

DREAM DORMONT



*A Direction
for the Future*

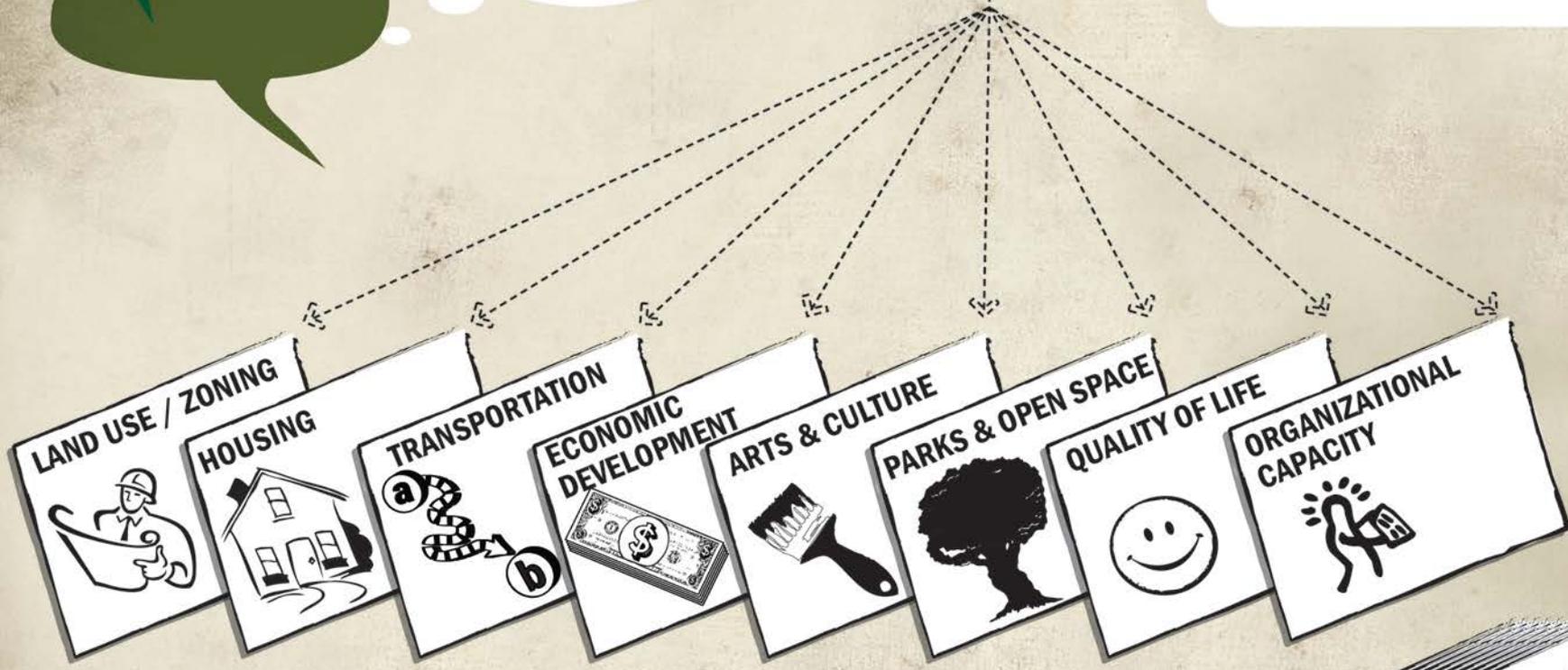
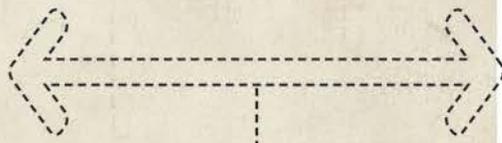
INTERFACE STUDIO
SAM SCHWARTZ ENGINEERING
DUANE MORRIS GOVERNMENT STRATEGIES

**BOROUGH OF DORMONT
2013 COMPREHENSIVE PLAN UPDATE**

THE **COMPREHENSIVE PLAN** IS IMPORTANT BECAUSE IT WILL:



- ESTABLISH PRIORITIES & DEVELOP A VISION FOR WHAT WE WANT
- ENCOURAGE COMMUNITY DIALOGUE & ACTION
- GUIDE DECISION MAKING
- DETERMINE HOW BEST TO ALLOCATE LIMITED RESOURCES
- RAISE MONEY FOR IMPROVEMENTS



LAND USE / ZONING



HOUSING



TRANSPORTATION



ECONOMIC DEVELOPMENT



ARTS & CULTURE



PARKS & OPEN SPACE



QUALITY OF LIFE



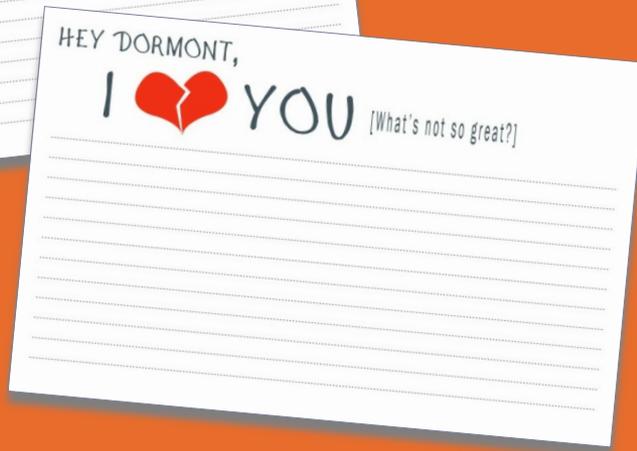
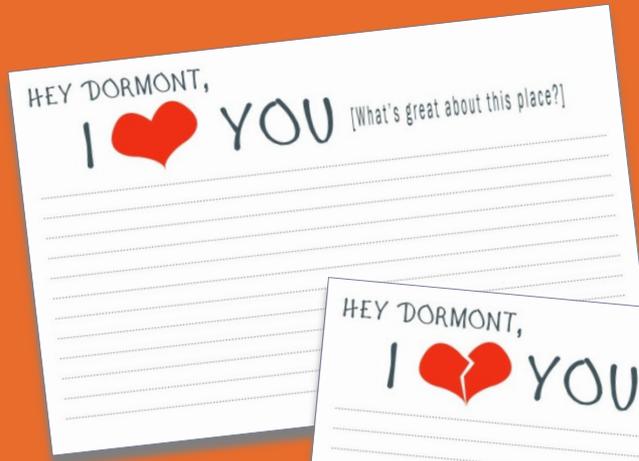
ORGANIZATIONAL CAPACITY



WE COMBINE ANALYSIS OF DATA WITH YOUR IDEAS FOR THE FUTURE, THEN WORK WITH YOU TO TURN THESE IDEAS INTO ACTION AREAS OF THE PLAN.



WE ASKED YOU TO TELL US WHAT'S GREAT AND NOT SO GREAT ABOUT DORMONT



We want to know what you're thinking

Check out our online COLLABORATIVE MAP to share your ideas and see what your neighbors are saying.

Or visit the **BIG MAP** in Borough Hall.

Comprehensive Plan Collaborative Map

You don't have to wait until the next event to participate! If you have place-specific thoughts to share or ideas for how Dormont could be improved, please use the map below to tell us about them. Scroll through the step-by-step map to get started!

Crosswalks
Crossing Dwight Avenue near the Dormont Avenue intersection is dangerous

Dormont Pool
An amazing place to make summer memories!!

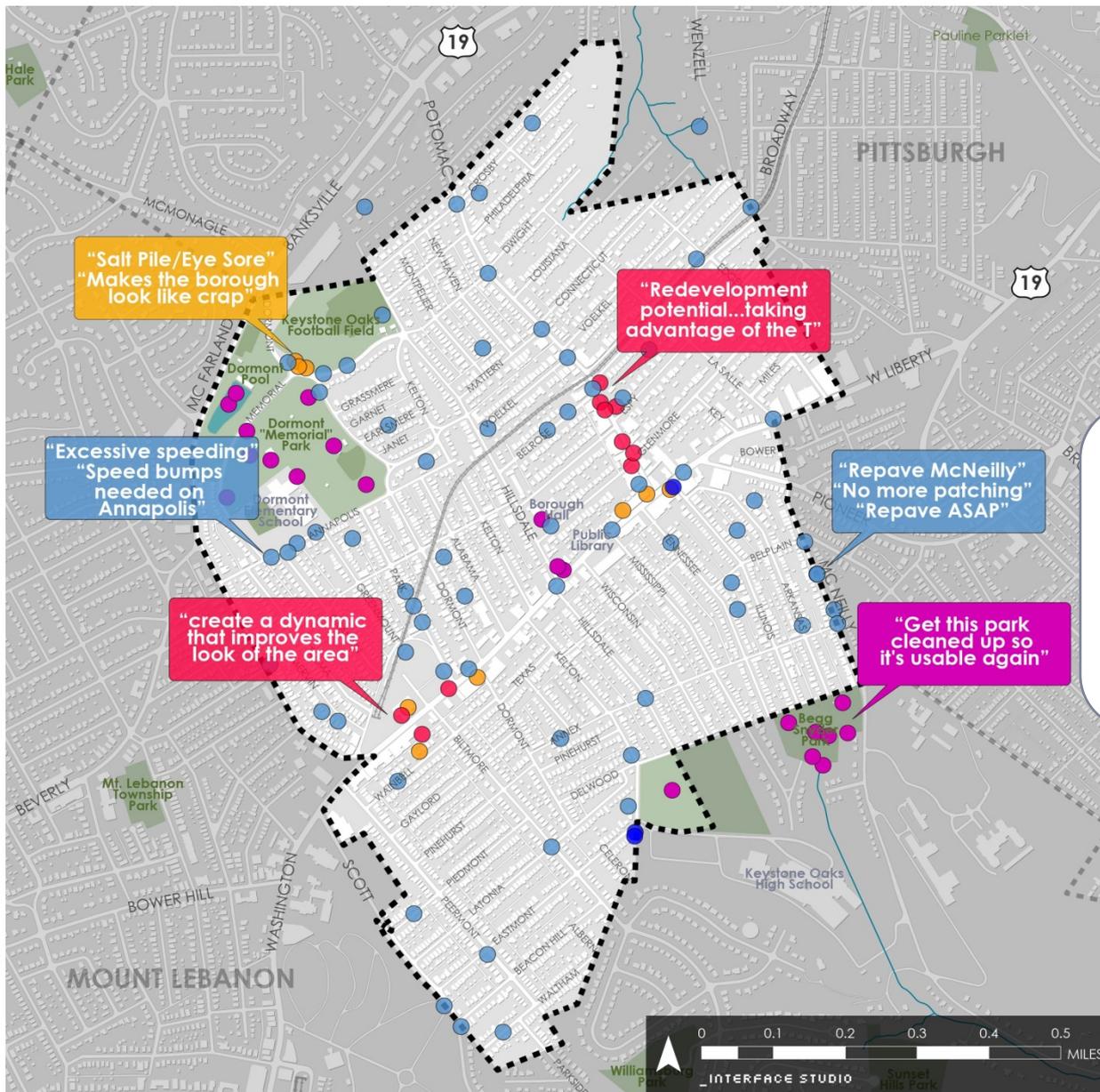
Coffee Shop
I miss Sugar Cafe! Would love to see another cafe in its place... the Canon Coffee people have been successful in Brookline, would like to see something similar in Dormont.

- Build a Garage
- Building Facade is an Eye Sore
- Castle Playground
- Church
- Coffee Shop
- Crosswalk
- Crosswalks
- Dangerous Intersection
- Dangerous Intersection
- Dangerous intersection
- Dog Park! :)
- Dor-Stop
- Dormont Ave
- Dormont Historical Society
- Dormont Park
- Dormont Pool
- Dormont brought to you by Rohrich Toyota
- Eyesore

"Everybody should have pride in their town."

YOUR IDEAS AND OBSERVATIONS HELP NARRATE THIS SLIDESHOW

COLLABORATIVE MAP



Source: Online collaborative map

OF COMMENTS REGARDING:
TRANSPORTATION/INFRASTRUCTURE: 68
PARKS AND RECREATION: 21
BUSINESS DISTRICT: 10
MAINTENANCE AND APPEARANCE: 9
PUBLIC SAFETY: 3

TRANSPORTATION/
INFRASTRUCTURE
COMMENTS
TOPPED THE LIST

"Salt Pile/Eye Sore"
"Makes the borough
look like crap"

"Excessive speeding"
"Speed bumps
needed on
Annapolis"

"create a dynamic
that improves the
look of the area"

"Redevelopment
potential...taking
advantage of the T"

"Repave McNeilly"
"No more patching"
"Repave ASAP"

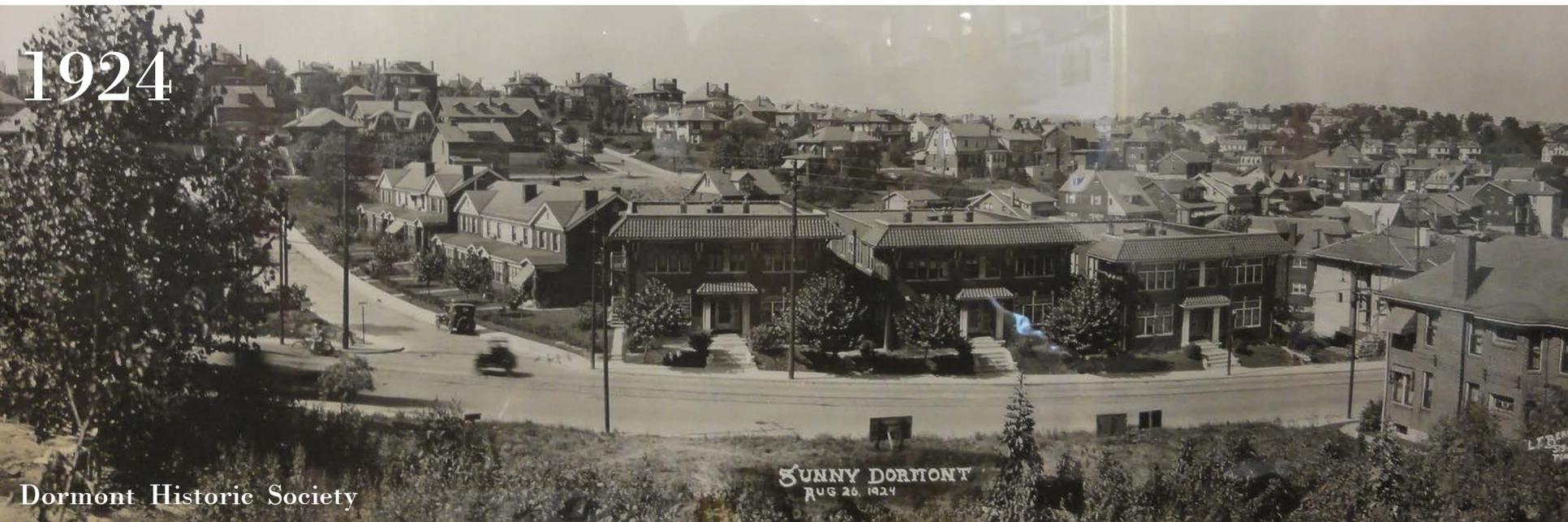
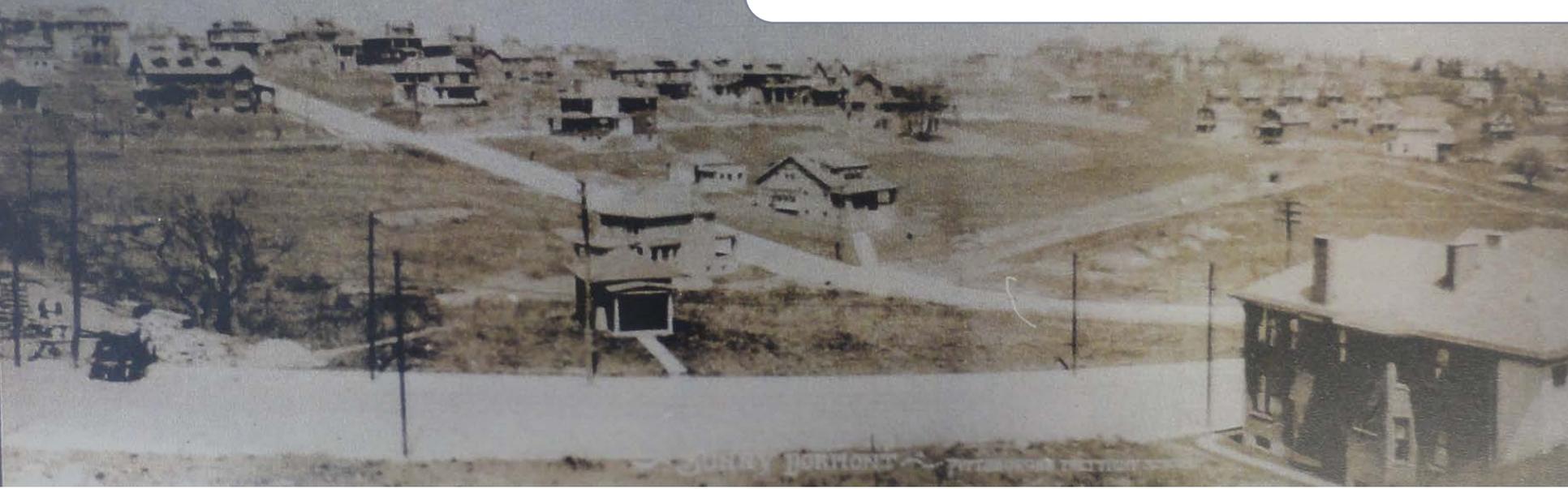
"Get this park
cleaned up so
it's usable again"

A QUICK OVERVIEW OF

DORMONT'S HISTORY

1914

THE BOROUGH GREW QUICKLY
IN THE EARLY 20TH CENTURY.



1924

SUNNY DORMONT
AUG 26, 1924

THE STREETCAR AND THE
LIBERTY BRIDGE AND TUNNEL
LINKED DORMONT TO
DOWNTOWN PITTSBURGH.





BOROUGH OF DORMONT

- A COMMUNITY OF:
- GOOD GOVERNMENT
- GOOD SCHOOLS
- GOOD PUBLIC TRANSPORTATION
- GOOD CLIMATE FOR DEVELOPMENT
- 15 MINUTES FROM DOWNTOWN PITTSBURGH

Dormont Historic Society

PROXIMITY TO DOWNTOWN
PITTSBURGH WAS A MAJOR
DRIVER OF GROWTH.



DORMONT WAS A COMPACT, WALKABLE TOWN CHARACTERIZED BY HOUSING, BUSINESSES AND COMMUNITY EVENTS.





AND STILL IS TODAY!



DORMONT IN CONTEXT

HOW IT COMPARES TO ITS NEIGHBORS

FIGURE GROUND



Source: Allegheny County (PASDA)

■ BUILDING

“You can feel like you live in Pittsburgh.”

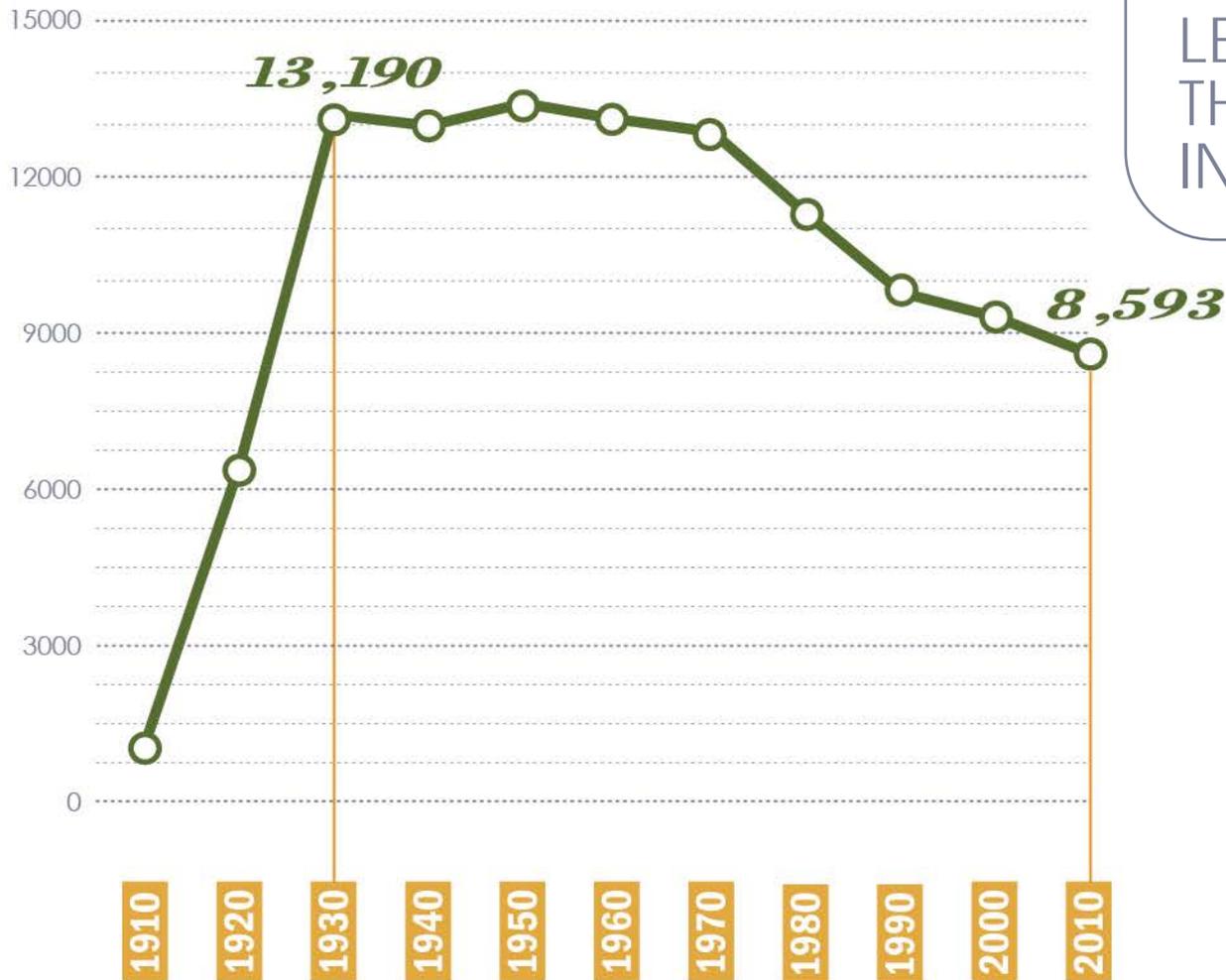
“[W]e’re in between, we’re a buffer.”

DORMONT’S BOUNDARIES WITH PITTSBURGH AND MOUNT LEBANON ARE NOT WELL DEFINED... BUT DORMONT DOES HAVE ITS OWN CHARACTER



POPULATION CHANGE SINCE 1910

Source: Decennial Censuses of Population, 1910-1990; 2000 & 2010 census summary file 1

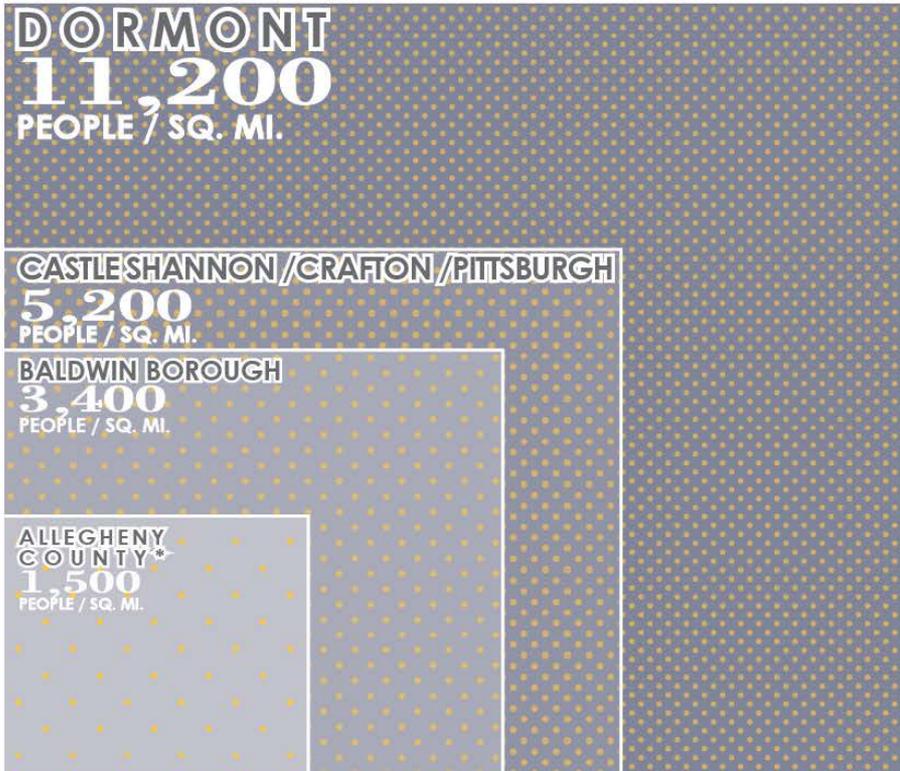


THE POPULATION SPIKED BETWEEN 1910 AND 1930 BEFORE IT LEVELED OFF AND THEN DECLINED IN THE 1970S.

DORMONT IS DENSE,
WHICH MEANS IT IS
ALSO COMPACT AND
WALKABLE

POPULATION CHANGE and DENSITY

Source: Decennial Censuses of Population, 2000 & 2010 census summary file 1; PASDA



2010
POPULATION DENSITY



2000-2010
POPULATION CHANGE

SMALLER
HOUSEHOLDS
HAVE LIKELY
CONTRIBUTED
TO THE SLIGHT
POPULATION
DECLINE

* EXCLUDING PITTSBURGH

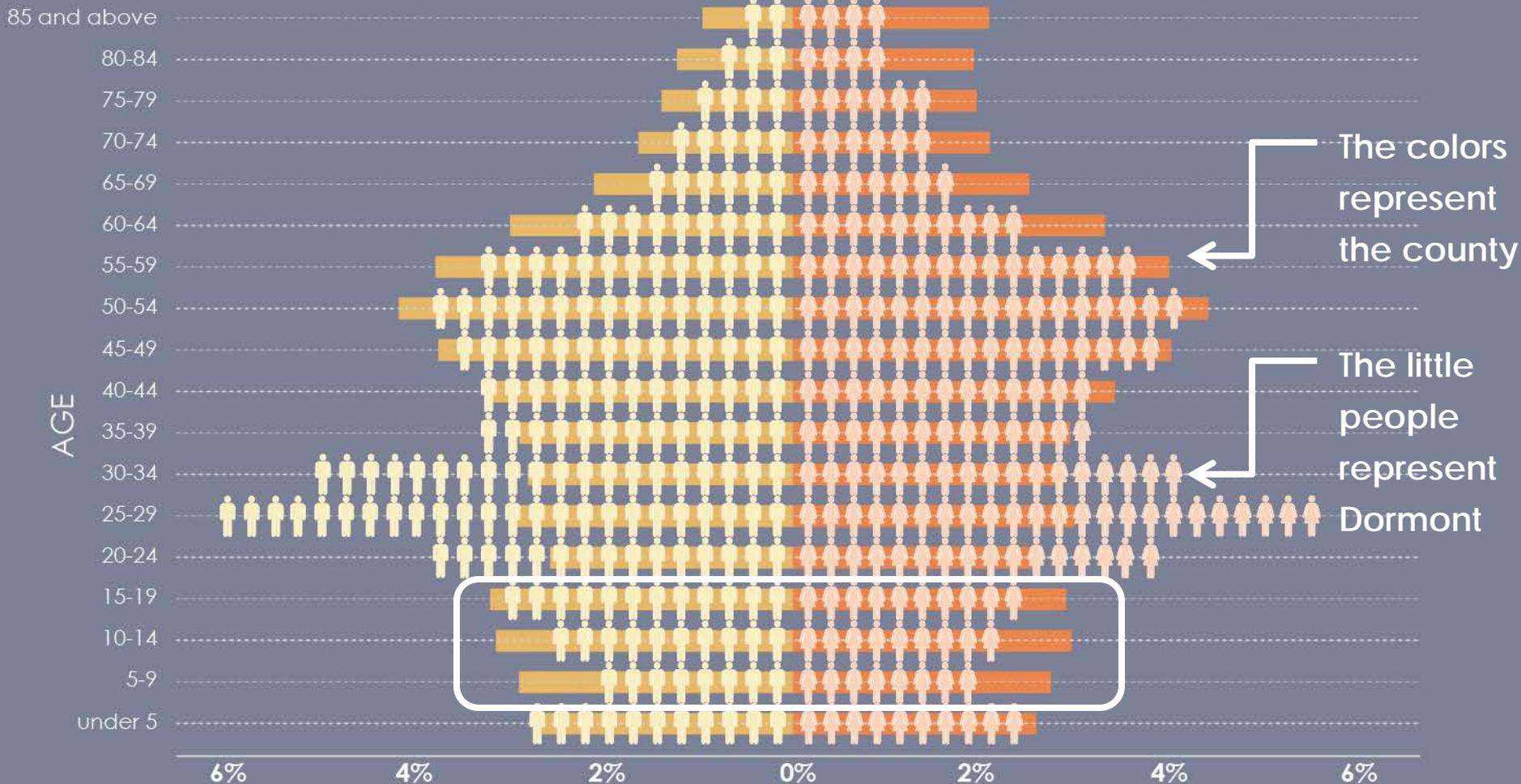
DORMONT HAS FEWER SCHOOL-AGED KIDS THAN THE COUNTY.

AGE AND SEX

Source: 2010 census summary file 1

ALLEGHENY COUNTY*
DORMONT

.25% female population
.25% male population



* excluding Pittsburgh

BUT ATTRACTS A LOT OF YOUNG PROFESSIONALS.

AGE AND SEX

Source: 2010 census summary file 1

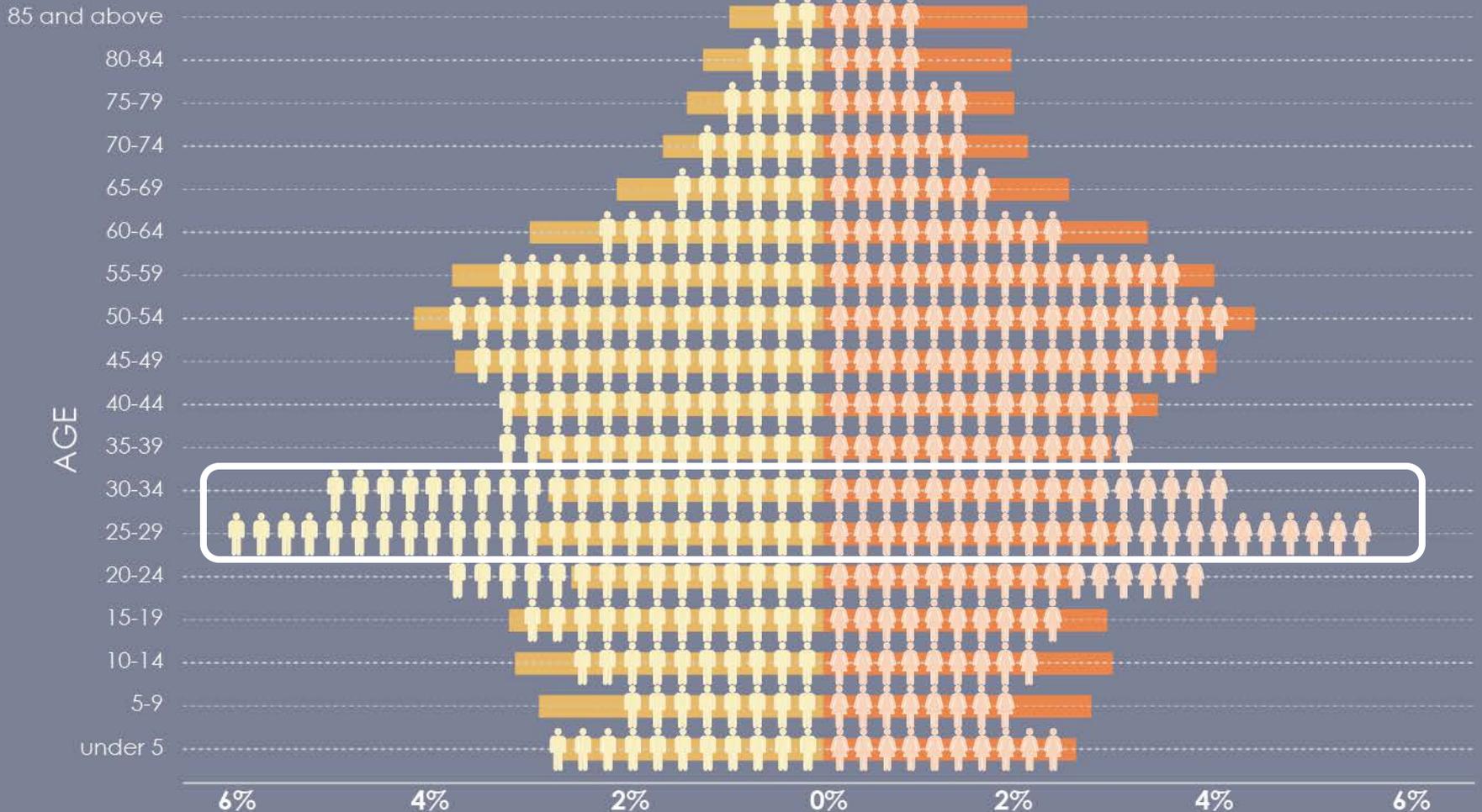
ALLEGHENY COUNTY*

DORMONT



.25% female population

.25% male population



* excluding Pittsburgh

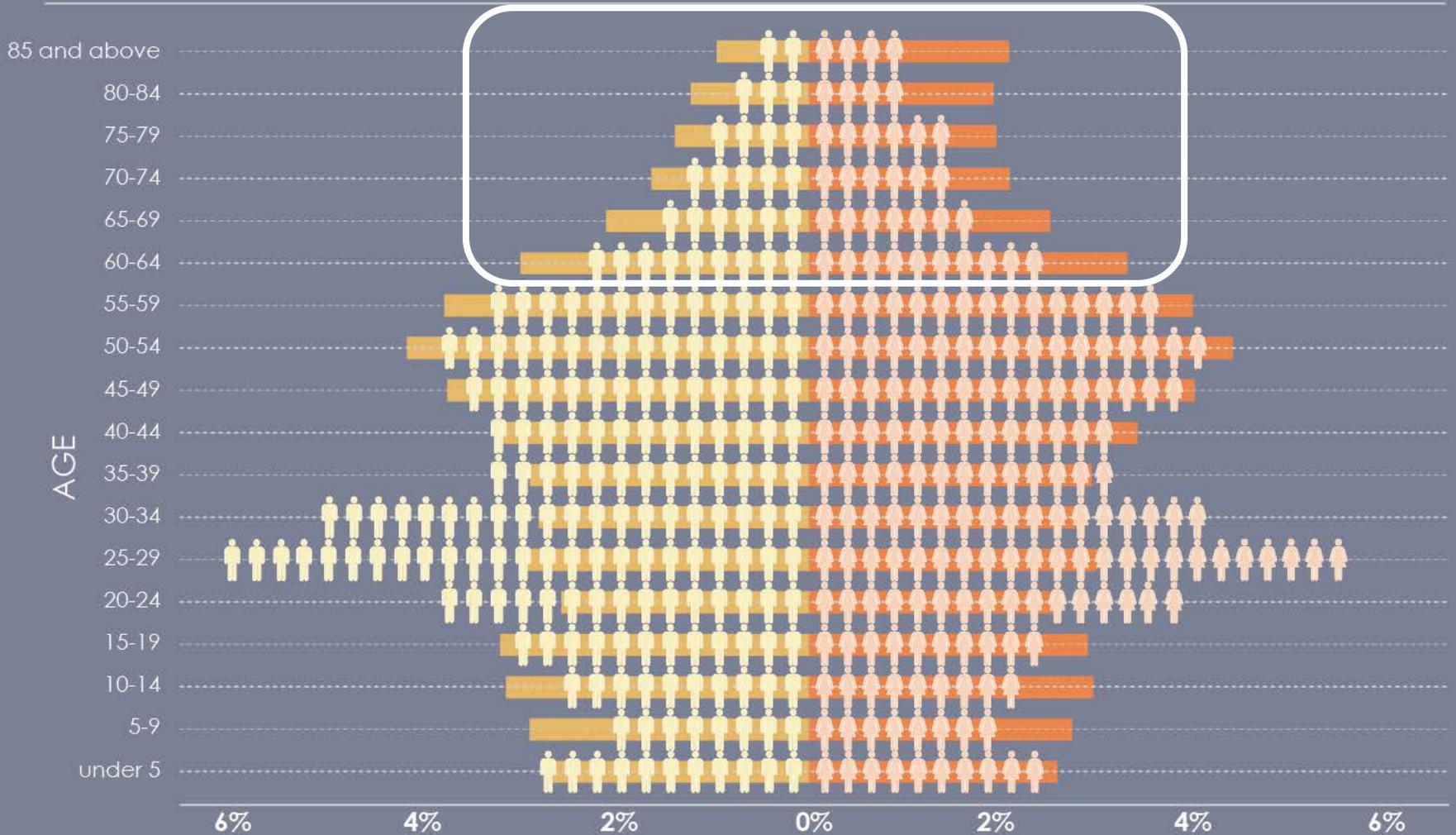
THERE ARE ALSO FEWER SENIORS THAN IN THE COUNTY.

AGE AND SEX

Source: 2010 census summary file 1

ALLEGHENY COUNTY*
DORMONT

.25% female population
.25% male population

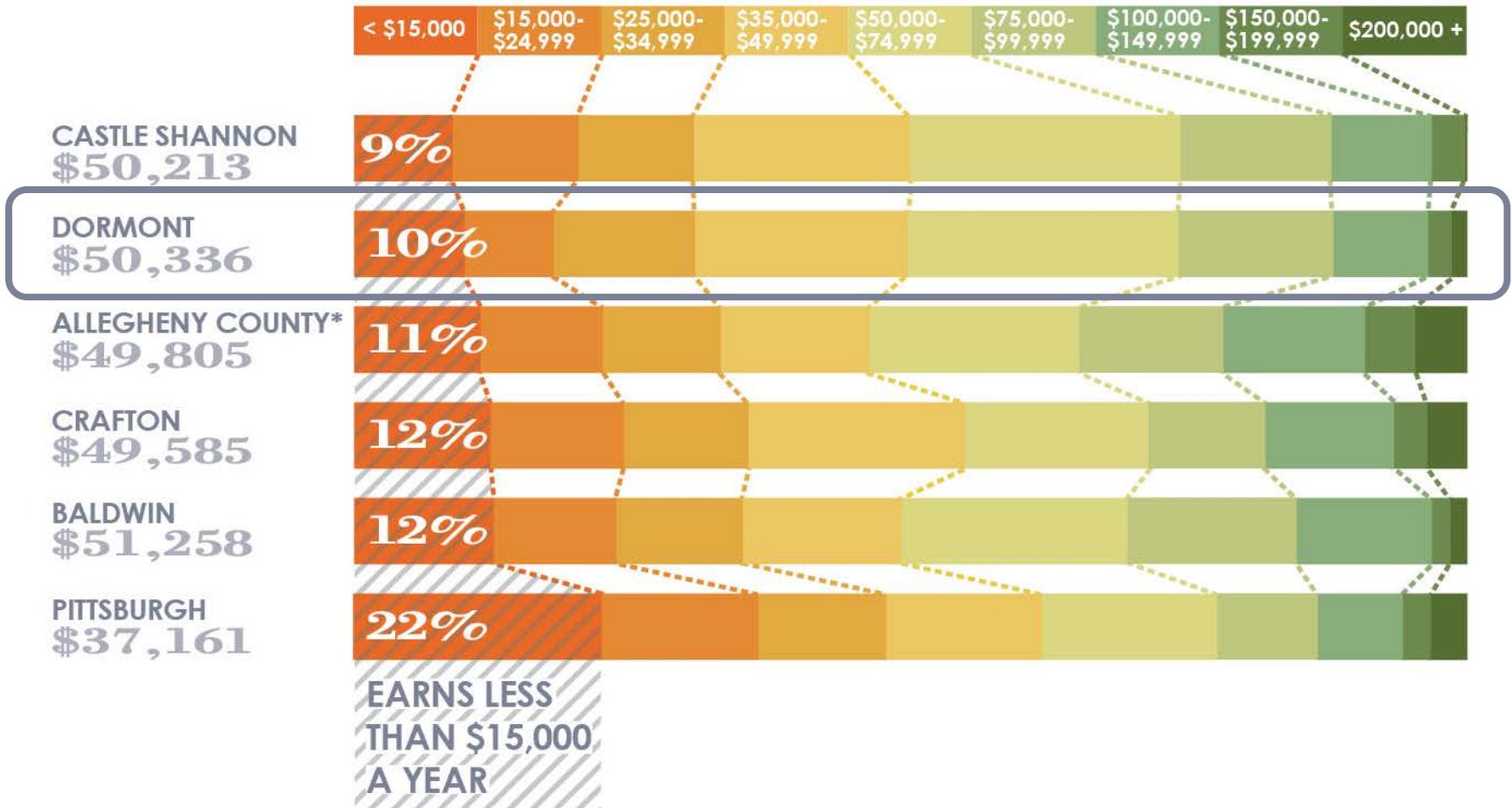


* excluding Pittsburgh

DORMONT'S INCOME IS HIGHER THAN THE COUNTY

MEDIAN HOUSEHOLD INCOME

Source: American Community Survey 2007-2011 Five-Year Estimate



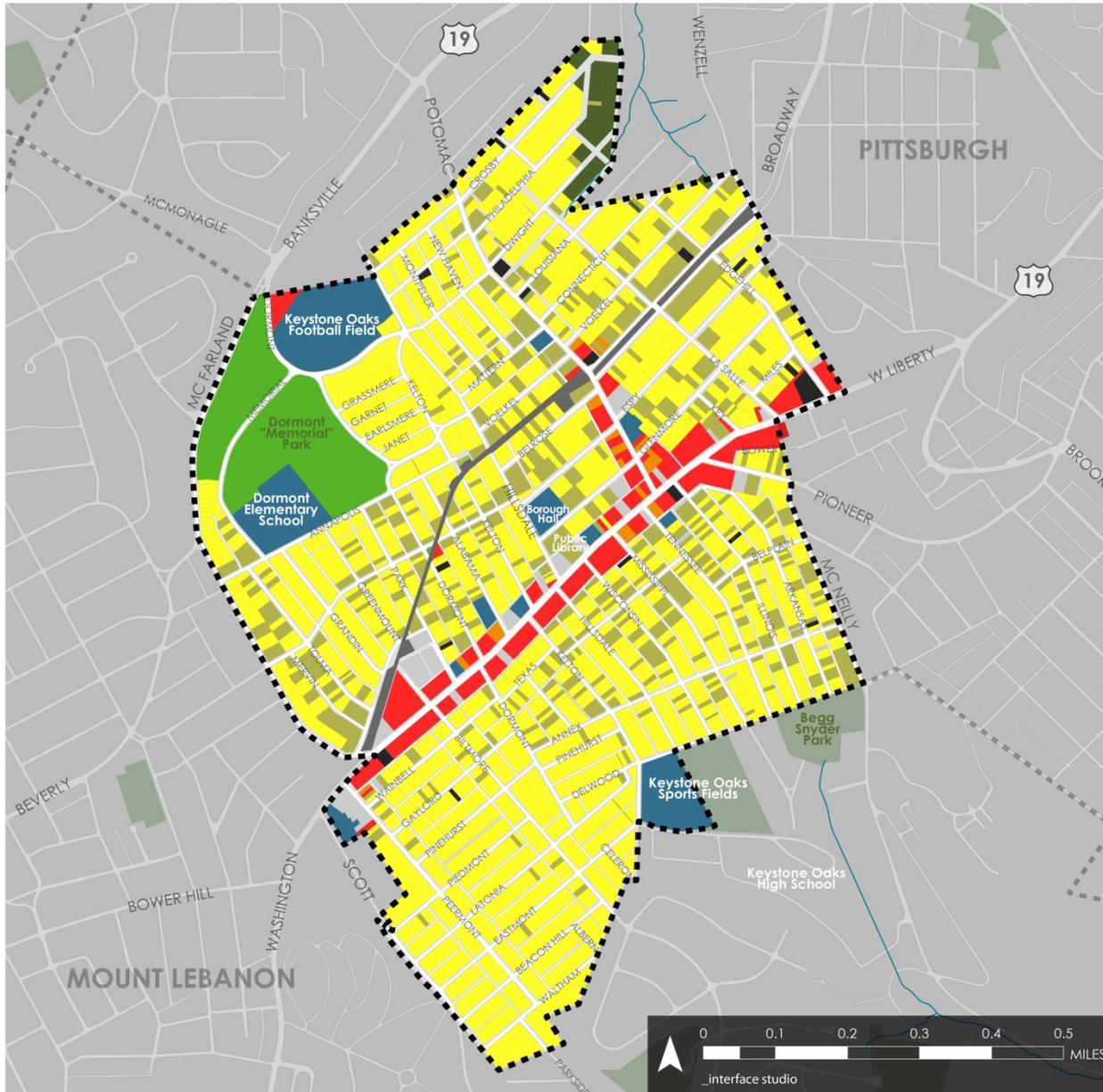
* including Pittsburgh

A LOOK AT
DORMONT TODAY

LIVING IN DORMONT: HOUSING & NEIGHBORHOODS



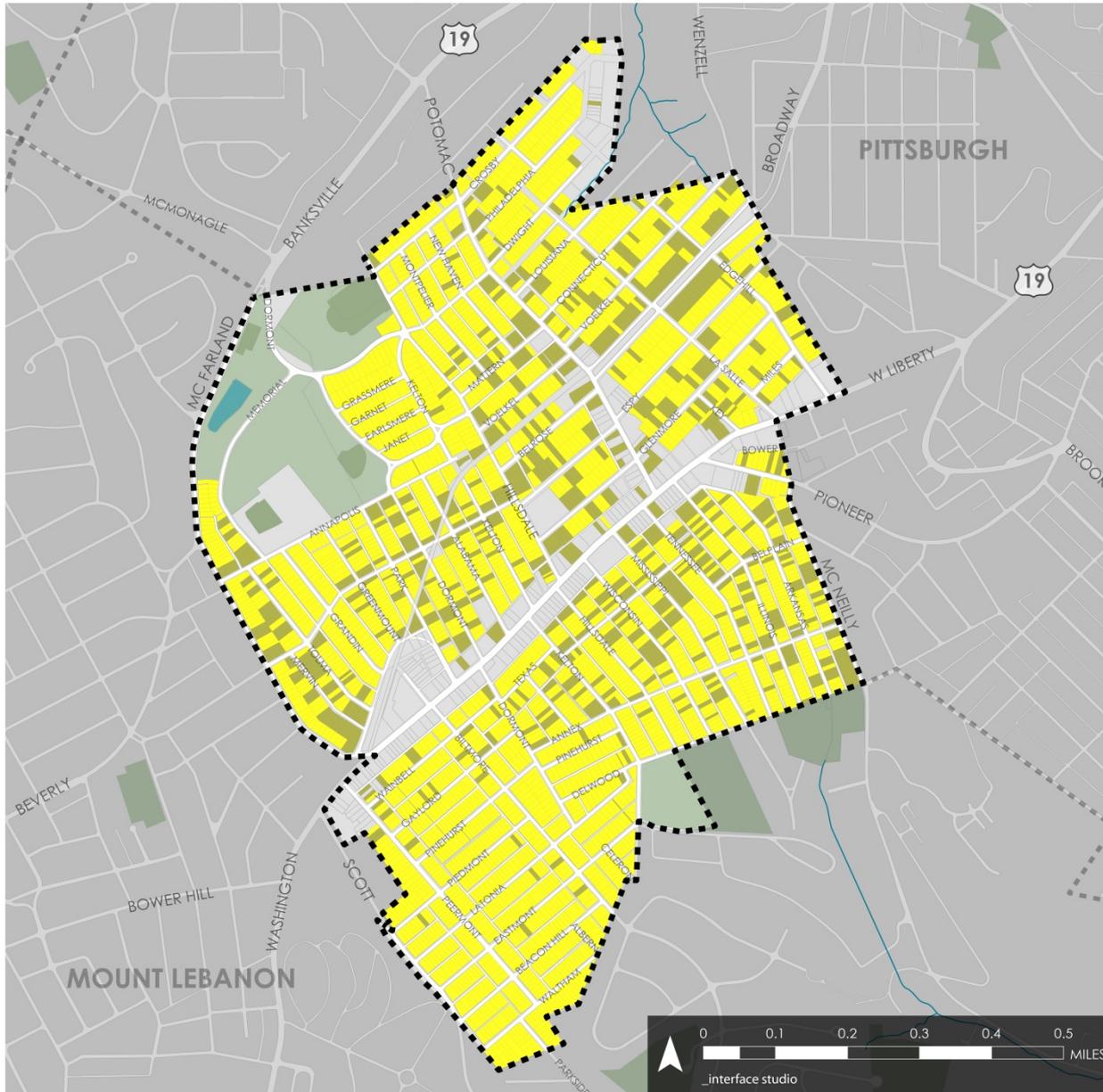
LAND USE



Source: Interface Studio Survey; Dormont Department of Building and Zoning

DORMONT IS
MAINLY RESIDENTIAL
WITH LOW
VACANCY

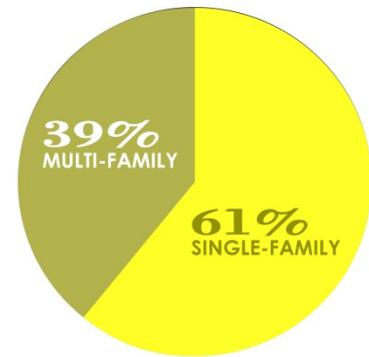
HOUSING



Source: Interface Studio Survey; Dormont Department of Building and Zoning

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL

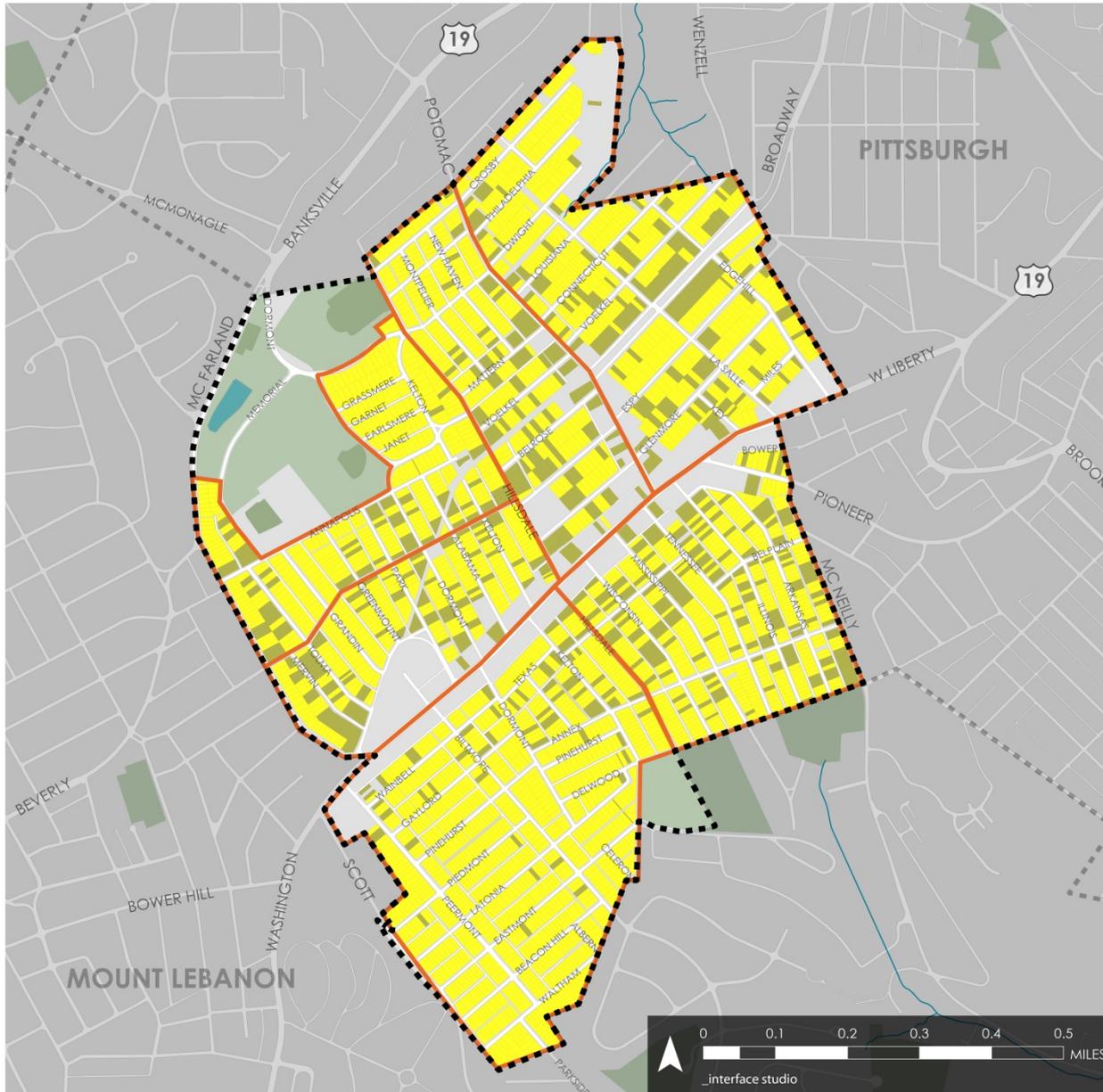
4,334 HOUSING UNITS TOTAL



“Everyone knows someone who lived here, rented here...”

DIFFERENT HOUSING OPTIONS ATTRACT PEOPLE AT DIFFERENT STAGES OF THEIR LIFE

NEIGHBORHOODS



— NEIGHBORHOOD AREAS

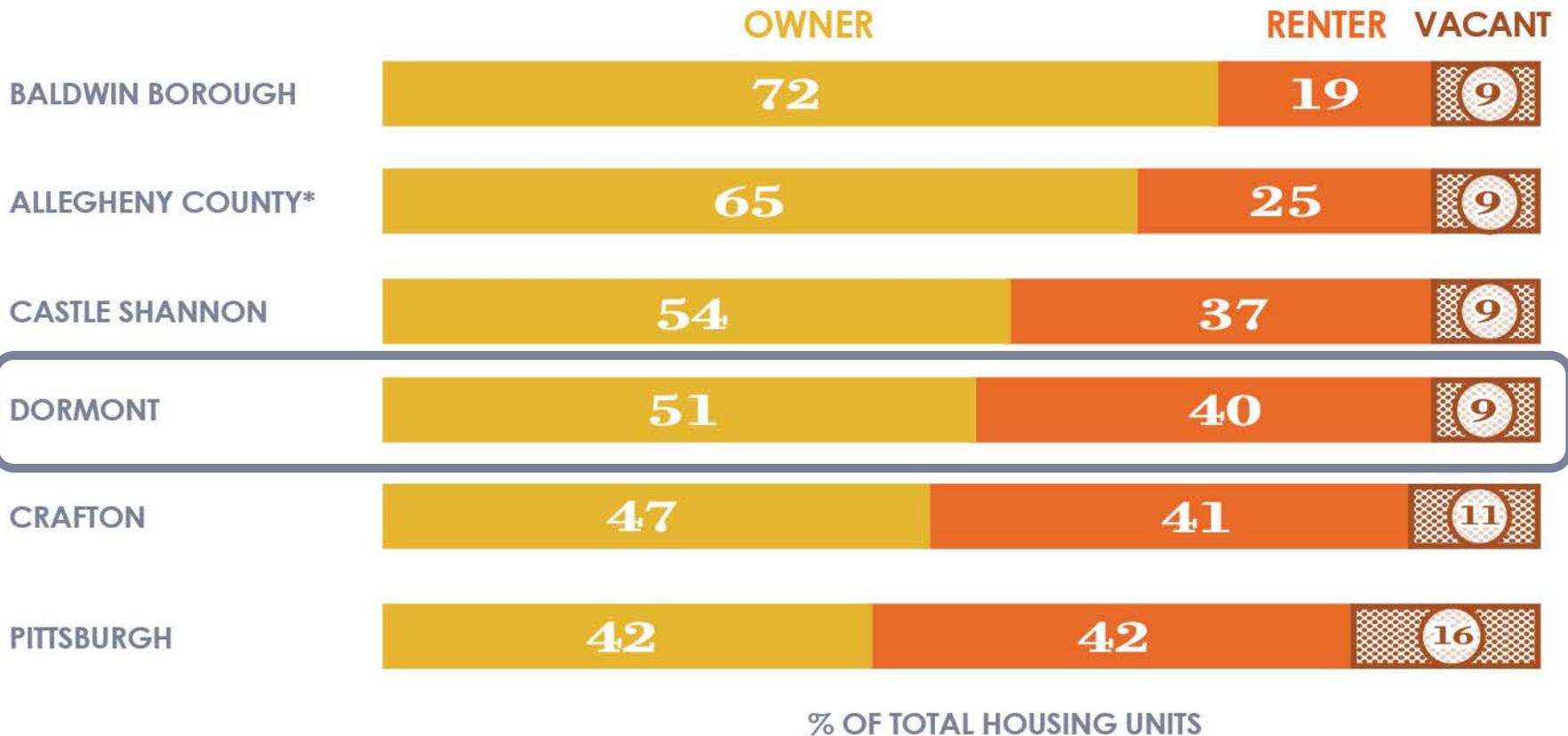
THE DIVERSITY OF HOUSING OPTIONS CREATES AREAS WITH DISTINCTIVE CHARACTERISTICS



HOME OWNERSHIP RATES

Source: American Community Survey 2007-2011 Five-Year Estimate

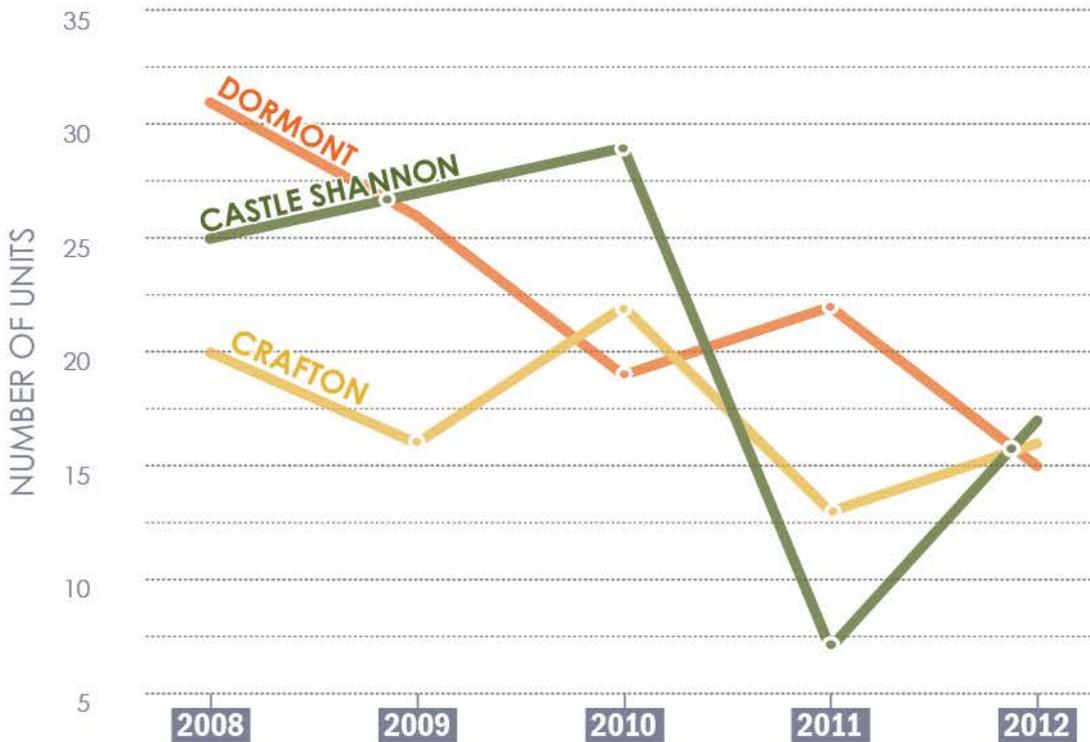
DORMONT HAS A BALANCE BETWEEN OWNER OCCUPIED AND RENTAL AND VACANT



* excluding Pittsburgh

FORECLOSURES

Source: UCSUR – Pittsburgh Neighborhood and Community Information System



THE HOUSING MARKET IN DORMONT HAS BEEN RELATIVELY STABLE WITH A VERY LOW FORECLOSURE RATE THAT IS DECLINING

U.S.A.
1 IN 69

DORMONT
1 IN 198

CRAFTON
1 IN 243

CASTLE SHANNON
1 IN 607

2011 FORECLOSURE RATES

THE HOUSING STOCK IS OLDER:
96% WAS BUILT BEFORE 1980.

BUT THEY HAVE HIGHER VALUE THAN
COMPARABLE BOROUGHES AND
SALES PRICES HAVE BEEN RISING

*"The housing stock is sturdy, it needs
some work, but the homes can stand for
a long time. We have good bones."*



THERE IS A RANGE OF HOUSING TYPES THAT SERVE A VARIETY OF NEEDS. DETACHED HOUSES ARE THE MOST COMMON.





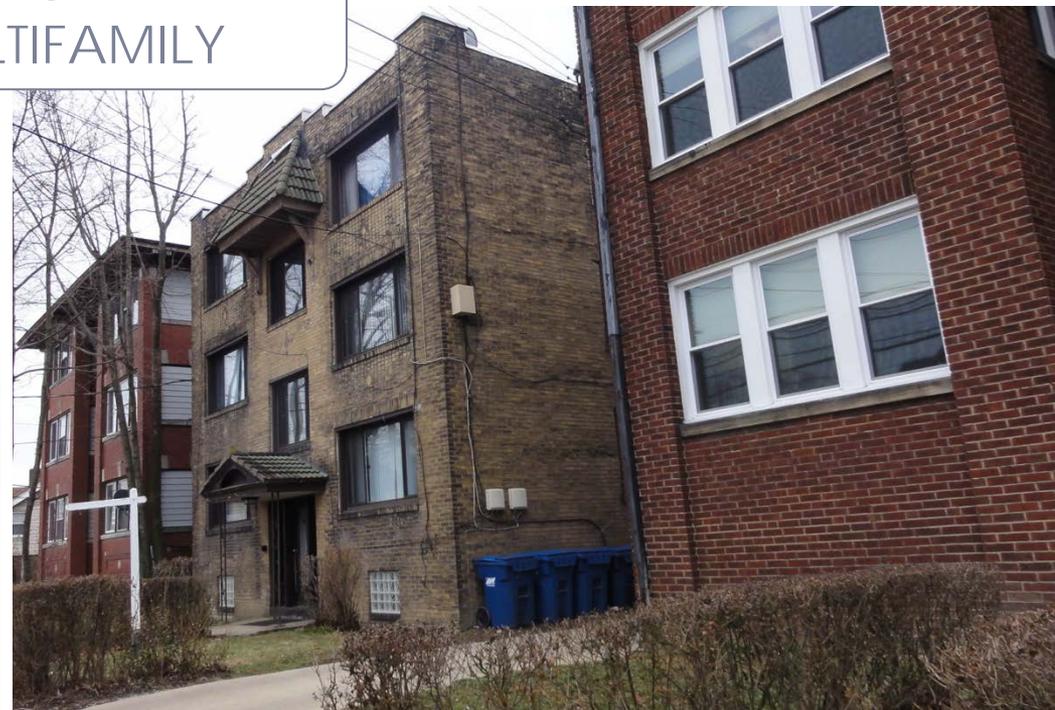
THERE ARE ALSO MULTIFAMILY
APARTMENT BUILDINGS

MANY HOMES HAVE HISTORIC CHARACTER





HOUSING CONDITIONS ALSO RANGE WIDELY WHETHER SINGLE FAMILY OR MULTIFAMILY

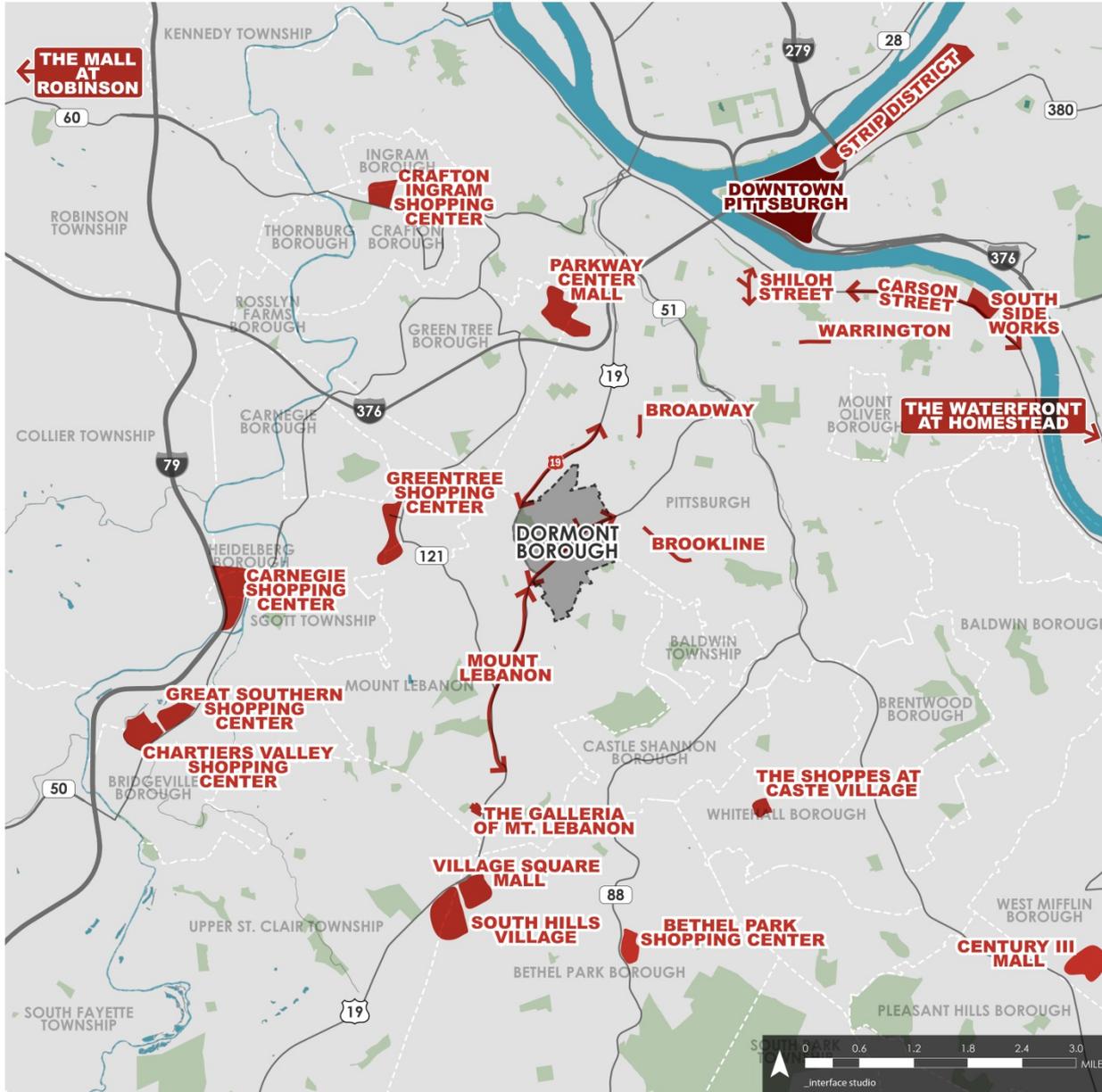


DOING BUSINESS IN DORMONT: JOBS AND BUSINESSES



COMMERCIAL CENTERS

Source: Allegheny County of Pennsylvania; Google Maps



- SHOPPING CENTER OR DISTRICT
- ↔ SHOPPING CORRIDOR

DORMONT'S
CLOSE TO
EVERYTHING...
BUT THAT ALSO
MEANS A LOT OF
COMMERCIAL
COMPETITION

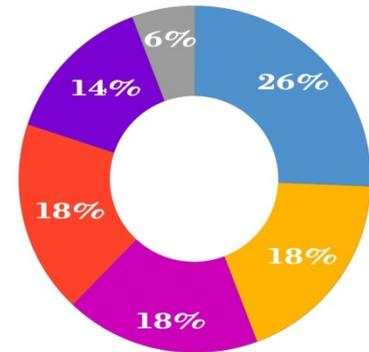
COMMERCIAL CORRIDORS

AUTO USES
DOMINATE
THE ENDS OF
WEST LIBERTY

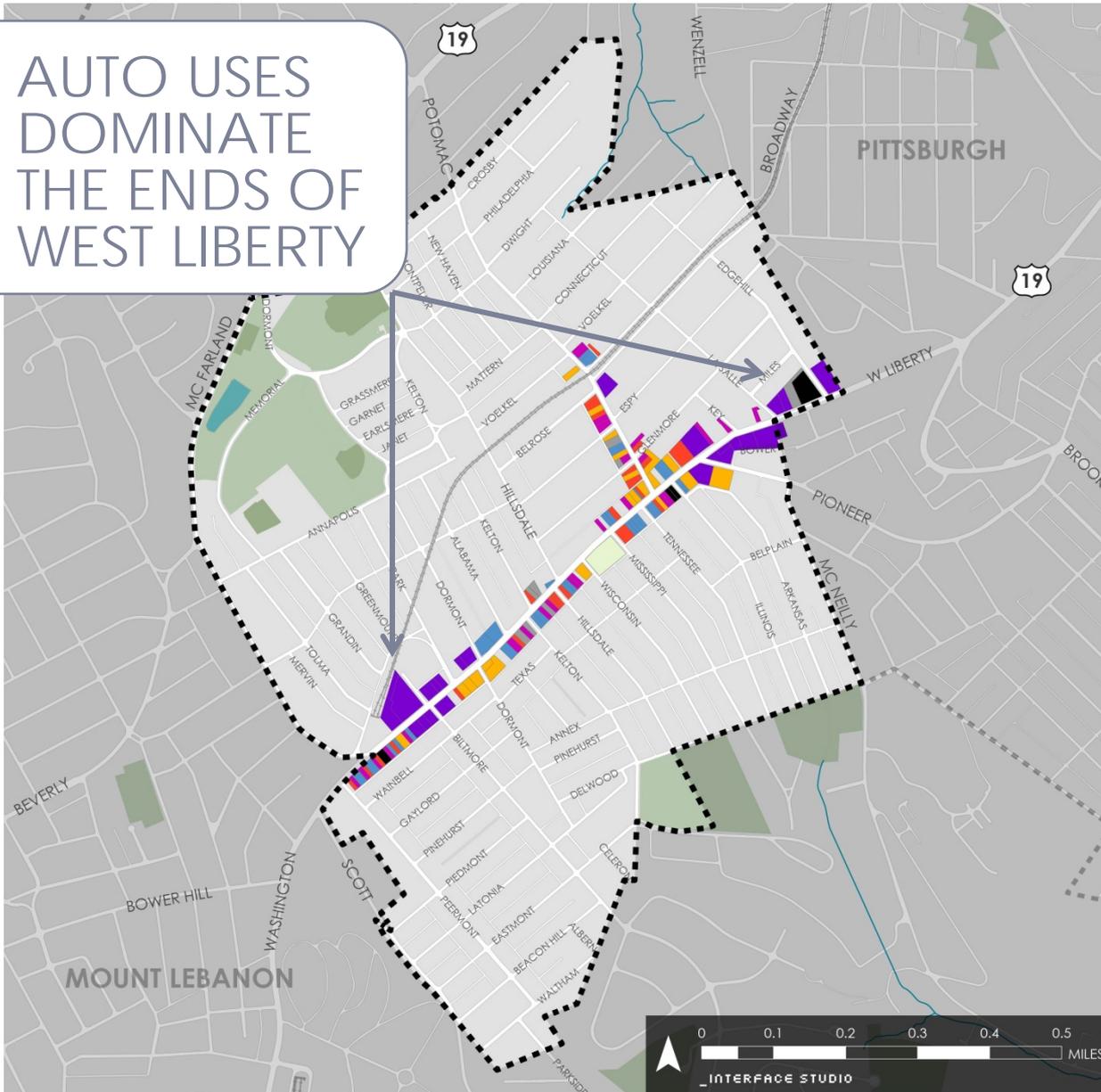
Source: Interface Studio Field Survey February 2013

TOP COMMERCIAL TYPES

- ① SERVICES
- ② RETAIL
- ③ OFFICE
- ④ RESTAURANT/BAR
- ⑤ AUTO



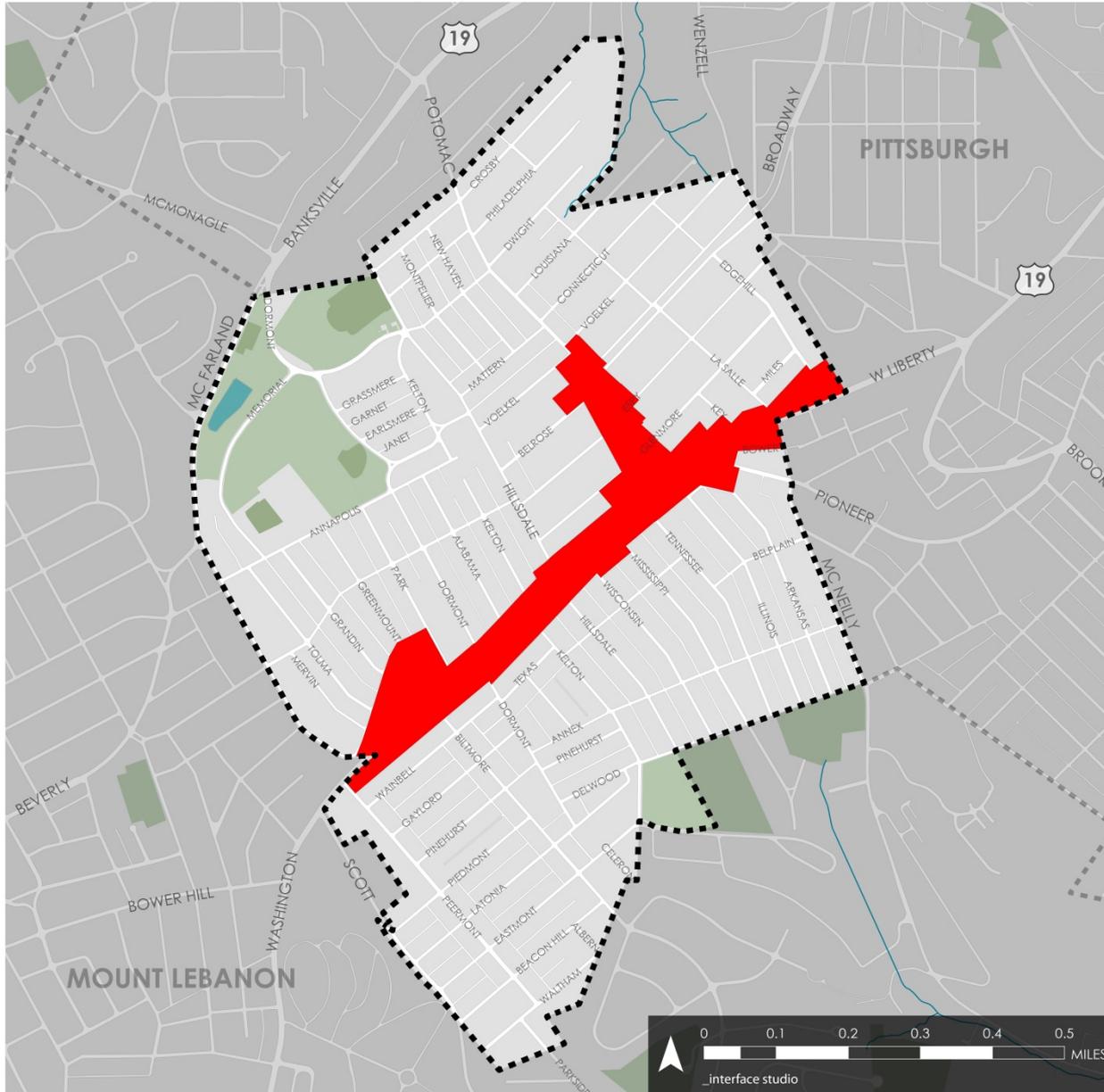
- AUTO
- OFFICE
- RESTAURANT/BAR
- RETAIL
- SHOPPING CENTER
- SERVICES
- UNKNOWN
- VACANT STOREFRONT



COMMERCIAL ZONING

Source: Dormont Borough

■ C: GENERAL COMMERCIAL DISTRICT



BUSINESSES ARE
VARIED BUT THE
ZONING IS NOT

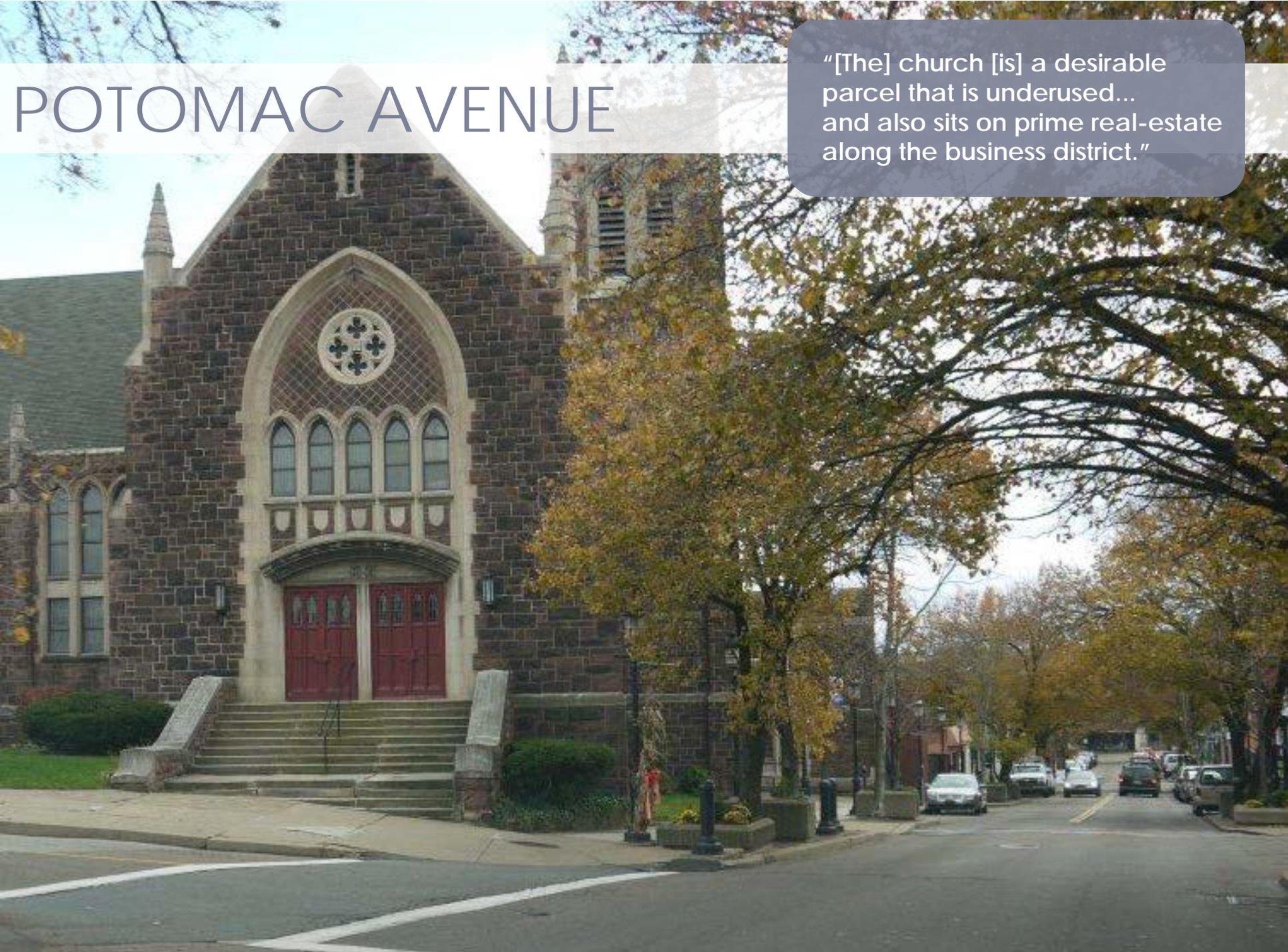
POTOMAC AVENUE

"I miss Sugar Cafe!
Would love to see
another cafe in its place"



POTOMAC AVENUE

"[The] church [is] a desirable parcel that is underused... and also sits on prime real-estate along the business district."



WEST LIBERTY AVENUE

“This is arguably the most visible thoroughfare in the borough and would provide a great impact if improved.”



GETTING AROUND DORMONT: TRANSPORTATION & INFRASTRUCTURE

"One of the benefits of Dormont is that it is walkable community... some of us should be walking more."

"15 minutes from anywhere"



COMMUTE TO WORK

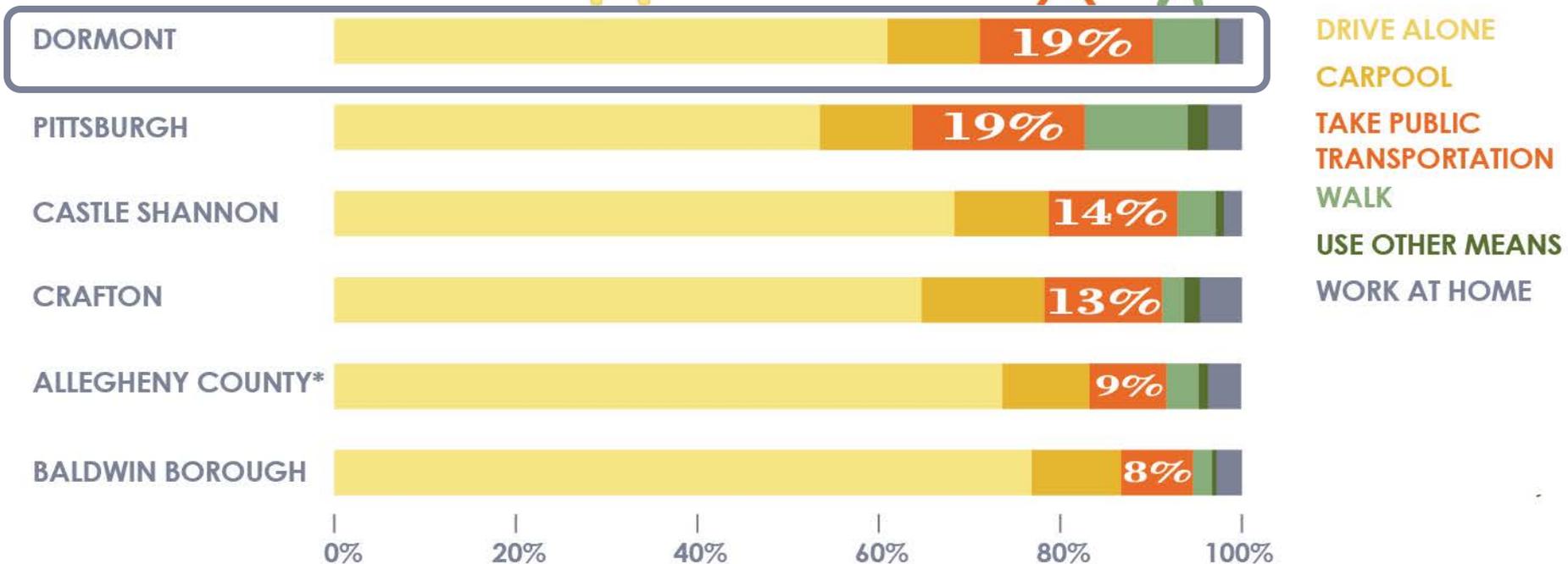
Source: American Community Survey 2007-2011 Five-Year Estimate

TRANSIT USE IS HIGHER IN DORMONT THAN MOST OF ITS NEIGHBORS

Driving is least common in Pittsburgh & Dormont

Public transportation use is highest in Pittsburgh & Dormont

Walking is most popular in Pittsburgh & Dormont

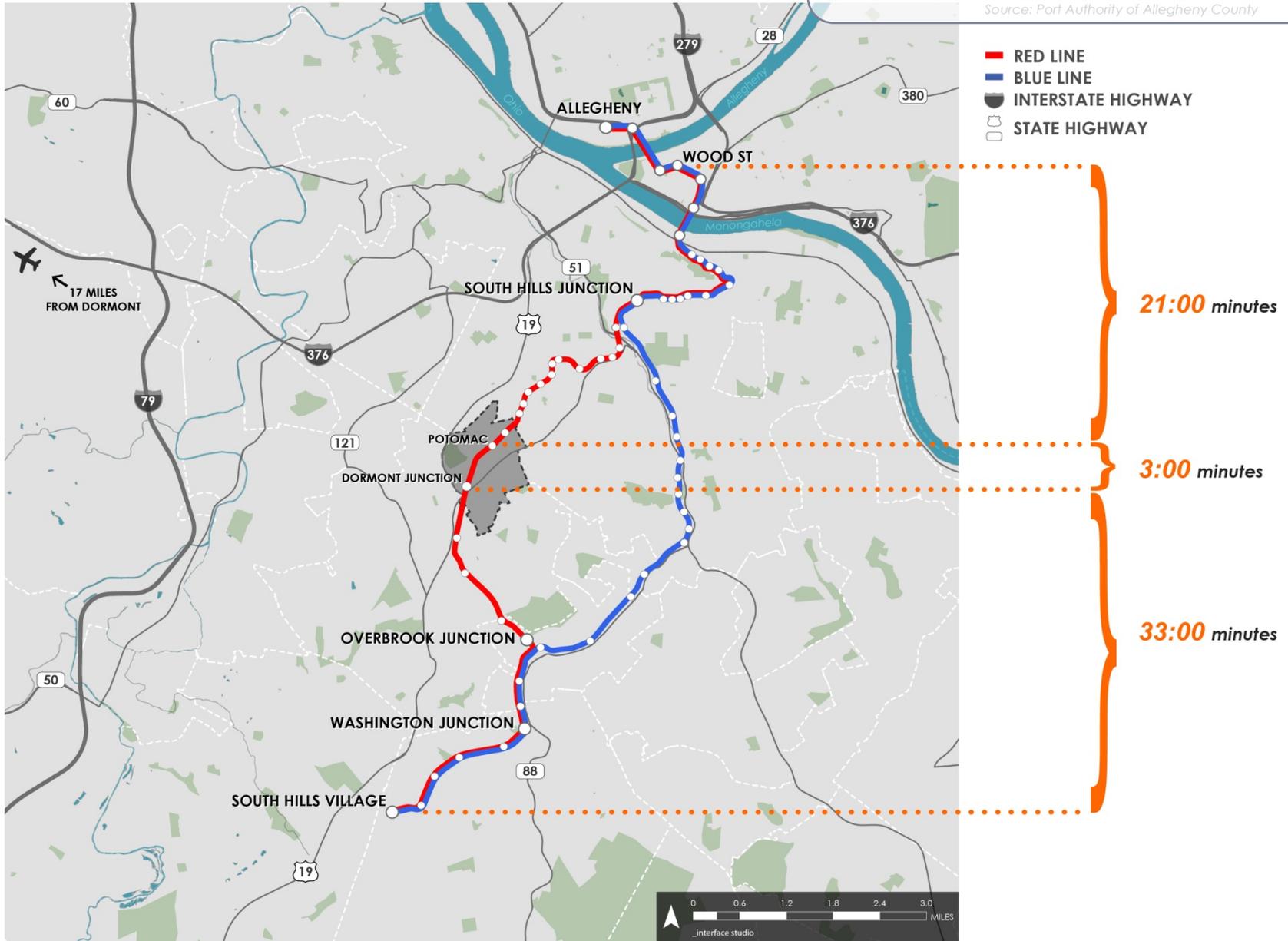


* excluding Pittsburgh

TRANSPORTATION

IT'S A SHORT TRIP INTO DOWNTOWN PITTSBURGH

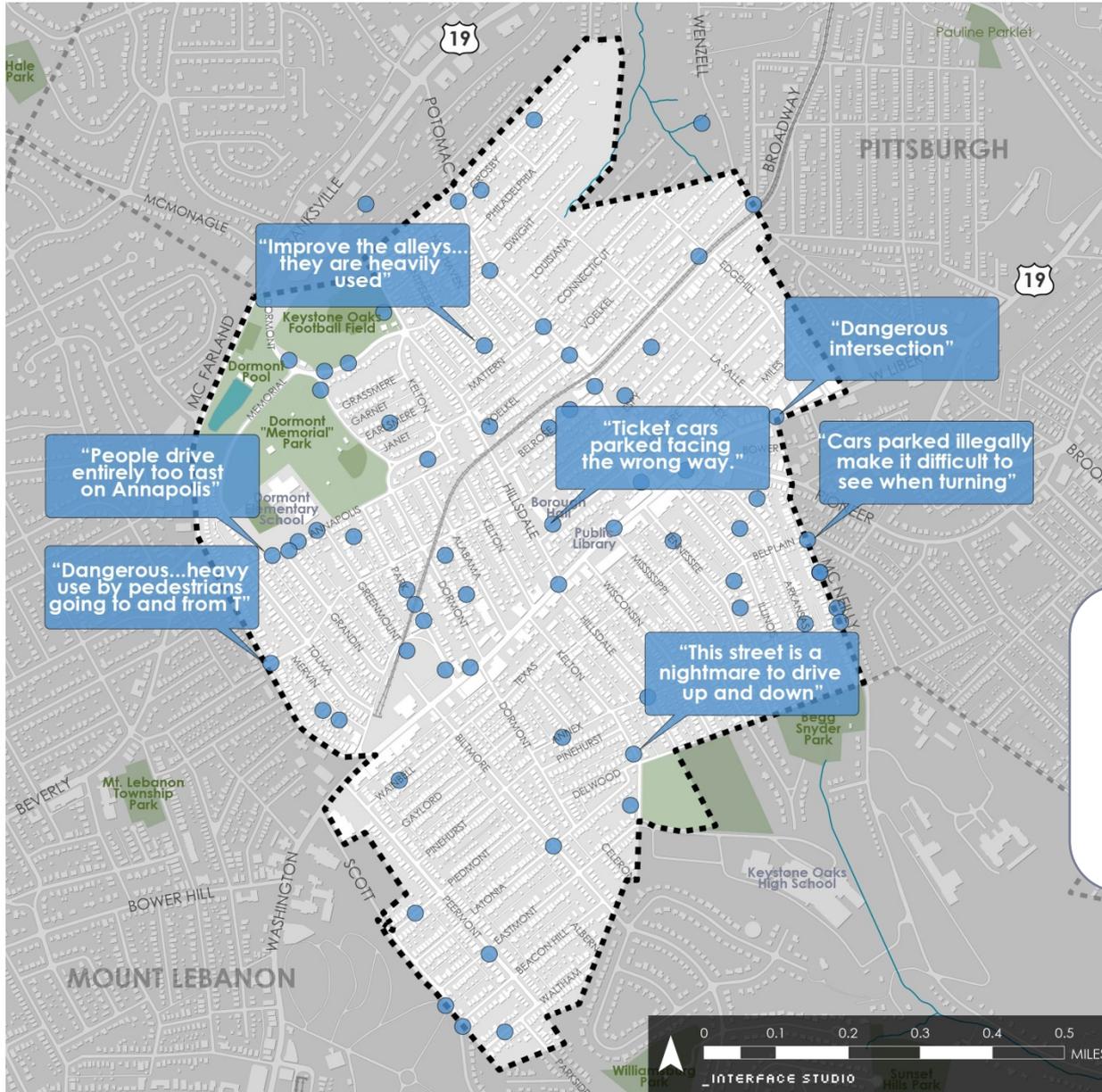
Source: Port Authority of Allegheny County



COLLABORATIVE MAP

TRANSPORTATION AND INFRASTRUCTURE

Source: Online collaborative map

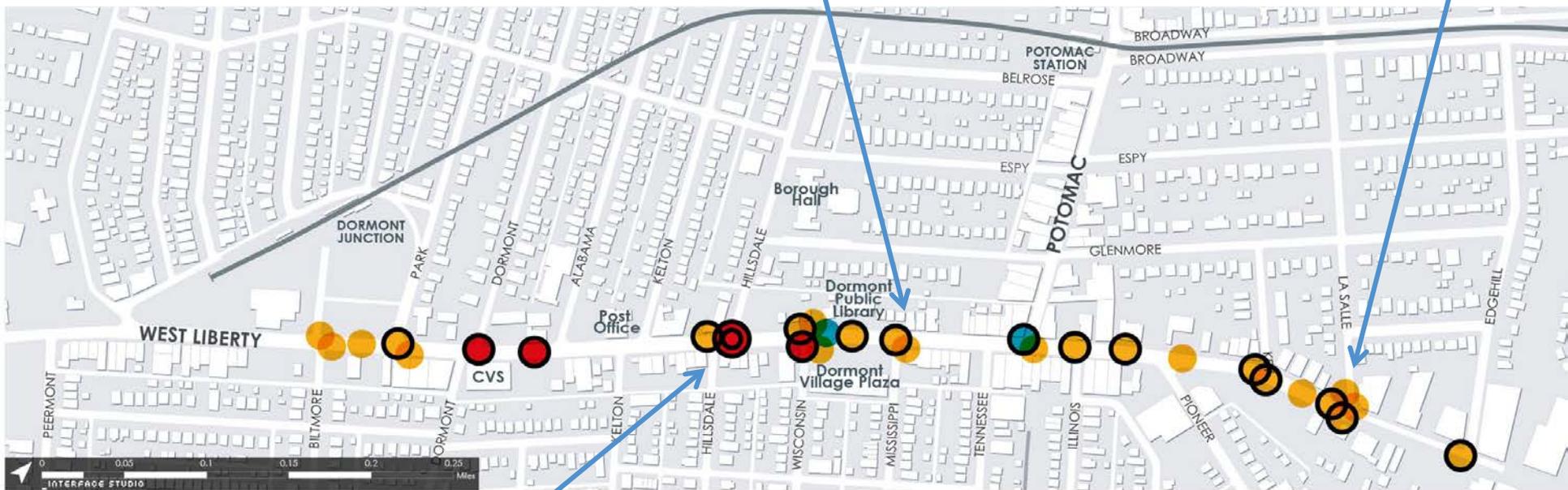


WE ASKED YOU TO
TELL US WHAT THE
TRANSPORTATION
ISSUES ARE

CRASH RATES ARE CLOSE TO STATE AVERAGES AND IN SOME CASES LOWER, BUT THERE ARE SOME DANGEROUS SPOTS

"I would like to see a sign... that says 'State Law to Stop for Pedestrians in Crosswalks.'"

"Cars parked on sidewalk, trucks and cars double parked make it dangerous to walk or drive."



COLLISION TYPE:

Source: PennDOT 2007-2011



VEHICLE/VEHICLE

INJURY



VEHICLE/PEDESTRIAN

FATALITY



VEHICLE/FIXED OBJECT

"With the zigzag of Hillsdale, this intersection is gridlocked more often than not."

WEST LIBERTY AND
MCFARLAND HAVE HIGH
VOLUMES OF TRAFFIC



HIGH TRAFFIC VOLUME AND LOADING ON WEST LIBERTY MAKE VEHICULAR AND NON-VEHICULAR TRAVEL CHALLENGING

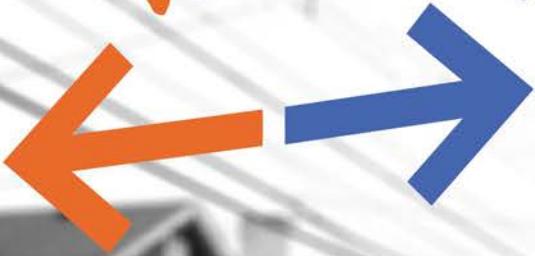


STREET DIRECTION IS CONFUSING.

IS THIS A ONE WAY OR
TWO WAY STREET?

WHICH WAY?

ANY WAY!



PARKING COMMANDS A PREMIUM

1205

PARKING
SPACE
FOR
RENT
412 563 7250

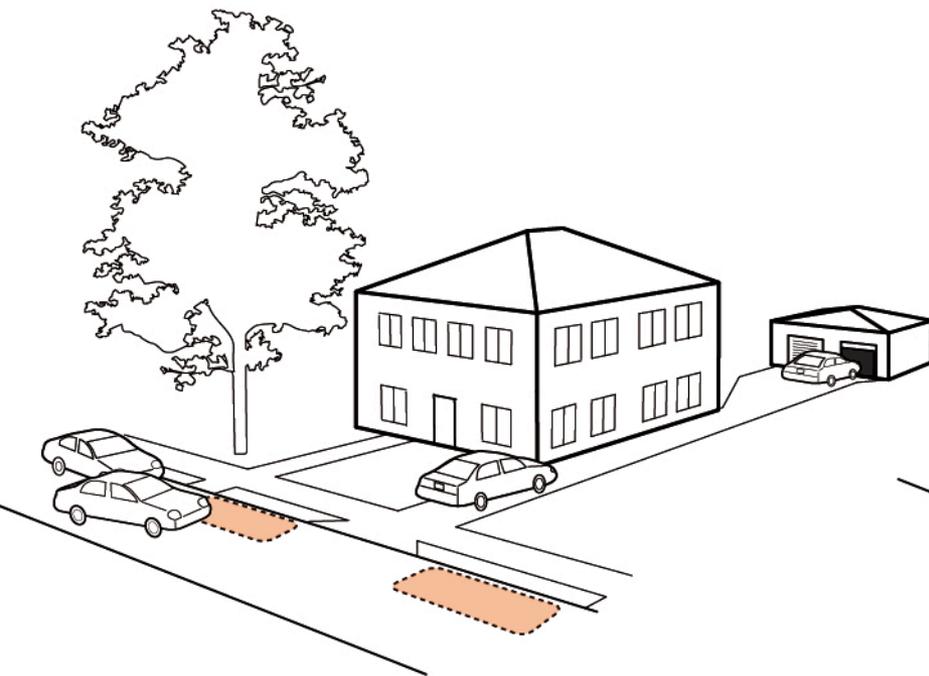


ON STREET PARKING IS ESPECIALLY HARD TO FIND

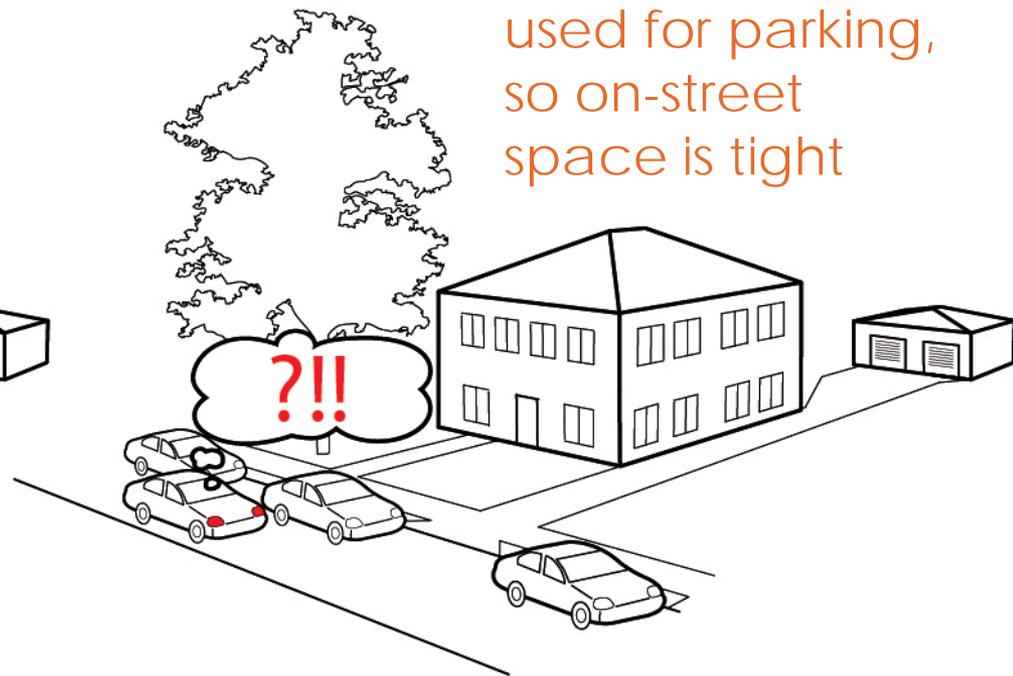
"[the] perception is that you can't find parking on your block"

"Why are people with driveways and multiple car garages allowed to park on the street with limited on street parking?"

Ideally: There is enough room for everyone



But really: Many driveways & garages aren't used for parking, so on-street space is tight



THERE ARE DIFFERENT TYPES OF RESIDENTIAL PARKING: ON-STREET



AND OFF-STREET



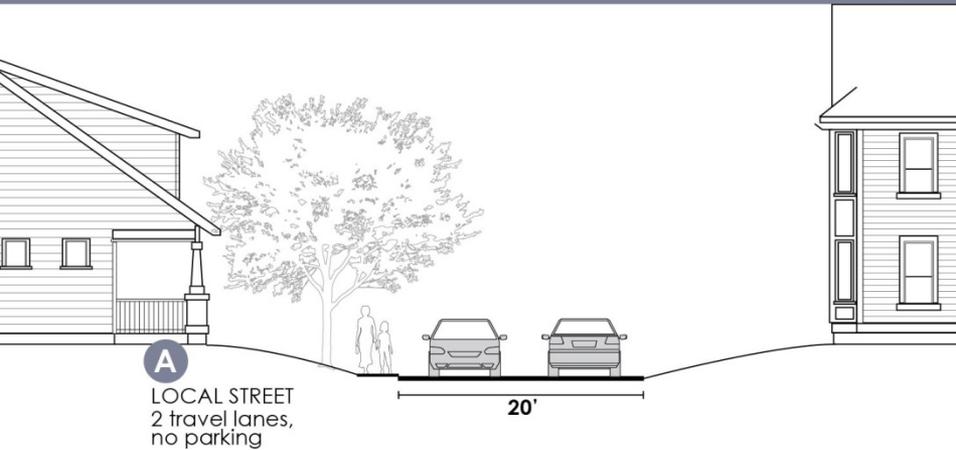
BUT MANY
GARAGES ARE
POORLY
MAINTAINED



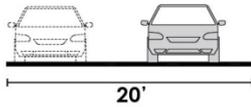
OLDER GARAGES
ARE A TIGHT FIT
AND OFTEN NOT
USED...



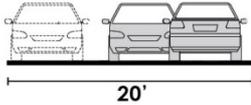
NARROW STREET TYPOLOGIES



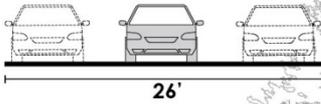
B LOCAL STREET
1 travel lane,
1 side parking



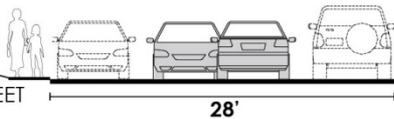
C QUEUING STREET
2 travel lanes,
1 side parking



D LOCAL STREET
1 travel lane,
2 sides parking



E QUEUING STREET
2 travel lanes,
2 sides parking



SAM SCHWARTZ
ENGINEERING

B 1 TRAVEL LANE, 1 SIDE PARKING



C 2 TRAVEL LANES, 1 SIDE PARKING



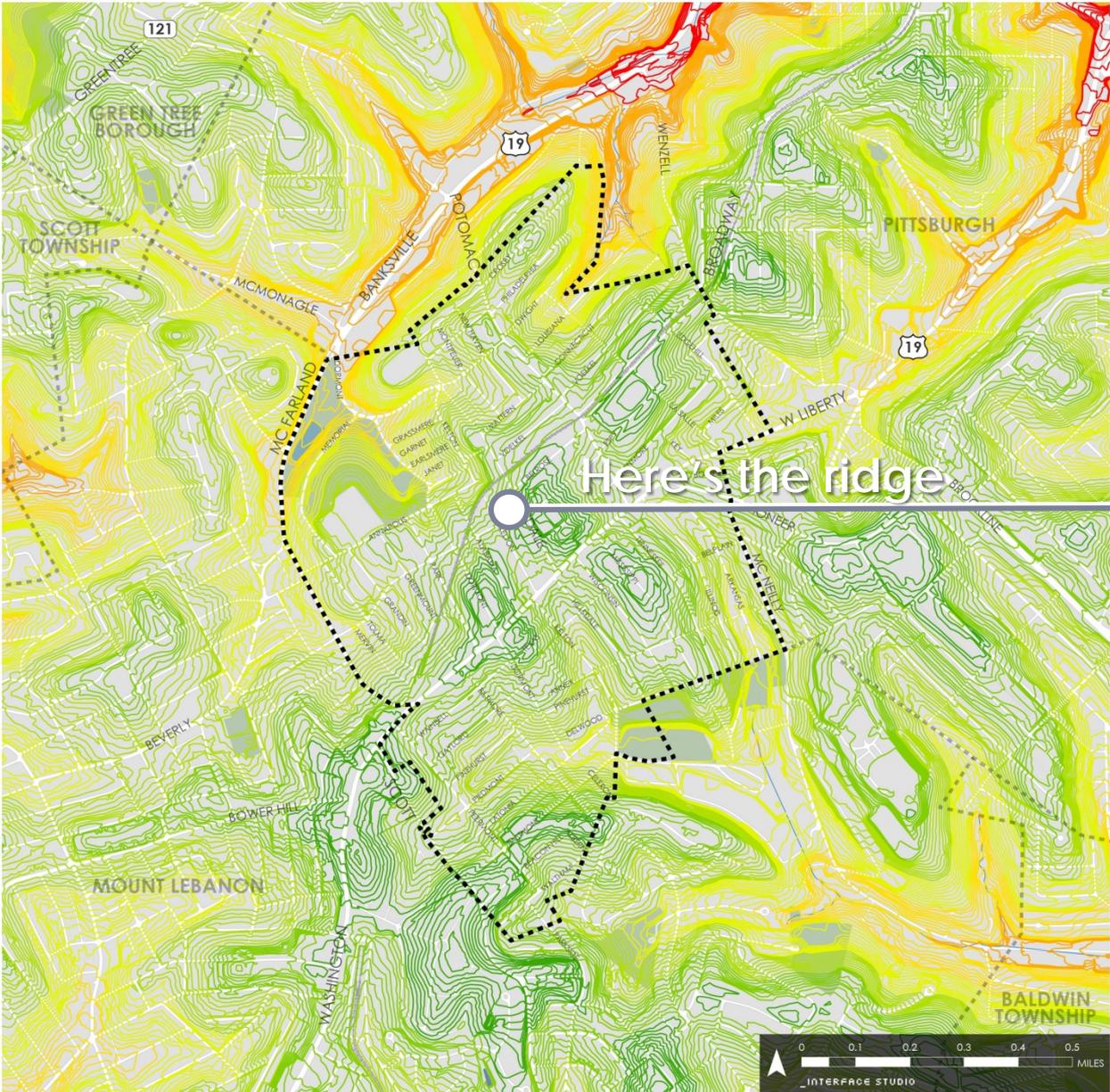
SINCE THERE ARE DIFFERENT TYPES OF STREETS IN DORMONT, THERE IS NOT A "ONE SIZE FITS ALL" APPROACH.

WHAT NEEDS TO BE DONE?

- UPGRADE STREETS & INFRASTRUCTURE TO LOOK AND FUNCTION BETTER
- ENCOURAGE BETTER, MORE EFFICIENT PARKING BEHAVIOR



TOPOGRAPHY



Source: Allegheny County (PASDA)

ELEVATION IN FEET

(5-foot contour lines)

- 925-980 LOW POINT
- 985-1040
- 1045-1090
- 1095-1140
- 1145-1185
- 1190-1230
- 1235-1395 HIGH POINT

THE CENTER OF DORMONT SITS ON A RIDGE

NEIGHBORHOOD STREETS SLOPE – CREATING GREAT VIEWS BUT ALSO CHALLENGES

“No one wants to walk because of
the hills and especially as you age”



THE TERRAIN ALSO AFFECTS
WATER RUN OFF AND FLOODING



BUT THE ALLEYS PROVIDE AN
OPPORTUNITY FOR
STORMWATER MANAGEMENT





SOME INFRASTRUCTURE
NEEDS ARE ONGOING,
SUCH AS ROAD REPAIR

"We look run down
because of the way
the streets look."

SOME INFRASTRUCTURE NEEDS ARE URGENT



OPEN SPACE IN DORMONT

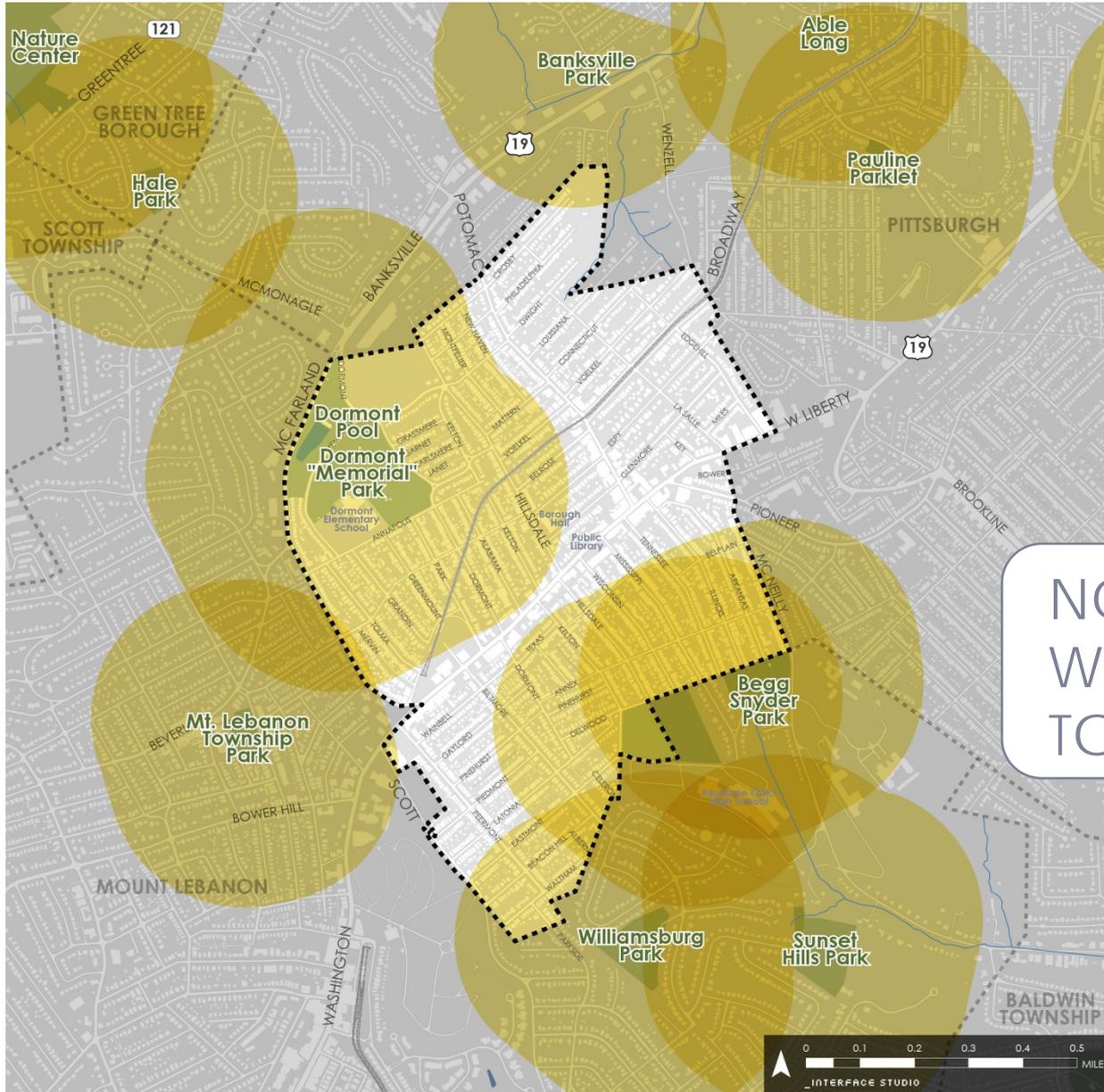


THE BIGGEST POOL IN PA!

DORMONT POOL



ACCESS TO OPEN SPACE



Source: Allegheny County (PASDA)

NEIGHBORHOODS WITHIN A 5 MINUTE WALK RADIUS OF OPEN SPACE

DORMONT PARK

23.5 acres with a ballfield, creative play area, picnic pavilions, tennis courts, street hockey court, basketball court, horseshoe courts and walking trail.

BEGGS SNYDER PARK

5.2 acres with a ballfield, pavilion, new playground equipment, soccer fields, and passive park areas

NOT EVERYONE IS WITHIN A SHORT WALK TO OPEN SPACE

DORMONT PARK



DORMONT PARK IS
WELL-LOVED

DORMONT PARK

"It would be awesome to have an off-leash dog area in Dormont Park."



BUT COULD STILL USE SOME IMPROVEMENT

BEGG SNYDER PARK



BEGG SNYDER PARK IS NOT VISIBLE FROM THE STREET

BEGG SNYDER PARK

"The park is underutilized by the Borough, and has much potential."



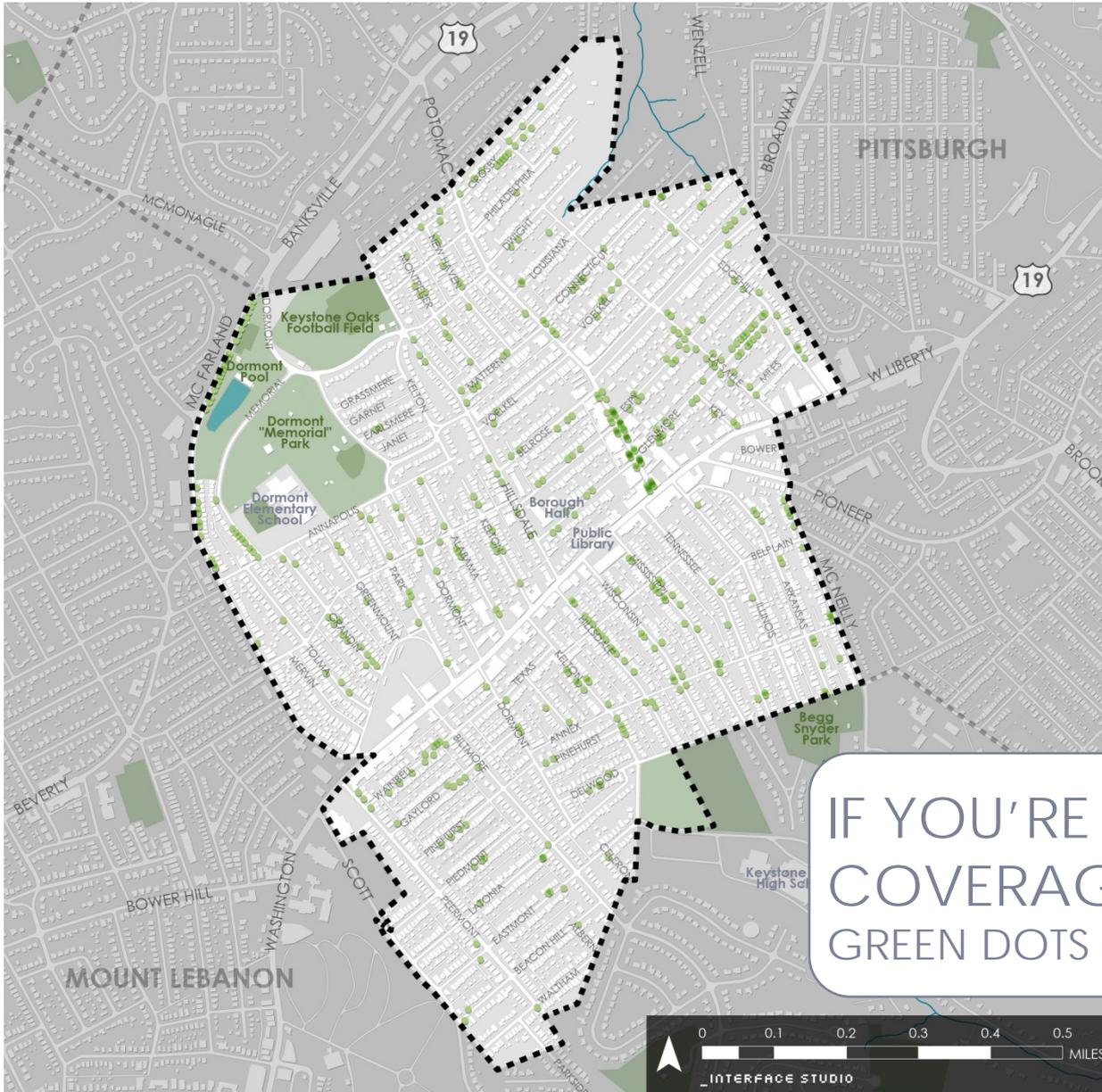
IT IS SUNKEN AND SURROUNDED BY SLOPES

BEGG SNYDER PARK



STREETS DEAD-END INTO
THE PARK SO NO
HOUSES LOOK DIRECTLY
INTO THE PARK

TREE COVER



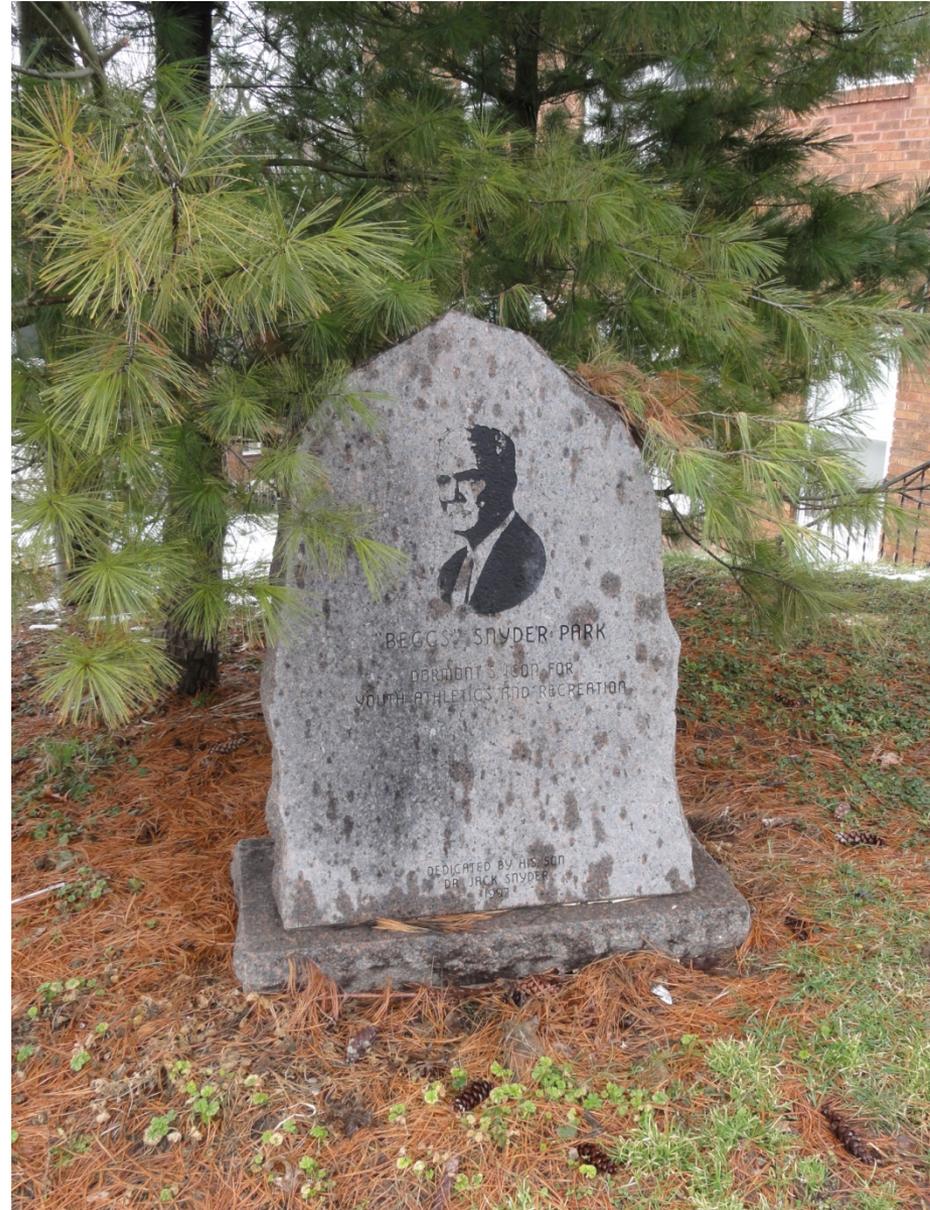
Source: Borough of Dormont

“We have too much hardscape. There’s nothing that’s green.”

IF YOU’RE NOT IN PARK, TREE COVERAGE IS LIMITED (THE LITTLE GREEN DOTS INDICATE A TREE)

WHAT NEEDS TO BE DONE?

- PARKS ARE A HUGE ASSET BUT THERE IS A NEED FOR MORE OPEN SPACE
- CONTINUE TO IMPROVE EXISTING PARKS
- GREEN THE PUBLIC REALM



QUALITY OF LIFE & COMMUNITY FACILITIES



SAFETY



HEALTH



EDUCATION



CULTURE



PUBLIC SERVICE

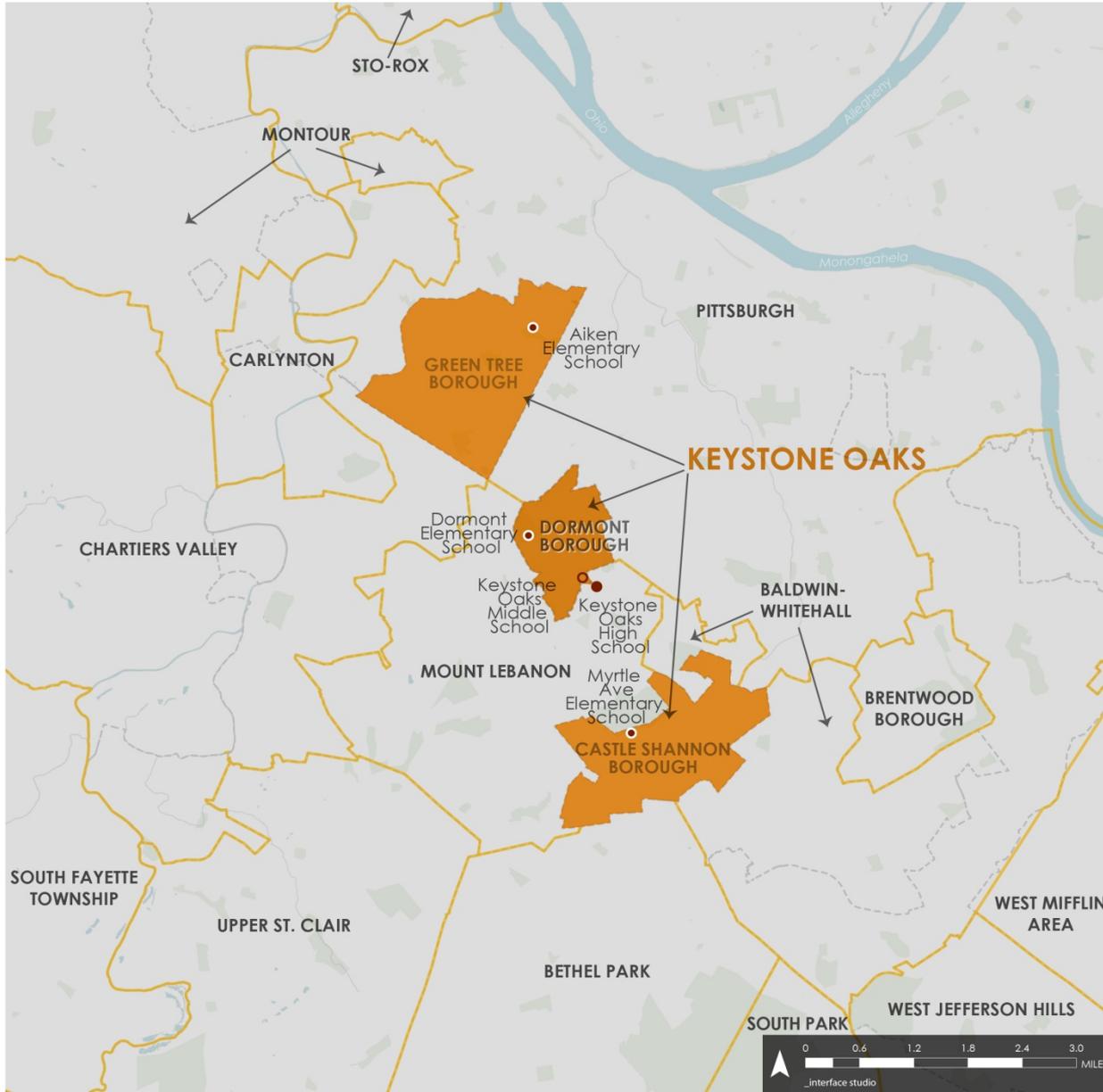


COMMUNITY & IDENTITY



ENVIRONMENT

EDUCATION



Source: Pennsylvania School Boards Administration;
Keystone Oaks School District

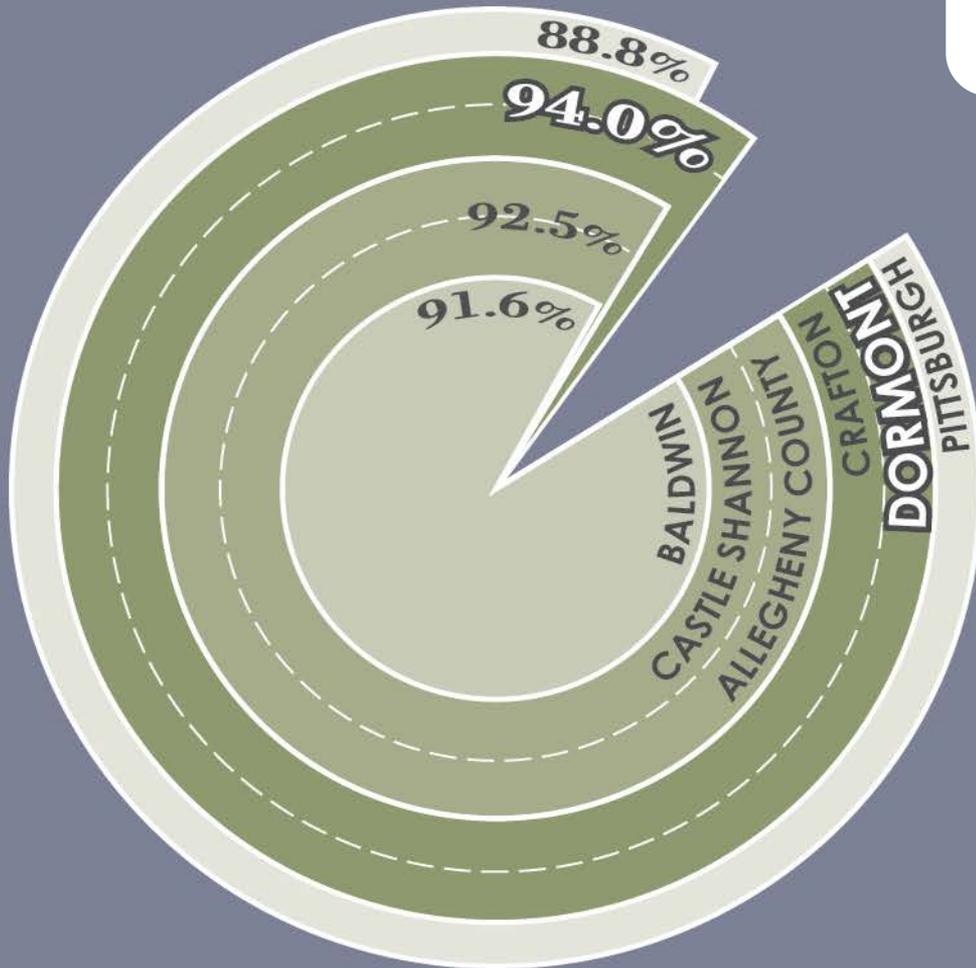
- KEYSTONE OAKS SCHOOL DISTRICT
- OTHER SCHOOL DISTRICT
- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL

THE SCHOOLS ARE CITED AS A REASON FAMILIES WITH KIDS LEAVE FOR THE SUBURBS



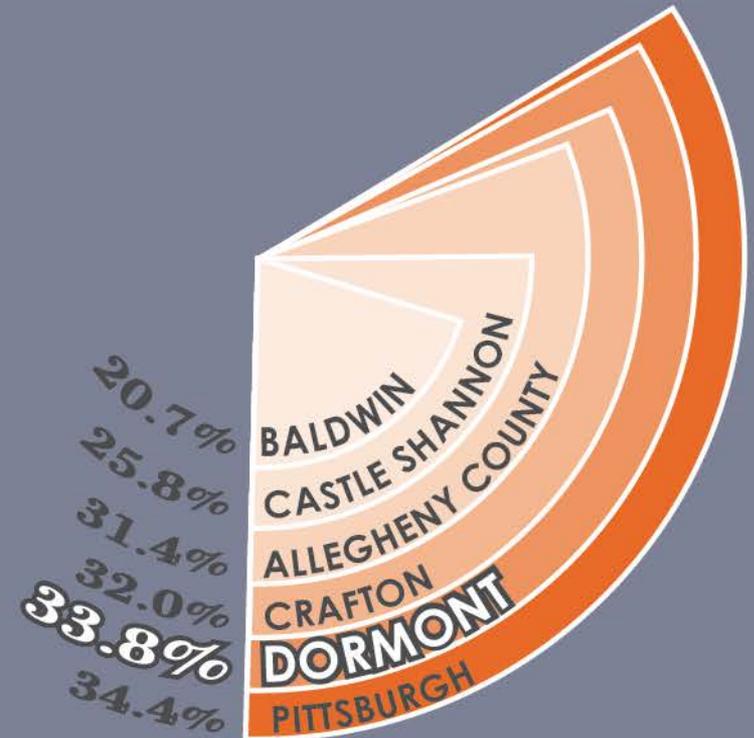
EDUCATIONAL ATTAINMENT

Source: American Community Survey 2007-2011 Five-Year Estimate



HIGH SCHOOL GRADUATE OR HIGHER

AT THE SAME TIME
DORMONT'S POPULATION
IS HIGHLY EDUCATED

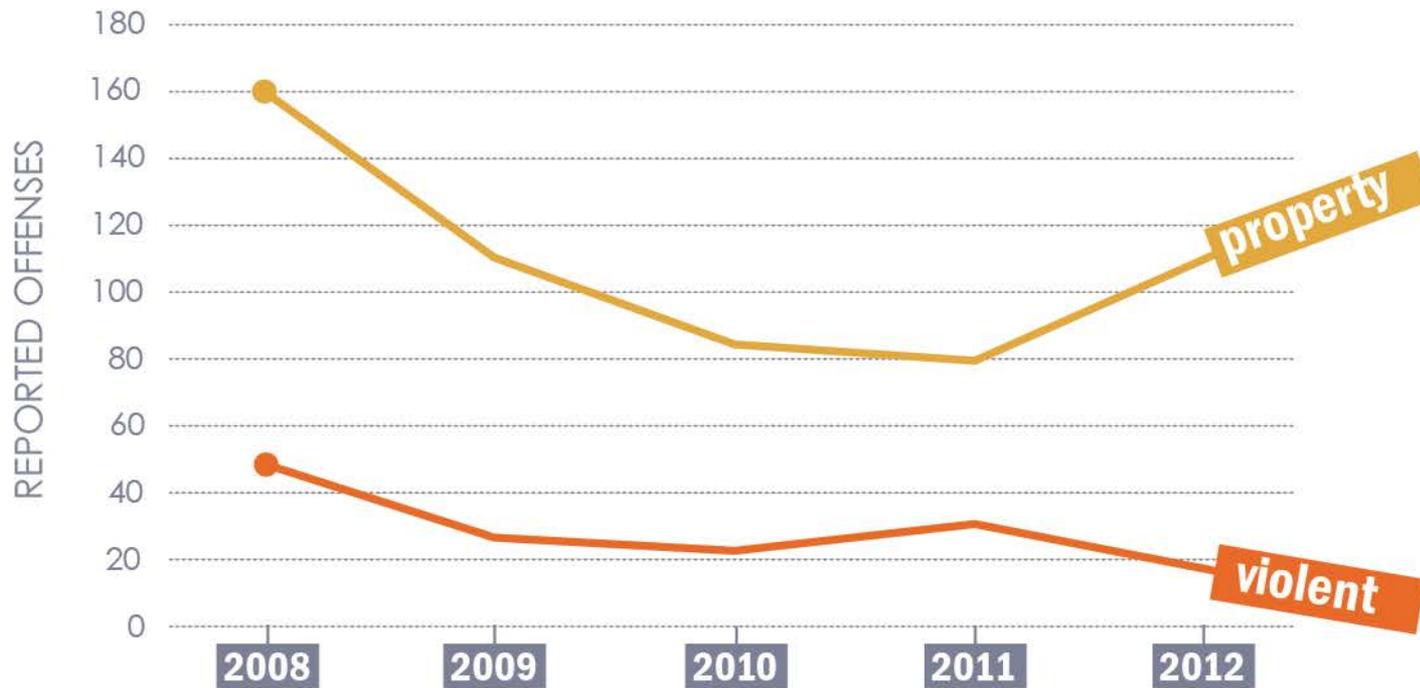


BACHELOR'S DEGREE OR HIGHER

DORMONT IS A VERY SAFE PLACE, BUT THE BARS ARE A CONCERN

CRIME

Source: Dormont Borough Police Department Uniform Crime Reports; Pennsylvania Uniform Crime Reporting System



2012 REPORTED OFFENSES PER 1,000 POPULATION

“The vast majority of residents are happy living here.”

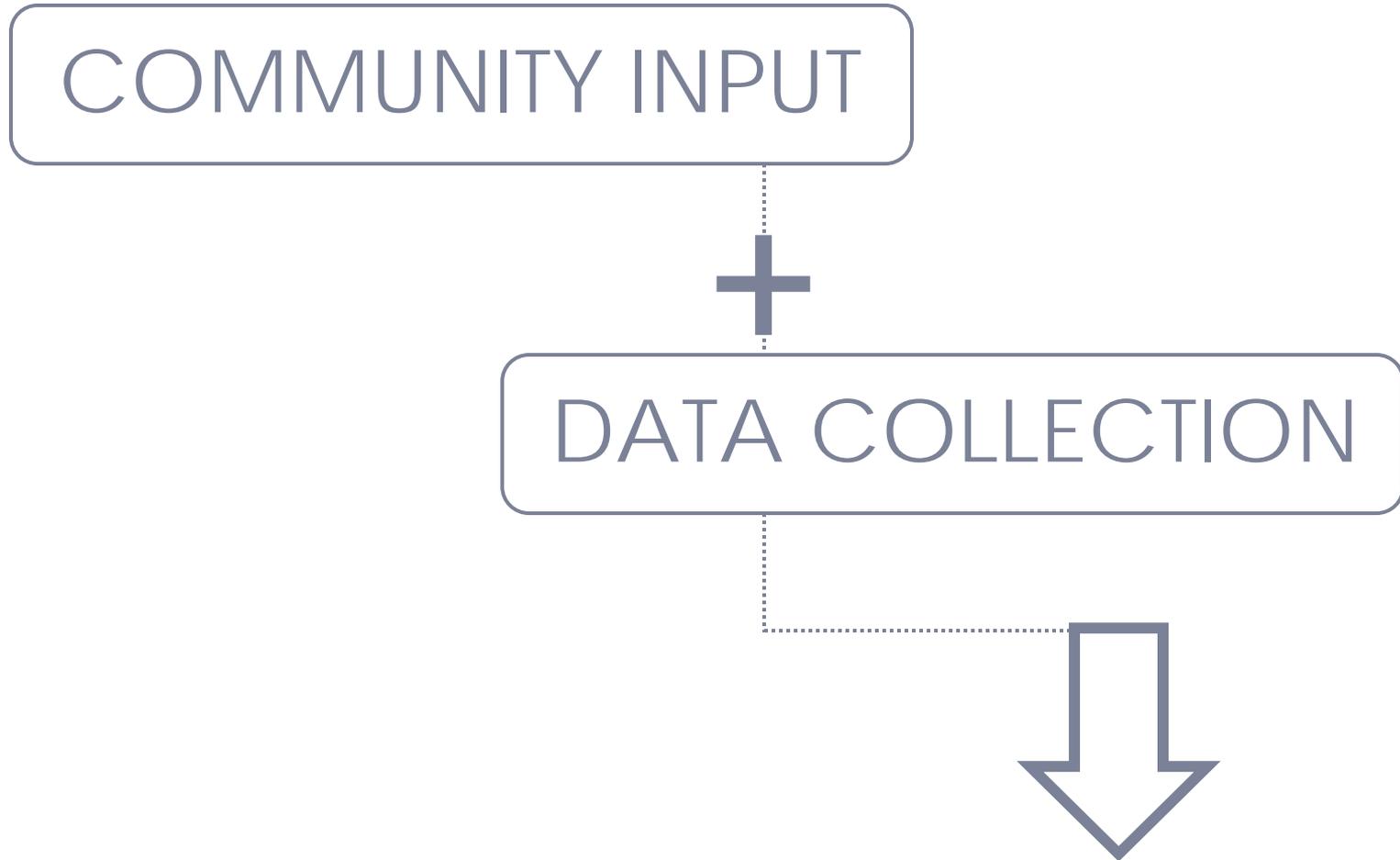
DORMONT SERVICES ARE WIDELY PRAISED

The screenshot displays a city services portal. On the left, a Google Map of Dormont, PA, is shown with a red outline highlighting a specific area. A pop-up window titled "Overgrown Yard & house in disrepair" provides details for a report submitted on 5/28/2013 at 1218 Dormont Ave. The description states that the resident called to report an overgrown yard and a house in disrepair. The report has 1 comment, 0 followers, and 0 supporters, and its status is "submitted".

On the right side of the screen, a list of other reported issues is visible, each with a progress bar and icons for comments and views:

- Pothole**: 1218 Dormont Ave, Dormont, PA, USA. Submitted.
- Overgrown Yard & house in disrepair**: 1218 Dormont Ave, Dormont, PA, USA. Submitted.
- Garbage/Trash Out Early in Dormont**: 2901-2951 16th Aly, Dormont, PA, USA. Submitted.
- WHITE LINES FOR PARKING**: 1111 Wisconsin Ave, Dormont, PA, USA. In Progress.
- Carport falling busted and falling onto our carport**: 1442 McFarland Road, Dormont, PA, USA. In Progress.
- Other Code Enforcement Issues**: 1441 Hillsdale Ave, Dormont, PA, USA. In Progress.
- Overgrown Yard**: 1235 Wisconsin Ave, Dormont, PA, USA. In Progress.
- Building in Disrepair**: (Address partially obscured).

WHAT DOES THIS ALL MEAN?



WHAT'S GREAT ABOUT DORMONT

- WALKABILITY, TRANSPORTATION, AND PROXIMITY TO EVERYTHING
- THE SENSE OF COMMUNITY
- GOOD PARKS
- GOOD BOROUGH SERVICES
- GOOD, AFFORDABLE HOUSING STOCK
- BUSINESS DISTRICT
- CONVENIENTLY LOCATED SCHOOLS

WHAT COULD BE BETTER

- MAINTENANCE OF BUILDINGS, AND ROADS
- TRAFFIC AND PARKING
- YOUTH AND FAMILY AMENITIES
- BUSINESS VARIETY
- GREENING

"It's a great little town;
people are friendly,
it's safe."

DORMONT IS A GREAT
PLACE TO LIVE!

"It's a cozy little community
that's very tight knit, an
intimate community."

"We have a great core
to work with here."

"We're a front porch community
...Others are trying to duplicate
what we already have. We just
need to improve what we have."

"Part of Dormont's problem
is there is no definition of
what we want to be."

BUT THERE'S ROOM TO
IMPROVE

THAT'S WHY WE NEED YOUR HELP!