

- AREA F**
- Mixture of smaller/moderate-scale single family and multi-family residential development
  - Potential opportunity to:
    - Address property maintenance needs especially along Hulton Road
    - Enhance neighborhood views along regional thoroughfare as well as over rail tracks toward river
    - Strengthen connections and way finding to community facilities

- AREA A**
- Single- and multi-family residential, regional industrial and local commercial development
  - Potential opportunity to:
    - Address property maintenance needs
    - Re-configure circulation to improve vehicular/pedestrian traffic

- AREA B**
- Mixture of single/multi-family homes with community services
  - Potential opportunity to:
    - Establish connections/access to river
    - Strengthen pedestrian connections between Riverside Park, Riverview Jr./St. High School, Oakmont's Boulevard and other neighborhoods
    - Mitigate traffic impacts

- AREA C**
- Industrial/office buildings with large footprints and various dates of construction
  - Potential opportunity to:
    - Redevelop vacant structures/lots geared toward local and/or regional employment
    - Incorporate open space requirements as part of redevelopment
    - Enhance connections with adjacent commercial district and to riverfront
    - Explore the feasibility of introducing "shared" public parking facilities to support immediate sites and Boulevard development

- AREA D**
- Mixture of newer and historic single and multi-family homes of various scales
  - Range of community facilities
  - Potential opportunity to:
    - Enhance connections/access to riverfront

- AREA G**
- Distinctive, vibrant Boulevard promotes borough as local & regional destination
  - Mixture of commercial/office with larger multi-family structures; limited single-family residential
  - Landscaped railroad corridor with limited train traffic serves as physical and visual asset
  - Pedestrian crossings and other amenities promote corridor's walkability
  - Potential opportunity to:
    - Address intersections concerns for vehicles and pedestrians
    - Upgrade Cedar Way as a key circulation route and/or off-street parking access
    - Develop parking program with on-street short-term parking and smaller surface lots
    - Leverage/protect the use of the rail line for extended regional mass transit/commuter system

- AREA O**
- Topography and single access point from Hulton Road create tightly-knit single and multi-family neighborhood

- AREA K**
- Primarily larger lot, single-family homes with curvilinear street pattern
  - Potential opportunity to:
    - Improve pedestrian connections to community facilities and Boulevard

- AREA L**
- Predominately large lots with larger single-family homes
  - Mixture of housing styles, building materials and construction dates
  - Buildings relate well to street and neighboring structures
  - Potential opportunity to:
    - Improve pedestrian connections and signage leading toward Dark Woods Hollow Park

- AREA N**
- Moderately-sized, well-maintained single family homes and lots
  - Range of building materials and styles
  - Cemetery serves as centralized "green space" for many homes

- AREA P**
- Attached single-family housing dominates valley floor
  - Concentration of wood construction is unique in comparison to brick structures that prevail in the Borough's other neighborhoods
  - Potential opportunity to:
    - Introduce additional pedestrian and landscaping amenities at entrance and throughout neighborhood
    - Promote additional land use activity of an intensity that is compatible with the limitations of lowland areas

- AREA M**
- Primarily modest, brick, single-family and duplex homes on narrow lots
  - Potential opportunity to:
    - Relocate non-residential uses to other areas
    - Prevent deterioration of currently well-maintained buildings and lots

- AREA J**
- Mixture of housing (primarily small single-family and duplexes) and industrial uses
  - Potential opportunity to:
    - Buffer industrial uses such as scrap yard and auto repair shops where needed
    - Introduce additional quality single and/or multi-family development
    - Address property maintenance needs

- AREA I**
- Primarily older, single-family homes
  - Typically brick, moderate to large in size and well-maintained

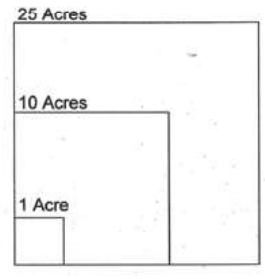
- AREA H**
- Eclectic mixture of residential and non-residential uses, building styles, materials, spacing and conditions
  - Community facilities and community-scale non-residential uses throughout area
  - Potential opportunity to:
    - Address targeted building/lot maintenance issues
    - Develop design guidelines or re-evaluate zoning regulations to unify future redevelopment

- AREA E**
- Vacant (former) Edgewater Steel facility
  - Potential opportunity to:
    - Develop a specific approval process to complement the special zoning district designation. The approval process and development guidelines should be designed to elevate the quality of a master-planned development.
    - Promote mixture of new development including residential commercial and other employment
    - Extend surrounding street grid into the Edgewater Steel site
    - Introduce additional open space accessible to the community
    - Establish connections/access to river

- COMMUNITY FACILITIES**
- Riverview High School
  - Riverside Park/High School Athletic Facilities
  - Beverly Oakmont Nursing Center
  - Senior Community Action Corporation
  - St. Paul Baptist Church
  - Holy Dominion Greek Orthodox Church and Social Hall
  - Elks Oak Hall
  - Oakmont Carnegie Library
  - Oakmont Post Office
  - Riverside Community Church Student Life Center
  - Riverside Community Church
  - Oakmont Municipal Building (police, fire and administration)
  - Oakmont Presbyterian Church
  - St. Ineasus Catholic Parish, Elementary School and Cemetery
  - Oakmont United Methodist Church
  - St. Thomas Episcopal Church
  - Kerr Museum
  - Oakmont County Club Golf Course
  - Presbyterian SeniorCare
  - Tenth Street Elementary School
  - Redeemer Lutheran Church and School
  - Oakmont Dark Hollow Woods (Sattler Park)
  - Oakmont Verona Cemetery

**LEGEND**

- Municipal Boundary
- Lot Line
- Route 28
- Streets
- Railroad
- Building Footprint
- River/Stream
- Existing 5' Topography
- Neighborhood Areas
- Community Facilities
- Key Opportunity Areas
- Gateways
- Key Circulation Route
- Major Pedestrian Crossings
- Intersection Concerns
- Steep Slopes
- Brick Paving



**INITIAL OPPORTUNITY AREAS**  
**OAKMONT BOROUGH**  
**COMPREHENSIVE PLAN**

Prepared for: Oakmont Borough Comprehensive Plan Steering Committee  
Prepared by: Environmental Planning and Design, LLC

Date: February 12, 2004  
1973.04.04

