OLD ST. LUKE'S CHURCH

Old St. Luke's Church in southwestern Pennsylvania, founded after the French & Indian War by veteran Capt. William Lea on his father's grant. Francis Reed was the first rector. Church members included Gen. John Forbes, the unpopular tax collector in the 1774 Whiskey Rebellion that disrupted the area and unsettled the congregation. Resumed interest in 1853 led to this stone church with its 1862 English pipe organ, the first brought over the Alleghenies.
THE PREPARATION OF THIS REPORT WAS FUNDED BY:

Allegheny County
Allegheny County Community Development Block Grant
Allegheny County Industrial Development Authority
  – Local Economic Development Assistance
Pennsylvania Department of Community and Economic Development
  – Land Use and Planning Technical Assistance Program and Shared Municipal Services Program

Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation
  – Community Conservation Partnerships Program, Growing Greener Program, Environmental Stewardship Fund, and Keystone Recreation, Park and Conservation Fund

Pennsylvania Department of Environmental Protection
  – Environmental Stewardship and Watershed Protection Grant Program

Pennsylvania Historical and Museum Commission
  – Historic Preservation Grant

Southwestern Pennsylvania Commission
  – Land Use Initiatives Grant

THE ALLEGHENY COUNTY COMPREHENSIVE PLAN
ALLEGHENY COUNTY, PENNSYLVANIA

ALLEGHENY COUNTY COMPREHENSIVE PLAN DESIGN TEAM:

Allegheny County Economic Development
  – Planning Division

Allegheny County InterCOG Council
Balicki & Associates
Center for Economic Development (Carnegie Mellon University)
Chester Engineers
Collective Efforts
geographIT
GeoSci
John J. Clark & Associates

McCormick Taylor, Inc.
Mackin Engineering
Maguire Group
Michael Baker Jr., Inc.
Olszak Management Consulting
Resource Development Management
University Center for Social & Urban Research (University of Pittsburgh)
URS Corporation

DECEMBER 2008
Photos for *Allegheny Places* are courtesy of Allegheny County, McCormick Taylor, Pittsburgh Zoo, Forrest Conroy, Bernadette E. Kazmarski, Roy Kraynyk, and Kevin Smay. We thank all of the photographers for their contributions.
# TABLE OF CONTENTS

## ABOUT THIS DOCUMENT

- 1

## CHAPTER 1: DEVELOPING A VISION

- Introduction
  - 1
- Seeing the Future
  - 2
- What’s Your Favorite Place?
  - 2
- The Concept of Places
  - 3
- The Need for a Plan
  - 4
- Planning to be Great
  - 4
- The Need for Planning Consistency
  - 5
- Allegheny Places has Widespread Support
  - 6
- How to Use this Plan
  - 7

## CHAPTER 2: PLANNING FOR OUR PLACES

- The Principles That Guided This Plan
  - 1
- Promoting Equity and Diversity
  - 2
- Four Phases of Plan Development
  - 3
- Forecasting Trends
  - 4
  - Residential Growth Forecasts
  - 4
  - Employment Growth Forecasts
  - 4
  - Development Patterns
  - 4
  - Pending and Proposed Development
  - 5
  - The 2025 Trend Scenario Map
  - 5
- Considering Alternative Futures
  - 6
- Developing the Preferred Future
  - 7
- Performance of the 2025 Composite Scenario
  - 7
- Directing Growth to Places
  - 8
- Implementing Places
  - 9
# TABLE OF CONTENTS (CONT’D)

## CHAPTER 3: OVERVIEW OF TODAY’S PLACES

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>3-1</td>
</tr>
<tr>
<td>A Snapshot of Allegheny County</td>
<td>3-2</td>
</tr>
<tr>
<td>A Demographic Profile</td>
<td>3-4</td>
</tr>
<tr>
<td>– Age Trends</td>
<td>3-5</td>
</tr>
<tr>
<td>– Disabled Populations</td>
<td>3-5</td>
</tr>
<tr>
<td>– A Redistribution of Population</td>
<td>3-6</td>
</tr>
<tr>
<td>– Minority Populations</td>
<td>3-6</td>
</tr>
<tr>
<td>– Racial Equity</td>
<td>3-7</td>
</tr>
<tr>
<td>– International Immigration</td>
<td>3-7</td>
</tr>
<tr>
<td>Land Use and Local Government</td>
<td>3-9</td>
</tr>
<tr>
<td>– Historic Settlement Patterns</td>
<td>3-9</td>
</tr>
<tr>
<td>– Today’s Land Use Pattern</td>
<td>3-11</td>
</tr>
<tr>
<td>– A Welcome Trend</td>
<td>3-11</td>
</tr>
<tr>
<td>– Political Fragmentation</td>
<td>3-12</td>
</tr>
</tbody>
</table>

## CHAPTER 4: RECOMMENDATIONS FOR TOMORROW’S PLACES

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>4-1</td>
</tr>
<tr>
<td>Future Land Use Plan</td>
<td>4A-1</td>
</tr>
<tr>
<td>Historic and Cultural Resource Plan</td>
<td>4B-1</td>
</tr>
<tr>
<td>Economic Development Plan</td>
<td>4C-1</td>
</tr>
<tr>
<td>Housing Plan</td>
<td>4D-1</td>
</tr>
<tr>
<td>Parks, Open Space and Greenways Plan</td>
<td>4E-1</td>
</tr>
<tr>
<td>Resource Extraction Plan</td>
<td>4F-1</td>
</tr>
<tr>
<td>Agricultural Resource Plan</td>
<td>4G-1</td>
</tr>
<tr>
<td>Community Facilities Plan</td>
<td>4H-1</td>
</tr>
<tr>
<td>Transportation Plan</td>
<td>4I-1</td>
</tr>
<tr>
<td>Utilities Plan</td>
<td>4J-1</td>
</tr>
<tr>
<td>Environmental Resource Plan</td>
<td>4K-1</td>
</tr>
<tr>
<td>Energy Conservation Plan</td>
<td>4L-1</td>
</tr>
</tbody>
</table>
# TABLE OF CONTENTS (CONT’D)

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CHAPTER 5: PUTTING IT IN PLACES</strong></td>
<td>5-1</td>
</tr>
<tr>
<td>Benefits of the Plan</td>
<td>5-1</td>
</tr>
<tr>
<td>The County Role</td>
<td>5-1</td>
</tr>
<tr>
<td>County Commitment and Leadership</td>
<td>5-2</td>
</tr>
<tr>
<td>County Planning Resources</td>
<td>5-2</td>
</tr>
<tr>
<td>County Outreach to Municipalities</td>
<td>5-2</td>
</tr>
<tr>
<td>County Outreach to Other Groups</td>
<td>5-4</td>
</tr>
<tr>
<td>Yearly Activities and Plan Updates</td>
<td>5-4</td>
</tr>
<tr>
<td>Action Plan for Implementation</td>
<td>5-5</td>
</tr>
<tr>
<td>The Allegheny Places Fund</td>
<td>5-5</td>
</tr>
<tr>
<td>Developments of Regional Significance and Impact</td>
<td>5-7</td>
</tr>
<tr>
<td><strong>Model Zoning Provisions – Transit-Oriented Development</strong></td>
<td>5-8</td>
</tr>
<tr>
<td>– Model Zoning Provisions for Allegheny TOD Places –</td>
<td></td>
</tr>
<tr>
<td>Article Y: Transit-Oriented Development Districts</td>
<td></td>
</tr>
<tr>
<td><strong>Criteria for Consistency Review – A Checklist for ACED Staff Use</strong></td>
<td>5-17</td>
</tr>
<tr>
<td><strong>GLOSSARY</strong></td>
<td>A-1</td>
</tr>
</tbody>
</table>
LIST OF FIGURES

Figure 3.1 Allegheny County 3-2
Figure 3.2 Comparative Population Growth by Decade 3-4
Figure 3.3 Natural Population Change 3-5
Figure 3.4 Population Change: Allegheny County vs. Remainder of Pittsburgh MSA 3-5
Figure 3.5 Population Age 65 and Over 3-6
Figure 3.6 Population Change, 1990 – 2000 3-7
Figure 3.7 African American Population 3-8

Figure 4C.1 Labor Force Participation Rates by Gender 4C-2
Figure 4C.2 Distribution of Workers by Annual Earnings and Gender 4C-3
Figure 4C.3 Median Household Income 4C-3
Figure 4C.4 Median Household Income Relative to Allegheny County 4C-4
Figure 4C.5 Labor Force Participation by Race 4C-4
Figure 4C.6 Commuting into Allegheny County 4C-5
Figure 4C.7 Allegheny County Exports 4C-6
Figure 4C.8 Location of KOZ Sites 4C-8
Figure 4D.1 Owner Occupied Housing Units by Municipality 4D-1
Figure 4D.2 Homeownership Rates by Race and Ethnicity 4D-2
Figure 4D.3 Housing Unit Changes by Municipality, 1980 – 1990 4D-2
Figure 4D.4 Housing Unit Changes by Municipality, 1990 – 2000 4D-3
Figure 4D.5 Housing Unit Vacancy Rates by Municipality, 2000 4D-3
Figure 4D.6 Housing Units Built Before 1940, by Municipality 4D-4
Figure 4D.7 Housing Units Built Between 1950 - 1979, by Municipality 4D-4
Figure 4D.8 Housing Units Built Between 1990 - 2000, by Municipality 4D-5
Figure 4D.9 Allegheny County Building Permits 4D-5
Figure 4E.1 The Great Allegheny Passage 4E-7
Figure 4E.2 Pittsburgh-to-Harrisburg Mainline Canal Greenway 4E-8
Figure 4E.3 Allegheny Land Trust GREENPRINT – Concept and Strategy 4E-16
Figure 4E.4 Implementation Matrix 4E-17
Figure 4H.1 Hazardous Material Units Response Areas 4H-7
## LIST OF FIGURES (CONT’D)

| Figure 4I.1  | Total Daily Miles Traveled in Allegheny County | 4I-4 |
| Figure 4I.2  | Road Ownership in Allegheny County by Lane Mile | 4I-6 |
| Figure 4I.3  | Sufficiency Rating of All Bridges in Allegheny County over 20 Feet in Length | 4I-7 |
| Figure 4I.4  | Transit Ridership by Area | 4I-26 |
| Figure 4I.5  | Airport Locations | 4I-44 |
| Figure 5.1   | The Cross-Acceptance and Consistency Process | 5-3 |
| Figure 5.2   | The Annual Review Process | 5-4 |
LIST OF TABLES

Table 2.1  Growth Allocated to Places  2-8

Table 4D.1  Distribution of Publicly Subsidized Rental Housing  4D-9
Table 4D.2  Recommended Housing by Type of Place  4D-13
Table 4E.1  Park Definitions and Classification Standards  4E-2
Table 4E.2  County Park Facilities  4E-4
Table 4E.3  Appropriate Park Prototypes for Places  4E-20
Table 4I.1  Highway Functional Classes  4I-3
Table 4I.2  Functional Classification of Highways in Allegheny County by Linear Mile  4I-3
Table 4I.3  Congested Corridors  4I-5
Table 4I.4  Number of Crashes and Traffic-Related Deaths  4I-5
Table 4I.5  Bridges in Allegheny County with a Sufficiency Rating <10  4I-8
Table 4I.6  2040 Traffic Projections for PennDOT Congested Corridors  4I-11
Table 4I.7  2040 Transportation and Development Plan, Allegheny County Projects  4I-18
Table 4I.8  Demand Management Strategies  4I-21
Table 4I.9  CMAQ Eligible Project Categories  4I-23
Table 4I.10  Public Transit Ridership, FY 2012  4I-24
Table 4I.11  Additional Transit Funding from Act 44  4I-28
Table 4I.12  Pittsburgh International Airport Operations  4I-43
Table 4I.13  Location of Public, for-hire River Terminals in Allegheny County  4I-52
Table 4I.14  Three Rivers Locks and Dams  4I-52
Table 4J.1  Public Water Suppliers  4J-2
Table 4J.2  Designated Act 167 Watersheds  4J-12
Table 4K.1  Pittsburgh-Beaver Valley AQCR Attainment Status  4K-2
Table 4L.1  Demand Management Strategies  4L-9

Table 5.1  Action Plan for Implementation  5-6
Table 5.2  Implementation Strategy for Allegheny Places  5-22
Table 5.3  Implementation Strategy for Allegheny Places Transportation Plan  5-48
LIST OF MAPS (BOUND IN SEPARATE DOCUMENT)

Map 2.1  Major Land Development
Map 2.2  Pending and Proposed Land Development, 1993 - 2006
Map 2.3  2025 Trend Scenario
Map 2.4  2025 Composite Scenario

Map 3.1  Existing Land Use

Map 4A.1  Future Land Use Plan
Map 4A.2  Brownfields and Redevelopment Sites
Map 4B.1  Historic Resources
Map 4E.1a  Parks (Northwest Quadrant)
Map 4E.1b  Parks (Northeast Quadrant)
Map 4E.1c  Parks (Southwest Quadrant)
Map 4E.1d  Parks (Southeast Quadrant)
Map 4E.2  Greenways
Map 4E.3  Trails
Map 4F.1  Abandoned Mines and Affected Streams
Map 4G.1  Agriculture
Map 4H.1  Community Facilities
Map 4I.1  Transportation System
Map 4I.2  Proposed Transportation Projects
Map 4I.3  Roads by Functional Classification
Map 4I.4  Park-and-Ride Lots
Map 4J.1  Public Water Supply Service Areas
Map 4J.2  Wastewater Collection and Treatment Service
Map 4J.3  PA Stormwater Management Act 167
Designated Watersheds and Plan Status
Map 4K.1  Hydrology
Map 4K.2  Slopes
Map 4K.3  Natural Heritage Inventory
Map 4K.4  Landslide-Prone Areas