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# Borough of Oakmont

## **Comprehensive Plan**

Adopted Winter 2011

Prepared for: The Borough of Oakmont

Prepared by: Environmental Planning & Design, LLC

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FROM THE MINUTES OF THE REGULAR MEETING OF  
OAKMONT BOROUGH COUNCIL, HELD AT COUNCIL  
CHAMBERS, 767 FIFTH STREET, OAKMONT, COUNTY  
OF ALLEGHENY, PENNSYLVANIA, THE 14<sup>th</sup> DAY OF  
FEBRUARY, 2011, AT 7:00 O'CLOCK PM, A FULL  
QUORUM BEING PRESENT:

ON MOTION of Ms. Vagley, seconded by Ms. Saxon,

and regularly carried, the following Resolution was adopted:

**RESOLUTION NO. R3-2011**

**A RESOLUTION OF THE MAYOR AND BOROUGH  
COUNCIL OF THE BOROUGH OF OAKMONT, COUNTY  
OF ALLEGHENY, COMMONWEALTH OF  
PENNSYLVANIA, ADOPTING A COMPREHENSIVE PLAN.**

**WHEREAS**, the Pennsylvania Municipalities Planning Code authorizes the Borough of Oakmont Planning Commission to prepare a Comprehensive Plan (hereinafter "the Plan"), addressing land use and development, transportation, infrastructure and civic amenities within the Borough of Oakmont (hereinafter "the Borough"); and

**WHEREAS**, the Borough's appointed Planning Commission has reviewed and recommended the approval of a Plan that addresses community goals, future land use and housing, transportation, natural resources, civic amenities, public infrastructure, parks recreation and open space; and

**WHEREAS**, the Plan has also proposed an action plan with respect to land use, housing, civic amenities, infrastructure and transportation, education, and municipal administration and operations; and

**WHEREAS**, the Plan also incorporates data with respect to demographics, land policy analysis, existing zoning and land use, environmental characteristics, transportation, public water and sewer infrastructure, community facilities, public cost analysis and community involvement; and

**WHEREAS**, the Borough agrees to discuss specific policies and actions for implementation of the Plan within a reasonable time frame following the adoption of the Plan; and

**WHEREAS**, on September 2, 2010, the Borough of Oakmont Comprehensive Plan was sent to the Allegheny County Council, Allegheny County Economic Development, Riverview School District, Blawnox Borough, Harmar Township, O'Hara Township, Plum Borough and Verona Borough for review and comment; and

**WHEREAS**, the participating Borough agrees to charge their administrative staff personnel and Planning Commission with continuing dialogue with the Borough's leaders, boards, committees and commissions to encourage collaborative efforts and implementation of the Plan's recommendations.

**NOW, THEREFORE BE IT RESOLVED AND ENACTED**, and it is hereby resolved and enacted by the Borough Council of the Borough of Oakmont, County of Allegheny, Commonwealth of Pennsylvania that the Borough of Oakmont Comprehensive Plan, as attached hereto, be adopted.

RESOLUTION REGULARLY ADOPTED AND ENACTED this 14<sup>th</sup> day of

February, A. D., 2011.

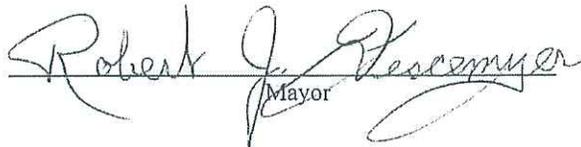
ATTEST:

  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Borough Manager and Ex-Officio Borough Secretary

EXAMINED AND APPROVED this 14<sup>th</sup> day of February, A. D., 2011.

ATTEST:

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Borough Manager and Ex-Officio Borough Secretary

DULY RECORDED in Ordinance Book Volume 31, Page 25, this 14<sup>th</sup> day of

February, A. D., 2011.

  
\_\_\_\_\_  
Borough Manager and Ex-Officio Borough Secretary

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## **ACKNOWLEDGEMENTS**

The Comprehensive Plan has been made possible by the input and guidance of many including:

### **Borough Residents**

#### **Borough Mayor**

Robert Fescemyer, Mayor

Former Mayor:

William Peoples

#### **Borough Council**

Current Council Members:

Tim Favo, President

Nancy L. Ride, Vice President

John P. Donovan

Timothy Milberger

Laurie Saxon

Ronald E. Scott

Kitty Vagley

Former Council Members:

Michael Federici

Paul M. Winkler

William E. Benusa

Tom Bland

John A. Fitchwell

Allan R. Kennedy

Douglas E. Myers

Cheryl P. Zentgraf

Frederick R. Favo

#### **Planning Commission**

Joseph F. DiMario

Frank A. Bonaroti

James M. Joyce

Jeffrey W. Kline

John P. Wojtyna

Former Commissioner:

Thomas J. Briney

**Recreation Board**

Thomas R. Bland  
Benjamin Erdeljac  
Sophia Facaros  
Doug Meyers  
Mary Ann Provenza  
Kyle Reynolds

**Borough Administration**

Bruce Jamison, Borough Manager  
Lisa Cooper Jensen, Assistant Borough Manager  
Mark J. Christman, Planning Commission Solicitor  
Robert H. Schoop, Jr., Borough Solicitor

**Other Participants**

Megan English  
Vince Gagetta  
Frances Saxon  
Adeline Brown  
Gerry Depo  
Dale E. Peoples

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## **PREFACE**

### **Role of the Comprehensive Plan**

A Comprehensive Plan serves as the general framework through which a community can implement unified projects and planning strategies aimed to strengthen its character, services and policies. The Comprehensive Plan process and document is mandated by the Municipalities Planning Code (MPC). The Borough of Oakmont completed this planning project in four (4) phases, as noted below:

**Phase 1 – Demographics.** As part of the first phase of its comprehensive planning efforts, the Borough of Oakmont conducted a series of initial analyses associated with the community's demographic and physical character. Based on these findings, the community has identified a range of observations and issues that have the potential to impact Oakmont's future character and functionality. Later phases of the planning process focused on further understanding the inter-relationships of these issues and, more importantly, formulating recommendations to address these issues and to forge a common vision for the Borough's future.

**Phase 2 – Edgewater Steel Development.** Phase 2 of the Comprehensive Plan involved laying out a foundation on which to guide development of the abandoned Edgewater Steel property. While not traditionally a part of creating a Comprehensive Plan, the Borough felt that the redevelopment of this property had far reaching implications and should be addressed as part of the comprehensive planning efforts of the Borough. The Borough produced a master plan vision for the site that included the creation of new zoning district designation. The regulations within the zoning district are state of the art and utilize form-based zoning principles. The master plan also included street grid layouts and overall community improvements.

**Phase 3 – Parks, Recreation and Open Space Plan.** Traditionally, the Parks, Recreation and Open Space Plan is completed in conjunction with the other pieces of the Comprehensive Plan; however, the Borough felt that a more detailed analysis of their recreational needs was required. At the end of 2007, the Borough assembled a Study Group to complete an evaluation and to identify general recommendations associated with enhancing Oakmont Borough's existing park, recreation and open space system. Building upon review of data and insights that the Study Group members provided, this Phase of the Borough's Comprehensive

Plan presented goals for parks, recreation and open space planning; observations and opportunities; and, recommendations for addressing issues and leveraging resources.

Phase 4 – The Comprehensive Plan. In Phase 4, the most recent Phase, the analyses completed in the previous phases combine to present the Comprehensive Plan, which is reflective of the community's goals. In creating the Borough of Oakmont's Comprehensive Plan, the Borough conceptualized their vision for the future by creating individual plan components focusing on future land use and housing, transportation, natural resources, civic amenities, public infrastructure, and parks and recreation. The Borough then developed an Action Plan outlining detailed steps of the tasks and projects to be taken in order to realize the community's stated goals and vision.

### **Organization of the Comprehensive Plan**

The components of the Phase 4 Comprehensive Plan document include:

Part I presents a summary of observations, issues and community characteristics that establishes a basis on which the community forms its vision for the future;

Part II establishes goals and formulates plans containing strategies and specific projects formulated around the topical categories of Future Land Use and Housing, Transportation, Natural Resources, Civic Amenities, Public Infrastructure and Parks, Recreation and Open Space;

Part III identifies a series of detailed action steps to take in completing each project identified in Part 2 together with timelines for projected completion and potential stakeholders or "shepherds" that could take the lead in implementing physical and policy-related aspects of the Comprehensive Plan; and

Part IV contains appendices providing the details of the analyses required to complete the Comprehensive Plan including the Phase 1 Demographics study, Phase 2 Edgewater Steel Development Master Plan, Phase 3 Parks Recreation and Open Space Plan and a selection of existing conditions maps based upon information made available by the Allegheny County Division of Computer Services - Geographic Information Systems.

## I. SUMMARY OF OBSERVATIONS, ISSUES AND COMMUNITY CHARACTERISTICS



Understanding the physical makeup of the community is an important factor in determining the direction that is prudent for the Borough to take in outlining the future vision of the community. To this end Phase I of the Comprehensive Plan project analyzed the demographic trends of the last 30 years. The complete report is located in the first section of the Appendix.

The Borough of Oakmont is situated on the southeast side of the Allegheny River approximately twenty minutes from downtown Pittsburgh. It is comprised of approximately 1,129.8 acres of land area. Oakmont's total population in 2000 was 6,911 people, therefore, consisting of a general density of six people per acre. The Riverside School District serves the Borough's residents by providing schooling for grades K-12 in three different facilities: Verner Elementary, 10<sup>th</sup> Street Elementary and Riverview Junior/Senior High School.

Of Oakmont's total population of 6,911 people, 98.2% were considered Caucasians, 25% were 65 years of age and older, and 37% of the population over 25 years old had received a bachelor's degree or higher. Oakmont had 3,118 total households where 45% of those households were considered non-family households, compared to Allegheny County's non-family households totaling 38%. The median household income in Oakmont in 2000 was \$41,957, where in Allegheny County the median household income was \$38,329.

As the Borough analyzed these detailed facts and figures a number of questions began to rise to the surface. How are the Borough's assets and challenges impacting quality of life in Oakmont? What are the community's vision and goals for the future? What will the Borough look like in 5, 10, 20 years from now? How can the Borough take advantage of the many opportunities available in order to reach these goals? The first part of the Comprehensive Plan addresses these questions. Opportunities and issues arising in the Borough are a result of numerous factors, which serve as key influences in defining the Comprehensive Plan's recommendations and in identifying potential impacts of future planning decisions. Outlined below is an overview of the key observations and issues gleaned to date.

## Observations and Issues

### **Observation 1 – Oakmont has been historically revered in Southwestern Pennsylvania as a community with a high and desirable “quality of life.”**

- Issue A – Oakmont has a reputation of being a safe, comfortable and attractive place to live.
- Issue B – The scale and relationship of the Borough’s land uses promote a unique pedestrian-scale and a sense of “walkability” that many suburban communities are currently trying to replicate.
- Issue C – The eclectic and diverse mixture of non-residential activity provides residents with every-day needs, specialized services and employment opportunities.
- Issue D – The Boulevard area serves as both a local and regional destination. More importantly, the quality and appearance of the commercial district creates a quaint and timeless image.
- Issue E – Much of the Borough’s investments have focused on the center of the community and are least evident near some of the Borough’s borders and key gateways.
- Issue F – There is a wide variety of cultural venues/activities that enrich the community’s quality of life.
- Issue G – Those unfamiliar with the Borough are challenged to locate its community facilities because of the general lack of a unified signage or “wayfinding” system.
- Issue H – While regionally thought of as a “river community”, Oakmont makes little use of the Allegheny River other than the area around the Oakmont Yacht Club.

### **Observation 2 – The Borough’s population trends and social needs are shifting.**

- Issue A – The community’s increasing median age and number of non-family households have the

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## Summary of Observations, Issues and Community Characteristics



potential to impact Oakmont's type of social services that will be needed in the future.

- Issue B – The future cost of additional social services to support the growing older population will most likely be greater than in the past.

### **Observation 3 – Housing opportunities within the Borough are diverse.**

- Issue A – A range of residential products, architectural styles and sizes are available vis-à-vis the Borough's existing housing stock. Residents have the ability to purchase a variety of homes. More importantly, the stability of the Borough's neighborhood has historically made home ownership a sound investment.
- Issue B – Because nearly half of the homes within Oakmont were constructed before 1939, consequently maintenance needs of its housing stock are high.
- Issue C – The diversity of housing types and the mix of land uses in some portions of the Borough are extremely eclectic and, in some cases, diminish the feeling of a unified neighborhood.
- Issue D – The community could experience increased pressure for the subdivision of its larger, older homes as the percentage of older residents increase.
- Issue E – If housing values continue to significantly outpace inflation, young families as well as older, retired residents may be challenged to find available, affordable living opportunities within the Borough.
- Issue F – Older residents, often on fixed incomes, are generally more challenged to maintain the larger, single-family properties that are plentiful throughout Oakmont.

**Observation 4 – Because the community is closely approaching the build-out of previously undeveloped land, the majority of future growth will be dependent upon redevelopment opportunities.**

- Issue A – Unified goals, strategies and standards for redevelopment/ revitalization areas have yet to be fully established.
- Issue B – Several large blocks of vacant or under-utilized land are available for redevelopment/revitalization.
- Issue C – The former Edgewater Steel property along the riverfront is being redeveloped as a mixed use district under one of the Commonwealth’s first form-based zoning ordinances.
- Issue D – The Hulton Road Bridge construction project is well under way, but has caused an increase in traffic congestion throughout each phase, enticing drivers to find alternative routes through residential neighborhoods.
- Issue E – Properties with conditions of noticeable disrepair currently appear to be a lower community priority for maintenance but could provide opportunity for improvement and/or redevelopment.
- Issue F – The future of the existing Giant Eagle property remains uncertain but has had numerous suitors over the past eight years. Any redevelopment of this building or property must respect the surrounding neighborhood and the site’s importance to the community as a whole.

**Observation 5 – Oakmont’s riverfront is an untapped resource.**

- Issue A – The Allegheny River provides an important civic and regional amenity. Unfortunately, there is limited access to the river, which is ironic for a river town. Many river towns throughout Western Pennsylvania are reconnecting with their riverfront in order to stimulate economic development and to

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 Summary of Observations, Issues and Community Characteristics


provide unique community amenities. The Edgewater neighborhood now provides an example for the Borough to use in other redevelopment areas.

- Issue B – The steep riverbank, particularly within Riverside Park, has created a “barrier” to the water and, subsequently forced passive interaction with the Allegheny River. Similar barriers along the Borough’s riverfront have discouraged restaurants and retail uses to celebrate the river and to take advantage of the tourism and visitation that is being empowered in other river towns.
- Issue C – As parcels along the riverfront become available for redevelopment, a limited number of mechanisms currently exist to guide how the relationship between the built environment and the river is addressed.
- Issue D – Expand and integrate the “Oakmont Regatta” into a river community function by supporting and assisting the Oakmont Yacht Club regatta weekend.

**Observation 6 – The Borough’s residents value their green spaces and civic amenities.**



- Issue A – While the Borough’s historic pattern of development limits the feasibility of providing additional active or passive green space within the central area of the community, the community’s periphery provides opportunity for the creation of additional open space areas. Both the Allegheny riverfront and Plum Creek offer opportunities for passive recreation, green space and in some cases storm water mitigation.
- Issue B – The potential exists to link the community’s system of existing and future open spaces through “greenways” especially to the Boulevard project.

- Issue C – Currently, it is very difficult for residents and visitors to find most of the Borough’s green space areas. Formal connections and “wayfinding” signage could be improved between Dark Hollow Woods (Satler Park) and surrounding Oakmont neighborhoods.
- Issue D – Many school facilities that provide recreation and leisure facilities are located within the Borough and are within walking distance of most residential neighborhoods. The facilities could be further leveraged to enhance the Borough’s perceived “quality of life” and provide recreational uses.

**Observation 7 – The community’s street network and traffic patterns contribute both positively and negatively to Oakmont’s overall quality of life.**

- Issue A – The existing street grid promotes walking and defines the community as one of pedestrian-scale. This grid and sidewalks should be extended or infused into the Borough’s key redevelopment areas.
- Issue B – Regional traffic demands and the circulation patterns of Hulton Road and Allegheny River Boulevard are dangerous and debilitating. The impact of high speed traffic and significant volumes have the potential to encourage increased vacancies, poor property maintenance and private-sector disinvestment.
- Issue C – Parking for commercial destinations is perceived to be “difficult.” “Visible” off-street opportunities are limited. Wayfinding signage is virtually non-existent.
- Issue D – Several road intersections within the Borough have safety and/or sight-distance limitations including:
  1. Hulton Road and Pennsylvania Avenue from north-south streets



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 Summary of Observations, Issues and Community Characteristics

2. Hulton Road/Allegheny Avenue/Allegheny River Boulevard

3. Plum St/Allegheny River Boulevard

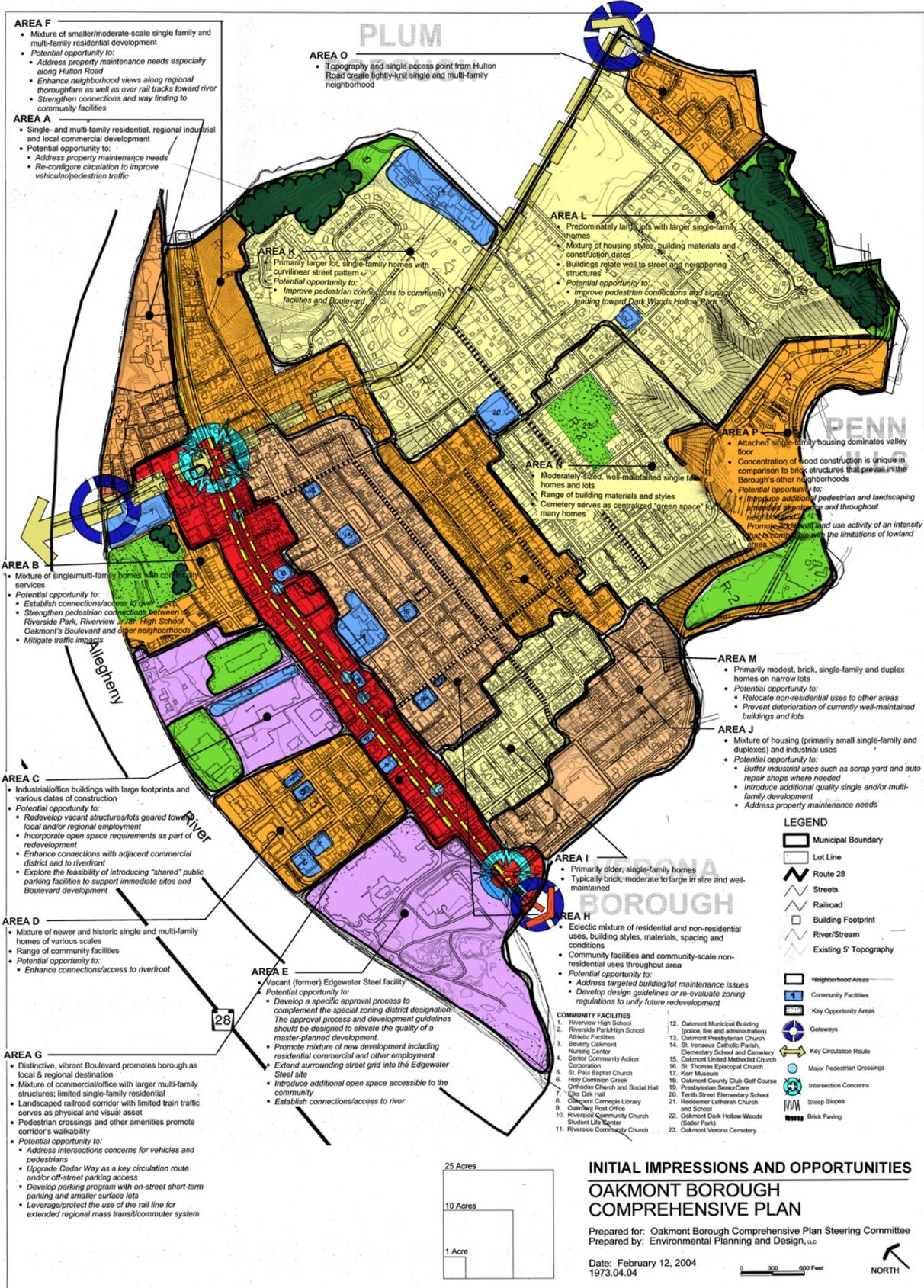
- Issue E – Morning traffic backups to the Hulton Bridge encourage frequent and dangerous “cut through” traffic into the adjacent neighborhood streets and “bypass” traffic on 10<sup>th</sup> Street and Pennsylvania and Washington Avenues.
- Issue F – The Borough and Allegheny Valley Railroad have yet to leverage the range of benefits associated with the future opportunities of the rail corridor for regional trail use or conversion to commuter rail.
- Issue G – Several pedestrian crossings within the Allegheny Avenue and Arboretum Trail corridor present potential conflicts between vehicles and pedestrians.
- Issue H – The fact that the Pennsylvania Department of Transportation (PennDOT) has begun construction on a number of these traffic improvement areas. The Borough should continue to take advantage of these short and long-term improvement projects.

**Observation 8 – Outside planning and development has the potential to influence the direction of Oakmont Borough’s future planning efforts.**

- Issue A – The future use of the railroad line through the Allegheny River Boulevard area remains to be determined. The railroad operator is currently participating in a planning study to evaluate the feasibility of shared service between heavy freight and commuter rail.
- Issue B – The timing and extent of Hulton Bridge’s future maintenance and improvement projects could temporarily and/or permanently impact commuting patterns.



# Borough of Oakmont Comprehensive Plan



## **Impressions and Opportunities**

Within the Borough of Oakmont's 1,100+ acres, there are many distinctive development areas or "neighborhoods." The defining characteristics of each neighborhood typically include land use patterns, building forms, intensity of development and rights-of-way. The map on the following page provides a graphic representation of the delineation of the neighborhoods including their general character as well as initial opportunities that were identified by the Borough as potential key points that needed further exploration in as part of the future comprehensive planning efforts.

In addition to defining these neighborhoods and their characteristics, the analysis identified key opportunity areas, community facilities, gateways, key circulation routes, major pedestrian crossings, intersection concerns and steep slopes that should be considered as part of future planning efforts.

### **Area A – Hulton Northwest**

Bounded by the Allegheny River, Allegheny Avenue and West Woodland Avenue, Area A is in Oakmont's northwest corner. This small segment of the Borough is an unusual mixture of residential, industrial and office/commercial development in close proximity to each other. Residences in this area are primarily single-family homes, usually constructed of wood. Homes vary in size and condition, but a significant number are in noticeable disrepair. There are a few small multi-family buildings located off of Hulton Road along the Allegheny River. The non-residential uses within this Area are mostly industrial. Most lots and buildings are currently occupied, but at least one building, along Allegheny Avenue, appears to be vacant.

Although located near the Riverview Jr./Sr. High School and the commercial district along Oakmont's Boulevard, Area A is relatively isolated. This isolation is largely a function of the Borough's street grid; all of the streets that lead from Hulton Road into the Area terminate with a dead end (or loop) within 2-6 blocks.

### **Area B – Riverview North**

Along the periphery of Riverview Jr./Sr. High School and Riverside Park, a mixture of occupied single- and multi-family homes exists. The relationship of this area to the Allegheny River, Allegheny River Boulevard and other

surrounding neighborhoods begs for strengthened pedestrian connections to surrounding uses as well as developing formal access to river. Traffic volumes and patterns of Hulton Road and Cedar Way, along Area B's periphery, appear to negatively impact neighborhood access and safety and should be addressed as part of future impact analyses and transportation mitigation efforts.

### **Area C – Ann Street**

Area C, framed by the Allegheny River to the west, Cedar Way to the east and flanking Ann Street to the north and south, is predominately defined by industrial/office buildings, as well as a senior care facility. Most of these buildings have large footprints and vary in their dates of construction. Given the nature and configuration of the Area's development, redevelopment opportunities related to vacant structures and lots, as they arise, could be geared toward local and/or regional employment. Based upon the existing intensity of impervious surfaces found throughout Area C, open space requirements should be strategically evaluated and enforced as part of redevelopment.

Additional opportunities that could also be explored as part of Area C include the establishment of formal pedestrian connections with adjacent commercial development and to the riverfront.

### **Area D – Yacht Club**

Area D, generally bound by California Avenue, Delaware Avenue, Cedar Way and the Allegheny River, consists of a mixture of newer and historic single and multi-family homes of various scales. The community facilities located throughout the neighborhood generally compliments the scale and character of the surrounding residential architecture. Because of the potential nature of this and surrounding neighborhoods, the need for connections and access to the riverfront is considerable. The Borough would like to advance the riverfront connections where possible and maintain this area's mix of housing stock.

### **Area E – Edgewater Neighborhood**

As the largest planning area along Oakmont's riverfront, the former Edgewater Steel site encompassed two large, vacant lots. The Borough defined a vision to create a mixed use



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 Summary of Observations, Issues and Community Characteristics

district consisting of residential, commercial, open space and light industrial land uses in 2005. In order to properly shape the development into the reality that the Borough envisioned for this area, Oakmont developed one of the Commonwealth's first form-based zoning ordinances. This type of zoning focuses more on the contextual relationship of structures with each other and the overall form of the built environment and less on the hierarchy of land uses. Both developers of the site have received the necessary approvals and have begun construction on the site.

### **Area F – Hulton North**

Located near the northern portion of the Borough, Area F consists of a mixture of smaller/moderate-scale single family and multi-family residential development. This neighborhood generally encompasses development along the railroad, Hulton Road and Seventh Street. Steeper topography creates a natural boundary between this neighborhood and the larger lot development of adjacent Area K. Based upon site observations, potential opportunity exists within Area F to address property maintenance needs, especially along Hulton Road, and to enhance neighborhood views along the regional thoroughfare as well as over the railroad tracks toward river. Two other aspects for consideration in future planning efforts include strengthening pedestrian connections to surrounding development and the addition of “wayfinding” to community facilities.

### **Area G – Central Business District**

One of Oakmont's most distinctive neighborhoods is found in Area G and centers upon two (2) vibrant and parallel streets – Allegheny River Boulevard and Allegheny Avenue. Buildings comprising Area G house notable local and regional destinations such as specialty shops, restaurants and theaters. A mixture of commercial/office development, larger multi-family structures and limited single-family residential structures face a landscaped railroad corridor with limited train traffic. This centrally located corridor along with the Boulevard's brick streets, attractive streetscape features and pedestrian amenities promote this Area as one of the community's most notable physical and visual assets. While thousands of cars and trucks from the northern portion of Allegheny County and Downtown Pittsburgh travel daily along Allegheny River Boulevard, features such as numerous pedestrian crossings encourage this Area to



function as a true “people” place and as the identity of the community.

Potential opportunities to explore in future planning efforts include addressing intersection concerns for vehicles and pedestrians and upgrading Cedar Way as a key circulation route and/or off-street parking access drive. While the feasibility of an area-wide parking program should be considered, the needs and locations for additional, smaller public surface lots should be evaluated. Finally, the low volume of rail traffic on the adjacent railroad corridor presents the Borough with a unique opportunity to explore how the community could leverage and/or protect the use of the railroad corridor for an extended regional mass transit/commuter system.

### **Area H – Lower Oakmont**

The predominate characteristics of Area H include its eclectic mixture of residential and non-residential uses, building styles, materials, spacing and conditions. This neighborhood is generally defined by Isabella Street, Sixth Street, Washington Avenue and Hulton Road.

Numerous community facilities and community-scale non-residential uses can be found throughout the Area. Based on site observations, the opportunity exists to focus future planning efforts on ways in which the community could target and address some of the neighborhood’s building and lot maintenance issues. The development of design guidelines and the re-evaluation of zoning regulations could provide the opportunity to increase building and/or lot unity as redevelopment occurs.

### **Area I – California Avenue Corridor**

Area I, generally located between Washington Avenue, College Avenue, Isabella Street and Eighth Street, is primarily characterized by the presence of older, single-family homes. Most homes within this area are typically built of brick, moderate to large in size and well-maintained. This neighborhood is the only predominately single-family Area adjacent to Oakmont’s commercial development district.

### **Area J – Plum Creek**

Area J is distinctive in the fact that it contains a mixture of housing (primarily small single-family and duplexes) and

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## Summary of Observations, Issues and Community Characteristics

industrial uses. Topography is a significant factor in the delineation of this neighborhood – College and California Avenues form the area’s northern boundary and the Borough’s boundary along Plum Creek establishes the area’s southern and eastern boundaries. Property maintenance issues are noticeable and, in some cases, significant. These issues distinguish this neighborhood from surrounding neighborhoods. Future planning opportunities could introduce quality single and/or multi-family development and mechanisms to improve how the area’s industrial uses are buffered from surrounding residential uses.

### **Area K – Oakglen Neighborhood**

Unlike a majority of the Borough, development within Area K is based on a curvilinear street pattern. The neighborhood is also one of several in the eastern part of the community that are predominately comprised of larger lot, single-family homes. The activity of Hulton Road “divides” this neighborhood from the majority of the community; therefore, a significant challenge emerges as related to improving pedestrian connections to other neighborhoods, community facilities and Allegheny River Boulevard.

### **Area L – Dark Hollow Woods Neighborhood**

On the south-eastern side of Hulton Road, large lots with larger single-family homes comprise Area L. The neighborhood contains a mixture of housing styles, building materials and construction periods. The condition of homes within the neighborhood is typically of high quality. While access to Dark Hollow Woods is gained through Area L, this open space, a potential regional destination, remains a hidden “gem” to residents and visitors alike because of the lack of signage and pedestrian connections.

### **Area M – Middle Oakmont**

Located at Oakmont’s geographic center, Area M is characterized by modest, brick, single-family and duplex homes on narrow lots. The currently well-maintained buildings and lots of this and other neighborhoods could benefit from the community’s encouragement of creating a building maintenance plan to prevent the deterioration of its older housing supply. Potential opportunities of this Area



could also include exploring the relocation of non-residential uses to other parts of the Borough.

## **Area N – Upper Oakmont**

Area N is characterized by moderately-sized, well-maintained single family homes with a range of building materials and styles. Lot sizes are generally smaller than those of Area L and larger than Area M. The cemetery at the corner of Twelfth Street and Pennsylvania Avenue is one of few larger open spaces within the central portion of Oakmont. Consequently, this passive green space serves as the back yard for many homes within the Area. Opportunity exists to explore how other more active green spaces could be located within this Area.

## **Area O – The Fairways**

The single access point from Hulton Road and surrounding topography of The Fairways of Oakmont development create a tightly-knit single and multi-family neighborhood. This neighborhood serves as a successful example of a site master planned neighborhood situated within the Borough.

## **Area P – Dark Hollow Road**

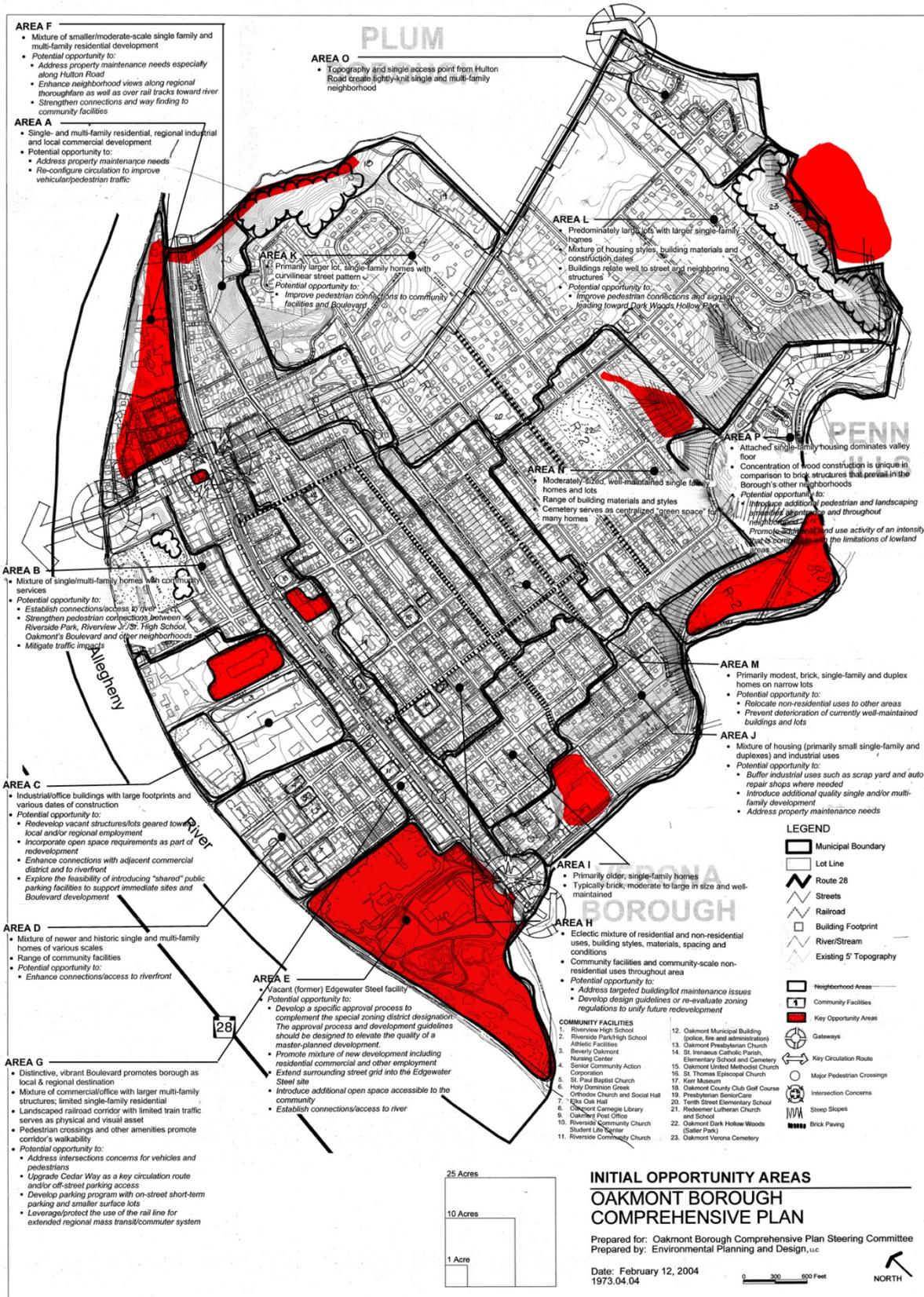
Area P dominates the valley floor adjacent to Plum Creek. Attached single-family housing primarily of wood construction is unique in comparison to brick structures that prevail in the Borough's other neighborhoods. In contrast, there are several industrial properties along this corridor located between Plum Creek and Dark Hollow Road.

The initial analysis delineated the Borough into the sixteen (16) distinct areas or neighborhoods outlined above. Upon further discussion, however, additional areas were identified as having the best and highest potential for leveraging resources. These Initial Opportunity Areas identified in Phase I of the project are shown on the following map. Further analysis and discussion followed, leading to the formulation of the Borough's Vision for the Future. The table below outlines the total acreage of the Borough compared to the acreage of the land within the Initial Opportunity Areas.

<b>Area</b>	<b>Acres</b>
Municipal Boundary	1,129.8
Opportunity Areas	123.8



# Summary of Observations, Issues and Community Characteristics



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## II. VISION FOR THE FUTURE

### Community Goals

Emerging from the previous Plan Phases, analyses, planning concepts and participation process, a series of community goals have been developed to capture and realize the spirit of the community's long-term planning, development and revitalization vision. These goals will guide the Borough's decisions related to community character, commerce, infrastructure and quality of life. The Comprehensive Plan goals include:

1. Encourage the provision of diverse housing options that complement and/or enhance neighborhood character as well as promote long-term residency.
2. Leverage the Borough's location in the region, its architectural character and its vibrant commercial district to create and strengthen sustainable businesses and community activities.
3. Promote the strategic redevelopment of vacant or under-utilized areas in order to increase the population base and/or to bolster the tax base.
4. Amend the Borough's land use and development policies to protect community character, architectural assets and mixed use opportunities.
5. Improve the efficiency and safety of the existing transportation network, inclusive of vehicular, rail, pedestrian and bicycle facilities, through land use, access management strategies and physical improvements.
6. Celebrate the community's heritage as a river town by encouraging and expanding public access to the riverfront.
7. Embrace the community's natural and cultural resources such as wooded hillsides and floodplains as ecological, recreational and civic amenities.
8. Broaden recreation and leisure opportunities and offerings to better meet the needs of current and future residents.
9. Foster multi-municipal and/or multi-organizational cooperative efforts.

## Future Land Use and Housing Plan

As Oakmont approaches build-out, development changes and/or enhancements, rather than growth, become the focus of the community's future land use and housing efforts. To protect and complement the integrity and character of the Borough's existing residential land use patterns, a range of specific in-fill and re-development pursuits has been identified. These pursuits, summarized below and identified on the Future Land Use and Housing Plan, include encouraging the enhancement of the Borough's retail core, expanding the Borough's mixed use development to other areas and corridors, consolidating more intense industrial uses to the northern portion of the riverfront and de-intensifying the development patterns along Plum Creek as a means of addressing chronic flooding issues.

The Borough provides a variety of housing types to its population based upon its range of interests and needs. As redevelopment opportunities arise, the community should continue evaluating the mixture of housing available to residents. The established characteristics of single and multi-family homes range in structure and lot size. A continuation of these patterns is encouraged to uphold the community's intact, urban neighborhood charm. The Borough should also encourage considerations for the provision of visitable housing that permits universal accessibility for occupants as well as encouraging green building techniques and energy efficient housing design.

1. Allegheny River Boulevard
  - a. Strengthen the reputation of this neighborhood as a local and regional destination by encouraging and protecting its established traditional Central Business District character by introducing form-based standards into the existing Zoning Ordinance and limiting land uses to a mix of small-scale retail and commercial uses. Form-based codes focus more regulating the contextual relationships found within the built environment such as street design, location of buildings, building massing and even building fenestration as opposed to traditional "Euclidean"<sup>1</sup>

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<sup>1</sup> The term "Euclidean Zoning" refers to the traditional ordinance approach of regulating land development by identifying permitted land uses by district and

zoning, which focuses primarily on the regulation of land uses.

This is an important aspect to consider as the Borough approaches build-out and potential property owners look for ways to redevelop old sites. For example, if a corner property on Allegheny River Boulevard were to be redeveloped into a chain pharmacy, the common development pattern of those structures generally places those buildings as far back from the street as possible with parking between the building and the street. Such design would significantly harm the character of the Boulevard. Form-based zoning studies these types of relationships and prescribes ways to fit this type of use within the corridor without negatively impacting the form and shape of the existing neighborhood.

- b. Evaluate the need for additional shared parking areas, evaluate/assess parking requirements in the current ordinance and assess alternative off-street parking requirements in order to maintain the “walkability” and density of the corridor.
- c. Work with Allegheny Valley Railroad, the Port Authority of Pittsburgh and the Westmoreland County Transit Authority to better leverage and/or protect the use of the railroad corridor for an extended regional mass transit/commuter system.
- d. Maintain the current land use mix of Cedar Way and continue its use as a service access corridor for the associated businesses fronting Allegheny Avenue; subsequently, discourage retail and residential uses from locating along Cedar Way.
- e. Expand retail business opportunities by incorporating the properties between Pennsylvania Avenue and Virginia Avenue on the east side of Allegheny River Boulevard into the Borough’s current Commercial zoning district.



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providing regulations to govern the relationships of those land uses on surrounding land uses.

## 2. Ann Street Area

- a. Encourage mixed use, specifically office/light industrial and residential by amending the area's current zoning classification to be that of the Edgewater neighborhood.
- b. Consider the area's close proximity to the riverfront and require that redevelopment and infill activity take advantage of the location through branding<sup>2</sup> and providing riverfront views and amenities.
- c. Utilize the same strategies employed as part of the mixed use zoning district to secure easements for the future pedestrian access along the Allegheny riverfront.
- d. Incorporate streetscaping requirements triggered by redevelopment and infill activities within the zoning district regulations for properties along Ann Street.
- e. Delineate transition areas that incorporate special streetscape features, landscape buffer yards and transitional land uses to act as a buffer in protecting established residential neighborhoods.



## 3. Hulton Northwest

- a. Maintain this area as the Borough's primary industrial zone with a wide range of permitted land uses.
- b. strategic mode of transportation of goods by permitting heavy industries that need/can utilize the rail access.
- c. Increase bufferyards and required landscaping adjacent to residential land uses along the Brenntag and Thermo-Twin properties.
- d. Provide streetscaping improvements along the Allegheny Avenue corridor north of Hulton Road and increase required landscaping for industrial and commercial development adjacent to residentially zoned properties.



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<sup>2</sup> The term branding refers to the process of creating a unique identity for a product, place, etc., and subsequently marketing that product, place, etc.

- e. Consider the area's close proximity to the riverfront and require that redevelopment and infill activity take advantage of the location through branding and providing riverfront views and amenities.

4. Plum Creek

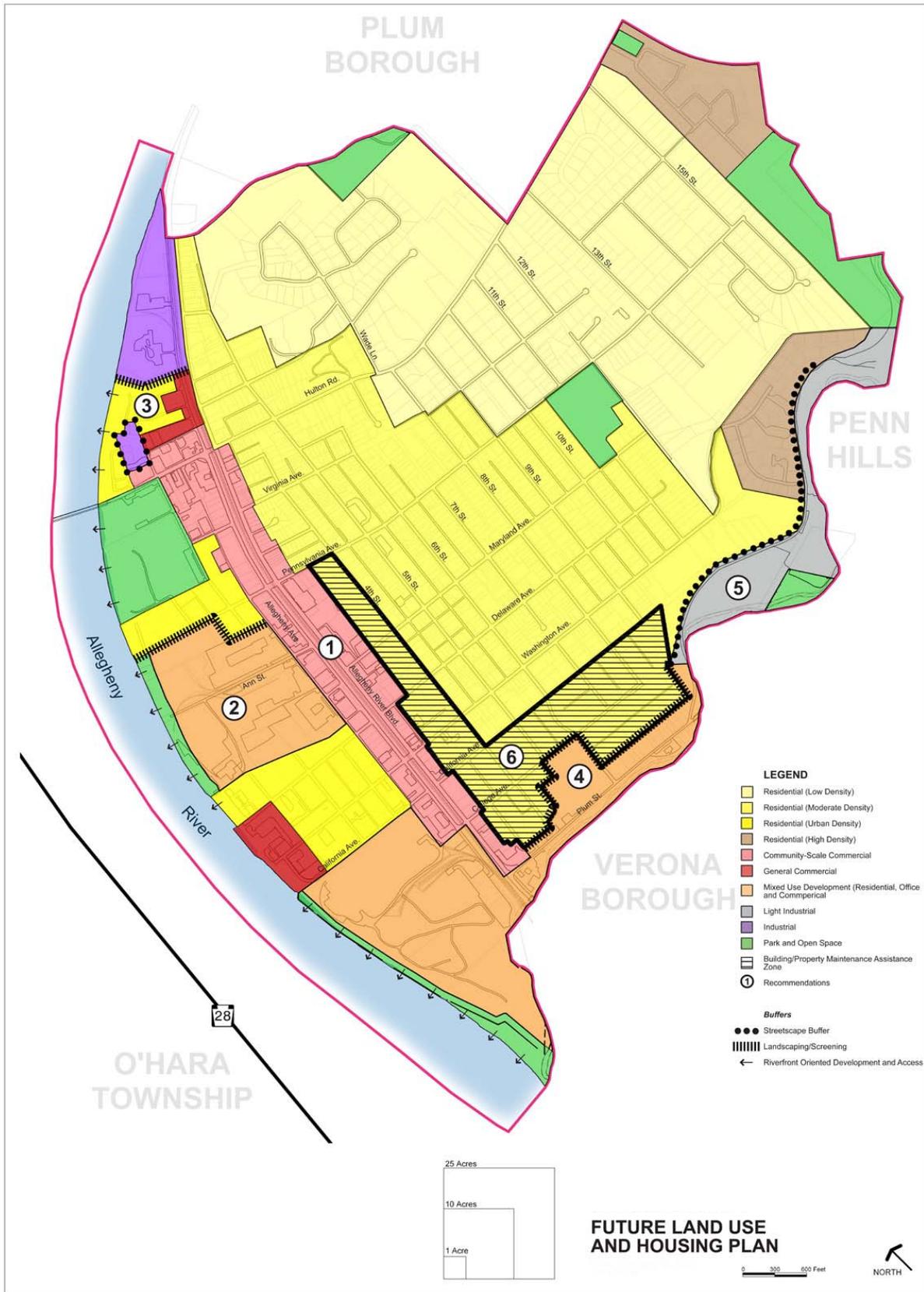
- a. Create a unique mixed use, form-based zoning district for this area. The land use mix should focus more on office and research and development land uses with residential land uses permitted more as an accessory.
- b. Establish a mixed-use development that combines ground floor office and upper floor residential uses to act as an anchor to improve this area's character of noticeable and significant property maintenance issues.
- c. Develop a reuse/redevelopment strategy for the neighborhoods unoccupied industrial buildings and sites
- d. Bolster retail shopping district along Allegheny River Boulevard by not permitting retail along this corridor.
- e. Re-brand Plum Street and Dark Hollow Road as the Plum Creek Parkway to stimulate revitalization of this area as a conservation area for mixed use development and storm water mitigation.
- f. Provide streetscaping along Plum Street that will provide identity to this future mixed use corridor

5. Dark Hollow Road

- a. Establish a low-intensity light industrial zoning district that will limit the further expansion of industrial uses along Dark Hollow Road in order to be more compatible with the future park and the existing residential land uses in close proximity to this area.
- b. Provide roadway improvements and streetscaping along Plum Street and Dark Hollow Road that will provide identity to this future corridor as well as protection for the established residential areas from future vehicular and pedestrian traffic.

6. Lower Oakmont

- a. Protect the predominantly single family residential uses of the California and College Avenue neighborhoods from the more intense land uses along the adjacent mainly non-residential corridors of Plum Street and Allegheny River Boulevard corridors by establishing appropriate landscape buffers.
- b. Bolster retail shopping district along Allegheny River Boulevard by not permitting retail within this neighborhood.
- c. Designate this area as a priority area in protecting the older housing stock common to this neighborhood and throughout other areas of Oakmont.
- d. Strengthen the residential stability of the neighborhood by removing non-residential uses from the list of permitted uses and establishing a plan to relocate those uses to more appropriate neighborhoods.



### **Transportation Plan**

In recent years the Borough of Oakmont has undergone significant thoroughfare improvements with the intent of addressing congestion and vehicular circulation patterns through residential neighborhoods. In the short-term, the impact of construction projects have been somewhat negative on the community; however, the long-term benefits are expected to significantly decrease the congestion in these areas and render the benefits of using alternative routes through the residential neighborhoods void. The Pennsylvania Department of Transportation (PennDOT) has planned and initiated the realignment and replacement of the Hulton Bridge and its associated Hulton Road approach. This project has led to the construction of signalized intersections at Hulton Road and Allegheny River Boulevard and Hulton Road and Allegheny Avenue.

However, the Borough should explore several additional projects that will further mitigate negative impacts on the Borough's neighborhoods, as well as utilize the changes to improve the quality of life for its residents. In response to the visioning process that has occurred over the last year, the following recommendations address the quality and safety of roads in the Borough, identify projects to improve way finding and enhance the Borough's traffic circulation system.

#### *Pedestrian Circulation*

Oakmont has an opportunity to integrate its natural greenways and its built pedestrian facilities into a system of concentric rings within the Borough. A system of this type offers pedestrians experiences of varying distances and landscapes and represents a "quality of life" asset that many residents seek. The Outer Loop would act as a perimeter pedestrian route that would circumscribe the perimeter of the community where the Middle and Inner Loops would offer shorter routes within the various neighborhoods of the Borough. Each loop, then, would be connected to the other for easy transition in and out of the three loops.

Ideally, the Outer Loop would be a regional asset, attracting cyclists as well as walkers, families and sight-seers to the Borough for a long period of enjoyment and exercise. The Middle and Inner Loops would be oriented more towards residents of those neighborhoods. Specifics of each of these loops are further discussed below and the general amenities associated with the Outer Loop will be further discussed in the Civic Amenities Plan.

1. Outer Loop Pedestrian “Trail”

The Plum Creek neighborhood of Oakmont Borough currently consists of a mix of industrial and office uses in close proximity to Plum Creek. Those uses are not in harmony with the full potential that this corridor has. The Borough would like to take advantage of this area’s potential by improving the riparian buffer and utilizing Plum Creek as a pedestrian and bike trail that connects Dark Hollow Woods to the potential Riverwalk as well as the existing Arboretum Trail. These areas would form the basis of the Outer Loop Pedestrian Trail (Outer Loop) that would continue along portions of the Allegheny Riverfront connecting to Riverside Park, existing sidewalks along Hulton Road and ending back at the trail head of Dark Hollow Woods Park.

In order to complete the Outer Loop the Borough will have to develop a plan to acquire easements, determine major and minor trail head locations, and develop a plan to construct missing links throughout the loop. A “wayfinding” signage system should be established along the Outer Loop in order to provide basic distance information as well as directions to certain local and regional amenities. The wayfinding signage should have directional as well as mileage markers or sidewalk medallions.

2. Middle Loop Pedestrian “Trail”

The Middle Loop Pedestrian Trail (Middle Loop) utilizes existing sidewalks throughout both residential and non-residential areas. The Middle Loop connects, in points, with the existing Arboretum Trail along the esplanade of the railway, continues along Pennsylvania Avenue eastward to 10<sup>th</sup> Street and then along Washington Ave back towards the Central Business District area. The Middle Loop connects a large portion of the Oakmont residential neighborhoods with the retail areas of Allegheny River Boulevard. This loop seeks to improve the circulation route for the large number of walkers already utilizing the Borough’s sidewalk system and can guide cyclists and pedestrians to the various Oakmont amenities. A wayfinding signage system should be established to provide basic distance information and directions to local amenities.



3. Inner Loop Pedestrian “Trail”

The Inner Loop Pedestrian Trail (Inner Loop) is the shortest pedestrian circulation route. The Inner Loop runs north/south along 5<sup>th</sup> Street, connecting with Pennsylvania Avenue on the north and Washington Avenue on the south. The Inner Loop also utilizes the existing sidewalks as a major amenity to connect residential and business land uses to the downtown retail corridor. This route should also incorporate wayfinding signage and sidewalk medallions.

4. Riverwalk

The Borough has already approved the establishment and location of a major portion of a trail along the Allegheny Riverfront within the Edgewater neighborhood. The proposed Riverwalk would utilize the proximity of several public areas along the water front, including Riverside Park and the wastewater treatment facility along Ann Street in order to extend what will be developed within the Edgewater neighborhood. The Borough could implement a riverfront setback / easement requirement similar to that used in the Edgewater neighborhood (a mixed use zoning district requirement). The remainder of the Riverwalk would then consist of existing sidewalks and rights-of-way that are specifically demarcated with the wayfinding signage. The existing sidewalks would be located in existing neighborhoods and would not impact private property where existing lots immediately abut the river’s edge. The Riverwalk should be designed to be a regional pedestrian and bike trail with several locations for rest areas and small public gatherings.

5. Downtown Connectors

The Downtown Connectors should serve as the links between the proposed Riverwalk and the Allegheny Avenue / Allegheny River Boulevard Corridor as well as to the Arboretum Trail. These connectors should be placed along the strategic roadways of College Avenue in the Edgewater neighborhood, Pennsylvania Avenue and Hulton Road.

6. Hulton Road Connectors

Similar to the Downtown Connectors, the Hulton Road Connectors will serve to interlink the Hulton North and

Oakglen neighborhoods to many of Oakmont's civic amenities, such as the Borough Building on 5<sup>th</sup> Avenue, the Central Business District's retail and restaurants and the Tenth Street Elementary School.

7. Pedestrian Improvement Areas

There are several areas within the Borough that have been identified as problem areas for pedestrians. The problem areas include the Plum and Ann Street corridors involving several intersections. Because of the future planning efforts proposed around Plum and Ann Streets, the thoroughfares should be improved to allocate specific space for pedestrian traffic adequately separated from vehicular cartways and on-street parking spaces. Any future development in these areas should be pedestrian oriented and should be required to provide improvements to the sidewalk system.

8. Roadway Improvement Areas

Similar to the Pedestrian Improvement Areas, these areas are in need of improvement and repairs to help shape the future redevelopment and infill within the Borough's Central Business District. The Roadway Improvement Areas are located along the entire length of Cedar Way and Ann Street.

The Cedar Way Improvement Area runs north/south one street west of Allegheny Avenue. Cedar Way acts as a service area to the business fronting Allegheny Avenue by providing for loading areas, parking for consumers and employees as well as the primary location of trash receptacles. Cedar Way is an indication of the economic vitality of the Central Business District as it is generally full of activity; however, the Borough should utilize various planning techniques to provide for a more safe environment by requiring the delineation of parking areas from cartways, increasing landscaping requirements or provision of similar barriers, restricting any further development of parking along this alley and possibly providing raised crosswalks at intersections with cross streets.

The Ann Street Improvement Area runs east/west, perpendicular to Allegheny Avenue and Cedar Way. Ann Street is characterized by the existing railroad tracks haphazardly crossing and running down the middle of the



street. The Milo Terminal building appears to be under-utilized and has not been particularly attractive to the office / industrial market. In anticipation of, and to encourage, future redevelopment of this area, the Borough should improve this roadway to be oriented to both pedestrian and vehicular circulation as the street improvements could help foster redevelopment in this area. The improvements along this roadway should include streetscaping and be designed to handle service vehicles accessing Cedar Way. The Borough should also enforce adequate sight distance at intersections where possible and not allow further placement of fencing, signage, landscaping or other development that will impede vision at intersections within these areas.

### 9. Potential Traffic Calming Study Areas

The Borough identified two (2) streets that have been significantly impacted by the improvements to Hulton Road. Commuters are utilizing 9<sup>th</sup> Street during the morning rush hours and 10<sup>th</sup> Street during the evening rush hours to effectively bypass the signals, and ensuing heavy traffic, at the intersections of Hulton Road, Allegheny Avenue and Allegheny River Boulevard. To compensate for this motorist behavior, the Borough made the 9<sup>th</sup> and 10<sup>th</sup> Street one-way streets. Generally, creating one-way streets is an excessive strategy in calming traffic and often creates the opposite effect. The Borough may want to initiate a detailed Traffic Study to identify if the through-traffic indeed presents some safety issues and what the potential options are for addressing those safety concerns. Communities such as Mt. Lebanon and Upper St. Clair have undertaken similar assessments and have found “calming” solutions such as roundabouts and speed tables have discourage “cut-through” traffic and reduced traffic speed.

### 10. Potential Crosswalk Improvements

The Central Business District contains both of the Borough’s main arteries for vehicular traffic. The community’s main retail and commercial area is located within the Central Business District with development generally oriented toward pedestrian traffic. There is also the future potential for the existing railway to become a commuter rail facility, which could potentially incorporate stops within the Oakmont Central Business District attracting additional pedestrians to the area. The Hulton North and the Oakglen neighborhoods

are located on the north side of Hulton Road, which is the other main artery for vehicular traffic. These neighborhoods are essentially cut off from the rest of the community because of the intensity of the vehicle traffic traveling westward on Hulton Road towards the Allegheny River. Because of the multi-modal mix within these corridors and to improve pedestrian safety and connectivity to and through Oakmont's Central Business District, the Borough may want to consider several crosswalk improvements at the following locations:

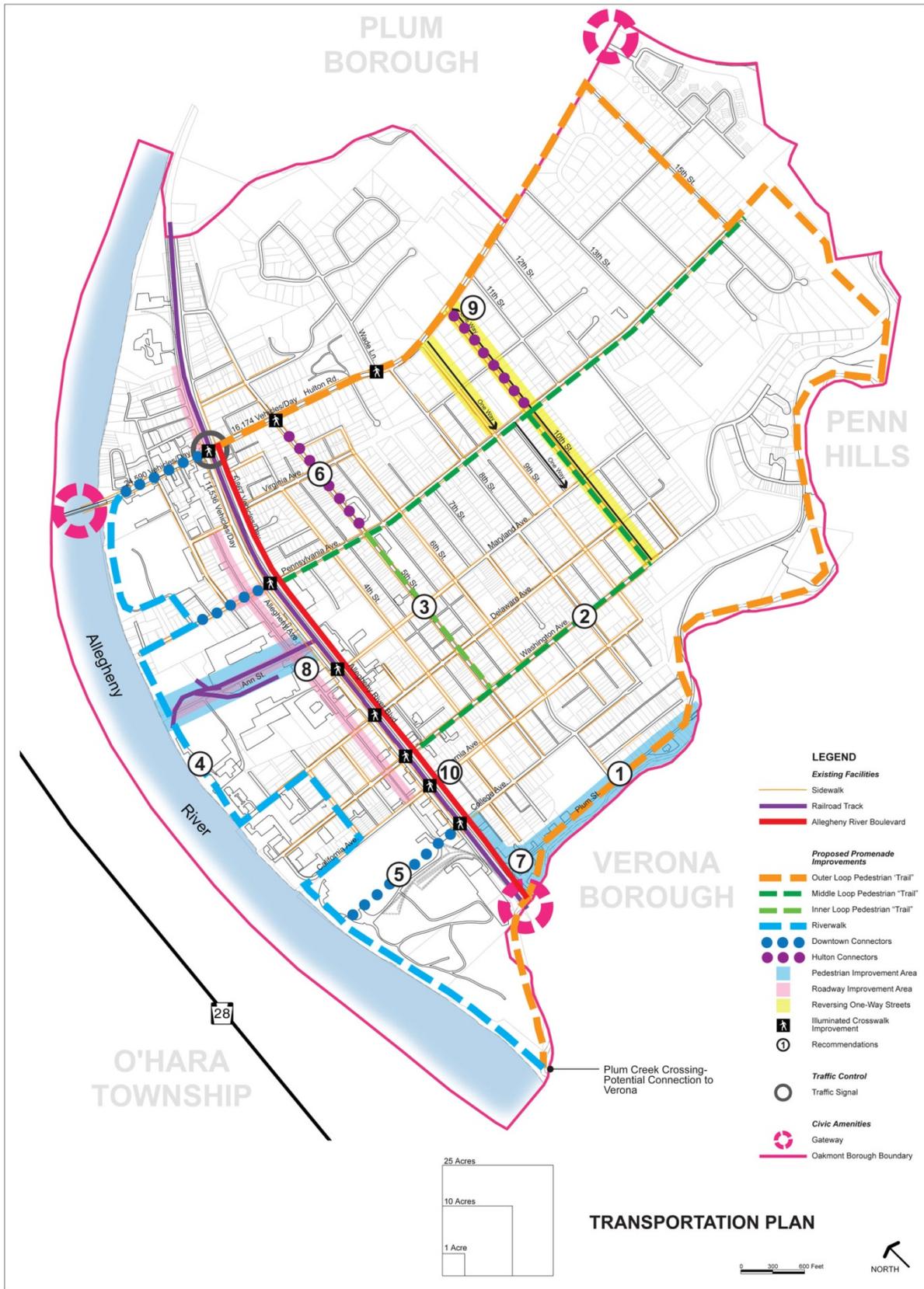
- a. College Avenue and Allegheny River Boulevard – Crossing over College Avenue at Allegheny River Boulevard; crossing over Allegheny River Boulevard at College Avenue
- b. College Avenue and Allegheny Avenue – Crossing over Allegheny Avenue at College Avenue
- c. California Avenue and Allegheny Avenue – Crossing over Allegheny Avenue
- d. Washington Avenue and Allegheny Avenue – The Arboretum Trail crossing at Washington Avenue
- e. Delaware and Allegheny Avenue – Crossing over Allegheny Avenue
- f. Maryland Avenue and Allegheny Avenue – Crossing over Allegheny Avenue
- g. Pennsylvania Avenue and Allegheny Avenue – Arboretum Trail crossing
- h. Hulton Road and Allegheny Avenue – Crossing over Allegheny Avenue and crossing over Hulton Road
- i. Hulton Road and Allegheny River Boulevard – Crossing over Allegheny River Boulevard and crossing over Hulton Road
- j. Hulton Road and 5<sup>th</sup> Street – Crossing over Hulton Road
- k. Hulton Road and Wade Lane – Crossing over Hulton Road



Currently the crosswalk locations identified here are delineated with PennDOT regulation roadway striping, as well as the necessary signage. The only crosswalk locations with signalization are those at the intersection of Allegheny Avenue, Allegheny River Boulevard and Hulton Road because this is the only intersection in the Borough with a traffic light. The Borough should consider improving these crosswalks by installing illuminated crosswalk devices. Illuminated crosswalk devices detect pedestrian presence and begin flashing, notifying vehicular traffic of pedestrian activity. The illumination is designed to be visible during both the day and night and in all weather. Many of the crosswalk illumination devices are designed for regions that generally use snowplows and salt to maintain roadways during the ice and snow seasons.

The Borough of Sewickley has installed illuminated crosswalks along Beaver Avenue, one of the community's principal thoroughfares. The crosswalks have proven to be reliable, effective and not burdensome as related to everyday maintenance.





### Natural Resources Plan

The Natural Resources Plan establishes a framework for identifying aspirations to enhance the quality of natural resources in the community. The primary components of this plan include steep slope conservation; park, open space and woodland conservation; flood prone area protection; and stream remediation.

The majority of steep slopes within the Borough occur within or in close proximity to the Plum Creek Corridor along the Borough's southern edge. To minimize the impact of slope subsidence and erosion, provisions should be defined and enforced to ensure that adequate vegetation remains on existing slopes and / or re-established on disturbed slopes. To optimize the native vegetations' effectiveness, the use of native vegetation should be encouraged. For new development, maximum created slopes should not exceed a 3:1 slope gradient.

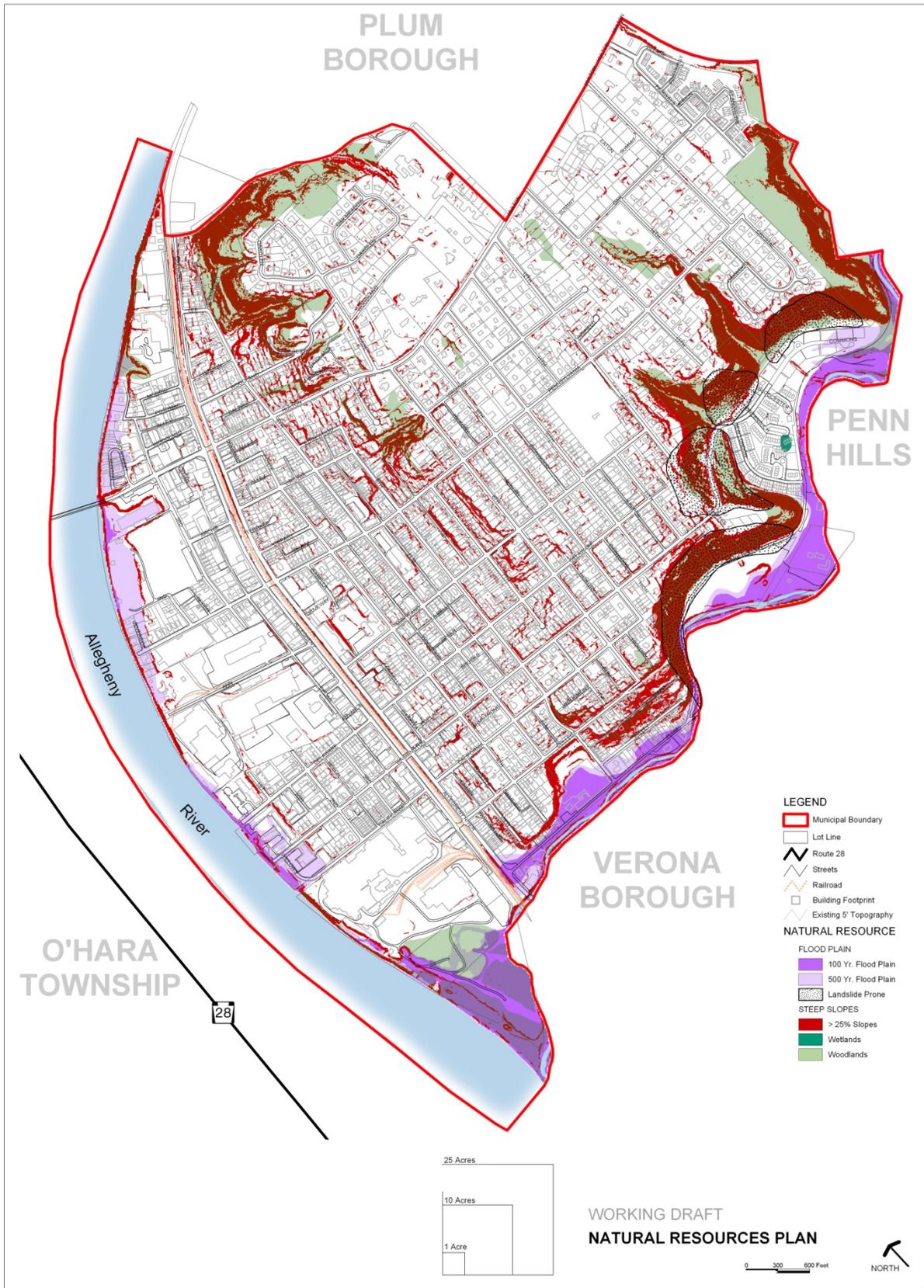
In context of mineral resource extraction, the community and surrounding region could feel the impacts of this activity. The Southwest Pennsylvania region is experiencing a tremendous boom in natural gas exploration – mostly related to the Marcellus shale deposits. Oakmont has enacted ordinance provisions to guide land development activities, it is recommended that any such future activities be evaluated for general consistency with the Borough's objectives of its land use plan, historic/cultural resources plan, parks/open space/greenway plan and the environmental resources plan. In the future as the technology for extraction and legal limitations are better understood, Allegheny County recommends that planning for these impacts then be undertaken on a regional scale rather than on a municipal scale.

There are several opportunities that the Borough can explore in order to further enhance the quality of natural resources in the community. The Borough is currently seeking strategies to improve the Plum Creek valley. So far, the Borough has been able to acquire a site along Dark Hollow Road that will be eventually transformed into a community park. This site could be the key piece in beginning this corridor's transformation. Land use related strategies to improve have been identified and further discussed in the Land Use Plan, but include restricting permitted land uses in this area to very light industrial in order to limit further damage to the riparian habitat. Plum Creek should also undergo a stream remediation process that will improve the riparian habitat. An example of an ongoing remediation project is in Upper St. Clair along McLaughlin Run. Improvements completed along



McLaughlin Run to date have included both technical assessments and the installation of stream stabilization measures and is geared to improve water quality, reduce storm water impacts and create habitat in and along the riparian edge.

As public and private projects are pursued, the Borough should continue to encourage the use of innovative and sustainable design and construction efforts such as green roofs or sediment filtration with construction wetlands. By encouraging “best management practices” the community has the opportunity to showcase examples of well-executed and responsive design to the region.



## Civic Amenities and Historic Resources Plan

Civic Amenities are those places outside the home that enrich a person's daily life and that promote interaction between community residents. The Civic Amenities Plan illustrates the location of approximately twenty (20) such public and private facilities dispersed throughout the Borough including the following:



1. Riverview Jr./Sr. High School
2. Oakmont Riverside Community Park
3. Oakmont Volunteer Fire Department
4. Oakmont Municipal Building
5. Oakmont Police Station
6. Oakmont Presbyterian Church
7. Oakmont Public Library
8. San Irenaeus Catholic School
9. Oakmont United Methodist Church
10. Kerr Museum
11. St. Thomas Episcopal Church
12. Riverside Community Church
13. Saint Paul Baptist Church of Oakmont
14. Dormitron Theotokos Greek Church
15. Edgewater Park Open Space
16. Tenth Street Elementary School
17. Oakmont-Verona Cemetery
18. Redeemer Lutheran Church
19. The Fairways
20. Dark Hollow Woods Park

There are several projects that the Borough should pursue in order to improve upon the community's highly ranked quality of life.

1. Riverwalk

The Borough has a tremendous opportunity to utilize the Allegheny Riverfront as a significant regional asset and civic amenity. There is the possibility to establish a Riverwalk

Trail most of the Borough's length along the river. Any redevelopment along the river should be required to provide a trail easement and orient development towards this amenity. The Borough should also look for opportunities to provide additional public space in key locations along the Riverwalk to boost the community's economy as it attracts visitors from the region.

### 2. Trail and Pedestrian Circulation Systems

The Dark Hollow Road / Plum Creek Trail system would connect Dark Hollow Woods Park with the Riverwalk and Arboretum Trails. This would create a circular system that would take approximately half of a day to complete depending on the level of a pedestrian's or cyclist's experience. The trail system would attract outdoors enthusiasts from around the area as well as Oakmont Borough residents. The trail system should contain "wayfinding" items that help users identify their location within the system; distances traveled along the trail; and directions and markers identifying interesting community facts such as historic landmarks or events, natural habitats or other places of interest. The trail system should also include adequate rest areas with benches, tables or pavilions.

### 3. Community Gateways

There are three main gateways into and out of the Borough. There are no significant points of interest at these gateways to draw the eye and the attention of the public entering the Borough. The Borough should create a proto-typical system including enhanced community gateways to further build community visibility.

The gateways should be designed for the largest, most visible entrances to the Borough. Gateways could serve to announce these entrances with their scale, massing and design communicating the nature of the Oakmont community. The gateway elements could include signage, walls or other architectural elements such as a decorative tower. In addition to its gateway function, notification facing the opposite direction could inform drivers and pedestrians that they were leaving the Borough. These gateways should be placed at the following locations:



- a. Allegheny River Boulevard – Southern entrance from Verona Borough
- b. Hulton Road – Western entrance from O'Hara Township and Route 28
- c. Hulton Road – Northeastern entrance from Plum Borough

Oakmont possesses a rich cultural and architectural history and has an opportunity to leverage this history as part of community character and tourism. Elements such as the large number of well-preserved houses from the 19<sup>th</sup> and 20<sup>th</sup> century, a national historic landmark, as well as a National Register-eligible historic landmark provide a strong base for increasing historical awareness within Oakmont Borough.

According to the Pennsylvania Historical and Museum Commission's (PHMC) Cultural Resources Geographic Information System, the Oakmont Historic District, centrally located within the Borough, is bounded by Hulton Rd., 12<sup>th</sup> St., College Ave. and Allegheny River Boulevard. Development in this District was first established in 1850. Within this Historic District lies a mixture of uses that is characterized by its unique architecture, religious establishments, cultural activities, commercial district, and civic uses such as the public library. The Oakmont Carnegie Library is also a PHMC designated historic site. Established in 1901, the Oakmont Carnegie Library is an identified historic site and has provided a range of services focused on learning, creativity and recreation. Renovated in 2005, the library has become a vibrant community center for its citizens and the surrounding communities.

Oakmont Carnegie Library Images:



1901



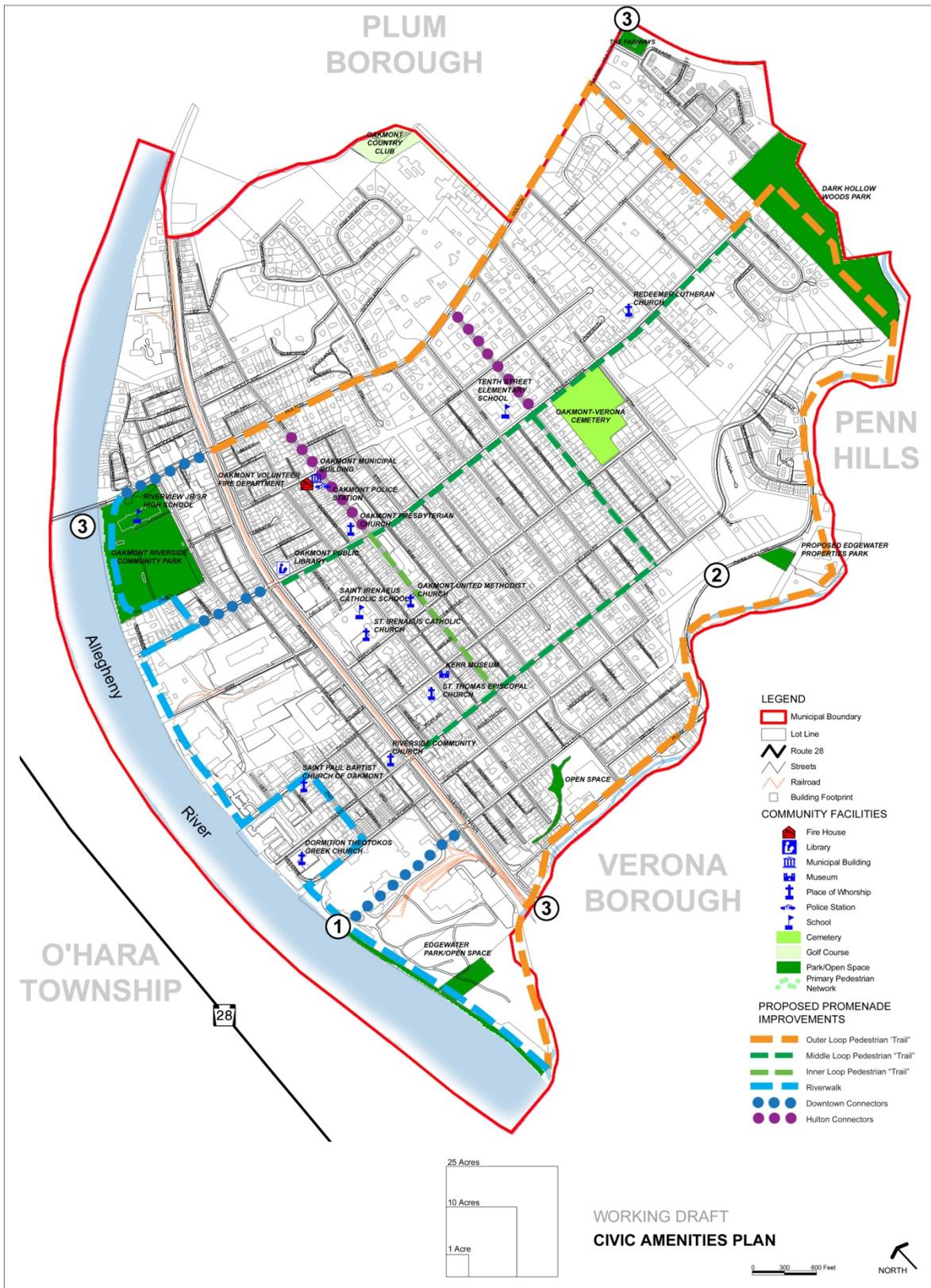
1961



2008

The historic district contains a great deal of Oakmont's acclaimed character and potential for continued recognition as the Borough's historic center. Maintaining this character and vibrancy as a

pedestrian-friendly environment is an important goal for the future. A few of the many opportunities that exist in enhancing the vibrancy of Oakmont's unique charm revolve around the historic streetscape environment, promoting safe vehicular and pedestrian circulation, enhancing the mix of uses and civic activity, encouraging clear wayfinding, and providing interpretive displays/signage along walking routes to highlight locally significant points of interest. The Borough should continue to work with local historians and use other state-compiled historic resources that are available to further preserve elements of Oakmont's desirable character. The Borough may also want to consider hosting an annual History/Heritage Day to highlight notable structures, significant site features, people and events.



## Public Infrastructure Plan

Oakmont Borough in cooperation with private utilities, the Commonwealth and Allegheny County, provides residents with an extensive infrastructure system. Systems within this system include a waste water treatment plant, storm water management and sanitary sewage. Currently, Oakmont's utility system is able to meet the demands of any proposed future redevelopment including increases in density due to proposed mixed use areas. However, there will be a need to address the sanitary and storm sewer needs within the following areas:

1. Ann Street and Plum Street Corridors

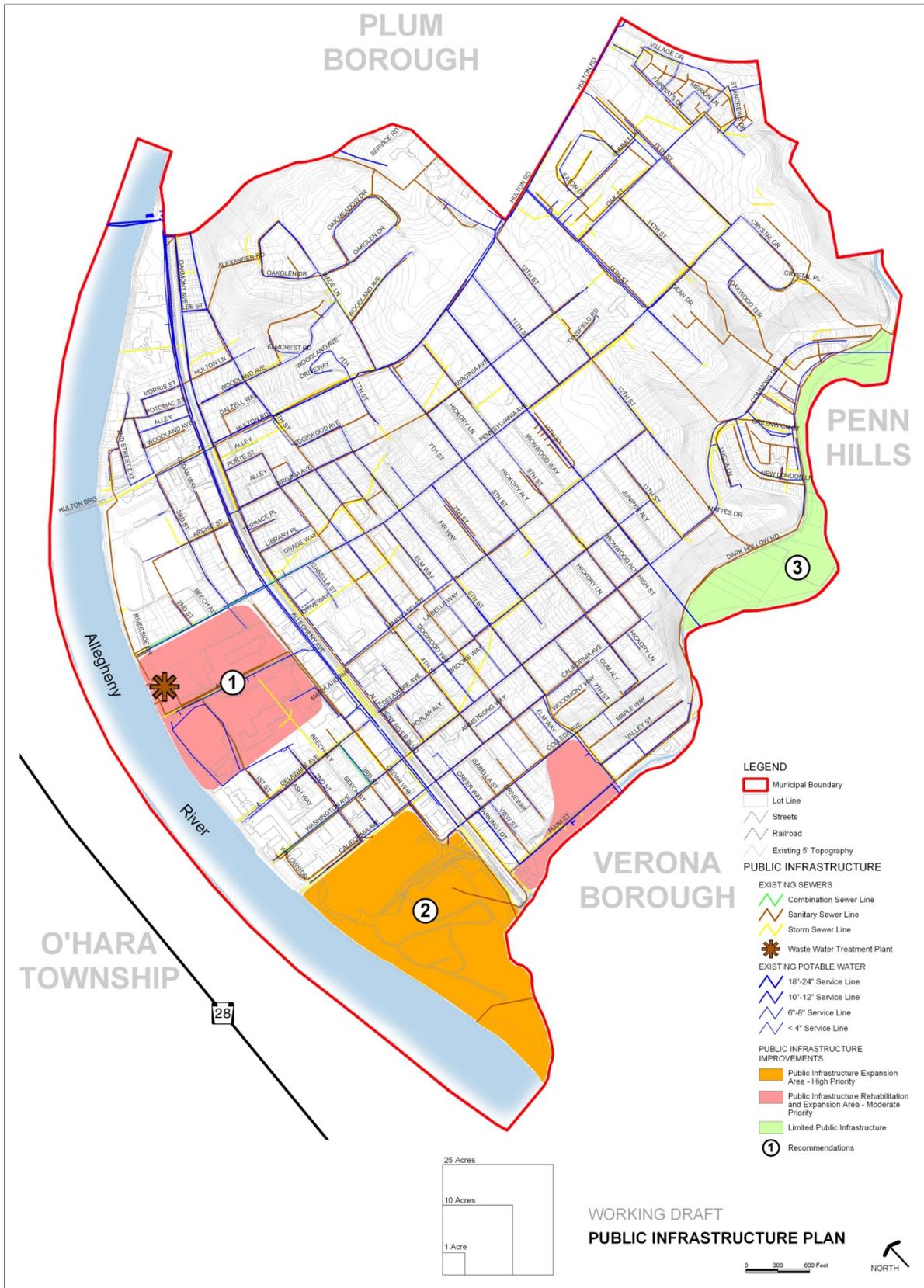
As the Borough seeks to redevelop the Ann Street, Plum Street and Edgewater Development sites into higher density mixed use areas the infrastructure needed to support such goals will need to be increased. Currently, the waste water treatment facility and potable water facilities have capacity to meet any future demands that these areas could present. However, these areas contain a limited amount of sanitary and storm water sewer lines to transport the waste to the proper treatment facilities.

2. Edgewater Neighborhood

The Edgewater neighborhood is the highest priority in terms of providing a system of infrastructure as the site is currently being redeveloped for mixed use housing and commercial. The Borough's next priority should be to provide a system within the Anne Street Corridor as redevelopment occurs in that area. A fair amount of infrastructure exists within the Plum Street corridor, but will need to be supplemented if additional mixed use developments are proposed for some of the larger parcels there.

3. Dark Hollow Road

Finally, the Borough should limit improvements to the infrastructure within the Dark Hollow Road corridor. If the Borough intends to use this area for parks and trails, restricting the amount of infrastructure within this area is the most appropriate strategy to limit any further development or redevelopment there.



## **Parks, Recreation and Open Space Plan**

Recreation in the Borough of Oakmont is family-centered. Residents are an integral component of Oakmont's current and future recreation livelihood - from formal community leagues to the organizing an evening visit at the Riverside Park playground. As part of the community's planning efforts and its recognition of evolving recreation patterns, the time has emerged in the Borough's history to evaluate how the community's park system responds to local and regional recreation needs and desires.

What is noteworthy about the time and place for this assessment is the collaborative enthusiasm that has emerged in Oakmont as part of this parks and recreation planning initiative. Oakmont Borough and Riverview School District joined forces as equal partners in funding this study, showing a unified desire to update community recreation facilities. As the two primary governmental bodies of the borough, they both recognize the importance of maintaining up to date recreational amenities and improving site amenities to provide for a safe and healthy environment. While neither body can commit to any future expenditures without deliberation by its members, it is anticipated that this show of interest in partnering for the greater good of the community will lead to future collaborations. This Study Group is highly encouraged by the decisive actions of both bodies, and is confident they will continue to listen carefully to the voice of their constituents.

The development of this specific component of the Comprehensive Plan represents feedback and participation of the Borough Council, the Borough's Recreation Board, the Borough's Planning Commission, Riverview School District, Plum Creek Watershed Association, Riverview Community Action Corporation, Twin Boro Soccer Club, Riverview Athletic Association and other resident stakeholders. Representatives from each of these dimensions were invited to serve on the initiative's Parks and Recreation Study Group. Study Group members represent the wide range of demographics and recreation interests that Oakmont residents possess.

At the end of 2007, the Borough assembled a Study Group to complete an evaluation and to identify general recommendations associated with enhancing Oakmont Borough's existing park, recreation and open space system. Components of the evaluation included analyzing general needs, exploring initial Riverside Park



master planning considerations and outlining recommendations for enhancing programs, maintenance and outreach about the Borough's park, recreation and open space efforts. The culmination of this effort, presented at a Fall 2008 public forum, identified what was learned as part of the planning process, what major elements were accomplished and what logical and feasible next steps are recommended. Recognizably early in the process, several factors shifted the manner and the extent to which some project components were addressed among the Study Group. These factors included potential future park amenities and differences in priorities, project observations about the extent of needed public outreach, and identified grant opportunities which emerged. The Study Group promoted that in order for a full understanding of opportunities and challenges to be outlined, a more detailed Riverside Park master planning effort was needed and should be completed. The Study Group worked with the Borough to build upon its initial site master planning considerations and sketches to submit a grant application for completing an extensive site master planning process for Riverside Park (attached as an Appendix). The Borough of Oakmont has since received the grant funds and are in the process of designing the site Master Plan for the park.

Building upon review of data and insights that the Study Group members provided, Phase III of the Comprehensive Plan Project, *Recreation, Together*, presented the following:

- Objectives for parks, recreation and open space planning
- Observations and opportunities
- Recommendations

In incorporating the Phase III study into the overall Comprehensive Plan, however, the Objectives were incorporated into the overall Comprehensive Plan goals and the Observations and Opportunities portion is provided as an Appendix together with the detailed analyses and the Riverside Park master plan discussion. The four core principles of parks and recreation planning - administration, facilities/programs, maintenance and finance - are highlighted in the following paragraphs as a basis for the recommendations pertaining to the Parks, Recreation and Open Space Comprehensive Plan component.

### 1. Facilities

#### a. Enhancing Existing Facilities

As part of preparing the Parks, Recreation and Open Space Plan, the general patterns of existing facility usage/demand were evaluated based upon general facility information provided by Study Group members. Riverside Park is the community's primary place for recreation providing both field sports for team activities as well as spontaneous gatherings like picnics and playground gatherings. The current layout and relationship of team sport fields presents shared space for ballfield outfields within the overall area of play for flat field sports (e.g. football).

Based upon population trends, emerging scheduling conflicts and the acreage currently allocated to recreation activities in the community, the Borough should work to identify additional lands which could be suitable for community needs. In consideration of what type of activities could be most suitable and feasible, the Study Group generated ideas; those ideas have evolved into a facility "wish list" which the Study Group then discussed how items could be potentially evaluated for consideration in Riverside Park or elsewhere in the Borough. Responses regarding the primary priority items for future planning consideration include:

- 1) Community Center/Recreation Center
- 2) Football Field/Soccer Fields
- 3) All Weather Regulation Size Outdoor Track
- 4) Baseball Field/Softball Field (with fence)
- 5) Walking Trail/Paved Sidewalks
- 6) Lighting On All Fields
- 7) Volleyball Courts
- 8) Bike Trail/Lanes
- 9) Practice Fields

A few of the significant considerations to any priority item is how much space the facility would consume, how amenities could or could not complement one another as well as what projected costs of improvements could be. Regardless of

timing or priority of change, improvements of an existing park/recreation feature and the addition of any new amenity should follow federal universal accessibility requirements.

- b. Evaluate the feasibility of obtaining and/or utilizing other recreation sites opportunities

Equally important to Borough and Riverside Park recreation planning efforts is determining the feasibility of obtaining other recreation sites for public access, improvement and/or conservation. Analysis and planning of these areas will enable the community to broaden services it provides to those within and beyond the municipal boundary.

Specifically, the community should examine underutilized parcels within the Plum Creek Corridor and work with the Plum Creek Watershed Association to identify the impacts of improvements as well as hard and “soft” costs (e.g. time for field clean-up, re-growth and/or drying out) that the corridor’s occasional flooding may cause. The Borough’s Recreation Board should explore and determine the suitability of offering and managing programmed or un-programmed recreation activities at the Borough’s Falling Springs Park.

Foremost, the Borough’s Recreation Board should take an active role in discussions which involve and/or impact recreation opportunities along the Allegheny River. Land along Oakmont’s waterfront is held by both the public and private sectors. Where opportunity exists to develop public-private partnerships, such as potentially along the former Edgewater site, Oakmont should promote the benefits of such an effort.

Stemming from the high priority facilities the Study Group “brainstormed” and discussed, a series of other potential additional recreation opportunities emerged. These secondary priorities include:

- 1) Baseball/Softball Dugouts
- 2) Synthetic Turf Field

- 3) Basketball Courts
- 4) Handball Courts
- 5) Bocce Court
- 6) Dog Park
- 7) Covered Skating Rink
- 8) Mountain Bike Trails
- 9) BMX Jump Park/Skate Park
- 10) Developed Trail and Picnic Area in Dark Hollow Woods
- 11) Community Pool and Water Park
- 12) Additional Playground Equipment
- 13) Outdoor Amphitheater
- 14) Additional Pavilions/Picnic Shelters
- 15) Public Boat Launch and Docks
- 16) Crew Team and Boat Building

No matter the facility or facilities which are pursued for improvement, each project should recognize and incorporate strategies outlined in Pennsylvania's Manual of Best Management Practices.

- c. Focus on Upkeep and Preservation of Dark Hollow Woods

An area of interest to many looking for a place of solitude in the Borough can be found in a visit to Dark Hollow Woods. This hilly terrain is a critical component of the community's passive recreation experience. This facility should be highlighted as one of the "jewels" within the Borough's overall pedestrian network.

- d. Create a Borough-wide Pedestrian Network

Oakmont's extensive network of sidewalks provides critical links between the community's residential, business and recreational uses. Specifically, the Borough should explore ways in which to develop a hierarchy of pedestrian wayfinding/unified signage

system to make navigation easier within the community's gridded street and alley pattern. Such a system also can provide a means for highlighting historical/cultural assets along different routes. At a minimum all publically-owned facilities (unless otherwise secured for public health purposes) should be identified within this network. Where there are gaps between destinations or sidewalk areas in need of repair, the Borough and School District should collaborate on ways in which improvements could be made. Grant programs such as Pennsylvania Department of Transportation's Safe Routes to School could be a suitable funding mechanism the Borough and School District to collectively pursue.

2. Programming/Scheduling

- a. Identify facility expansions and additions in order to accommodate increasing scheduling demands

The following listing summarizes a wide range of recreation and leisure programs that the Borough, School District and Library could collectively offer residents; typical activities within these programs are also outlined. The Borough's initial program expansion effort should focus on programs not currently offered by anyone, including private organizations, and those that encourage lifelong learning. Because the majority of programs within the community are geared toward children/youth, the Borough may want to first focus on those that appeal to adults.

Arts	Painting, sculpting, engraving, drawing, printing, etc.
Performing Arts	Music, dance, drama, chorus
Crafts	Ceramics, knot-tying, knitting, sewing, pottery, crochet, weaving, leather crafts
New Arts	Photography, computer graphics, videotapes, sound recordings, slide presentations

Creative	Creative writing, reading, poetry, short stories, public speaking, storytelling, debate, interpretative reading, language studies
Self-Development	Self-help seminars, marriage seminars, assertiveness training, genealogy, investment seminars
Aquatics	Canoe/kayak introduction
Outdoor Recreation	Climbing, camping, biking, backpacking, birdwatching, canoeing, fishing, skiing, rafting, jogging, scuba diving
Wellness	Physical fitness, yoga, nutrition, leisure education, weight reduction, stress management, substance abuse, medical self-care, mental/spiritual enhancements, safety training
Hobbies	Antique/coin collecting, baseball cards, dolls, cooking, chess/checkers
Social Recreation	Parties, picnics, dances, family reunions, festivals, social clubs, exhibits, tournaments, contests
Volunteer Services	Administrative volunteers, program volunteers, coaches, service-oriented volunteers, adopt-a-park & beautification programs
Travel & Tourism	Outings, trips, vacations, & destination attractions, pass-through tourist attractions

- b. Explore the expanded recreational possibilities presented with the utilization of lights for outdoor facilities

A number of recreation challenges for field sports in the Borough are scheduling-related. This is largely shaped by the fact that the Borough's facilities are geared toward day-time use because fields are not lit. If additional lands are not available to construct needed fields for practice and/or official play, the community should explore the feasibility and trade-offs of lighting some or all of the fields as well as the track.

3. Maintenance

- a. Develop a Borough Park Maintenance Plan to provide a consistent maintenance program for existing and future park, recreation and conservation facilities

The Maintenance Plan will provide the Borough with a system to guarantee future park maintenance is completed in an effective and cost efficient manner. The Plan will provide guidance to effectively direct future decision-making related to the Borough's existing park facility maintenance. Guidelines should be developed for scheduling on-going maintenance as well as to address handling unforeseen issues such as emergencies, weather related incidents and vandalism. The key to developing a successful plan is to effectively address:

- existing park conditions,
- current available resources,
- Borough priorities, and
- current man-power resources and Borough capabilities.

It is essential that the Borough obtain input from all of those who participate in providing maintenance. Joint cooperation and teamwork between hired manpower, volunteers and Borough administration is the key to establishing a successful plan. The Plan should, at a minimum, address the following issues:

- 1) Establish Goals and Objectives  
Provide a statement of goals and objectives that are realistic and identify the problems impacting the facilities. The goals should

identify the community's recreation image for the future and provide a prioritized implementation strategy.

- 2) Inventory and Analyze Maintenance Procedures and Equipment  
Maintain an updated inventory of all maintenance equipment, available resources and define the maintenance responsibilities required at Borough facilities. Inventory components should be quantified and their existing condition described in detail. The inventory data should be retained in some written format and should be periodically updated to reflect improvements and/or refinements made to existing maintenance equipment, standards or procedures.
- 3) Establish Routine Maintenance Standards  
Establish maintenance standards for each component of the Plan. A qualitative maintenance standard needs to provide a detailed description identifying the anticipated result of each maintenance task. These standards should reflect the minimum acceptable level of maintenance to be performed for each specific task.
- 4) Create a Detailed Maintenance Checklist  
The Borough and School District should develop a checklist that identifies all planned maintenance activities that are performed on a regular basis such as turf maintenance, clean up, playground inspections and trash collection. Additional tasks related to unforeseen issues such as emergencies or weather damage also need to be outlined as well as a strategy of prioritized major long-term improvements. The Checklist should provide a level of detail that each individual would comprehend related to completing the specific task.

- 5) **Define a Maintenance Timetable**  
The timeframe required to complete each specific work task should be determined in order to prepare an accurate and realistic maintenance schedule. To evaluate these timeframes an estimate of required time periods to complete each specific work task should be prepared. The Borough staff and School District, as appropriate, should be involved throughout the preparation of these estimates to integrate their thoughts related to each of the tasks defined. The goal of this schedule is to disperse the workload evenly throughout the year while addressing the specific seasonal tasks routinely required.
- 6) **Identify Specific Man-power Needs**  
For each work task, a total estimate of hours required to complete each task should be defined in the Maintenance Plan by allocating a period of time required to complete a particular task. To accommodate emergency issues throughout the year, a timeframe should be defined to address unexpected issues.
- 7) **Evaluate Available Man-power**  
The amount of available full-time, part-time and seasonal manpower time should be evaluated. If the available time exceeds the total workload, there may be time available for special projects or improvements. If available manpower time is less than the number of hours anticipated to accomplish all work tasks, then additional help will need to be added or maintenance service levels will need to be decreased.
- 8) **Define Potential Projects and Improvements**  
If there is an availability of manpower to perform all scheduled tasks, special projects and improvements could be identified. A prioritized listing of these special projects should be developed as a guideline for help as additional time becomes available.

9) Define Bad Weather Jobs

The Borough should keep a file for bad weather jobs and activities. A list of indoor projects should be devised that could be accomplished on bad weather days (rain, snow, etc.). Encourage submissions of ideas for the file as a means of encouraging fresh ideas and creativity.

10) Plan Implementation and Evaluation

Data, such as location and hours for each specific work task, should be recorded daily for duties performed and evaluated regularly by comparing it to the hours estimated for each routine task. Unexpected work tasks can be assessed separately, but this information will provide background information for refinements to the upcoming year's schedule. A maintenance request form should be developed and utilized to assign required repairs or maintenance work, monitor the time and resources used to complete a task and document work performed for future reference purposes. This information will assist the Borough in updating the Maintenance Plan and will provide documentation for future risk management evaluation. To evaluate existing equipment and plan for future replacement of substandard items, an inventory of existing equipment should be developed by the Borough. This inventory should be updated each time a piece of equipment is purchased or removed from use by the Borough. The condition of each piece of equipment should also be updated on a regular basis.

Whether for existing or future facilities, it is recommended that the Borough adopt a Comprehensive Renovation Plan for all ball fields and soccer fields in the community. It would permit the Borough to vastly improve safety as well as being cost-effective. Dragging an improved infield is much faster than the time spent to drag an infield in poor condition. Further, it is recommended that the

Borough budget approximately \$150 per field each year for topdressing to replace material lost to wind and water erosion. This is not the cost for renovation; rather, this is the new annual cost that should be applied to fields each spring. The Borough should implement an aeration plan. All turf areas (not just sports fields) can benefit from aeration. Other than mowing, aeration is the single most important task to be performed on a sports field.

4. Administration/Financing

a. Create a united recreation vision

Oakmont Borough's Recreation Board is charged with coordinating parks and recreation activities and maintenance within the community. The community should expand the membership of its Recreation Board to include ex-officio members from the following:

- 1) Verona Borough;
- 2) Penn Hills (for McKinley Field);
- 3) Riverview School District.

It is critical that the Board work toward increasing the knowledge and communication of its financial spending among all members and these discussions take place monthly between the Board and the Borough Manager; in turn the Board should take an active role and responsibility for fundraising and making requests to Borough Council for annual funds and pursuits of fundraising.

The Riverview School District should send a representative to every Recreation Board meeting, consider establishing a yearly donation to park improvements, and be part of a joint review of the contract between the District and Borough. One of the key elements that the School District can assist in completing is an inventory, not just of the facilities and equipment, but of their sports programs, with annual costs, and how each program is presently funded.

The Recreation Board should also form a Special Projects Committee that, as needed, can be charged with various tasks such as assisting in research, project coordination and/or fundraising. An example success that is built on this type of structure includes the Allegheny River Boulevard project. A vision statement should be formulated which embodies the enthusiasm of all involved and the benefits of advancing recreation opportunities through cooperation.

Over time, if the needs and responsibilities of the Board expand beyond this structure, the community could explore the idea of forming a Regional Recreation Commission to provide an avenue for representatives of the community's various leadership, conservation and recreation-oriented organizations to exchange ideas about potential collaborative projects. Foremost, the Commission can serve as a recognized forum for the organizations to evaluate physical, policy and/or fiscal opportunities and/or challenges of potential joint pursuits prior to ideas being presented to public officials for consideration. In serving as a sounding board for regional-scale and/or collaborative initiatives, the Commission could be organized as an advisory body within the following roles:

- Review and evaluate opportunities for collaborative programs and facility scheduling. The Commission should also encourage the Borough to develop new regionally oriented programs/events as resident and/or student needs/interests change.
- Assist the Borough in conducting a resident survey every three years. Levels of quality and service of regional scale events and facility design could be evaluated.
- Become a proponent for regional recreation and conservation priorities, whether priorities are site improvements or land acquisition. Moreover, the Commission should be prepared to attend community meetings to make presentations when necessary.

- Communicate Commission decisions to Borough and School District officials as recommendations. A reporting of actions should be shared on a regular basis.
- Advocate for local and regional Rails-to-Trails efforts
- Assisting in establishing land acquisition goals.
- Pursuing relationships at the County and State level.

b. Establish a formal system of communication

A formal communication system about recreation and conservation initiatives should be instituted between Oakmont Borough, the Riverview School District, community residents, other community organizations (Riverview Athletic Association, Twin Boro Soccer Club, Oakmont Public Library, others) and regional/State public officials to maximize the effectiveness and timeliness of conveying recreation information and announcements. Such a system can provide residents and recreation groups a defined and convenient avenue for submitting questions/comments to the Borough. An electronic (web-based) system should be organized to and include the following:

- Organize emails into separate categories in order to efficiently address potential questions, comments and concerns. The categories should include facilities, programs and general comments.
- Design an intra-Borough system for email distribution so that each email is delivered to the appropriate Borough official.
- Provide a feasibility schedule for email replies should be devised so that questions, comments and/or concerns are addressed in a timely manner.
- Advertise the e-mail system throughout the community at all Borough recreation facilities, Borough buildings and recreation related commercial/retail stores.

c. Identify and pursue funding

As part of the initial comprehensive parks, recreation and open space planning efforts, the Study Group joined with the Borough to prepare a planning grant. The grant was submitted to Pennsylvania's Department of Conservation and Natural Resources (DCNR) for the creation of a Riverside Park site master plan. The grant was accepted and a site master plan was designed through an extensive public participation process.

The study group then pursued funding from DCNR and other public and private entities. The extent to which further funds will be needed will depend upon the desired range of park facility and maintenance enhancements, repair or expansion at other identified sites. Early in the Study Group's work, the members realized that among the community's varying interests there was desire for several "large-scale" projects to be introduced or enhanced within the Borough (e.g. a regulation-size track or flat fields for practice and/or game play). Depending upon the scale and/or quality of improvements ultimately pursued, costs incurred could be minimal or they could exceed millions of dollars.

Consequently, as priorities and costs are considered, potential funding sources (whether monetarily or volunteer time) will need identified. Considerations for enhancing Riverside Park, Dark Hollow Woods, Falling Springs or another expanded park space will likely require the Borough and its partners to develop a funding database with a wide range of sources which focus on recreation and/or wellness-related initiatives. There are several private or charitable funding opportunities that are recommended to be studied to augment funds to construct park improvements or acquire park lands:

- Several foundations serving western Pennsylvania might be funding sources for special projects. The Borough may want to invest in buying a Directory

of Major Pennsylvania Foundations. This publication lists foundations, their criteria for grants, and application information. Contact the publisher Logos Associates, 7 Park Street, Room 213, Attleboro, Massachusetts 12703.

- 1) The Laurel Foundation has been awarding grants to worthy causes since 1951. Categories include the arts, education, environmental projects, health, and community services. They may be a source for environmental programs/facilities or trail funding.
- 2) The Hillman Foundation was founded in 1951. They primarily consider projects serving Pittsburgh and southwestern Pennsylvania including the arts, social services, youth services, and health. They may be a source for environmental initiatives and any special youth programming efforts.
- 3) The USX Foundation has existed since 1953. Priority is given to organizations served by the USX Corporation, like the Pittsburgh area. Projects which are educational, scientific, cultural, or health are the primary interest areas.
- 4) The Richard King Mellon Foundation was founded in 1947. Nationally, they support conservation projects, and for southwestern Pennsylvania they contribute to civic, family, and medical endeavors.
- 5) The Pittsburgh Foundation has been a public charity since 1945.
- 6) The H.J. Heinz Company Foundation primarily serves health-related facilities and the Matching Gift Program.
- 7) The Roy A. Hunt Foundation considers grants for programs and capital campaigns.
- 8) The Alcoa Foundation makes donations to projects only in the communities in which their plants and offices are located, so the Pittsburgh area qualifies. Their interest areas

are education, social improvements, health, environmental and cultural.

- 9) The Turner Foundation (as in Ted Turner) is a national foundation dedicated to wildlife and conservation projects. They have funded land trusts, habitat and wildlife projects, and other related endeavors. While they favor projects in the southeastern United States, they have funded initiatives in several states.
- 10) Some projects may have appeal for local community and civic groups. Picnic pavilions and playgrounds may be attractive projects for civic clubs, for example the Pennsylvania Builders Association, scout groups, 4H groups, and the Habitat for Humanity. These groups are often involved in annual fundraising for a variety of charitable activities, and a specific improvement for a park provides them with a high visibility project and satisfies their annual fundraising efforts at the same time. Landscaping projects often appeal to garden clubs, PTA organizations, or other groups with environmental or beautification interests.
  - Create a “Friends of the Park” group to focus fundraising efforts. Not only do these groups help in a direct way, but also agencies receive higher rankings during the grant review process if the grant request contains letters of private donations. A “Friends of the Park” group, for example, fundraising for the park project can actually help the agency a great deal by including a letter outlining their fundraising goal.
  - Establish special local funding opportunities like a Tree Donation Fund, in which the Borough matches cash for tree plantings. The program should acknowledge all gifts with a certificate; gifts larger than \$100 can also be acknowledged with a single plaque containing all names of givers that year. Display the annual plaque at the Borough Building. Promote the new gift program in publications, in news releases to print media, and at any public speaking engagements. Develop a small brochure outlining the program’s details and hand out at civic functions. The program, when

used at other agencies has generated hundreds of dollars each and every year and, when matched with local funds, permits extra efforts for beautification or tree restoration in parks on an ongoing basis.

- Some items could rely on user groups to finance some facilities. Youth sports associations, for example, can undertake some improvements to ball fields whenever feasible.

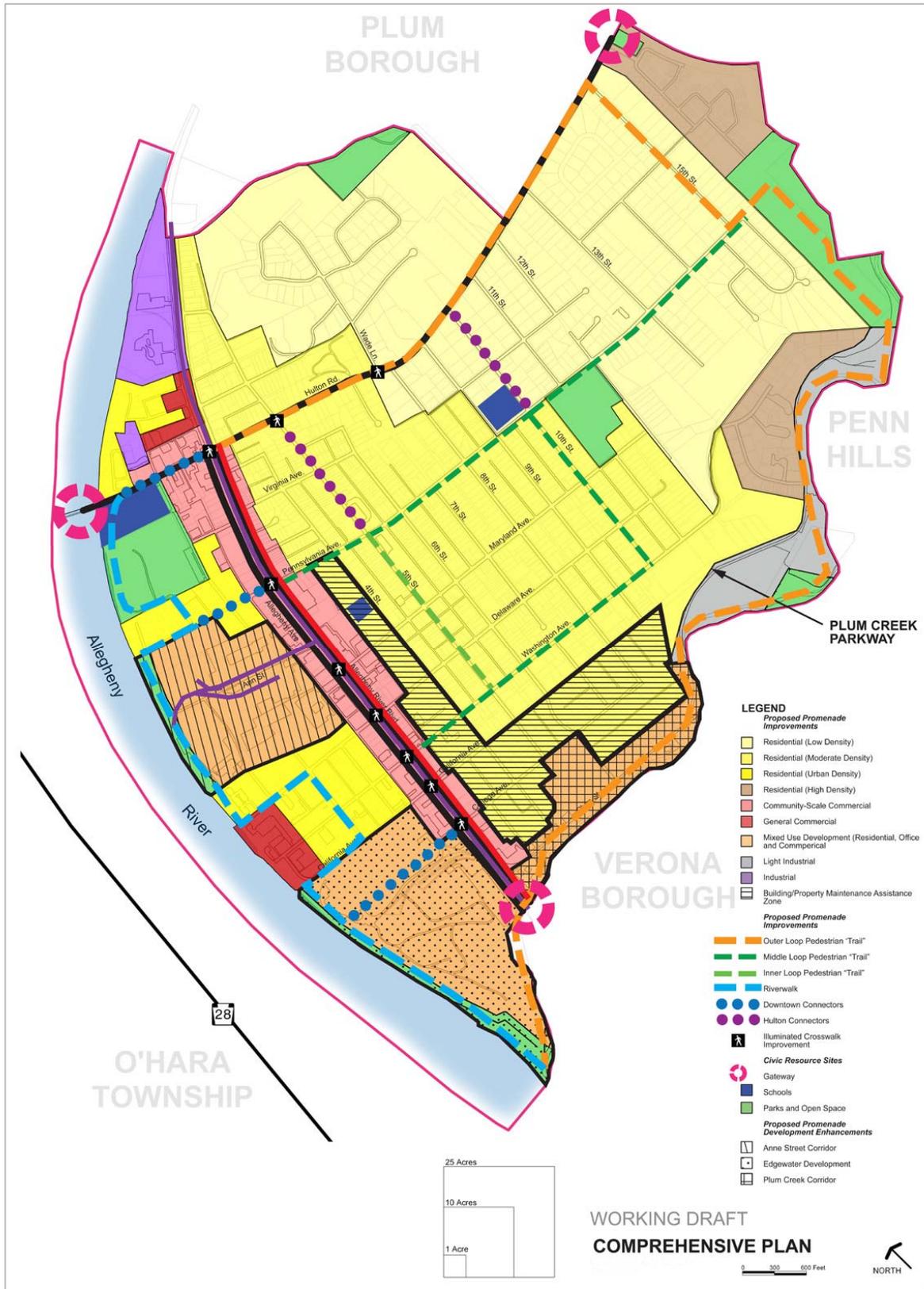
d. Update the Borough website

The Borough website should be updated on a regular basis to contain easy to find and read up-to-date community recreation information including the successes of the Comprehensive Plan. In addition to the Lightning Warning on the Oakmont Parks page (under the Useful Information tab), recreation information should be presented with clear and easy-to-read links from the Borough websites homepage to various recreation programs and groups. The page should be updated for each season to provide a comprehensive listing of programs, program schedules, special events and contact information. Events could also be listed on the website's Calendar of Events page. In the long-term, sign-ups for activities could also be added to the Borough website, providing convenience and organization for residents and the Borough alike.

## **The Comprehensive Plan**

Nature of place concepts were developed during the Borough's visioning process. The concepts represented potential broad projects to achieve the community's idea of the best future of the Borough. As different concepts were developed, the participants picked various aspects of each concept in order to develop a comprehensive vision to include aspects concerning future land use, housing, transportation, infrastructure, parks and recreation and civic amenities. These specific aspects have been previously discussed as individual Plan components. The individual Plan components combine to form the Comprehensive Plan.

The Comprehensive Plan provides a long-term picture that organizes and optimizes the Borough's opportunities. The Comprehensive Plan diagram is a representation of the relationship between land use and housing, civic amenities, transportation, infrastructure and natural resources. This illustration helps illuminate the reality that the Comprehensive Plan is based upon a combination of factors. Together, these factors form an integral Plan that balances community aspirations and available resources.



### Regional Relationships

The Borough's planning efforts, strategies and projects impact its surrounding communities. In order to balance these impacts, the community can participate in a series of multi-municipal collaborative planning efforts. These opportunities include, but are not limited to, storm water management, the future of the rail corridor, traffic and public transportation and recreational programming.

The Comprehensive Plan's land use and development enhancement recommendations are geared to maintain compatibility between existing and proposed land use patterns and development in neighboring communities as well as the existing and proposed development of Oakmont is generally consistent with the objectives and plans of the Allegheny County Comprehensive Plan. Large areas of parkland border Plum and Penn Hills Borough on Oakmont's eastern edge and residential development abuts Plum Borough on the northwest border. Industrial development and undeveloped land adjoin the Borough of Verona.

Based on the Borough's vision for growth and redevelopment, impacts on their regional relationships are likely. This is further impacted by the location of much of the Borough's remaining greenspace – on the outer edge of the Borough's borders. The redevelopment of large land tracts along Plum Street and Dark Hollow Road with a mixture of uses could warrant the evaluation of the traffic capacity and infrastructure on these roads as well as along Allegheny River Boulevard and Hulton Road. This evaluation can ensure the safety and health of the Boroughs existing and future residents as well as those in neighboring communities.

Oakmont Borough has an obvious stake in the state of the regional transportation system and in the land use policies and practices of adjacent municipalities. Several recent projects, including the realignment of the Hulton Bridge and adjacent infrastructure and roadways were a testament of the interconnectivity of Oakmont with the surrounding communities. Any improvements on Hulton Road within the Borough cause significant impacts to traffic flow in the region; likewise the residents also felt the impacts due to commuters attempting to find more efficient routes around the construction zones through residential neighborhoods.

Due to the uncertain future of the now industrial rail line and the potential for that rail line to be used for light commuter, Oakmont must be poised to join with its neighbors in creating a strategy that



will utilize the rail to continue to bring economic vitality to the region. There are several properties near Oakmont's border that are prime locations for regionalized park-and-ride lots and perhaps Transit Oriented Development (TOD). Development such as this would bring traffic through Oakmont and perhaps overwhelm the current capacities of the roadway network. On the contrary, increased traffic may also benefit the Borough if managed correctly by bringing added foot traffic through to the Central Business District retail corridor.

Currently the Borough is taking steps to lead the area in developing a trail system. The community has laid out a strategy to provide its citizens with a pedestrian trail network that has the potential to become a regional asset. Plans are already underway to develop a trail within the Edgewater Steel development along the riverfront. The Borough has also developed the Arboretum Trail that runs parallel to the rail line between Allegheny Avenue and Allegheny River Boulevard. This trail has the potential to run through the Borough following the rail line connecting to other trail projects in Pittsburgh. Providing the Borough residents with access to these attractive recreational amenities could increase the Borough's competitiveness in the region and overall quality of life.

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### III. MAKING THE PLAN A REALITY

In order to address the numerous physical, environmental, fiscal and social changes in the Borough's future and to achieve the community goals defined in Part II, Part III: Making the Plan a Reality outlines a series of recommendations. A tool for implementing these recommendations is an Action Plan.

The Action Plan provides the full list of recommendations emerging from the Comprehensive Plan. The recommendations address a wide range of activities or themes including land use, housing, civic amenities, infrastructure and transportation, education, and municipal administration and operations. It is anticipated that the Borough can realize these recommendations by undertaking a series of individual steps, or actions, generally characterized as projects and policies. Where suitable, a list of corresponding projects is identified under each recommendation.

The Action Plan's second component is timeframe for implementation. Some recommendations could be completed in the next few years, while other may likely take a decade. It is anticipated that physical, policy and economic influences will impact the feasibility and priorities of the recommendations.

Consequently, the Action Plan is structured to be responsive to opportunities that emerge, issues that arise and projects that are completed from year to year. To effectively relate these opportunities and issues with the Borough's goals and objectives, an assessment of prioritized recommendations should be made annually during the Borough's 4<sup>th</sup> quarter activities and coincide with the preparation of an annual Comprehensive Plan status report. With this analysis, Borough leadership and staff can identify the following year's "priority" recommendations, add new actions as appropriate and assign the primary participants responsible for leading the recommendations' associated activities. As part of this annual exercise, each recommendation can be classified into one of three timeframes including:

Immediate – < 2 years;

Short-Term – 2 to 5 years;

Long-Term – >5 years.

Finally, the potential prioritized recommendations are paired with potential implementers or stakeholders. The Action Plan is outlined on the following pages.

**Action Plan**

<b>Potential Implementers</b>		<b>Potential Timeframes</b>
Borough Council = BC	Borough Manager = Mgr	Immediate = < 2 Years
Boulevard Committee = BLDC	Planning Commission = PC	Short-term = 2 to 5 Years
Chamber of Commerce = CC	Recreation Board = RB	Long-term = > 5 Years
Garden Club = GC	Shade Tree Commission = ST	
Borough Engineer = BE		

<b>Key Actions</b>	<b>Implementation Timeframe</b>	<b>Potential Implementers/ Responsible Parties/ Stakeholders</b>
<b>Land Use and Housing</b>		
<b>1. Allegheny Avenue / Allegheny River Boulevard</b>		
a. Amend the Zoning Ordinance to introduce form-based standards for this particular area and only allow a mix of small-scale retail and commercial land uses	Immediate	PC / BC
b. Evaluate the need for additional shared parking areas, evaluate/ assess parking requirements in the current ordinance and assess alternative off-street parking requirements in conjunction with form-based standards to maintain small-town, pedestrian oriented character	Immediate	PC / BC
c. Assess the current Zoning Ordinance relating to the Cedar Way area for inappropriate permitted uses; eliminate residential as permitted / conditional uses	Immediate L/T	PC / BC
d. Modify the Zoning Map by incorporating the properties between Pennsylvania Avenue and Virginia Avenue on the east side of Allegheny River Boulevard into the Commercial (C) Zoning District	Immediate	PC/BC
<b>2. Ann Street</b>		
a. Encourage mixed use development (office/ light industrial/ residential) by amending the area’s zoning classification Mixed Use (MU)	Immediate	PC/BC
b. Meet with existing property and business owners to determine their vision of the future of the Ann Street area; create a plan and perform a marketing study to evaluate opportunities to rebrand the Ann Street area as a riverfront and mixed use business area	Short-term	B/C CC
c. Utilize the same strategies employed as part of the mixed use zoning district to secure easements for the future pedestrian access along the Allegheny riverfront	Long-term	BC
d. Incorporate streetscape requirements such as provision of street trees as related to redevelopment and infill activities along Ann Street	Immediate	Done ST
e. Delineate transition areas that incorporate special streetscape features, landscape buffer yards and transitional land uses to act as a buffer in protecting established residential neighborhoods	Immediate	PC/BC

<p><b>Potential Implementers</b>                  Borough Council = BC                  Boulevard Committee = BLDC                  Chamber of Commerce = CC                  Garden Club = GC                  Borough Engineer = BE</p>	<p>Borough Manager = Mgr                  Planning Commission = PC                  Recreation Board = RB                  Shade Tree Commission = ST</p>
<p><b>Potential Timeframes</b>                  Immediate = &lt; 2 Years                  Short-term = 2 to 5 Years                  Long-term = &gt; 5 Years</p>	

Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
<b>Land Use and Housing</b>		
<b>3. Hulton Northwest</b>		
a. Evaluate the Zoning Ordinance's Industrial District regulations in order to ensure that the Borough can utilize this area as the primary industrial area with a wide range of permitted land uses; amend as necessary	Immediate & ST	PC/BC
b. Participate actively in the current rail corridor study to determine "best uses" of the corridor while capitalizing on its current use as heavy rail by permitting and encouraging industries that need/ can utilize the rail access to locate operations here	Immediate	Mgr / BC
c. Amend the Zoning Ordinance to require increase bufferyards and required landscaping adjacent to residential land uses along the Brenntag and Thermo-Twin properties as well as the other miscellaneous industrial properties within this area	Immediate	BLDC
d. Provide streetscape improvements such as street trees along the Allegheny Avenue corridor north of Hulton Road	Immediate	STC
e. Revise the Zoning Ordinance and the Subdivision and Land Development Ordinances accordingly to require that redevelopment and infill activity be oriented to the riverfront and provide riverfront amenities	Immediate	BC
<b>4. Plum Creek</b>		
a. Create a unique mixed use, form-based zoning district for this area focusing on office and research and development land uses with residential land uses permitted more as an accessory	Immediate	PC/BC
b. Identify a property suitable for establishing a mixed-use development that combines ground floor office and upper floor residential land uses; provide the necessary incentives to encourage the development of the property to act as an anchor for the remaining corridor's improvement	Short-term	BC
c. Develop a reuse/redevelopment strategy for the neighborhoods unoccupied industrial buildings and sites	Long-term	PC
d. Amend the Zoning Ordinance as necessary to eliminate retail as a permitted use within this corridor in order to bolster the retail shopping district along Allegheny River Boulevard	Immediate	PC/BC
e. Re-name Plum Street and Dark Hollow Road as the Plum Creek Parkway to recast the blighted image and stimulate revitalization of this area for conservation, limited light industrial, recreation and storm water mitigation	Short-term	PC/BC
f. Provide streetscape such as street trees, median landscaping (where feasible) and planters along Plum Street that will provide identity to this future mixed use corridor	Long-term	RB

# Borough of Oakmont Comprehensive Plan

<b>Potential Implementers</b>		<b>Potential Timeframes</b>
Borough Council = BC	Borough Manager = Mgr	Immediate = < 2 Years
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Chamber of Commerce = CC	Recreation Board = RB	Long-term = > 5 Years
Garden Club = GC	Shade Tree Commission = ST	
Borough Engineer = BE		

Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
<b>Land Use and Housing</b>		
<b>5. Dark Hollow Road</b>		
a. Establish a limited light industrial zoning district that will restrict expansion of existing industrial uses along Dark Hollow Road in order to be more consistent with the conservation needs, existing environmental constraints and the surrounding/ nearby residential uses in this area.	Immediate	RB/PC/BC
b. Provide roadway improvements and streetscape such as street trees, sidewalks, curbing and planters along Plum Street and Dark Hollow Road that will provide identity to this future corridor as well as protection for the established residential areas from future vehicular and pedestrian traffic.	Long-term	RB
c. Acquire properties for conservation/Investigate/acquisition opportunities	Long-term	RB/BC
<b>6. Lower Oakmont</b>		
a. Modify the Zoning Ordinance and Subdivision and Land Development Ordinance language in order to establish more appropriate landscape buffers, such as bufferyard widths relative to height and setbacks of non-residential buildings, use of landscape berms and staggered trees and hedges for properties adjacent to residential properties	Immediate	PC/BC
b. Refine the Zoning Ordinance as necessary to restrict retail as a permitted use within this area in order to bolster the retail shopping district along Allegheny River Boulevard	Immediate	PC/BC
c. Establish a building maintenance code and strategies to implement and enforce the principles that will help to protect the older housing stock common to this neighborhood and throughout other areas of Oakmont	Long-term	CC/PC/BC
d. Designate the Lower Oakmont area as a priority in protecting the older housing stock common to this neighborhood.	Short-term	BC
e. Strengthen the residential stability of the neighborhood by removing non-residential uses from the list of permitted uses and establishing a plan to relocate those uses to more appropriate neighborhoods	Immediate	PC/BC
<b>Transportation Plan</b>		
1. Produce a Community Trail Map reflecting all portions of the Borough's pedestrian network and disseminate to the public through the schools, library parks and municipal buildings	Short-term	RB / BC
2. Create Outer Loop Pedestrian Trail of the Borough's pedestrian network	Long-term	RB/BC
a. Develop a Master Trail Plan detailing locations of sidewalks, bikeways, trails and trailheads and incorporating strategies to acquire easements		

<b>Potential Implementers</b>		<b>Potential Timeframes</b>
Borough Council = BC	Borough Manager = Mgr	Immediate = < 2 Years
Boulevard Committee = BLDC	Planning Commission = PC	Short-term = 2 to 5 Years
Chamber of Commerce = CC	Recreation Board = RB	Long-term = > 5 Years
Garden Club = GC	Shade Tree Commission = ST	
Borough Engineer = BE		

Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
b. Determine needs / costs to acquire / secure rights-of-way based upon the Borough's overall pedestrian network		
c. Prioritize sidewalk / bikeway / trail segments		
d. Incorporate anticipated costs into the Borough's 5-year Capital Improvement Program		
3. Implement the Middle Loop Pedestrian Trail of the Borough's pedestrian network	Short-term to Long-term	RB/BC
a. Develop a detailed plan to construct necessary "missing links" within the existing sidewalk network as well as trail amenities such as benches and shelters		
b. Prepare detailed opinion of probable development costs for those portions of the loop without adequate existing sidewalks		
c. Develop construction drawings for improvements; where appropriate		
d. Construct improvements		
4. Develop the Inner Loop Pedestrian Trail of the Borough's pedestrian network	Short-term to Long-term	RB/BC
a. Create a detailed plan to construct necessary "missing links" within the existing sidewalk network as well as trail amenities such as benches and shelters		
b. Prepare detailed opinion of probable development costs for those portions of the loop without adequate existing sidewalks		
c. Construction drawings for improvements		
d. Construct improvements		
5. Construct the Riverwalk portion of the Borough's pedestrian network	Long-term	RB/BC
a. Incorporate a riverfront setback / easement requirement into the Zoning Ordinance and SALDO as related to the new construction / redevelopment along the Borough's river front	Immediate	PC/BC
b. Develop a detailed plan to construct necessary "missing links" along the Borough's water front and other portions of the Borough's existing sidewalk network		
c. Prepare detailed opinion of probable development costs		
d. Produce construction drawings for improvements		
e. Construct improvements		

# Borough of Oakmont Comprehensive Plan

<b>Potential Implementers</b> Borough Council = BC Boulevard Committee = BLDC Chamber of Commerce = CC Garden Club = GC Borough Engineer = BE	Borough Manager = Mgr Planning Commission = PC Recreation Board = RB Shade Tree Commission = ST	<b>Potential Timeframes</b> Immediate = < 2 Years Short-term = 2 to 5 Years Long-term = > 5 Years
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Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
6. Establish pedestrian connection for the designated Downtown Connector routes between the proposed Riverwalk, the Allegheny Avenue / Allegheny River Boulevard Corridor and the existing Arboretum Trail	Long-term	RB/BC
a. Create a signage/ wayfinding system		
b. Install signage according to the wayfinding plan and provide appropriate pavement markings according to PennDOT standards		
7. Provide pedestrian links or connectors across Hulton Road to connect Hulton North and Oakglen Neighborhoods to the Borough's civic amenities, Downtown retail / restaurant destinations and the Tenth Street Elementary School	Long-term	PC/BC
8. Create pedestrian-friendly environments in the Plum and Ann Street corridors	Short-term	PC/BC
a. Amend the Subdivision and Land Development Ordinance to require appropriation of designated pedestrian areas with proper separation from vehicle cartways and on-street parking spaces as well as require future development in these areas to be pedestrian-oriented	Immediate	PC/BC
9. Cedar Alley Roadway Improvement Areas		
a. Develop detailed engineering plans/ schematics for the intersections in which raised crosswalks are an appropriate improvement	Short-term to Long-term	BE
b. Prepare detailed opinion of probable development costs	Long-term	BE
c. Construct improvements	Long-term	BC/BC/Mgr
10. Ann Street Roadway Improvement Area		
a. Modify the Zoning Ordinance to provide appropriate minimum standards designed for pedestrian oriented development and service vehicle circulation	Immediate	PC/BC
b. Generate a detailed streetscape improvement plan identifying potential for Capital Improvements as well as opportunities for private contribution as a part of conditional approvals for redevelopment	Short-term	BE
c. Enforce adequate sight distance at intersections and develop a timeframe for adjacent property owners to come into compliance	Short-term	Mgr/BC/BE
d. Incorporate anticipated costs into the Borough's 5-year Capital Improvement Program	Long-term	BC
11. Initiate a general Traffic Study to identify potential safety issues such as traffic volumes, turning movements at intersections and speed associated with the 9th and 10th Street through-traffic and potential options for traffic calming in those areas	Long-term	BC

<b>Potential Implementers</b> Borough Council = BC Boulevard Committee = BLDC Chamber of Commerce = CC Garden Club = GC Borough Engineer = BE	Borough Manager = Mgr Planning Commission = PC Recreation Board = RB Shade Tree Commission = ST
<b>Potential Timeframes</b> Immediate = < 2 Years Short-term = 2 to 5 Years Long-term = > 5 Years	

Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
<b>12. Potential Crosswalk Improvements</b>		
a. Develop schematic design drawings for crosswalk improvements in the following locations:	Short-term	BE
College Avenue and Allegheny River Boulevard – Crossing over College Avenue at Allegheny River Boulevard; crossing over Allegheny River Boulevard at College Avenue		
College Avenue and Allegheny Avenue – Crossing over Allegheny Avenue at College Avenue		
California Avenue and Allegheny Avenue – Crossing over Allegheny Avenue		
Washington Avenue and Allegheny Avenue – The Arboretum Trail crossing at Washington Avenue		
Delaware and Allegheny Avenue – Crossing over Allegheny Avenue		
Maryland Avenue and Allegheny Avenue – Crossing over Allegheny Avenue		
Pennsylvania Avenue and Allegheny Avenue – Arboretum Trail crossing		
Hulton Road and Allegheny Avenue – Crossing over Allegheny Avenue and crossing over Hulton Road		
Hulton Road and Allegheny River Boulevard – Crossing over Allegheny River Boulevard and crossing over Hulton Road		
Hulton Road and 5th Street – Crossing over Hulton Road		
Hulton Road and Wade Lane – Crossing over Hulton Road		
b. Pursue funding resources and file grant applications under applicable programs such as Safe Routes to School, PennDOT enhancements, Community Development Block Grants (CDBG) or ADA-related programs	Short-term	BC
c. Prepare detailed opinion of probable development costs	Long-term	BC
d. Construct improvements	Long-term	BC
<b>Natural Resources Plan</b>		
1. Amend the Borough's provisions regarding the conservation of existing woodland resources and the re-establishment of native species	Short-term	RB
a. Identify model conservation ordinances and preferred provisions		
b. Examine other communities standards related to open space dedication		
c. Prepare and adopt ordinance language		

# Borough of Oakmont Comprehensive Plan

<b>Potential Implementers</b> Borough Council = BC Boulevard Committee = BLDC Chamber of Commerce = CC Garden Club = GC Borough Engineer = BE	Borough Manager = Mgr Planning Commission = PC Recreation Board = RB Shade Tree Commission = ST	<b>Potential Timeframes</b> Immediate = < 2 Years Short-term = 2 to 5 Years Long-term = > 5 Years
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<b>Key Actions</b>	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
2. Develop provisions for the conservation and re-establishment of riparian buffers in order to reduce storm water impacts		
a. Identify and prioritize areas suitable for establishing / re-establishing riparian buffers	Short-term	BE
b. Evaluate regulations of existing riparian buffer ordinances to determine the desired range and effectiveness of provisions	Short-term	BE
c. Assess the opportunities and challenges associated with various conservation techniques	Short-term	BE
d. Prepare and adopt riparian buffer / conservation provisions as part of the Borough's Zoning and Subdivision and Land Development Ordinances	Short-term	PC/BC
3. Evaluate and permit additional storm water management techniques, such as sustainable / LEED® oriented standards and other best management practices, to minimize impacts of future flooding throughout the Borough	Immediate	BC/BE
a. Determine the most appropriate storm water management techniques such as pervious / impervious surface minimums / maximums and alternative surface treatments		
b. Identify sites in which these alternative treatments have been established and tested and prepare a summary of findings to develop recommendations for consideration of permitted techniques for inclusion in the Borough's construction and zoning standards		
<b>Civic Amenities Plan</b>		
1. Establish a "wayfinding" signage system	Short-term	BLDC / CC / GC
a. Determine desired locations, facilities / points of interest to be identified by and a consistent design theme of the signage system		
b. Explore potential public and / or private funding opportunities		
c. Construct improvements		
2. Provide public space, in addition to the proposed spaces in the Edgewater development and the existing Riverview Park, in key locations along the Riverwalk to boost the community's economy as it attracts visitors from the region	Long-term	RB/PC/BC
a. Determine needs / costs to acquire / secure key public spaces based upon the Riverwalk Master Plan design		
b. Prioritize the acquisition and development of key public spaces		
c. Produce schematic design drawings for public space improvements		
d. Prepare detailed opinion of probable development costs		
e. Develop construction drawings for improvements		
f. Construct improvements		

<b>Potential Implementers</b> Borough Council = BC Boulevard Committee = BLDC Chamber of Commerce = CC Garden Club = GC Borough Engineer = BE	Borough Manager = Mgr Planning Commission = PC Recreation Board = RB Shade Tree Commission = ST
<b>Potential Timeframes</b> Immediate = < 2 Years Short-term = 2 to 5 Years Long-term = > 5 Years	

Key Actions	Implementation Timeframe	Potential Implementers/ Responsible Parties/ Stakeholders
3. Define amenities to incorporate into the Borough's overall pedestrian circulation system	Long-term	PC/BE/BC
a. Identify key locations to establish rest areas with benches, tables or pavilions as well as other recreationally related amenities appropriate for the different "loops"		
b. Conceptualize a unique but consistent design theme for the various types of amenities		
c. Determine phasing / priority of needed improvements		
d. Explore potential public and / or private funding opportunities		
e. Generate detailed opinion of probable development costs for projects / expenses not covered by alternative funding sources		
f. Develop construction drawings for improvements		
g. Construct improvements		
4. Develop a community-wide gateway system	Long-term	PC/BC
a. Select specific areas of locations for erecting gateways based upon potential locations identified on the Civic Amenities Plan		
b. Create a consistent design theme among the gateway "types"		
c. Develop a Phasing Strategy for constructing gateways		
d. Incorporate defined phasing into the Borough's Capital Improvement Program Erect the initial gateways		
<b>Public Infrastructure Plan</b>		
1. Construct additional sanitary and storm water sewer lines to support the future demands of redevelopment within the Ann Street and Plum Street Corridors	Long-term	B/E
2. Continue to provide a system of infrastructure for the Edgewater neighborhood throughout development phasing	Short-term	BC
3. Restrict the amount of infrastructure available / provided within the Dark Hollow Road / Plum Creek corridor to limit future development / redevelopment	Immediate	BC

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**APPENDIX**

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## Section 1: Phase 1 Demographics Analysis

### Overview

Part 1 contains a summary of Oakmont's current demographic trends and physical characteristics that can potentially impact the extent and direction of the community's planning efforts. The demographic analysis associated with this Comprehensive Planning effort was completed in as part of the early project efforts 2005-2006. Upon the availability of 2010 Census information, the Borough should complete a more thorough update of their demographic trends.

### Demographics

To begin building a demographic profile, to identify historic and emerging trends as well as to understand Oakmont's patterns in context with its surrounding municipalities, the Borough has examined a variety of data from the U.S. Census. The typical period analyzed spans from 1990-2000; however, data related to other historical decades was included when available or valuable to study. This analysis explores trends related to population, age, income, housing and employment.

### Glossary of Terms

Several key words that are important to the demographic analysis include:

*Housing Unit* – A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or, if vacant, is intended for occupancy as a separate living quarter.

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

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

*Non-family Household* – A non-family household contains a householder living alone or a householder and other people to whom he/she is not related by blood or marriage.

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

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

### **General Demographic Findings**

#### **A. Overall Population**

1. The population of Oakmont Borough has declined by 8.5% since 1970, although the rate of decline has slowed in recent years. This rate overall is notably less than the decline experienced by many municipalities within Allegheny County. Oakmont's population in 2000 was 6,911 people and was approximately 600 persons less than the population in 1970. Between 1990 and 2000 the population was nearly stable; within this decade the population dropped by 60 people (a decline of less than 1% of the total population).
2. Aside from Plum and Fox Chapel Boroughs, Oakmont's neighboring municipalities also lost population between 1970 and 2000. For example, Penn Hills Township lost over a quarter of its population during this time and Harmar Township, Verona Borough and Blawnox Borough each lost 16-19% of their populations. In comparison, Allegheny County lost over 20% of its population between 1970 and 2000.
3. In terms of the number of residents and population trends, Oakmont seems more similar to O'Hara Township than any of the other neighboring communities. Both Oakmont and O'Hara have had relatively small and steady population losses. In contrast, most of the neighboring communities have experienced larger swings in their populations (both positive and negative). Because of the smaller changes in population, Oakmont and O'Hara have been able to better support and maintain their municipal services and infrastructure than many of their neighboring communities.

Table 1: Total Population

Community	1970	1980	1990	2000	% Change 1990-2000	% Change 1980-2000	% Change 1970-2000
<b>Oakmont Borough</b>	7,550	7,039	6,961	6,911	-0.7%	-1.8%	-8.5%
Harmar Township	3,899	3,461	3,144	3,242	3.1%	-6.3%	-16.9%
O' Hara Township	9,209	9,233	9,096	8,856	-2.6%	-4.1%	-3.8%
Verona Borough	3,737	3,179	3,260	3,124	-4.2%	-1.7%	-16.4%
Penn Hills Township	62,886	57,632	51,430	46,809	-9.0%	-18.8%	-25.6%
Plum Borough	21,923	25,390	25,609	26,940	5.2%	6.1%	22.9%
Blawnox Borough	1,907	1,653	1,626	1,550	-4.7%	-6.2%	-18.7%
Fox Chapel Borough	4,684	5,049	5,319	5,436	2.2%	7.7%	16.1%
<i>Allegheny County</i>	1,605,016	1,450,085	1,336,449	1,281,666	-4.1%	-11.6%	-20.1%

B. Age

1. In the year 2000, the median age in Oakmont was 44.7 years. The Borough's is higher than its neighboring communities as well as being above the County median of 39.6 years. (Allegheny County has the second oldest population in the nation). Oakmont's median age rose by over 12% between 1990 and 2000. Of the neighboring municipalities, only Verona and Plum Boroughs saw larger increases in the median age (of 18% and 16%, respectively).
2. Oakmont's senior population (65 years and older) increased from 20% of the total population in 1980 to over 25% of the population in both 1990 and 2000. With over a quarter of the population at retirement age, Oakmont has a larger proportion of seniors than any of its neighboring communities. Oakmont's percentage of seniors nearly doubles the portions in Plum (13%) and Fox Chapel (15%).
3. The number of minors (under 18 years) in Oakmont has been relatively stable since 1980 at 17.5% to 20% of the total population. In 2000, Oakmont had a greater portion of minors than Blawnox (14.5%) and Harmar (17%) Boroughs but less than the other neighboring communities,

particularly less than Fox Chapel in which over 30% of the population was under 18 years in age.

4. As noted above, Oakmont and O'Hara have similar population counts and trends. However, in 1980 their population characteristics were quite different. For instance, while 20% of Oakmont's population was 65 years or older, less than 12% of O'Hara's population was in the same category. In contrast, more recently, O'Hara's population distribution has shifted to look very similar to that of Oakmont. Most notably, in 2000 54% of O'Hara's population and 55% of Oakmont's population were also of "working" age (between 18 and 64 years).

Table 2: Age Distribution

Community	Portion of Population in 1980			Portion of Population in 1990			Portion of Population in 2000		
	< 18 years	18-64 years	≥ 65 years	< 18 years	18-64 years	≥ 65 years	< 18 years	18-64 years	≥ 65 years
<b>Oakmont Borough</b>	20.1%	59.9%	20.0%	17.5%	57.1%	25.4%	19.3%	55.3%	25.4%
Hamar Township	21.8%	65.5%	12.7%	17.8%	63.6%	18.6%	17.1%	60.4%	22.5%
O'Hara Township	26.4%	61.9%	11.7%	23.9%	58.1%	18.0%	25.6%	53.8%	20.5%
Verona Borough	24.5%	62.0%	13.5%	24.8%	59.8%	15.4%	23.9%	58.5%	17.6%
Penn Hills Township	26.6%	63.7%	9.7%	21.6%	62.1%	16.3%	21.7%	58.6%	19.7%
Plum Borough	32.8%	61.8%	5.3%	25.9%	66.2%	7.9%	24.8%	62.0%	13.2%
Blawnox Borough	19.9%	65.0%	15.1%	15.1%	62.3%	22.6%	14.5%	63.6%	21.9%
Fox Chapel Borough	31.3%	59.9%	8.8%	25.9%	62.0%	12.1%	30.1%	55.1%	14.9%
<i>Allegheny County</i>	23.8%	62.4%	13.8%	21.1%	61.5%	17.4%	21.9%	60.2%	17.8%

C. Income

1. Between 1989 and 1999, the median household income in Oakmont increased by 33%, from about \$31,500 to nearly \$42,000. The Consumer Price Index (CPI) rose by nearly 34% during this decade. Consequently, the earnings of Oakmont households have kept pace with inflation.
2. In comparison to its neighbors, Oakmont falls in the middle of the median housing income range between 1989 and 1999. Oakmont's median household income of nearly \$42,000 in 1999 was above the Allegheny County average (of about \$38,000), but below that of the wealthiest neighbor, Fox Chapel (with a median of over \$147,000).

- Although their population trends are similar, household incomes differentiate Oakmont and O'Hara. Because the median household income in O'Hara in 1999 was nearly \$68,000, O'Hara households earned an average of nearly \$26,000 (or over 60%) more than their Oakmont counterparts. In fact, over 30% of O'Hara's households earned \$100,000 or more in 1999 while 12% of Oakmont's households were in the same category.

Table 3: Median Household Income

Community	Median Household Income		
	1989	1999	% Change 1989-1999
<b>Oakmont Borough</b>	\$31,539	\$41,957	33.0%
Harmar Township	\$26,523	\$38,625	45.6%
O' Hara Township	\$49,124	\$67,725	37.9%
Verona Borough	\$22,047	\$28,245	28.1%
Penn Hills Township	\$32,376	\$39,960	23.4%
Plum Borough	\$36,782	\$48,386	31.5%
Blawnox Borough	\$21,178	\$30,203	42.6%
Fox Chapel Borough	\$123,138	\$147,298	19.6%
<i>Allegheny County</i>	\$28,136	\$38,329	36.2%

#### D. Households

- The total number of households in Oakmont increased 3% between 1990 and 2000 while the population declined by just under 1%. Oakmont's average household size in 2000 was about 2.1 persons per household. This household size is very small in comparison to many other communities throughout Allegheny County.
- In 2000, over 45% of Oakmont's total households were non-family households. The Borough had a higher proportion of non-family households in comparison to most of its neighboring communities, Allegheny County (38%) and Pennsylvania (nearly 33%). Of the surrounding communities, only Blawnox had a greater proportion of non-family households (57%). Given this data, it is not surprising that of the neighboring municipalities, only Blawnox had an average household size that was less than Oakmont's in 2000.

- The proportion of married-couple family households in Oakmont in 2000 was 43%, making it less than the County percentage of 46%. Only Verona and Blawnox had smaller proportions of their households as married-couple families in 2000.

Table 4: Household Comparison (Year 2000)

Community	Total Households	Average Household Size	Married-couple Family Households			Average Family Size	Non-Family Households	
			Total	% of Total Households	With Children under 18		Total	% of Total Households
<b>Oakmont Borough</b>	3,118	2.08	1,350	43.3%	506	2.84	1,408	45.2%
Harmar Township	1,522	2.09	695	45.7%	216	2.75	640	42.0%
O' Hara Township	3,248	2.64	2,191	67.5%	981	3.05	711	21.9%
Verona Borough	1,376	2.26	507	36.8%	228	2.98	570	41.4%
Penn Hills Township	19,490	2.38	9,955	51.1%	3,586	2.91	6,213	31.9%
Plum Borough	10,270	2.60	6,530	63.6%	2,936	3.06	2,579	25.1%
Blawnox Borough	858	1.81	252	29.4%	80	2.68	485	56.5%
Fox Chapel Borough	1,875	2.89	1,499	79.9%	730	3.18	275	14.7%
<i>Allegheny County</i>	537,150	2.31	247,549	46.1%	99,770	2.96	204,913	38.1%

E. Housing Units and Age of Housing Stock

- In Oakmont Borough, the total number of housing units increased by only 92 units (2.9%) between 1990 to 2000. Within this decade, this same low rate of growth was also experienced by Blawnox and Fox Chapel Boroughs. The communities of Plum, Harmer and Verona have experienced greater rates in housing unit construction in the last 10 years (14.4%, 7.0% and 5.4%, respectively).
- While the period between 1990 and 2000 represents the decade in which the fewest housing units (5.8%) were constructed in Oakmont, nearly 40% of the Borough's housing stock was constructed prior to 1939. The Borough's second largest period of housing growth occurred between 1980 and 1989 when 435 units, or 13.3% of the overall housing supply, were constructed.
- In relationship to the region and the County as a whole, Oakmont's housing stock comprises 7.5% of the region's 43,000+ homes and less than 0.5% of the County's overall housing stock.

Table 5: Housing Units

Community	Total Housing Units		
	1990	2000	% Change 1990-2000
<b>Oakmont Borough</b>	3,177	3,269	2.9%
Harmar Township	1,530	1,637	7.0%
O' Hara Township	3,377	3,381	0.1%
Verona Borough	1,404	1,480	5.4%
Penn Hills Township	20,439	20,355	-0.4%
Plum Borough	9,289	10,624	14.4%
Blawnox Borough	913	931	2.0%
Fox Chapel Borough	1,887	1,942	2.9%
<i>Allegheny County</i>	580,738	583,646	0.5%

Table 6: Age of Housing Stock

Community	Total Housing Units	Year Housing Built and Proportion of Total Housing Units							
		pre 1939		1940-49		1950-59		1960-69	
<b>Oakmont Borough</b>	3,269	1,238	37.9%	374	11.4%	427	13.1%	329	10.1%
Harmar Township	1,637	367	22.4%	198	12.1%	294	18.0%	250	15.3%
O' Hara Township	3,381	460	13.6%	224	6.6%	899	26.6%	533	15.8%
Verona Borough	1,480	708	47.8%	169	11.4%	204	13.8%	98	6.6%
Penn Hills Township	20,355	2,595	12.7%	2,765	13.6%	6,938	34.1%	4,370	21.5%
Plum Borough	10,624	943	8.9%	406	3.8%	1,273	12.0%	2,883	27.1%
Blawnox Borough	925	321	34.7%	110	11.9%	117	12.6%	117	12.6%
Fox Chapel Borough	1,942	288	14.8%	108	5.6%	409	21.1%	421	21.7%
<i>Allegheny County</i>	583,646	187,679	32.2%	77,818	13.3%	110,659	19.0%	75,032	12.9%

Community	Total Housing Units	Year Housing Built and Proportion of Total Housing Units					
		1970-79		1980-89		1990-00	
<b>Oakmont Borough</b>	3,269	278	8.5%	435	13.3%	188	5.8%
Harmar Township	1,637	241	14.7%	147	9.0%	140	8.6%
O' Hara Township	3,381	615	18.2%	409	12.1%	241	7.1%
Verona Borough	1,480	112	7.6%	61	4.1%	128	8.6%
Penn Hills Township	20,355	2,531	12.4%	764	3.8%	392	1.9%
Plum Borough	10,624	2,402	22.6%	1,277	12.0%	1440	13.6%
Blawnox Borough	925	69	7.5%	147	15.9%	44	4.8%
Fox Chapel Borough	1,942	286	14.7%	208	10.7%	222	11.4%
<i>Allegheny County</i>	583,646	64,173	11.0%	37,182	6.4%	31103	5.3%

F. Owner and Renter Characteristics

1. Oakmont Borough, like O'Hara, Plum, Blawnox and Fox Chapel, all experienced positive change in the number of owner-occupied housing units between 1990 and 2000.
2. Oakmont possesses one of the highest rates of renter-occupied housing in comparison to all of its neighboring communities. The community's rate of renter-occupied units is also 8% greater than that calculated for Allegheny County.

Table 7: Housing Characteristics

	% Tenure by Decade							
	1990			2000			Overall Change	
	Total	% Owner Occupied	* % Renter Occupied	Total Households	% Owner Occupied	* % Renter Occupied	% Change Owner Occupied	% Change Renter Occupied
<b>Oakmont Borough</b>	3,005	56.2%	43.8%	3,118	58.8%	41.2%	2.6%	
Harmar Township	1,414	74.5%	25.5%	1,522	73.3%	26.7%		1.2%
O' Hara Township	3,267	91.3%	8.7%	3,248	92.2%	7.8%	0.9%	
Verona Borough	1,317	53.6%	46.4%	1,376	50.4%	49.6%		3.2%
Penn Hills Township	19,770	80.8%	19.2%	19,490	79.7%	20.3%		1.0%
Plum Borough	9,067	79.4%	20.6%	10,270	79.8%	20.2%	0.4%	
Blawnox Borough	844	45.7%	54.3%	858	46.5%	53.5%	0.8%	
Fox Chapel Borough	1,831	94.9%	5.1%	1,875	95.6%	4.4%	0.8%	
<i>Allegheny County</i>	541,261	66.1%	33.9%	537,150	67.0%	33.0%	0.9%	

\* includes condos, townhouses that may be owner occupied

### G. Housing Values

1. Between 1990 and 2000 the median home value in Oakmont Borough increased by more than 58% from \$70,900 to \$112,400. This increase in value or appreciation is considerable. Because the CPI increased by nearly 33% between 1990 and 2000, the difference between Oakmont's increase and the growth of the CPI demonstrates the degree to which the housing values in the community have significantly appreciated.
2. During the past decade, the median rent value also increased from \$446 to \$579. This 30% rise signifies that growth in rental values generally parallel the rate of inflation.
3. The increasing stability of owner occupancy and the significant appreciation of housing values is an indication that the communities could be desirable locations for future housing expansion.

Table 8: Housing Values

Community	Median Home Value (in dollars)		
	1990	2000	% Change 1990-2000
<b>Oakmont Borough</b>	\$70,900	\$112,400	58.5%
Harmar Township	\$52,400	\$75,600	44.3%
O' Hara Township	\$95,000	\$154,600	62.7%
Verona Borough	\$41,000	\$57,100	39.3%
Penn Hills Township	\$52,100	\$69,300	33.0%
Plum Borough	\$63,600	\$92,900	46.1%
Blawnox Borough	\$49,400	\$69,400	40.5%
Fox Chapel Borough	\$317,200	\$410,200	29.3%
<i>Allegheny County</i>	\$56,300	\$83,500	48.3%

Note: The Consumer Price Index (CPI) between March 1990 and March 2000 was 33.5%.

Table 9: Rent

Community	1990			2000		
	Monthly Gross Rent	Median Household Income	% of Household Income	Monthly Gross Rent	Median Household Income	% of Household Income
<b>Oakmont Borough</b>	\$446	\$31,539	17.0%	\$579	\$41,957	16.6%
Harmar Township	\$368	\$26,523	16.6%	\$487	\$38,625	15.1%
O' Hara Township	\$452	\$49,124	11.0%	\$709	\$67,725	12.6%
Verona Borough	\$387	\$22,047	21.1%	\$458	\$28,245	19.5%
Penn Hills Township	\$430	\$32,376	15.9%	\$559	\$39,960	16.8%
Plum Borough	\$511	\$36,782	16.7%	\$674	\$48,386	16.7%
Blawnox Borough	\$396	\$21,178	22.4%	\$495	\$30,203	19.7%
Fox Chapel Borough	\$588	\$123,138	5.7%	\$1,087	\$147,298	8.9%
<i>Allegheny County</i>	\$389	\$28,136	16.6%	\$516	\$38,329	16.2%

H. Education

1. In Oakmont Borough, more than 37% of the population age 25 and older had earned a bachelor's degree or higher degree of education by the year 2000. This figure compares well to Allegheny County's statistic of 28%.
2. Residents in Oakmont and Fox Chapel Boroughs also generally have a higher educational attainment level than surrounding communities.

Table 10: Educational Attainment

Community	% Population (25 years and older in year 2000)			% population high school graduate or higher
	At least 8 Year of Elementary	4 Years of High School	4 Years of College +	
<b>Oakmont</b>	5.0%	57.9%	37.2%	95.0%
Harmar	7.5%	72.6%	20.0%	92.5%
O' Hara	2.8%	46.1%	51.2%	97.2%
Verona	8.8%	80.8%	10.4%	91.2%
Penn Hills	2.9%	76.0%	21.1%	97.1%
Plum Borough	3.0%	69.0%	28.0%	97.0%
Blawnox	5.6%	70.0%	24.4%	94.4%
Fox Chapel	0.3%	20.2%	79.5%	99.7%
<i>Allegheny County</i>	3.7%	67.9%	28.3%	96.3%

I. Industry of Employment

1. In 2000, the largest percentage of Oakmont Borough residents, 25%, was employed in the educational and health fields. The next closest employment sectors include manufacturing at 13% and professional/management at 12%. The percentages of people employed in these categories in Allegheny County are generally similar (24%, 9% and 11% respectively). While few Borough residents are employed in Public Administration and Information (Computers/Technology), a majority of the overall community, 63%, is engaged in "professional"-oriented employment opportunities.

Table 11: Industry of Employment

	<b>% of Total Employed Persons (16 years and older) by Industry Sector in the year 2000</b>				
	<b>Oakmont Borough</b>	<b>Harmar Township</b>	<b>O' Hara Township</b>	<b>Verona Borough</b>	<b>Penn Hills Township</b>
Agriculture, Forestry, Fishing & Mining	0.0%	0.0%	0.4%	0.2%	0.0%
Construction	4.9%	7.4%	5.1%	6.9%	5.3%
Manufacturing	13.1%	14.5%	8.7%	11.1%	8.9%
Wholesale Trade	5.2%	4.7%	3.3%	3.5%	3.4%
Retail Trade	11.0%	10.1%	7.2%	10.4%	12.6%
Transportation & Warehousing	4.6%	4.9%	4.7%	8.7%	6.8%
Information	3.2%	1.7%	2.9%	1.5%	3.2%
Finance, Insurance and Real Estate	5.7%	9.9%	8.5%	5.0%	8.0%
Professional & Management	12.2%	9.0%	11.7%	8.5%	9.1%
Education and Health	24.9%	20.1%	35.4%	21.2%	24.1%
Arts and Entertainment	7.2%	7.5%	4.9%	12.2%	8.6%
Other Services	5.8%	5.0%	4.0%	8.0%	5.9%
Public Administration	2.2%	5.2%	3.3%	2.9%	4.0%
Total Employed Persons (16 years and older)	3,152	1,507	3,917	1,356	22,043

	<b>% of Total Employed Persons (16 years and older) by Industry Sector in the year 2000</b>			
	<b>Plum Borough</b>	<b>Blawnox Borough</b>	<b>Fox Chapel</b>	<b>Allegheny County</b>
Agriculture, Forestry, Fishing & Mining	0.4%	0.4%	0.0%	0.2%
Construction	7.0%	2.9%	3.0%	5.4%
Manufacturing	11.6%	12.9%	7.9%	9.0%
Wholesale Trade	4.8%	5.0%	3.8%	3.4%
Retail Trade	14.4%	14.9%	5.1%	11.9%
Transportation & Warehousing	4.7%	2.1%	1.1%	6.0%
Information	2.8%	0.9%	1.9%	3.2%
Finance, Insurance and Real Estate	7.7%	4.4%	11.3%	8.5%
Professional & Management	10.3%	11.8%	20.4%	11.2%
Education and Health	20.5%	23.7%	40.0%	24.4%
Arts and Entertainment	8.2%	12.9%	2.0%	8.2%
Other Services	5.1%	4.7%	2.3%	5.1%
Public Administration	2.7%	3.4%	1.1%	3.3%
Total Employed Persons (16 years and older)	13,323	814	2,263	591,905

J. Race

1. The percentage of non-white residents in Oakmont Borough increased 1.1% between 1990 and 2000. However, racial diversity in the Borough and most of the surrounding communities remains extremely limited; non-whites only comprised 1.8% of the Borough's 2000 population. Penn Hills Township and Allegheny County are the only two communities studied where more than 10% of their populations are composed on non-white residents.

Table 12: Race

Community	% Population (2000)					
	Caucasian	Black	American Indian, Eskimo and Aluet	Asian alone	Native Hawaiian or other Pacific Island	Other
<b>Oakmont Borough</b>	98.2%	1.1%	0.3%	0.6%	0.0%	0.3%
Harmar Township	98.1%	1.0%	0.2%	1.0%	0.0%	0.2%
O' Hara Township	95.7%	1.0%	0.2%	3.3%	0.0%	0.3%
Verona Borough	96.3%	3.2%	0.5%	0.4%	0.0%	0.2%
Penn Hills Township	74.4%	25.1%	0.5%	0.7%	0.0%	0.5%
Plum Borough	96.0%	3.0%	0.2%	1.0%	0.0%	0.2%
Blawnox Borough	94.1%	1.2%	0.2%	5.5%	0.0%	0.2%
Fox Chapel Borough	93.3%	0.6%	0.1%	5.6%	0.1%	0.3%
<i>Allegheny County</i>	85.2%	13.0%	0.4%	1.9%	0.1%	0.6%

K. Commuting Time

1. The mean one-way commuting time for Oakmont residents decreased by 6% as reported for the period between 1990 – 2000. This rate is one of the greatest decreases experienced by the communities within the region.
2. This pattern could be the result of a rise in those working at home or the expansion of employment centers outside of Downtown Pittsburgh. Centers located in places such as Plum, Monroeville and Harmer allow Oakmont residents to commute to work in much shorter periods of time than in the past. However, more retired, i.e. fewer workers, can skew this.

Table 13: Commuting Time

Community	Mean Travel Time to Work (one-way in minutes)		
	1990	2000	Change 1990-2000
<b>Oakmont Borough</b>	26.5	24.9	-6.0%
Harmar Township	24.4	25.6	4.8%
O' Hara Township	26.5	26.1	-1.4%
Verona Borough	23.7	24.0	1.3%
Penn Hills Township	28.3	28.5	0.6%
Plum Borough	29.2	28.9	-0.9%
Blawnox Borough	21.7	20.9	-3.5%
Fox Chapel Borough	27.4	25.1	-8.5%
<i>Allegheny County</i>	26.1	25.3	-3.2%

Data estimates prepared by the US Census, Pennsylvania Data Center and the University of Pittsburgh – University Center for Social and Urban Research for years following the formal 2000 Census are on file at the Borough office.

## Community Profile

### Oakmont Borough

<http://www.oakmontborough.com/>

**County Council District:** 7  
**Council Representative:** [Nicholas Futules](#)

**Senatorial District:** 38  
**Legislative District:** 33  
**Congressional District:** 04

**Council of Government:**

**Community Contact:**

Bruce Jamison, Manager  
 767 Fifth Street  
 Oakmont, PA 15139  
**Phone:** (412) 828-3232  
**Fax:** (412) 828-3479

**School District:** Riverview  
**Police Chief:** David R. DiSanti, Sr.  
[Police Department Info](#)  
**Fire Chief:** William Peoples  
[Fire Department Info](#)  
**Ambulance:** Lower Valley Ambulance Service

**US Census:** [PA State Data Center](#)  
 (2000 Demographic, Social, Economic, Housing Profile)  
**Sq. Miles:** 1.57  
**Location:** 14 miles N.E. of Pittsburgh.  
**Geography:** Small hills; wooded; floodplains on Allegheny River and Plum Creek.

To update Municipality contact information, please use the [feedback form](#).

**Oakmont Borough Real Estate Information**

	<b>Taxable Value</b>	<b>Exempt Value</b>	<b>PURTA Value</b>	<b>All Real Estate</b>
<b>Certified Value 1/14/2011</b>	\$351,049,420	\$50,117,200	\$821,008	\$401,987,628
<b>Value as of 1/21/2011</b>	\$351,049,420	\$50,117,200	\$821,008	\$401,987,628

**Taxable Residential Median Value as of 1/21/2011:\$96,800**

**Millage Rates in Oakmont Borough**

	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>County:</b>	4.6900	4.6900	4.6900
<b>Municipality:</b>	4.5000	4.5000	N/A
<b>School District:</b>	23.2600	24.0500	N/A

**Taxes for Property Assessed at \$100,000 in Oakmont Borough**

	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>County:</b>	\$469.00	\$469.00	\$469.00
<b>Municipality:</b>	450.00	450.00	N/A
<b>School District:</b>	<u>2,326.00</u>	<u>2,405.00</u>	N/A
<b>TOTAL:</b>	<b>\$469.00</b>	<b>\$3,245.00</b>	

**Taxes for Median Property Value (\$96,800) in Oakmont Borough**

	<b>2009</b>	<b>2010</b>	<b>2011</b>
<b>County:</b>	\$453.99	\$453.99	\$453.99
<b>Municipality:</b>	435.60	435.60	N/A
<b>School District:</b>	<u>2,251.57</u>	<u>2,328.04</u>	N/A
<b>TOTAL:</b>	<b>\$3,141.16</b>	<b>\$3,217.63</b>	

The millage values are updated as soon as they are set by the Municipalities and School Districts.

School Millages are on a fiscal year and are set at the end of June.



Section 2: Phase 2 Edgewater Steel Master Plan



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## **Section 3: Phase 3 Parks, Recreation & Open Space Analysis**

### **Observations and Opportunities**

The following observations and opportunities, emerging from the Study Group's discussion and evaluation of existing conditions, highlight the four core principles of parks and recreation planning: administration, facilities/programming, maintenance as well as financing.

#### 1. Facilities and Programs

##### *Observations:*

- a. Community residents and the Riverview School District utilize parks and open space within both Oakmont and Verona Boroughs.
- b. Riverview School District has an agreement with the Borough of Oakmont for use of Riverside Park as its primary venue for athletic events and practices.
- c. The length of use agreements for recreation facilities which exist in neighboring communities is generally short and/or undefined.

##### *Opportunities:*

- a. The Study Group has identified facilities and programs that it would like to establish, expand or improve to better meet the needs of its residents.
- b. Additional recreation facilities could serve the high demand of recreation stakeholders existing in Oakmont.
- c. Long-term contracts for reservation of recreation facilities with Verona Borough and Penn Hills could increase stabilization of Oakmont recreation programs.
- d. Increased recreation facilities in Oakmont could eliminate dependence upon neighboring community facilities.
- e. An updated Riverside Park Field House could provide additional space and code-compliant, universally

accessible amenities which could benefit both the School District and Oakmont residents.

- f. An updated, regulation-sized track with lights and improved surfacing could provide year-round recreation benefit to both the School District and Oakmont residents.
- g. An updated, lit football/soccer field could provide extended hours of play/activity within the Borough.

2. Maintenance

*Observations:*

The focus of the Borough's recreation maintenance activities generally occurs at Riverside Park.

*Opportunities:*

A comprehensive recreation facility maintenance program, inclusive of seasonal activities/responsibilities and associated annual maintenance costs, could be developed to optimize efficiencies and effectiveness of maintenance at all existing park sites as well as future recreation facility/conservation acquisitions.

3. Finance

*Observations:*

The Borough currently relies on resident tax, gas well revenue, use fees, donations and volunteering for recreation funding and support.

*Opportunities:*

- a. In annually assessing the relationship of the Borough's parks and recreation spending to its overall municipal budget, Oakmont can identify where opportunities may exist to expand upon its past successes and its further desired recreation pursuits. A comparison of parks/recreation revenues and expenditures in Allegheny County's municipalities is outlined below.

Table 14: Allegheny County Revenue and Expenditure  
Figures 2003\*

% of Total Expenditures on Parks and Recreation	Number of Municipalities
0-1	52
1-2	18
2-5	35
5-10	15
10+	8

\* Source: Governor's Center for Local Government Services -  
[http://ctcoas01.state.pa.us/dced/mss.finstat\\_menu.show](http://ctcoas01.state.pa.us/dced/mss.finstat_menu.show)

- b. Identifying priority recreation projects and funding sources will help provide Oakmont with a strategic plan to improve and expand facilities and programs.
  - c. On-going pursuit of public, private and corporate contributions could help increase resources for assisting in enhancing programs to acquiring and developing new facilities.
  - d. Strengthening the relationships of and involvement of students as stewards of community recreation could be a win-win for building pride and equity in the community's facilities.
  - e. A joint review of the existing contract between the Riverview School District and Oakmont Borough could help to identify the extent to which fees represent current economics and the potential levels of "involvement" in the direction of future park improvements.
  - f. Pursuing additional grants of local, regional, state and/or federal funds could provide the community with dollars (whether matching or non-matching) to make facility improvements. (See also 2008 grant pursuits description in the Recommendations: Administration section)
4. Administration
- Observations:*
- a. Under the guidance of the Borough's Council, the community's guiding recreation body is the Oakmont Recreation Board.

- b. Through recent joint efforts, the Borough Council and the Riverview School District have pursued the creation of a Parks and Recreation Study Group to gain insights about real and perceived needs of local recreation organizations and residents.

*Opportunities:*

- a. A comprehensive recreation vision defined and shared by community stakeholders can enable the community to optimize economic and physical resources as it manages its facilities and programs.
- b. An established formal communication system between the Park and Recreation Study Group, the Recreation Board, Borough Councils of Oakmont and Verona, Riverview School District and the general public can help enhance the effectiveness of stakeholder collaboration.

## Riverside Park Master Plan

1. Prepare a Detailed Riverside Park Master Plan with an extensive public process

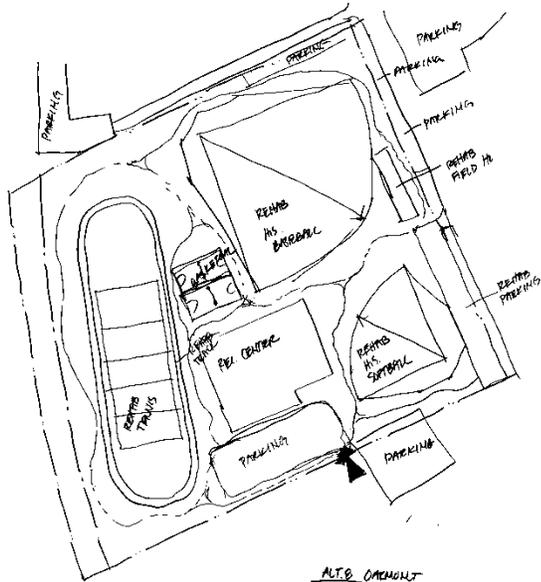
To maximize existing space for optimal recreational use given current and projected active and passive recreation activities/preferences, the Borough should prepare a Riverside Park Master Plan. The purpose of the Master Plan should be to explore what opportunities exist for two different scenarios: firstly, enhancement of existing conditions and, secondly, redevelopment of the site. Obviously, the differences in potential features, circulation, investments and community involvement will vary significantly.

As presented and discussed during an early 2008 Study Group meeting, a series of nearly one dozen preliminary sketches illuminated that in order to adequately develop a realistic long-term vision for the park, it would be most beneficial that a much more detailed assessment and master planning design effort be pursued and community outreach be expanded beyond the currently defined planning process.



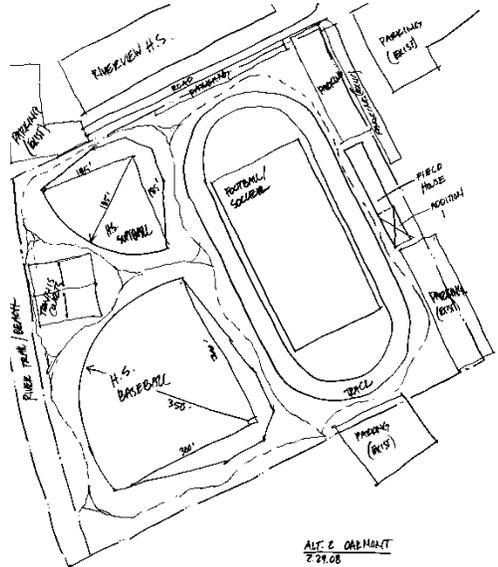
# Borough of Oakmont Comprehensive Plan

Each sketch concept studied different opportunities and challenges of facility sizes and layouts stemming from Study Group discussions. A sampling of the many concepts is provided below. Note that some include a regulation size track and others with regulation size ballfields. For orientation purposes on each graphic, the Allegheny River is to the left, Riverview School District building facilities are to the top and Third Street is to the right.



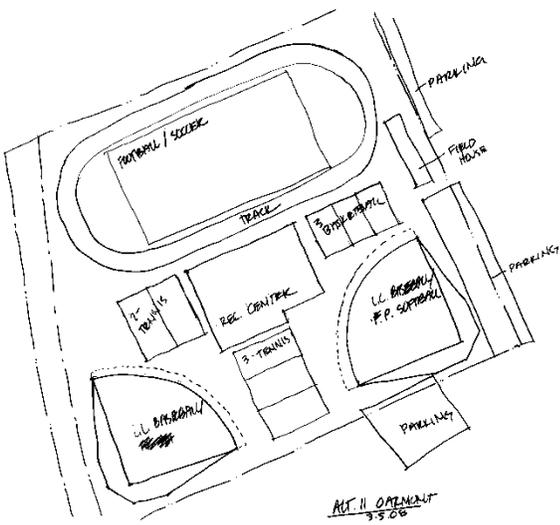
**ACT 8 OAKMONT**  
2/28/08

1. REAR TENNIS	5. REAR TRACK	7. PARKING
2. REAR BASEBALL	6. REAR TRAIL	8. BASEBALL - 2
3. REAR SOFTBALL	4. REC CENTER	

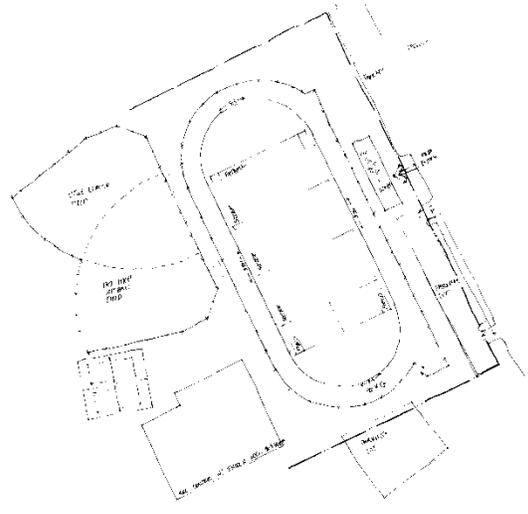


**ACT 8 OAKMONT**  
2/21/08

1. TRACK	4. BASEBALL	6. TRAIL (CMT-2)
2. PARKING	5. SOFTBALL	
3. SOFTBALL	7. PARKING	

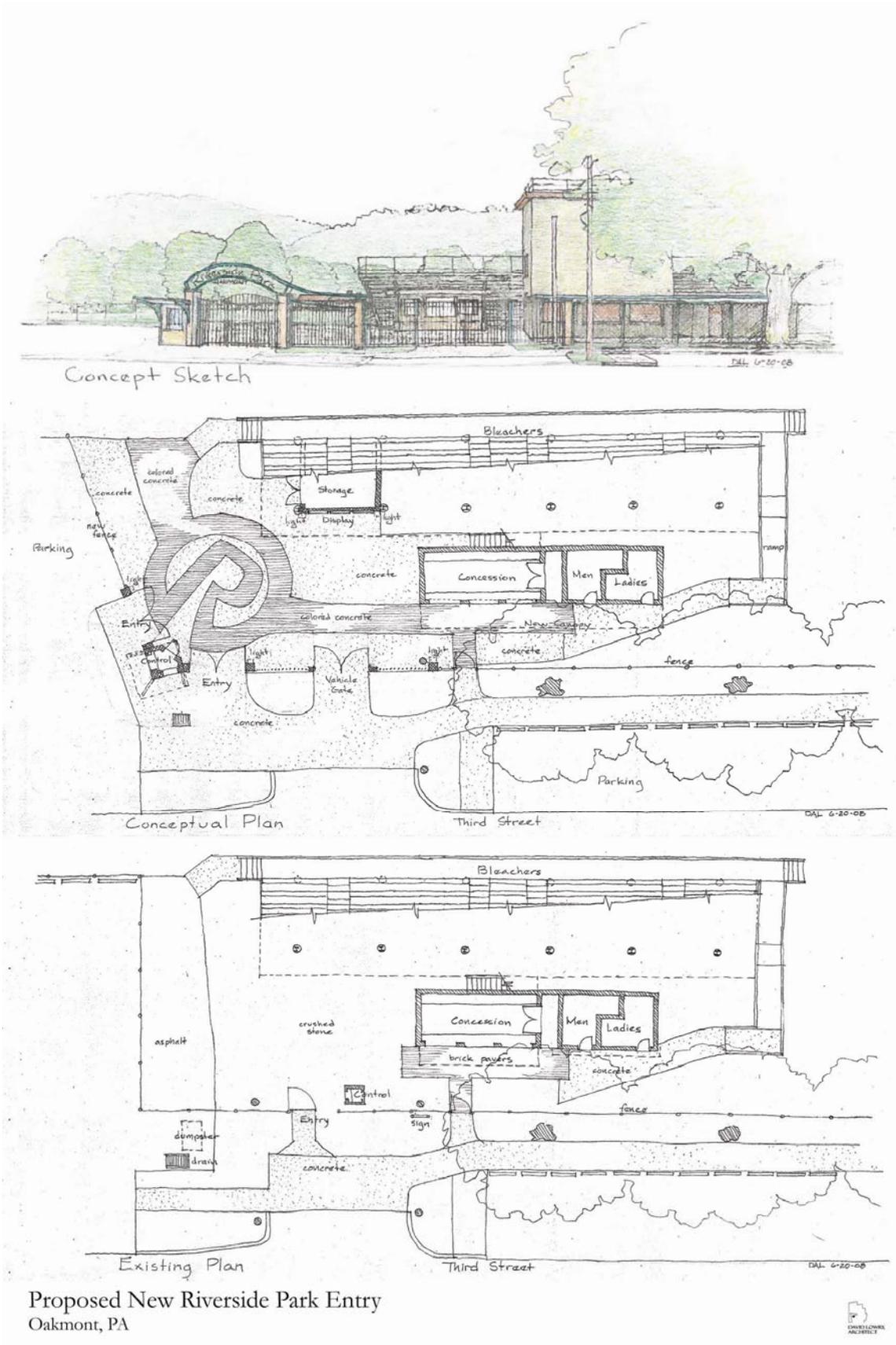


**ACT 11 OAKMONT**  
3/5/08

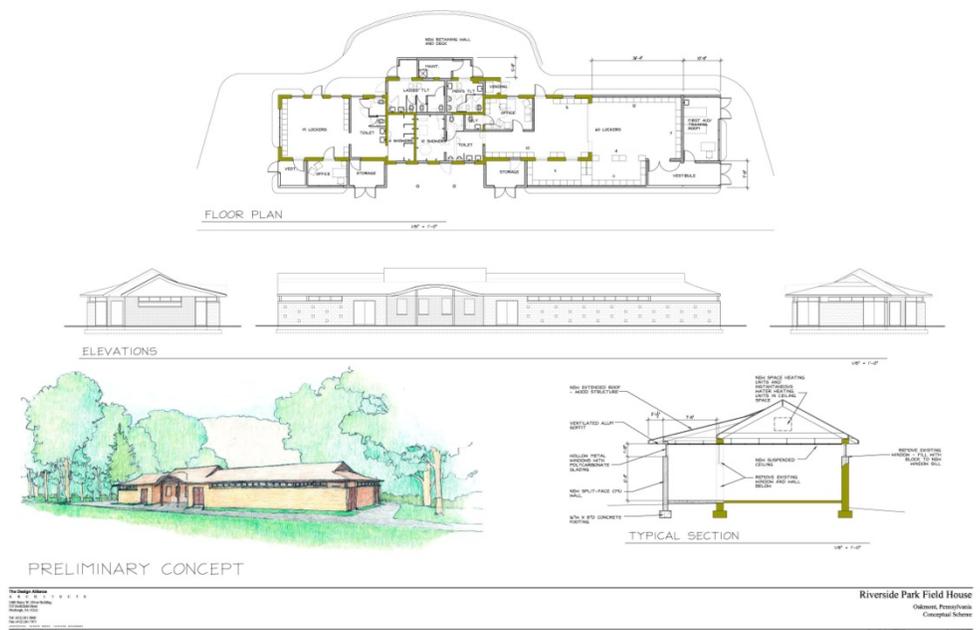


Subsequently, recognizing the potential opportunities and complexities of the detailed master planning process, the Study Group initiated efforts and organized the preparation of a planning grant submission to the Pennsylvania Department of Conservation and Natural Resources for the preparation of a Riverside Park Master Plan. Building on these sketch concepts, the detailed master planning process will enable the community to define how this “hub” of the municipality contributes to its overall park, recreation and social system. Throughout the master planning process, it is imperative that the character, scale and relationship of future park activities be designed to optimize the site’s potential opportunities, to respect its existing features and challenges and to consider the feasibility of expanding desired uses in other locations of the Borough.

Also, as an outgrowth of discussing the appropriateness of preparing a Master Plan, Study Group members began working with community residents throughout the development of the Parks, Recreation and Open Space planning initiative to identify opportunities for enhancing Riverside Park’s Third Street vehicular and pedestrian entrance. Potential features of this space could include pavement improvements, fencing enhancements and a ticket booth. An illustrative concept, of these improvements, as prepared by a Borough resident volunteer, is shown on the following page.



Initial design concepts and estimates for improvements to the Park's Field House have also been initiated by volunteering members of the community. A picture of the new entrance layout as well as overall field house improvements, inclusive of changing, shower, restroom and storage facilities are shown below.



Based upon work which community volunteers and Study Group members have been organizing to date, an anticipated series of small-scale tasks to initiate the next series of opportunities includes the following:

- Entrance/Ticket Booth Improvements
  - Finalize architectural drawings
  - Prepare bid package
  - Solicit/ award bid
  - Commence construction
- Paving area surrounding ticket booth completed
  - Finalize architectural drawings
  - Prepare bid package
  - Solicit/ award bid
  - Commence paving
- Field House Health & Safety Improvements
  - Finalize architectural drawings
  - Prepare bid package
  - Solicit award bid
  - Commence improvements

**Exhibit 1**

Oakmont Borough residents participate in many organized recreation programs which utilize facilities within the community and outside the Borough's boundaries.

Table 15: Initial Inventory

**A. EXISTING PROGRAMS**

<b>Characteristics</b>	T-Ball	Little League	Softball	Colt	Pony	Legion	Flag Football	Basketball	Soccer
1. Number of Participants	80	150	45	11	25	15	70	285	300
2. Age of Participants	5 - 6	8 - 12	7 - 10	15 - 17	13 - 14	16 - 18	8 - 12	6 - 12	5 - 18
3. Number of Teams	7	15	4	1	1	1	8	34	20
4. Games Per Season	10	12	12	16	20	24	9	14	8-10
5. Membership Costs	\$40	\$60	\$45	\$75	\$75	\$100	\$20	\$45	\$65-\$95

**B. EXISTING FACILITIES**

Facilities	Owner	Approximate Size	Primary Features
1. Cribbs Field	Verona Borough	1.5 Acres	<ul style="list-style-type: none"> <li>• 2 Baseball Fields (or 1 Soccer Field)</li> <li>• 1 Basketball Court</li> <li>• 1 Playground</li> </ul>
2. McKinley School	Penn Hills Borough	2 Acres	<ul style="list-style-type: none"> <li>• 1 - 2 Soccer Fields</li> <li>• 1 Gym/Basketball Court</li> <li>• 1 Playground</li> </ul>
3. 10th Street School	Riverview School District	.5 Acres	<ul style="list-style-type: none"> <li>• 1 - 2 Gym/Basketball Courts</li> <li>• 1 Playground</li> </ul>
4. Dark Hollow Park	Oakmont Borough	36 Acres	<ul style="list-style-type: none"> <li>• Passive Recreation/ Open Space</li> </ul>
5. Riverside Park	Oakmont Borough	13.5 Acres	<ul style="list-style-type: none"> <li>• 1 Basketball Court (Includes Tee-Ball)</li> <li>• 2 Baseball Fields</li> <li>• 1 Softball Fields</li> <li>• 1 Football/ Soccer Fields</li> <li>• 1 Outdoor Track</li> <li>• 5 Tennis Courts</li> <li>• Additional Outdoor Courts</li> <li>• Field House</li> <li>• Miscellaneous Facilities/ Amenities</li> </ul>
6. Falling Springs Run	Oakmont Borough	10 Acres	N/A

**Exhibit 2**

The Parks, Recreation and Open Space Planning Needs Assessment identifies how sufficiently current and future recreation facility needs are being met. Three types of “demands” were evaluated as part of the Assessment including Population Demand, Service Area Demand and Facility Demand. Based upon a general acreage basis, the Borough has sufficient land. However, when evaluating the population usage as well as the demand and timing of available field facilities, the Borough should, as part of the Riverside Master Planning effort, consider what opportunities for improving facility sharing and/or facility expansion exist.

Table 16: Initial Park Acreage Needs Assessment

Park Classification	Definition	Typical Facilities	Acreage Recommended per 1,000 Pop. <sup>1</sup>	Park Acres Recommended <sup>2</sup>	Current Park Acres	Surplus/Deficiency Acres <sup>3</sup>
<b>Neighborhood</b> (Cribbs Field, McKinley School, 10th Street Field)/ Playground	Walk to park; intense recreational activities; 100% developed	multi-purpose playfields/courts, playgrounds, tot lots	0.5	4.9	4	(0.9)
<b>Community</b> (Riverside Park and Dark Hollow Park)	Drive or walk to park; combination of recreational activities for the range of all ages and abilities	a mix of active recreation areas as well as passive conservation open spaces	2	19.6	49.9	30.3
<b>Metropolitan</b> (Boyce Park and Falling Springs Park)	Drive to park; primarily resource based activities with some intense recreational activities; max. 40% developed	water resource oriented, unlit playfields, playgrounds, picnicking, hiking/biking/walking trails, nature center, amphitheater, group camping, swimming beaches, boating areas				

<sup>1</sup> Acreage recommendations outlined by NRPA

<sup>2</sup> Based on approximate Oakmont Population (2000 Census) 6,911 and  
Based on approximate Verona Population (2000 Census) 2,888

<sup>3</sup> ( )=negative number