

Borough of Forest Hills Comprehensive Plan

Final Version

June 2003

Prepared for: The Borough of Forest Hills Planning Commission
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Executive Summary

1. Purpose

Forest Hills is an inner-ring suburban community with numerous assets that could serve the community well into the next century. Still, the Borough faces challenges that the leadership in the community has decided to proactively respond to and address while the momentum and community support exists to be forward thinking. The purpose of the Forest Hills Comprehensive Plan is to define a vision and a policy framework to build support and direction towards community revitalization efforts. The vision and policy framework is a key part of the Comprehensive Plan.

The community meetings conducted during the development of the Plan have had active participation by residents and business owners to set a new direction for the development and enhancement of the communities many assets. The input received at the meetings in addition to the efforts of the Planning Commission serve as the basis for the community's key goals that it seeks to achieve over the next 10 – 15 years.

2. Opportunities and Obstacles

The community has many tangible assets that can be strengthened and leveraged for further growth and redevelopment. Conversely, many obstacles exist that the Borough must address in order to protect the existing assets and to enhance community revitalization efforts.

During the public meetings and throughout the planning process, a number of key issues have surfaced repeatedly that community members felt impacted the assets in the community and overall quality of life of Forest Hills. To address the issues and to leverage the assets the following must be taken into account:

Opportunities

- The tree-lined streets along Ardmore Boulevard and throughout the residential areas provides an attractive introduction to the community.
- The Borough is within close proximity to Downtown Pittsburgh, the Turnpike, and the shopping district in Monroeville.
- A strong, stable housing stock with well-maintained homes that are potentially attractive to homebuyers.
- A stable professional workforce that is attractive to new employers looking for well-educated employees.
- Centrally located open spaces that provide residents with recreational opportunities.
- Ardmore Boulevard is one of the few true “Boulevards” in the region and could serve as the “spine” for the community.
- Active community residents who are attempting to address the current negative issues in Forest Hills.

Obstacles

- The population is declining slightly, with a larger percentage drop in the population between the ages of 20- 34 in the primary housing formation years. Correspondingly, the number of young children has also declined from 1990 – 2000. A recent increase in the school-age population in addition to anecdotal information has indicated a recent rise in the population of young children.

- The business district has experienced a higher level of vacancies, maintenance issues, and a desire for attractive dining and shopping options.
- The shops in the business district have limited retail appeal to local residents.
- Ardmore Boulevard is viewed as a high-speed thoroughfare and a safety problem.
- The residential area is not visible and few people are aware of the existing asset.
- The lack of clear community “identity” hampers the ability to attract new residents and businesses.

3. Community Goals

The goals of the Forest Hills Comprehensive Plan are to:

- Expand the Borough’s employment opportunities by attracting a variety of new local and regional businesses/uses.
- Develop civic spaces that would serve as “community nodes,” including parks, plazas, trails, and public squares.
- Reduce the high speed of vehicular traffic through the community and improve pedestrian connections between residential neighborhoods, civic spaces, and Ardmore Boulevard.

- Improve the visual appeal of Ardmore Boulevard and provide amenities that will draw people to shop in the Borough's commercial district.
- Retain the current mix of housing types and the character of existing residential neighborhoods and leverage the "market" appeal of the Borough's quality/diverse housing stock.
- Build on the Borough's locational advantages related to major transportation corridors, regional employment centers and regional amenities.
- Maintain the community's parks, parklets, sport fields/courts, swimming pool and open space areas (steep hillsides).
- Establish alternative pedestrian/bicycle connections between the residential and non-residential districts.
- Market the current community-wide events to enhance civic pride. The Borough has a number of events throughout the year.

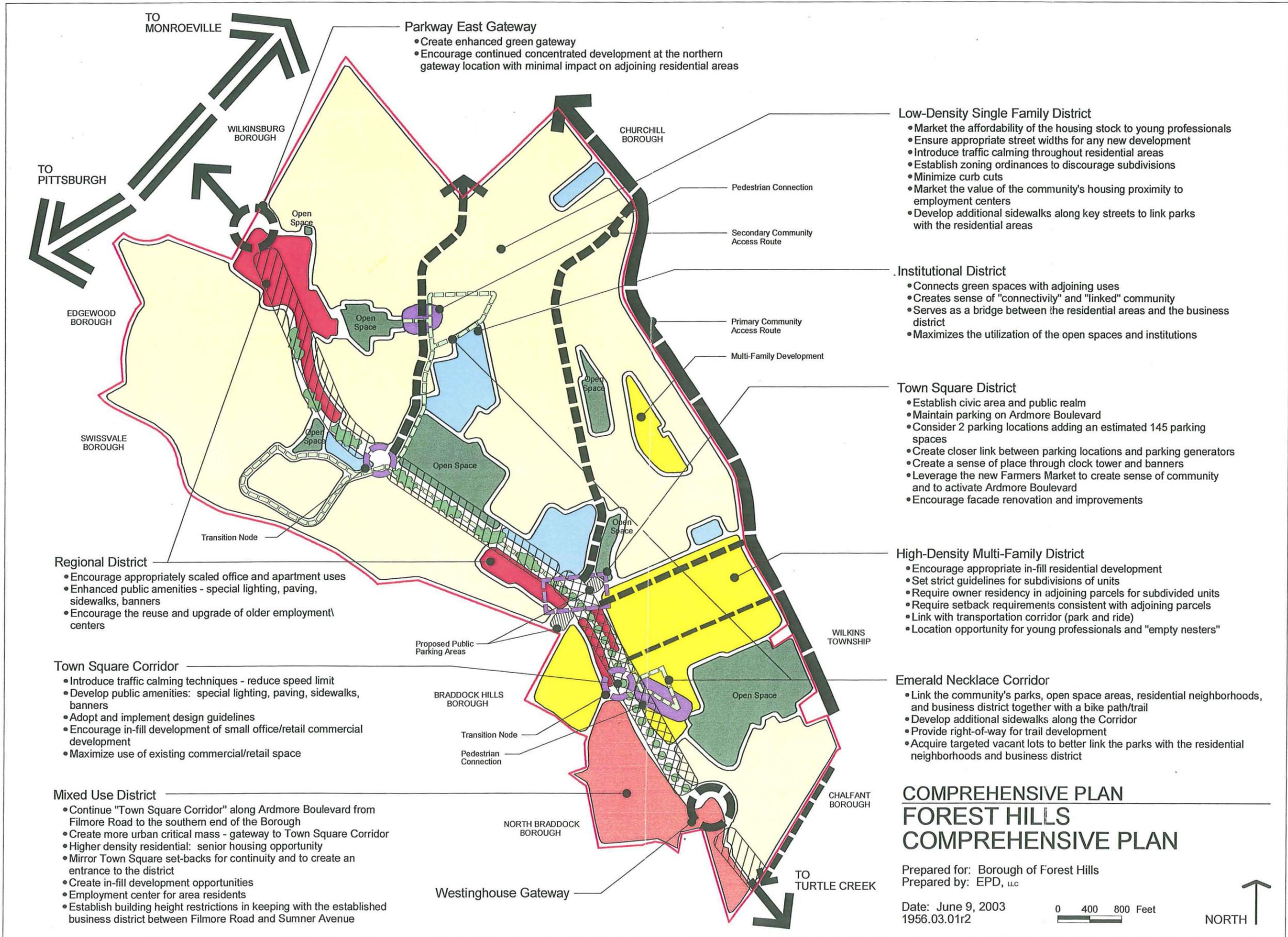
4. Vision

Reaching the vision that has been articulated by the community will involve the following key recommendations:

- Create a Town Square District that attracts appropriately scaled, contextual infill development and builds on the potential for pedestrian-friendly environment.
- Create an "Emerald Necklace" that further weaves together the open spaces, the business district, and the residential areas. In addition, provide

landscaping for the Boulevard as well as the main gateways to the community and along the Emerald Necklace.

- Improve the streetscape amenities along Ardmore Boulevard, including defined street paving, sidewalks, banners, and lighting.
- Market the Borough's diverse range of housing types as opportunities for entry-level homeownership as well as options for seniors who no longer want to maintain a large home but would like to remain in the community.



Parkway East Gateway
 • Create enhanced green gateway
 • Encourage continued concentrated development at the northern gateway location with minimal impact on adjoining residential areas

Low-Density Single Family District
 • Market the affordability of the housing stock to young professionals
 • Ensure appropriate street widths for any new development
 • Introduce traffic calming throughout residential areas
 • Establish zoning ordinances to discourage subdivisions
 • Minimize curb cuts
 • Market the value of the community's housing proximity to employment centers
 • Develop additional sidewalks along key streets to link parks with the residential areas

Institutional District
 • Connects green spaces with adjoining uses
 • Creates sense of "connectivity" and "linked" community
 • Serves as a bridge between the residential areas and the business district
 • Maximizes the utilization of the open spaces and institutions

Town Square District
 • Establish civic area and public realm
 • Maintain parking on Ardmore Boulevard
 • Consider 2 parking locations adding an estimated 145 parking spaces
 • Create closer link between parking locations and parking generators
 • Create a sense of place through clock tower and banners
 • Leverage the new Farmers Market to create sense of community and to activate Ardmore Boulevard
 • Encourage facade renovation and improvements

High-Density Multi-Family District
 • Encourage appropriate in-fill residential development
 • Set strict guidelines for subdivisions of units
 • Require owner residency in adjoining parcels for subdivided units
 • Require setback requirements consistent with adjoining parcels
 • Link with transportation corridor (park and ride)
 • Location opportunity for young professionals and "empty nesters"

Emerald Necklace Corridor
 • Link the community's parks, open space areas, residential neighborhoods, and business district together with a bike path/trail
 • Develop additional sidewalks along the Corridor
 • Provide right-of-way for trail development
 • Acquire targeted vacant lots to better link the parks with the residential neighborhoods and business district

Regional District
 • Encourage appropriately scaled office and apartment uses
 • Enhanced public amenities - special lighting, paving, sidewalks, banners
 • Encourage the reuse and upgrade of older employment centers

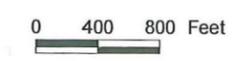
Town Square Corridor
 • Introduce traffic calming techniques - reduce speed limit
 • Develop public amenities: special lighting, paving, sidewalks, banners
 • Adopt and implement design guidelines
 • Encourage in-fill development of small office/retail commercial development
 • Maximize use of existing commercial/retail space

Mixed Use District
 • Continue "Town Square Corridor" along Ardmore Boulevard from Filmore Road to the southern end of the Borough
 • Create more urban critical mass - gateway to Town Square Corridor
 • Higher density residential: senior housing opportunity
 • Mirror Town Square set-backs for continuity and to create an entrance to the district
 • Create in-fill development opportunities
 • Employment center for area residents
 • Establish building height restrictions in keeping with the established business district between Filmore Road and Sumner Avenue

**COMPREHENSIVE PLAN
 FOREST HILLS
 COMPREHENSIVE PLAN**

Prepared for: Borough of Forest Hills
 Prepared by: EPD, LLC

Date: June 9, 2003
 1956.03.01r2



5. Implementation

Prioritizing the policies and programs, plans, capital improvements, and level of coordination and community involvement requires a strategic approach to linking the Vision with implementation strategies. The following are the 5 most critical actions needed to realize the Borough's vision. These actions include:

- Review and revise commercial zoning district regulations with respect to building setbacks, parking requirements, and landscape standards.
- Develop a detailed pedestrian/bicycle path master plan to link parks, residential neighborhoods, Ardmore Boulevard and community facilities.
- Design and create unique community identification signs for the Borough's northern and southern gateways.
- Prepare a residential marketing strategy to outline key community assets and advantages related to residency and homeownership in Forest Hills.
- Create gateways to the community that will signify a transition to a vibrant, active community.

There are many more key implementation components that are outlined in Part II, Action Plan. The activities encompass policies and programs, plans, capital improvements, and community involvement and are categorized by time frames ranging from immediate to long-term. The implementation will involve a host of participants, from Planning Commission, Council, and public volunteers to government agencies.

Acknowledgments/ Credits:

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Borough Council

Raymond Heller, Jr., Mayor
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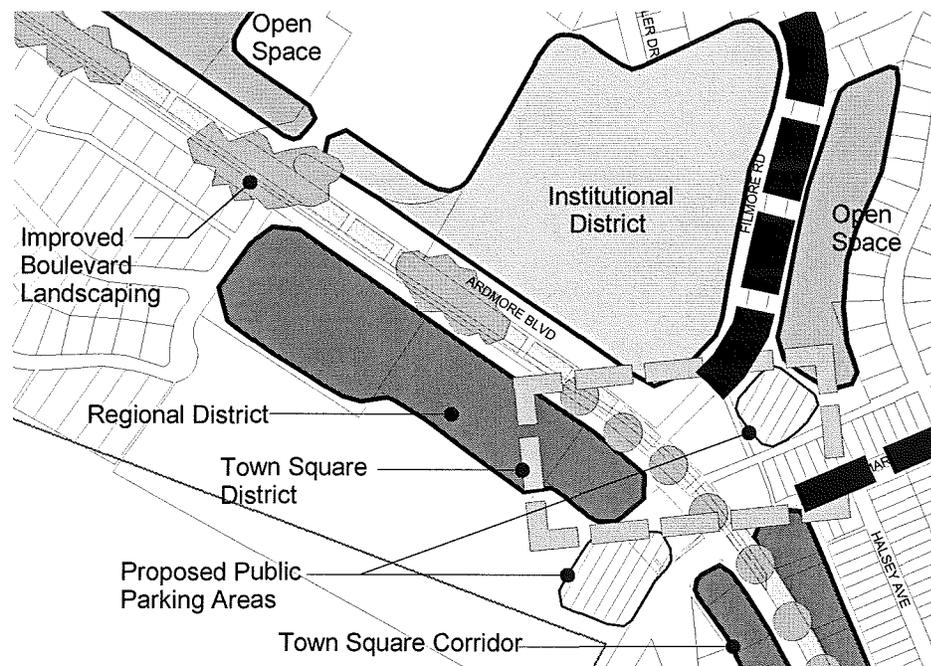
I. The Plan Vision

A. Land Use Districts

1. Town Square District

- a) The area defined as the Town Square District is an area of older two-story buildings with small businesses, the Forest Hills Municipal Building, and ancillary structures located at the intersection of Ardmore Boulevard and Marion/Berkley Avenues. The District has historically served as the Borough's central business district, but has suffered in recent years. A few vacant storefronts exist with little active use on the second floors.

Graphic 1: Town Square District



- b) The Town Square can continue to serve as the central business core and the hub of the community. The district should be the “heart” of civic life and serve to unify the residential neighborhoods, the business district, the community’s parks, and other civic amenities.

- c) Within the area of the Town Square District, the Borough should define architectural design guidelines and site development standards for the following general concepts:
- (i) Town Square Physical Characteristics
- Traditional construction using masonry with regular, classically proportioned openings of a regular nature including recessed glazing. Principal wall materials should be of masonry of red color range, painted white wood siding, or similar material that matches surrounding Town Square buildings.
- Trim and copings should be of masonry, precast concrete or wood. Metal copings should be discouraged.
 - Glazed openings should be recessed and not exceed 40% of the street facade wall. Minimum glass area should not be less than 25%. Muntins and other devices to break up large expanses of glass are strongly suggested. Snap-in type muntins should be discouraged. Double-pane glass should be used in all glass areas; reflective glass should be prohibited.
 - Fenestration and decorative devices such as special brick courses, string courses, cornices, trellis, etc.
 - Entrances that are people-friendly, with stoops and porches integral to the architecture.
 - In order to establish well-defined urban street corridors, buildings erected on parcels should be placed upon the right-of-way of the public roadways which traverse the site. The principal building street front facade should be aligned parallel

to the right-of-way line for all the buildings. If for necessary and proven reasons, this cannot be accomplished, functionally adequate measures to maintain the intent of this “build-to” line requirement should be instituted.

- Walkways connecting buildings to parking areas or public rights of way should be of concrete or better, and a minimum of four (4) feet in width. Asphalt walks should be prohibited. Proper lighting should be installed to ensure safe passageways.
- The maximum building height should be twenty-five (25) to thirty-five (35) feet.
- Privacy fences and/or walls should be permitted in the rear yard and side yards and should be composed of material that matches that of the architecture. Chain link and stockade fencing should not be permitted. Fences and/or walls should not exceed six (6) feet in height above ground elevation. Fences and/or walls in the front yard should not be allowed.
- Any rooftop mechanical equipment which is not designed to be architecturally integral with the structure should be screened from view by architectural devices compatible with the building design. This includes satellite dishes, solar collectors, television antennas, heating and cooling equipment, etc. Roof design should match that of the surrounding buildings within the Town Square District and should encourage flat roofs with parapets. The color should be dark; the roofing material should be aggregate or better.

(ii) Parking

Parking should be provided with a combination of off-street parking and on-street parking. Parking needs are categorized by land use type. The appropriate level of off-street parking for the Town Square District is 2 parking spaces for every 1,000 square feet of retail space. No more than sixty (60) feet of linear parking should be allowed along the public right-of-way.

- On-lot parking spaces should be landscaped. A five (5) foot strip landscaped buffer, composed of a row of shrubs, should be provided to help screen parking areas from adjacent access walkways and public rights-of-way. Plants for the hedge should be a minimum of thirty (30) inches in height at the time of installation and should reach a height of four (4) feet in five years.

d) Signage

Signs have an impact on the character and quality of the environment as a prominent part of the central business district scenery; they attract or repel the viewing public and affect the safety of vehicular traffic. Their suitability or appropriateness helps to set the tone of the neighborhood. The Borough's current sign regulations should be reviewed to ensure the following:

- (i) Signs should be limited to wall, awning, hanging signs, or other similar accessory signs of low scale and low visual impact.
- (ii) The signs should compliment the building's architectural style.

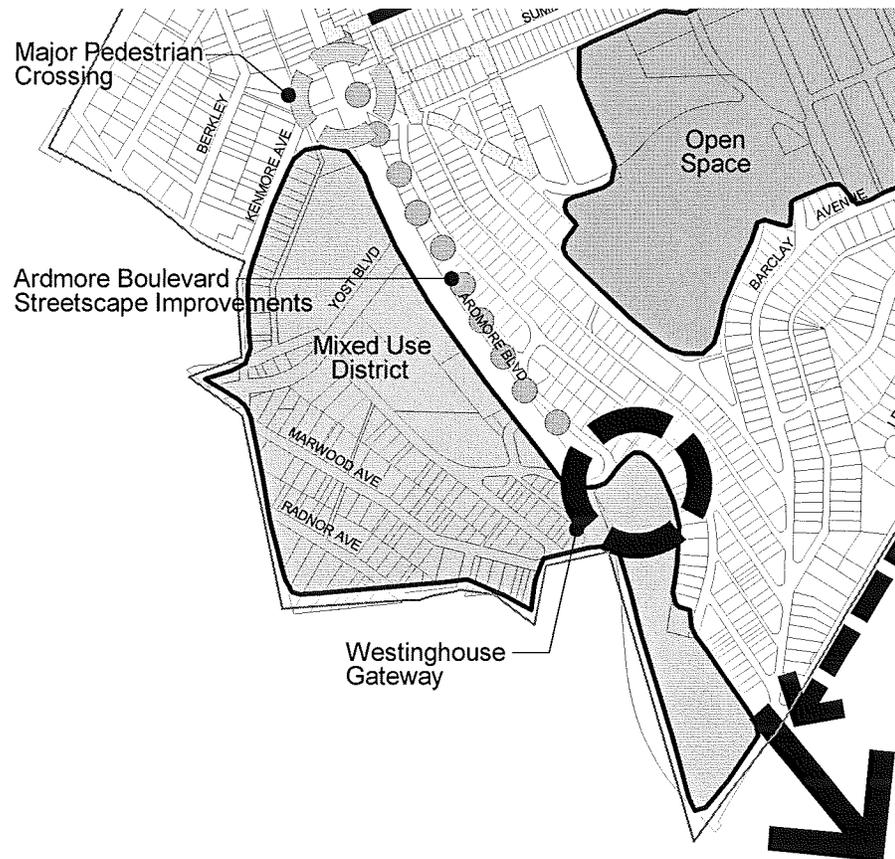
- (iii) Banners could be created to highlight the unique attributes of the community.
- (iv) Signs should be limited to forty (40) square feet of graphic area.
- (v) All signs and sign structures should be properly maintained in a safe, orderly condition at all times, including the replacement of defective parts, cleaning and other items required for maintenance of the sign.
- (vi) Window signs should not cover more than twenty-five percent (25%) of the window area on each elevation of a building. All window signs should be placed on the inside surface of the glass, except for temporary painting applied directly to the glass surface.
- (vii) No ground signs, pole mounted signs or rooftop signs should be permitted.
- (viii) Sign placement on buildings:
 - The top edge of the sign should not project above the lower edge of the second story window sills.
 - The sign should not cover or obscure any architectural feature or detail of the building on to which it is placed.
 - The top edge of the sign should not project above the top of the building.

- The sides of a sign should be positioned so as not to extend past the length of the storefront area.
- The sign should be placed flush against the facade of the building and should not project more than one foot from the surface of the wall onto which it is mounted.

2. Mixed-Use District

- a) The Mixed-Use District consists of an area along the western side of Ardmore Boulevard, including Kenmore Avenue, to the southern end of the Borough. The current use of the area includes two 1950's-1960's era suburban-style shopping plazas with a large expanse of parking in the front of the lots. The lack of sidewalks and difficult access makes it a challenging environment. The environment in setbacks and lot lines from the area north of Kenmore Avenue to the southern portion provides a dramatic transition from an urban fabric to suburban-style shopping plazas without a visible change in public space or environment. The environment encourages higher traffic speeds and discourages pedestrian movement between the east and west sides of Ardmore Boulevard.

Graphic 2: Mixed-Use District



- b) The Mixed-Use District provides Forest Hills with the largest single redevelopment opportunity. The District is envisioned to contain a mixture of commercial, office and higher density residential development. It is also an opportunity area for senior housing due to the close proximity to commercial uses and community amenities.

- c) Building height restrictions should be established. The buildings should be fifty (50) feet maximum in height. This will differentiate the Mixed-Use district from the Town Center District while providing a scale that is appropriate for the District.
- d) Buildings should be concentrated at the corner of Ardmore and Yost Avenues. Corner buildings could be sixty-five (65) feet maximum in height if unique architectural treatments are provided.
- e) The setbacks should be a maximum of sixty (60) to eighty (80) feet from the public right-of-way. This will provide an appropriate setback for the District and provide a change in the texture of the environment.
- f) Parking lots should be situated to encourage small parking areas in the front of buildings. Large parking lots should be placed to the rear of the lot.
- g) Ground signs should be permitted in the District. No pole signs or roof signs should be permitted. The maximum graphic sign area should be sixty (60) feet.

3. Low-Density Single Family District

- a) A majority of the homes located in the Low-Density Single Family District were built from the early 1920's through the early 1960's as part of the initial wave of inner-ring suburban development. The homes were built using a mixture of traditional architecture styles constructed of wood, brick and stone. The quality of the construction of these homes conveys an impression of a mature, stable community. New homes have recently been built in the community as well.
- b) The quality of the homes and the mixture of housing types, as well as the affordability, should be maintained in order to draw in new homebuyers who can make investments into the homes and provide a boost to the community.
- c) The quality and affordability of the homes, as well as its close proximity to Downtown Pittsburgh, provides an opportunity to market the housing stock to young professionals, first time homebuyers, and young families.
- d) The zoning ordinance and building regulations should discourage the subdivision of existing residences into multi-unit buildings. This will protect the scale and density of housing within the existing regulations.
- e) Housing maintenance programs should be developed to assist older residents with long-term maintenance and home improvement; Examples of such programs could include the United

Way “Day of Caring” or “Christmas in April” that utilizes local youth groups or church organizations to provide support/assistance to homeowners, especially the elderly.

- f) Sidewalks are not present in the majority of the residential neighborhoods. The variety and contrast of sidewalks in some sections adds character to the area. Selective and tailored use of sidewalks along key streets could be utilized to connect the residential neighborhoods to each other as well as to the Borough’s parks and open space (“Emerald Necklace”) areas and the central business district (“Town Square”). Sidewalks could be placed along one-side of the road in selective areas. Currently, there is a two-mile walking circuit that includes Sherwood, Cherry Valley, Woodside, and Glasgow Roads. Some of the current sidewalks are in poor condition and could be upgraded. This circuit could be integrated with Emerald Necklace. In addition, other devices such as 4-5 foot strips or special signage could be utilized in place of or in addition to sidewalks to indicate special walking areas.

- g) The existing topography and width of the roads makes navigating through the neighborhoods difficult. Issues related to traffic and parking include travel speed through the neighborhoods, congestion in some of the minor arterials and collector roads leading into the major arterial (Ardmore Boulevard), safety issues, and limited visibility. Most of the homes have individual driveways. The paving width and general grid pattern enables some “on-street” parking on some streets. The curvilinear street pattern also leads to difficulty for passing motorists. Techniques for addressing the issues include ensuring the appropriate street widths for any new

development; introducing traffic calming techniques, for example speed bumps, throughout the residential area; and minimizing curb cuts.

- h) The tree-lined streets creates an atmosphere of stability and privacy. Moreover, the street trees are a source of pride for the community. The street trees should continue to be maintained and enhanced as an asset to the community. This asset can be highlighted in marketing materials that will differentiate Forest Hills from other inner-ring suburban communities. Street tree planting and maintenance efforts should be encouraged and enhanced through partnerships with area conservation groups. The trees also serve to stabilize the steep slopes and minimize soil erosion.

4. High Density Multi-Family District

- a) This District contains a mixture of single-family attached units and multi-family units. This District is one of the earliest settlement areas in Forest Hills and within close proximity to Ardmore Boulevard. The western edge of the district near Ardmore Boulevard is made up of primarily two to four story buildings built in the pre-World War II era. The eastern portion of the district consists primarily of single-family homes. The dense urban character and existing sidewalks enhances the “walkability” of the area.
- b) The area could serve as a location for quality small apartment buildings with 4-5 dwelling units per building, townhomes and senior housing that is in scale with the existing neighborhood. The neighborhood could be an opportunity area to target potential residents, including married couples without children, and young

single professionals who can move into starter homes. The homes are attractive to these “target markets” by the close proximity to the central business district, multiple transportation options, and conveniently located employment opportunities. The area is also desirable for families with children due to the close proximity to two parks.

- c) Encourage appropriate in-fill residential development. The scale and density of housing should be consistent with the existing neighborhoods. All parking for multi-family units should be provided on-site in the rear yard of the lot.
- d) Set strict guidelines for subdivision of units. Require owners to be residents by adopting conditional use standards for townhouses, duplexes and flats.
- e) Require set-back requirements consistent with adjoining parcels.

5. Institutional District

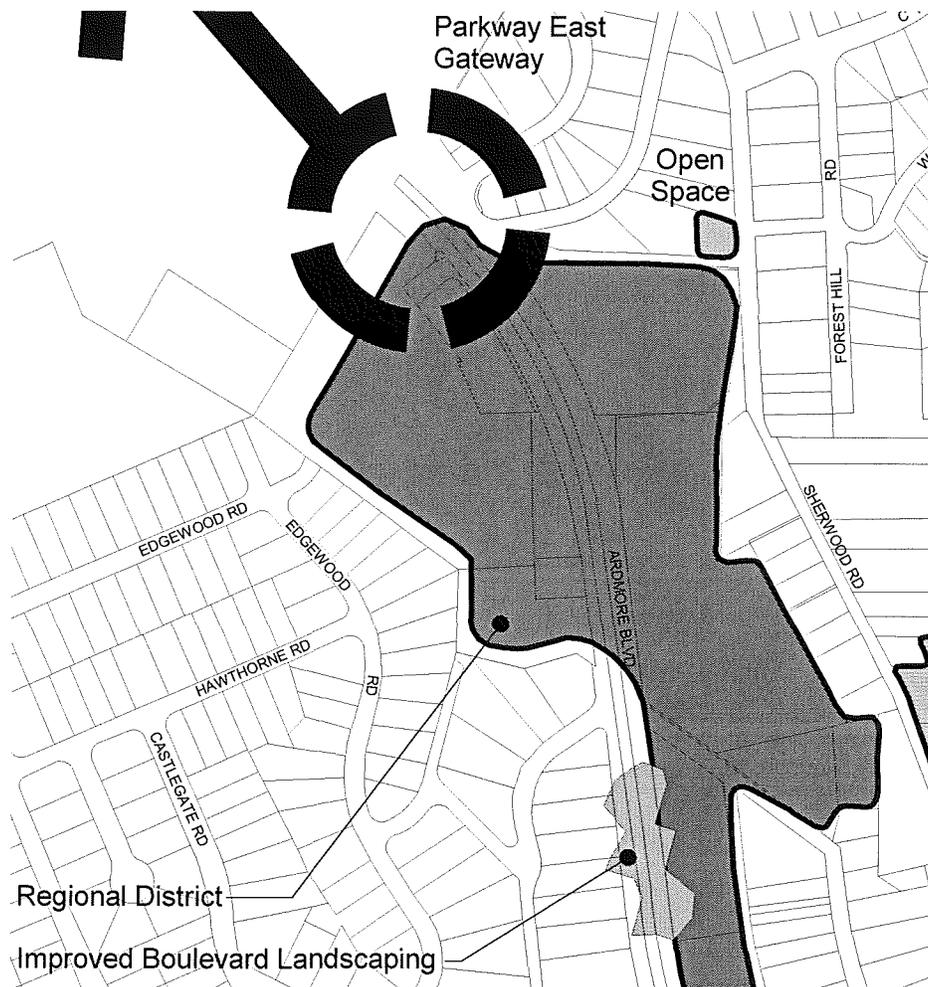
- a) The Institutional District is made up primarily of private schools, places of worship, and the Municipal Building located along Ardmore Boulevard. The private schools include the Trinity Christian School and St. Maurice. These structures serve as a dominant feature in the landscape of the community due to their central location and are one critical part of the community’s fabric. The schools were built during the post-war population boom and reflect the architecture of that era. Trinity Christian School once served as Forest Hills Middle School until the formation of the Woodland Hills School District.

- b) The Institutional District serves as a focal point for the residential districts, the Town Square District, and the Regional District. The building architecture, setbacks, and parking lots should be maintained because of the transition that is provided between the residential districts, the Regional District, and the Town Square District.
- c) Connect open space areas with adjoining uses to create a sense of “connectivity” and a “linked” community

6. Regional District

- a) The Regional District encompasses a large area that stretches from the northern boundary of the community at the Parkway East (I-376) interchange along Ardmore Boulevard to the southern tip of the community. The buildings that make up the Regional District are primarily larger scale office complexes and large scale apartment buildings constructed in the 1970's and 1980's. These office complexes house a combination of professional services as well as regional offices for corporations. The location and character of the Regional District provides a stable employment area and bolsters the tax base for the Borough. The office complexes and apartment buildings along Ardmore Boulevard were predominantly constructed between the late 1970's and early 1980's. Many of the buildings contain ground floor retail and food service and upper floor small business operations. These structures are characterized by three story structures with parking in the front and minimal landscaping along the public right-of-way.

Graphic 3: Regional District



- b) The Regional District should continue to encourage office and apartment uses and should ensure that the permitted commercial uses include such activities as retail shops and restaurants. Pedestrian connections to the Town Square District should be strengthened through wider sidewalks, street trees and lighting.
- c) Provide development flexibility to encourage the reuse and upgrade of older employment centers to enhance future viability and marketability.

- d) Encourage redevelopment that incorporates public amenities, including public spaces and plazas, to link residential and smaller-scale commercial districts.

- e) A fifteen (15) foot strip landscape buffer should be created to provide screening from the parking lots and a visual enticement into the community.

- f) Signage should consist of monument signs or wall signs. No pole mounted signage or rooftop signs should be permitted. The maximum graphic sign area should be no more than one hundred (100) square feet. The signage regulations should be reviewed.

B. Public Realm Improvements

1. Emerald Necklace

- a) Forest Hills has a large number of parks and open space areas for a community of its size. The steep topography of the community, though, and the road system has resulted in a collection of large and small parks that aren't easily accessible to the entire community. The concept of the Emerald Necklace Corridor serves as a unifying structure for the disconnected greenspaces in the community. The Necklace serves not only to link the parks but connects the residential neighborhoods and the Town Square. The concept of the Emerald Necklace was created in Boston in the late 1800's by landscape architect Frederick Law Olmstead. This can be accomplished through a strategic use of resources and public infrastructure, including sidewalks, bike paths, signage, and landscaping that serves to unify the park spaces. The Corridor could serve to link the residential areas in the single-family districts in the northern portion of the community with the new community center at the site of the former Westinghouse office at the southeastern portion of Forest Hills.
- b) The Emerald Necklace should address the following:
- Upgrade and maintain the current walking paths that have been abandoned.
 - Provide right-of-way for sidewalk and bikeway development.
 - Develop sidewalks/bikeway with a minimum six (6) and maximum ten (10) foot wide paved area that permits safe pedestrian movement from one end of the Borough to the other end.

- Provide directional signage along the sidewalk/bikeway.
- Develop interpretational signage that reinforces the theme of the Emerald Necklace.
- Provide pedestrian-scale lighting along the sidewalk/bikeway. Spacing should be between thirty (30) and forty (40) feet apart.
- Market the Emerald Necklace concept to existing and potential residents who might be attracted to the easy access to the large number of parks and amenities.
- Develop sidewalks along key streets within the residential areas.
- Design the public amenities to minimize long-term maintenance.
- Decrease the need for vehicular trips; children can travel from homes to parks without the need for parents to watch them.
- Acquire specific vacant lots to complete connections to adjoining residential neighborhoods.
- Improve pedestrian connections in “paper streets” and develop a long-term maintenance strategy.

2. Town Square

- a) The area that should serve as the Town Square is currently located at the intersection of Ardmore Boulevard and Marion and Berkley Avenues, just south of the Municipal Building. The area does not stand out as a clear public space due to the lack of existing public amenities.
- b) The Town Square is envisioned to serve as the public “community hub” and the centerpiece of the traditional central business district and Town Square District in Forest Hills. The character of the Town Square, including the public amenities, street furniture, and landscaping are critical towards signifying the place as a destination location for residents and visitors to the community. The Town Square character should serve to highlight the pride of the community and a projection of how others’ should view Forest Hills.
- c) The Emerald Necklace should be directly connected to the Town Square District.
- d) Public parking facilities should be located within close proximity to the Town Square.
- e) Retail shops and restaurants should be clustered near the periphery of the Town Square.
- f) The Town Square should also address the following:

- (i) Sidewalks should be constructed of concrete or better. Sidewalks should be constructed on both sides of the street and connect the businesses to the residential neighborhoods. Walkways should be a minimum of fifteen (15) feet wide.
- (ii) The Town Square should create a unique identity for the community. Special paving materials, art features, or sculpture could be used to differentiate the Town Square from other neighborhoods.
- (iii) Lighting within the street right-of-way should be pedestrian in scale, not to exceed sixteen (16) feet in overall height. The style of the lighting fixtures should be uniform with the project and in keeping with the surrounding Forest Hills standards. Light fixtures should be spaced to meet illumination requirements of the Borough. High intensity discharge fixtures are recommended for energy efficiency and ease of maintenance.
- (iv) Site furniture, such as benches, trash receptacles, telephone booths, news stands and flagpoles should be selected to maintain the urban character of the surrounding Town Square properties. Furniture should be located based on need and sidewalk space, concentrating most fixtures in people-gathering nodes, such as the alcoves of buildings and street corners.
- (v) A tower once located atop the municipal building could be reconstructed in order to create a visual focal point and to demarcate the heart of the Town Square.

(vi) A Farmers Market is being established in the parking lot of the Forest Hills Presbyterian Church on Ardmore Boulevard. While the location of the Farmers Market is on the northern end of the proposed Town Square, the market could serve to bring more shoppers to the business district and be linked with promotional efforts to encourage more frequent stops in the Town Square.

3. Raised Intersections: Ardmore Boulevard

- a) Traffic calming techniques should be introduced to signify arrival in the Town Square and to encourage the patronage of the businesses along the Corridor. Raised intersections should be created to denote major pedestrian street crossings. The Borough should remove the concrete curbing and raise the street level to create a flush surface with the adjacent sidewalks. This will create one cohesive pedestrian space during the periods of closure. Bollards and planters can be used to delineate areas for parking and vehicular movement.
- b) Compatible materials should be incorporated into the design of the raised intersection. The materials should compliment and enhance the adjoining street furniture and landscaping.
- c) Ardmore Boulevard at the Town Square District should be redesigned to utilize special paving in the pedestrian sidewalks.
- d) Key intersections for the raised pedestrian crossing should occur where Ardmore Boulevard intersects with Braddock, Filmore, and Sumner.

4. Boulevard Landscaping and Lighting

- a) One of only a few such boulevards in Western Pennsylvania, Ardmore Boulevard is a unique community asset and serves as the physical “connector” between the community’s northern and southern portals, the low density single family district, the high density multi-family district, parks, and the Town Square and Mixed Use Districts.
- b) The Boulevard serves as the regional transportation link for the area.
- c) Within the Boulevard right-of way, rows of canopy trees should be planted. Trees should be planted in a five (5) foot wide strip, approximately twenty-five (25) to thirty (30) feet on center. Trees should be of a species selected from a limited palette of trees suitable for the urban street environment. More than one (1) canopy tree but not more than five (5) species and/or cultivars should be used within the project area for street planting to maintain project continuity yet protect against future blight. Trees planted within sidewalks/bikeways should utilize tree grates for root protection. The Borough’s Arborist as well as the Tree and Shrub Committee should be consulted when decisions are made concerning the tree specie selections.
- d) Regular maintenance efforts should be conducted to keep the landscaping area clean and free of debris.

5. Avenue L Streetscape

- a) The area bordering Avenue L is a small but distinctive section at the southern end of the community. Avenue L serves as a final link between the Emerald Necklace and the Town Square District, leading to the recreation center in the lower level of the former Westinghouse facility at Woodland Park. Sidewalks and a bike path could link the southern area of the community with the northern portion to provide a desirable and attractive public realm for a range of groups in the community, from seniors to young adults.
- b) Create street furniture and lighting that mimics the theme of the Emerald Necklace to provide a unifying design.
- c) Widen sidewalks.
- d) Provide special lighting.
- e) Maintain/enhance street trees.

6. Portals

- a) The southern and northern entrances to the community along Ardmore Boulevard serve as key entry points to Forest Hills. Currently the northern entrance off of the I-376 exit has some landscaping with ornamental hedges and flower beds. These are planted in both the boulevard's median strip as well as on either side abutting the sidewalks.

- b) The portals provide an important visual clue to the community and can serve to attract new residents and visitors. The portal to the north is most frequently viewed due to its proximity to I-376 and to the newer Employment Centers. The maintenance of the portals and the types of landscaping conducted are important towards projecting a positive image of the community as a destination. At the southern portion of the community some work has been done by community volunteers and the Western Pennsylvania Conservancy (WPC) to improve the area on either side of Ardmore Boulevard.
 - (i) Develop monument-style gateway markers and welcome signs at the key northern and southern portals.
 - (ii) Plant deciduous perennials and provide landscaping that enhances the gateways and complements the gateway markers.

II. Action Plan

A. Action Plan

Based upon the observations and recommendations identified throughout the Comprehensive Plan, Forest Hills Borough faces significant physical and economic change and investment in the future. Not only do these transformations represent change to the community's character, they will impact the development and execution of policies. To implement the Plan's vision, the Borough has outlined a series of specific steps, or actions. These actions are focused on tying/connecting/linking the Plan's recommendations with the Borough's resources and administrative policies. The actions address a wide range of activities or improvements and have been categorized into the following themes or categories:

- Policies and Programs

- Plans

- Capital Improvements

- Coordination, Collaboration and Community Involvement

Achieving the Comprehensive Plan's recommendations will require the commitment and cooperation of the community's leaders, residents, institutions and businesses. One of the Borough's greatest challenges will be to leverage opportunities with timely, responsive and supported regulations. With coordinated land use and policy actions, the community will ensure that desired population and development densities align with expanding infrastructure service.

Each action is accompanied by a list of primary participants who will be responsible or critical for executing the given action. It is recommended that the Borough Council charge, as appropriate, the Borough Staff, Planning Commission, and others with implementing the Comprehensive Plan's actions.

Actions are prioritized into the four (4) timeframes for completion:

- Immediate 1-3 years
- Short-term 3-5 years
- Long-term 5-9 years
- On-going

Table 1. Policies and Programs

	<i>Action Plan</i>	<i>Priority</i>	<i>Primary Participant(s)</i>	<i>Potential Funding Sources</i>
Policies and Programs				
1	Review and revise commercial zoning district along Ardmore Boulevard with respect to building setbacks, parking requirements, landscape standards. Amend to business overlay district to incorporate new Plan components.	Immediate	Planning Commission	PA DCED (Main Street Program)
2	Prepare a residential marketing strategy to outline key community assets and advantages related to residency in Forest Hills as well as homeownership.	Immediate	Community Development Corporation, Borough Council, Chamber of Commerce, Community Relations Advisory Board	Borough Funds; Chamber of Commerce; Corporate Sponsor, Private Donations, PA DCED (Main Street Program)
3	Revise the R-3 residential zoning district and minimum lot areas to permit higher densities and multiple family units (i.e. townhouses, etc.).	Immediate	Planning Commission	Allegheny County Planning and Economic Development
4	Create a business marketing strategy. The strategy should define preferred feasible target markets.	Immediate	Community Development Corporation, Borough Council, Chamber of Commerce, Community Relations Advisory Board	Community Development Corporation, PA DCED (Main Street Program)
5	Adjust the zoning ordinance's minimum lot size requirement to reduce the number of nonconforming lots.	Immediate	Planning Commission	Borough Funds, PA DCED Main Street Program
6	Distribute residential marketing information to regional corporations, local real estate agents and regional publications (i.e. magazines, newspapers, etc.).	Immediate	Chamber of Commerce, Community Development Corporation	No significant cost
7	Identify and approach target businesses to encourage a range of district-appropriate developments.	Immediate	Chamber of Commerce, Community Development Corporation	
8	Develop infill development design guidelines for residential zoning districts.	Immediate	Planning Commission	Community Development Corporation, PA DCED (Main Street Program)
9	Review and revise development standards for required improvements (i.e. parking, landscaping, etc.) to encourage higher quality development/redevelopment.	Immediate	Planning Commission	Borough Funds
10	Create a mixed-use zoning district at the intersection of Yost and Ardmore Boulevards.	Short-Term	Planning Commission	Allegheny County Planning and Economic Development
11	Develop multi-tiered signage regulations to accommodate specialized signage needs for the Town Square, Regional District and Mixed Use Districts.	Short-Term	Planning Commission, Borough Council	Community Development Corporation, PA DCED Main Street Program, Borough Funds, Federal Highway Administration (Context Sensitive Design)
12	Develop a series of traffic calming techniques suitable for use within the residential neighborhoods.	Short-Term	Planning Commission, Council	PENNDOT, Federal Highway Administration (Context Sensitive Design) and U.S. Environmental Protection Agency
13	Complete a comprehensive traffic study of the Borough's major road intersections (including traffic signal improvements and pedestrian crossings).	Short-Term	Planning Commission, Borough Council	Borough Funds
14	Prepare an annual report for the Borough Council regarding the implementation status of the Comprehensive Plan.	On-Going	Planning Commission, Borough Staff	
15	Review and update safety and building codes as needed.	On-going	Planning Commission, Borough Council, Borough Staff	

Table 2. Plans and Capital Improvements

	<i>Action Plan</i>	<i>Priority</i>	<i>Primary Participant(s)</i>	<i>Potential Funding Sources</i>
Plans				
16	Prepare a comprehensive parking study for Ardmore Boulevard to determine surplus/deficiencies and to identify suitable public parking area sites.	Short-Term	Community Development Corporation	Community Development Corporation, Chamber of Commerce, PA DCED (Main Street Program), Allegheny County Planning and Economic Development
17	Prepare an Ardmore Boulevard landscape beautification plan in conjunction with community groups, PENNDOT and WPC.	Short-Term	Community Development Corporation, Garden Club, Chamber of Commerce	PA DCNR, Western PA Conservancy, Corporate Sponsors, Garden Club, Borough Tree and Shrub Committee
18	Prepare a detailed Town Square master plan for public realm improvements, development costs and acquisition alternatives. Identify key parcels that should be acquired to leverage improvements.	Short-Term	Borough Council, Community Development Corporation	Community Development Corporation, Main Street Program; Corporate Sponsors
19	Complete a comprehensive, Borough-wide parks and recreation and open space needs assessment to determine the quantity and type of recreation facilities the Borough should provide to its residents.	Short-Term	Borough Council	PA DCNR, Borough Funds
20	Work with PENNDOT to prepare a pedestrian improvement plan for Ardmore Boulevard.	Long-Term	Borough Council, PENNDOT	PENNDOT
21	Develop a detailed pedestrian/bicycle path master plan to link parks, residential neighborhoods, Ardmore Boulevard and community amenities.	Long-Term	Borough Council	Steel Valley Authority (SVA); PA DCNR, local foundations, PENNDOT, Federal Highway Administration (TEA-21)
22	Create a facade and signage improvement plan in conjunction with Community Development Corporation, local financial institutions Allegheny County and PA DCED.	Long-Term	Borough Council, Community Development Corporation, Chamber of Commerce	Community Development Corporation, local financial institutions, Allegheny County, PA DCED
23	Develop a Stormwater Management plan for capital improvements.	Long-Term	Planning Commission, Borough Council, Borough Staff	PA DEP, Allegheny County Planning and Economic Development, and U.S Environmental Protection Agency
Capital Improvements				
24	Design and construct unique community identification signs for the Borough's northern and southern portals.	Short-Term	Garden Club, Community Relations Advisory Board	Main Street Program, Corporate Sponsor, Private Donations
25	Leverage the new Farmer's Market to link with the Town Square.	Short-Term	Community Development Corporation, Chamber of Commerce	Community Development Corporation, PA DCED Main Street Program; Borough Funds
26	Improve streetscape treatment of the area between Ardmore Boulevard and Woodlawn Park.	Long-Term	Borough Council, Community Development Corporation, PENNDOT	PA DCNR Grant Programs, Western PA Conservancy, Corporate Sponsors, Borough Funds
27	Provide annual updates to the Borough's Capital Improvement Program in anticipation of upcoming Comprehensive Plan actions.	On-Going	Borough Council Staff	Borough Funds
28	Develop cost estimates related to Capital Improvement Projects as recommended by the Comprehensive Plan.	On-Going	Borough Council Staff	Borough Funds

Table 3. Coordination, Collaboration and Community Involvement

	<i>Action Plan</i>	<i>Priority</i>	<i>Primary Participant(s)</i>	<i>Potential Funding Sources</i>
<i>Coordination, Collaboration and Community Involvement</i>				
29	Coordinate streetscape amenities for Ardmore Boulevard with the Community Development Corporation.	Short-Term	Borough Council, Community Development Corporation	Community Development Corporation, PA DCED Main Street Program
30	Work with PENNDOT and utility companies to consolidate utility lines and poles within the Ardmore Boulevard Right of Way.	Long-Term	Borough Council, Borough Staff	PENNDOT, Federal Highway Administration (Context Sensitive Design)
31	Work with PENNDOT and Allegheny County to improve roadway and pedestrian lighting along Ardmore Boulevard.	Long-Term	PENNDOT, Borough Council, Community Development Corporation, Chamber of Commerce	PENNDOT; Allegheny County Planning and Economic Development
32	Initiate bi-annual discussions with Woodland Hills School District to coordinate future school district improvements and expansion with Borough needs and impact.	On-Going	Borough Council	Borough Funds
33	Establish bi-annual multi-municipal meetings with all neighboring communities to coordinate sewer, water and transportation improvements.	On-Going	Borough Council	Borough Funds

III. Existing Conditions

A. Physical Characteristics

As part of the comprehensive planning process, the following maps were created to illustrate existing conditions, natural features and cultural amenities:

- Existing Land Use Analysis
- Zoning Analysis
- Community Facilities
- Transportation, Parking and Building Footprints
- Soil Features
- Topographic Analysis

1. Existing Land Use Analysis

The Borough of Forest Hills encompasses 1.6 square miles or 997 acres. Approximately 71% of the land in the Borough is developed with residential, commercial, institutional or industrial uses. The remaining acreage is currently utilized as parks and open space or is considered vacant/undeveloped.

There are 9 categories of existing land use within Forest Hills Borough. Basic categories of land use include residential, commercial and industrial. These categories can be further broken down based upon intensity and types of uses permitted.

a) Residential

Residential density, defined as the number of dwelling units per acre, is subcategorized into various degrees: Single Family, Multi-Family: Townhouse/Duplex and Multi-Family: Apartments. 57% of the total acreage in the Borough is used for single-family housing, whether homes are attached or detached. Only 4% of the land is specifically utilized for multi-family dwelling units, such as duplexes, townhomes and apartments.

b) Non-Residential

Most non-residential development is commercial or institutional in nature. Within the Borough limits, there are several large-scale professional office developments near the I-376 interchange. However, the principal commercial areas are concentrated along Ardmore Boulevard near the Filmore Avenue, Kenmore Avenue and Yost Avenue intersections. Land uses along Ardmore Boulevard serve a large percentage of the Borough's population who reside within close proximity of the corridor.

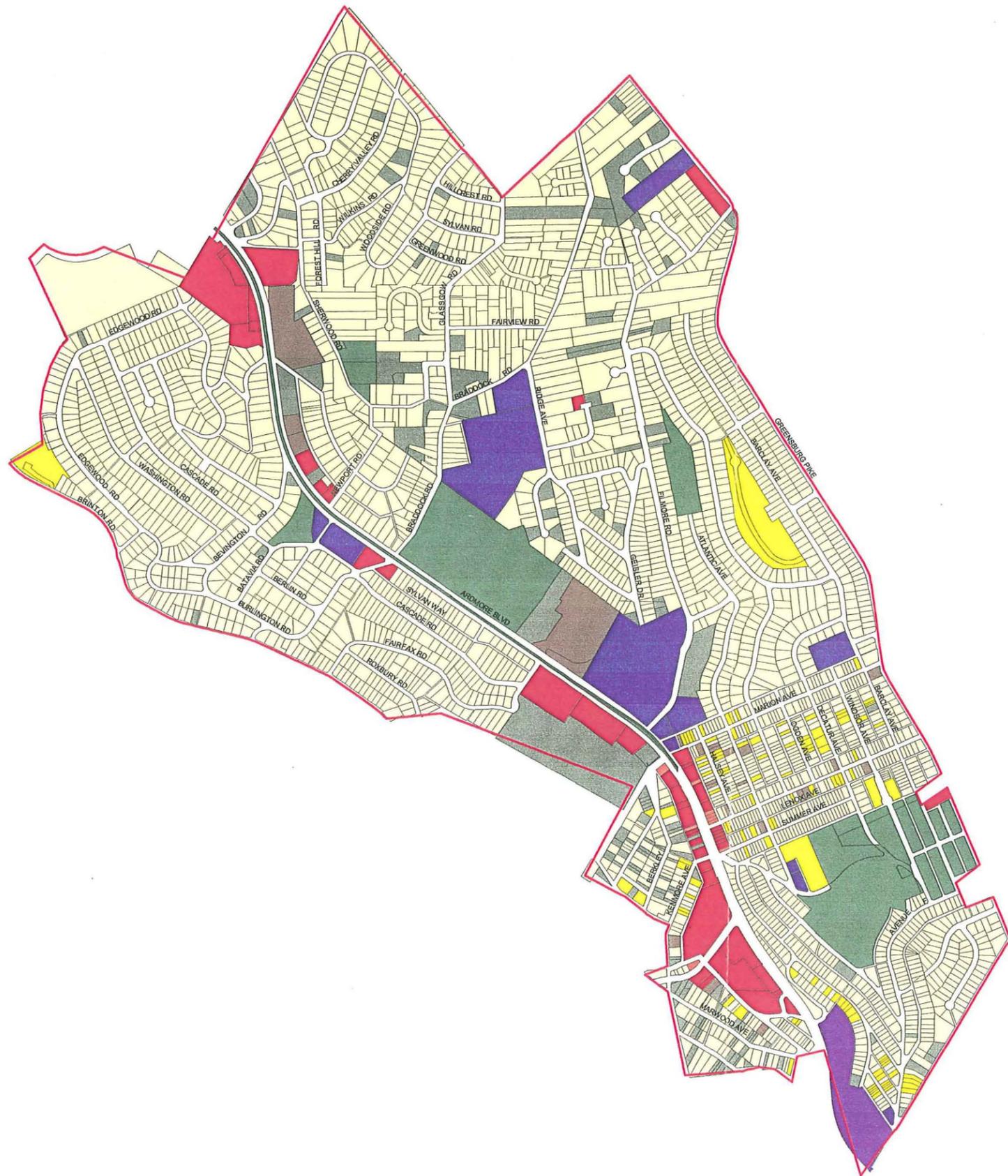
Within commercially designated land uses, two scales of development exist: regional-scale and community-scale activities. Regional-scale and community-scale commercial activities are differentiated by the size of the business and their target markets. Although there are not many located in the Borough, regional-scale businesses act as destinations that could potentially attract large volumes of people from Forest Hills as well as the surrounding regions and also require large parking areas. Land that is most suitable for these types of businesses is located along Ardmore Boulevard as well as near the Interstate-376 Interchange.

The Borough currently contains more community-scale commercial uses, which generally include establishments such as restaurants, retail stores or business/professional services. Community-scale commercial uses typically attract their greatest percentage of customers from the local area and do not require a significant amount of parking. Most of these businesses are located along Ardmore Boulevard.

Table 4: Existing Land Use shows the overall distribution of land uses (as of August 2001 survey) throughout the Borough. Total acreages are summarized for each category.

Table 4. Existing Land Use

Land Use Category	Acreage	% of Total
Single Family	572.0	57.4%
Open Space	67.1	6.7%
Vacant/Undeveloped	62.3	6.3%
Institutional	41.4	4.2%
Commercial/Office	40.6	4.1%
Multi-Family: Townhouse/Duplex	25.1	2.5%
Multi-Family Apartments	17.6	1.8%
Industrial	9.8	1.0%
Commercial/Residential	0.8	0.1%
Right-of-Way	160.2	16.1%
<i>Total</i>	<i>996.9</i>	<i>100.00%</i>



LEGEND

- Municipal Boundary
- Parcel Boundary

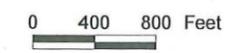
LAND USE

- Single Family
- Multi-Family: Townhouse/Duplex
- Multi-Family: Apartments
- Commercial/Residential
- Commercial/Office
- Open Space
- Institutional
- Industrial
- Vacant/Undeveloped

EXISTING LAND USE ANALYSIS
FOREST HILLS
COMPREHENSIVE PLAN

Prepared for: Borough of Forest Hills
 Prepared by: EPD, LLC

Date: June 25, 2002
 1956.02.08



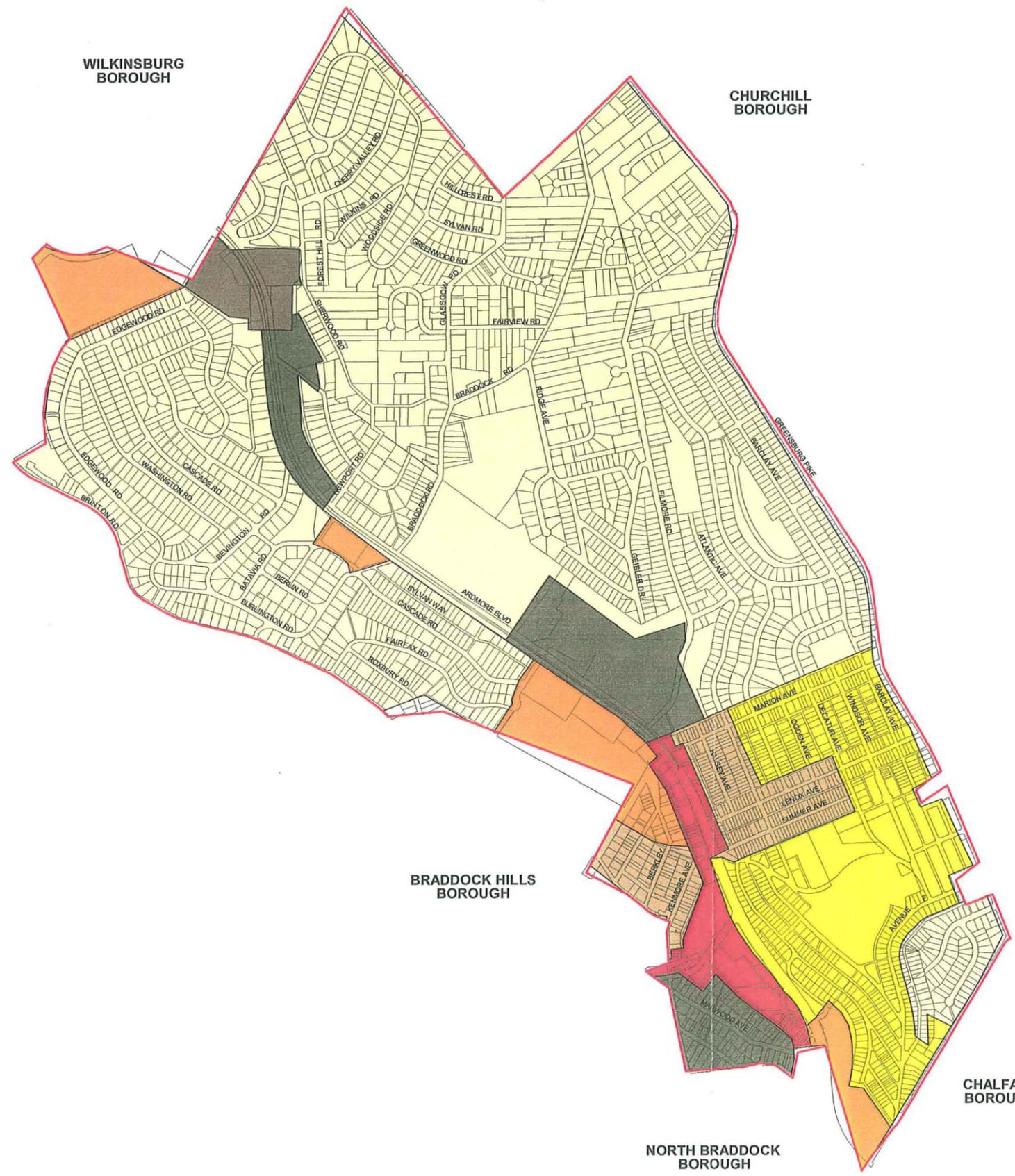
2. Zoning Districts

There are seven (7) zoning classifications that regulate land use within the Borough of Forest Hills. At nearly 68% of the total, the largest zoning district is R-1 Single Family Residential. 62% of the Borough's total acreage is zoned for residential uses while only 51.2 acres is zoned for commercial and industrial uses, approximately 4% and less than 1% of the total acreage respectively. The non-residential zoning districts occur primarily along the Borough's main thoroughfare, Ardmore Boulevard, and adjacent to the I-376 Interchange.

Table 5: Zoning Districts shows the delineation of zoning districts throughout the Borough. Total acreages are summarized for each district.

Table 5. Zoning Districts

Zoning District	Acreage	% of Total
R-1	675.9	67.8%
R-2	119.2	12.0%
R-3	39.17	3.9%
S-1	61.1	6.1%
S-2	61.2	6.1%
S-3	14.2	1.4%
B-1	26.1	2.6%
<i>Total</i>	<i>996.9</i>	<i>100.0%</i>



- LEGEND**
- Municipal Boundary
 - Parcel Boundary
 - Roads
- ZONING**
- R-1 - Single Family Residential
 - R-2 - Low Density Residential
 - R-3 - Medium Density Residential
 - S-1 - Special District
 - S-2 - Special District
 - S-3 - Special District
 - B-1 - Commercial

WILKINSBURG
BOROUGH

EDGEWOOD
BOROUGH

SWISSVALE
BOROUGH

CHURCHILL
BOROUGH

BRADDOCK HILLS
BOROUGH

NORTH BRADDOCK
BOROUGH

WILKINS
TOWNSHIP

CHALFANT
BOROUGH

ZONING ANALYSIS
FOREST HILLS
COMPREHENSIVE PLAN

Prepared for: Borough of Forest Hills
Prepared by: EPD, LLC

Date: June 25, 2002
1956.02.04



3. Community Facilities

Community facilities generally include parks, recreational facilities and open space, municipal/community centers, places of worship, schools, libraries, and private institutions. There are eight (8) public parks and facilities found in the Borough, including: Bright Park, Ryan Glenn Park, Cliffwood Park, Koch Park, Main Park, Forest Woodlawn Park, Forest Hills Recreation Center and Field and the Bird Sanctuary. The map also identifies the location of the Borough's three (3) private schools: Trinity Christian School, Christ Lutheran School and Saint Maurice School. No public schools exist within the boundaries of Forest Hills. The Borough currently contains six (6) places of worship and one (1) cemetery.

Whether publicly and privately owned, these amenities provide vitality to a community and contribute to its overall livability and quality of life.

Real estate analysts confirm quality of life as a determining factor in real estate values and economic vitality.

Forest Hills Borough's community facilities include:

- a) Parks
 - (i) Bright Park
 - (ii) Ryan Glenn Park
 - (iii) Cliffwood Park
 - (iv) Koch Park
 - (v) Main Park
 - (vi) Forest Woodlawn Park
 - (vii) Forest Hills/Westinghouse Recreation Center and Fields
 - (viii) Bird Sanctuary

- b) Cemetery
 - (i) Beth Abraham Cemetery

- c) Schools
 - (i) Trinity Christian School
 - (ii) Saint Maurice
 - (iii) Christ Lutheran School

- d) Churches
 - (i) Christ Lutheran Church
 - (ii) Forest Hills Presbyterian Church
 - (iii) Holy Resurrection Orthodox
 - (iv) Hope Lutheran Church
 - (v) Pittsburgh Allegheny Wesleyan Methodist Church
 - (vi) St. Maurice Roman Catholic Church

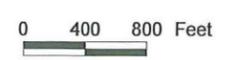


- LEGEND**
- Municipal Boundary
 - Parcel Boundary
 - Parks and Open Space
 - Cemetary
 - + Schools

COMMUNITY FACILITIES
FOREST HILLS
COMPREHENSIVE PLAN

Prepared for: Borough of Forest Hills
 Prepared by: EPD, LLC

Date: May 29, 2002
 1956.02.06

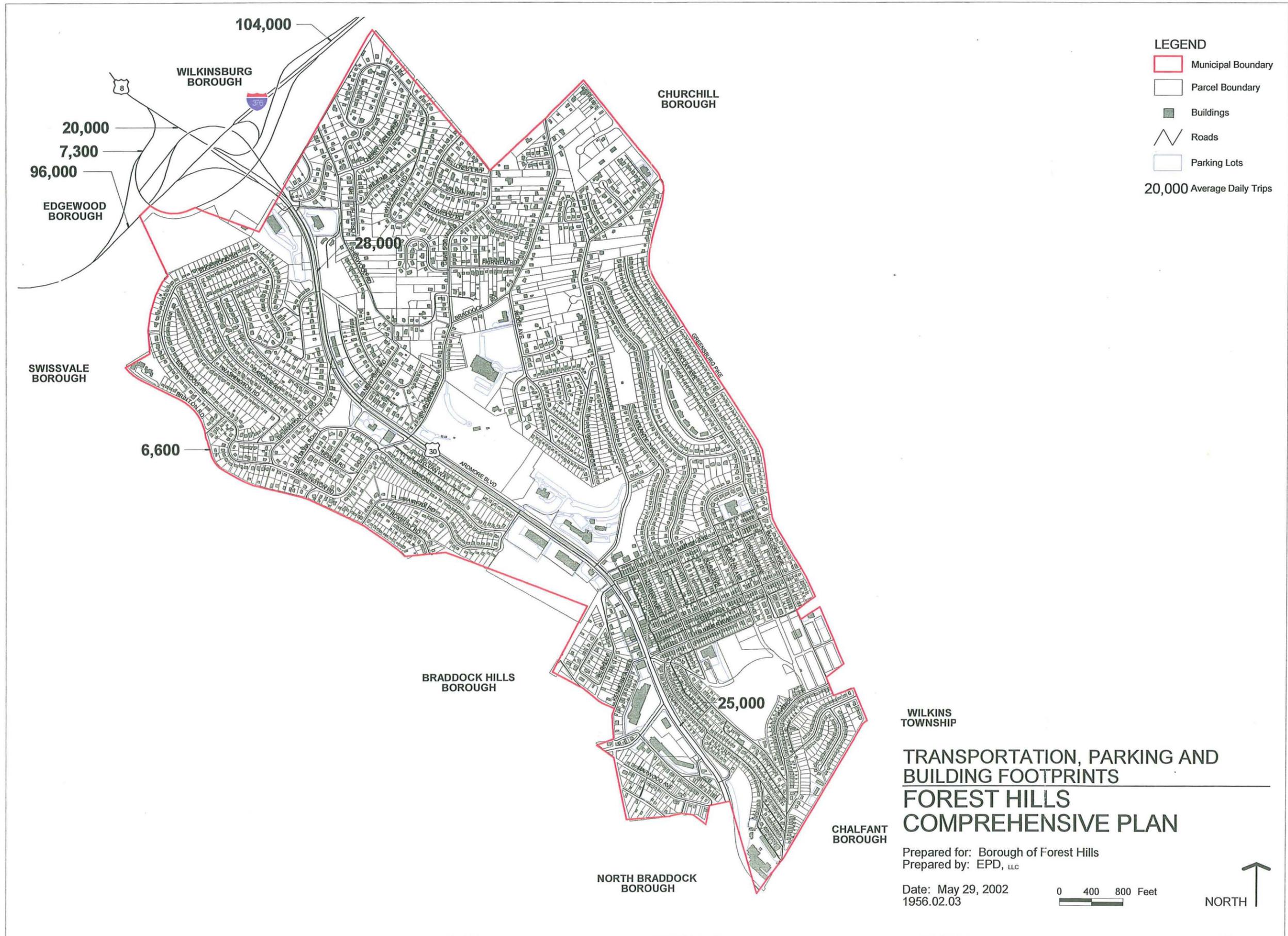


4. Transportation, Parking and Building Footprints

The Transportation, Parking and Building Footprints Map illustrates a comprehensive inventory of building footprints, parking areas and streets and alleys that are located within the Borough and also the major regional connector I-376. The main arterial that extends northwest – southeast through the Borough is Route 30/Ardmore Boulevard. In addition, there are several smaller 2-lane state and county roads that are used including the Greensburg Pike and Brinton Road. Most people travel on these smaller collector roads in order to reach the residential enclaves as well as the neighboring communities. There is a total of approximately 31 miles of streets and alleys in the Borough, but no active rail lines.

The numbers described on the map represent Average Daily Trips (ADT) for major thoroughfares in and around the Borough. The I-376 Interchange is a major contributor to the existing traffic situation throughout the Borough, where approximately 100,000 trips occur on any given day. The most heavily traveled road *within* the Borough is the northern segment of Ardmore Boulevard at 28,000 ADT. The southern segment of Ardmore Boulevard also experiences heavy traffic volumes at 25,000 ADT.

The largest parcels, and also the largest building footprints, can be found on land adjacent to Ardmore Boulevard and near the I-376 Interchange. Smaller lot sizes are located in the various high density and lower density residential neighborhoods throughout the Borough.



5. Soil Features

Of the eighteen overall soil types that can be found throughout the Borough, only eleven of those are suitable for development. The six general soil types that have physical properties that are not suitable for development are *Atkins Silt Loam, Culleoka Silt Loam, Dormont Silt Loam, Gilpen-Upshur, Gilpen, Weikert and Culleoka Shaly Silt Loam and Gilpen Silt Loam.*

Some soils are not suitable for development because their unstable physical properties would require costly design measures to be taken. The soils found in the Borough that are unsuitable for development include Atkins Silt Loam, Culleoka Silt Loam, Dormont Silt Loam, Gilpen-Upshur, Gilpen, Weikert and Culleoka Shaly Silt Loam and Gilpen Silt Loam.

Table 6: Soil Types shows all the soil types that can be found throughout the Borough and a brief description of their characteristics.

Table 6. Soil Types

Map Legend	Soil Type
*At	Atkins Silt Loam
CuC	Culleoka Silt Loam (8-15% Slope)
*CuD	Culleoka Silt Loam (15-25% Slope)
DoB	Dormont Silt Loam (2-8% Slope)
DoC	Dormont Silt Loam (8-15% Slope)
*DoD	Dormont Silt Loam (15-25% Slope)
*DoE	Dormont Silt Loam (25-35% Slope)
*GQF	Gilpen-Upshur (Complex, Very Steep)
*GSF	Gilpen Weikert and Culleoka Shaly Silt Loam (Very Steep)
*GID	Gilpen Silt Loam (15-25% Slope)
SmD	Strip Mines (8-25% Slope)
UB	Urban Land
UCB	Urban Land-Culleoka (Complex, Gently Sloping)
UCD	Urban Land-Culleoka (Complex, Moderately Steep)
UCE	Urban Land-Culleoka (Complex, Steep)
UGB	Urban Land-Guernsey (Complex, Gently Sloping)
UGD	Urban Land-Guernsey (Complex, Moderately)
WhC	Wharton Silt Loam (8-15% Slopes)

*** Soils types not suitable for development**



LEGEND

- Municipal Boundary
- Parcel Boundary
- 50' Contours

SOILS

- At
- CuC
- CuD
- DoB
- DoC
- DoD
- DoE
- GQF
- GSF
- GID
- SmD
- UB
- UCB
- UCD
- UCE
- UGB
- UGD
- WhC

SOIL FEATURES
FOREST HILLS
COMPREHENSIVE PLAN

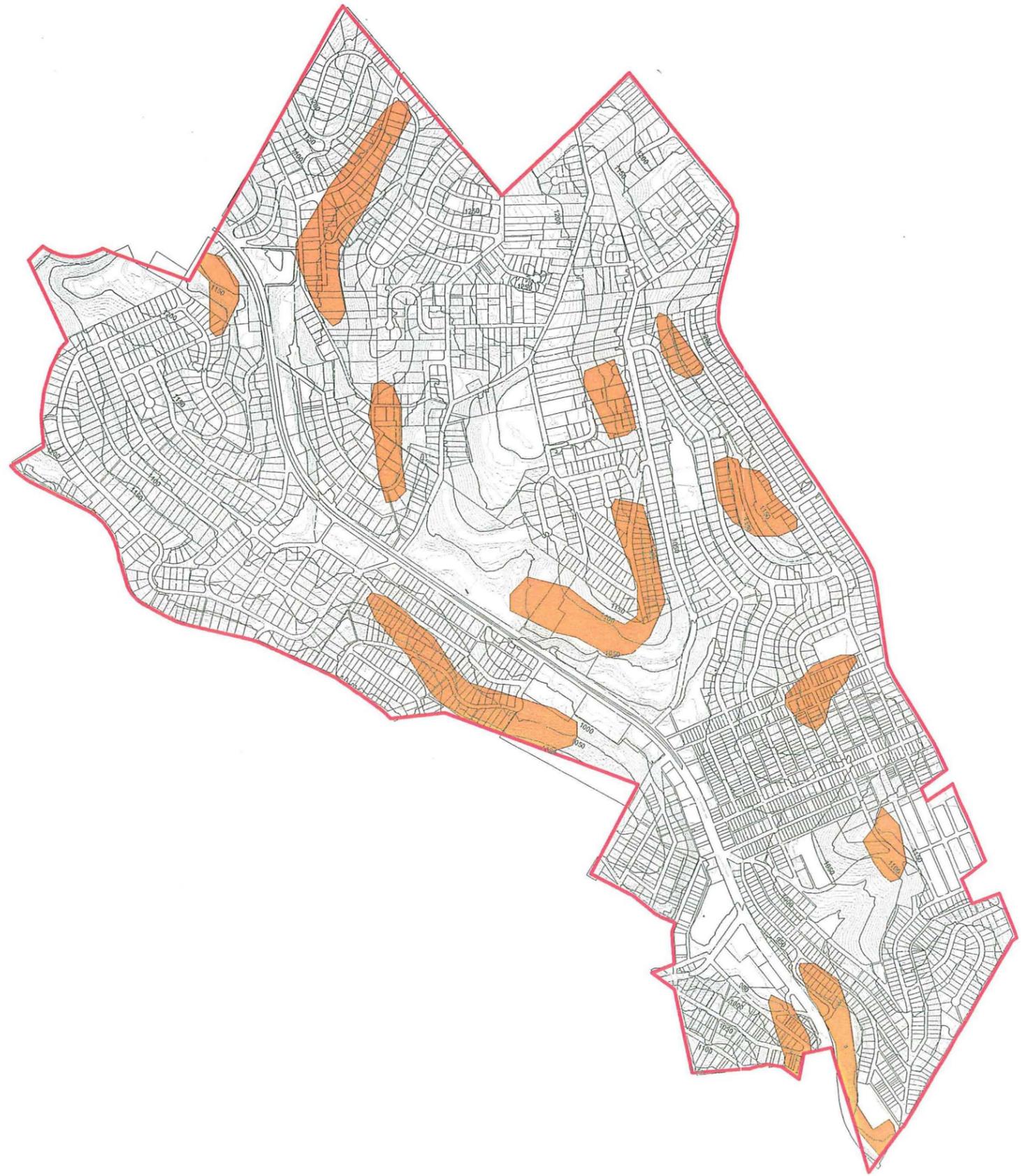
Prepared for: Borough of Forest Hills
 Prepared by: EPD, LLC

Date: May 29, 2002
 1956.02.07



6. Topographic Analysis

Land elevations within the Borough of Forest Hills are displayed in 50' increments with 5' contours depicted for reference. The low point of the Borough is found at 923 feet and the highest point at 1,250 feet. This provides the Borough a vertical relief of 327 feet. Another important feature of this map illustrates areas within the Borough that contain slopes of greater than 25%. Slopes that are greater than 25% usually lack development because of high costs associated with earth moving and excavation. Development in these areas is also more susceptible to impacts related to erosion, stormwater runoff and "soil creep." "Red beds", soil deposits composed of certain clay soils and typically found on slopes greater than 25% and ridge-tops, are common to Allegheny County and are prone to landslide when exposed at the surface or disturbed for development purposes.



- LEGEND**
-  Municipal Boundary
 -  Parcel Boundary
 -  50' Contours
 -  5' Contours
 -  25% Slopes

TOPOGRAPHIC ANALYSIS
FOREST HILLS
COMPREHENSIVE PLAN

Prepared for: Borough of Forest Hills
 Prepared by: EPD, LLC

Date: May 29, 2002
 1956.02.05



7. Demographic Analysis

The following section provides a brief overview of the Borough's past and current demographic statistics and trends. The demographic statistical data has been compiled from 1990 and 2000 U.S. Census data. For reference, statistics for Allegheny County and State of Pennsylvania have been included to make comparisons to current trends in the Borough.

Included in the demographic analysis is a brief summary of opportunities and challenges the Borough may face in the future. These observations are based on an aggregate of the statistics and trends.

Observations

The overall demographic profile is positive for the Borough. The median housing value increased 32% from 1990 to 2000 and the median household income increased by 16% during the same period. Still, there are changes in the population that highlight the challenges that the Borough faces over the next 10 to 15 years in attracting new residents and positioning the community to build an employment base that places the Borough in a strong regional position.

a) Population

The Borough has experienced a population decline that is similar to many inner-ring suburban communities in the Pittsburgh region. The slight loss is not dramatic in terms of numbers, but the age-group distribution changes over the last decade point to an important transition. The age group with the highest level of family-formation and initial homeownership (ages 20-44) has declined by nearly one quarter. Not surprisingly, there has been a similar drop in the number of residents under the age of five. The population

losses in these groups account for most of the overall population decline that the Borough has experienced since 1990.

Table 7. Population

	Borough of Forest Hills				Allegheny County		Pennsylvania		
	1990	2000	% Change	% Total 2000	2000	% Total 2000	2000	% Total 2000	
Population									
1	Number of Persons	7,335	6,831	-6.9%		1,281,666		11,847,753	
2	Number of Males	3,400	3,179	-6.5%	46.5%	607,002	47.4%	5,710,440	48.2%
3	Number of Females	3,995	3,652	-8.6%	53.5%	674,664	52.6%	6,137,313	51.8%
4	Age of Population								
	Under 5 years	474	349	-26.4%	5.1%	71,081	5.5%	724,568	6.1%
	5 - 14	708	774	9.3%	11.3%	162,073	12.6%	1,690,831	14.3%
	15 - 19	351	320	-8.8%	4.7%	81,721	6.4%	787,502	6.6%
	20 - 24	320	215	-32.8%	3.1%	75,792	5.9%	631,065	5.3%
	25 - 34	1,172	849	-27.6%	12.4%	161,277	12.6%	1,495,045	12.6%
	35 - 44	1,267	1,070	-15.5%	15.7%	201,974	15.8%	1,920,105	16.2%
	45 - 54	645	1,166	80.8%	17.1%	181,542	14.2%	1,692,237	14.3%
	55 - 64	911	641	-29.6%	9.4%	117,790	9.2%	1,103,431	9.3%
	65 - 74	927	730	-21.3%	10.7%	112,549	8.8%	963,379	8.1%
	75 - 84	465	559	20.2%	8.2%	87,724	6.8%	653,630	5.5%
	85 and Over	95	158	66.3%	2.3%	28,143	2.2%	185,960	1.6%
	<i>Total</i>	7,335	6,831	-6.9%	100.0%	1,281,666	100.0%	11,847,753	100.0%

Key population factors impacting the Borough include the following:

- The Borough of Forest Hills is home to 6,831 persons (Census 2000). Over the past 10 years the Borough has experienced a population loss of 6.9%, which is consistent with the population losses many communities in the Pittsburgh region have suffered.
- Over the last decade, the number of residents between the ages of 20 and 44 has decreased by 23%. Correspondingly, the number of residents under the age of five has decreased by 26.4%.
- From 1990 to 2000, the number of residents in the 45-54 age cohort increased by 80.8%.
- The median household income in 1990 was \$38,577 and \$44,922 in 2000, an increase over the past decade of 16.4%. In

comparison, the Borough's median household income of \$44,922 in 2000 is 17.2 % higher than Allegheny County's median household income of \$38,329.

b) Housing

The housing stock in the Borough is a major asset and resource that has kept the community in a stable position. The high quality of the homes has kept the level of homeownership and value relatively high compared to comparable communities.

Table 8. Housing

		Borough of Forest Hills			Allegheny County		Pennsylvania		
		1990	2000	% Change	% Total 2000	2000	% Total 2000	2000	% Total 2000
Housing									
1	Number of Households	3,014	3,050	1.2%		537,150		4,808,683	
2	Average Household Size	2.43	2.24	-7.8%		2.31		2.46	
3	Number of Householders Living Alone	749	940	25.5%		175,738		1,363,391	
4	Number of Occupied Housing Units	3,049	3,050	0.0%		537,150		4,713,701	
5	Owner Occupied Housing Units	2,476	2,468	-0.3%		360,036		3,355,165	
6	Renter Occupied Housing Units	573	582	1.6%		177,114		1,358,536	
7	Year Structure Built								
	1999 - March 2000		0		0.0%	4,037	0.7%	53,374	1.0%
	1995 - 1998		30		0.9%	11,467	2.0%	200,376	3.8%
	1990 - 1994		58		1.8%	15,599	2.7%	233,002	4.4%
	1980 - 1989	215	180	-16.3%	5.6%	37,182	6.4%	502,748	9.6%
	1970 - 1979	224	215	-4.0%	6.7%	64,173	11.0%	681,754	13.0%
	1960 - 1969	443	429	-3.2%	13.4%	75,032	12.9%	554,007	10.6%
	1940 - 1959	1,194	1,214	1.7%	37.9%	188,477	32.3%	1,304,517	24.8%
	1939 or earlier	1,083	1,077	-0.6%	33.6%	187,679	32.2%	1,719,972	32.8%
8	Median Housing Value	\$65,700	\$86,700	32.0%		\$84,200		\$94,500	

Key housing-related data included the following:

- The median housing value has increased by 32% over the last decade. In 1990, the median housing value was \$65,700; and in 2000 the median value rose to \$86,700.

- Residents of the Borough occupy a total of 3,050 households resulting in an average of 2.24 persons per household.
- The number of owner occupied housing units has remained relatively stable over the past decade with only a slight decrease from 2,476 units in 1990 to 2,468 units in 2000.
- The number of rental units in the Borough has increased slightly over the last ten years with 573 rental units in 1990 and 582 units in 2000.

c) Employment

The employment composition in the Borough reflects the changes in the overall regional economy. A drop in employment in the manufacturing and extractive industries contrasts with an increase in health services, managerial, and professional employment from 1990 to 2000.

Table 9. Employment

		Borough of Forest Hills				Allegheny County		Pennsylvania	
		1990	2000	% Change	% Total 2000	2000	% Total 2000	2000	% Total 2000
Employment									
1	Persons Working at Home	125	133	6.4%		14,585		150,104	
2	Industry Sector								
	Agriculture, Forestry, Fisheries and Mining	18	5	-72.2%	0.1%	1,417	0.2%	65,384	1.2%
	Construction	210	112	-46.7%	3.3%	32,142	5.5%	319,680	5.7%
	Manufacturing	454	316	-30.4%	9.4%	53,523	9.1%	944,985	16.8%
	Transportation, Communication and	172	259	50.6%	7.7%	35,514	6.0%	287,299	5.1%
	Wholesale Trade	162	89	-45.1%	2.6%	20,413	3.5%	212,482	3.8%
	Retail Trade	550	313	-43.1%	9.3%	70,520	12.0%	673,907	12.0%
	Finance, Insurance and Real Estate	347	292	-15.9%	8.6%	50,452	8.6%	370,303	6.6%
	Business and Repair Services	204							
	Entertainment	122	218	78.7%	6.5%	48,354	8.2%	406,502	7.2%
	Educational, Health Services	994	1,021	2.7%	30.2%	144,665	24.6%	1,218,147	21.7%
	Professional, Scientific, Management, Administrative and Waste Management		504	N.A.	14.9%	66,081	11.3%	466,870	8.3%
	Public Administration	53	87	64.2%	2.6%	19,510	3.3%	210,766	3.8%
	Other Professional and Related Services	396	163	-58.8%	4.8%	30,169	5.1%	285,153	5.1%
	<i>Total</i>	3,682	3,379	-8.2%	100.0%	587,345	100.0%	5,611,582	100.0%
3	Occupation								
	Managerial and Professional	1,621	1,670	3.0%	49.4%	223,974	37.8%	1,831,725	32.6%
	Technical, Sales and Administration	1,203	929	-22.8%	27.5%	170,055	28.7%	1,496,728	26.6%
	Service	367	373	1.6%	11.0%	93,411	15.8%	850,293	15.1%
	Farming, Forestry and Agricultural	21	0	-100.0%	0.0%	396	0.1%	21,802	0.4%
	Precision and Production	263	221	-16.0%	6.5%	59,731	10.1%	928,504	16.5%
	Operators, Fabricators, Laborers and	207	186	-10.1%	5.5%	44,338	7.5%	487,398	8.7%
	<i>Total</i>	3,682	3,379	-8.2%	100.0%	591,905	100.0%	5,616,450	100.0%
4	Income	38,577	44,922	16.4%		38,329		39,556	

Key employment highlights include the following:

- Approximately half (49.4%) of the workers residing in the Borough hold managerial or professional positions.
- Nearly one third (30.2%) of the Borough's working residents are employed in the educational and health services industries, the most represented sector. Over one quarter (27.5%) of all workers

are employed in the technical, sales and administration sectors. Professional, scientific, management, administrative, and waste management services employ 15% of all workers that reside in the Borough.

- The number of persons working at home has increased slightly by 6.4% over the last decade.
- The Borough's principal employment centers are located adjacent to the I-376 interchange and along the Ardmore Boulevard corridor. The I-376 area focuses office activities and the Ardmore corridor is largely comprised of small-scale retail, office and service-oriented activities.

d) Transportation

The 35.3 % drop in the number of workers who used public transportation during the period from 1990 to 2000 could reflect the change in the employment base location for many corporations and employers in the region. With more employers in suburban corporate locations, the level of public bus service has not correspondingly responded to the location changes.

Table 10. Transportation

	Borough of Forest Hills				Allegheny County		Pennsylvania	
	1990	2000	% Change	% Total 2000	2000	% Total 2000	2000	% Total 2000
Transportation								
1 Drivers to Work (Alone)	2,511	2,486	-1.0%		419,829		4,197,892	
2 Public Transportation	417	270	-35.3%		61,085		318,684	
3 Persons Walking to Work	92	71	-22.8%		24,006		225,446	
<i>Total</i>	3,020	2,827	-6.4%		504,920		4,742,022	

- In 1990, 83.1 % of the Borough's workers reportedly drove to work; 417 workers used public transportation and 92 persons walked to

work. In 2000, 87.9 % of the Borough's workers reportedly drove to work; 270 workers used public transportation and only 71 persons walked to work.