



BOROUGH OF DORMONT

2013 COMPREHENSIVE PLAN UPDATE

_interface studio

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TRANSPORTATION PLANNING
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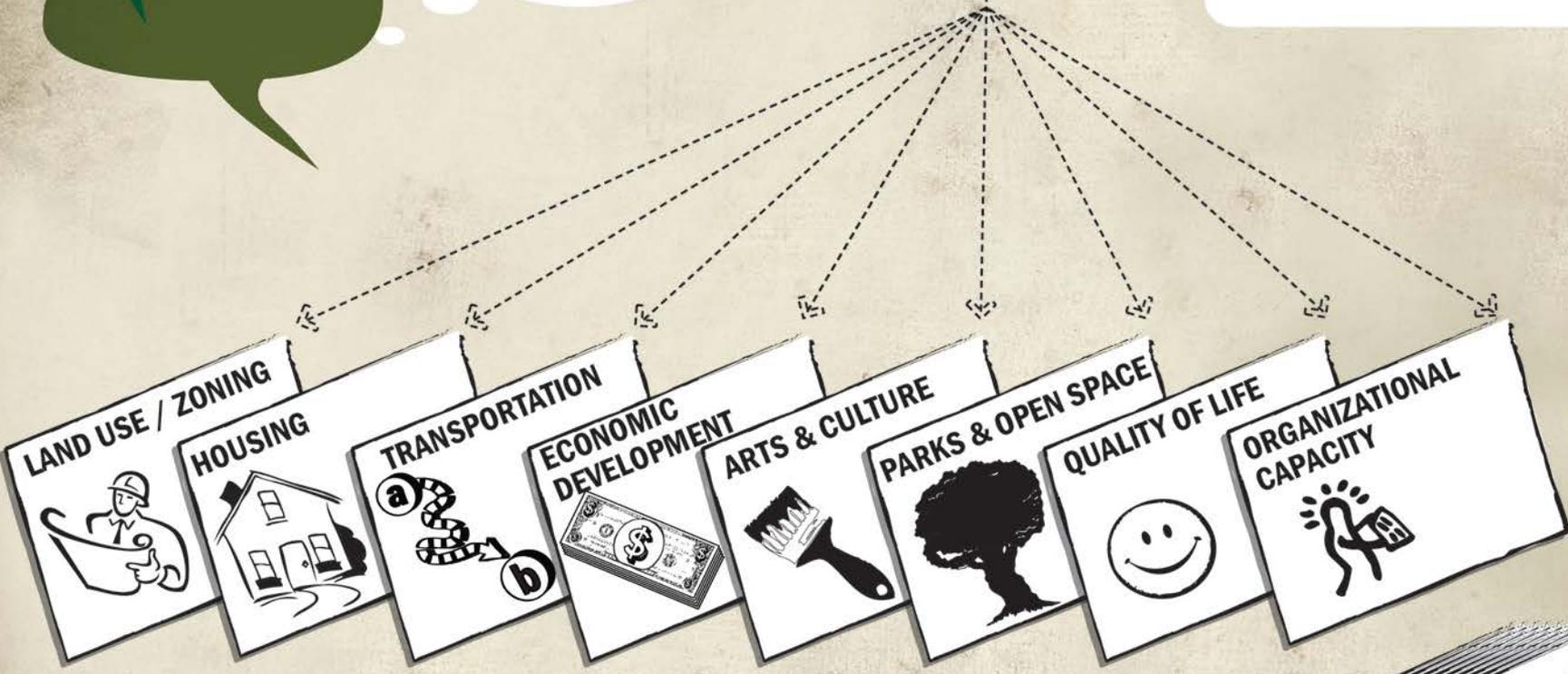
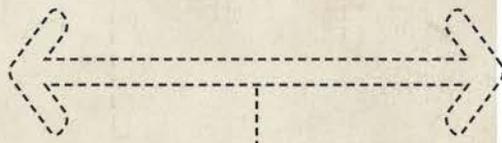
DUANE MORRIS GOVERNMENT STRATEGIES>>>

MARKET/ ECONOMIC ANALYSIS
Michael Pehur, Director

WHY PLAN?

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

WHAT MAKES UP A **COMPREHENSIVE PLAN?**



1 DORMONT IN CONTEXT

Source: Allegheny County (PASDA)

■ BUILDING



1914



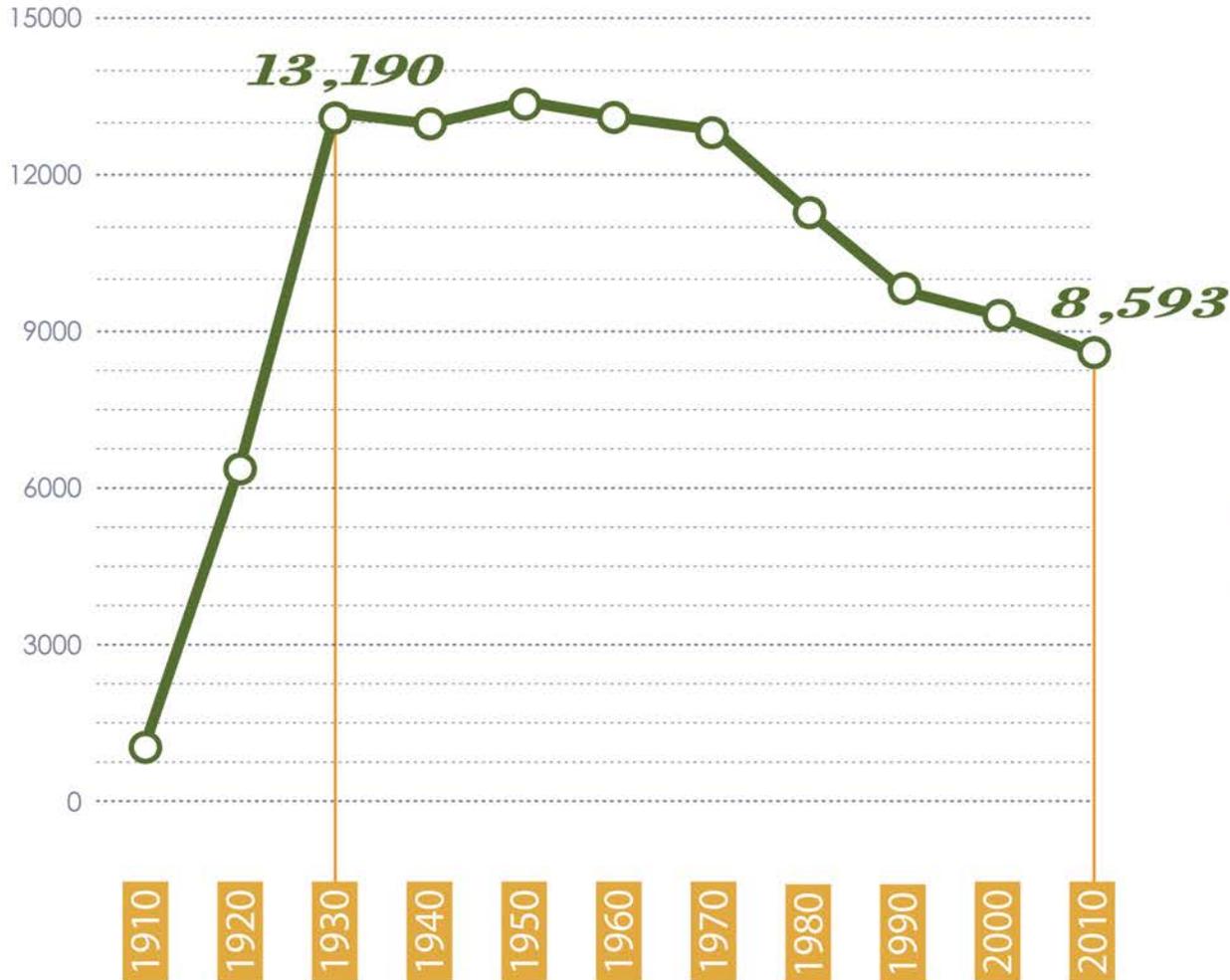
1924



SUNNY DORMONT
AUG 26, 1924

POPULATION CHANGE SINCE 1910

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



2000-2010
POPULATION CHANGE

dormont **-8%**

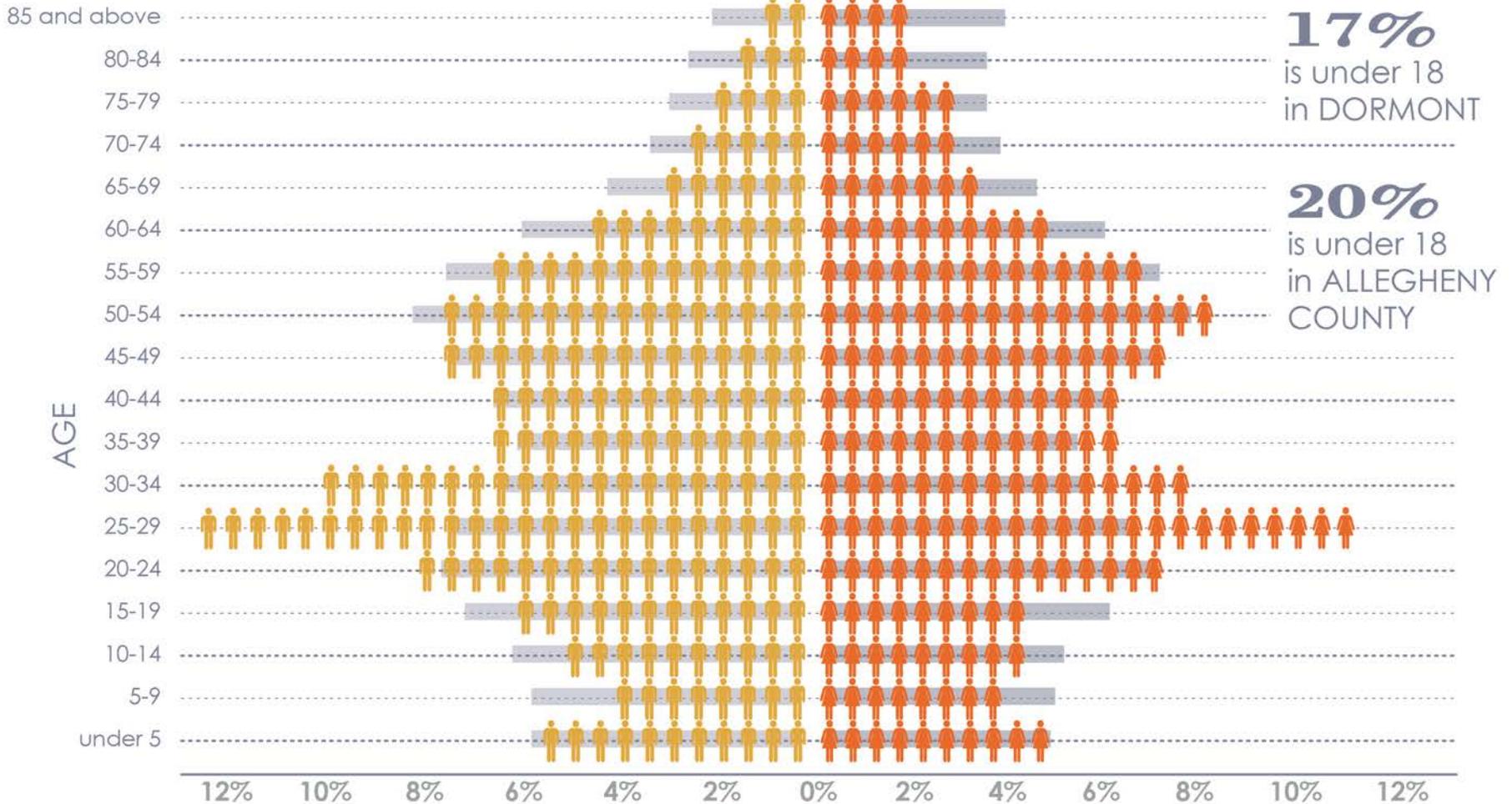
pittsburgh **-9%**

allegheeny county **-5%**

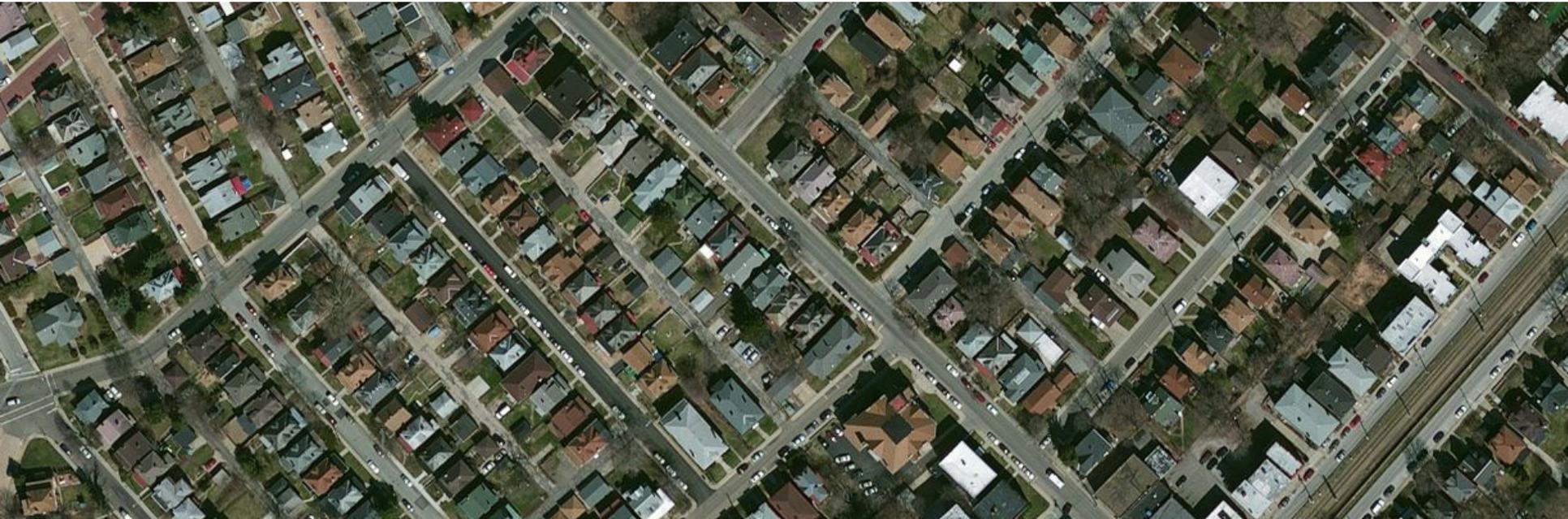
AGE AND SEX

Source: 2010 census summary file 1

ALLEGHENY COUNTY  .5% female population
 DORMONT  .5% male population

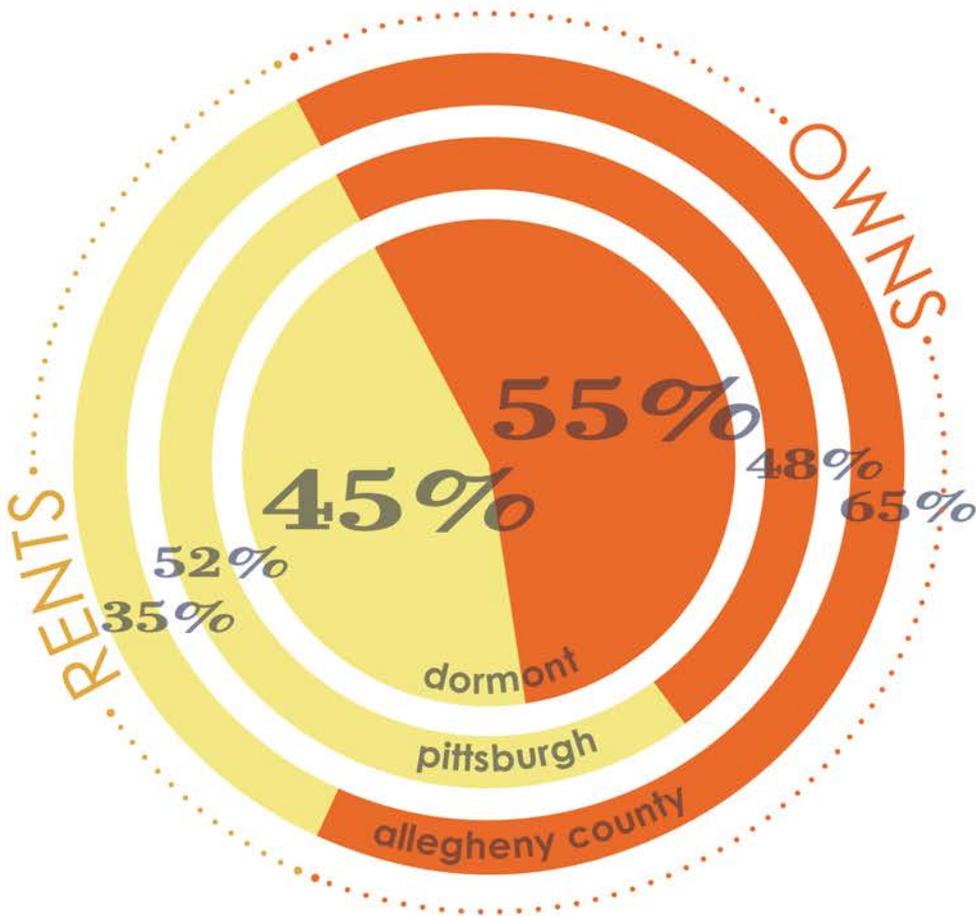



2 HOUSING & NEIGHBORHOODS



HOME OWNERSHIP RATES

2010 census summary file 1



2010





BROADWAY

THERE IS A RANGE OF HOUSING TYPES



PARK PLAN

Demographics - Housing

Borough of Dormont	ACS (2007-2011)
Housing Units	4,352
1 Unit Detached	2,328
Median Rent	\$694
Renter Occupied	44.3%
Rental Vacancy Rate	7.6%
Percent of Housing Built Before 1980	96.2%
Year Householder Moved into Unit (2005 or later)	42.1%
Median Value	\$104,600
Median Owner Costs	\$1,262

Demographics – Real Property & Taxes

Borough of Dormont	Allegheny County
Taxable Value	\$395,027,208
Percent of Total Value Exempt	14.3%
Median Assessed Value	\$107,000
Total Millage	36.63

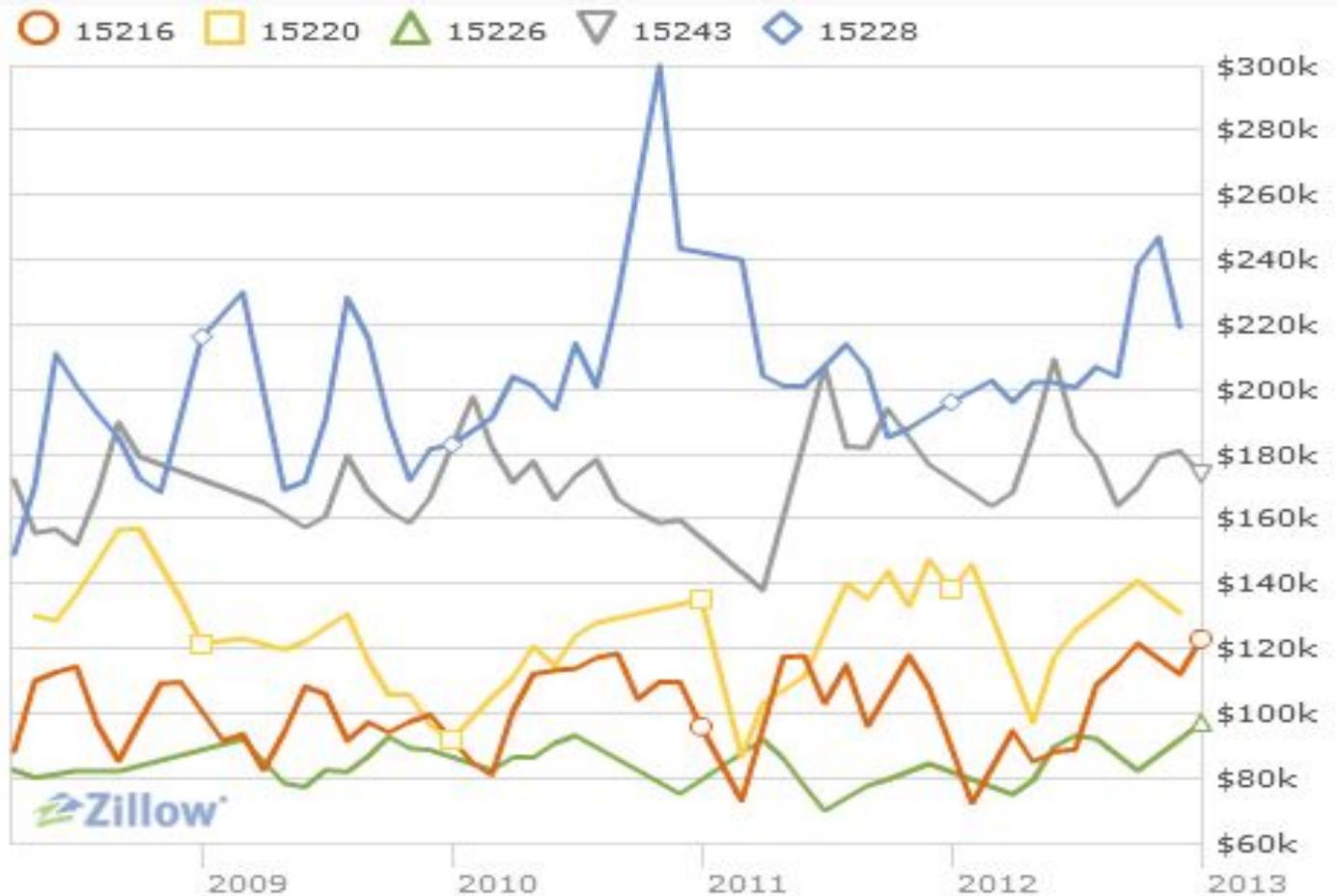
Borough Millage down 17.5% since 2003

School District Millage up 13.5% since 2003

Market Overview - Residential

- 49 Current Listings in Borough (Zillow)
 - \$42,600-184,900
 - 330 Recent Sales
 - Median List Price \$115,900
 - 10 Year Median Sales Price \$110,000 (7% increase)
 - 10 Year Median Sales Price/SF \$83 (29% increase)
- 138 Current Listings in 15216 (Zillow)
 - \$15,000-819,900
 - Median List Price \$95,000
 - 902 Recent Sales

Market Overview – Sales Price



What are your PRIORITIES for HOUSING?

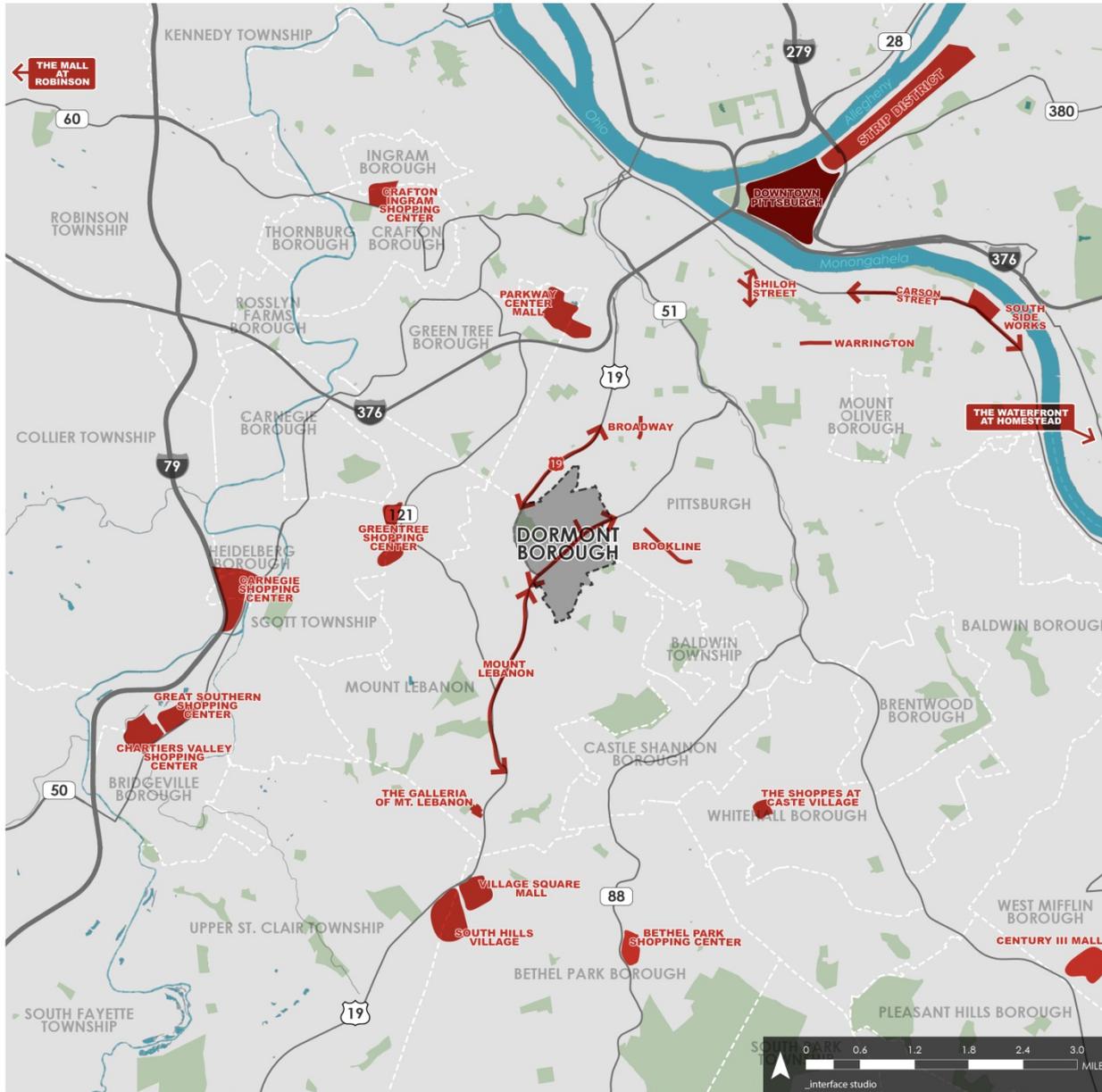
- Accountability for homeowners and landlords, and get renters to be more responsible and neighborly
- Enforcing codes and revising them, or adopting new ordinances but maintain a balance – don't be too restrictive
- Keep middle class families in the borough – school district is probably more of an issue than housing
- Better self-esteem: Dormont has nice housing stock with historic details but we need to promote it, turn around the perception of Dormont

3 BUSINESS DISTRICT



COMMERCIAL CENTERS

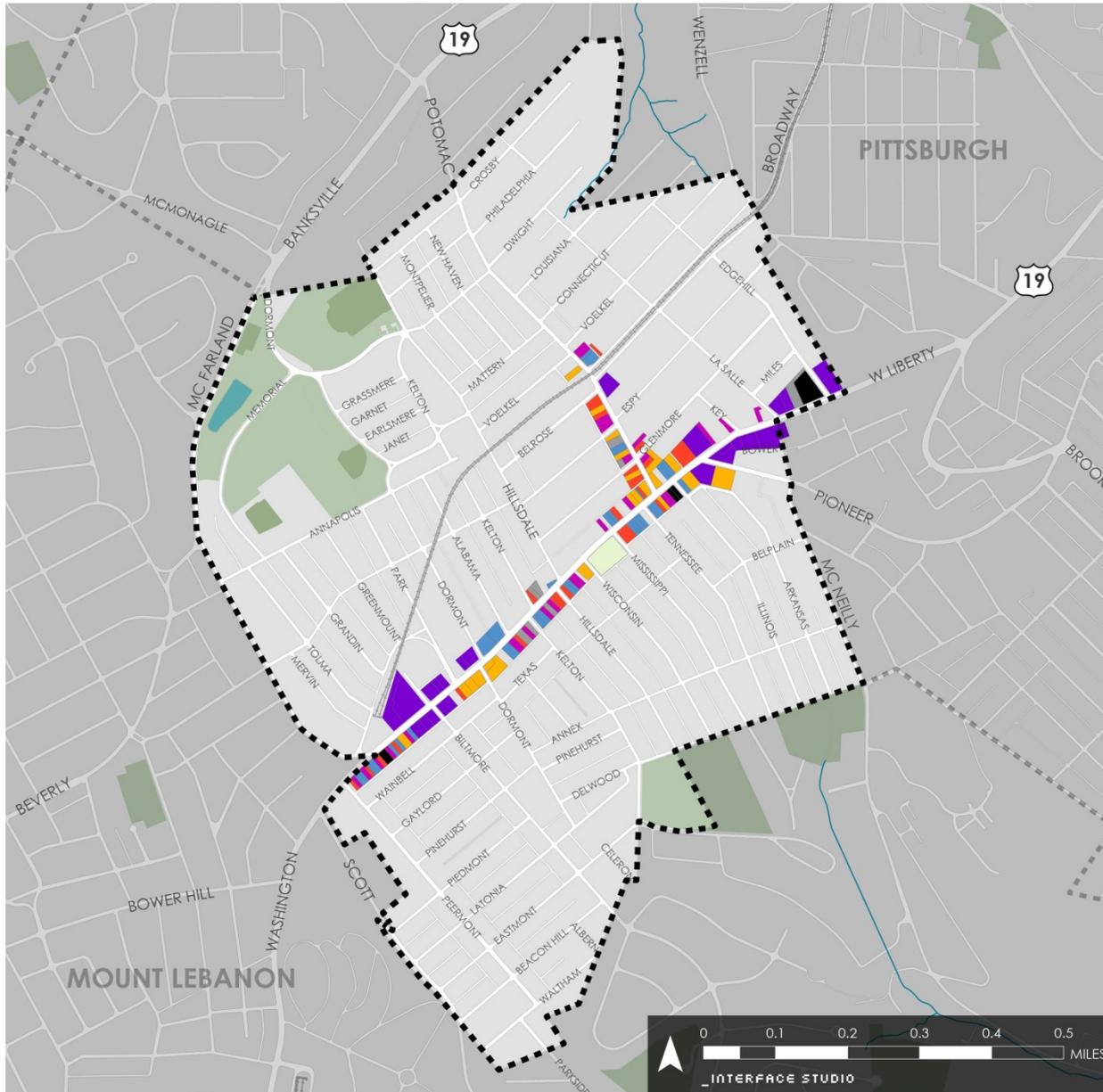
Source: Allegheny County of Pennsylvania; Google Maps



- SHOPPING CENTER OR DISTRICT
- SHOPPING CORRIDOR

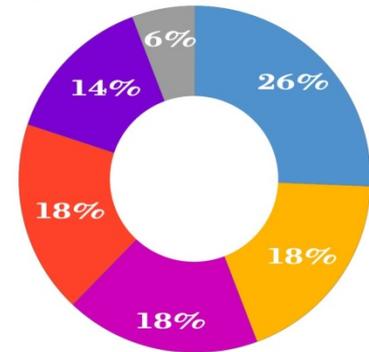
COMMERCIAL CORRIDORS

Source: Interface Studio Field Survey February 2013

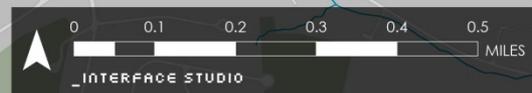


TOP COMMERCIAL TYPES

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



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



What are your PRIORITIES for the BUSINESS DISTRICT?

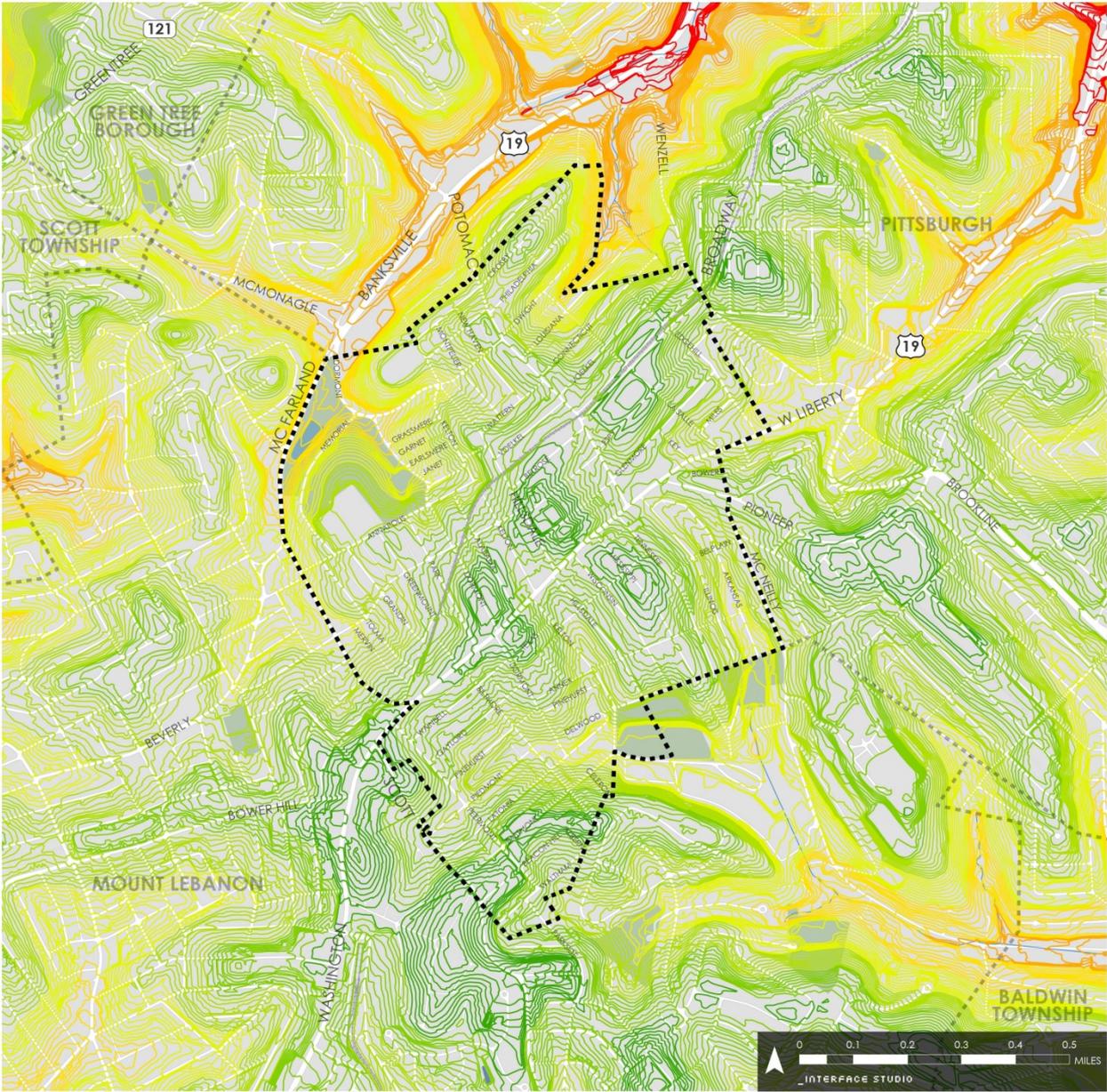
- Don't need more bars
- Need a coffee shop
- Activities on West Liberty that would attract young population
- Attract unique niche shops
- Grocery stores
- West Liberty is not a contiguous district – ex. houses, shopping center break it up
- Need to think about the vision – is the district going to be something for everyone? Or is it going to be targeted to a specific demographic?

4 INFRASTRUCTURE

- > WATER
- > SANITARY SEWER
- > STORM SEWER
- > SEWAGE TREATMENT



TOPOGRAPHY



Source: Allegheny County (PASDA)

ELEVATION IN FEET (5-foot contour lines)

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



What are your PRIORITIES for INFRASTRUCTURE?

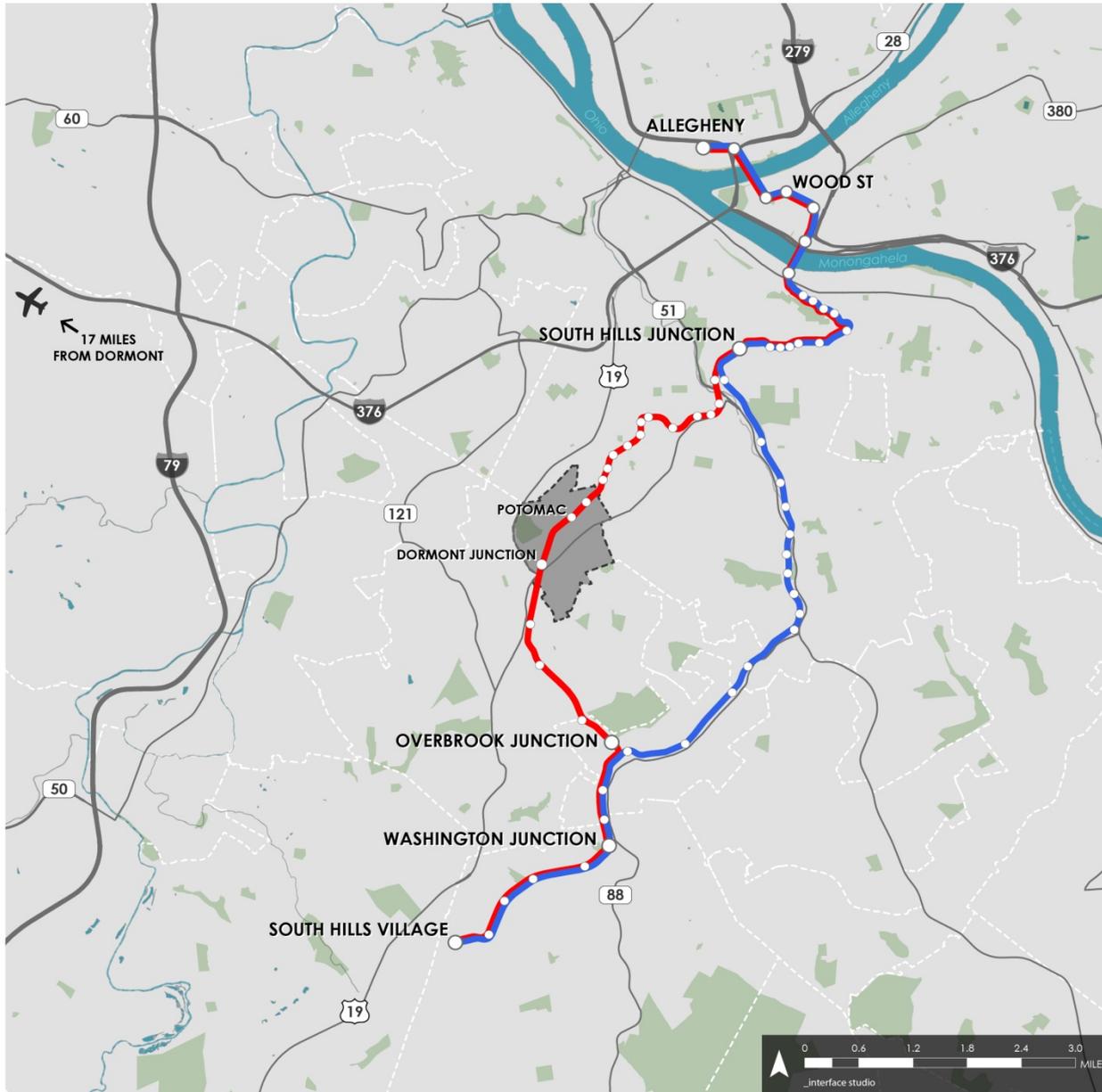
- Sinkholes
- Repeated infrastructure work in the same place
- Aging system and patchwork repairs
- Keeping street program on task – makes a good impression
- Great snow removal
- Need to decide whether to pursue short-term fix or long-term, and also coordinate different infrastructure work

5 TRANSPORTATION

- > IMPROVE OVERALL MOBILITY
- > CREATE A MORE SUSTAINABLE DORMONT
- > ADDRESS PARKING CONCERNS



TRANSPORTATION



Source: Port Authority of Allegheny County

- RED LINE
- BLUE LINE
- INTERSTATE HIGHWAY
- STATE HIGHWAY

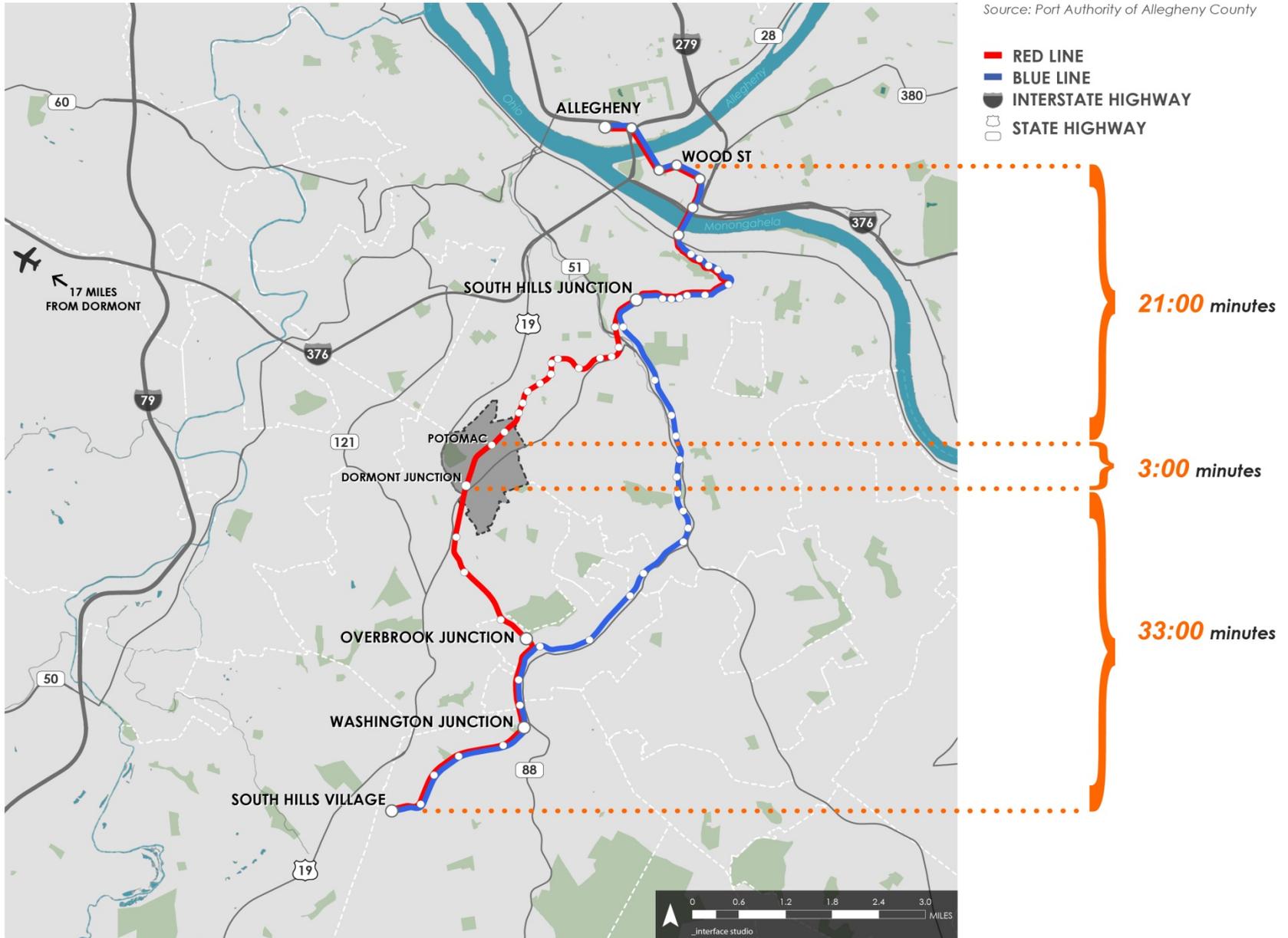
COMMUTE MODE SHARE

Source: 2007-2011 American Community Survey
5-Year Estimates



TRANSPORTATION

Source: Port Authority of Allegheny County



RESIDENTIAL PARKING



RESIDENTIAL PARKING?



WEST LIBERTY AVENUE



What are your PRIORITIES for TRANSPORTATION?

- Port Authority has cut bus routes
- T stops running early (~10pm)
- There is parking but not necessarily in front of the business you want to visit. People don't want to walk even if it's not that far.
- Better signage for parking
- Shadyside is still a destination even though it is hard to find parking there. But they do have garage space, as does Mt Lebanon.
- Slow traffic speeds – Potomac, W. Liberty – esp. cut through traffic
- Lighting is important, for cars but also pedestrians

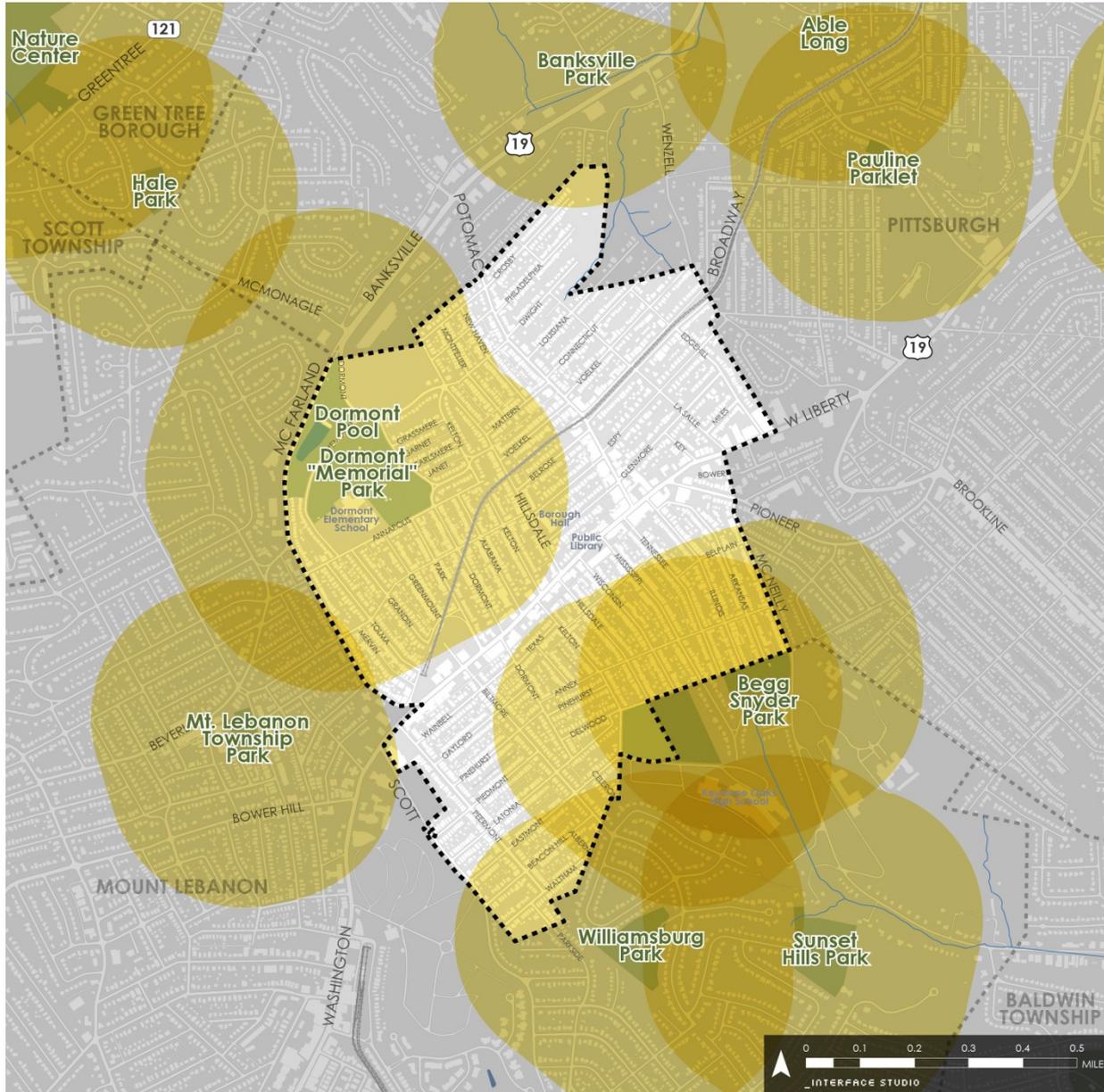
6 OPEN SPACE AND ENVIRONMENT



DORMONT POOL



ACCESS TO OPEN SPACE



Source: Allegheny County (PASDA)

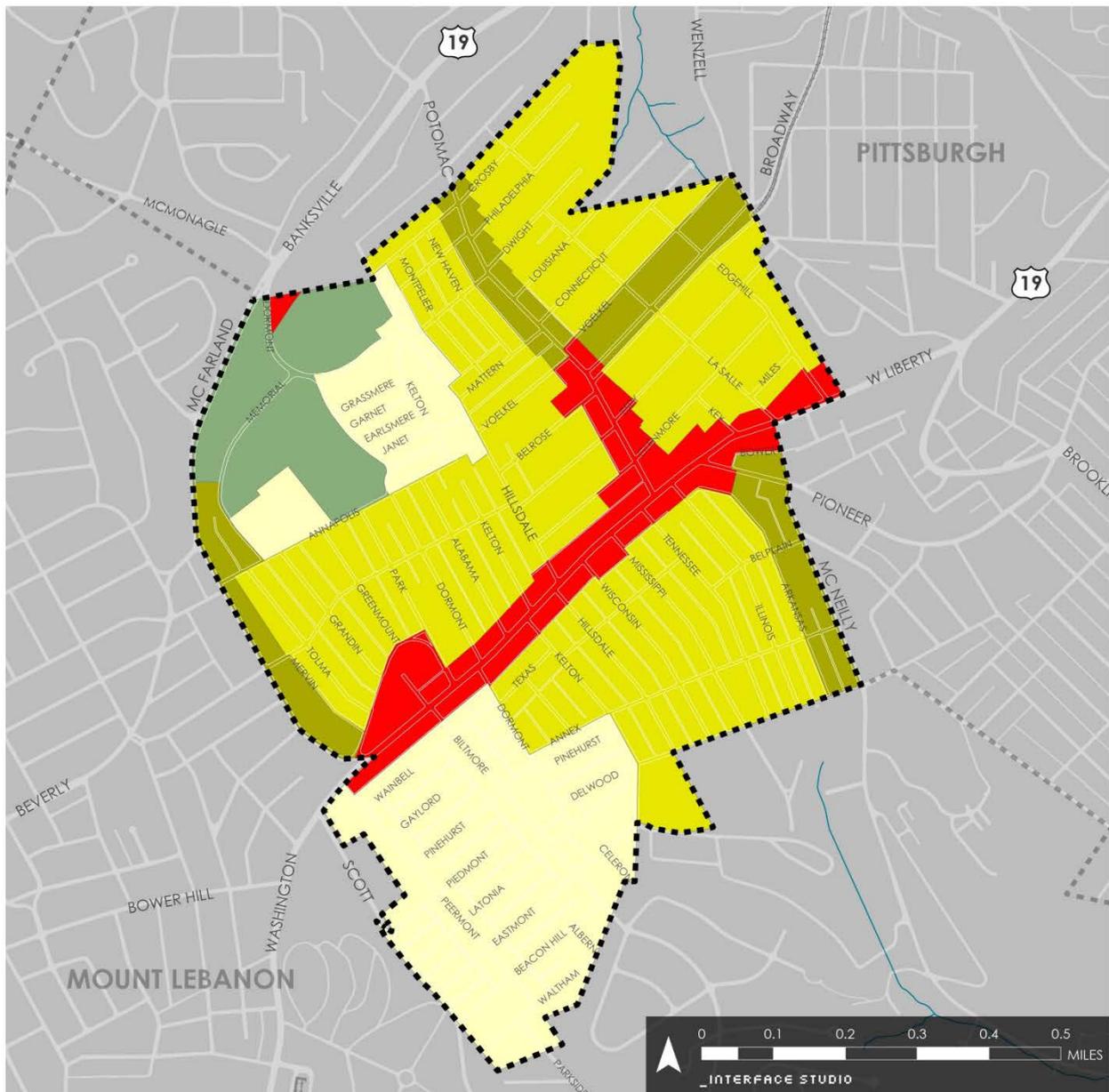
NEIGHBORHOODS WITHIN A 5 MINUTE WALK RADIUS OF OPEN SPACE

What are your PRIORITIES for OPEN SPACE and the ENVIRONMENT?

- Another park could be good esp. given the small sized yards in most houses. Could be good for retaining families
- Need a functional rec center – once the weather turns cold, there's no where to go.
- Troubled kids go to Begg Snyder and it's not a good place for younger kids. Not used much anymore – re-activate it.
- Could use a dog park, skate park
- Improve the quality of the existing parks and mobilize the community – it's not just something the borough can do.
- Bring more recreational activities for kids to attract/retain families with kids. Talk to kids and parents.

7 LAND USE & ZONING

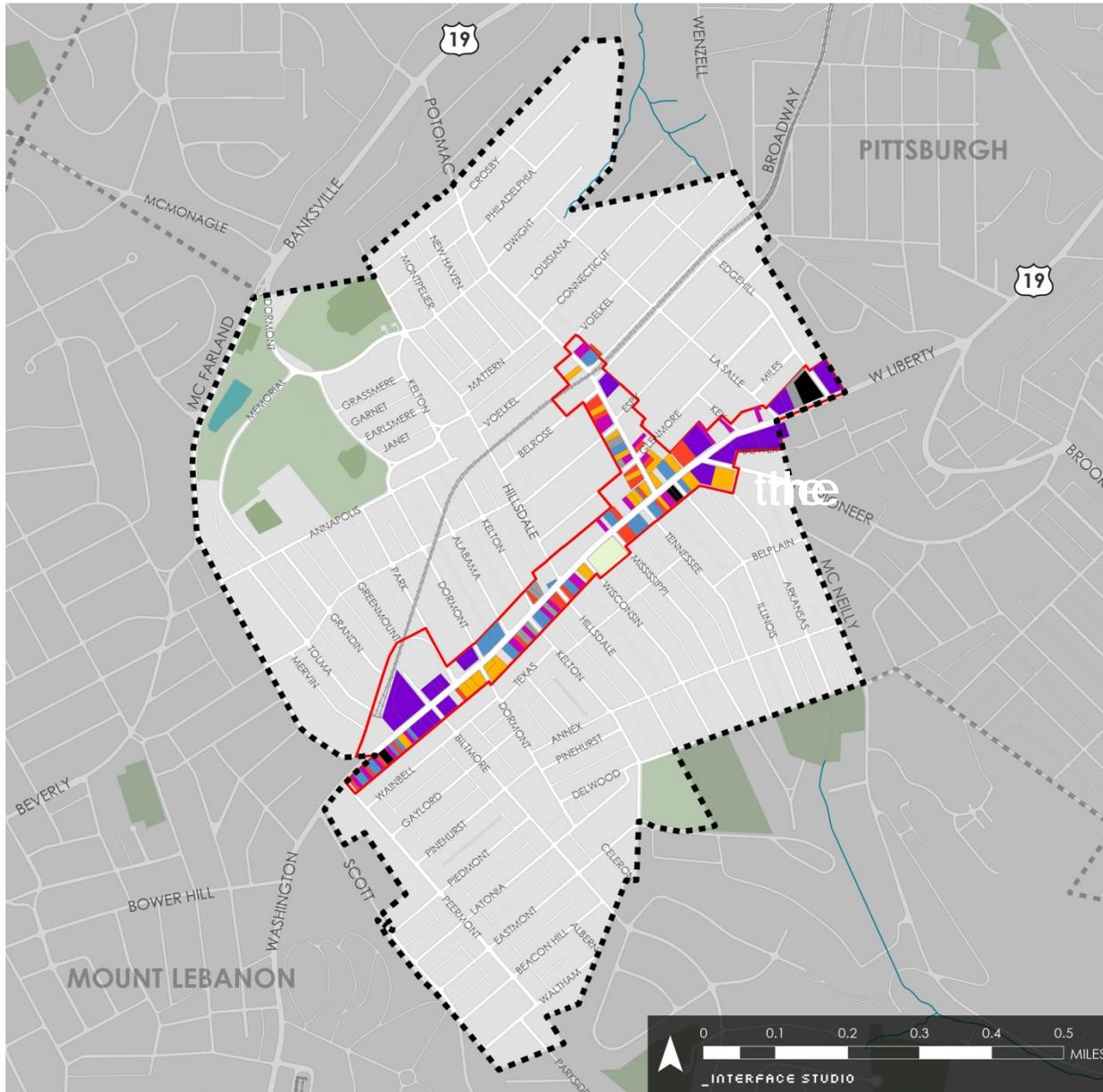
Source: Dormont Borough



- C: GENERAL COMMERCIAL DISTRICT**
- P1: PARK DISTRICT**
- R1: SINGLE FAMILY RESIDENTIAL DISTRICT**
- R2: 1-AND-2-FAMILY RESIDENTIAL DISTRICT**
- R3: MULTIFAMILY RESIDENTIAL DISTRICT**

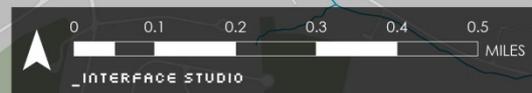


COMMERCIAL ZONING



Source: Dormont Borough, Interface Studio Field Survey February 2013

- AUTO
- OFFICE
- RESTAURANT/BAR
- RETAIL
- SHOPPING CENTER
- SERVICES
- UNKNOWN
- VACANT STOREFRONT
- C: GENERAL COMMERCIAL DISTRICT



What are your **PRIORITIES** for **LAND USE** and **ZONING**?

8 QUALITY OF LIFE & COMMUNITY FACILITIES



SAFETY



HEALTH



EDUCATION



CULTURE



PUBLIC SERVICE

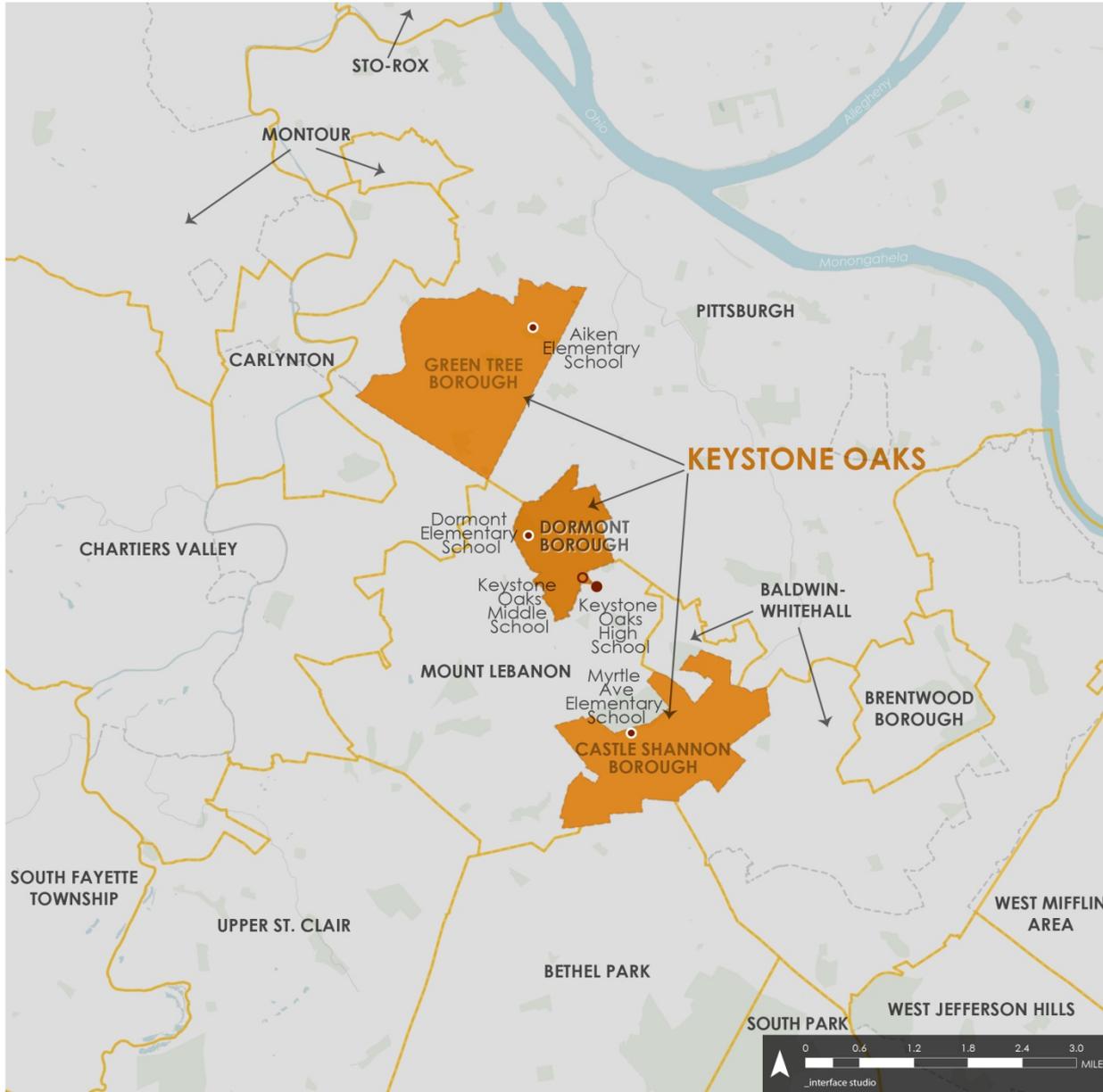


COMMUNITY & IDENTITY



ENVIRONMENT

EDUCATION



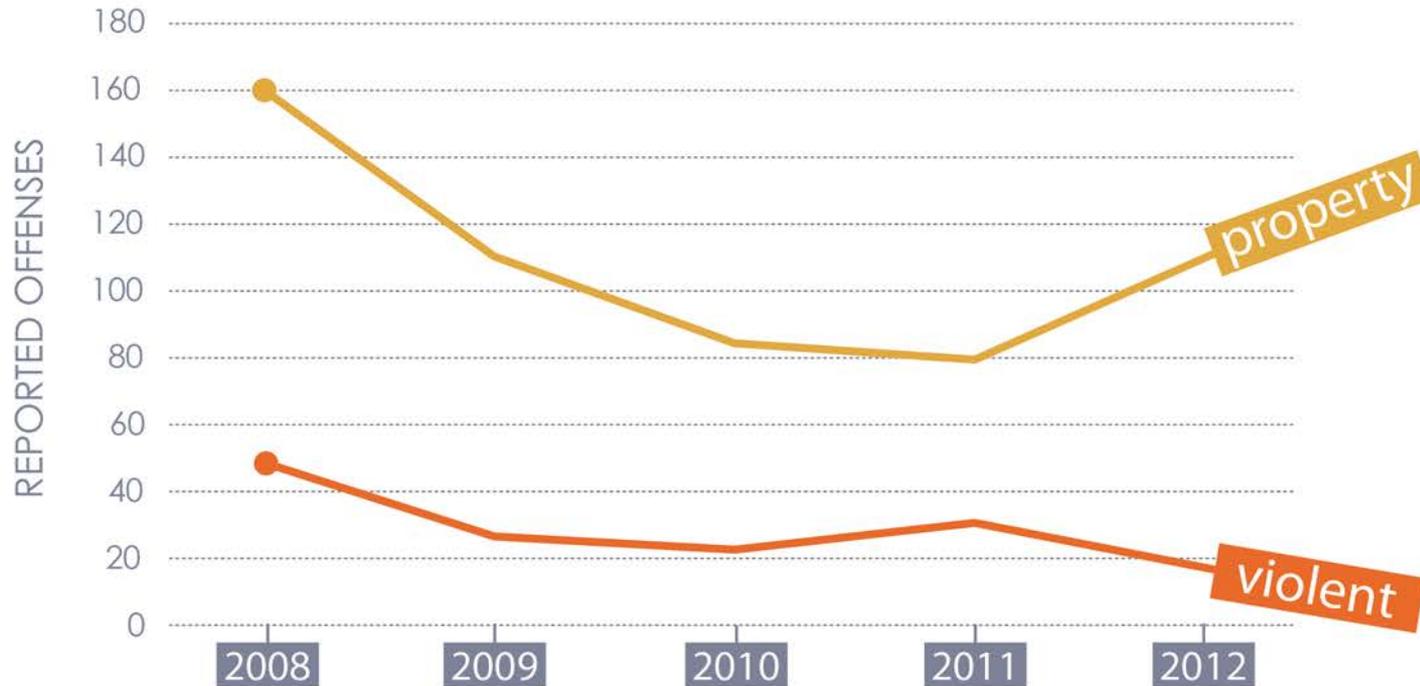
Source: Pennsylvania School Boards Administration;
Keystone Oaks School District

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



CRIME

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



2012 REPORTED OFFENSES PER 1,000 POPULATION

What are your PRIORITIES for QUALITY OF LIFE and COMMUNITY FACILITIES?

- Kids walk to school but it is not safe – need traffic calming.
- Promoting programs for kids – ex. movies at Hollywood Theater, museum – using these community resources more.
- Something similar to Market Square – a place to hang out with music, spend an afternoon in the business district
- Get the word out about what's going on in Dormont
- Bowling alley recently closed in the shopping center – how can it be re-purposed? Music venue?
- Missing arts and culture – like in Shadyside
- Events
- Arts and businesses need to work together – isolated gallery won't work.

WAYS TO

BUILD

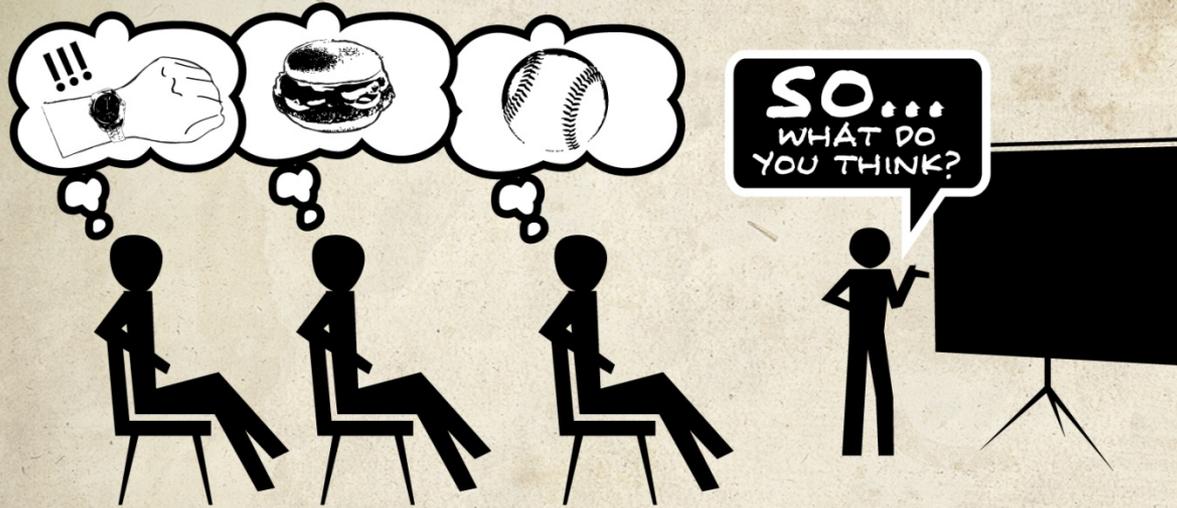
SUPPORT &

CONSENSUS



A STEERING COMMITTEE:

TRADITIONAL PUBLIC MEETINGS



NOT ALWAYS THE BEST TIME TO ASK COMMUNITY FOR THEIR THOUGHTS



COMMUNITY MEMBERS HAVE A CHANCE TO MEET EACH OTHER AND TALK ABOUT THE FUTURE

ONLINE INTERACTIVE PLANNING PORTAL



CONVENIENT AND FLEXIBLE--PARTICIPATE IN YOUR BUNNY SLIPPERS!



NO FACE TIME WITH NEIGHBORS

COLLABORATIVE MAPPING

FIRST, place a



sticker **WHERE YOU LIVE...**

THEN, place these stickers



to highlight locations that...

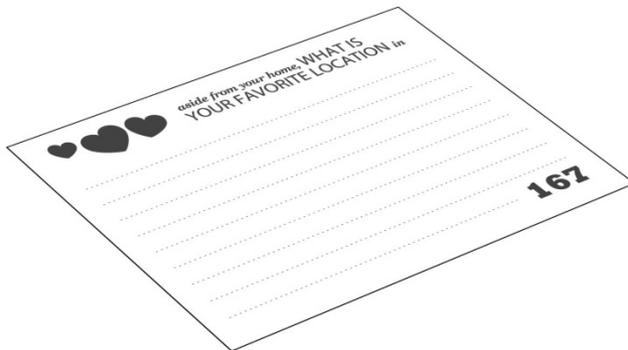
You would call your
favorite place aside
from your home

You would choose to direct
public/institutional money
towards for major
improvements if you could

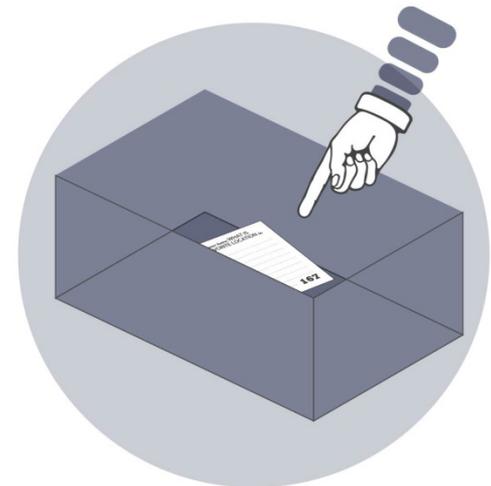
Have dangerous or
problematic issues that
should be addressed



AND THEN, tell us your **INSIGHTS** and **IDEAS** about these locations by writing them on the card with the matching number...



AND FINALLY, place your cards in the box!





THANK YOU!