



AUGUST 2021 PUBLIC REVIEW DOCUMENT

Appendix

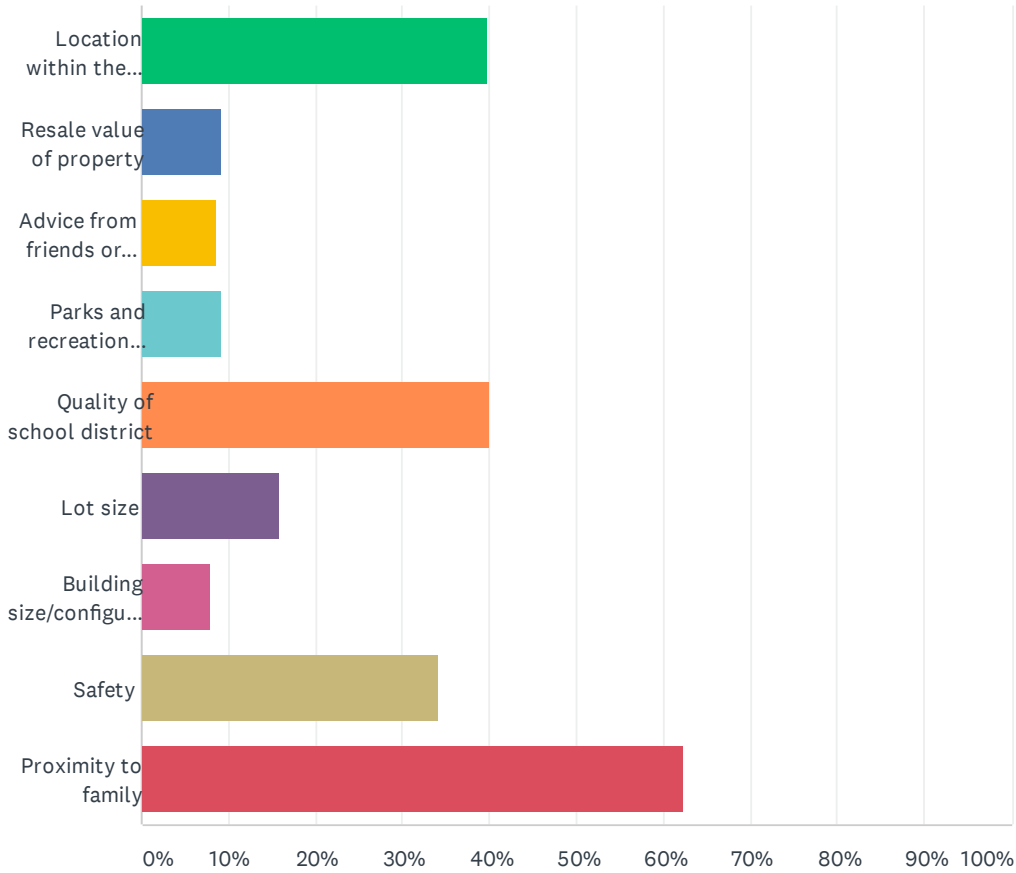
A. Questionnaire Results (Round 1 & 2) (pg. 2)

B. Background Information/Analysis from 2020 and 2021 project
planning discussions (pg. 21)

A.

Q1 Why did you choose Elizabeth Township as your place of residence or business? Select up to 3 of your most important reasons.

Answered: 392 Skipped: 20

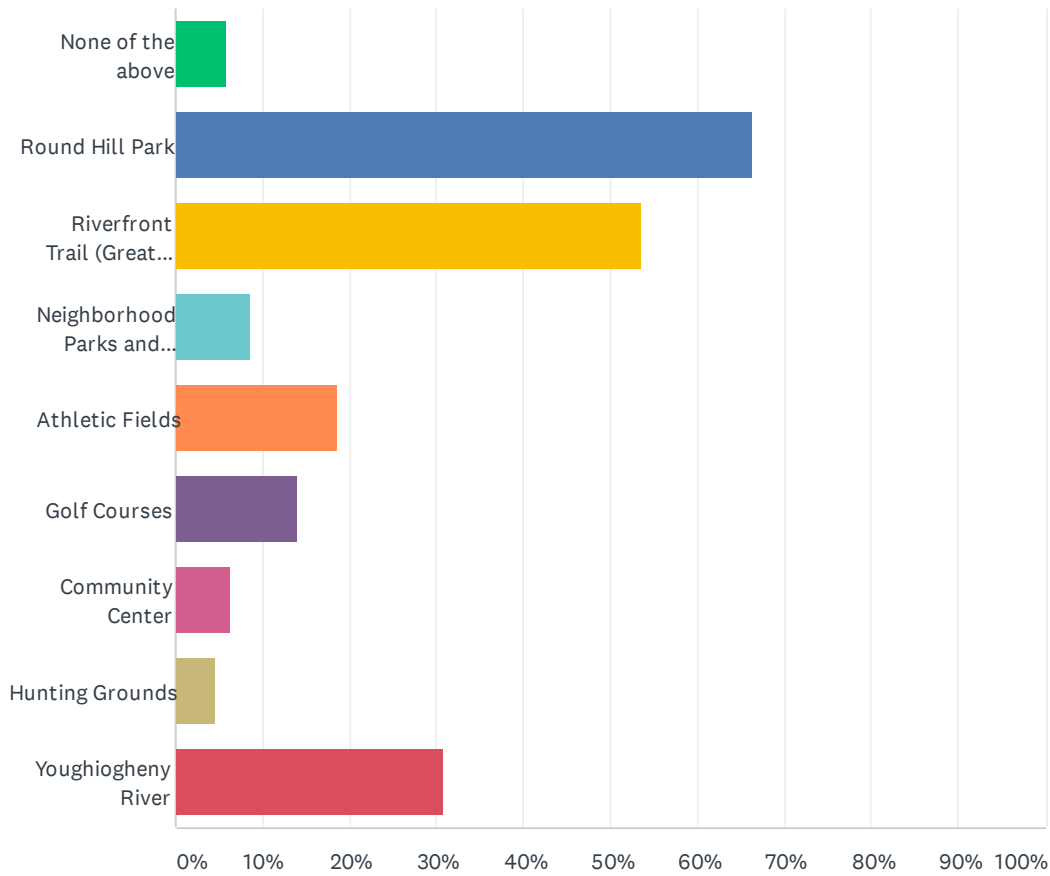


ANSWER CHOICES	RESPONSES	
Location within the region (i.e. proximity to employment)	39.80%	156
Resale value of property	9.18%	36
Advice from friends or family	8.67%	34
Parks and recreation amenities	9.18%	36
Quality of school district	40.05%	157
Lot size	15.82%	62
Building size/configuration/style	7.91%	31
Safety	34.18%	134
Proximity to family	62.24%	244
Total Respondents: 392		

A.

Q2 Of the Township's parks and recreation amenities, which do you visit most frequently? Select up to 3.

Answered: 412 Skipped: 0

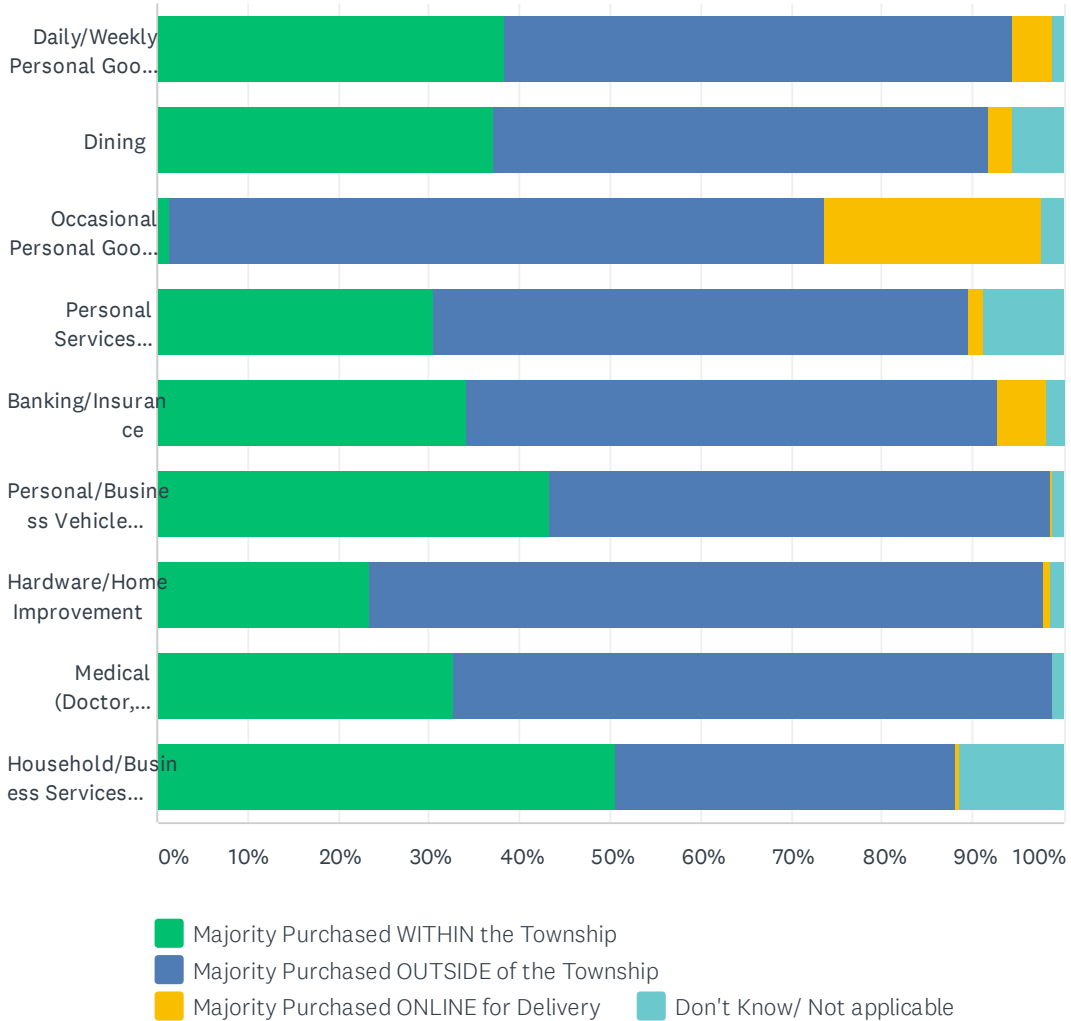


ANSWER CHOICES	RESPONSES	
None of the above	5.83%	24
Round Hill Park	66.26%	273
Riverfront Trail (Great Allegheny Passage)	53.64%	221
Neighborhood Parks and Playgrounds	8.50%	35
Athletic Fields	18.69%	77
Golf Courses	14.08%	58
Community Center	6.31%	26
Hunting Grounds	4.61%	19
Youghiogheny River	30.83%	127
Total Respondents: 412		

A.

Q3 Elizabeth Township offers the following commercial services. Where do you purchase your basic goods and services?

Answered: 412 Skipped: 0



Initial Questionnaire (Round 1)

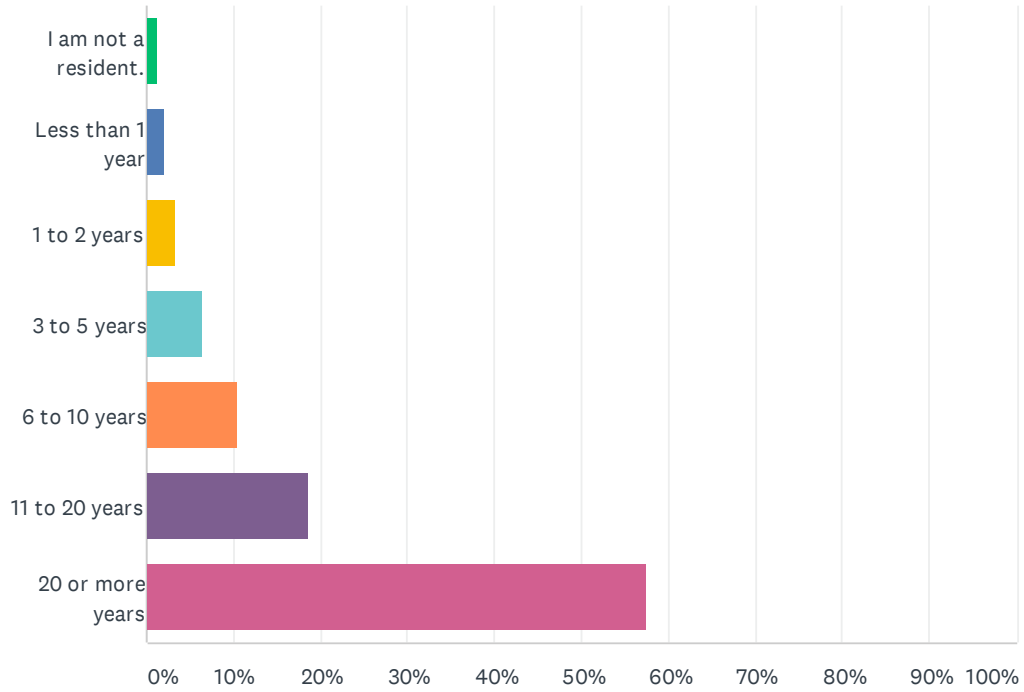
A.

	MAJORITY PURCHASED WITHIN THE TOWNSHIP	MAJORITY PURCHASED OUTSIDE OF THE TOWNSHIP	MAJORITY PURCHASED ONLINE FOR DELIVERY	DON'T KNOW/ NOT APPLICABLE	TOTAL
Daily/Weekly Personal Goods (Groceries, Pharmacy, etc.)	38.44% 158	55.96% 230	4.38% 18	1.22% 5	411
Dining	37.14% 143	54.55% 210	2.60% 10	5.71% 22	385
Occasional Personal Goods (Clothing, Shoes, Jewelry, etc.)	1.46% 6	72.20% 296	23.90% 98	2.44% 10	410
Personal Services (Haircare, Beauty, Massage, Gym/Fitness, etc.)	30.49% 125	59.02% 242	1.71% 7	8.78% 36	410
Banking/Insurance	34.17% 136	58.54% 233	5.53% 22	1.76% 7	398
Personal/Business Vehicle Services (Auto Parts, Repair, Service, Gas, etc.)	43.41% 178	55.12% 226	0.24% 1	1.22% 5	410
Hardware/Home Improvement	23.47% 96	74.33% 304	0.73% 3	1.47% 6	409
Medical (Doctor, Dentist, etc.)	32.68% 134	66.10% 271	0.00% 0	1.22% 5	410
Household/Business Services (Plumbing, Heating & Cooling, Electric, Contracting, etc.)	50.61% 208	37.47% 154	0.49% 2	11.44% 47	411

A.

Q4 How many years have you lived in Elizabeth Township?

Answered: 412 Skipped: 0



ANSWER CHOICES	RESPONSES	
I am not a resident.	1.21%	5
Less than 1 year	2.18%	9
1 to 2 years	3.40%	14
3 to 5 years	6.55%	27
6 to 10 years	10.44%	43
11 to 20 years	18.69%	77
20 or more years	57.52%	237
TOTAL		412

A.

Q5 (Optional) Feel free to provide your email to be informed of future questionnaires, as well as opportunities to share your thoughts at a public meeting. Your email address will NOT be shared and you will not receive any promotional emails outside of updates specific to the Comprehensive Plan.

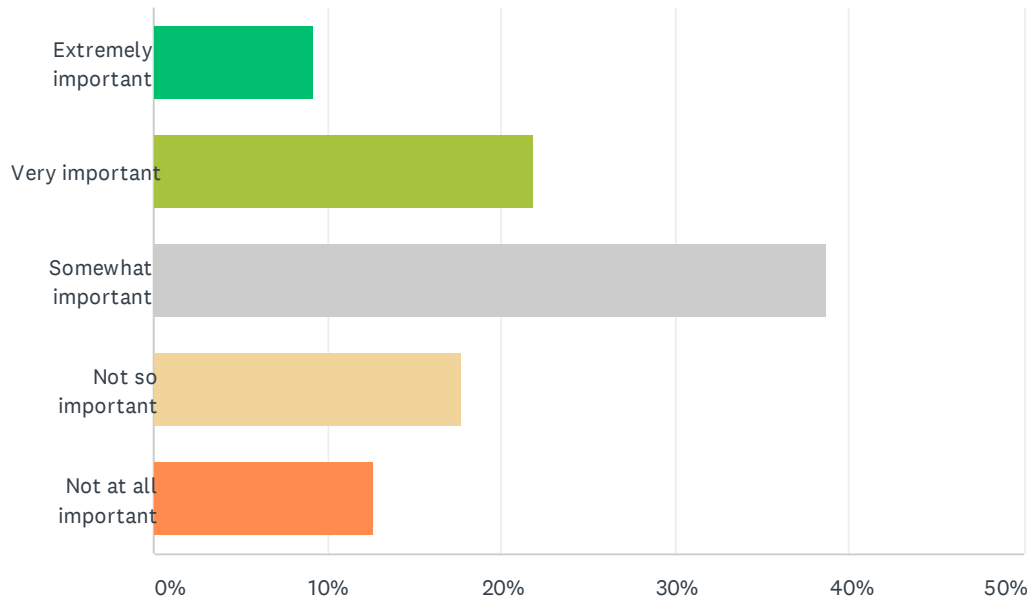
Answered: 194 Skipped: 218

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	194
Phone Number	0.00%	0

A.

Q1 Encourage and accommodate new construction of housing units

Answered: 119 Skipped: 0

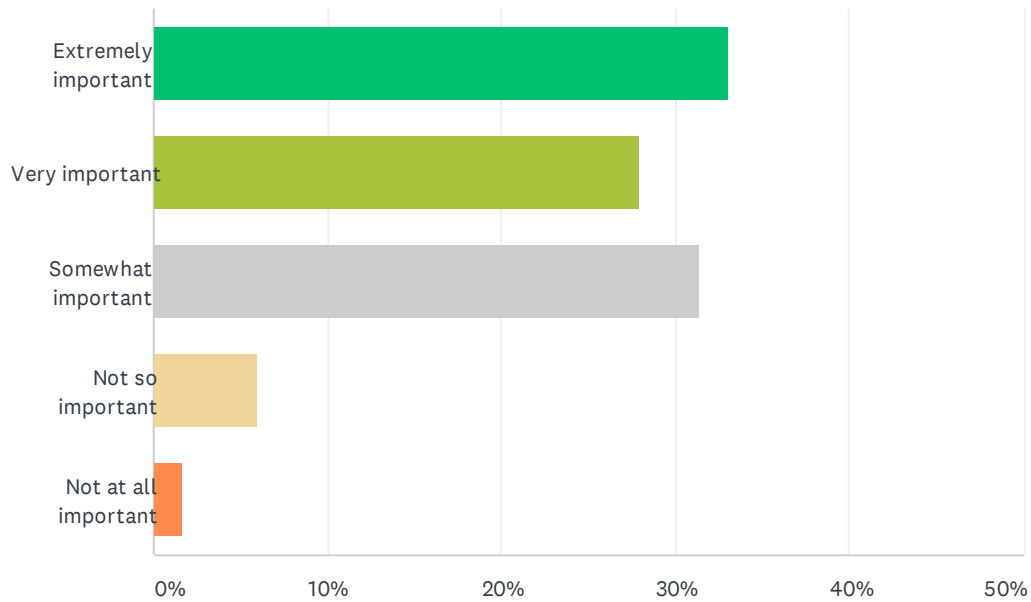


ANSWER CHOICES	RESPONSES	
Extremely important	9.24%	11
Very important	21.85%	26
Somewhat important	38.66%	46
Not so important	17.65%	21
Not at all important	12.61%	15
TOTAL		119

A.

Q2 Pursue the development of an indoor and/or outdoor community space oriented around recreation and social activities

Answered: 118 Skipped: 1

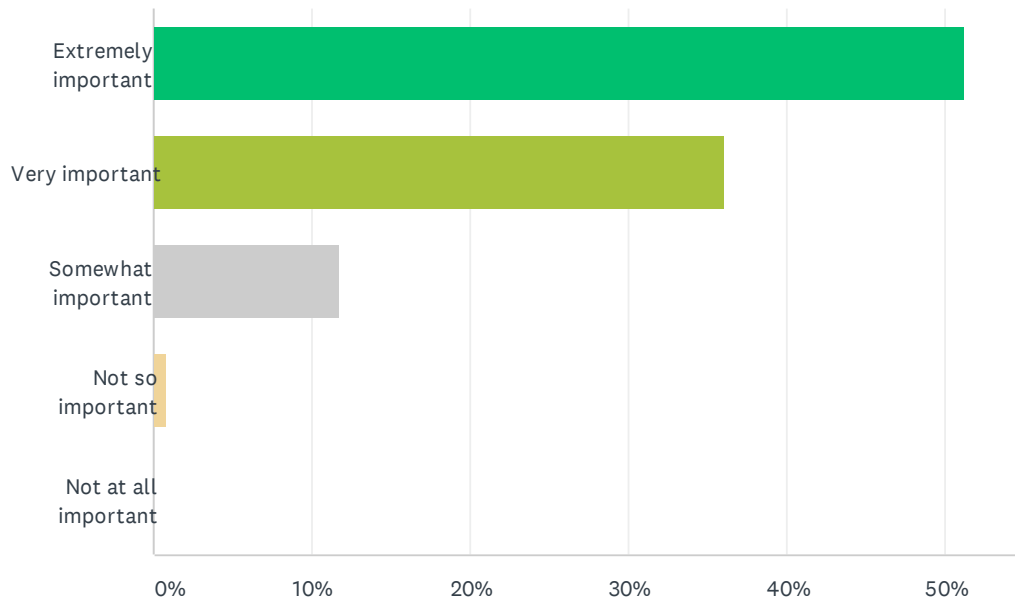


ANSWER CHOICES	RESPONSES	
Extremely important	33.05%	39
Very important	27.97%	33
Somewhat important	31.36%	37
Not so important	5.93%	7
Not at all important	1.69%	2
TOTAL		118

A.

Q3 Focus and organize efforts to repair and maintain local roads and bridges

Answered: 119 Skipped: 0

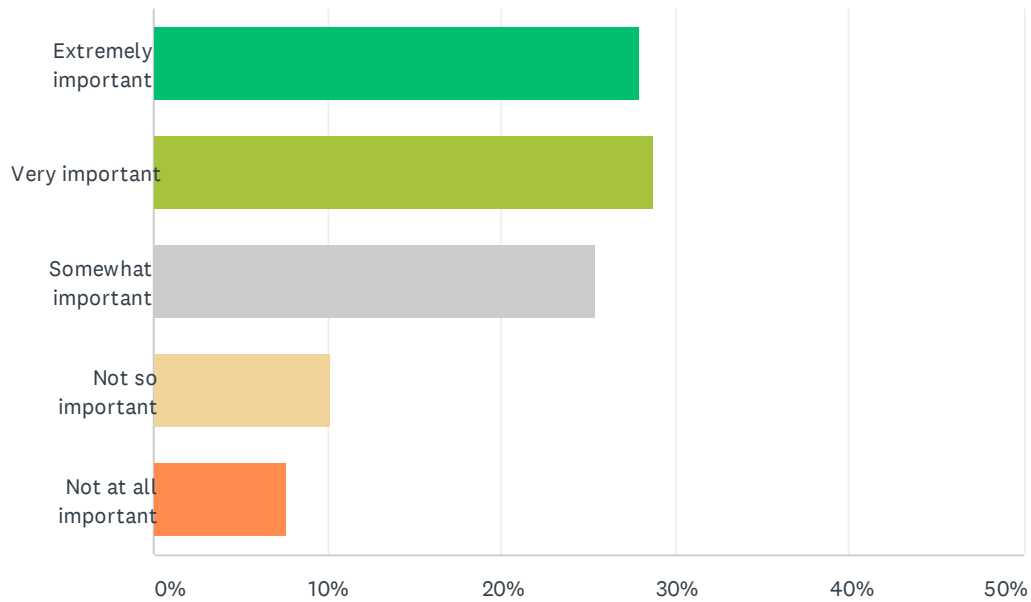


ANSWER CHOICES	RESPONSES	
Extremely important	51.26%	61
Very important	36.13%	43
Somewhat important	11.76%	14
Not so important	0.84%	1
Not at all important	0.00%	0
TOTAL		119

A.

Q4 Encourage and accommodate additional commercial development/redevelopment

Answered: 118 Skipped: 1

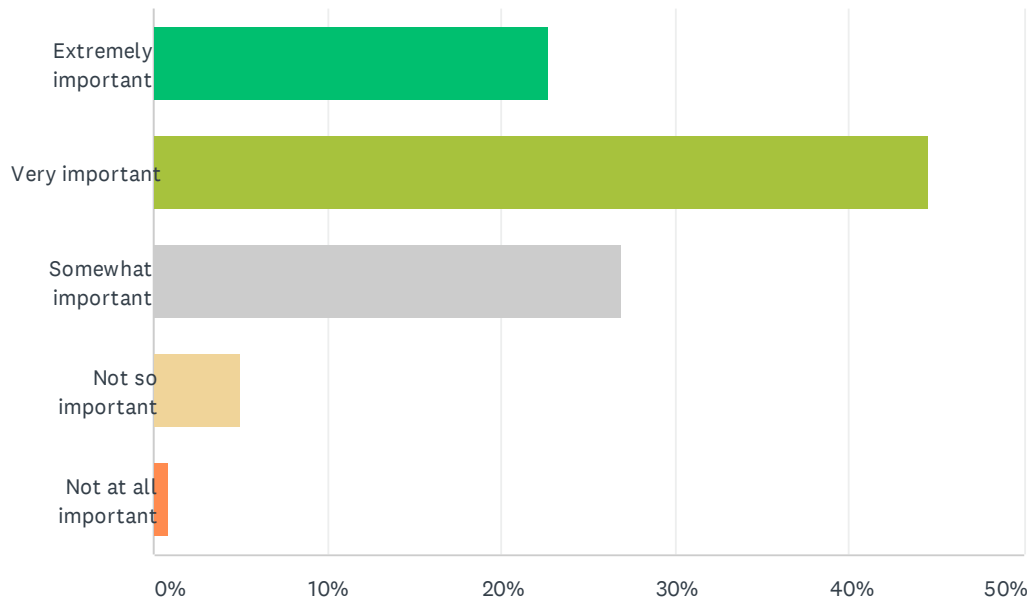


ANSWER CHOICES	RESPONSES	
Extremely important	27.97%	33
Very important	28.81%	34
Somewhat important	25.42%	30
Not so important	10.17%	12
Not at all important	7.63%	9
TOTAL		118

A.

Q5 Attract investment and development related to the GAP trail and Youghiogheny River recreation activities

Answered: 119 Skipped: 0

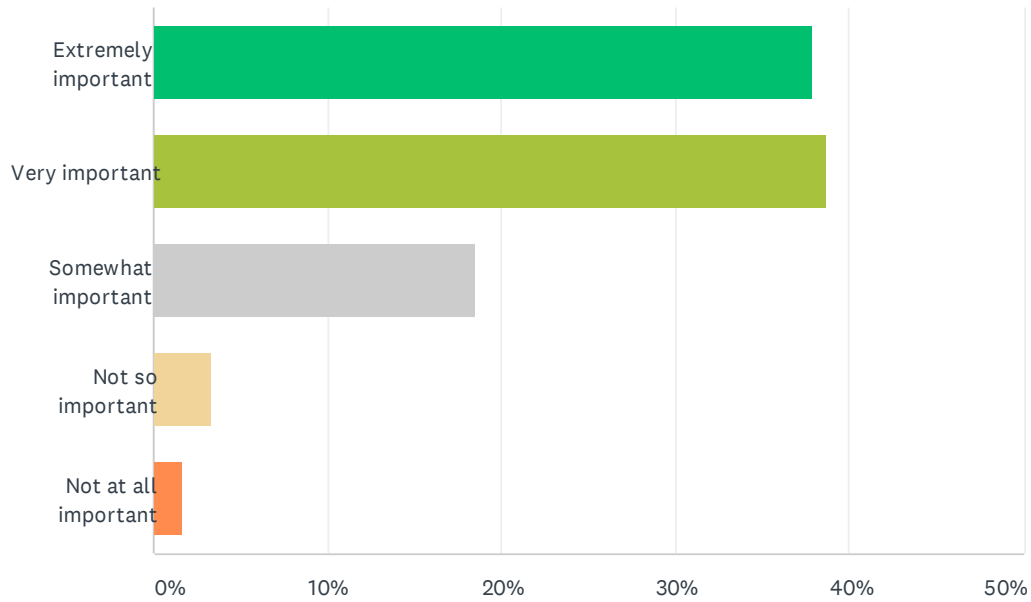


ANSWER CHOICES	RESPONSES	
Extremely important	22.69%	27
Very important	44.54%	53
Somewhat important	26.89%	32
Not so important	5.04%	6
Not at all important	0.84%	1
TOTAL		119

A.

Q6 Promote community assets, including quality schools, safety, open space, and quality housing, aimed at attracting younger families and investment

Answered: 119 Skipped: 0

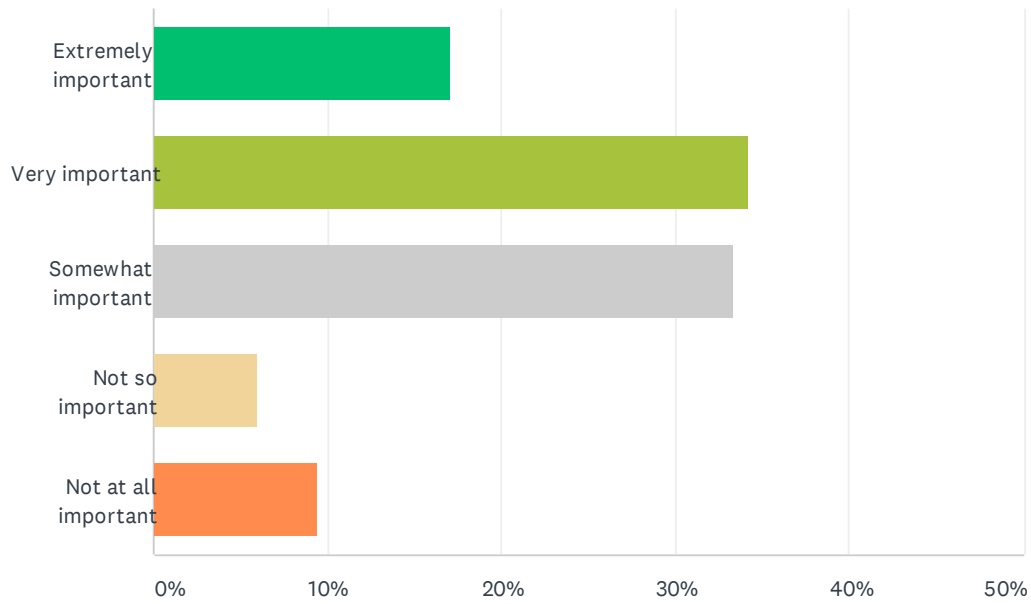


ANSWER CHOICES	RESPONSES	
Extremely important	37.82%	45
Very important	38.66%	46
Somewhat important	18.49%	22
Not so important	3.36%	4
Not at all important	1.68%	2
TOTAL		119

A.

Q7 Partner with stakeholders to support the improvement and/or redevelopment of former industrial sites and abandoned minded lands

Answered: 117 Skipped: 2

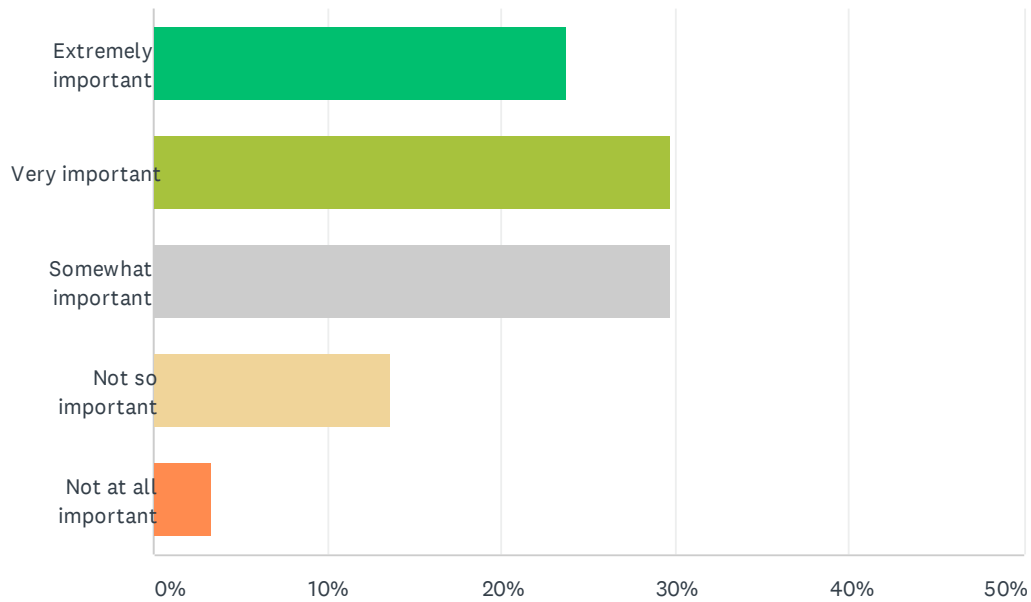


ANSWER CHOICES	RESPONSES	
Extremely important	17.09%	20
Very important	34.19%	40
Somewhat important	33.33%	39
Not so important	5.98%	7
Not at all important	9.40%	11
TOTAL		117

A.

Q8 Encourage sustainable/environmentally conscious practices related to construction and buildings

Answered: 118 Skipped: 1

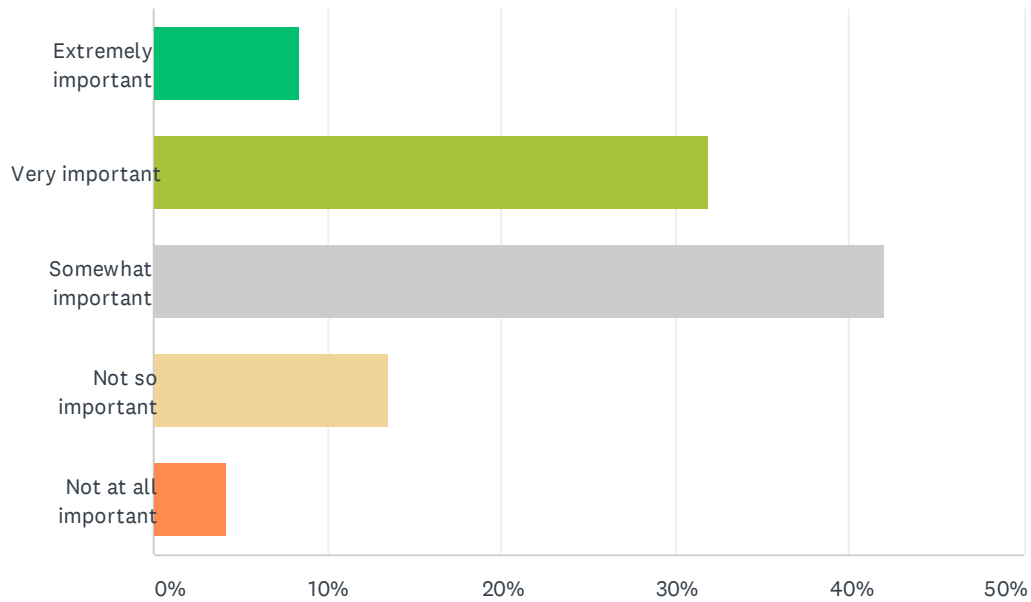


ANSWER CHOICES	RESPONSES	
Extremely important	23.73%	28
Very important	29.66%	35
Somewhat important	29.66%	35
Not so important	13.56%	16
Not at all important	3.39%	4
TOTAL		118

A.

Q9 Encourage housing options tailored for older adults (i.e. single level, small unit size, etc.)

Answered: 119 Skipped: 0

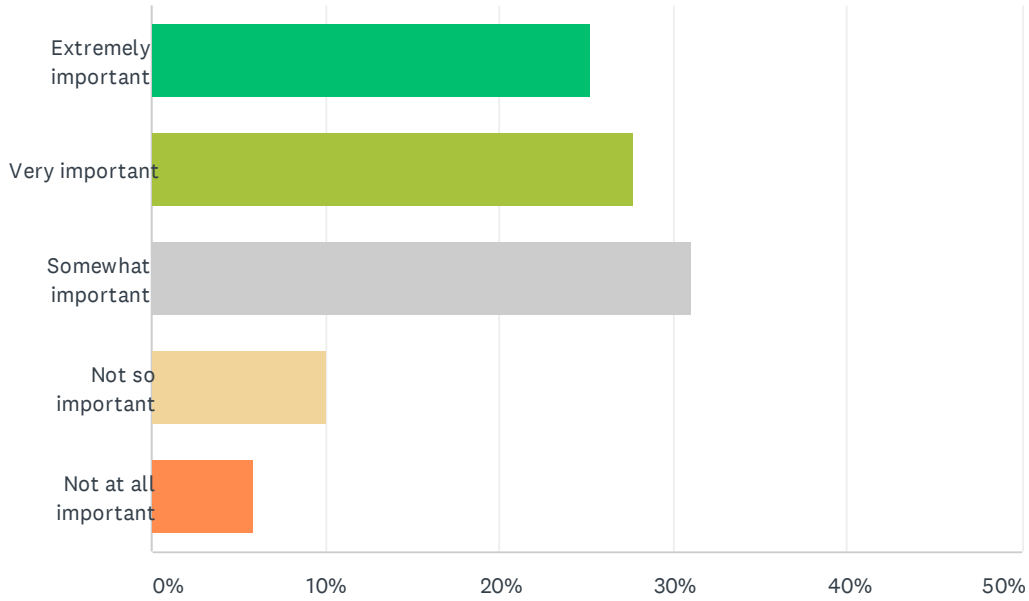


ANSWER CHOICES	RESPONSES	
Extremely important	8.40%	10
Very important	31.93%	38
Somewhat important	42.02%	50
Not so important	13.45%	16
Not at all important	4.20%	5
TOTAL		119

A.

Q10 Partner to support the expansion of pedestrian and bike trails connecting parks, open space, recreation facilities and neighborhoods

Answered: 119 Skipped: 0

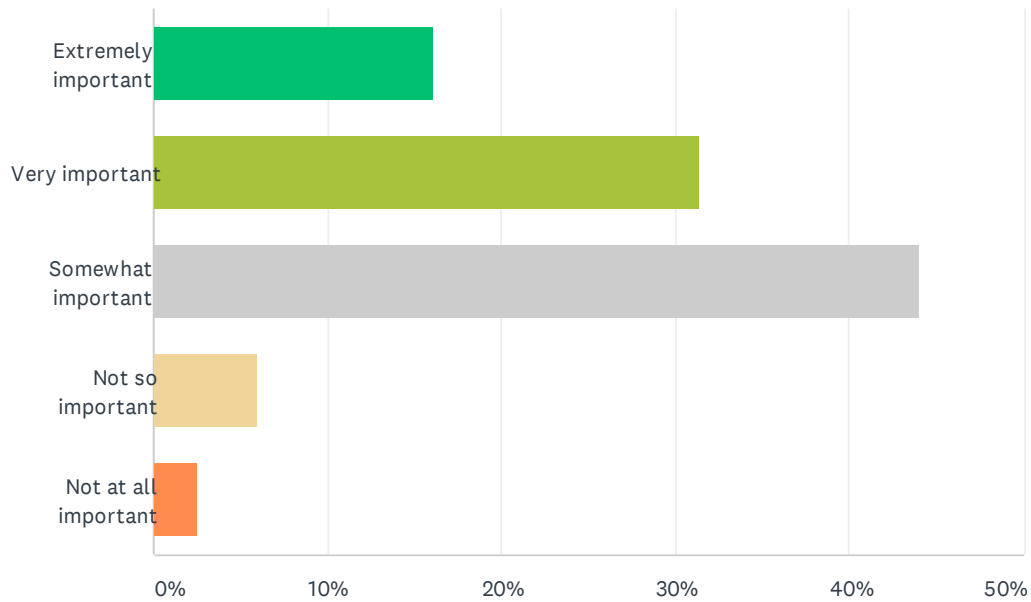


ANSWER CHOICES	RESPONSES	
Extremely important	25.21%	30
Very important	27.73%	33
Somewhat important	31.09%	37
Not so important	10.08%	12
Not at all important	5.88%	7
TOTAL		119

A.

Q11 Foster additional convenience and efficiency of municipal operations related to resident and/or business interaction

Answered: 118 Skipped: 1

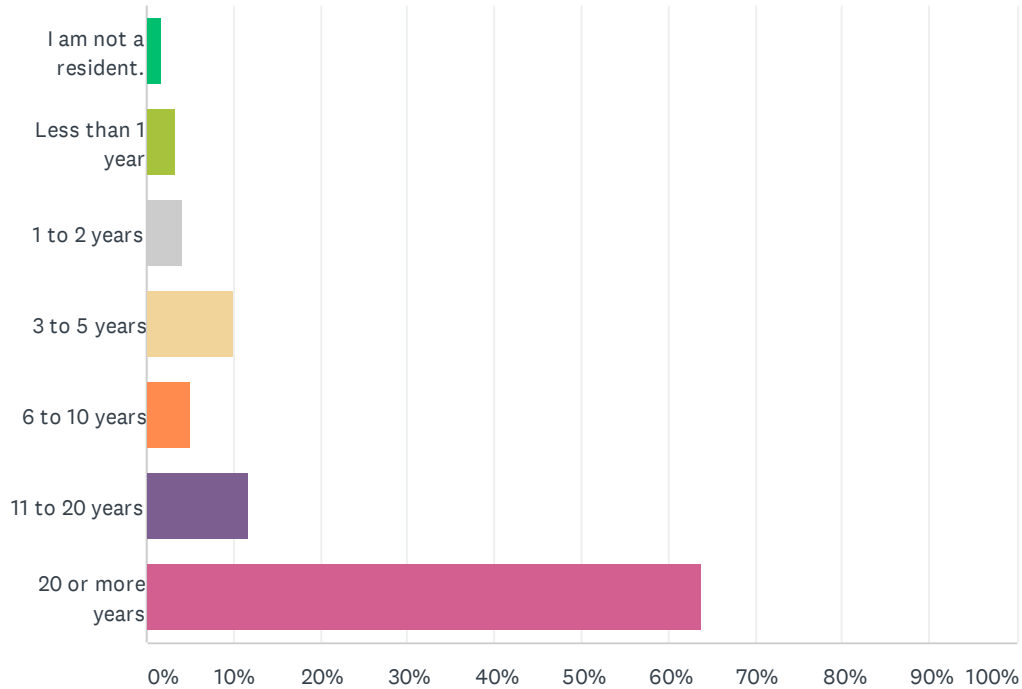


ANSWER CHOICES	RESPONSES	
Extremely important	16.10%	19
Very important	31.36%	37
Somewhat important	44.07%	52
Not so important	5.93%	7
Not at all important	2.54%	3
TOTAL		118

A.

Q12 How many years have you lived in Elizabeth Township?

Answered: 119 Skipped: 0



ANSWER CHOICES	RESPONSES
I am not a resident.	1.68% 2
Less than 1 year	3.36% 4
1 to 2 years	4.20% 5
3 to 5 years	10.08% 12
6 to 10 years	5.04% 6
11 to 20 years	11.76% 14
20 or more years	63.87% 76
TOTAL	119

A.

Q13 (Optional) If you have not already, feel free to provide your email to be informed of future questionnaires, as well as opportunities to share your thoughts at a public meeting. Your email address will NOT be shared and you will not receive any promotional emails outside of updates specific to the Comprehensive Plan.

Answered: 29 Skipped: 90

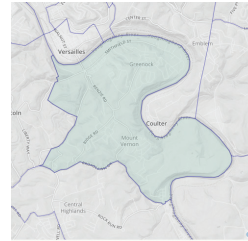
ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	29
Phone Number	0.00%	0

DEMOGRAPHICS | By Census Tract

ELIZABETH TOWNSHIP

Total Population:
13,134

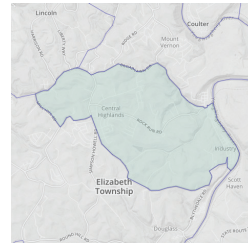
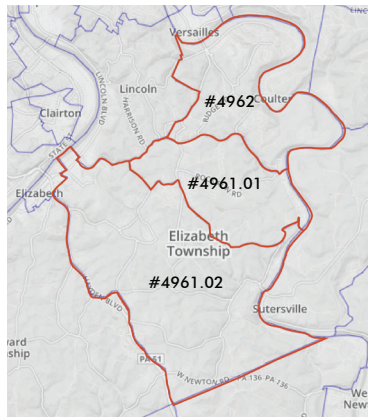
Median Household Income:
\$66,008



Population:
5,715

1,020.5 people
per square mile

Median Household Income:
\$57,771



Population:
3,121

680.4 people
per square mile

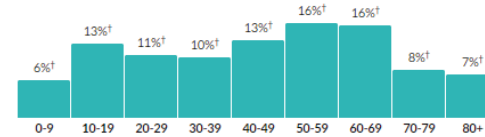
Median Household Income:
\$80,511

47.5

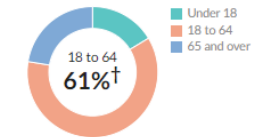
Median age

about 20 percent higher than the figure in Allegheny County: 40.8
about 20 percent higher than the figure in Pennsylvania: 40.7

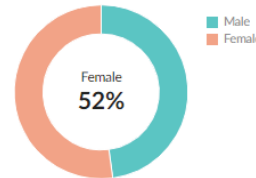
Population by age range



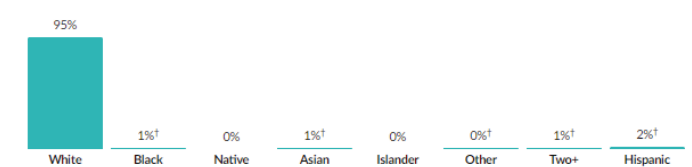
Population by age category



Sex



Race & Ethnicity



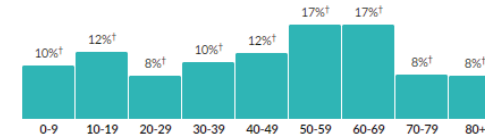
Tract #: 4962, Allegheny, PA

49.7

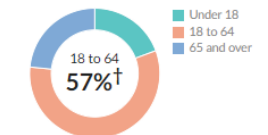
Median age

about 25 percent higher than the figure in Allegheny County: 40.8
about 25 percent higher than the figure in Pennsylvania: 40.7

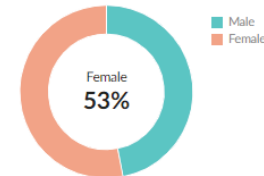
Population by age range



Population by age category



Sex



Race & Ethnicity



Tract #: 4961.01, Allegheny, PA

Data Source: American Community Survey 2018

DEMOGRAPHICS | By Census Tract

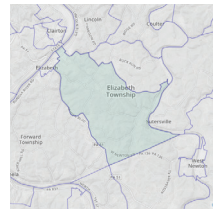
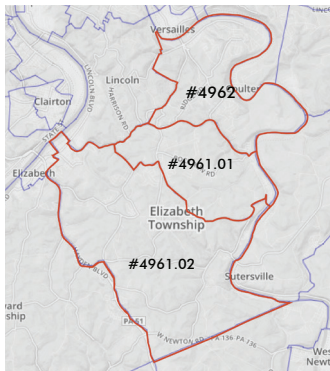
ELIZABETH TOWNSHIP

Total Population:

13,134

Median Household Income:

\$66,008



Population:

4,298

339.7 people
per square mile

Median Household Income:

\$59,742

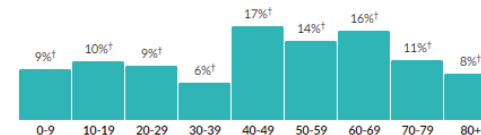
48.5 ±1.8

Median age

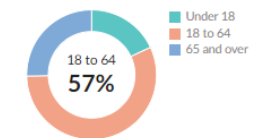
about 20 percent higher than the
figure in Allegheny County: 40.8 ±0.1

about 20 percent higher than the
figure in Pennsylvania: 40.7 ±0.1

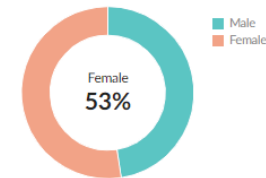
Population by age range



Population by age category



Sex



Race & Ethnicity



Tract #: 4961.02, Allegheny, PA



LAND USE | Existing Conditions

CURRENT LAND USE

Elizabeth Township is primarily rural & suburban in its make-up. When combining open space and agriculture with parks, golf courses, and cemeteries, these land uses cover 8,294 acres, which accounts for 59% of the Township’s entire land area. Much of the developed land is purposed for housing, most of which consists of low-density single-family dwellings.

In fact, single family housing covers 3,742 acres, which makes up 42% of developed land (excluding public open space and vacant land) within the Township. Commercial and industrial uses make up a small proportion of overall land use, as combined they cover just 4% of developed land.

DETAILED BREAKDOWN OF LAND USE CATEGORIES
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USE	AREA (Acres)	PERCENT of total land area		
GENERAL FARM	1,897.6			
LIVE STOCK FARM	237.0			
GREENHOUSES, VEG & FLORACULTURE	12.9			
LIVESTOCK O/T D & P-CAUV	10.3			
		2,157.8	15.5%	AGRICULTURAL
PUBLIC PARK	1,271.2			
		1,271.2	9.1%	PARKS/OPEN SPACE
GOLF COURSES (PUBLIC)	797.0			
COUNTRY CLUBS	217.5			
CEMETERY/MONUMENTS	90.7			
		1,105.2	7.9%	DEVELOPED OPEN SPACE
CHURCHES, PUBLIC WORSHIP	129.7			
FIRE DEPARTMENT/EMS	15.7			
		145.4	1.0%	COMMUNITY CIVIC/ INSTITUTIONAL

Data Source: Allegheny County Land Use Data



LAND USE | Existing Conditions

OWNED BY BOARD OF EDUCATION	137.7			
TOWNSHIP GOVERNMENT	136.1			
MUNICIPAL GOVERNMENT	105.1			
MUNICIPAL IMPROVEMENT	13.6			
COUNTY GOVERNMENT	12.0			
		404.5	2.9%	GOVERNMENT
SINGLE FAMILY	3,439.1			
RES AUX BUILDING (NO HOUSE)	300.7			
DWG USED AS OFFICE	1.7			
DWG USED AS RETAIL	0.7			
		3,742.2	26.8%	SINGLE FAMILY
TWO FAMILY	36.4			
THREE FAMILY	28.7			
TOWNHOUSE	6.3			
FOUR FAMILY	1.4			
		72.9	0.5%	DUPLEX/TOWNHOME
APART:40+ UNITS	41.4			
APART: 5-19 UNITS	11.0			
NURSING HOME/PRIVATE HOS	5.6			
CHARITABLE EXEMPTION/HOS/HOMES	4.4			
CONDOMINIUM	0.6			
		63.1	0.5%	MULTIFAMILY



LAND USE | Existing Conditions

MOBILE HOMES/TRAILER PKS	591.0			
MOBILE HOME	35.6			
INDEPENDENT LIVING (SENIORS)	5.8			
MOBILE HOME (IN PARK)	0.9			
		633.4	4.5%	PLANNED RESIDENTIAL
AUTO SALES & SERVICE	4.3			
AUTO SERV STATION	0.4			
BANK	1.1			
BARS	0.3			
BOWLING ALLEYS/REC FACILITY	1.9			
COMM AUX BUILDING	45.1			
COMMERCIAL GARAGE	50.4			
COMMERCIAL/UTILITY	20.4			
CONVENIENCE STORE/GAS	3.0			
DISCOUNT STORE	6.7			
FUNERAL HOMES	0.8			
LODGE HALL/AMUSEMENT PARK	28.0			
MEDICAL CLINICS/OFFICES	7.4			
MINI WAREHOUSE	6.7			
NEIGH SHOP CENTER	23.8			
OFFICE - 1-2 STORIES	6.2			
OFFICE/APARTMENTS OVER	0.6			
OFFICE/WAREHOUSE	2.1			
RESTAURANT, CAFET AND/OR BAR	19.2			
SMALL SHOP	2.9			
WAREHOUSE	25.8			
		257.2	1.8%	COMMERCIAL

Data Source: Allegheny County Land Use Data



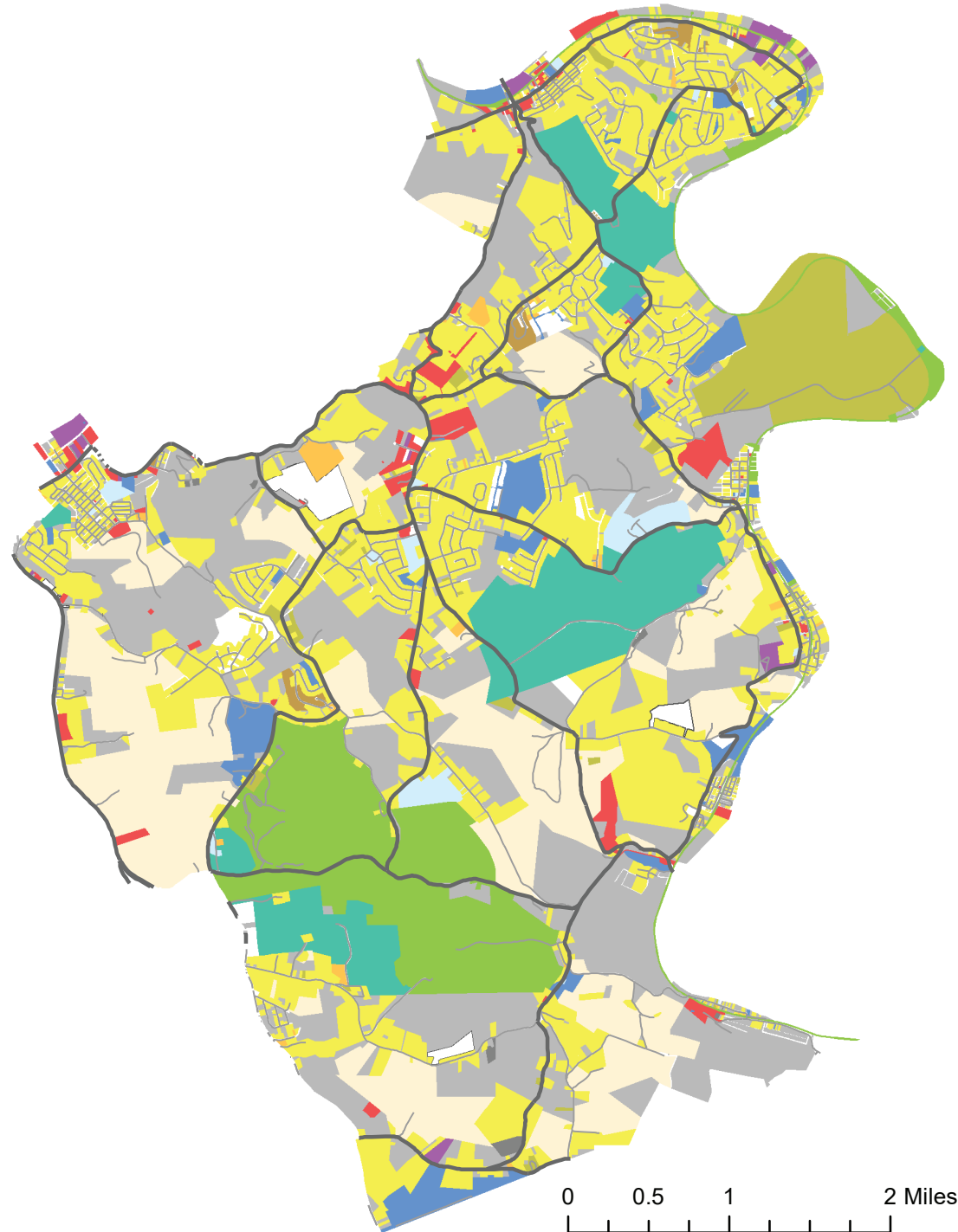
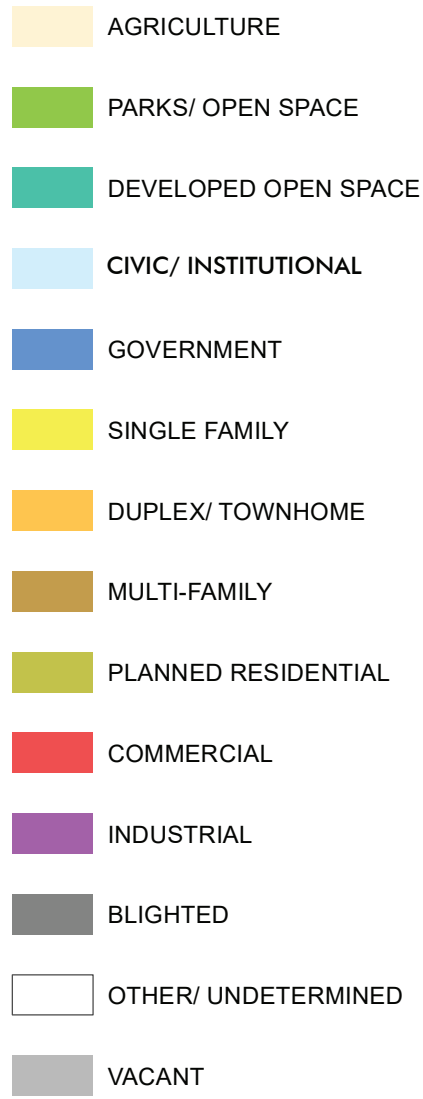
LAND USE | Existing Conditions

LIGHT MANUFACTURING	54.2			
MEDIUM MANUFACTURING	26.2			
HEAVY MANUFACTURING	2.4			
		82.8	0.6%	INDUSTRIAL
CONDEMNED/BOARDED-UP	20.9			
TOTAL/MAJOR FIRE DAMAGE	1.1			
		22.1	0.2%	BLIGHTED
BUILDERS LOT	72.3			
OTHER COMMERCIAL	68.7			
OTHER	35.2			
RETENTION POND - RESIDENTIAL	13.0			
RIGHT OF WAY - RESIDENTIAL	5.2			
OTHER RETAIL STRUCTURES	3.3			
R.R. - USED IN OPERATION	2.8			
		200.5	1.4%	OTHER
UNDETERMINED	133.4			
		133.4	1.0%	UNDETERMINED
> 10 ACRES VACANT	1,505.1			
VACANT LAND	1,450.3			
VACANT COMMERCIAL LAND	677.5			
VACANT INDUSTRIAL LAND	30.2			
		3,663.1	26.3%	VACANT

Data Source: Allegheny County Land Use Data

13,954.8 TOTAL ACRES

LAND USE | Existing Conditions



Data Source: Allegheny County Land Use Data



FUTURE LAND USE | Build-Out Analysis

What if ALL buildable VACANT land was developed based on the Township’s current zoning code?

While a complete “build-out” may be unlikely any time soon due to current demographic and market trends, it is important for municipalities to consider the extend of legally allowable development based on current zoning. The following are the results of a Build-out Analysis, which models future development based on the highest intensity allowed by current zoning.

To accurately estimate build-out development, first, buildable land area was calculated by subtracting “unbuildable land” (conservation areas, buffers surrounding hydrological features, and

steep hillsides prone to landslide) from total vacant land within the Township. Next, **densities and lot dimension standards were used directly from the current zoning code** to calculate the total number of **possible** new residential units and commercial/industrial square footages. (Refer to the Appendix for a detailed explanation of unit calculations; broken-down by zoning district.) From the estimated number of units and square footages, number of residents, students, and employees were calculated with census data and other local sources. (Refer to the Appendix for data sources.)

Table A. How much land is available for future development?

	Existing Developed Land (Acres)	Buildable Land (Acres)	Existing Zoning Districts
Commercial/ Business	257	133	28 B-1 Local Business 105 B-2 Highway Business
Industrial	83	35	35 M-1 Light Industrial
Residential	4,507	2,672	1,041 R-1 Rural Residential 1,505 R-2 Suburban Residential 77 R-3 Medium Density Residential 48 R-4 Multi-family Residential
Total	4,847	2,839	

↑
Already Built
189.424% increase

↖
Vacant Land Available for Future Development
59% of existing developed land

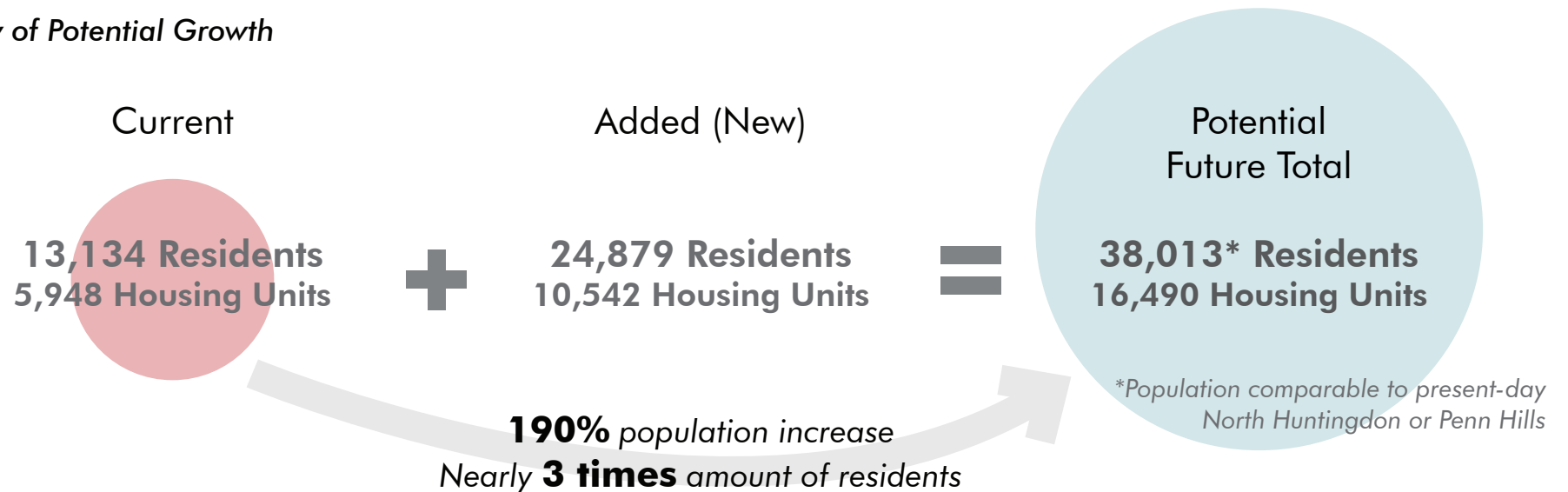


FUTURE LAND USE | Build-Out Analysis

Table B. POSSIBLE future development based on FULL build-out scenario.

Zoning Districts	Buildable Land (acres)	Housing Units (New)	Development Sq. Ft. (New)	Residents (New)	Students (New)	Employees (New)
B-1	28		428,634			24
B-2	105		1,823,240			89
M-1	35		834,991			30
R-1	1,041	2,258		5,329	903	
R-2	1,505	6,278		14,816	2,511	
R-3	77	551		1,300	220	
R-4	48	1,455		3,433	291	
Total	2,839	10,542	3,086,865	24,879	3,926	143

Summary of Potential Growth



B. Background Information/Analysis

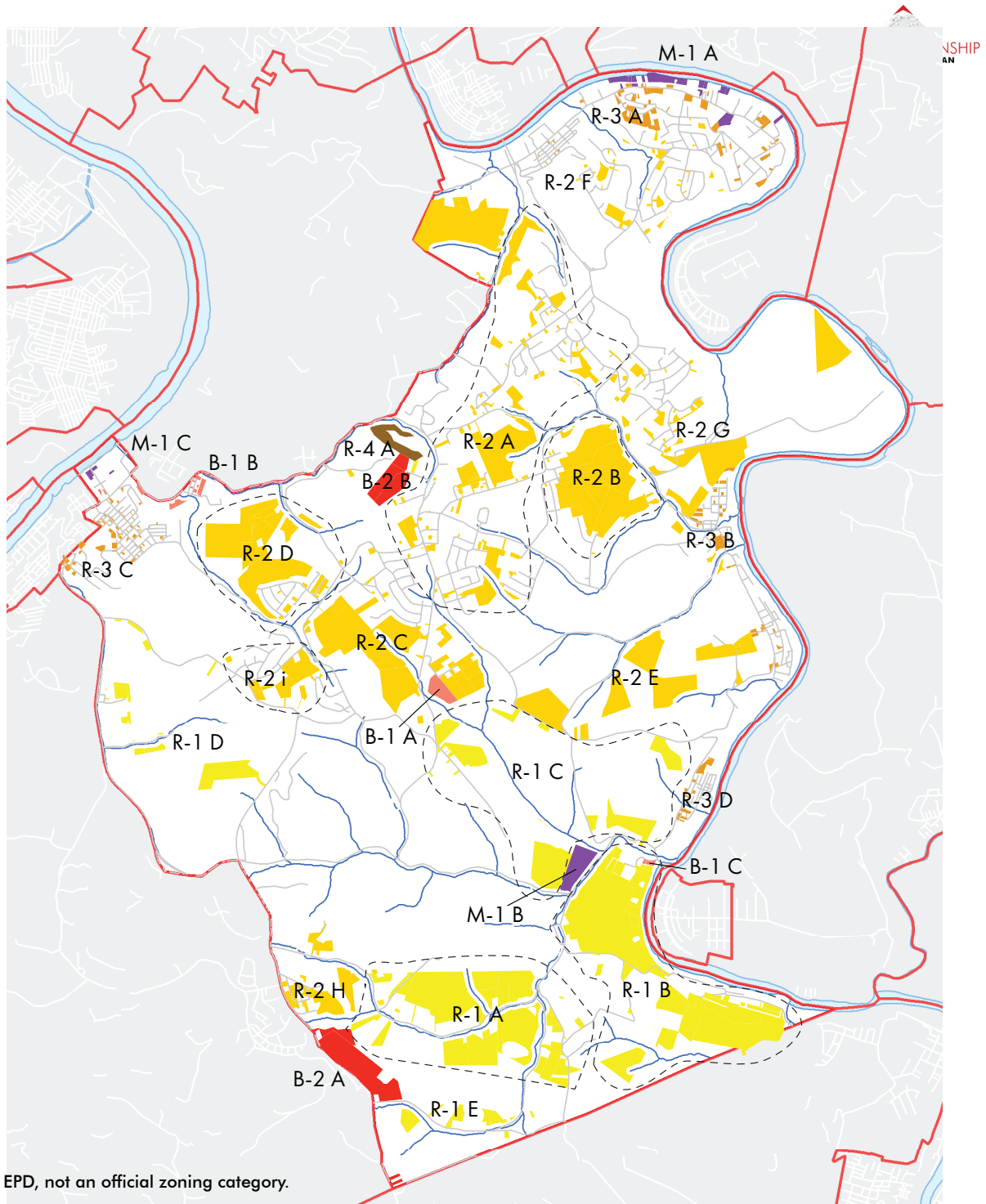
FUTURE LAND USE | Build-Out Analysis

Locations of potential FUTURE development

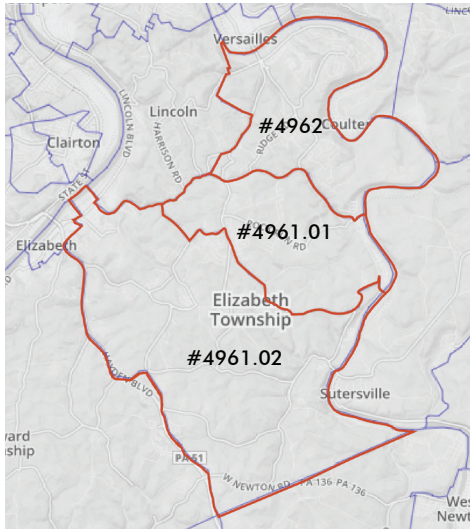
Zoning Districts	Area I.D.*	Buildable Land (Acres)	Housing Units
Rural Residential (R-1)	R-1 A	336	729
	R-1 B	396	859
	R-1 C	201	436
	R-1 D	73	159
	R-1 E	35	76
Suburban Residential (R-2)	R-2 A	322	1343
	R-2 B	236	983
	R-2 C	224	934
	R-2 D	171	715
	R-2 E	162	675
	R-2 F	151	628
	R-2 G	139	582
	R-2 H	60	249
	R-2 i	40	169
	Medium Residential (R-3)	R-3 A	40
R-3 B		16	115
R-3 C		14	102
R-3 D		7	48
Multifamily Residential (R-4)	R-4 A	48	1746

	Buildable Land (Acres)	Development (Sq. Ft.)
(M-1) Light Industrial	M-1 A	649,942
	M-1 B	129,052
	M-1 C	55,997
(B-1) Local Business	B-1 A	214,909
	B-1 B	166,287
	B-1 C	45,738
Highway Business (B-2)	B-2 A	1,229,284
	B-2 B	593,956

*Lettered groups are arbitrary clusters assigned by EPD, not an official zoning category.



INITIAL HOUSING ANALYSIS | By Census Tract

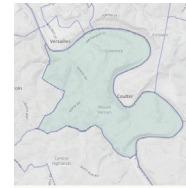


ELIZABETH TOWNSHIP

Total Housing Units:
5,948

Total Value of All Housing
\$586,953,973

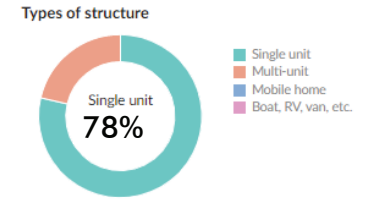
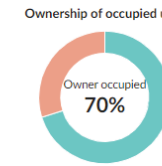
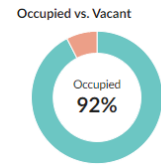
Average Value for Single Family Units
\$219,219 Built after 1990
\$97,781 Built before 1990



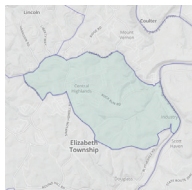
Total Units:
2,648

Median value of
Owner-occupied
Housing units
\$124,400

Single Family Detached	2,041
Low Density (Attached)	313
Medium Density (Attached)	264
High Density (Attached)	19
Mobile Homes	11



Tract #: 4962, Allegheny, PA



Total Units:
1,265

Median value of
Owner-occupied
Housing units
\$130,200

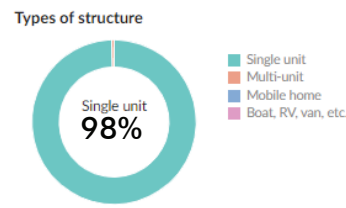
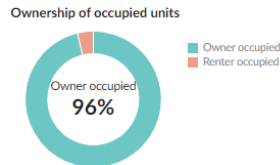
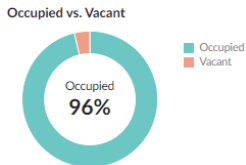
Single Family Detached	1,238
Low Density (Attached)	21
Medium Density (Attached)	0
High Density (Attached)	0
Mobile Homes	6



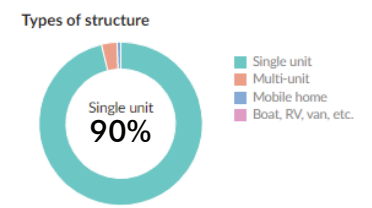
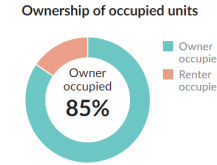
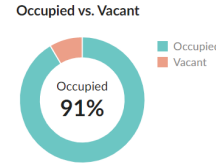
Total Units:
2,035

Median value of
Owner-occupied
Housing units
\$122,900

Single Family Detached	1,838
Low Density (Attached)	144
Medium Density (Attached)	0
High Density (Attached)	0
Mobile Homes	53



Tract #: 4961.01, Allegheny, PA



Tract #: 4961.02, Allegheny, PA

Data Source: American Community Survey 2018

INITIAL HOUSING ANALYSIS | Surrounding Municipalities

Municipality	Development Character	Population	Total Housing Units	Median Housing Value ^D	% Owner Occupied	% Vacant
North Huntingdon Township	(Suburban)	30,502	13,218	\$165,700	88%	6%
City of McKeesport	(Urban)	19,365	11,362	\$46,500	51%	21%
Rostraver Township	(Rural)	11,127	5,031	\$174,100	86%	10%
White Oak Borough	(Suburban)	7,621	3,850	\$104,300	71%	6%
Sewickley Township	(Rural)	5,808	2,716	\$125,500	87%	13%
Forward Township	(Rural)	3,321	1,634	\$110,000	87%	10%
Versailles Borough	(Suburban – higher density)	1,631	886	\$66,500	51%	9%
Elizabeth Borough	(Suburban – higher density)	1,477	736	\$77,200	60%	12%
Lincoln Borough	(Panhandle of Liberty Borough)	1,057	485	\$91,900	92%	3%
Sutersville Borough	(Mix of Development Patterns)	471	290	\$78,300	76%	28%
South Versailles Township	(Suburban)	406	162	\$84,000	84%	2%
Regional Summary		82,786 ^A	40,370 ^A	\$91,900 ^B	74% ^C	12% ^C
Elizabeth Township		13,134	5,948	\$125,200	81%	7%

A. Sum of surrounding municipalities.

B. Regional average per unit.

C. Regional average.

D. Median value of owner-occupied housing units.



INITIAL HOUSING ANALYSIS | Housing Trends

- About 3 new homes are constructed each year
- At this rate (0.05% annual growth), 30 new homes are projected to be constructed in the next 10 years
- Geographic Mobility: 95.0% of residents live in the same house as they did last year. (Or 5% turnover rate)

A value in the mid-90s is standard for most established townships in the region. Ex: Rostraver (93.2%), Jefferson Hills (95.6%), Peters (93.4%), North Huntingdon (93.9%)

Additions	New Home Construction	
10	2	2018
17	4	2019
7	2	2020
34	8	Total

- About 11 additions are constructed each year
- Additions account for 26% of construction permits

New Home Construction

These findings reveal that the Township is experiencing very slow growth in new home construction. Also, a low turnover rate of 5% indicates that residents tend to reside within the Township for at least a few years. Together, both findings work to limit the available supply of housing to new residents moving in from outside the Township. Therefore, with stagnant supply and rising housing demand, the observed “hot” housing market (i.e. homes being sold quickly and at times over the asking price) is substantiated.

Additions

A stable, less mobile population aligns well with the high amount of additions observed. Additions indicate that residents are looking to expand their homes to accommodate growing families or other lifestyle changes. Additions also tend to reveal that homeowners are invested for the long run.

TRAFFIC, MOBILITY, AND TRANSPORTATION DISCUSSION

Overview

In Elizabeth Township, the personal car is the primary means of transportation, for both local and regional trips. For local residents, most are dependent upon a personal vehicle to run daily errands. This is largely due to the spread-out development pattern of most of the Township. Commercial uses tend to be isolated away from housing. Many commercial services are located along high traffic roads, with no sidewalks, making walking to and from these destinations unpleasant and potentially unsafe. Furthermore, the

hilly topography of the landscape makes the street network less connected and therefore less walkable. Currently, there are no ordinances that require or encourage the construction of sidewalks in conjunction with new development.

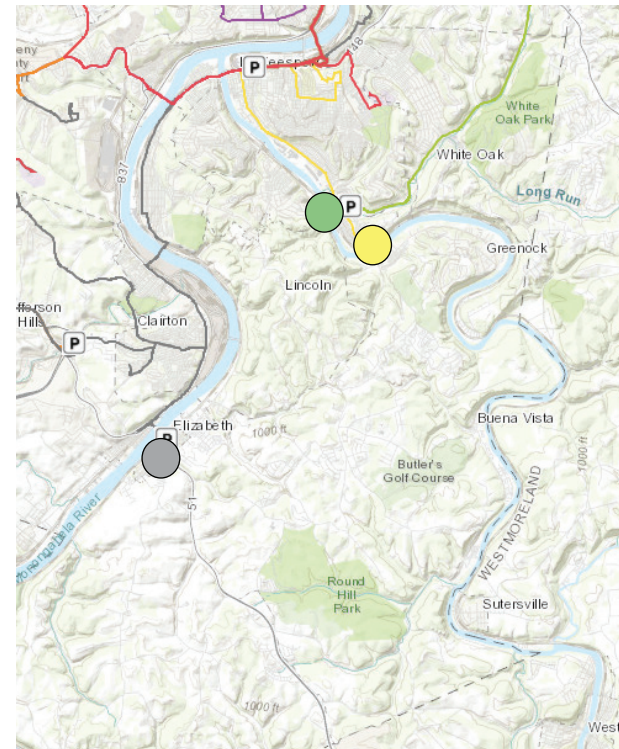
As for mass transit, no routes exist within Elizabeth Township. However, there are a few Port Authority lines, whose routes end very close to the Township border.

Transit Routes Nearby

Y46 Elizabeth Flyer
To Downtown Pittsburgh in 58 mins.

P76 Lincoln Hwy Flyer
To Downtown Pittsburgh in 54 mins.

60 Walnut Crawford Village
To McKeesport in 13 mins.



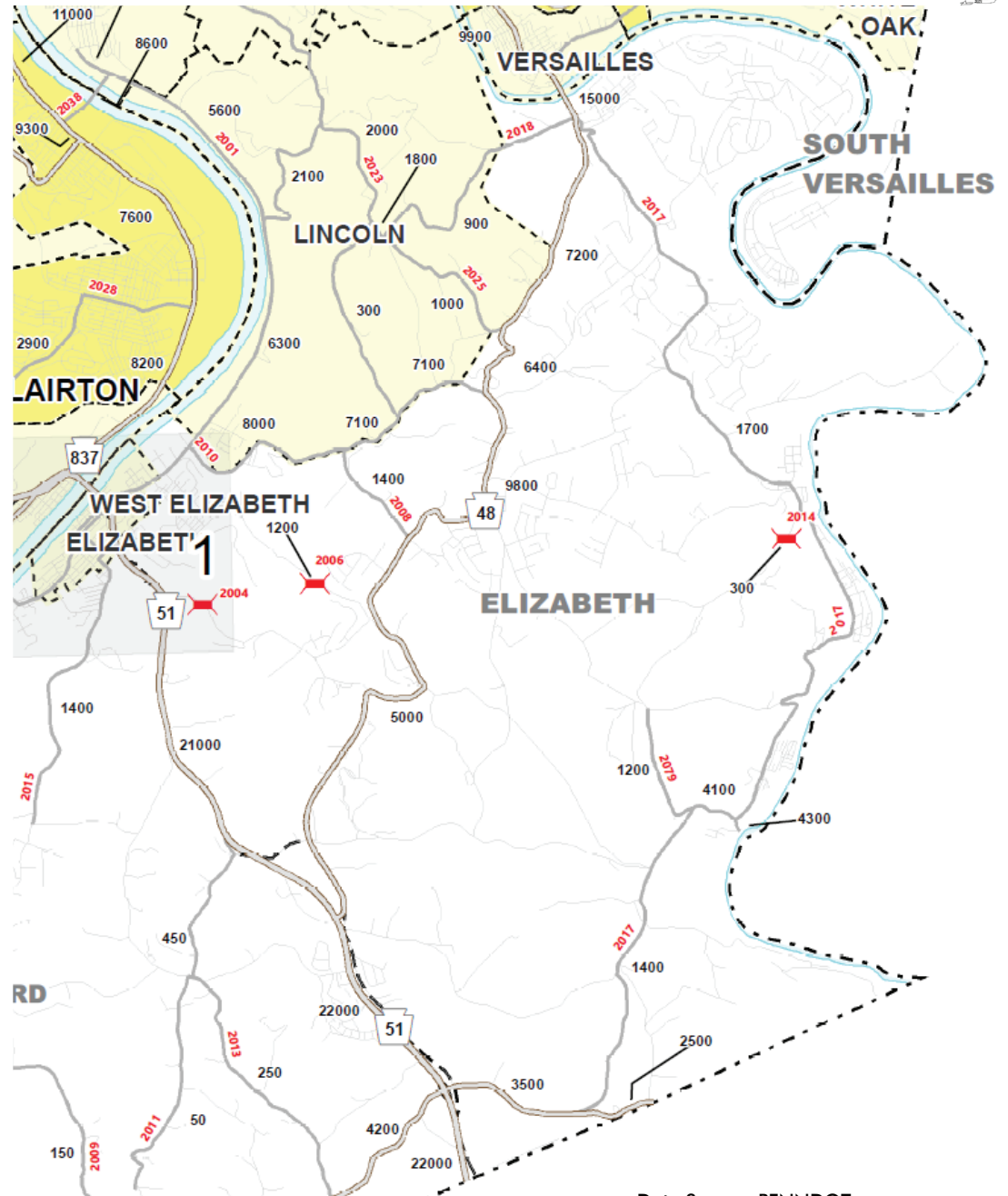
TRAFFIC, MOBILITY, AND TRANSPORTATION DISCUSSION

TRAFFIC VOLUME MAP

AADT

(Annual Average Daily Traffic) typical daily traffic, measured by counting vehicles in both directions on a road segment for every day of the week, averaged over a one-year period.

- State Boundary
- County Boundary
- Borough Boundary
- City Boundary
- Fully Controlled Access (Interstate)
- Fully Controlled Access (Toll)
- US Route
- PA Route
- State Route
- Local Road
- County Seats
- Traffic Volume Number (AADT)
- State Maintained Bridge



Data Source: PENNDOT

SWOT ANALYSIS



Open space, parks, & recreation

- Great Allegheny Passage Trail - biking, hiking, etc.
- Round Hill Park (county park) – exhibit farm, spray park, hiking trails, etc.
- 3 Golf courses
- Youghiogheny River access – boating, fishing, etc.
- Community Center - provides indoor gathering space, lodging, and outdoor recreation
- Athletic fields - 11 baseball/softball and 3 soccer/football

Rural farmland character

Quality housing stock

- Affordable homes for families
- Stable/rising home values
- High demand for housing

High quality school district - Elizabeth Forward

- National Blue-Ribbon awarded to Central Elementary
- All students (3-12) have access to iPads since 2013

Safe community with very low crime

- 0.7 violent crimes per 1,000 residents on average each year



SWOT ANALYSIS



Limited municipal planning

- Zoning Map may not accurately reflect current interests of Township
- Limited communication and outreach with community
- Past efforts focused on multi-municipal planning, without in-depth internal focus

Limited promotion/advertising of Township assets and amenities

Limited diversity of housing types

- Housing tailored to seniors and young adults may be limited

Few recently added or updated public amenities

- The current Community Center is not centrally located and in need of renovation

Limited driving access/connections to region

- It is inconvenient for some residents to drive in and out of the Township

Stormwater management

- Stormwater run-off leads to issues with roadway flooding and contamination of streams



SWOT ANALYSIS



Recreational/rural tourism

- Attract people from the broader region to enjoy the GAP trail, Youghiogheny River, parks, and scenic farmland.
- Spark development (food & beverage, B&B, housing, etc.) along riverfront trail

Plan for future development

- Target new development along Route 51 for convenient car access
- Guide zoning code and map to reflect future land use plan

Attract industrial and commercial development to raise tax revenue

New community center focused on fitness and recreation

Public relations (PR) initiative

- To better inform current residents and attract prospective home-buyers
- Coordinate with School District to reach out to children and parents

Natural Resources

- Increase in jobs and economic activity



SWOT ANALYSIS



Environmental

- Landslides to damage roads and bridges
- Flooding near riverfront
- Stormwater flooding and pollution
- Acid mine drainage

Aging population may not be adequately accommodated

- Due to limited specialty senior living and medical care

Loss of farmland and woodland to future development

Natural Resources

- **Noise and traffic nuisance, Air & Groundwater pollution,** Health risk to residents
(Depending on industry practices and performance standards)





ECONOMIC ANALYSIS | Employment

Quick Facts

2,717 Total Number of Employees working within the Township*

245 Total Employer Firms within the Township*

10% Women owned

8% Minority owned

20% Veteran owned

Employment by Sector - Allegheny County

Quarterly Census of Employment and Wages, 2019 Annual Averages									
NAICS	NAICS Description	Estab.	LQ	Employment		Employment %		Wages	
		County		County	PA	County	PA	County	PA
	Total, All Industries	35,539	1.00	703,109	5,925,582	100.0%	100.0%	\$62,665	\$57,497
11	Agriculture, Forestry, Fishing and Hunting	32	0.07	222	25,013	0.0%	0.4%	\$32,454	\$36,714
21	Mining, Quarrying, and Oil & Gas	91	0.59	1,960	28,043	0.3%	0.5%	\$144,954	\$90,133
22	Utilities	98	1.02	4,171	34,608	0.6%	0.6%	\$88,275	\$99,248
23	Construction	2,679	0.96	30,781	269,127	4.4%	4.5%	\$69,805	\$68,113
31-33	Manufacturing	1,149	0.53	36,321	575,459	5.2%	9.7%	\$71,145	\$64,251
42	Wholesale Trade	1,734	0.74	19,003	217,417	2.7%	3.7%	\$77,568	\$82,077
44-45	Retail Trade	4,006	0.94	68,744	614,434	9.8%	10.4%	\$31,942	\$30,251
48-49	Transportation and Warehousing	751	0.71	26,378	315,199	3.8%	5.3%	\$58,396	\$50,189
51	Information	568	1.21	13,032	90,505	1.9%	1.5%	\$99,728	\$93,124
52	Finance and Insurance	2,094	1.52	48,271	267,300	6.9%	4.5%	\$91,455	\$97,378
53	Real Estate and Rental and Leasing	1,361	1.20	9,353	65,421	1.3%	1.1%	\$61,104	\$62,576
54	Professional and Technical Services	4,386	1.41	61,601	367,729	8.8%	6.2%	\$96,356	\$98,975
55	Management of Companies and Enterprises	486	1.70	27,450	136,094	3.9%	2.3%	\$133,094	\$135,620
56	Administrative and Waste Services	1,746	0.90	34,419	322,045	4.9%	5.4%	\$40,052	\$38,452
61	Educational Services	850	1.04	59,972	484,699	8.5%	8.2%	\$61,937	\$58,763
62	Health Care and Social Assistance	5,379	1.09	141,291	1,090,104	20.1%	18.4%	\$57,782	\$52,330
71	Arts, Entertainment, and Recreation	628	1.20	14,698	103,178	2.1%	1.7%	\$55,080	\$34,327
72	Accommodation and Food Services	3,293	1.07	60,764	478,166	8.6%	8.1%	\$20,679	\$19,451
81	Other Services (Except Public Administration)	3,925	0.98	23,710	203,687	3.4%	3.4%	\$37,523	\$35,241
92	Public Administration	288	0.74	20,967	237,356	3.0%	4.0%	\$65,364	\$62,908
	Total, Suppressed Local Industries	0		0		0.0%			

*Data shows High standard errors and provides unreliable precision. Census: Annual Business Survey. 2017



ECONOMIC ANALYSIS

Economic History

Coal Mining & Farming

“During the 1800’s (Elizabeth Township) developed into a thriving farm and coal mining area. Riverboats and dams on the Youghiogheny River produced the coal mining towns of Boston, Greenock, Buena Vista, Frank, Industry, Blythedale, and Smithdale. The central highland section boasted some of the largest and most prosperous farms in the area supplying the Pittsburgh market.”¹

Today, Mined Lands constitutes 7240.7 acres (exactly 50% of the Township’s total area)

Commute to Work

31.7 minutes ±2.1

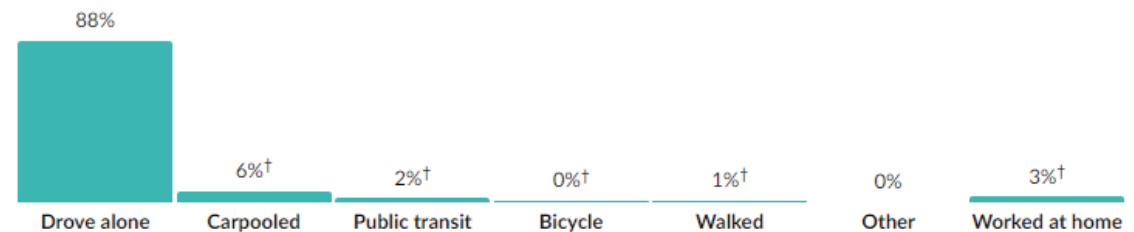
(199,985 ±16,731)

Mean travel time to work

about 20 percent higher than the figure in Allegheny County: 27 15,699,145 (±0.2 / ±144,912)

about 20 percent higher than the figure in Pennsylvania: 26.9 154,924,705 (±0.1 / ±589,412)

Means of transportation to work

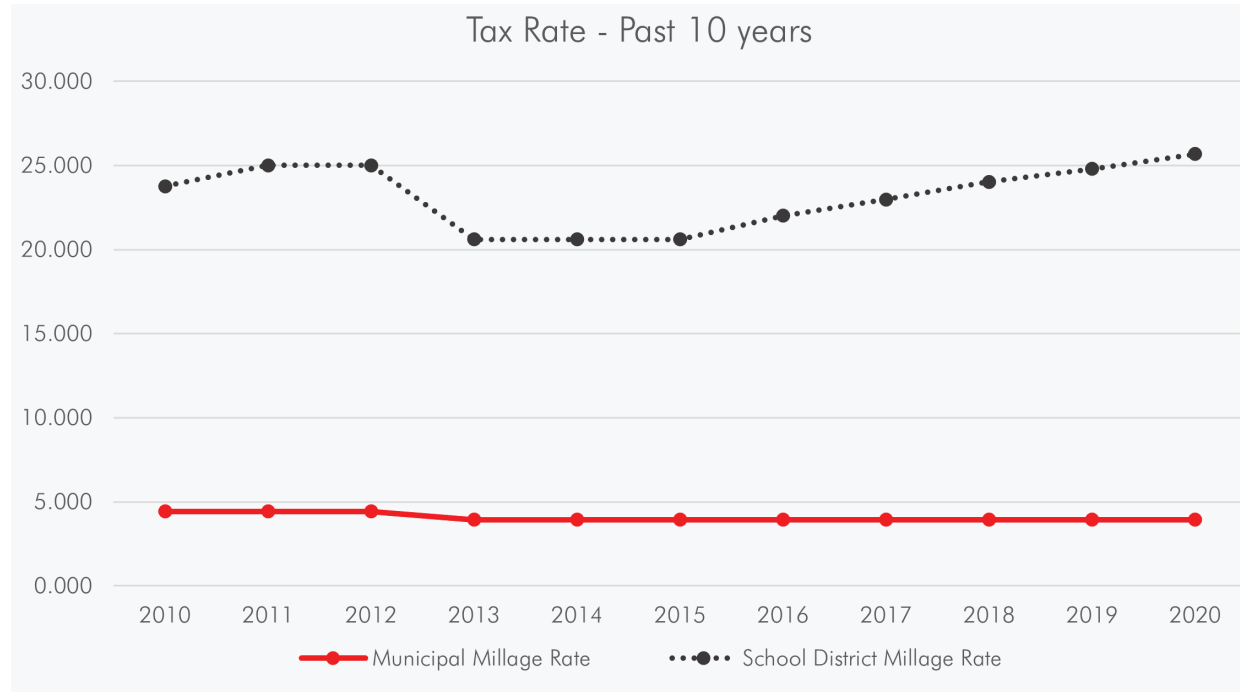


1. Joelle Whiteman - Mon Yough Area Chamber of Commerce

Data Source: American Community Survey 2018

ECONOMIC ANALYSIS | Tax Millage Rates

- Current Municipal millage rate is 3.9260
- Current School District millage rate is 25.6823



Taxes for Median Property Value (\$86,400 County Assessed) - Comparable to Median Market Value of \$125,200

	2018	2019	2020
County:	\$408.67	\$408.67	\$408.67
Municipality:	339.21	339.21	339.21
School District:	2,075.44	2,141.85	2,218.95
TOTAL:	\$2,823.32	\$2,889.73	\$2,966.83

Data Source: Allegheny County

ECONOMIC ANALYSIS | Tax Millage Rates

Compared to Nearby Municipalities

Comparing tax rates among municipalities is complex because of vast differences in population and home values. For example, municipalities with high home values can have lower millage rates, yet still bring in significant tax revenue. Also, communities with large populations require more services than smaller localities and may have higher tax rates.

It's important to consider the "VALUE" residents enjoy (property taxes paid vs. services provided by Township).

\$339 - Municipal taxes paid by resident of Median-valued home

\$263 - Per capita Municipal Expenditures (\$6,455,833.13 Total)

Municipality	Median Home Value (Market)	Median Home Value (County Assessed)	Tax Millage Rate (Municipal)	Municipal Tax Bill (Estimated)
Jefferson Hills Borough	\$209,400	\$120,000	5.660	\$679
White Oak Borough	\$104,300	\$79,700	6.410	\$511
Lincoln Borough	\$91,900	\$54,950	9.000	\$495
Elizabeth Borough	\$77,200	\$52,650	8.500	\$448
Rostraver Township*	\$174,100	\$28,204	15.000	\$423
Versailles Borough	\$66,500	\$44,000	8.000	\$352
Elizabeth Township	\$125,200	\$86,400	3.926	\$339
North Huntingdon Township*	\$165,700	\$26,843	11.550	\$310
Sewickley Township*	\$125,500	\$20,331	14.250	\$290
City of McKeesport	\$46,500	\$21,600	20.500; 8.260**	\$245
City of Clairton	\$43,800	\$21,900	33.000; 3.500**	\$238
Sutersville Borough*	\$78,300	\$12,685	11.000	\$140
South Versailles Township	\$84,000	\$42,850	2.900	\$124
Forward Township	\$110,000	\$60,200	1.950	\$117

* Townships in Westmoreland County. The county uses a unique assessment system which assesses home at 16.2 percent of their market value. Since assessed value are much lower than Allegheny County, millage rates are much higher.

** (Building; Land). McKeesport and Clairton assess land and building separately. Tax bill estimate assumes 25% building and 75% land.

COMMUNITY & CULTURAL ASSETS

Parks and Recreation:

- Great Allegheny Passage Trail
- Golf courses
- Round Hill Park
- Youghiogheny River access for activities – boating, fishing, etc.
- Colonial Farms Hunting Preserve

Historic Sites:

- Van Kirk Farm (registered)
- Hutchinson farm (registered)
- Greenock Log House (unregistered) - hosts annual historic festival

Commercial:

- Mt. Vernon Dairy
- Rock Run Inn – Dining and B&B
- Carriage Inn – Restaurant and Catering

Public:

- Elizabeth Forward High School

What else would you add?



Van Kirk Farm - est. circa 1840s (60 Acres)



Hutchinson Farm - est. circa 1850s (51 Acres)



Greenock Log House est. circa 1790s

COMMUNITY & CULTURAL ASSETS

Conserved Land (Excluding Public)

Land Trust Owned



Conservation Easements



Land Trust Held

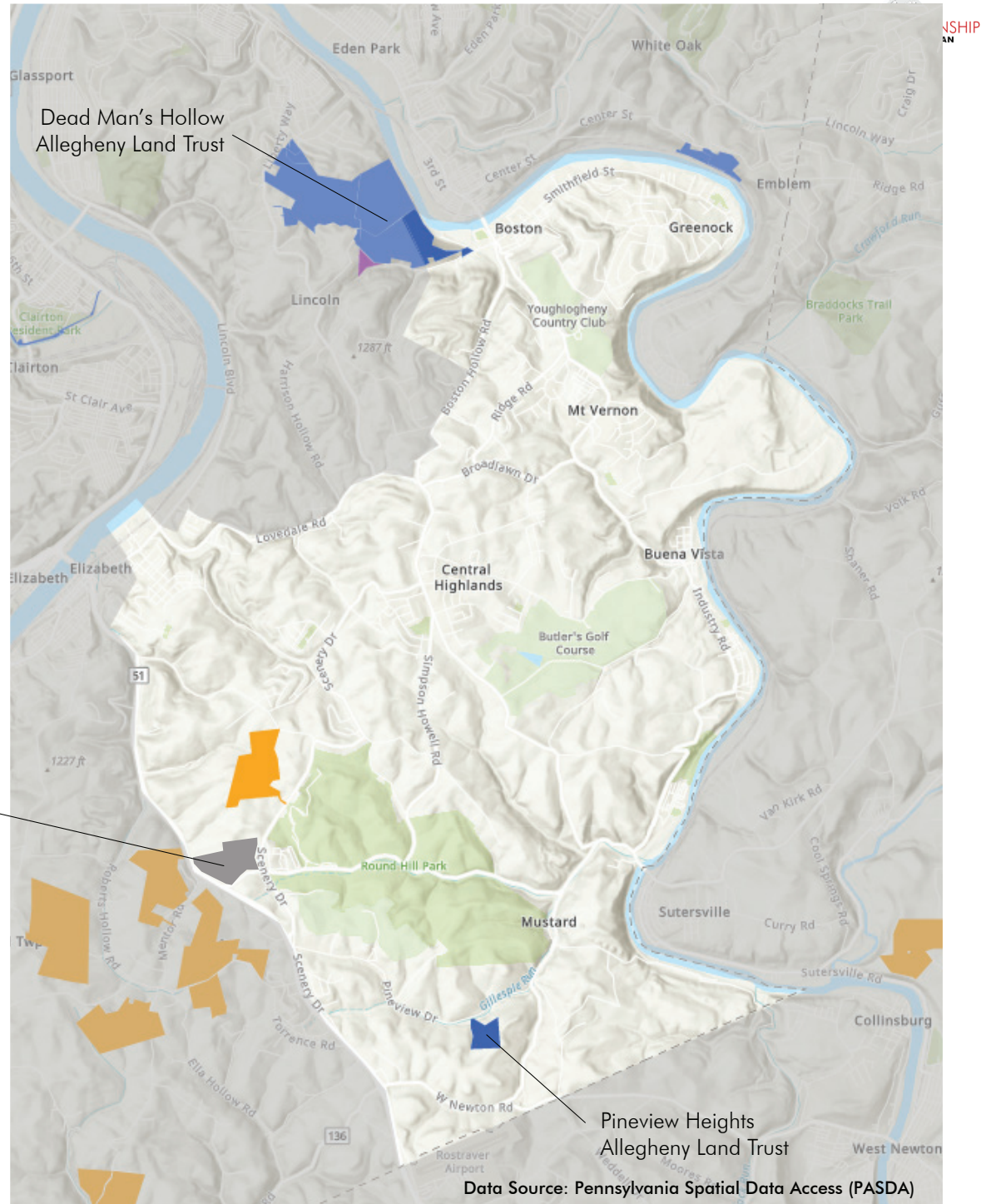
Farmland Preservation



Van Kirk & Hutchinson Farms
Protected Historic Sites

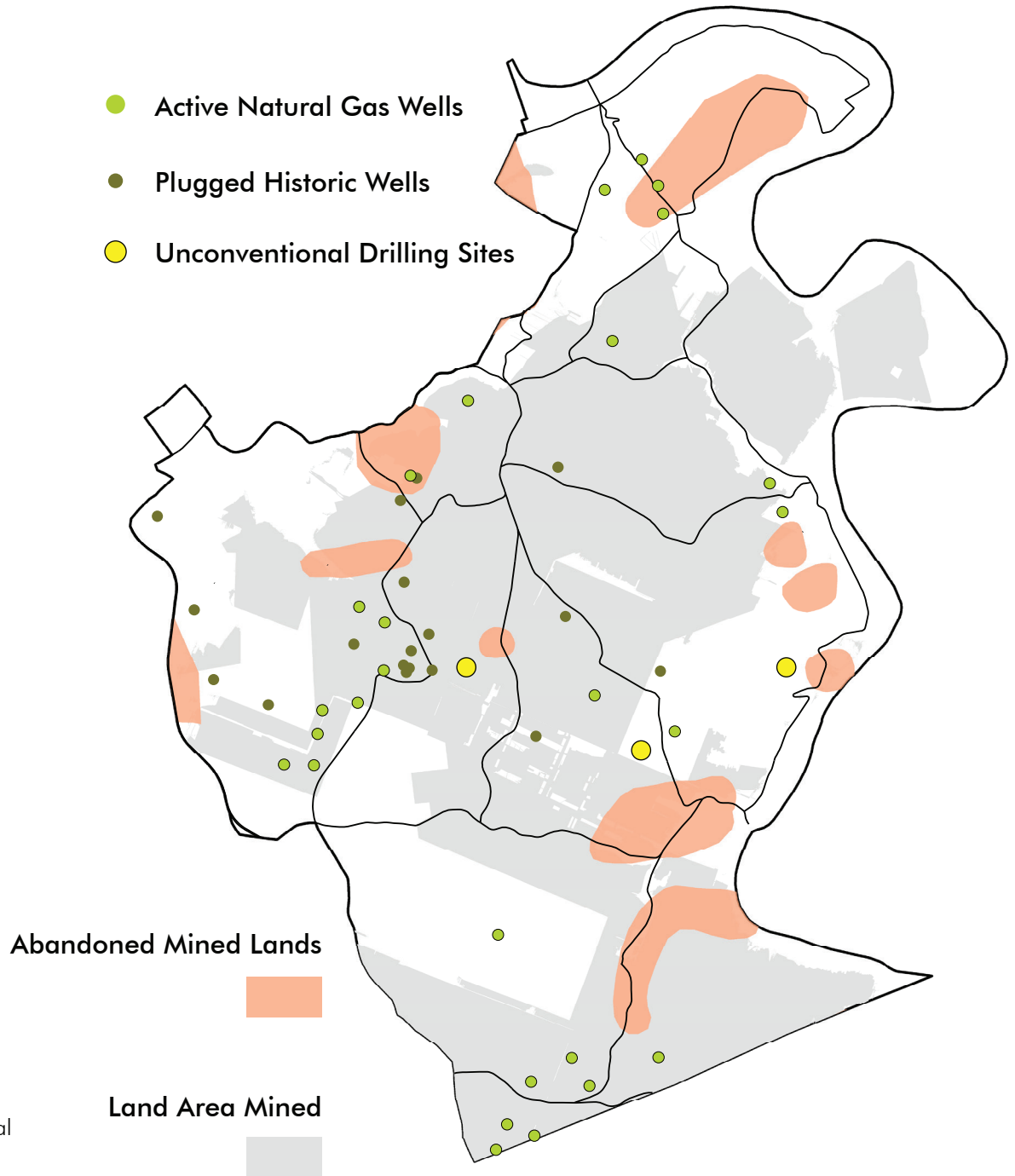
240 acres of conserved private land

Source: Pennsylvania Land Trust Association



Data Source: Pennsylvania Spatial Data Access (PASDA)

OIL & GAS | Map of Gas Wells and Mines



Note: According to GIS data, the vast majority of wells are for Natural Gas only. Very few are used to extract oil.

Data Source: Pennsylvania Spatial Data Access (PASDA)

B. Background Information/Analysis

OIL & GAS | Pipelines

Gas Transmission Pipelines (Blue)

Hazardous Liquids Pipelines (Red)

Source: <https://pvnpm.phmsa.dot.gov/PublicViewer/>

