takes as a given the pivotal roles of the Borough Planning Commission and Environmental Advisory Council in the development review process and in land use policy matters, in general. The Planning Commission, formed in 1936, has served primarily in a site plan review role since the 1963 plan, while performing the general functions of a planning commission spelled out in Article II of the Pa. Municipalities Planning Code. Its representatives also have been active as members of the Guyasuta Joint Municipal Planning Commission. As the prime preparers of this comprehensive plan and the expected overseers of its implementation, however, the Planning Commission's role in Borough land use affairs should expand.

The Environmental Advisory Council, since its establishment in 1977, has focused directly on natural resource protection in the context of land disturbances. The major vehicle for this has been its administration of the Natural Resources Assessment and Protection Ordinance. With the incorporation of the Borough's Natural Resources Plan into this comprehensive plan, though, the EAC's role with regard to planning may expand, as well. In support of such a role, the existence of organizations such as the Fox Chapel Land Trust, the Squaw Run Area Watershed Association, and the Western Pennsylvania Conservancy will continue to prove valuable.

4. Focus of the Plan

In the decade or so that preceded preparation of this updated Borough plan, developments in Pennsylvania case law have had an impact on changing land use within the Borough; one significant decision was Friday v. Fox Chapel Borough, in which the Borough's lack of provision for multi-family dwellings was challenged successfully. Enactment, and subsequent revision, of the PRD ordinance by the Borough was prompted, in part, by this decision and by the challenger's eventual choice to develop the site far less intensively than the court's decision authorized. The legal obligation for any municipality to provide its fair share of a range of housing opportunities, however, remains in effect.

The land transfers and residential developments that have occurred over the past decade signal, in some respects, changes from the traditional Fox Chapel pattern. Several major open tracts have been converted to development uses; also, the Borough's first attached-unit development was constructed. Developments just across the Borough's boundary have had varying impacts on Fox Chapel, ranging from significant growth in commercial and industrial uses to the creation of a community center to the construction of major residential communities that rely on Fox Chapel's roads for access. These various regional-level land use activities have served to sustain Fox Chapel's interest and participation in existing joint municipal planning structures, and have stimulated the prospect for more direct dialogue with Harmar and Indiana Townships.

A perhaps inevitable trend in land development and land use control within Fox Chapel is the increasing focus on tracts with substantial natural constraints. With no apparent waning of interest by residential developers for sites in the Borough, and with a still-considerable inventory of vacant land, this plan recognizes that a major challenge is to mesh those development interests with the need to respect the natural characteristics of any given tract. As noted above, stringent yet flexible land use controls and their consistent administration are basic to such a program; one of the Borough's major objectives is to extend and improve upon past performance in this regard.

With all of the above serving as a backdrop, the comprehensive plan becomes the means to extend the planning horizon and consciously craft, or reconfirm, the Borough's future land use policies. Given this intent, the main focus of the plan is on continued protection of Fox Chapel's natural and scenic attributes and on the group of key remaining vacant tracts whose future treatment stands to impact these attributes most significantly. Within these specific purposes, the plan also embraces the basic elements required by Section 301 of the Municipalities Planning Code, those being:

- (1) a statement of objectives concerning future development;
- (2) a plan for land use;
- (3) a plan for the movement of people and goods;
- (4) a plan for community facilities and utilities; and
- (5) a statement on the relationship of proposed development to adjacent municipalities.

II. POPULATION, HOUSING, AND ECONOMIC/FISCAL TRENDS

As part of the Fox Chapel Borough planning program, trends in a number of areas related to Borough planning have been studied.* The findings and recent trends in the areas of population, housing, and economic/fiscal activities are summarized in this section; corresponding summaries of other planning factors are contained in the four future plan components of Section III. Supporting data and text for each can be found in the Technical Report, found in Appendix A.

A. Population

1. Population Growth

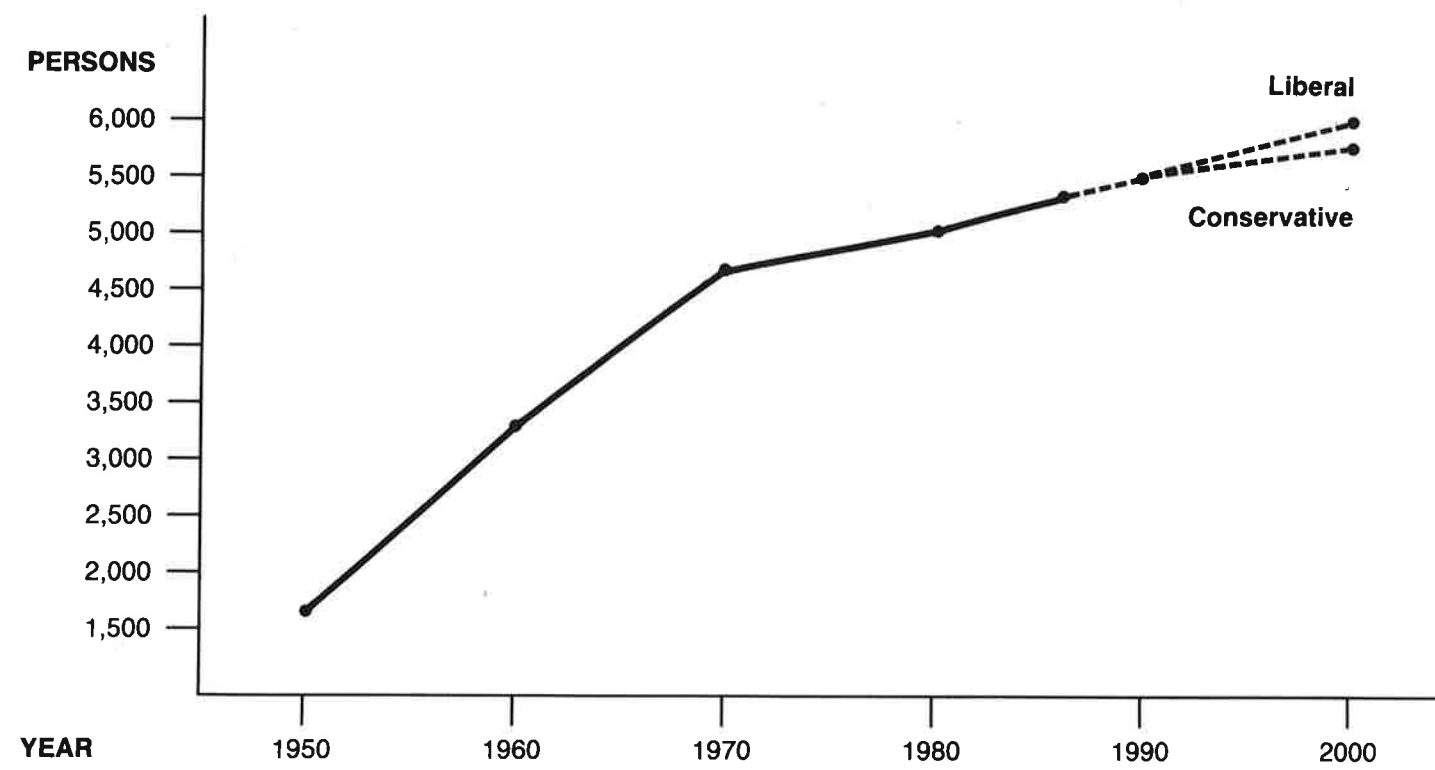
According to the decennial Census prepared by the U.S. Department of Commerce, Fox Chapel Borough experienced its greatest growth between 1950 and 1960; the population nearly doubled from 1,721 persons to 3,302 persons. Steady growth continued during the next decade; between 1960 and 1970, the Borough gained an additional 1,382 persons, an increase of 42%. Population growth slowed considerably in the decade from 1970-1980; the Borough's population increased by an additional 365 persons, only 8%. Figure 1 shows the actual growth trends between 1950 and 1980, as well as a projection of Borough population to the years 1990 and 2000. That projection is based on an extension of these trends and the pattern of Borough building permit issuance.

During the twenty-seven year period between 1960 and 1986, the Borough issued 782 permits for new dwellings (see Table P-2 in Section 1 of Appendix A, Technical Report). The average number of permits issued for this period was 22 per year. The period from 1960 to 1978 represented steady growth in construction in the Borough. During this nineteen-year period, 651 permits were issued, an average of 34 per year.

* Detailed analyses of the following planning factors are contained in Appendix A, Technical Report, a separate, companion document which supplements this plan: 1) Population and Housing; 2) Economic and Fiscal Characteristics; 3) Historic Resources; 4) Natural Resources; 5) Regional Relationships and Influences; 6) Existing Land Use; 7) Circulation; and 8) Community Facilities, Utilities, and Services. The Technical Report, together with Appendix B, Fox Chapel Planning Survey, is available at the Fox Chapel Borough Building.

FIGURE 1

BOROUGH POPULATION GROWTH, 1950-2000



(Source: U.S. Bureau of Census & Consultant's Projections)

In 1979, however, the number of permits issued fell to twelve (12). This sharp drop reflected regional and national inflationary trends which resulted in spiralling interest rates and a significant decline in new construction. This trend generally continued into the 1980's. Between 1979 and 1986, only 125 permits for new dwellings were issued by the Borough, an average of 15.6 permits per year for that eight-year period.

The U.S. Bureau of the Census determines average household size by dividing total population by the total number of households within the jurisdiction. In 1980, the average number of persons per household in the Borough was 2.97. Through multiplication of this census figure by the estimated number of future households (as projected from Borough building permit records), an estimate of the Borough's future population can be determined.

Between 1980 and 1985, a total of ninety (90) permits was issued. Utilizing the 1980 Census statistic of 2.97 persons per household, the estimated increase in Borough population during that six-year period was 267 persons. Therefore, the estimated January 1986 population of the Borough was 5,316 persons, an increase of 5% since 1980.

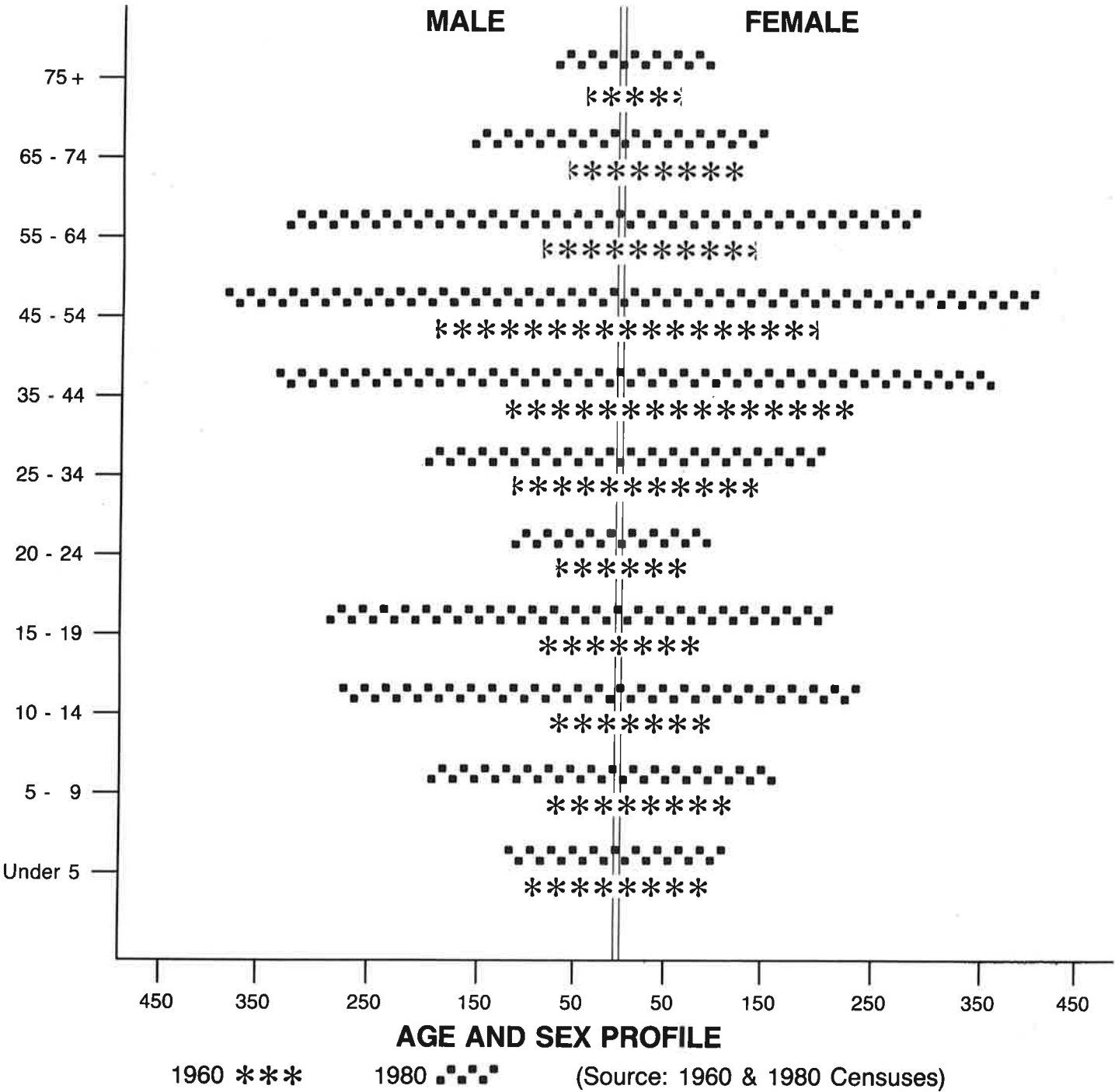
A conservative estimate of future population growth in the Borough is based on the continuation of recent trends in issuance of building permits, that is, an average of fifteen (15) permits per year for the period 1986 to 2000. During that fifteen (15) year period, a total of 225 permits for new dwellings could be expected to be issued by the Borough. Utilizing the 1980 Census-derived average household size of 2.97 persons per dwelling, the total increase in Borough population between 1986 and the year 2000 would be 668 persons. Therefore, the total Borough population in the year 2000 would be 5,984 persons, an increase of 18.5% since 1980.

A more liberal estimate of future population growth in the Borough is based on a continuation of the recent average of fifteen (15) permits per year for the last five (5) years in this decade, followed by a slight upturn in the rate of construction during the 1990's to an average of twenty (20) permits per year. This more liberal estimate would result in the issuance of 275 permits for new dwellings during the fifteen (15) year period 1986-2000. Based on an average occupancy of 2.97 persons per dwelling, the total increase in Borough population by the year 2000 would be 817 persons. Therefore, the total Borough population in the year 2000 would be 6,133 persons, an increase of 21.5% since 1980.

2. Age of Population

In 1980, 45% of the Fox Chapel Borough population was in the age group 35-64 years; children were concentrated in the age groups 10-14 and 15-19 years. Between 1970 and 1980, there was a decrease in the percentage of children under age 10 and an increase in the population over 65 years. The age groups 25-34 and 35-44 also showed an increase, thus moderating the aging trend.

FIGURE 2



Projecting the 1980 age profile forward twenty years, without applying migration or mortality rates, there is the possibility that, by the year 2000, as much as 45% of the Borough population could be in the 55-84 year-old age group.

3. Family Composition

As profiled by the 1980 Census, the typical Fox Chapel family comprises a married couple with pre-teen and teenage children ten years of age or older. Married couples, with or without children, are present in ninety-five percent (95%) of all families in the Borough. Over 50% of all families include children under the age of 18 years, but only 14% of all Borough families have young children under the age of 6 years.

4. Income, Education and Employment

In 1980, Fox Chapel Borough ranked first in Allegheny County in terms of the median family income of its residents. Ninety-six percent (96%) of all Borough residents over the age of 25 are high school graduates, compared to only 69% of similar residents county-wide. Sixty-seven percent (67%) of all employed Borough residents work in professional and managerial occupations. Since 1970, there has been a decline in the number of Borough residents employed in downtown Pittsburgh and a concurrent increase in employment in Allegheny County and the City of Pittsburgh outside the downtown. This parallels recent trends in the region toward suburbanization of office space.

5. Household Stability

1980 residents of the Borough proved less transient than their 1970 predecessors. Sixty-seven percent (67%) of all Borough residents lived in the same house as they had five (5) years before the 1980 Census; only 49% of Borough residents lived in the same house five (5) years before the 1970 Census.

In 1970, persons moving into the Borough were just as likely to have moved from outside Allegheny County as from inside the County. In 1980, however, incoming Borough residents were 1.5 times more likely to be moving from within Allegheny County than from outside the County.

B. Housing

The predominant type of housing in the Borough in 1980 was owner-occupied, single-family detached dwellings of high value. Ninety-seven percent (97%) were owner-occupied, single-family dwellings. Fox Chapel ranked first in Allegheny County in terms of median value of owner-occupied housing with a 1980 median of \$171,300.

The decade 1950-1960 was the period of the Borough's greatest

population growth, and 30% of all housing units in the Borough as of 1980 were constructed during that decade. Seventy-four percent (74%) of all units in the Borough as of 1980 were constructed since 1950. Only 18% of all housing units were constructed before 1940.

Thirty-four percent (34%) of all housing units in the Borough were occupied by two (2) persons in 1980, and an additional 7% were occupied by only one (1) person. The number of persons in two-person households increased from 380 to 538 persons since 1970. The average number of persons per household decreased from 3.58 persons in 1970 to 2.97 persons per household in 1980. This number remains higher than the median for the County and for any surrounding township, reflecting the strong "married couples with children" character of the Borough's population.

FIGURE 3

GENERAL HOUSING CHARACTERISTICS: 1980

Total Housing Units	1630	100.0%
Occupied Housing Units	1585	97.2%
Vacant Units	45	2.8%
Owner Occupied	1499	94.6%
Renter Occupied	86	5.4%
Median Value of Owner- Occupied Units	\$171,300	

SOURCE: Pennsylvania Municipalities, 1980 General Population and Housing Characteristics, Pennsylvania State Data Center, PSDC80-1-82, Table 2.

FIGURE 4

TRENDS IN HOUSING CHARACTERISTICS: 1950-1980

	<u>1950*</u>	<u>1960*</u>	<u>1970*</u>	<u>1980**</u>
Total Housing Units	472	965	1338	1630
Number of Units Vacant	25	48	30	45
No. of Occupied Rental Units	94	82	128	86
Persons per Household	3.74	3.58	3.58	2.97

SOURCE: * Allegheny County Municipal Profiles
** 1980 Census

C. Economic and Fiscal Characteristics

Between 1976 and 1986, total assessed value of property in the Borough grew from \$46.1 million to \$78.5 million, an increase of 70%. This includes a County-wide reassessment of property during 1981 and 1982 which resulted in an increase of \$12.8 million, or 22%, from 1981-1982.

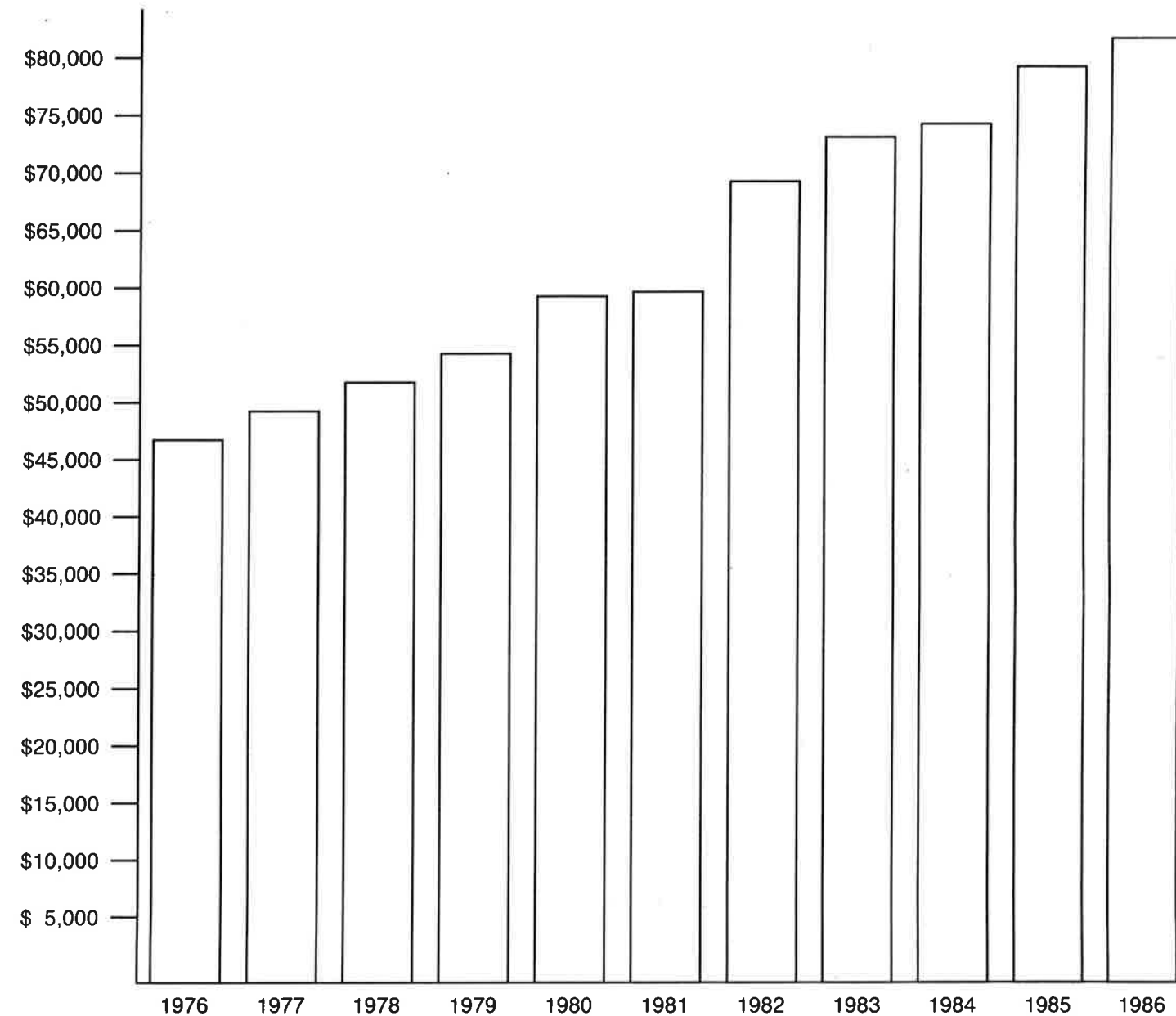
Excluding the 22% increase between 1981 and 1982, the average annual growth in assessed valuation from 1976 to 1986 was 4.2%. A conservative estimate of future assessed valuation, utilizing an average annual growth rate of 4%, yields a projected \$140 million for the Borough in the year 2000.

FIGURE 5
ASSESSED VALUATION: 1976-1986

YEAR	TOTAL ASSESSED VALUE	PERCENT CHANGE
1976	\$46,100,000	—
1977	\$50,800,000	+ 10.2%
1978	\$52,600,000	+ 3.5%
1979	\$54,035,000	+ 2.7%
1980	\$58,400,000	+ 8.1%
1981	\$58,800,000	+ 0.7%
1982	\$71,664,210	+21.9%
1983	\$72,565,880	+ 1.3%
1984	\$73,675,705	+ 1.5%
1985	\$77,755,280	+ 5.5%
1986	\$78,479,400	+ 0.9%

(Source: Borough Manager)

FIGURE 6
GROWTH IN ASSESSED VALUATION: 1976-1986

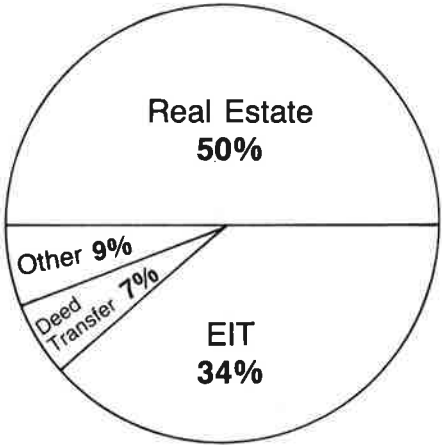


(Source: Borough Manager)

Note: The large increase in total assessed value between 1981 and 1982 resulted from a County-wide reassessment rather than growth in new construction.

The pro rata shares of total Borough revenue represented by the real estate tax, the earned income tax, and the real estate transfer tax have remained fairly constant over the past eleven years. In 1986, real estate taxes represented about 50% of all revenue; earned income taxes, about 34%; and real estate transfer taxes, about 7%. In combination, these three sources represented about 91% of all Borough revenue in 1986.

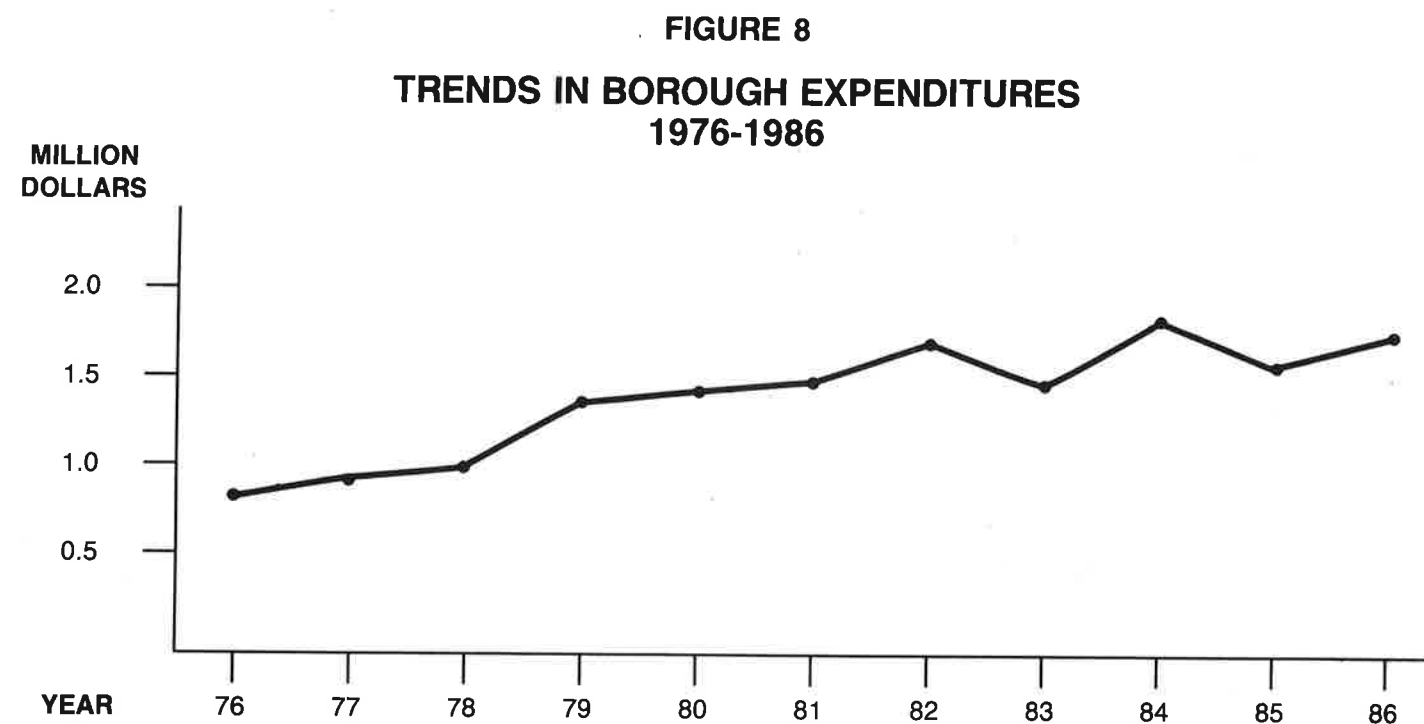
FIGURE 7
SOURCES OF BOROUGH REVENUE: 1986



(Source: Borough Manager's Office)

With no extraordinary changes in programs or services during the period 1976-1986, total Borough expenditures grew from \$836,000 to \$1,671,000, or 99.8%. Barring any substantial changes in future levels of Borough services, total expenditures can be expected to grow modestly as a result of increased costs for utilities, materials, and salaries.

FIGURE 8
TRENDS IN BOROUGH EXPENDITURES
1976-1986

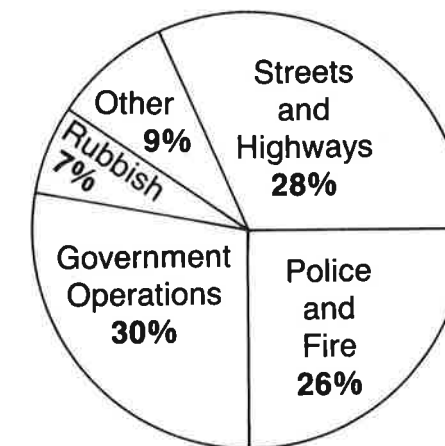


(Source: Borough Manager's Office)

The distribution of total Borough expenditures among the various budget categories has remained fairly consistent during the 1976-86 period (see Table EF-6 in Section 2 of Appendix A, Technical Report). The largest individual expenditure category during this time has been Streets and Highways, although some reductions have occurred over the last several years. Police Protection and Borough Administration, two other significant expenditure categories, have maintained a pattern of gradual increase during this period.

In 1986, the distribution of expenditures showed near-equal amounts for the following types of Borough functions: Government Operations (including Administration, Employee Benefits, Tax Collection, and Borough Building), 30%; Streets and Highways, 28%; and Public Safety (Police and Fire Protection, with the great majority attributable to Police), 26%. Overall expenditures for 1986 are portrayed in Figure 9.

FIGURE 9
DISTRIBUTION OF BOROUGH EXPENDITURES, 1986



(Source: Borough Manager's Office)

III. COMPONENTS OF THE PLAN

A. Historic and Natural Resources

General Goal: Promote the recognition and understanding of these resources within the Borough, and take steps necessary for their protection and retention.

1. Historic Resources

a) Findings, Trends, and Current Status

Fox Chapel Borough was incorporated in 1934 out of O'Hara Township, and expanded through nine subsequent annexations (between 1940 and 1953) from Harmar and Indiana Townships. Although the general area had been settled in the 1790s following the conclusion of the Revolutionary War, no major growth or development occurred until more than a century later. Throughout the 19th century, the area which became Fox Chapel Borough was devoted largely to farming; given the proximity of the growing industrial and urban center of Pittsburgh, it was spared any pressure to develop or industrialize. As a result, the Fox Chapel area entered the 20th century retaining a charming rusticity which held much appeal for wealthy city dwellers seeking a rural retreat.

The two decades spanning 1910-1930 were extraordinarily important years for Fox Chapel. Several major institutions were built (e.g., Shady Side Academy, Pittsburgh Field Club, the Fox Chapel Golf Club, and the Pittsburgh Hunt Association), as were numerous estates and summer homes designed by prominent architects. In 1928, a group of these new landowners formed the Fox Chapel District Association which was instrumental in getting the first zoning ordinance enacted (in O'Hara Township) in 1931 and the Borough of Fox Chapel formed in 1934.

To date, there has been little formal identification and protection of historic resources. At the same time, there has been no pattern of demolitions or alterations to the integrity of historic structures.

A recent Allegheny County historic sites survey identified many historic resources in Fox Chapel which should be considered in the planning process, including three which appear eligible for listing in the National Register of Historic Places. As shown on the Historic Resources Map, those three sites are the estate La Tourelle, Shady Side Academy Senior High School, and the Henderson house complex. Although the survey requires a more thorough analysis and

possibly some additional field work, it does form a valuable baseline for further evaluation and research.

b) Present Borough Policy

Currently, Fox Chapel Borough has no explicit policies or regulations for historic resource protection and has not addressed the subject directly in its previous planning efforts. Some written resources exist, in particular the District Association's booklet, Fox Chapel: The Story of a District. Also, interest in preservation has been manifested by such projects as an oral history of the Borough.

c) Implications and Issues for the Future

Although to date the Borough's historic resources have not suffered major losses through demolition or alteration, there is some risk of such casualties in the absence of local protective measures and availability of incentives to property owners. The Borough should be prepared to address the future of these resources.

The authority for Fox Chapel Borough to plan and regulate for historic preservation derives from:

a) The National Historic Preservation Act of 1966, as amended, which established the National Register of Historic Places as the nation's "official list" of historic resources worthy of preservation. Eligible resources can be of national, state, or local significance.

b) Section 605(2)(vi) of the Municipalities Planning Code recognizes, as a legitimate classification for zoning, "places having unique historical or patriotic interest or value."

c) Act 167 of 1961, 53 P.S. 8001 et seq., authorizes Pennsylvania municipalities to delineate historic districts and appoint a Board of Historical Architectural Review (HARB) to advise the governing body on the issuance of certificates of appropriateness for physical changes to buildings within the district.

The County's survey findings, which identified three structures seemingly eligible for listing in the National Register of Historic Places, point to the prospect of further nominations to the National Register, perhaps utilizing a thematic group or multiple resource format, with a prime focus on the 1920's-1930's period of Borough development.

Numerous significant structures exist on large, otherwise vacant tracts, and thus further analysis of their relative importance and enactment of protective standards, as appropriate, would be valuable in the course of reviewing future proposals for the use of such tracts.

d) Specific Goal and Implementing Actions

Goal: Extend and refine the current level of knowledge about the Borough's historic resources and utilize/encourage a variety of public/private techniques to maximize their retention within the landscape.

Actions: Establish a Fox Chapel Borough Historical Commission.

Analyze available survey data, and conduct added research as necessary, to confirm key trends and events in Borough history and allow sites to be grouped and prioritized.

Contact the architects, builders, and artisans who designed and constructed historically and architecturally significant structures in the Borough; record the identity of these craftsmen and the location of their plans.

Support preparation of a multiple resource nomination, containing all significant sites, groups, and districts, to the National Register of Historic Places.

Protect the integrity of identified sites and their settings through ordinance standards and incentives, e.g., landscaping/screening, sign controls, etc.

Consider offering appropriate adaptive use opportunities to historically-significant single-family dwellings.

Consider the use of easements to protect historic structures and/or their setting in the landscape.

Consider giving more scrutiny to the process of building demolition through strict permitting, mandated review periods, and the potential for denial of applications.

2. Natural Resources

a) Findings, Trends, and Current Status

As this and other documents about Fox Chapel point out repeatedly, it was the aesthetic attributes of the District that held great attraction for its original inhabitants. Those same qualities, embodied largely in the land and water resources that comprise the natural environment, are retained in large part within today's landscape, and thus they continue to be a Fox Chapel trademark as well as a source of respect and inspiration among its residents.

Among the Borough's unique and valuable natural resources, some are tangible and have in fact gathered a degree of notoriety. The Trillium Trail certainly is in this category. Fox Chapel also is traversed by two of the cleanest streams in Allegheny County--Guyasuta Run and Squaw Run (see the Watersheds Map). Less obvious, but no less a contributor to the overall environmental integrity of the Borough, is the fact that Fox Chapel does not fall within Pittsburgh's "urban heat island." By virtue of its elevation and distance from the city, the climate in the Borough is influenced by more local factors. Significant among these are the extensive tree masses whose shading benefits are a major attribute of the Borough (see the Woodlands Map).

In a sense, the natural character of the land has itself served to limit the impacts of potential disturbances; some of those seeking to put land to development uses were, it may be assumed, steered to other, less-challenging (i.e., more moderately sloping) environs.

Of late, those natural brakes have been complemented with a body of information, plans, resolutions, and regulations established and administered by the Borough. Tracing a somewhat typical land use cycle, the need for these public actions derived at least in part from the gradual, relative consumption of the "easy" sites and a consequent increase in developer appetites for more environmentally-constrained properties.

The results have put Fox Chapel in the forefront of local communities that have documented their important natural resources and are pursuing a public health, safety, and general welfare course toward their protection. In particular, the Borough's primary natural features that are susceptible to detrimental impacts from land disturbance -- flood plains, steep slopes, landslide-prone areas, significant vegetation -- receive increasingly close scrutiny under Borough ordinances and the plan review process.

The cornerstone of this program is the Natural Resources Plan. Prepared for the Squaw Run Area Watershed Association by Bruce K. Ferguson and Norman K. Flint, it is both: 1) an exhaustive presentation (description and analysis) of virtually every conceivable element of the natural environment in and around Fox Chapel, and 2) a set of recommended actions for protecting that which it identifies.

The inventory portion of the plan is grouped into five "spheres" by which the Borough's natural environment can be classified; each sphere, in turn, is comprised of several components. The spheres, and examples of their respective components, are: 1) Hydrosphere (flood plain, poorly drained soil); 2) Biosphere (aquatic and terrestrial habitats); 3) Lithosphere (slope stability, groundwater); 4) Thermosphere (north-facing slopes, woodland shading effects, air quality); and 5) Noosphere (aesthetics, land ownership).

As an adjunct to the comprehensive plan, then, the Natural Resources Plan is an essential source of base information. It is the place to which Borough policy-makers, preparers and reviewers of site plans, and disturbers of the land should be turning for consistent documentation.

b) Present Borough Policy

Most of Fox Chapel's current land use planning and regulatory tools are natural resource-based and have environmental protection as a prime objective. Among these are:

- Natural Resources Plan
- Natural Resources Assessment and Protection Ordinance
- Subdivision Ordinance
- Grounds Maintenance Guide
- Zoning options such as density development and planned residential development (PRD)

The Borough's Environmental Advisory Council takes an active role in the review of proposed land development and other disturbances, serving as the prime interpreter of the Natural Resources Ordinance. Both the EAC and the Planning Commission utilize a Borough-prepared map overlay series that depicts the most sensitive features identified in the Natural Resources Plan, as well as the landslide-prone areas mapping prepared by the Squaw Run Area Watershed Association with support from the Borough.

The Borough also has supported and worked cooperatively with such organizations as the Fox Chapel Land Trust to target high-priority open space areas and accept ownership and maintenance responsibility. This has complemented an

active Borough program of both purchase and acceptance (through the density development option, for example) of critical links in the public open space network, especially along Squaw Run.

c) Implications and Issues for the Future

As described in Section 4 of the Technical Report (Appendix A of this plan), there are several attributes of Fox Chapel's natural resources that demand a well-reasoned policy position and careful stewardship on the part of the Borough. These include: a) Public health, safety, and general welfare and the threats posed by environmental disturbance; b) Concern for visual amenity and the aesthetic, traditional character of Fox Chapel; c) Opportunities that natural features often can present in the design of development; and d) The potential economic value of such resources as coal, topsoil, and timber, and the need to avoid detrimental impacts often associated with their removal.

Another issue in the Borough's future is the inevitable trend of land development to move from the less-constrained to the more difficult (from a natural feature standpoint) tracts. Of course, the ends of this spectrum are not all that far apart in Fox Chapel, and the Borough has considerable experience in the review and approval of plans on difficult sites. Nonetheless, the need for creativity in the context of strict environmental protection can only be expected to increase, given the near-term likelihood of sustained interest in residential development on tracts in Fox Chapel.

A related issue is the feasibility of extending certain protected "environmental corridors," particularly through increased use of private stewardship techniques (e.g., conservation easements, donations to the Land Trust, etc.). Even within these corridors, the protection of valued resources against the symptoms of a developing region (e.g., the impacts on trillium of reduced air quality that results from increased auto emissions along Squaw Run Road) should not be overlooked.

d) Specific Goals and Implementing Actions

Goal: Protect the Borough's sensitive natural features from the impacts of land disturbance and development, and guide the location and design of future land uses to achieve this.

Actions: Continue to employ the Fox Chapel Natural Resources Assessment and Protection Ordinance in all land use decisions.

Maximize the use of the Natural Resources Plan and associated natural features mapping in deliberations with landowners and land developers.

Examine the Natural Resources Plan concepts of floodprone zone and lowland as areas to delineate and, perhaps, regulate in conjunction with existing flood plain controls.

Reevaluate the NRP's identification, and the NRO's protection, of "unique vegetation" and of tree masses outside flood plain or steep slope areas.

Examine the current degree of protection afforded to wetlands, springs, and waterfalls (as described and delineated in the Natural Resources Plan); modify the natural resources ordinance as appropriate.

Examine the need to identify soil limitations in relation to wetness, depth to bedrock, structural instability, etc.; amend the NRO as appropriate.

Analyze the remaining recommendations within Section II-3, Conclusions, of the Natural Resources Plan, and proceed to implement those deemed appropriate.

Evaluate the Borough's standards for tree retention in relation to the Natural Resources Plan's discussion of thermosphere and the general needs for shading.

Assure that the zoning ordinance has sufficient flexibility to allow reasonable use of difficult sites, without denigrating environmental quality, by retaining and refining such options as PRD and density development.

Goal: Maintain the integrity of significant natural areas that represent the continuing environmental and visual qualities characteristic of Fox Chapel.

Action: Optimize the use of public purchase, conservation easements, and other non-regulatory techniques in a complementary fashion for the protection and, as appropriate, public access to

areas of environmental amenity and passive recreation.

Establish priorities for open space protection/acquisition that target areas of environmental sensitivity and links between them, extending and filling gaps within the Borough's existing holdings.

Work with, e.g., the Fox Chapel Land Trust on a similar plan for conservation easement donations on tracts of identified priority.

B. Land Use

1) General Goal

To guide the future use of land, in accord with clearly-established Borough criteria, thereby achieving a pattern that continues to be largely compatible with existing uses and with the desires of landowners.

2) Findings, Trends, and Current Status

The use of land has followed a consistent pattern in Fox Chapel since the 1920's, with the pace of land development quite gradual. The conversion of the natural landscape to development uses has been almost entirely for single-family residential and institutional/recreational purposes.

Section 6 of the Technical Report (Appendix A of this plan) documents the evolution and current pattern of land use. It quantifies and describes the existing components of that pattern under a half-dozen headings:

- Residential, single-family detached
- Residential, multi-family
- Educational/Religious/Private Open Space
- Private Recreation
- Public Parkland and Facilities
- Vacant

Figure 10 displays the 1963 and 1987 existing land use patterns, by amount and percentage of acres, and then compares the two. In 1963, 83% of the Borough was either vacant/open (58%) or residential (25%). By 1987, there had been a substantial reduction in vacant/open acreage (now 17% of the Borough) and a corresponding increase in residential acreage (to 58% of the Borough). Thus, the total acreage of these two land use categories, in combination, fell from 83% to 75% over the 24-year period.

(Within the 1987 land use categories, single-family residential does not incorporate the entirety of a large tract containing only one dwelling; rather, an estimate of the minimum lot area required by zoning for the dwelling is made and included in this category, with the undeveloped balance considered vacant. Private open space includes such properties as the holdings of the Fox Chapel Land Trust and the Beechwood Farms Nature Preserve. A more detailed description of each category is contained in Section 6 of the Technical Report, found in Appendix A. Of necessity, certain assumptions were made as to the comparability of land use categories in the two plans; also, the area of the Borough devoted to roads is estimated at 6% in this plan, an increase from the 4.7% figure in 1963.)

Within the residential category, single-family dwellings are the established norm. The zoning ordinance has permitted multi-family dwellings for a decade; at present, one multi-family development exists, approved for 15 units. Non-residential development currently occupies less than 20% of the Borough: educational/religious/private open space--6%; private recreation--8%; and public parkland and facilities--5%.

Fox Chapel residents continue to rely on, and apparently are well-served by, commercial uses and employment opportunities in the surrounding region. Retail and service uses in O'Hara Township, on City of Pittsburgh-controlled land, and in the three river boroughs are the prime examples. As a consequence, there is no demonstrable pressure for such development within the Borough.

Recent revisions to the Borough's zoning ordinance have been designed to add flexibility and incentives for natural resource protection and a broader choice of dwelling types.

In May 1987, there existed 21 vacant, residentially-zoned tracts of greater than 10 acres in the Borough. They comprised a total of about 620 acres, of which approximately 85% also was eligible for the planned residential development option. As a consequence of previous land conversions, much of this acreage is contained within the lowest-density residential district, zoned for three-acre minimum lots and the least-dense PRD option. Few developable tracts remain in the current 2-acre, 1-acre, or as-developed districts.

There has been a decline in the percentage of residents moving into and out of the Borough, along with trends toward aging of the population and an increase in the number of two-person households. These changes in the residential profile of the Borough could lead to adjustments in housing need and demand.

The split-off and sale of two parcels by Shady Side Academy in 1985 is consistent with the needs and actions of landed institutions elsewhere. Whether this action presages a broader trend for Fox Chapel is perhaps impossible to judge quite yet, although the Academy has at times given consideration to additional dispositions of property.

Development adjacent to the Borough boundary in neighboring municipalities has been occurring with regularity in a variety of forms -- multi-family residential, several institutions, major retail commercial, industrial park (see the Adjoining Land Use Map). Many of the resulting uses and facilities are of benefit to Fox Chapel residents. Negative impacts relate to through traffic volumes within the Borough and adjacent residential developments' total reliance on Borough roads for access (these issues are discussed further in Sect. III-C, Circulation, below).

[illegible]

The record of multi-municipal planning has been inconsistent. The Guyasuta Joint Municipal Planning Commission, with considerable longevity, has occasionally spearheaded projects with important potential land-use benefits for the individual communities; Fox Chapel, in general, has supported attempts to institute joint planning and zoning. Of late, this momentum appears to be on the wane.

3) Present Borough Policy

In Pennsylvania, prime responsibility for land use planning and regulation is vested with the local municipality. In the case of Fox Chapel, these regulatory responsibilities are manifested largely in the zoning, subdivision, and natural resources ordinances. Each of these has been the subject of recent internal examination and, as appropriate, revision. As the most relevant representation of current Borough policy, the consistent intent of these ordinances might be summarized as follows:

- Generally, to continue the directions established by the existing pattern of land use.
- To protect the Borough's environmental and visual qualities and retain the maximum amount of undisturbed open space.
- To offer options to the base zoning requirements that do not stray substantially from the first objective while increasing prospects for achieving the second.

In these terms, present Borough policy appears consistent with the preferences of Fox Chapel's residents, as expressed in the 1986 public opinion survey.

4) Implications and Issues for the Future

The projected increase in Borough population by the Year 2000, as presented in Sect. II-A, above, would require the construction of between 225 and 275 new housing units during that 15-year period. This new construction would absorb, hypothetically, between 450 and 550 acres of the 1985 inventory of undeveloped land in the Borough if the average lot size of future development were two acres. If all future development were at a 3-acre average lot size, the projected increase in Borough population would utilize between 675 and 825 acres of the 1985 undeveloped land in the Borough.

A sizable proportion of this projected increase could be absorbed, theoretically, on the 21 vacant, developable tracts in excess of 10 acres that existed as of May 1987. They totaled

roughly 620 acres and were situated predominantly in the current 3-acre zoning district. Slightly greater density could be accommodated on most of these tracts with the use of PRD, for which about 85% of the acreage qualifies.

At the same time, this relative scarcity of vacant, developable land in relation to trend-derived population projections, the anticipated pressures for further development, and the natural sensitivity of much of that land, sets up some critical policy choices for the Borough. Pressure may mount on the A District as alternative sites are converted; careful monitoring of applications, especially in relation to utilization of the PRD option, will be needed. Equally important, the defensibility of the overall zoning ordinance against potential "fair share" challenges should be reviewed by the Borough on a regular basis. The Future Land Use Policies Map displays future land use in Fox Chapel as a reflection of current zoning and the policies of this plan. Vacant parcels of 10 acres or more are shown, as are those eligible for use of the PRD option.

As noted in the discussion of age trends within the Borough population, in Section II-A, above, a significant proportion (perhaps as much as 45%) of the Borough's population could fall within the 55-84 year-old age group by the year 2000. The possibility exists that a portion of this segment of the population will leave the Borough upon reaching retirement age, thereby creating a supply of resale housing.

The age, high cost, and quality of the housing stock in Fox Chapel makes the Borough a very unique component of the regional housing market; its attractiveness, however, is limited to a fairly small segment of that market.

Discussions with the major land-holding institutions in the Borough about their plans for continued operation and/or splitting off portions of their acreage for development may become an important element of the planning process.

There is an apparent desire on the part of Borough residents for continued open space acquisition and protection; as a result, there is a need to devise a clear plan and policies to accomplish this.

It can be in the Borough's interest to continue the pursuit of prospects for joint-municipal solutions to certain land use concerns of Fox Chapel. This should involve both the longstanding Guyasuta Joint Municipal Planning Commission relationships and dealings with Indiana and Harmar Townships. Concerns embrace both mutual opportunities for future land use and site planning and regulation, and the avoidance of potential problems, e.g., regarding traffic circulation.

5) Specific Goals and Implementing Actions

a. Residential Land Use

Goal: Maintain maximum compatibility with the low-density, largely single-family residential character that now typifies Fox Chapel.

Actions: Retain, in essence, the current pattern of base zoning districts, particularly as to lot size and density.

Continue to pursue a joint zoning approach with neighboring municipalities.

Strengthen the role and utility of the sketch plan process under the subdivision ordinance, taking better advantage of the Borough's natural resources information base and devising clear guidelines for applicants; in general, communicate earlier with prospective developers.

Take a more pro-active stance toward key vacant tracts by undertaking a "landowner advisory service," i.e., presenting options to those with large holdings who may express interest in land conversion.

Goal: Retain and, as appropriate, provide further opportunities for dwelling types other than single-family detached in appropriate amounts, locations, and densities.

Actions: Make available choices in housing types to meet the expressed and anticipated needs of future residents, including elderly and otherwise-smaller households.

Allow for sufficient residential development options to accommodate needed flexibility in site design and achieve maximum natural resource protection.

Monitor proposals for and uses of large tracts, especially re: PRD and density development, and the consequent status of vacant land resources and housing mix.

Goal: Maintain the quality and economic/functional utility of the Borough's existing housing stock.

Actions: Enact and administer a housing code or property maintenance code.

Consider offering a range of additional uses for large, significant (e.g., historic) structures whose continued use as single-family residences may be in jeopardy.

b. Institutional Land Use

Goal: Minimize conditions and circumstances that may impinge upon the continued vitality of the major institutional uses in the Borough.

Actions: Maintain reasonable control, as currently contained in the zoning ordinance, over proposed split-offs and changes in use.

Maintain informal dialogue with the major institutional landholders in the Borough about their plans for continued operation and/or splitting off portions of their acreage.

Avoid incompatible adjacent uses, visual intrusions, traffic congestion, or unduly burdensome regulations.

c. Other Non-residential Development

Goal: Continue to rely on the commercial and employment opportunities that are available to Fox Chapel residents in close proximity to, but not within, the Borough.

Actions: Periodically monitor the patterns of use by Borough residents and the continued availability of such regional opportunities.

Continue to pursue a joint zoning approach with neighboring municipalities.

Review current regulations and, as deemed necessary, establish policy on home occupations and accessory uses.

Goal: Maximize the recreational and educational values of the Borough's natural resources network and the presence of public-serving institutional landholders.

Actions: Integrate these resources with the needs of Borough residents, as well as the populace of the broader region, for passive recreation.

FIGURE 10

Comparison of Borough Land Use, 1963 and 1987

A. Existing Land Use: 1963

<u>Category</u>	<u>Acres</u>	<u>% of Total</u>
Residential	1,303	25.40
Municipal Facilities	4	0.08
Schools and Churches	179	3.50
Utilities	8	0.15
Nature Preserves	67	1.30
Country Clubs	370	7.20
Cemeteries	3	0.07
Roads	240	4.70
Vacant/Open	2,949	57.60
Total Area	5,123	100.00%

Source: Fox Chapel Borough, A Comprehensive Development Plan
(1963).

B. Existing Land Use: 1987

<u>Category</u>	<u>Acres</u>	<u>% of Total</u>
Residential, single-family detached	2,946	57.50
Residential multi-family	3	0.05
Educational/Religious/Private Open Space	314	6.14
Private Recreation	426	8.33
Public Parkland and Facilities	258	5.03
Roads (est.)	307	6.00
Vacant	869	16.95
Total Area	5,123	100.00%

Source: Consultant quantification of Jan. 1, 1987 existing land use map.

C. 1963 v. 1987 Land Use Comparison

<u>Category</u> <u>1/</u>	1963		1987	
	<u>Acres</u>	<u>% of Total</u>	<u>Acres</u>	<u>% of Total</u>
Residential	1,303	25.40	2,949	57.55
Educational/Religious/ Private Open Space	249	4.87	314	6.14
Private Recreation	370	7.20	426	8.33
Public Parkland & Facilities	12 <u>2/</u>	0.23	258	5.03
Roads	240	4.70	307	6.00
Vacant	<u>2,949</u>	<u>57.60</u>	<u>869</u>	<u>16.95</u>
Total	5,123	100.00	5,123	100.00

1/ As noted earlier, the comparability of the land use categories utilized in 1963 and in 1987 is not absolute; certain assumptions were necessary to aggregate the categories shown in Table III-1-A, above, into those in Table III-1-B.

2/ Presumably, this figure represents municipal and utility structures only, with any Borough parkland held at that time most likely included within the Vacant/Open category. If so, this factor and the substantial increase in parkland obtained since 1963 would explain the large difference in acreage in this category.

C. Circulation

1) General Goal

Improve the safety and flow of vehicular traffic while preserving natural features and maintaining the rustic character of the Borough.

2) Findings, Trends, and Current Status

A stated goal of both the 1956 and 1963 Fox Chapel comprehensive plans was to preserve the Borough's natural features and maintain its rustic character. Today, this goal continues to be important, as demonstrated by the fact that, more than any other reason, respondents to the Citizen Attitude Survey cited the wooded and semi-rural landscape as influencing their move to Fox Chapel.

Fox Chapel Road is the major north-south arterial route bisecting the Borough. Allegheny County owns and maintains Fox Chapel Road; the County has made improvements designed to upgrade the level of safety and the flow of ever-increasing volumes on this critical arterial. Traffic count data reveal that, in the vicinity of the Delafield Road intersection, the volume on Fox Chapel Road has increased 46% during the period 1977-85. Just north of this point, the Fox Chapel Road/Squaw Run Road intersection is poorly aligned and hazardous, particularly for northbound Fox Chapel Road traffic turning left onto Squaw Run Road.

Squaw Run Road is a Borough road which provides an east-west connection between Fox Chapel Road and County-owned and maintained Dorseyville Road, another major arterial which skirts the Borough on its western boundary. Because of development outside the Borough to the west and south, the use of Squaw Run Road has increased to the point that currently it functions as a major arterial road.

Development outside the Borough, particularly the expansion of Harmarville Rehabilitation Center, the location of St. Margaret's Hospital, continued development within the RIDC Industrial Park, and the construction and planned expansion of the Waterworks Mall, has added to the volumes of through traffic traversing the Borough on arterial and collector roads.

Public transportation is utilized by relatively few in Fox Chapel, reflecting in part the lack of concentration of employment among Borough residents in downtown Pittsburgh. In 1980, in fact, only 4.4% of Fox Chapel residents used public transportation; this compared to a county-wide figure of 16.4%

Because of the rural character of the Borough when its basic road system first was laid out, many roads in Fox Chapel are not

designed to handle present volumes. Limitations on width, alignment, intersection design, and drainage minimize the amount of excess carrying capacity available. Right-of-way widths less than fifty feet and cartway widths less than twenty feet characterize several minor arterial collector roads.

3) Present Borough Policy

In keeping with the goal of maintaining Fox Chapel's rustic character, the Borough's approach to maintenance of its roads has been to make those improvements necessary to guarantee safety and structural integrity while discouraging the use of local roads by through traffic.

4) Implications and Issues for the Future

The hazardous intersection at Squaw Run Road and Fox Chapel Road remains to be improved. Cooperation with Allegheny County to implement both an interim and a long-range solution will be necessary.

Land development within the region but outside the Borough will continue to expand future traffic volumes on those roads within the Borough which serve as major and minor arterials and collectors. A companion problem on most of these roads is the excessive rate of speed at which vehicles travel; there is a need for more effective controls on speeding. Also, solutions to some of the volume/capacity problems on Borough roads must, of necessity, be found outside the Borough, in terms both of actual locations for physical improvements and the requisite involvement of other governmental agencies.

Most of the large, vacant tracts in the Borough have frontage on roads least capable of absorbing increased traffic that could be generated from future development. Such potential traffic generators also will further stress arterial and collector roads in the Borough.

Problem areas on existing Borough roads should be prioritized in terms of the effect on safety and integrity, as well as the relative ease/cost of implementation.

5) Specific Goals and Implementing Actions

Goal: Continue to cooperate with Allegheny County to achieve warranted safety improvements on Fox Chapel Road.

Actions: Review and comment on plans proposed by the County for improvements to Fox Chapel Road.

Request a County study aimed at resolving the turning movement problems at the Fox Chapel/Squaw Run Roads intersection, and at all intersections south of Squaw Run Road.

Goal: Address existing problem areas on Borough roads to assure a higher level of safety and structural integrity.

Actions: Establish the elements and priorities for a long-range plan to correct width, alignment, drainage, and visibility problems on Borough roads, including estimated costs and priorities for implementation.

Develop a multi-year capital improvements program and an annual capital budget to implement the long-range plan for Borough roads.

Undertake a pilot project to test new methods of managing storm drainage along Borough roads, particularly in steep slope areas.

Goal: Plan for and minimize the impact of future development within the Borough on local roads.

Actions: Develop a regular program to obtain traffic counts on an annual basis (including those performed by the county and others) and monitor trends in volume on Fox Chapel Road and other Borough roads which serve as arterials or collectors; review traffic and safety regulations and the enforcement of same.

Correlate opportunities for higher density development with access to roads with sufficient available capacity to handle additional traffic.

Emphasize the use of cul-de-sac design for roads serving new development, and particularly in residential subdivisions.

Study the area bounded roughly by Fairview, Old Mill, Squaw Run, Squaw Run East, and Fox Chapel Roads to determine feasible alignments for a connector road that can relieve Fairview and Squaw Run Road traffic pressures and can provide access to internal land-locked properties; require land developers in this area to contribute toward its construction.

Goal: Plan for and minimize the impact of development outside the Borough on local roads.

Actions: Monitor development activities in adjacent communities, particularly at "gateway" points to the Borough; calculate potential traffic impact on Borough roads; and consider joint municipal programs for road improvements and functional classification.

Cooperate with adjacent municipalities in reviewing zoning classifications on shared boundaries and potential developments that would depend entirely on Borough roads for vehicular access.

Address broader-than-Borough solutions to regional traffic problems through discussions with Allegheny County and the Southwest Pennsylvania Regional Planning Commission about regional traffic alternatives and improvements.

D. Community Facilities and Services

1) General Goal

To provide, or assure the availability of, those community facilities and services that meet the needs of Borough residents and landowners.

2) Findings, Trends, and Current Status

Since the 1963 Master Plan, there have been some important additions and expansions to community facilities and services in the Borough, including:

- Establishment of Foxwall Emergency Medical Service in 1979 to serve Aspinwall and Fox Chapel and, in 1980, construction of a building to house the service on land leased from Fox Chapel Borough adjacent to the Borough Building.
- Establishment of Boyd Community Center and Lauri Ann West Library in adjacent O'Hara Township to serve O'Hara, Fox Chapel, and other neighboring communities. (Development of and support for a regional library facility had been recommended in the 1963 Master Plan.)
- Expansion of the Borough Building to provide two public works garages and a new garage and meeting room for the Volunteer Fire Department.
- A 237% expansion of the Borough's Park and Open Space System, from 70 acres in 1963 to 236 acres in 1986. Borough holdings during that period have increased from three parcels to 19, and have been obtained through a combination of ordinance incentives (density development and planned residential development), landowner gifts, and direct purchases.
- An increase in the number and types of public and private recreational facilities and programs available to Borough residents.

As determined by the 1986 Citizen Attitude Survey of Borough residents, most respondents ranked Borough services as good or excellent. The highest rankings among all Borough services were for snow removal and police protection. The only service rated significantly lower was animal control.

Survey respondents expressed general satisfaction with the balance of public and private recreational facilities and programs currently available in the Borough. They indicated a strong interest, however, in additional facilities in the Borough for biking, hiking, and jogging.

As detailed in Sect. II-C, above, the Borough's budgetary expenditures for the last ten years indicate that the apportionment of total expenditures among the various budget categories has remained fairly constant. The two largest categories of expenditure in the 1984 Borough budget were Streets and Highways and Police Protection, respectively. As noted, these are the identical two service areas ranked highest by residents in the Citizen Attitude Survey.

The Borough has provided financial support to regional programs such as the Foxwall Emergency Medical Service. The Borough also contributes to the Boyd Community Center and Lauri Ann West Library, which also serve several municipalities.

Public water and sewer service is generally available in the Borough; however, some extensions of both water and sewer service will be required to serve the northernmost sector of the Borough, much of which lies in watersheds that drain to adjacent municipalities.

Due to presumed infiltration of stormwater into the sanitary Sewer system, a temporary moratorium was imposed in the spring of 1984 by the Pennsylvania Department of Environmental Resources (DER) on the issuance of building permits by the Borough. A partial lifting of the moratorium occurred in 1986, with DER authorizing 30 new sewer connections. Negotiations for additional connections in 1987 and beyond are ongoing, contingent upon the Borough's current efforts to identify and correct the problem.

Fox Chapel currently employs a private firm to collect and dispose of solid waste; landfilling is the method of disposal. Projections are that, at current volumes, the local landfills now being utilized will be completely filled within the next five to ten years. Recycling is being used as an alternative disposal method to a degree within the immediate area. In 1984, the Borough appointed a task force to study future waste disposal needs.

School District facilities are projected to be adequate until the Year 2000, and it is not anticipated that additional school sites will be required.

The capability of the Fox Chapel Volunteer Fire Department is enhanced by the fact that the 10-member Borough road crew staffs the Fire Department during regular business hours.

3) Present Borough Policy

The Borough provides financial and staff support to the Volunteer Fire Department.

The Borough continues to pursue a policy of open space acquisition in the Squaw Run corridor, and accepts other open space through dedication by developers or gifts from landowners.

The Borough has undertaken very little development of active recreation facilities in the Borough's open space system, in recognition of the private facilities available to Borough residents, the need to minimize operating and maintenance costs, and the desire to maintain the rural character of the Borough.

The present tax revenues and the Borough budget are designed to maintain the present level of services and accommodate a gradual increase in their costs.

4) Implications and Issues for the Future

The Borough's continuing fiscal ability to deliver the present level of services can be anticipated, due to the fact that earned income and property tax revenues should continue to reflect high median family income and property values. Projections of modest population growth and a predominantly single-family land use pattern, however, will not yield a significantly expanded revenue base in real dollars to support new or expanded programs. Such program expansions, if deemed necessary, may thus require a corresponding reduction in other existing programs and/or an increase in the real estate tax rate.

Although the presence of a large percentage of the population aged 65 years and older in a community usually implies the need for specialized housing and social services, the income and educational level of Fox Chapel residents largely invalidates this norm when applied to the Borough. The age distribution of the population does suggest, however, leisure and recreational activities appropriate to the interests of families with preteen and teenage children and older adults.

Future improvements or expansions in municipal services may be required for animal control, walkways/bikeways, and increased financial support for the emergency medical service, volunteer fire department, community center/library, and joint recreational programming. The future need for additional Borough staff and/or equipment should require only minimal expansion of the Borough Building and associated facilities.

Continued regional cooperation will be necessary to provide certain new services or maximize the efficiency of existing services, in light of both rising costs and the minimum population necessary to support certain services.

The Borough's task force on solid waste determined that landfills should be managed by a regional or county agency, and

that voluntary recycling should be encouraged to a greater extent. Increased local government assistance was recommended, but at that time mandatory recycling was not.

The Borough must continue to determine the proper balance between providing public recreational opportunities and relying on private facilities available to Borough residents. Appropriate locations for public recreation and open space areas must be planned, and full consideration given to such associated needs as maintenance, security, and liability.

It is likely that there will be increased demands on the Borough for compliance with county, state, and federal environmental regulations, such as:

- Implementation of a Corrective Action Plan which is acceptable to DER to remedy inflow and infiltration problems in the Borough's sanitary sewer system;
- Increases in water treatment and storage capacity and extensions of water and sewer lines by the Year 2000, which will require intermunicipal cooperation and financing by the Fox Chapel Sanitary and Water Authorities.
- Increased adherence to the standards of Act 167, the Pennsylvania Storm Water Management Act.

5) Specific Goals and Implementing Actions

a. Municipal Services

Goal: Maintain the present, recognized high level of municipal services (police protection, snow removal, Borough administration, etc.), while being responsive to existing and future needs.

Actions: Establish and utilize a multi-year capital improvements program and annual capital budget.

Prepare a preliminary study of potential future space needs at the Borough Building complex, and program needed capital improvements that may be identified.

Provide continuing commitment to financial support for the Lauri Ann West regional public library and the Boyd Community Center.

Continue appropriate level of financial support to assure the continued effectiveness of the Fox Chapel Volunteer Fire Department. Continue to monitor the personnel, equipment, and financial needs of the Volunteer Fire Department and

consider the potential needs of Foxwall Emergency Medical Service.

Cooperate with adjacent municipalities to share financing of a full-time Animal Control Officer, an equipped vehicle, and a regional kennel facility.

Provide an expanded program of roadside cleanup.

Appoint a recycling committee to update the 1984 report on waste disposal and make specific recommendations, giving particular consideration to increased municipal encouragement of voluntary recycling by Fox Chapel residents.

b. Water and Sewer Service

Goal: Continue to provide, or to assure the provision of, adequate quantity and quality of water and adequate levels of sewage treatment and disposal to all Borough residents and properties.

Actions: Recommend increased treatment level and storage capacity of the Fox Chapel Water Authority's water system to accommodate existing and anticipated development.

As future growth warrants, extend public water and sewer service to those areas not presently served, cooperating with Indiana and O'Hara Townships to provide service in watersheds that drain into those municipalities.

Review the Borough's Act 537 Plan at regular (e.g., 5-year) intervals, giving consideration to alternative sewage treatment and disposal methods that could facilitate elements of the future land use plan.

Eliminate stormwater infiltration into the Borough sewer system by obtaining DER approval of a Corrective Action Plan, the major components of which would be the repair/replacement of leaking manholes, continuation of television inspections, and a grouting program to remedy leaks.

Continue efforts to eliminate the Squaw Run Sewage Pumping Station by the construction of a gravity sewer from the pumping station to the Allegheny County sanitary sewer in Aspinwall.

c. Stormwater Management

Goal: Assure that stormwater runoff resulting from any land disturbance is properly managed, in accordance with Borough performance standards, by the responsible party.

Actions: Review current standards in the Subdivision Ordinance and the Natural Resources Assessment and Protection Ordinance to determine any need for revision.

Implement the Allegheny County Stormwater Management Plan, as it applies to Fox Chapel. Coordinate watershed-level planning with other affected municipalities, ascertaining potential problem areas and possible management alternatives.

Monitor development in adjoining communities and incorporate this information into ongoing stormwater management planning.

Monitor the performance of installed stormwater management facilities and their prescribed maintenance, and develop regular mechanisms to assure compliance with Borough and state requirements, as necessary.

Goal: Mitigate existing stormwater runoff problems in the Borough.

Actions: Improve the gutter paving program on Borough streets.

Through the capital improvements program and in conjunction with subdivision approvals, correct the key road drainage problems identified in the Circulation Plan.

Provide guidelines to Borough residents for "self-help" efforts to correct existing drainage problems on private property, perhaps working with SRAWA and other organizations to create an effective outreach program.

d. Open Space and Recreation

Goal: Provide public recreation facilities, as warranted, to complement private recreation facilities and programs available to Borough residents.

Actions: Evaluate the open space recommendations of the 1963 Master Plan and the degree to which they have been realized; prepare an updated and detailed open space and recreation plan to guide future Borough actions.

Utilize the capital improvements program for funding necessary acquisition and development, and the operating budget to assure ongoing maintenance and security of facilities.

As a first priority, locate public active recreational facilities in, or adjacent to, the Borough's Primary Park System on land appropriate for the activity.

Cooperate with adjacent municipalities and the Fox Chapel Area School District to share usage of facilities.

Goal: Conserve open space and preserve outstanding natural features in the Borough.

Actions: Continue to plan and program funds to acquire public open space which enhances the Borough's Primary Park System or which may provide future recreational opportunities in less central areas of the Borough.

Continue to enforce Borough regulations, primarily the subdivision and natural resources ordinances, which protect natural features in the land development process, incorporating such areas wherever possible within areas of common open space and/or under conservation easement.

Retain incentives, e.g., density development and PRD, for developers to create areas of common open space and, as deemed appropriate by the Borough, to dedicate such areas for public use.

Continue to maintain public open space in the Borough's Park and Open Space System to the degree necessary, while emphasizing standards for minimum maintenance in any newly-created open space.

Evaluate and, as appropriate, utilize other techniques for protecting and/or acquiring open space, e.g., conservation easements, retained life estate, bargain sale, limited development.

Goal: Evaluate the feasibility of a trail network in response to citizen interest in this type of recreational facility.

Actions: Within the Borough open space plan, develop a trail plan that considers establishing a primary trail through Borough park and open space lands to provide recreational opportunities.

Consider extending a trail network, utilizing Borough rights of way and low-traffic roads to provide protected alternative circulation opportunities through the Borough for pedestrians and bikes.

Consider requiring developers to provide critical trail links or added trails where they would supplement the primary system or connect future residential developments with existing community facilities.

Consider cooperating with adjacent municipalities, primarily O'Hara Township, to establish a continuous connection to regional recreational areas, community facilities, and Freeport Road shopping centers.

Protect and extend existing or planned trails across private lands through the use of conservation easements.

IV. PUTTING THE PLAN TO WORK

A. First-priority Actions

One purpose of a comprehensive plan is to portray an idealized set of conditions at an identifiable point on the horizon. Beyond such descriptions, though, a genuinely valuable plan will identify what measures are available to the community for making such descriptions a reality, in specific terms, and in order of priority. Such measures could take the form of various municipal functions -- planning, regulation, administration, support/monitoring -- through which the plan's recommendations can be achieved.

What follows in this concluding section of the Fox Chapel Borough comprehensive plan is the final aspect of a continuum that began with a depiction of past trends and current status for each of the four plan components presented in Section III, above. Built upon that foundation is a full array of recommended actions, framed as policy proposals, for implementing the goals of each plan component.

The proposed policies in this section are selected from among all the recommended actions in Section III. They comprise what those who have prepared and enacted this plan consider the most important first steps the Borough needs to take toward accomplishing its goals. As a package, these actions might form the Borough's proposed near-term planning work agenda; unforeseen future needs and day-to-day realities undoubtedly will compete for the time and budgetary resources available to complete this agenda.

A number of the recommended implementing actions in Section III actually are endorsements for the continuation of current Borough policy and activity. In that sense, they do not imply new and additional commitments. They are acknowledged, however, as important means to achieve the plan's goals, and thus their retention is supported explicitly. Examples of such programs and policies include, among others:

- Sustain an appropriate level of financial support to assure the continued effectiveness of the Fox Chapel Volunteer Fire Department, Community Center, and Library Association; continue to support the Foxwall Emergency Medical Service.
- Continue to work toward elimination of stormwater infiltration and inflow into the Borough sewer system under the terms of a DER-approved Corrective Action Plan.
- Continue to employ the Fox Chapel Natural Resources Plan and the Natural Resources Assessment and Protection Ordinance in all land use decisions.

- Retain, in essence, the current pattern of base zoning districts, particularly as to lot size and density.

In several respects, this plan calls for initiation of new actions to attain its goals. In total, and over whatever time span it would necessitate, the fulfillment of the plan's proposals should bring the Borough close to the realization of these goals. At the outset, though, during the shorter term beyond adoption of the plan, a well-defined and consensus-based list of first-priority actions infuses the planning program with direction. That list, arranged by type of action and principal initiator, follows. (The initiator is shown in parentheses according to this coding: BC = Borough Council, PC = Planning Commission, EAC = Environmental Advisory Council, Staff = Borough staff, FCHC = Fox Chapel Historical Commission.)

1. Continuing Planning/Monitoring

- a. Monitor proposals for and uses of large tracts, especially re: PRD or density development, and the consequent status of vacant land resources and housing mix (PC, staff).
- b. Adopt a more pro-active stance toward key vacant tracts by undertaking a "landowner advisory service" to present options to those with large holdings who may express interest in land conversion (PC).
- c. Maintain informal dialogue with the major institutional landholders in the Borough about their plans for continued operation and/or splitting off portions of their acreage (BC, PC).
- d. Establish a Fox Chapel Borough Historical Commission (BC).
- e. Confirm key trends and events in Borough history, documenting the grouping and priority-ranking of historic sites (FCHC).
- f. Develop a regular program to obtain traffic counts on an annual basis (including those performed by the county and others) and monitor trends in volume on Fox Chapel Road and on Borough roads which serve as minor arterials or collectors; review traffic and safety regulations and their enforcement (Staff, PC).
- g. Study the area bounded roughly by Fairview, Old Mill, Squaw Run, Squaw Run East, and Fox Chapel Roads to determine feasible alignments for a connector road that

can relieve Fairview and Squaw Run Road traffic pressures and can provide access to internal landlocked properties; require land developers in this area to contribute toward its construction (BC, Staff, PC)

- h. Address non-Borough generated traffic on Borough roads through:
 - 1) cooperation with adjacent municipalities on land use matters and potential local road improvements, and
 - 2) discussions with Allegheny County and the Southwest Pennsylvania Regional Planning Commission about regional traffic alternatives and improvements (PC).
- i. Prepare an open space plan for the Borough that will tie together issues of land use, facilities, and programs. Items to be addressed should include:
 - 1) recommendations of the 1963 Master Plan and the extent to which they have been achieved;
 - 2) open space priorities in relation to natural resource protection and links between natural areas;
 - 3) prospects for a trail network, with initial focus on establishing a primary trail through Borough park and open space lands;
 - 4) non-fee techniques for open space protection, including conservation easements, limited development, life tenancy, bargain sale, etc.;
 - 5) regional approaches to recreational facilities and programs; and
 - 6) the potentially negative aspects of open space and recreation areas, e.g., security, liability, and maintenance.
(BC/PC/EAC, with consultant assistance).

2. Regulations and Controls

- a. Strengthen the role and utility of the sketch plan process under the subdivision ordinance, taking better advantage of the Borough's natural resources information base and devising clear guidelines for applicants; in general, communicate earlier with prospective developers (and see Item 1-c, above)(PC/EAC).
- b. Examine the current degree of protection afforded to wetlands, springs, and waterfalls (as described and

delineated in the Natural Resources Plan); modify the natural resources ordinance as appropriate (EAC/PC).

- c. Reevaluate the current identification and protection of "unique vegetation" and of tree masses outside flood plain or steep slope areas (EAC/PC).

3. Borough Services and Administration

- a. Request a county study aimed at resolving the turning movement problems at the Fox Chapel/Squaw Run Roads intersection, and at all intersections south of Squaw Run Road (BC, staff).
- b. Develop a multi-year capital improvements program and an annual capital budget to implement long-range plans for Borough services and facilities, with particular focus on:
 - 1) Storm drainage on Borough roads (including a pilot project to test new methods of stormwater management);
 - 2) Road improvements related to width, alignment, and visibility problems; and
 - 3) Open space acquisition and development (BC/staff).
- c. Cooperate with adjacent municipalities to share financing of a full-time animal control officer, an equipped vehicle, and a regional kennel facility (BC).
- d. Develop and conduct an expanded program of roadside clean-up (BC, staff).
- e. Appoint a recycling committee to update the 1984 report on waste disposal and make specific recommendations, giving particular consideration to increased municipal encouragement of voluntary recycling by Fox Chapel residents (PC, BC).
- f. Implement the Allegheny County stormwater management plan as it applies to Fox Chapel (BC, staff).

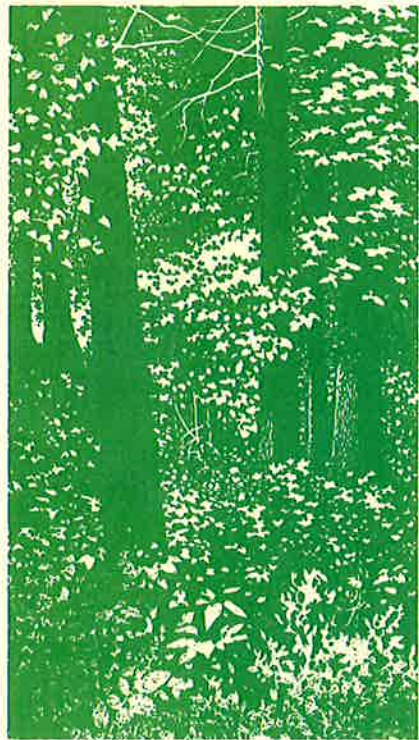
B. Maintaining the Plan

As a statement of policies and the reference point for future Borough actions, this updated comprehensive plan has been designed for regular use in the Borough's decision-making process. Its call for specific implementing actions should include regular monitoring of performance in attaining the plan's stated goals.

In adopting this comprehensive plan, Borough Council is indicating its commitment to what the plan says and how it can be used. Two specific future actions could give some assurance that the plan will remain current:

1. A thorough review of the Plan's content and effectiveness, to occur at least three years, but not more than five years, following adoption.
2. Annual review meetings between Borough Council and the Planning Commission. The Planning Commission, as directed by Sect. 207 of the Municipalities Planning Code, should make an annual report to Council on both the base information in the comprehensive plan and on progress toward its goals. Included in this report, and as subjects for discussion at the meeting, could be any or all of the following: (1) a summary, through data and maps, of the year ending, and an agenda for the one upcoming; (2) records concerning applications for subdivision approval, building permits, and zoning amendments; (3) applications for conditional uses or variances (the latter in conjunction with the Zoning Hearing Board); and (4) proposals to utilize the PRD or density development provisions of the zoning ordinance.

The Planning Commission also could work with the Borough Engineer to assure that the base map and existing land use map are kept up-to-date on a yearly basis. A joint assessment of the Borough's performance in natural resource protection also could occur periodically with the Environmental Advisory Council.



APPENDICES
to
Comprehensive Plan
of 1987

Fox Chapel Borough
Comprehensive Plan of 1987

APPENDICES

A. Technical Report

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| 1. Population and Housing | A- 1 |
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B. Fox Chapel Planning Survey B- 1

1. Population and Housing

The significant trends which are summarized in the Fox Chapel Borough Comprehensive Plan primarily were drawn from an analysis of the 1970 and 1980 Censuses of Population and Housing issued by the U. S. Department of Commerce. The relevant Census data are presented in the following Tables contained in this section of the Technical Report:

Table P-1	Fox Chapel Region Population Growth: 1950-2000
Table P-2	Building Permits Issued for New Dwellings: 1965-1986
Table P-3	Estimating Population Growth for Fox Chapel
Table P-4	Comparative Age Distribution of Population, 1970-1980
Table P-5	1980 Age of Borough Population
Table P-6	1980 General Population Characteristics
Table P-7	Household Stability: 1970-1980
Table P-8	1980 Place of Employment and Journey to Work
Table P-9	1980 Labor Force Participation/ Class of Workers
Table P-10	Changes in Industries of Employed: 1970-1980
Table H-1	1980 Age of Housing Stock
Table H-2	1980 Occupancy of Housing Units

Tables P-1 through P-10 and H-1 and H-2 appear on the pages immediately following.

TABLE P-1

FOX CHAPEL REGION POPULATION GROWTH

	1950	1960	CHANGE	1970	CHANGE	1980	CHANGE	1990 * CHANGE	2000 * CHANGE
Aspinwall Borough	4,084	3,727	-8.7%	3,541	-5.0%	3,284	-7.3%	2,974	-9.4%
Blawnox Borough	2,165	2,085	-3.7%	1,907	-8.5%	1,653	-13.3%	1,828	+10.6%
Fox Chapel Borough	1,721	3,302	+91.9%	4,684	+41.9%	5,049	+7.8%	6,421	+27.2%
Harmar Township	3,454	3,657	+5.9%	3,916	+7.1%	3,461	-11.6%	4,028	+16.4%
Indiana Township	4,196	5,751	+37.1%	5,621	-2.3%	6,080	+8.2%	6,641	+9.2%
O'Hara Township	5,768	8,681	+50.5%	9,209	+6.1%	9,233	+0.3%	9,956	+7.8%
Sharpsburg Borough	7,296	6,096	-16.5%	5,453	-10.5%	4,351	-20.2%	4,347	-0.1%
									4,157
									-4.4%

SOURCE: U. S. Bureau of the Census and * Southwestern Pennsylvania Regional Planning Commission Cycle III
Population Forecasts, June 1983

Fox Chapel experienced its greatest growth (91.9%) in the decade 1950-1960. Its neighboring communities of Indiana Township and Harmar Township also experienced their greatest growth during that decade. Their rates of growth were less than Fox Chapel, although the actual numerical increase is comparable for Indiana Township (+1,555 persons) and greater for O'Hara Township (+2,913 persons).

From 1960-1970, strong growth was sustained in Fox Chapel at about half the rate of the previous decade; however, the actual numerical change was similar (+1,581 persons from 1950-1960 versus +1,382 persons from 1960-1970). Fox Chapel was the leader in the region during the decade 1960-1970. Harmar and Indiana Townships are the only other communities in the region that grew, but their rate of growth was 6-7% and actual numerical increases were only 259 and 528 persons, respectively.

During the last decade, 1970-1980, only Fox Chapel and Indiana Township experienced any significant growth in their region. Both the rates of growth (about 8%) and the actual numerical increases (+365 and +459 persons, respectively) were modest.

Southwestern Pennsylvania Regional Planning Commission projects general, but modest growth in the Fox Chapel region over the next two decades until the year 2000 with Fox Chapel being the leader both in rate of growth and actual numerical increases. From 1980-2000, the total population of the seven (7) communities in the Fox Chapel region is projected to increase by 5,547 from 33,111 persons to 38,658 persons. Fox Chapel is projected to gain 2,393 persons between 1980 and 2000 which represents 43.1% of the region's total growth for that period.

TABLE P-2
FOX CHAPEL BOROUGH
BUILDING PERMITS ISSUED FOR NEW DWELLINGS
1960-1986

YEAR	PERMITS ISSUED
1960	30
1961	34
1962	29
1963	43
1964	44
1965	33
1966	26
1967	35
1968	39
1969	27
1970	25
1971	21
1972	38
1973	39
1974	47
1975	35
1976	43
1977	39
1978	25
1979	12
1980	16
1981	11
1982	20
1983	25
1984	13
1985	10
1986	23
TOTAL:	782

NOTE: All permits issued were for single-family detached dwellings with the exception of 12 permits for townhouse units, 6 in 1983 and 6 in 1986.

SOURCE: Borough Manager

TABLE P-3
BOROUGH OF FOX CHAPEL
ESTIMATING POPULATION GROWTH

YEAR	TOTAL POPULA- TION	NUMERICAL GAIN	% CHANGE
1950	1,721		
1960	3,302	+1,581	+ 91.9%
1970	4,684	+1,382	+ 41.9%
1980	5,049	+ 365	+ 7.8%

SOURCE: U. S. Bureau of Census

	TOTAL PERMITS	ADD'L. PERSONS				CHANGE SINCE 1980
1986	90 (Actual 1980-85)	267 *	5,316	+ 267	+ 5.3%	+ 5.3%
1990	60 **	178 *	5,494	+ 178	+ 3.3%	+ 8.8%
2000	150 *** (Conservative)	446 *	5,940	+ 446	+ 8.1%	+17.6%
2000	200 **** (Liberal)	594 *	6,088	+ 594	+ 10.8%	+20.6%

* Based on 2.97 persons per dwelling unit.
 ** 15 permits/year X 4 years (1986-1989)
 *** 15 permits/year X 10 years (1990-1999)
 **** 20 permits/year X 10 years (1990-1999)

SOURCE: Borough Building Permit records and Consultant's projections.

TABLE P-4

FOX CHAPEL BOROUGH

COMPARATIVE AGE DISTRIBUTION: 1970 & 1980

	1970		1980	
AGE OF POPULATION				
ALL PERSONS	4,684	100.0%	5,049	100.0%
Under 5 years	265	5.7%	212	4.2%
5 - 9 years	450	9.6%	349	6.9%
10 - 14 years	651	13.9%	573	11.3%
15 - 19 years	539	11.5%	560	11.1%
20 - 24 years	174	3.7%	210	4.2%
25 - 34 years	319	6.8%	408	8.1%
35 - 44 years	635	13.6%	766	15.2%
45 - 54 years	828	17.7%	872	17.3%
55 - 64 years	536	11.4%	655	12.9%
65 - 74 years	201	4.3%	306	6.1%
75 years and over	86	1.8%	138	2.7%
Under 18 years	1,786	38.1%	1,579	31.3%
65 years and over	287	6.1%	444	8.8%
FEMALES	2,377	100.0%	2,516	100.0%
Under 5 years	130	5.5%	109	4.3%
5 - 9 years	228	9.6%	169	6.7%
10 - 14 years	323	13.6%	274	11.0%
15 - 19 years	244	10.3%	252	10.0%
20 - 24 years	83	3.5%	96	3.8%
25 - 34 years	191	8.0%	225	8.9%
35 - 44 years	340	14.3%	414	16.5%
45 - 54 years	420	17.2%	441	17.5%
55 - 64 years	256	10.8%	306	12.2%
65 - 74 years	107	4.5%	151	6.0%
75+ years	55	2.3%	79	3.1%
Under 18 years	873	36.7%	759	30.2%
65 years and over	162	6.8%	230	9.1%
MEDIAN AGE				
All Persons	NA		38.3 years	
Males	31.3 years		NA	
Females	34.5 years		38.7 years	

TABLE P-5
FOX CHAPEL BOROUGH
1980 AGE OF POPULATION

ALL PERSONS	5049	100.0%
Under 5 years	212	4.2%
5 - 9 years	349	6.9%
10 - 14 years	573	11.3%
15 - 19 years	560	11.1%
20 - 24 years	210	4.2%
25 - 34 years	408	8.1%
35 - 44 years	766	15.2%
45 - 54 years	872	17.3%
55 - 64 years	655	12.9%
65 - 74 years	306	6.1%
75 years and over	138	2.7%
MEDIAN AGE	38.3	
3 and 4 years	98	1.9%
16 years and over	3772	74.7%
18 years and over	3470	68.7%
21 years and over	3304	65.4%
60 years and over	710	14.1%
62 years and over	586	11.6%
FEMALES	2516	100.0%
Under 5 years	109	4.3%
5 - 9 years	169	6.7%
10 - 14 years	274	11.0%
15 - 19 years	252	10.0%
20 - 24 years	96	3.8%
25 - 34 years	225	8.9%
35 - 44 years	414	16.5%
45 - 54 years	441	17.5%
55 - 64 years	306	12.2%
65 - 74 years	151	6.0%
75+ years	79	3.1%
MEDIAN AGE	38.7	
3 and 4 years	53	2.1%
16 years and over	1900	75.5%
18 years and over	1757	69.8%
21 years and over	1690	67.2%
60 years and over	358	10.3%
62 years and over	302	12.0%

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC80-2-286, Table P-1.

TABLE P-6

FOX CHAPEL BOROUGH

GENERAL POPULATION CHARACTERISTICS

TOTAL PERSONS		5049	
PERSONS PER HOUSEHOLD		3.18	
FAMILIES		1450	100.0%
Own children under 18	52.7%	764	
Own children under 6	13.5%	195	
MARRIED COUPLE FAMILIES		1374	94.8%
Own children under 18	52.8%	726	
Own children under 6	13.8%	190	
MARITAL STATUS			
Males, 15 years and older		1951	100.0%
Single		504	25.8%
Married		1401	71.8%
Separated		4	0.2%
Widowed		19	1.0%
Divorced		23	1.2%
Females, 15 years and older		1964	100.0%
Single		389	19.8%
Married		1399	71.2%
Separated		16	0.8%
Widowed		123	6.3%
Divorced		37	1.9%
YEARS OF SCHOOL COMPLETED			
HIGH SCHOOL:			
1-3 years	63	2.0%	
4 years	399	12.7%	
COLLEGE:			
1-3 years	440	14.0%	
4 or more years	2180	69.3%	
HIGH SCHOOL GRADUATES:		96.0%	
MEDIAN FAMILY INCOME:	\$62,585		

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table P-1.

TABLE P-7

FOX CHAPEL BOROUGH

HOUSEHOLD STABILITY: 1970-1980

RESIDENCE 5 YEARS PRIOR TO CENSUS	1970		1980	
Persons 5+ years old	4,423	100.0%	4,808	100.0%
Same House	2,159	48.8%	3,191	66.4%
Different House in U.S.	1,964	44.4%	1,449	30.1%
Same County	985	22.3%	853	17.7%
Different County	979	22.1%	596	12.4%
Same State	145	3.3%	111	2.3%
Different State	834	18.8%	485	10.1%
Abroad	101	2.3%	168	3.5%

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table P-9 and 1970 Census of General Economic and Social Characteristics, Pennsylvania, 40-598, Table 117.

TABLE P-8

FOX CHAPEL BOROUGH

PLACE OF EMPLOYMENT AND JOURNEY TO WORK

PLACE OF EMPLOYMENT		
ALL WORKERS	1891	100.0%
SMSA OF RESIDENCE	1639	86.7%
Pittsburgh CBD	479	25.3%
Pittsburgh - Other	595	31.5%
Monroeville	12	0.6%
Remainder Allegheny Co.	544	28.8%
Westmoreland County	9	0.5%
OUTSIDE SMSA OF RESIDENCE	75	4.0%
Butler County	14	0.7%
Indiana County	12	0.6%
Elsewhere	49	2.6%
PLACE OF WORK NOT REPORTED	103	5.5%
 JOURNEY TO WORK		
ALL WORKERS	1891	100.0%
PRIVATE VEHICLE	1419	75.1%
CARPPOOL	269	14.2%
PUBLIC TRANSPORTATION	84	4.4%
WALKED	54	2.9%
OTHER MEANS	12	0.6%
WORKED AT HOME	53	2.8%
MEAN TRAVEL TIME	26.2 minutes	

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table P-9.

TABLE P-9

FOX CHAPEL BOROUGH

LABOR FORCE PARTICIPATION & CLASS OF WORKERS

LABOR FORCE PARTICIPATION		
PERSONS 16+ YEARS OLD	3731	
In Labor Force	2046	
Percent of persons 16+ years old	54.8%	
Unemployed	40	
Percent Unemployment	2.0%	
FEMALES 16+ YEARS OLD		
	1903	
In Labor Force	559	
Percent of females 16+ years old	29.4%	
Unemployed	24	
Percent Unemployment	4.3%	
With own children under 6 years old	204	
In Labor Force	40	
Percent in Labor Force	19.6%	
Married, husband present	1390	
In Labor Force	344	
Percent in Labor Force	24.7%	
CLASS OF WORKERS		
ALL WORKERS	2006	100.0%
Private Wage and Salary	1683	83.9%
Federal Government	51	2.5%
State Government	13	0.6%
Local Government	42	2.1%
Self-Employed	212	10.6%
Unpaid Family Workers	5	0.3%

SOURCE: General Social and Economic Characteristics, Pennsylvania, U. S. Department of Commerce, Bureau of the Census, PC80-1-C40, Table 167 and 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table P-10.

TABLE P-10

FOX CHAPEL BOROUGH

CHANGES IN INDUSTRIES OF EMPLOYED: 1970-1980

INDUSTRY OF EMPLOYED PERSONS	1970		1980	
Total Employed Persons		100.0%		100.0%
Construction	82	5.6%	97	4.8%
Manufacturing	362	24.9%	432	21.5%
Durable Goods	283	19.5%	375	18.7%
Transportation	5	0.3%	6	0.3%
Communications, Utilities	21	1.4%	32	1.6%
Wholesale & Retail Trade	144	9.9%	329	16.4%
Finance/Insurance/Business Svcs.	210	14.5%	263	13.1%
Professional and Related Svcs.	491	33.8%	668	33.3%
Educational Svcs.	152	10.5%	204	10.2%
Public Administration	32	2.2%	36	1.8%
Other Industries	105	7.2%	143	7.1%

SOURCE: 1980 General Social and Economic Characteristics, Pennsylvania, U.S. Department of Commerce, Bureau of the Census, PC 80-1-C40, Table 167 and 1970 Census of General Social and Economic Characteristics, Pennsylvania, 40-598, Table 117.

TABLE H-1

FOX CHAPEL BOROUGH

AGE OF HOUSING STOCK

YEAR STRUCTURE BUILT		
1979 - MARCH 1980	39	2.4%
1975 - 1978	164	10.1%
1970 - 1974	155	9.5%
1960 - 1969	346	21.2%
1950 - 1959	497	30.5%
1940 - 1949	131	8.0%
1939 or earlier	298	18.3%

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table H-7.

TABLE H-2

FOX CHAPEL BOROUGH

OCCUPANCY OF HOUSING UNITS

OCCUPIED UNITS	1585	100.0%
1 Person	116	7.3%
2 Persons	538	33.9%
3 Persons	294	18.5%
4 Persons	347	21.9%
5 Persons	195	12.3%
6 Persons	69	4.4%
7 Persons	20	1.3%
8 or more persons	6	0.4%
MEDIAN, ALL UNITS	2.97 persons per unit	
MEDIAN, OWNER OCCUPIED UNITS	3.01 persons per unit	
MEDIAN, RENTER OCCUPIED UNITS	2.43 persons per unit	

SOURCE: 1980 Census of Population and Housing, Census Tracts, Pittsburgh SMSA, U.S. Department of Commerce, Bureau of the Census, PHC 80-2-286, Table H-1.

2. Economic and Fiscal Characteristics

a) Major Borough Employers

Fox Chapel Borough is primarily a residential community; however, within the Borough, there are five (5) major employers: Shady Side Academy, Fox Chapel Golf Club, Pittsburgh Field Club, Fox Chapel Racquet Club and Fox Chapel Borough. Employment at the Academy is 133 persons. Combined employment at the two (2) golf clubs ranges from 145 persons to 555 persons, increasing to account for seasonal and other part-time employment. The Borough of Fox Chapel employs 27 persons. The Racquet Club employs 20 persons.
(Source: Allegheny County Planning Department Municipal Statistics.)

b) Major Employers Outside the Borough

The Blawnox Regional Industrial Development Corporation (RIDC) Business Park is located in O'Hara Township on the southeasterly boundary of Fox Chapel Borough. The RIDC Park is located on a 600-acre site (see the Adjoining Land Use Map, p. 33 of the plan) and presently has about 100 firms which employ a total of 8,000 persons. At full development, the Park is projected to employ 10,000 persons.

According to a commercial field survey conducted in 1981 as part of the Guyasuta Joint Municipal Planning Program, the consultant identified thirty-one (31) retail and service establishments in the Blawnox business district, forty-eight (48) in the Sharpsburg business district and twenty-eight (28) in the Aspinwall business district. In addition to the retail and service establishments which exist in the Aspinwall, Sharpsburg and Blawnox business districts, there are several shopping centers located on Freeport Road in O'Hara Township. There are eighteen (18) "strip commercial" establishments along Freeport Road. At the time of the Guyasuta planning survey, there were sixteen (16) establishments in the Fox Chapel Plaza and six (6) in Fox Chapel Village.

The Guyasuta Joint Municipal Plan noted the proposed development of the Waterworks Mall which was in the planning stage at the time of the report. The fifty-nine (59) acre site was proposed to provide 750,000 square feet of retail space at full development and employment for 1,500 employees. The Mall was projected to have a payroll of \$15 million and annual sales of \$90 million. At full development, the Mall would include four (4) department stores, a bank, theater, supermarket, drugstore and specialty stores.

It was the conclusion of the Guyasuta Joint Municipal Plan in 1981 that the region was adequately served by establishments offering convenience goods and services; however, the Guyasuta Joint Municipal Plan concluded that the region was deficient in the following areas: apparel, household goods, furnishings

and entertainment services. The Plan estimated that the residents of the Guyasuta Region (Aspinwall, Blawnox, Fox Chapel, O'Hara and Sharpsburg) spent \$130 million outside their region to obtain these goods and services which were not available in the region.

For the purposes of this plan, the first phase of the Waterworks Mall was surveyed to assess the impact of this existing development on the availability of goods and services in the region. The Waterworks Mall presently contains twenty-seven (27) establishments. It appears that the introduction of the Waterworks Mall has increased the variety of shopping opportunities available to residents of the region. If, in fact, additional department stores are constructed in the future phases of the mall, the deficiencies noted in the Guyasuta Joint Municipal Plan should be provided for.

Although some stores which were previously located in the Fox Chapel Village and Fox Chapel Plaza moved into the new Waterworks Mall, the overall distribution of the types of stores in the older malls has not changed significantly. The number of stores in Fox Chapel Village has decreased from the six (6) reported in the 1981 survey to five (5); the number of stores in Fox Chapel Plaza has increased from the sixteen (16) reported in the 1981 survey to twenty-one (21).

Three (3) major regional health facilities exist immediately adjacent to Fox Chapel Borough (see the Adjoining Land Use Map). On the Southwest, the Aspinwall Veteran's Administration Hospital, located off Delafield Road in O'Hara Township, employs about 1,800 persons. St. Margaret's Hospital, located adjacent to the Borough within an appendage of the City of Pittsburgh, employs about 900 persons. Directly Northeast of the Borough, on Guys Run Road, Harmarville Rehabilitation Center has in excess of 900 employees. These three (3) facilities also generate supporting medical and other health-related facilities in the region.

c) Wholesale, Retail and Services Sectors

In collecting data for the Censuses of Wholesale, Retail and Service Industries, the U.S. Bureau of the Census uses zipcodes in determining "geographic areas;" hence, these geographic areas may include areas outside the municipal boundaries, but which use the same zipcode. Data are collected in each of these Censuses for the following geographic areas: Fox Chapel, Aspinwall and Sharpsburg. Tables EF-1, EF-2 and EF-3 which follow present available data from these Censuses for the three (3) geographic areas.

Wholesale Trade statistics summarized in Table EF-1, on the following page, indicate that wholesaling is a significant part of the economic base of Fox Chapel's immediate region. The fifty-one (51) wholesale establishments in the Fox Chapel, Aspinwall and Sharpsburg geographic areas represent 1.8% of all wholesale establishments in Allegheny County. They employ 1.3% of all persons employed in wholesale trade in the County and their 1982 sales represent 0.6% of all wholesale sales in Allegheny County.

TABLE EF-1

FOX CHAPEL REGION

WHOLESALE TRADE - 1982

	FOX CHAPEL	ASPINWALL	SHARPSBURG
WHOLESALE TRADE			
All Establishments	5	10	36
Sales	\$2,290,000	\$19,686,000	\$71,373,000
Payroll	\$ 212,000	\$ 878,000	\$ 7,819,000
Employees	12	37	430
Merchant Wholesalers	1	6	27
Sales	NA *	NA *	\$32,531,000
Payroll	NA *	NA *	\$ 5,408,000
Employees	NA *	NA *	326
Other Wholesalers	4	4	9
Sales	NA *	NA *	\$38,842,000

NOTE: Census provides listings for places with 2,500 or more inhabitants; however, there are no listings for Blawnox, Harmar, Indiana or O'Hara.

* Not available; data suppressed for confidentiality.

SOURCE: 1982 Census of Wholesale Trade for Pennsylvania Geographic Areas, U. S. Department of Commerce, Bureau of the Census, WC-82-A-39, Table 8.

Retail trade exceeds wholesale trade, but is second to the services sector in the Fox Chapel region in terms of total sales and employment. The ninety-two (92) retail establishments in the Fox Chapel, Aspinwall and Sharpsburg areas represent 0.8% of all retail establishments in Allegheny County. They employ 0.4% of all persons employed in retail trade in the County and their 1982 sales represent 0.3% of all retail sales in Allegheny County. Table EF-2, on the following page, summarizes the retail trade Census data for the Fox Chapel, Aspinwall and Sharpsburg geographic areas.

TABLE EF-2
FOX CHAPEL REGION
RETAIL TRADE - 1982

	FOX CHAPEL	ASPINWALL	SHARPSBURG
RETAIL TRADE			
All Establishments	12	32	48
Sole Proprietorships	8	14	31
Partnerships	-	7	8
Total Sales	\$2,746,000	\$7,584,000	\$10,928,000
Payroll Establishments	5	25	29
Sales	\$2,704,000	\$7,278,000	\$10,008,000
Payroll	\$ 359,000	\$1,139,000	\$ 1,312,000
Employees	59	165	176
** SIC 52 Business	-	2	3
Sales	-	NA *	\$ 1,211,000
*** SIC 53 Business	1	1	-
Sales	NA *	NA *	-

NOTE: Census provides listings for places with 2,500 or more inhabitants, however, there are no listings for Blawnox, Harmar, Indiana, or O'Hara.

- * Data not available; suppressed for confidentiality.
- **SIC 52 = Building materials, hardware, garden supply, mobile home dealers.
- *** SIC 53 = General merchandise group stores.

SOURCE: 1982 Census of Retail Trade for Pennsylvania Geographic Areas, U.S. Department of Commerce, Bureau of the Census, RC-82-A-39, Table 8.

The services sector ranks first in the Fox Chapel area in terms of sales and number of establishments, but has fewer employees than the retail trade sector. The seventy-two (72) service establishments in the Fox Chapel, Aspinwall and Sharpsburg areas represent 0.9% of all service establishments in Allegheny County. They employ 0.3% of all persons employed in the service sector in the County and their 1982 receipts represent 0.2% of all service industry receipts in Allegheny County. Table EF-3, on the following page, shows the services sector data for the Fox Chapel, Aspinwall and Sharpsburg geographic areas.

TABLE EF-3

FOX CHAPEL REGION

SERVICE INDUSTRIES - 1982

	FOX CHAPEL	ASPINWALL	SHARPSBURG
SERVICE INDUSTRIES			
All Establishments *	22	23	27
Receipts	\$3,097,000	\$2,875,000	\$4,446,000
Payroll	\$1,252,000	\$1,056,000	\$1,489,000
Employees	43	73	104
Hotel/Motels	-	-	-
Receipts	-	-	-
Auto Repair/Service	-	-	4
Receipts	-	-	\$ 371,000
Amusement/Recreation	2	-	3
Receipts	NA **	-	\$ 273,000
Health, Except Hospitals	3	10	5
Receipts	\$ 430,000	\$1,683,000	\$ 319,000
Legal Services	5	1	-
Receipts	\$ 811,000	NA **	-

NOTE: . Census provides listings for places with 2,500 or more inhabitants; however, there are no listings for Blawnox, Harmar, Indiana or O'Hara.

* Firms subject to Federal Income Tax.

** Not available; data suppressed for confidentiality.

SOURCE: 1982 Census of Service Industries for Pennsylvania Geographic Areas, U.S. Department of Commerce, Bureau of the Census, SC-82-A-39, Table 8.

d) Assessed Valuation in the Borough

Between 1976 and 1985, total assessed value of property in the Borough grew from \$46.1 million to \$77.8 million. This represents an increase of 69%. This overall increase is deceiving, however, because of a County-wide reassessment between 1981 and 1982 which resulted in an increase in total assessed valuation of \$12.8 million or 22%. Excluding the 22% increase from 1981-1982, the average annual growth in assessed valuation in the Borough between 1976 and 1985 is 4.2%. The increases in years 1981,

1983, 1984 and 1986 are particularly low (each is 1.5% or less) because of the regional and national decline in the rates of new construction during these years. These figures are shown on Table EF-4, below.

TABLE EF-4
FOX CHAPEL BOROUGH
ASSESSED VALUATION 1976-1986

YEAR	TOTAL ASSESSED VALUE	PERCENT CHANGE
1976	\$ 46,100,000	-
1977	\$ 50,800,000	+10.2%
1978	\$ 52,600,000	+ 3.5%
1979	\$ 54,035,000	+ 2.7%
1980	\$ 58,400,000	+ 8.1%
1981	\$ 58,800,000	+ 0.7%
* 1982	\$ 71,664,210	+21.9%
1983	\$ 72,565,880	+ 1.3%
1984	\$ 73,675,705	+ 1.5%
1985	\$ 77,755,280	+ 5.5%
1986	\$ 78,479,400	+ 0.9%

* The large increase in total assessed valuation in the Borough between 1981 and 1982 is the result of a County-wide reassessment program rather than growth in new construction.

SOURCE: Fox Chapel Borough Manager

A conservative estimate of future assessed valuation would be based on a 4% increase per year. By 1990, the total assessed valuation would be \$94.6 million; by the year 2000, total assessed valuation in the Borough would be \$140 million. A more

liberal estimate of the growth in future assessed valuation in the Borough would apply the conservative rate of 4% for the balance of this decade and a rate of 7% for the decade of the 1990's. This more liberal estimate would result in total assessed valuation in the Borough of \$186 million by the year 2000.

Borough Revenues

Table EF-5, which follows, presents a summary of Borough revenues for the years 1976 to 1986. Real estate taxes, earned income taxes and deed transfers are the three (3) principal sources of revenue for the Borough. From 1976 to 1986, real estate taxes generated 55% to 60% of all Borough revenues. Earned income taxes have accounted for 30% to 35% of all Borough revenues during the same period. Deed transfers have accounted for about 5% to 7% of all recurring Borough revenues between 1976 and 1986. The other sources of recurring revenue include the occupational privilege tax, fines, permits, interest and miscellaneous income. All of these other sources combined have represented less than 5% of all recurring Borough revenues during the period 1976 to 1986.

Another source of Borough revenue which has been utilized during each year of the period from 1976 to 1986 is grants. Although grants are subject to availability and are not necessarily a recurring source of revenue, the percentage of total Borough revenue represented by grants between 1976 and 1976 ranged between 5.5% and 7.5%.

The Borough real estate tax rate is 15 mills. The earned income tax rate is 1%; the tax is shared equally between the Borough and the School District. Based on the 1985 assessed valuation in the Borough, one (1) mill generates \$77,755.28 in revenue annually. As an example, 1986 Borough revenue from earned income tax was \$792,600. Based on the Borough's earned income tax rate of 1/2%, total earned income in the Borough in 1986 was \$158,520,000. An increase of 1/4% in the Borough's share of earned income tax rate would generate an additional \$396,300 of revenue annually.

Income grows more quickly than assessed valuation. Based on Fox Chapel's median family income of \$62,585, an increase of 1/2% in the earned income tax rate would result in an increase in the average household's annual tax bill of \$312.93. Based on the median value of housing in Fox Chapel of \$171,300, an increase of one (1) mill in the real estate tax would add \$171.30 to the average homeowner's annual tax bill.

Borough Expenditures

Table EF-6, which follows, summarizes Borough expenditures for the years 1976-1986. A review of Fox Chapel Borough's budgeted expenditures for the years 1976 to 1986 indicates that total expenditures increased \$904,967 or by 78.3% during that eleven (11) year period. The share of the total budget expended in the various budget categories has remained fairly constant, however.

The largest category of expenditures has been Streets and Highways which has represented between 1/4 and 1/3 of the total budget of the Borough. The second largest category is Police and Fire Protection which represents another 1/4 of the total expenditures. Fire Protection represents about 3%-5%, while Police Protection represents 20%-22% of the annual budgets. Another 1/4 of the budget is devoted to government operations (administration, 10%; employee benefits, 12%; operation and maintenance of the Borough Building, 3%). The fourth largest category is Rubbish Collection which has represented 7%-10% of the annual budgets during the eleven (11) year period.

Zoning administration and parks maintenance and administration each accounts for less than 2% of the annual Borough budget. As discussed in Section III-D of the plan, Community Facilities and Services, the budgetary implications of paid staff in the Fire Department and Foxwall Emergency Medical Services must be assessed. Also, regional cooperative efforts to provide joint recreational programming and library and cultural services through the Boyd Community Center will require new budget categories and increased recurring expenditures to support these expanded programs.

TABLE EF-5
FOX CHAPEL BOROUGH

YEAR	REAL ESTATE	REVENUES 1976-1986							GRAND TOTAL
		DEED TRANSFER	EARNED INCOME	OPT	FINES	PERMITS	INTEREST	MISC.	
1976	\$ 705,011 (62.7%)	\$ 65,761 (5.9%)	\$ 330,829 (29.4%)	\$ 1,370	\$ 1,616	\$ 7,954	\$ 6,548	\$ 4,954	\$1,196,109
1977	\$ 785,840 (60.9%)	\$ 87,912 (6.8%)	\$ 368,159 (28.6%)	\$ 1,405	\$ 5,930	\$ 14,743	\$ 17,521	\$ 7,223	\$1,364,092
1978	\$ 798,311 (60.3%)	\$ 79,520 (6.0%)	\$ 407,840 (30.8%)	\$ 1,376	\$ 6,596	\$ 10,256	\$ 17,001	\$ 3,288	\$1,410,790
1979	\$ 904,302 (59.6%)	\$ 90,962 (6.0%)	\$ 465,886 (30.7%)	\$ 1,505	\$ 8,536	\$ 10,299	\$ 33,673	\$ 1,691	\$1,607,417
1980	\$ 977,949 (57.1%)	\$ 90,445 (5.3%)	\$ 570,313 (33.3%)	\$ 1,386	\$ 6,805	\$ 11,288	\$ 53,605	\$ 1,364	\$1,811,851
1981	\$1,040,000 (56.9%)	\$ 88,800 (4.9%)	\$ 578,048 (31.6%)	\$ 1,490	\$10,896	\$ 12,351	\$ 95,767	\$ 1,518	\$1,933,534
1982	\$1,194,836 (56.8%)	\$ 79,556 (3.9%)	\$ 674,360 (32.0%)	\$ 1,573	\$ 8,828	\$ 16,905	\$111,704	\$16,427	\$2,241,013
1983	\$1,166,007 (55.4%)	\$ 132,119 (6.3%)	\$ 666,509 (31.7%)	\$ 1,640	\$10,687	\$ 19,494	\$100,935	\$ 8,407	\$2,237,865
1984	\$1,198,063 (56.9%)	\$ 96,516 (4.9%)	\$ 697,374 (33.1%)	\$ 1,605	\$ 7,550	\$ 19,335	\$ 74,654	\$ 9,069	\$2,245,998
1985	\$1,190,112 (54.5%)	\$ 110,815 (5.1%)	\$ 782,920 (35.8%)	\$ 1,845	\$ 5,609	\$ 17,197	\$ 61,783	\$14,674	\$2,350,100
1986	\$1,156,927 (51.6%)	\$ 158,758 (7.1%)	\$ 792,600 (35.3%)	\$ 1,834	\$ 9,725	\$ 35,533	\$ 42,784	\$47,156	\$2,400,307

SOURCE: Fox Chapel Borough Manager

TABLE EX-6
FOX CHAPEL BOROUGH
EXPENDITURES 1976-1986

YEAR	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986
Admin.	\$ 91,995	\$ 47,304	\$ 148,363	\$ 133,734	\$ 140,378	\$ 160,082	\$ 167,742	\$ 163,183	\$ 182,828	\$ 197,801	\$ 239,854
Tax Coll.	\$ 15,579	\$ 17,476	\$ 18,360	\$ 20,419	\$ 24,074	\$ 24,566	\$ 26,963	\$ 24,941	\$ 24,699	\$ 28,850	\$ 28,545
Boro.Bldg.	\$ 22,979	\$ 22,948	\$ 26,662	\$ 29,696	\$ 31,311	\$ 42,541	\$ 42,910	\$ 41,367	\$ 59,161	\$ 60,500	\$ 45,618
Police	\$ 184,317	\$ 206,404	\$ 214,044	\$ 225,522	\$ 258,787	\$ 298,466	\$ 306,455	\$ 337,331	\$ 343,732	\$ 364,830	\$ 386,383
Fire	\$ 32,375	\$ 30,474	\$ 41,779	\$ 35,316	\$ 43,082	\$ 47,371	\$ 55,710	\$ 37,012	\$ 80,551	\$ 41,337	\$ 53,158
Zoning	\$ 21,412	\$ 10,024	\$ 7,554	\$ 18,920	\$ 12,430	\$ 15,129	\$ 12,531	\$ 11,763	\$ 9,264	\$ 10,871	\$ 17,530
Parks	\$ 13,138	\$ 11,788	\$ 13,948	\$ 10,808	\$ 16,300	\$ 17,743	\$ 19,361	\$ 32,322	\$ 26,732	\$ 37,917	\$ 34,016
Rubbish	\$ 90,833	\$ 92,918	\$ 97,972	\$ 99,725	\$ 112,707	\$ 116,601	\$ 120,192	\$ 120,597	\$ 115,543	\$ 105,105	\$ 111,703
Highways	\$ 228,114	\$ 225,484	\$ 278,853	\$ 393,810	\$ 433,038	\$ 505,235	\$ 539,837	\$ 366,357	\$ 573,108	\$ 519,529	\$ 461,235
Benefits (Employee)	\$ 83,741	\$ 102,289	\$ 108,704	\$ 127,162	\$ 137,712	\$ 148,158	\$ 173,368	\$ 186,738	\$ 209,696	\$ 166,839	\$ 186,631
Insurance	\$ 26,578	\$ 62,716	\$ 36,960	\$ 66,627	\$ 64,680	\$ 35,955	\$ 26,932	\$ 56,537	\$ 36,957	\$ 85,789	\$ 83,970
Debt Svce.	\$ 24,455	\$ 24,074	\$ 86,041	\$ 83,063	\$ 62,701	\$ 60,167	\$ 79,100	\$ 71,109	\$ 70,342	-	-
Tax Refunds	\$ 549	\$ 1,834	\$ 2,172	\$ 3,882	\$ 1,435	\$ 12,504	\$ 5,686	\$ 17,482	\$ 5,262	\$ 8,357	\$ 3,860
Library	-	-	-	-	-	-	-	-	-	\$ 7,500	\$ 10,000
TOTAL	\$ 836,065	\$ 955,733	\$ 1,081,412	\$ 1,248,684	\$ 1,338,635	\$ 1,484,518	\$ 1,576,787	\$ 1,466,739	\$ 1,737,875	\$ 1,627,725	\$ 1,670,705
TRANSFERS	\$ 319,673	\$ 288,109	\$ 250,485	\$ 350,226	\$ 311,866	\$ 425,381	\$ 330,200	\$ 354,720	\$ 332,500	\$ 342,250	\$ 390,000
GRAND TOTAL	\$ 1,155,738	\$ 1,243,842	\$ 1,331,897	\$ 1,598,910	\$ 1,650,501	\$ 1,909,899	\$ 1,906,987	\$ 1,821,459	\$ 2,070,375	\$ 1,969,975	\$ 2,060,705

SOURCE: Fox Chapel Borough Manager

3. Historic Resources

Fox Chapel: The Story of a District, by Elizabeth K. Botset and George B. Waldrop, traces the development of Fox Chapel from an unsettled wilderness in the 1750s to a residential borough of rustic and rural charm by the 1930s. Because so many aspects of Fox Chapel's current community character were determined during the latter period, it holds much interest to the student of history. Additionally, since the 1930s, considerable time, money, and energy have been directed towards preserving the natural and man-made amenities which were a key impetus for the formation of the Borough of Fox Chapel in 1934. While the historical forces and events which culminated in the establishment of the Borough are adequately addressed in Fox Chapel and, perhaps, other histories of the area, a brief review of some highlights should prove useful in this comprehensive planning process.

That Fox Chapel was a scenic, still largely undeveloped area in the early 20th century was in part due to events more than a century earlier. Not until 1796 did the first white settler, James Powers, purchase land. Settlement of the area was delayed by intense Indian activity and disputes during the French and Indian and Revolutionary Wars. According to Botset and Waldrop, "By 1794 the last Indian resistance had subsided and Western Pennsylvania turned from an era of wars and conquest to an era of settlement." Another hindrance to the settlement of Fox Chapel was the "depreciation certificate" for vacant land; such certificates were held by numerous Revolutionary War veterans and were redeemable as payment for service. Many of the certificates for land in Fox Chapel were acquired by speculators, resulting not only in confusion and delay, but also long-term problems with obtaining clear titles. Nevertheless, by the early 1800s there were sure signs of settlement: the first school was established in 1806; the first church (Pine Creek Presbyterian) formed in 1818; and by 1820, James Ross, a lawyer and politician, owned a 1700-acre plantation with a mansion house he called "The Meadows."

It appears the remaining years of the 19th century were uneventful in Fox Chapel, then a part of O'Hara Township. Most of the land was devoted to farming. Given the focus on the growing industrial center of Pittsburgh, there were few pressures on Fox Chapel itself to develop or industrialize. One event of unforeseen consequence was the establishment in 1889 of the Fox Chapel Methodist Protestant Church, from which the District Association and then the Borough would take their names several decades later.

Fox Chapel's most significant growth and development did not occur until the 1920s. As noted in the historic survey of the Borough of Fox Chapel undertaken in 1982-83 by the Pittsburgh History and Landmarks Foundation, "The automobile and the allure of the wooded rolling hills so close to the city drew wealthy families from Pittsburgh's trolley suburbs." A harbinger of the character of 1920s' growth was the establishment of the Pittsburgh

Field Club in 1915 in a scenic location off Squaw Run Road. Other institutions, also attracted by Fox Chapel's rural charm, followed: Shady Side Academy (1922), the Fox Chapel Golf Club (1923), and the Pittsburgh Hunt Association (1926). During the same period, handsome estates and summer homes were built. Some of the houses were located in the picturesque "plans" of Delafield Heights and Fox Chapel Manor. A number of prominent architects contributed to the design of Fox Chapel's new buildings, among them Brandon Smith (credited with six), M. Nerdlinger, and Benno Janssen. Landscape architect Ezra Stiles prepared the original landscape design for at least two properties from this period. Stiles is of special significance to the Borough for his authorship of a master planning and development guide commissioned by the Fox Chapel Garden Club in 1935.

In 1928, a group of these new landowners formed the Fox Chapel District Association. Although initially concerned with fire and police protection, the group's focus soon expanded into other areas of community concern, such as road and bridge improvements and land use. The District Association was instrumental in persuading O'Hara Township, of which it then was a part, to enact the Township's first zoning ordinance in 1931. In the same year, the Fox Chapel Garden Club, which would play a key role in preserving the area's natural amenities, formed as an offshoot of the District Association. By 1933, the Association was of the opinion that the Fox Chapel District should form a separate government. After considerable opposition and litigation, the courts approved the incorporation of the Borough of Fox Chapel out of a major portion of O'Hara and a small part of Indiana Townships on August 9, 1934.

Fox Chapel's historic resources -- its old cemeteries, houses, churches, estates, schools, and clubs -- stand in testimony to its past. The historic resources survey conducted by the Pittsburgh History and Landmarks Foundation in cooperation with the Commonwealth's Bureau for Historic Preservation identified 38 properties in the Borough which contributed to its history (see Table HP-1, pp. A-26 and A-27). The Historic Resources Map (p. 20 of the plan) shows the general locations of resources identified by that effort. From the first period of settlement, the survey listed two cemeteries and two significant dwellings, as well as three log houses that had been moved or substantially rebuilt. Four farmhouses were identified from the 1860s-80s. By far the largest number of resources surveyed--27 in all--date from the 1920s-30s.

The survey analysis singled out three properties of special significance that appear to merit listing in the National Register of Historic Places (i.e., the nation's official list of historic and cultural resources worthy of preservation): the estate La Tourelle, Shady Side Academy Senior High School, and the Henderson house complex. Quite possibly, further research and evaluation would prove the eligibility of additional properties and historic districts.

Although most of Fox Chapel's identified historic resources are not old by common standards (normally a building must be at least 50 years old to even be considered for the National Register), they are nonetheless significant to the Borough's history and, just as important, to its rustic and rural character. That many of Fox Chapel's early 20th century schools, clubs, churches, and estates still are maintained on large tracts has contributed in no small way to the preservation of those very features which prompted the area's development in the 1920s and which continue to attract residents today. Over time, pressures to change or eradicate these underutilized lands and large, aging buildings can be expected to increase.

Natural features such as stream valleys and steep slopes are delineated and protected in Fox Chapel through land use planning and regulatory processes; historic resources deserve similar consideration. The first step - their identification - has, to a large degree, been completed. A careful evaluation of the survey findings still is in order. Quite possibly, more resources would prove eligible for the National Register and be deemed appropriate targets for other protective measures if analyzed for a thematic group or multiple resource nomination, as described in Section III-A of the plan. Once identified, historic resources can be protected by a variety of techniques, ranging from private efforts such as preservation easements to regulation by the public sector.

TABLE HP-1

Inventory of Fox Chapel Historic Sites
(from 1981-83 Allegheny County Survey)

	<u>ADDRESS</u>	<u>NAME</u>
1.	Dorseyville Road at Squaw Run Road (NW)	Pine Creek Cemetery
2.	442 Dorseyville Road	
3.	606 Dorseyville Road	
4.	611 Dorseyville Road	William Flinn Summer House
5.	614 Dorseyville Road	Beechwood Farms Nature Preserve
6.	614 Dorseyville Road	Slagle/Flinn House
7.	17 Edgewood Road	Speer House
8.	1007 Elmhurst Place	
9.	736 Fairview Road	"Flower Hill"
10.	127 Field Club Road	
11.	Fox Chapel Road	Shady Side Academy Senior School
12.	Fox Chapel Road SE of the intersection with Squaw Run Road	Fox Chapel Golf Club
13.	1250 Fox Chapel Road	Quail Cliff
14.	1461 Fox Chapel Road	Morris House
15.	S of Foxhurst Road	Cemetery
16.	131 Guyasuta Road	DA-RIE-MAR-HILL FARM
17.	135 Hillcrest Road	Ruudhaven
18.	278 Hunt Road at Riding Trail Lane (NW)	Log House
19.	Hunt Road	Westmoreland Farm
20.	207 Hunt Road	Donnelly House
21.	8 La Tourelle Lane	La Torelle (sic)
22.	157 North Drive	Lakewood

23.	250 Old Mill Road	Ernsberger House
24.	315 Old Mill Road	Silver Spring
25.	580 Old Mill Road	Log House
26.	Pasadena Drive	La Sommita
27.	415 Pasadena Drive Ext.	"Handley Court," McCagues
28.	Squaw Run Road	Rosemont Farm/Haine Farm
29.	592 Squaw Run Road (Kakakitty Lane)	Fox Hills-Log House
30.	Squaw Run Road, 350 ft. NW of intersection with Hunt Road (E side)	Pittsburgh Field Club
31.	500 Squaw Run Road East	Shady Side Academy Middle School
32.	580 Squaw Run Road East	Bleier House
33.	600 Squaw Run Road East	Henderson House
34.	630 Squaw Run Road East	Fox Chapel Episcopal Church
35.	917 Waldheim Road	
36.	918 Waldheim Road	Ridgway House
37.	1001 W. Waldheim Road	
38.	Windsor Road	McCague House

4. Natural Resources

a. Introduction and Purpose

The land and water resources that form the natural environment of Fox Chapel are among its best-known attributes. One of the clearest goals of this plan, therefore, is to conserve those resources, to the maximum extent feasible, within a future land use and site design strategy that addresses companion goals and factors, as well.

A concise statement of the Borough's natural attributes and the care being taken to retain them might read as follows:

"Fox Chapel has rare rustic and rural charm and its residential development has been generally in keeping with surroundings; its streams, valleys and wooded roads have made it a healthful and delightful place in which to live."

In fact, this declaration was made on the first page of the 1956 Master Plan for Fox Chapel. It suggests the degree to which the initial settlers of the Fox Chapel District, and those who followed, have striven to prevent despoliation of that which drew them here to begin with.

Today, Fox Chapel is in the forefront of local communities that have documented their important natural resources and are pursuing a public health, safety, and general welfare course toward their protection. Numbered among the planning and documentation results are the 1982 Squaw Run Area Watershed Plan, a variety of map products (e.g., the SRAWA-sponsored landslide hazard areas and the Borough's Natural Resources Overlay series depicting, e.g., slopes over 25%, flood plains, unique vegetation), and the 1981 Natural Resources Plan. Borough land use regulations that build from this information also are in place (e.g., through the zoning, subdivision, and natural resources assessment/protection ordinances). Borough Council also has affirmed its interest in conserving the natural environment of Fox Chapel and has declared the Borough to be a wildlife sanctuary (resolutions passed in 1981 and 1970, respectively).

There is not a need, then, to recreate a descriptive inventory of the natural resources of Fox Chapel. Rather, this section and the natural resources component of the comprehensive plan (Section III-A) are aimed at making sure the wealth of information at the Borough's disposal is recognized and is (or, if not, will be) optimally utilized in the continuing effort to conserve the natural resources.

b) 1981 Fox Chapel Natural Resources Plan: A Summary

Prepared for the Squaw Run Area Watershed Association by Bruce K. Ferguson and Norman K. Flint, the Natural Resources Plan is both: 1) an exhaustive presentation (description and analysis) of virtually every conceivable element of the natural environment in and around Fox Chapel, and 2) a set of recommended actions for protecting that which it identifies. In the main, the latter portion is built into the implementation element of this comprehensive plan. What follows here is a brief characterization of the inventory component of the plan, followed by a more selective list of those resources which the Borough currently is seeking to protect or seemingly has the capability to address.

The inventory portion of the plan is grouped into five "spheres" by which the Borough's natural environment can be classified; each sphere, in turn, is comprised of several components. The spheres, and their respective components, are as follows:

<u>Sphere</u>	<u>Component</u>
Hydrosphere	Floodplain Poorly Drained Soil Stream Lake Wetland Water Quality
Biosphere	Potential Aquatic Habitats Potential Terrestrial Habitats Current Aquatic Habitats Current Terrestrial Habitats Rare Aquatic Species Rare Terrestrial Species
Lithosphere	Slope Stability Mine Subsidence Shallow Foundation Instability Mineral Resources Groundwater Slope Gradient
Thermosphere	Cold Air Pockets North-facing Slopes Forests Air Quality

Noosphere

Aesthetics:

Cliffs

Water Bodies

Unique Vegetation

Ownership:

Borough of Fox Chapel

Commonwealth of Pennsylvania

Allegheny County

Private

Each of the spheres is described extensively through text, maps, diagrams, and tables. The approach throughout is to examine each feature and its importance in abundant detail; at the same time, however, the information is interpreted into a form readily useful to those responsible for protection of the Borough's natural environment.

In discussion of the hydrosphere, for example, the authors quantify a "drainage area" as anything at least one acre in size, and define a "stream" as a watercourse which sits below and accepts water from a drainage area. In Fox Chapel, the plan notes, many small drainage areas exist at upper elevations. One implication of this natural configuration is that on-site stormwater management techniques at these upper elevations can be quite effective; another is that the Borough's "floodprone zone" must be conserved and allowed to perform its natural runoff collection and flow retardation function.

The Natural Resources Plan also is designed as a direct guide to resource protection policy. Its Section II-3, Conclusions, has been, and should continue as, an obvious starting point. Prepared subsequent to the Borough's enactment of the Natural Resources Assessment and Protection Ordinance (or NRO), the plan was utilized in a later process of revision to that ordinance (e.g., standards for the retention of terrestrial habitat on a post-development site). And, while not every component of the plan may be susceptible to Borough control, the implementation section of this comprehensive plan suggests selected plan recommendations to be pursued.

A final noteworthy aspect of the Natural Resources Plan is its Appendices, and in particular the List of Figures (pp. 237-39) and the map series (pp. 240-72) that includes: 1) Water and Ownership, 2) Vegetation and Land Cover, and 3) Site Index (re: quality and maturity of woodlands).

c) Natural Features of Most Immediate Concern to the Borough

A prime purpose of this plan is to identify issues and conditions that are both significant to the Borough and, through one means or another, within its scope of influence. With respect to natural features, one avenue is to classify such features according to the type of public concern and rank those concerns in

order of priority, e.g.: 1) In relation to public health, safety, and general welfare; 2) As embodiments of the aesthetic, traditional character of the Borough; 3) As future planning or "development-design" opportunities; and 4) In recognition of the economic potential of certain resources. Under such a priority-ordered typology, and acknowledging some degree of overlap, we might view the natural features of immediate concern to the Borough as follows:

1) In relation to public health, safety, and general welfare

a. Flood plains, including at minimum the hydrologically-delineated mapping of the Federal Emergency Management Agency for flood insurance purposes and areas of alluvial soil as shown on the U.S. Soil Conservation Service's soil survey (the combination of which is regulated by the Borough flood plain ordinance). In addition, careful consideration should be given to embracing the floodprone zone and lowland concepts of the Natural Resources Plan under the same, or otherwise appropriate, levels of protection.

b. Steep slopes, e.g., those of 15-25% slope and those in excess of 25%. The Fox Chapel NRO currently regulates activity within these two categories; the intent is to minimize disturbances so as to mitigate potential problems of erosion and stream sedimentation, to moderate the flow of stormwater runoff, and to maintain the stability of the landform.

c. Landslide-prone areas; soils with other development-related constraints. The former category is of major concern and, to the extent it correlates with areas of steep slope, is now addressed by the NRO. Other soil constraints, in areas outside the flood plains and steep slopes, may relate to wetness, depth to bedrock, or structural instability; presumably, suitability for individual sewer and water systems is not of concern. While such constraints might properly be deemed a concern of the developer and eventual occupant of a property, more so than a police-power concern of the Borough, they are likely to be factors in any discussion of site planning and constitute readily obtainable information.

d. Vegetation, primarily in conjunction with the areas described above, in that conservation of existing vegetation should enhance the prospects for stability of those areas. The Borough NRO and flood plain regulations address this need. Public health and safety functions, e.g., relating to climate, air quality, and stormwater retention, are performed by other areas of significant vegetation, and thus the identification and protection of such areas can be important, as well. The Woodlands Map, on p. 26 of the plan, gives a general indication of where these areas are located.

e. Surface waters, both the stream network and various ponds, with the prime concerns being: 1) sedimentation; 2) possible degradation from sewer line infiltration; 3) possible degradation from pollutant-laden runoff from road surfaces and parking areas; and 4) increased flood heights from construction in the flood plain.

2) As embodiments of the aesthetic, traditional character of the Borough

a. Wooded corridors, in conjunction with streams and/or roads. The importance of this planning concept was picked up as early as the 1956 Master Plan, and the need for their protection was reiterated as an objective of the 1963 plan. These areas continue as the main focus of the Borough's parkland expansion and the use of the density development and PRD options. In addition to the health and safety advantages cited above, preservation within these corridors helps perpetuate the long-cherished aesthetic quality associated with Fox Chapel (especially as viewed from public roads and trails) and should be supportive of the remaining wildlife populations through the maintenance of habitat areas.

b. "Unique" trees and tree stands, in essence those not found within areas addressed above but which lend strength to the overall historical/natural character of the Borough. These features are inventoried in the Natural Resources Plan.

c. Waterfalls, as defined in the Natural Resources Plan and shown on the Borough's Natural Resources Overlay map series, as well.

3) Re: planning opportunities and design of development

a. Solar energy, and the ability to have access thereto. Sites that are particularly well-suited for such purposes are identified in the Natural Resources Plan.

b. The retention/creation of undisturbed open space within areas undergoing development. Under the Borough's NRO and zoning ordinance, the criteria for open space retention serve to complement the priorities for natural resource protection.

c. Public parkland and trail connectors, whether achieved during the site development process or otherwise. Again, such "protected" areas should contribute to the "sense of place" fostered by the Borough's natural amenities; walking trails can be an important means to build public awareness of and appreciation for such resources. Public parkland is shown on the Existing Community Facilities Map, p. 47 of the plan.

4) In recognition of the potential economic value of certain resources

- a. Unmined coal reserves.
- b. Timber.
- c. Wind energy.
- d. Generation of hydro-electric power.

The existence of a relatively intact set of natural resources in Fox Chapel is well-known, both in a far-flung implicit sense and through explicit documentation in inventories, plans, and map series. Further, this knowledge is at the foundation of most of the Borough's land use planning and regulatory techniques, including the goals and policies of this comprehensive plan. Selected refinement and extension of those techniques is proposed in the discussion of implementation steps within Section III-A of the plan.

5. Regional Relationships and Influences

The shaping of Fox Chapel -- as a unified community, a composite of neighborhoods, a political subdivision, a locale in which natural and aesthetic integrity has been retained -- is attributable to a variety of forces both internal to and beyond the Borough. Historically and today, much of the land use pattern and the delivery of services is determined by the populace and its local government; indeed, a prime motive for this comprehensive plan update is to perpetuate the maximum degree of self-determination in such matters. In so doing, however, it is essential to recognize the larger-than-Borough factors which are unalterable and/or of potentially significant impact on Fox Chapel. With this awareness, Borough-level planning can proceed realistically and with prospects for a high degree of effectiveness.

a) Fox Chapel's "Region": Several Levels, Impacts

Due, in part, to its size and municipal responsibilities, Fox Chapel relates to regional entities as broad as six counties and as compact as a two-community emergency services organization (see the Regional Location Map on p. 2 of the plan). At either end of this spectrum, and along the way from one to the other, planning is undertaken and services delivered or regulated for a specified area inclusive of Fox Chapel. In formulating policies for the Borough's future, this comprehensive plan takes specific account of these regional factors, as relevant. At the outset, it is instructive simply to assemble a list of some of the regional configurations that contain Fox Chapel; such a list includes:

- Southwestern Pennsylvania Regional Planning Commission, the federally-designated areawide planning organization for the six-county region (Allegheny, Armstrong, Beaver, Butler, Washington, and Westmoreland) which plays a key role in transportation planning and demographic/employment data analysis and projections;

- the Census-delineated Standard Metropolitan Statistical Area, or SMSA, a four-county region (SPRPC's territory minus Armstrong and Butler Counties) in which a variety of statistical tabulations and comparisons is made and to which planning and spending policies and choices often are tied;

- Allegheny County, at which level such functions as sewage facilities, certain roads, and disbursement of federal funds, among others, are handled;

- the Guyasuta Joint Municipal Planning Commission, a voluntarily established, five-community (Aspinwall, Blawnox, O'Hara, and Sharpsburg being the other members) body that has been productive recently in compiling and analyzing regional

planning factors and issues and in exploring effective means to guide future land use; and

-- the Fox Chapel School District, coterminous with the GJMPC membership.

In addition, of course, the regional offices of several departments of state government (e.g., Environmental Resources, Transportation, Community Affairs) play important planning and/or regulatory roles. The elements of regional agency plans as they bear on Fox Chapel are addressed throughout this plan, as relevant.

The natural environment of the area also serves to distinguish it from other settings in which physical conditions (especially as they influence the use of land) differ. Existence of the steeply-sloped terrain and the landslide hazards posed by the Pittsburgh Redbeds puts Fox Chapel in the company of numerous municipalities in this portion of the state. More uniquely, the existing conditions and constraints posed by the make-up of the watersheds of Squaw Run and its adjacent sub-basins link Fox Chapel with the other political subdivisions that lie within those natural boundaries. The Squaw Run Area Watershed Association (SRAWA), which includes all but the northernmost reaches of Fox Chapel within its physically-defined boundary, continues to be an effective regional-scale force in local land use matters (see the Watersheds Map, p. 24 of the plan).

b) Impacts Deriving from Fox Chapel's Physical Setting

At the Pittsburgh SMSA level and within the SPRPC six-county jurisdiction, population loss was experienced between 1970 and 1980 (according to the U.S. Bureau of the Census), but the area was evidencing an upturn by 1982 (the most current available estimates, prepared by SPRPC):

	<u>1970</u>	<u>1980</u>	<u>1982</u>
Allegheny Co.	1,605,133	1,450,174	1,462,505
Beaver Co.	208,418	204,441	205,183
Washington Co.	210,876	217,074	222,450
Westmoreland Co.	376,935	392,184	395,934
SMSA total	2,401,362	2,263,873	2,286,072
Armstrong Co.	75,590	77,768	78,721
Butler Co.	127,941	147,912	151,717
SPRPC-area total	2,604,893	2,489,553	2,516,510

Building from the 1982 estimates, SPRPC projects modest yet steady population growth through the end of the century, with a year 2000 estimate for the six-county region of 2,667,180 (a 5.99% increase over the 1982 estimate). For the four-county SMSA, the year 2000 estimate is 2,400,505 (a 5.001% increase over the 1982 estimate). Finally, exclusive of Pittsburgh City, the SPRPC

estimates suggest that Allegheny County's decline (from 1,084,044 in 1970 to 1,026,236 in 1980) had been reversed by 1982 (estimated at 1,035,513), and that the non-City component of the County's population will grow to 1,081,580 by the year 2000 (or by 4.45% in that 18-year period).

The SPRPC view of employment for the period 1982-2000 is even more positive. Projected increases during that span range from 14.92% (SPRPC's six-county total) to 14.96% (SMSA) to 16.66% (non-City portion of Allegheny County) to 15.47% (City of Pittsburgh). These figures are for "work-place employment," and thus do not take account of those working at home and similarly self-employed persons.

As general indices of development pressure and economic stability across the metropolitan region and within Allegheny County, these projections are important to note and could suggest land development trends that will bear on Fox Chapel. In actuality, though, the Borough, while obviously not immune from the broad influences of the regional market and economy, heretofore has managed its internal growth and development with considerable autonomy. One might suggest that the Borough's relative proximity to the Allegheny River and Pittsburgh's central business district represents a major locational advantage, yet its modest but definite removal from each has blunted otherwise substantial development pressures. While Dorseyville and Fox Chapel Roads function as urban arterials with ever-increasing volumes, most of the traffic increment is going through, and not to, Fox Chapel. Historically, within the Guyasuta region, development has been absorbed by the three river boroughs and, more recently, O'Hara Township (see Adjoining Land Use Map, p. 33 of the plan).

The current minimal level of population density and the forms of land development in the Borough are attributable to several factors that, in combination, tend to outweigh any inexorable march of growth pressure and resulting alterations in community character. Among these are the development limitations posed by natural constraints, the policies of Borough government concerning growth and development, and the actions of Fox Chapel's landowners in support of those policies that have kept land conversion fairly consistent in its results and limited in amount.

Nonetheless, development in this sector of Allegheny County is expected to continue through the next fifteen years, both within the Guyasuta region and extending beyond into Indiana and Harmar Townships. Certainly, Fox Chapel will be the site for a portion of the new development; in fact, as viewed by SPRPC, the Borough's rate of growth to the year 1990 and 2000 is projected to exceed that of any surrounding neighbor, with a 20-year absolute increase of 2,400 over the 1980 census figure of 5,049. (See Table P-1 in Section 1 of this Technical Report for population growth data, 1950-2000.) Such regional-scale projections are subject, of course, to scrutiny at the Borough level, where

variables peculiar to Fox Chapel and the immediate region can be evaluated and perhaps brought to bear on existing figures. The projections of future population in Sect. II-A of the plan reflect this local scrutiny. Utilizing those figures, the determination of appropriate amounts and forms of future development is a key component of this updated comprehensive plan.

The needs and opportunities represented by the region made up of Fox Chapel and its adjacent municipal neighbors are basic ingredients in the Borough's planning process. To date, a growing tendency toward inter-municipal cooperation can be seen, but not so much in the area of joint land use controls or the provision of diverse land use opportunities within the region. Rather, jointures are more evident in service delivery -- the Foxwall ambulance service supported by Fox Chapel and Aspinwall, sewage treatment in which Fox Chapel utilizes the ALCOSAN plant and may accept flows from Indiana Township through its lines -- and such specialized planning as the SRAWA-sponsored study of stormwater management needs.

6. Existing Land Use

a) Introduction

Beyond an initial confirmation of what is known implicitly about a community (plus an occasional revelation), the compilation and analysis of existing land use serves several key planning functions. These include:

- A baseline for future policy-making by displaying what is now in place and essentially committed to;
- Frequently, and certainly in Fox Chapel, a statement of that which, in large measure, is to be perpetuated;
- A possible indicator of trends and past land use practices, both those to be emulated and avoided;
- A means to focus in on future land use concerns, which for the Borough at present correlate closely with the major remaining vacant tracts; and
- A basis for comparison with uses existing in adjacent municipalities.

Exercises in mapping and/or describing the uses of land in Fox Chapel have yielded a variety of products over the last several decades. The Borough's 1956 Master Plan, for instance, contains a map, titled "Congested Building Zones and Border Areas," that amounts to a generalized regional land use map. The Borough's 5,123 acres were classified by type of use in the 1963 Master Plan; at that time, 57.6% of the land area was vacant and open. The remaining 2,174 acres broke down as follows:

<u>Use</u>	<u>Acres</u>	<u>% of Total Area</u>
Residential	1,303	25.40
Municipal Facilities	4	0.08
Schools and Churches	179	3.50
Utilities	8	0.15
Nature Preserves	67	1.30
Country Clubs	370	7.20
Cemeteries	3	0.07
Roads	240	4.70
Totals	2,174	42.40

Several more recent depictions of land use patterns or characteristics offer further base information for this current analysis. They include the 1979 GJMPC Alternatives for Future Development, in which land use patterns are mapped and evaluated, particularly in terms of possible problems or conflicts. For Fox Chapel, the major potential conflict, or at least friction point, was seen as the ability to accommodate future development within the context of the Borough's natural constraints. (The latter, in turn, were largely documented through the Borough's Natural Resources Plan, the SRAWA stormwater management study and landslide-prone maps, the FEMA flood-prone delineations, the Borough's series of natural features maps, etc.) A 1982 Borough-generated map showed major categories of use -- developed, institutional, parkland -- with the residual comprised primarily of major undeveloped parcels. Finally, a high-quality air photo of the Squaw Run watershed provides a clear, literal snapshot of the Borough in 1983.

b) The Current Uses of Land

The Existing Land Use Map, on p. 31 of the plan, exhibits the various types of land use in Fox Chapel as of January 1987. It was developed from existing Borough base and natural features maps, aerial photography, and field verification. Parcel-specific accuracy can not be vouched for in 100% of cases; an unbuilt lot within an existing residential subdivision may not always be so noted on the map, for example. These should be genuine exceptions, however; the pattern of uses shown is highly reflective of the properties in Fox Chapel today, and represents a sound basis for evaluation.

The Existing Land Use Map is separated into the following use categories, each of which is touched on briefly below:

- Residential, single-family detached
- Residential, multi-family
- Educational/Religious/Private Open Space
- Private Recreation
- Public Parkland and Facilities
- Vacant

1) Residential, single-family detached (2,946 acres, 57.5%)

Not only is this the predominant land use in Fox Chapel, it is virtually the sole form of development. Residences are situated on properties ranging from the largest undeveloped tracts in the Borough to lots of less than an acre, e.g., in Delafield Heights. Aside from the 21 parcels in excess of 10 acres that are vacant or essentially undeveloped (see Table LU-1, p. 45), most residential lots are within recorded subdivisions and generally

reflect the lot size of the zoning district -- one, two, or three acres -- in which they are located. Most of the recent single-family development has been in the two-acre and three-acre districts; examples include Hunt Park, Deer Haven, Fox Crest, and Nantucket. Major areas of development in the one-acre district are Wilmar Estates, The Pines, the Forest Plan, and Highridge Acres. The as-recorded areas are today an anachronism, reflecting the Borough's early development. Delafield Heights and Fox Chapel Manor are good examples of such subdivisions, in which the combination of very sound housing stock and relatively small lots provides a scarce and rather desirable commodity in Fox Chapel.

Typical of communities with substantial natural constraints, some of the most recent developments and proposals involve sites that pose major difficulties from the standpoint of slope, vegetation removal, stormwater runoff, and/or landslide-prone soils. The Rockwood and the Friday tracts are two examples. This trend can be anticipated to mirror the level of future development activity, as most of the less-problematic sites available for development have been converted to such use.

2) Residential, multi-family (3 acres, 0.05%)

The Borough's only true multi-family development is the cluster of 15 townhouse units off Millstone Drive. No known conversions of single-family dwellings or accessory apartments are in existence. The 1980 Census reported 7 dwelling units in 2-family structures, 23 units in 3-and-4-unit structures, and 18 units in structures with 10-49 units; presumably, these are faculty housing units at Shady Side Academy. In addition to the variety of housing types found in Sharpsburg, Aspinwall, and Blawnox, several major multi-family developments exist immediately across the Borough line; these include Fox Chapel Mews and Fox Hall in O'Hara Township, and Forest Manor in Harmar Township (see the Existing Land Use Map).

3) Educational/Religious/Private Open Space (314 acres, 6.14%)

This category is comprised of two major holdings -- Shady Side Academy's 147 acres in two nearly contiguous parcels and the Western Pennsylvania Conservancy's Beechwood Farms Nature Preserve of 83 acres -- along with a variety of smaller properties (the four church sites, of which the largest is the Episcopal Church's 16-1/4 acres; the 3-acre Pine Creek Cemetery at Dorseyville and Squaw Run Roads, and a smaller cemetery plot off Fairview Road, within the Williams tract; and several small open parcels held by the Fox Chapel Land Trust, including a 2.3-acre piece of common open space created on a former Shady Side Academy parcel). In light of Shady Side's recent subdivision and sale of two parcels totaling 30 acres, and the school's occasional exploration of further dispositions of certain holdings, the stability of uses in this category is somewhat questionable.

Aside from the Land Trust's holdings, each use has its own peculiar traffic impact on the community, but nothing that currently is a serious problem or expected to worsen. Each of these tracts represents a use that is serving a population beyond the Borough; indeed, Shady Side Academy and Beechwood Farms are significant regional resources.

4) Private Recreation (426 acres, 8.33%)

Two of the three properties in this category, the Pittsburgh Field Club and the Fox Chapel Golf Club, are long-established (1915 and 1923, respectively) and, together with Shady Side Academy (the Fox Chapel campus was begun in 1922), have occupied the open, virtually undisturbed heart of the Borough since before its formal existence. The Field Club, with 230 acres, and the Golf Club, with 166, combine with the Borough's holdings, to the west along Squaw Run, to comprise a stable island of undeveloped land that serves segments of the region as a recreational resource and a broader population as a protected reserve of scenic and natural value.

The third parcel in this category is of a more recent vintage and modest scale. The Fox Chapel Racquet Club, at Squaw Run and Hunt Roads, adds some diversity to the privately-available recreation facilities in the Borough. (And, while not actually included here, one might also construe Shady Side Academy's athletic facilities as falling into this category.)

5) Public Parkland and Facilities (258 acres, 5.03%)

This category takes in land and facilities in public ownership; as such, the major component is Borough-owned parkland, most of which is included in the linear park along Squaw Run. Typified by the Trillium Trail, this land serves mostly as a passive recreation resource for pedestrians and those enjoying it from their vehicles. The network has been assembled through a combination of purchase, donation, and site development utilizing density transfer. At the Borough's extreme southern end along Squaw Run are both the oldest segment (the Campbell donation fronting Delafield Road) and some of the newest (open space dedicated from the Rockwood and Mayer/Kratsa developments). Two discontinuous pieces along the east branch of Squaw Run join with the Field Club's flood plain to give considerable protection to that stream corridor; opportunities to fill the voids appear to remain.

The parkland at Squaw Run and Guyasuta Roads constitutes the primary active recreation resource owned by the Borough. The few non-park public lands include the Borough Building and its lot (which also houses the Foxwall ambulance service), the fire station on Dorseyville Rd., several small Fox Chapel Authority parcels (including the water tower off Westchester Drive), and the sewage pumping station on Fox Chapel Road. Each of these categories of public lands and facilities is shown separately on the Existing Community Facilities Map, p. 47 of the plan.

6) Vacant (869 acres, 16.95%)

Again exclusive of the institutional, private recreational, and public properties, this category contains the residual of undeveloped or underdeveloped tracts within the Borough. These areas, which include a substantial amount of woodland (see the Woodlands Map, p. 26 of the plan), become a separate universe of tracts on which Borough land use policy has been, and must continue to be, focused. In this light, the areas of greatest potential impact are within the heart of the Squaw Run watershed and at its headwaters; the collection of vacant properties, east of Squaw Run and bounded by Old Mill and Fairview Rds.; and several substantial tracts at the northern end of the Borough. A few important tracts remain in the southern portion of Fox Chapel, but on a more scattered basis.

[Note: No explicit accounting has been made of road surfaces during this compilation. As shown above, roads occupied 240 acres, or 4.7%, of the Borough's land in 1963. To reflect their existence within the 1987 land use pattern, an increase to 6%, or 307 acres, has been assumed.]

C) General Comments and Conclusions

1) Traced from the second decade of this century, development in Fox Chapel has been relatively moderate in pace and unilateral in form. The Borough can be considered a maturing community, and one in which local land use policies can continue to exert a decisive influence in shaping the remaining balance of development. Recent inventories of natural features and revisions to land use controls were aimed at this; the evaluations and policy proposals in this comprehensive plan build upon that work. As shown on Table LU-1, the 21 tracts that contain at least 10 acres of vacant land occupy a total of 621 acres; on a gross basis, this land could yield upwards of 300 dwelling units under current conventional zoning. Among these properties, 14 contain a minimum of 18 acres and thus would qualify for planned residential development and its moderately increased densities. As one or more tracts go through the PRD process, it will be important to evaluate and, as needed, fine-tune the regulations.

2) Other means of shaping future land use are at hand, of course. Existence of the major institutional properties historically has served to limit the need for major policy positions by the Borough. The recent Shady Side Academy subdivision and creation of the Institutional/Open Space District have altered the climate slightly; maintenance of a dialogue with those institutions will be an essential aspect of administering the ordinance and retaining their strength as community centerpieces.

3) The network of already-protected lands containing sensitive, community-valued natural features is sizable. Opportunities to add some missing links, within the Squaw Run corridor and along its tributaries, appear to exist, perhaps through conservation easement in addition to tools now in use.

4) Land uses in adjacent municipalities, across Fox Chapel's boundary, in general are either quite similar or at least compatible in terms of complementing uses within the Borough. Examples of the latter include the higher-density residential and service/retail commercial patterns that characterize the three river boroughs; the Waterworks Mall and O'Hara's Freeport Road commercial and office sector; the multi-family units at Fox Chapel Mews; the high school property; and Squaw Run Park. Several adjacent uses, though, evoke less sanguine feelings, due either to existing impacts or future implications; these include the RIDC industrial park, the Veterans Hospital, and the two Harmar Township residential developments whose sole access is from Fox Chapel. The Adjoining Land Use Map depicts, in generalized form, the most significant of adjacent uses.

5) The lack of commercial or industrial uses within the Borough is, in part, a reflection of their proximity within adjacent communities. Market pressures have shaped the commercial land use pattern along Freeport Road, for example; conversely, there has been no expression of interest for such uses in Fox Chapel itself. This existing situation is attributable to the residential climate of the Borough and the value placed on vacant land for that purpose; it also is a function of the limitations posed by the road system and natural constraints. Still, this void should receive continuing analysis, particularly as to its perpetuation in future land use policy. Two factors to monitor should be the legal implications of land use case law and the ability of residents to obtain goods and services, as well as employment, beyond the Borough.

6) Space for active recreation, available to the general public, is quite limited; this plan explores future needs for more facilities and, as appropriate, the means to meet them.

7) The overall pattern of land use and, especially, recent developments have been affected variously by several basic factors -- landowner preference, natural constraints, zoning and, within that, the density development option. Sewer service only recently has become a limiting factor, and probably should be seen as temporary for now. Road capacity and quality, on the other hand, may assume a more prominent role among development variables. In the main, though, these factors are either the product of, or susceptible to the impact of, public policy.

Table LU-1:
Vacant Parcels, 10 acres or more
(May 1987)

1. <u>Zone A</u>		2. <u>Zone B</u>	
<u>Owner</u>	<u>Acreage</u>	<u>Owner</u>	<u>Acreage</u>
Abbott	42.0	Kratsa	14.0
Babcock	19.0	Mellot	23.0
Bowden	11.4	Sciullo	<u>20.5</u>
Glover & McGregor, Inc.	10.75	3 Properties	
Hardie	20.5	57.5 acres	
Heinz	84.25	PRD-eligible: 43.5 acres	
Henderson	15.0		
Katselas	22.5		
Kyne	10.8		
Lockhart	92.5		
Lynch	21.0		
Magee	35.75		
McGovern	10.8		
McMorris	22.5		
Soffer	<u>20.0</u>		
15 Properties			
438.8 acres			
PRD-eligible: 380 acres			
3. <u>Zone C</u>		4. Borough Totals:	
<u>Owner</u>	<u>Acreage</u>		
Morris	77.5	21 Properties	
Scott/McCune	30.5	620.8 acres	
Voegele	<u>16.5</u>	PRD-eligible: 531.5 acres	
3 Properties			
124.5 acres			
PRD-eligible: 108 acres			

NOTE: Where necessary, the above acreage figures are net of the minimum lot size that would be needed to accommodate an existing dwelling on the tract. Properties listed were vacant as of May 1987, and had no approved plan of development, whether court-ordered or through the Borough subdivision approval process.

7. Circulation

a) Classification of Roads

Generally, the roads within a community can be classified into one of the following types: major arterial, minor arterial, major collector, minor collector and local roads. These classifications are based on two criteria: 1) the function that the road serves in the community and 2) the existing traffic volumes on the road. Definitions for each of the classes of roads follow:

Major Arterial Road: A public street which carries large volumes of local and through traffic, which has signalized intersections and restricted parking and which collects and distributes traffic to and from minor arterial and collector roads.

Minor Arterial Road: A public street which carries considerable volumes of local and through traffic and which collects and distributes traffic to and from collector roads.

Major Collector Roads: A public street which, in addition to providing vehicular access to abutting lots, intercepts local streets and provides a route for carrying considerable volumes of traffic from local roads to community facilities and arterial roads.

Minor Collector Road: A public street which, in addition to providing vehicular access to abutting lots, intercepts local streets and provides a route for carrying considerable future volumes of traffic from local roads in areas of future development to community facilities and arterial roads.

Local Road: A public street designed primarily to provide vehicular access to abutting lots and to discourage through traffic.

Based on these definitions, which take into account the function that a road serves, and in consideration of existing and anticipated future volumes on roads in the Borough, the following classification of roads has been established:

Major Arterial:

Dorseyville Road
Fox Chapel Road
Harts Run Road
Powers Run Road
Squaw Run Road

Minor Arterial:

None

Major Collector:

Delafield Road
Fairview Road
Field Club Road

Minor Collector:

Buckingham Road
Guyasuta Road
Highland Road
Hunt Road
N. Pasadena
Old Mill Road
Squaw Run Road East

Local Roads:

All other roads in the Borough

The location and classification of these roads is shown on the Street Classification and Volume Map contained in the Comprehensive Plan at p. 42.

b) Condition of Roads

Generally, current standards for construction of suburban local roads require a fifty (50) foot right of way and between twenty (20) and twenty-two (22) feet of paving with an additional one (1) foot of paving on each side for curbs, where required. According to the Borough Manager's Borough Street Inventory, the widths of rights of way and paving on the major Borough roads are as follows:

Fairview Road

(Fox Chapel to Old Mill: 6,000')

ROW: 33'-50' variable

Paving: 18'

Fairview Road

(Old Mill to Borough line: 3,992')

ROW: 33'-50' variable

Paving: 20'

Field Club Road

(Highland Road to O'Hara line: 1,300')

ROW: 33'

Paving: 18'

Field Club Road

(Squaw Run to Fox Chapel Road: 3,247')

ROW: NA

Paving: 20'

Field Club Road

(Fox Chapel Road to Borough Line: 2,376')

ROW: 50'

Paving: 20'

Guyasuta Road
(Entire Length: 5,362')
ROW: 33'
Paving: 18'

Hunt Road
(Entire Length: 7,650')
ROW: 33' variable
Paving: 18'

Old Mill Road
(Entire Length: 20,106')
ROW: NA
Paving: 18'

Squaw Run Road
(Fox Chapel to Dorseyville: 11,955')
ROW: NA
Paving: 20'

Squaw Run Road East
(Fox Chapel to Episcopal Church: 3,400')
ROW: Variable
Paving: 18'

Squaw Run Road East
(Episcopal Church to Squaw Run: 4,520')
ROW: Variable (33' and 41.5')
Paving: 18'

Field Club Road is the only road that has a consistent fifty (50) foot right of way. Fairview Road has a variable right of way between 33 and 50 feet wide. Twenty (20) feet of paving exists only on the section of Fairview Road from Old Mill to the Borough line, on Field Club Road from Fox Chapel Road to the Borough line and on Squaw Run Road between Fox Chapel and Dorseyville Roads.

Where possible, the desired fifty (50) foot right of way should be obtained when developers subdivide along existing roads. Even with adequate right of way, however, topography along major roads in the Borough is such that widening may not be practical or physically feasible. Effort should be made, where practical, to widen the paving on Major Collector roads to the recommended twenty (20) feet. The minimum paving standards for Minor Arterial roads should be twenty (20) feet for roads which may be classified as such in the future.

Two Major Arterial roads in the Borough, Dorseyville Road and Fox Chapel Road, are owned and maintained by Allegheny County. Harts Run Road and Powers Run Roads are owned and maintained by the State. The only Major Arterial road in the Borough over which the Borough has direct responsibility for maintenance and improvements is Squaw Run Road, a Borough road.

The intersection of Fox Chapel Road with Squaw Run Road creates a hazard for Northbound traffic turning left onto Squaw Run Road. Because Fox Chapel Road is a County road, the Borough should work closely with the County to obtain a solution to this problem.

The Borough Engineer and Borough Public Works Director have identified a number of problem areas in the Borough road system. These areas are listed in Table C-2, below, and are designated by reference number on the Street Classification and Volume Map on page 42 of the plan.

Of the thirty-one (31) problem areas identified, seven (7) can be easily corrected by removal of vegetation and continued maintenance to guarantee visibility. At three (3) locations, a cul de sac is needed on a residential street. In addition, Wise Hill Road is an unimproved road which serves four (4) lots. The intersection of Rockwood Drive with Fox Chapel Road is difficult to exit during peak hours. A traffic signal may resolve this problem; however, present traffic volumes probably do not warrant a signal.

Five (5) drainage problems have been identified, one (1) of which is on Fox Chapel Road and is the County's responsibility. An additional five (5) locations have combined drainage, width and alignment problems. Three (3) locations lack adequate width of paving. An additional six (6) locations have alignment problems which make exiting or turning movements difficult. Many of these improvements will require substantial expenditures of Borough funds; therefore, a long-range capital improvements program and budget should be developed to accomplish these improvements. Priority should be given to those roads which are classified as Major Collectors.

c) Traffic Volumes

The only road within the Borough for which there is a history of traffic counts is Fox Chapel Road, a County owned and maintained road. The Allegheny County Planning Department performs counts at key locations on Fox Chapel Road every 2-3 years. Volumes on Fox Chapel Road can be classified as high from Delafield Road to the South, moderate between Squaw Run Road and Field Club Road and low from Field Club Road to the northern Borough line. Table C-3, below, indicates the volumes on Fox Chapel Road. These volumes are also shown on the Street Classification and Volume Map.

In order to assess the impact of future development, both inside and outside the Borough, the Borough requested Allegheny County to perform traffic counts at thirteen (13) key locations on Borough roads in November 1985. These locations and the November 1985 volumes are shown on the Street Classification and Volume Map. The results of the November 1985 traffic counts are shown on Table C-1, below.

TABLE C-1

FOX CHAPEL BOROUGH

NOVEMBER 1985 TRAFFIC COUNTS

	ADT *
SQUAW RUN ROAD	
West of its intersection with Fox Chapel Road	4,238
West of its intersection with Squaw Run Road East	3,916
Between Deer Spring Lane and Dorseyville Road	3,569
SQUAW RUN ROAD EAST	
Between Squaw Run Road and Fox Chapel Road	855
HUNT ROAD	
West of Fox Chapel Racquet Club	1,517
Between Tomahawk Drive and Oakhurst Road	1,094
FAIRVIEW ROAD	
Just West of its intersection with Fox Chapel Road	1,613
Just West of Wilmar Drive	1,565
OLD MILL ROAD	
North of its intersection with Squaw Run Road	924
Between Dietrich Drive and Fox Chapel Road	283
FIELD CLUB ROAD	
Between Fox Chapel Road and Glenhaven Lane	4,720
Just North of Borough/O'Hara Township boundary (in Forest Plan)	1,219
HIGHLAND ROAD	
Just East of its intersection with Fox Chapel Road	670

* ADT = Average Daily Traffic in both directions over 24 hours.

Traffic counts at these thirteen (13) key locations in the Borough should be updated every 3-5 years to document trends in the growth of traffic volumes on Borough roads from sources both inside and outside the Borough. Developers of large sites should provide traffic studies with their applications for approval which will project expected traffic volumes associated with the proposed development and suggest appropriate remedial actions necessary to control the impact of traffic on Borough roads, if warranted. Cooperation with adjacent municipalities will be necessary to determine the impact of traffic generated by future development in those communities on Borough roads.

TABLE C-2

**FOX CHAPEL BOROUGH
STREET/INTERSECTION PROBLEMS**

PROBLEM	AREA NUMBER	LOCATION
Unimproved road	9	Wise Hill Road (4 lots)
Width, alignment, drainage	4	Old Mill Road between Fairview and Fox Chapel Road
Width, alignment, drainage	6	Fairview Road between Old Mill and Fox Chapel Road
Width, alignment, drainage	8	Highland Road East of Forest Drive and Old Timber Trail
Width, alignment, drainage	16	Hunt Road between Squaw Run Road and Riding Trail Lane
Width, alignment, drainage	23	Hillcrest Road between Royston and Fox Chapel Road
Alignment-exit difficult	18	Woodcliff Road at Field Club Road
Alignment-exit difficult	20	Foxtop Drive at Field Club Road
Alignment-turning difficult	26	Fox Chapel Road at Squaw Run Road (County)
Alignment-turning difficult	29	Guyasuta/Grandview/Buckingham
Alignment-turning difficult	30	Delafield (County) at East Waldheim
Width	1	Hunt Road between Tomahawk & Wedgewood
Width	2	Old Mill (East of Millview Drive)
Width	7	Quail Hill Road
Cul de sac needed	7	Quail Hill Road
Cul de sac needed	22	Royston Road
Cul de sac needed	28	Edgewood Road/Colbert Lane
Catch basin; storm sewer	5	West Chapel Ridge (East of Foxhurst Road)
Drainage	15	Squaw Run Road East (East of Squaw Run Road)
Storm sewers needed	21	North and South Drives
Drainage (County)	24	Fox Chapel Road below Hillcrest
Gutter required	25	Guyasuta Road between Squaw Run Road and Fieldvue Lane
Difficult to exit (wall)	3	Lakeside Drive (private) at Fairview Road
Difficult to exit (volume)	27	Rockwood Drive at Fox Chapel Road- peak hrs.
Trees- hazard	14	Squaw Run Road East (between open space and Episcopal Church)
Trees- vision	10	Fox Chapel Road at Powers Run
Trees- vision	11	Indian Hill Road at Fox Chapel Road
Trees- vision	12	Fairway Lane at Fox Chapel Road
Trees- vision	13	Evergreen Road at Fox Chapel Road
Trees- vision	17	Hunt Road at Squaw Run Road
Trees- vision	19	Hickory Hill Road at Field Club Road

SOURCE: Borough Engineer and Public Works Director, December, 1985.

TABLE C-3

FOX CHAPEL TRAFFIC COUNTS

(Source: Allegheny County Planning Department)

MAP KEY *		INCREASE	JUNE '85	AUG. '83	JULY '80	MARCH '77
1	Fox Chapel Road (S. of Delafield)	NA	13,346	NA ** (1984 Bridge Count: 13,999)	NA	NA
2	Delafield Road (W. of Fox Chapel Road)	+ 45%	4,390	3,948	3,361	3,020
3	Fox Chapel Road (N. of Delafield)	+ 46%	14,069	13,660	12,222	9,649
7	Fox Chapel Road (S. of Fairview)	+ 31%	NA	3,862	3,434	2,942
9	Fox Chapel Road (N. of Powers Run)	- 4%	NA	3,093	3,857	3,226

BRIDGE COUNTS (March, 1985)

4	Fox Chapel Road (Between Squaw Run and Hillcrest)	(SQ 05)	8,158
5	Fox Chapel Road (Before Springhouse Lane)	(SQ 08)	7,857
6	Fox Chapel Road (Over Glade Run)	(SQ 03)	3,423
8	Fox Chapel Road (E. of Fairview Road)	(SQ 06)	3,347

* See Street Classification and Volume Map on p. 42 of the Comprehensive Plan for locations.

** NA = Not Available

8. Community Facilities and Services

Community facilities and services are those aspects of a community which guarantee the public health, safety and welfare of its residents and which make a community attractive to new residents. A minimum level of services is necessary in any community; however, the community that is able to provide both adequate public safety services and additional cultural and recreational facilities and services not only enriches the quality of life of its residents, but will become attractive to new residents. The community facilities and services which are discussed below include: public buildings, schools, recreation and open space, water, sewers, storm drainage and municipal services, including police, fire, emergency medical and garbage collection. For the purposes of this plan, the discussion is limited to these services which are the responsibility of local government. Existing facilities are shown on the Existing Community Facilities Map on page 47 of the Comprehensive Plan and on the Water and Sewer Service Area Map on page 49 of the plan.

a) Water and Sewerage

At the time of preparation of the 1963 Fox Chapel Borough Comprehensive Plan, the long-range goal for water service was to extend the public water system throughout the Borough; the short-range goal was to provide sewers for lots which had private water supplies to avoid contamination of ground water. Presently, water service is generally available, except in the northernmost section of Old Mill Road between Fairview Road and Fox Chapel Road. The Water and Sewer Service Area Map shows the present availability of water service in the Borough. According to the Gyrasuta Joint Municipal Plan, future action required for the Fox Chapel Authority during the fifteen (15) year planning period is increasing the treatment and storage capacity of the existing water treatment plant to 2.5 million gallons per day (MGD) by the year 2000.

The Borough is almost entirely sewerred. The Water and Sewer Service Area Map shows the present availability of public sewers in the Borough. The areas which remain unsewered are located in different watersheds from the primary watershed in the Borough and will require cooperation with the adjacent municipalities of Indiana and O'Hara to provide service in these shared watersheds. Timing of future extensions of service in these shared watersheds will depend also on the pace of future development in the adjacent municipalities and the economic feasibility of extending service into Fox Chapel Borough. The long-range goal for the Fox Chapel Sewer Authority will be to continue to cooperate with Indiana and O'Hara Townships to provide sewer service in the shared watersheds.

The most critical short-range problem with the existing sewer system is the amount of inflow and infiltration in the existing collection system. As a result, in 1984, a temporary moratorium on the issuance of building permits was imposed by the Pennsylvania Department of Environmental Resources (DER). Inspections were performed by the Borough and a study was completed and submitted to DER for review and approval. The Borough's Corrective Action

Plan has been accepted by DER and the moratorium on the issuance of building permits has been lifted in the primary watershed in the Borough. DER has authorized the issuance of a limited number of building permits each year while the Borough implements the Corrective Action Plan. The resolution of this problem may impact the rate of future development in the Borough.

b) Storm Drainage

As recommended in the 1963 Comprehensive Plan, the Borough is continuing to undertake a program of gutter paving along local roads to improve storm drainage and is continuing to enforce provisions of the Borough Subdivision Ordinance to require storm drainage facilities in new subdivision plans. Some of the more critical storm drainage improvements needed on local roads are discussed in the Circulation section of the plan.

Private property owners experience storm drainage problems on their individual lots which are outside the purview of Borough regulations. In the interest of providing assistance to these property owners to solve their private on-lot storm drainage problems, the Borough could publish a "self-help" manual of suggested remedies that either the owner or a contractor could perform to correct storm drainage problems on private properties.

During the fifteen year planning period, the greatest responsibility for the Borough will be compliance with Pennsylvania Act 167, the Storm Water Management Act, and implementation of the Allegheny County Storm Water Management Plan required by Act 167. This will require developers to analyze pre-development and post-development run-off characteristics and to control the rate of run-off from future development sites. The additional expense for performing the required analysis and for installing the required control devices may affect the rate of future development in the Borough. The Borough's competitive position in the region should not be affected, however, because all municipalities in Allegheny County will be required to implement the County's Storm Water Management Plan.

c) Public Buildings

The 1963 Comprehensive Plan recommended two (2) additions to the Municipal Building complex: 1,400 square feet for road department vehicle and equipment storage and 900 square feet for administrative offices and police. These additions have been accomplished; however, the present use of the Municipal Building is at full capacity and consideration should be given during the fifteen year planning period to the future needs for additional administrative space and provisions for computerized record-keeping and other technological advances in the administration of municipal services.

The 1963 Comprehensive Plan indicated that a local library in Fox Chapel was not warranted and that the Borough should support a regional facility. Such a regional facility has been established at the Boyd Community Center and Lauri Ann West Library in neighboring O'Hara Township. Fox Chapel Borough has been providing continuing financial support for this important facility since its inception in 1983.

d) Schools

The 1963 Comprehensive Plan recommended that all of Fox Chapel should be in the same school district. The Fox Chapel Area School District, subsequently, has been created and now includes all of the Borough of Fox Chapel, the Boroughs of Aspinwall, Blawnox and Sharpsburg and the Townships of O'Hara and Indiana.

The School District does not anticipate the need for expansion or new construction of facilities during the fifteen year planning period. The School District presently owns two (2) vacant sites for future development on Middle Road in O'Hara and Lakeview in Indiana. The District is considering the sale of the Indiana site.

e) Parks, Recreation and Open Space

The 1963 Comprehensive Plan recommended the establishment of a Basic Park System and a Secondary Park System. To obtain land for the Basic Park System, a density zoning scheme was recommended whereby a developer could cluster housing and dedicate open space to the Borough as part of the Basic Park System. Additional land would be added to the Basic Park System through purchase by the Borough of key parcels. The Secondary Park System would be comprised of land dedicated by developers in the Borough in locations other than the Basic Park System. The 1963 Plan recommended that Secondary Park properties be obtained through dedication only and that Borough funds not be expended for purchase.

The Basic Park System in the Squaw Run Valley has been implemented through acquisition and dedication. Additions to the Basic Park System and Secondary Park System continue to be accepted through developer dedications. The existing park lands in the Borough are shown on the Existing Community Facilities Map on p. 47 of the plan. In 1963, there were 70 acres of land in 3 parcels in the Basic Park System. Since then, 166 acres have been added through a combination of Borough acquisition, landowner gifts and ordinance incentives which have resulted in dedication of open space by developers. In 1986, the total Borough open space system contains 236 acres and is comprised of 19 parcels.

The second principle of the 1963 Comprehensive Plan is that public recreational facilities should complement private recreational facilities. This remains true today; therefore, the adequacy of public and private facilities presently available to meet the needs of Borough residents must be assessed. The following facilities and programs are available to Borough residents:

WITHIN THE BOROUGH

Public

Trillium Trail
Salamander Park
McCahill Park
Beechwood Farms (part)
(Evans Nature Center)

Private

Fox Chapel Golf Club
Pittsburgh Field Club
Fox Chapel Racquet Club
Shadyside Academy

RECREATION FACILITIES
OUTSIDE THE BOROUGH

<u>Public</u>	<u>Private</u>
Fox Chapel Area Schools	Two (2) swim clubs
Boyd Community Center (O'Hara)	(O'Hara)
Lauri Ann West Library (O'Hara)	
Squaw Valley Park (O'Hara)	
Hartwood Acres (Indiana/Hampton)	
(Allegheny County)	
Beechwood Farms Nature Reserve (Indiana)	
(W. PA. Conservancy)	
Guyasuta Boy Scout Camp (O'Hara)	

ACTIVITIES AND PROGRAMS

Activities and programs available at the above listed public and private facilities within the Borough and in adjacent communities include:

Nature Trails and Programs	Golf
Hiking, Jogging, Fitness Trails	Tennis
School Facilities (indoor/outdoor)	Swimming
Canoe Program	Gymnastics Camp
(District Ass'n.)	Summer Day Camp
Summer Youth Work Program	Ballfields
(District Ass'n.)	Rugby, Soccer
Meeting Rooms/Library	Basketball Court
Town Hall Lecture Series	X-C Skiing

As part of this planning program, a Citizen Attitude Survey was mailed to Borough households (see Appendix B). Several questions were included regarding the adequacy of recreational opportunities in the Borough. The results of the survey indicated that the Borough should continue to rely on private recreational facilities, rather than increasing public recreational facilities. Respondents indicated that the Borough should continue to increase open space in the community and that the open space should not be intensively developed for recreational facilities. About 40% of the respondents to the survey indicated an interest in having bike trails and hiking trails developed in the Borough. Thirty percent (30%) of the respondents indicated an interest in jogging trails.

f) Municipal Services

In 1979, Foxwall Emergency Medical Service was established to serve the Boroughs of Fox Chapel and Aspinwall. In 1980, a building to house the service was constructed on land adjacent to the Fox Chapel Municipal Building which is leased to Foxwall by the Borough. Presently, the all volunteer service maintains two (2) vehicles and has forty (40) volunteers. Emergency service is available seven (7) days a week on a twenty-four (24) hour basis. The service is supported through subscriptions and contributions. Both Aspinwall and Fox Chapel Boroughs provide contributions.

The Borough is served by a Volunteer Fire Department which operates its main station at the Borough Building and a substation on Dorseyville Road. The Department receives its total financial support from the Borough. Equipment and location of facilities are adequate. Presently, the Department is manned by volunteers and is supplemented during the business day by the 10 member crew of the Borough Public Works Department.

Garbage collection is provided by a private contractor and is an annual budgeted expense. Presently, backyard pick-up is provided. There is the possibility that future costs may make backyard pick-up impractical.

Garden clubs in the Borough have undertaken a continuing program of providing roadside plantings.

An employee of the Borough Public Works Department is responsible for animal control. The Borough does not operate a kennel. Facilities of Animal Friends and Animal Rescue League are utilized.

Borough households had an opportunity to evaluate municipal services as part of the Citizen Attitude Survey. The results of the survey are shown on the following table:

TABLE CF-1

RESULTS OF RESIDENT SURVEY

RATING OF BOROUGH SERVICES

	Excellent	Good	Fair	Poor	Don't Know	No Reply
Water Service	39.6%	35.8%	8.0%	2.9%	5.0%	9.4%
Sewer Maintenance	34.9%	42.7%	4.0%	2.0%	13.1%	3.3%
Police Protection	57.6%	33.1%	4.0%	0.0%	3.3%	2.0%
Fire Protection	35.3%	33.3%	5.0%	0.3%	22.8%	3.4%
Snow Removal/Salting	67.3%	26.7%	3.6%	1.0%	0.0%	1.7%
Leaf Removal	43.6%	35.4%	9.0%	2.7%	5.6%	2.3%
Garbage Collection	46.3%	34.6%	11.1%	6.4%	0.0%	1.0%
Animal Control	16.3%	28.0%	20.3%	18.3%	14.4%	3.0%
Traffic Control	22.3%	51.8%	13.3%	4.3%	5.0%	3.0%
Code Enforcement	27.2%	38.5%	7.0%	2.7%	14.4%	4.1%

Total Responses: 838 households

The Borough issues a quarterly Newsletter which is co-funded by the Fox Chapel District Association. The Newsletter contains information about community services and activities, Borough projects and legislation, the annual budget and land development activities in the Borough. Through the Citizen Attitude Survey, Borough households had an opportunity to evaluate the adequacy of the Newsletter and other sources of information about Borough activities and services.

The Citizen Attitude Survey indicated that 42% of the respondents thought that the information they receive from present sources is adequate. An additional 31% indicated that the Borough should rely more on the Borough Quarterly Newsletter to provide information to residents. About 70% of the respondents indicated that the amount of information presently made available about budget and finance, services and people in the Borough is adequate. Forty-three percent (43%) of the respondents indicated that they want more information about Borough plans and new ideas proposed. Thirty-eight percent (38%) indicated that they would like more information about actions taken by Borough Council and 34% requested more information about trends in community characteristics.

BOROUGH OF FOX CHAPEL

PLANNING SURVEY

January, 1986

Dear Fox Chapel Borough Resident:

Your Borough Council has asked the Planning Commission to update the long-range plans for our community last developed in 1963. From the beginning, residents have sought to preserve the gracious open quality of our landscape and to assure continuing high standards in new development. We do not plan to change this goal. Rather, our concern is what we should do to continue realizing our goal with the changes of today and tomorrow - changes such as increased traffic, pressure for non-residential uses, development in neighboring communities, and demands for community facilities.

In seeking to have this new plan reflect the outlook of the residents of the Borough, we are sending this questionnaire to you for its completion and return. We urge these questions be discussed with the adult members of your household and a single reply be forwarded. If there are any additional comments or suggestions, we would be pleased to receive them.

A hearing on the draft will be held later in 1986. The value of these plans rests on your participation. To build a future community in line with your wishes, please return your completed questionnaire shortly, but no later than February 7, 1986. An addressed, stamped envelope is enclosed for your convenience.

Sincerely,



JANICE C. PARKER
Chair, Planning Commission

A. BACKGROUND OF HOUSEHOLD

1. How many years have you lived in Fox Chapel? _____
2. What is your age? _____ Less than 35; _____ 35-44; _____ 45-54; _____ 55-64;
_____ 65 or Over
3. How many persons are there in your household? _____
4. How many persons in your household are under 18 years old? _____

Continue on next page.

5. Please check (✓) below the three most important reasons for your choice of Fox Chapel as your community.

- ☐ a) family ties to the area
- ☐ b) advice of a friend or employer
- ☐ c) resale value of property
- ☐ d) type of house available
- ☐ e) woods and semi-rural landscape
- ☐ f) quality of public schools available
- ☐ g) quality of private schools available
- ☐ h) prestigious address
- ☐ i) recreation facilities
- ☐ j) tax rates on assessed value
- ☐ k) other (specify): _____

6. When I retire (or if retired), I will probably: (check one)

- ☐ a) continue living in Fox Chapel
- ☐ b) move to a community outside Fox Chapel
 - ☐ within Allegheny County
 - ☐ outside Allegheny County
- ☐ c) don't know

7. If you plan to move outside Fox Chapel, check below any reasons that influenced your choice.

- ☐ a) want a better climate
- ☐ b) need small living quarters
- ☐ c) want a smaller yard
- ☐ d) want lower taxes
- ☐ e) want to reduce housing costs
- ☐ f) want public transportation near
- ☐ g) want less secluded area
- ☐ h) want to move where other friends have gone
- ☐ i) want better community facilities
- ☐ j) other (specify): _____

8. Where does the primary wage earner work?

- ☐ a) out of your home
- ☐ b) downtown Pittsburgh
- ☐ c) City of Pittsburgh, other than downtown
- ☐ d) Allegheny County, outside the City
- ☐ e) outside Allegheny County

9. Where are other wage earners employed, if any?

- ☐ a) out of your home
- ☐ b) downtown Pittsburgh
- ☐ c) Allegheny County, other than downtown
- ☐ d) Allegheny County, outside the City
- ☐ e) outside Allegheny County
- ☐ f) none

Continue on next page.

10. What is the primary wage earner's typical means of transportation to work?

- ☐ a) private auto
☐ b) carpool
☐ c) public transportation
☐ d) other: _____

11. If a Park'n Ride area could be developed, would anyone in your household be likely to use it frequently? ☐ Yes ☐ No

B. ATTITUDES ABOUT FUTURE DEVELOPMENTS

LAND USAGE

1. Do you think a limited amount of cluster housing is desirable in the Borough? ☐ Yes ☐ No

2. Most of the available developable land in the Borough is now zoned for 3-acre usage. Should some of this be reduced to 1-acre zoning?

- ☐ a) most of that available
☐ b) some of that available
☐ c) none of that available

3. For non-residential land usage, should the Borough continue to rely on adjacent communities or encourage some amount of such usage within the Borough? (check one)

- ☐ a) rely on adjacent communities
☐ b) have some local usage
☐ c) don't know

4. To broaden the tax base and diversify land usage, should the Borough encourage:

a) some commercial use (such as a floral shop, specialty shop, gas station, etc.) - (check an answer for both 1) and 2) below)

- 1) in perimeters of the Borough? ☐ Yes ☐ No
 2) on any developable land? ☐ Yes ☐ No

b) some light industry use (such as RIDC) -

- 1) in perimeters of the Borough? ☐ Yes ☐ No
 2) on any developable land? ☐ Yes ☐ No

c) some office use (such as bank, real estate, travel service, professional building, etc.) -

- 1) in perimeters of the Borough? ☐ Yes ☐ No
 2) on any developable land? ☐ Yes ☐ No

d) some grocery or convenience stores (such as drug store, dry cleaner, beauty shop, etc.) -

- 1) in perimeters of the Borough? ☐ Yes ☐ No
 2) on any developable land? ☐ Yes ☐ No

Continue on next page.

RECREATIONAL FACILITIES

5. Should the Borough continue to increase its amount of open-land (even if non-taxable)? Yes No
6. Should more effort be made to develop open-land for parks and recreational facilities? Yes No
7. Should the Borough continue to rely mainly on private recreational facilities or seek to increase its public facilities?
 rely on private increase public
8. What types of recreational facilities should be further developed for Borough residents? (Please keep in mind probable costs to develop and maintain them.)
- | | | |
|---------------------------------------|---------------------------|--------------------------------------|
| <u> </u> Swimming | <u> </u> Jogging | <u> </u> Marksmanship |
| <u> </u> Golf | <u> </u> Skiing | <u> </u> Arts & Crafts |
| <u> </u> Tennis | <u> </u> Bike Trail | <u> </u> Fields for baseball, |
| <u> </u> Hiking | <u> </u> Photography | <u> </u> soccer, football, etc. |
| <u> </u> None of the above | | |
| <u> </u> Others (specify): _____ | | |

INFORMATION SERVICES

9. To bring more information about the Borough to you, should we rely more on (check one):
- a) information now OK
- b) THE HERALD
- c) The Quarterly Borough Newsletter (District Assn. Newsletter)
- d) Special letters from the Borough
- e) Some new method (Describe: _____)
10. How would you evaluate the amount of information now coming to you about Borough affairs?
- | <u>KINDS OF INFORMATION</u> | <u>WANT MORE
INFO</u> | <u>PRESENT
AMOUNT OK</u> | <u>HAVE MORE
THAN NEEDED</u> |
|--|--|------------------------------|----------------------------------|
| | (Check one for each kind of information) | | |
| Budgets & Finances..... | <u> </u> | <u> </u> | <u> </u> |
| Services..... | <u> </u> | <u> </u> | <u> </u> |
| People in Borough..... | <u> </u> | <u> </u> | <u> </u> |
| Borough Plans..... | <u> </u> | <u> </u> | <u> </u> |
| Actions Taken by Council... | <u> </u> | <u> </u> | <u> </u> |
| New Ideas Proposed..... | <u> </u> | <u> </u> | <u> </u> |
| Trends in Community
Characterics..... | <u> </u> | <u> </u> | <u> </u> |
- Describe other kinds of information you feel are needed: _____
- _____
- _____

LOCAL SERVICES

11. Do you feel there should be greater coordination with other local communities? Yes No Don't Know

12. Do you use and/or support the service? How do you rate the quality of the service?

	Yes	No	Excellent	Good	Fair	Poor	Don't Know
Recycling Center							
Ambulance Service							
County Mobile Library							
Lauri Ann West Library							
Other Boyd Community Center Activities							
Cable TV							
Public Transportation							

BOROUGH SERVICES

13. How do you rate the quality of the service?

	Excellent	Good	Fair	Poor	Don't Know
Water Service					
Sewer Maintenance					
Police Protection					
Fire Protection					
Snow Removal/Salting					
Leaf Removal					
Garbage Collection					
Animal Control					
Traffic Control & Speed Enforcement					
Zoning & Building Enforcement					

14. Tell the three services (local or Borough) that you feel deserve improvement and how it might be done. Use of back of this page for more space if needed.

15. Add below any suggestions you may have for means of improving the quality of life in your community. Use the back of this page for additional space.

Thank you for completing this questionnaire. Please mail in the enclosed, self-addressed stamped envelope.

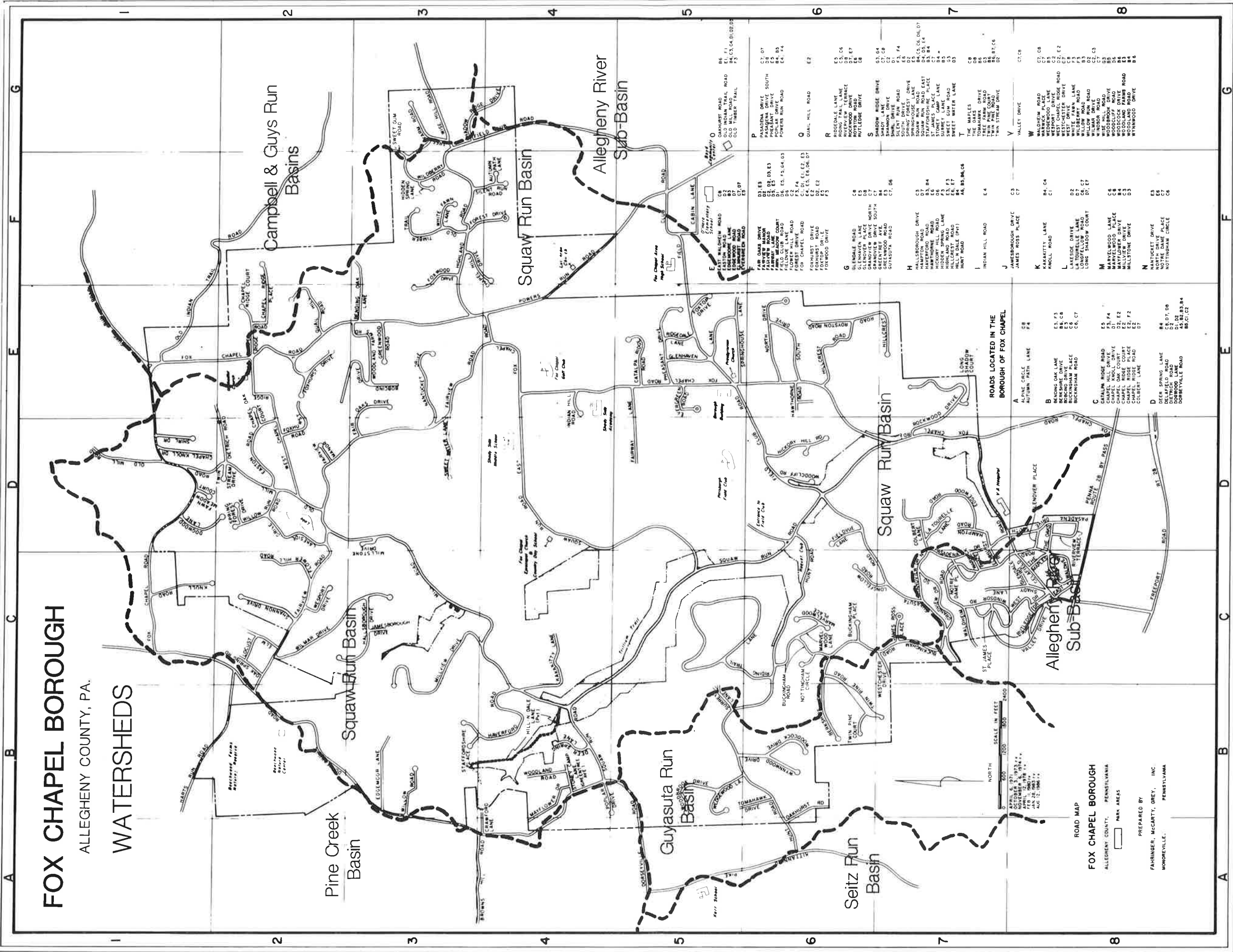
COMMENTS/SUGGESTIONS: _____

FAHRINGER, McCARTY, GREY, INC.
MONROEVILLE, PENNSYLVANIA

FOX CHAPEL BOROUGH

ALLEGHENY COUNTY, PA.

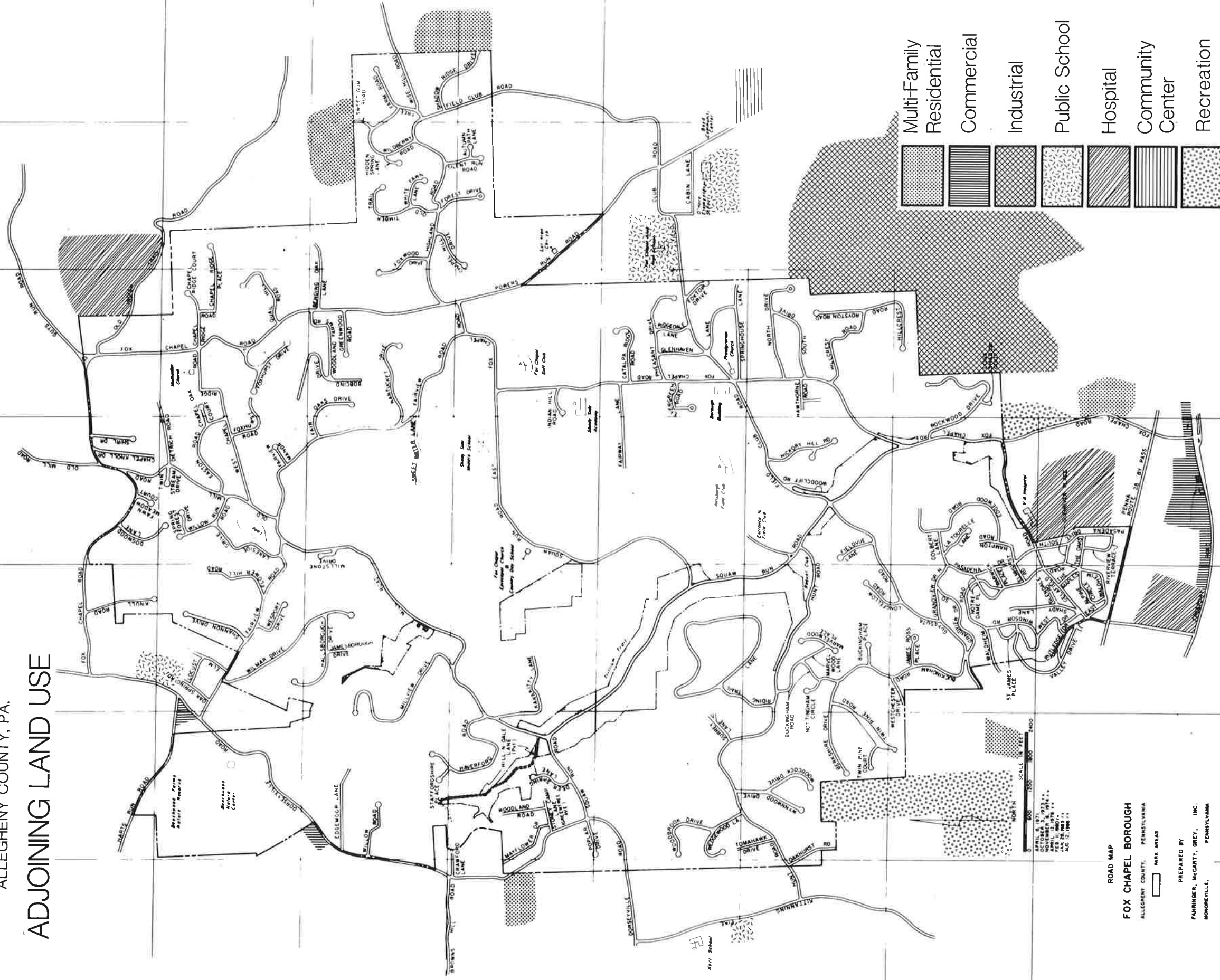
WATERSHEDS



FOX CHAPEL BOROUGH

ALLEGHENY COUNTY, PA.

ADJOINING LAND USE



ROAD MAP
FOX CHAPEL BOROUGH

ALLEGHENY COUNTY, PENNSYLVANIA

DATE: 1971

PREPARED BY

FAHNINGER, MCCARTY, GREY, INC.
MONROEVILLE, PENNSYLVANIA

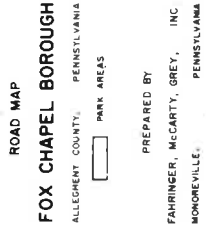
18

ALL-EGHENY

Vacant parcels eligible for planned residential development option under Borough Zoning Ordinance (May, 1987)

ALLEGHENY COUNTY, PA.

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