

**GLENFIELD and
HAYSVILLE
COMPREHENSIVE PLAN**

2021

RESOLUTION NO. : 03- 2021

RESOLUTION ADOPTING THE GLENFIELD BOROUGH HAYSVILLE BOROUGH
JOINT COMPREHENSIVE PLAN IN ITS FINAL DRAFT AS PREPARED WITH
ASSISTANCE BY ENVIRONMENTAL PLANNING AND DESIGN, LLC AND
PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, the Borough of Glenfield did agree to and participate with the Borough of Haysville to prepare a Joint Municipal Comprehensive Plan for the Boroughs;

WHEREAS, public meetings began on November 18, 2019 and thereafter were held on May 4, 2020 and December 15, 2020, to accept public comments on the draft Joint Municipal Comprehensive Plan for Glenfield Borough and Haysville Borough;

WHEREAS, on October 27, 2020 and March 1, 2021 drafts of the Joint Municipal Comprehensive Plan were sent to the Allegheny County Department of Economic Development-Planning Division, contiguous municipalities, and the Quaker Valley School District for review and comment;

WHEREAS, the Glenfield Borough Haysville Borough Joint Municipal Comprehensive Plan was made available for public review in the offices of each Borough, and on the Glenfield Borough website;

WHEREAS, additional public hearings were advertised in April, 2021 in the Beaver County Times, for hearings held on April 19, 2021 and April 26, 2021. An additional public hearing was advertised on June 9, 2021, and June 14, 2021 in the Beaver County Times, and the hearing was held on June 21, 2021;

WHEREAS, the Borough of Glenfield and the Borough of Haysville advertised and held final public hearings on August 24, 2021 and September 13, 2021 respectively, to hear and consider public comments and to consider adoption;

WHEREAS, a copy of the Glenfield Borough Haysville Borough Joint Municipal Comprehensive Plan, which includes the text, maps, charts and all other items, are attached hereto as Exhibit "A";

WHEREAS, having considered all comments and recommendations received from the county, contiguous municipalities, the school district and the planning agency, the Borough of Glenfield Council has found that the Glenfield Borough Haysville Borough Joint Municipal Comprehensive Plan is beneficial to the health, safety and welfare of its citizens, and the Borough intends to review and update said plan as necessary in accordance with the Pennsylvania Municipalities Planning Code; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Glenfield, County of Allegheny, Commonwealth of Pennsylvania as follows: that the Borough of Glenfield Council does hereby adopt and ratify the Glenfield Borough Haysville Borough Joint Municipal

Comprehensive Plan, as attached hereto as Exhibit "A", in accordance with the Pennsylvania Municipal Planning Code.

Any and all previous inconsistent Comprehensive Planning documents are hereby repealed. All previous actions by or on behalf of the Borough consistent herewith are hereby reaffirmed and ratified.

RESOLVED, this 13th day of September, 2021.

ATTEST:



Secretary

BOROUGH OF GLENFIELD

By: 

Examined and approved by me this 13th day of September, 2021.



Mayor

RESOLUTION NO. : 0824 2021

RESOLUTION ADOPTING THE GLENFIELD BOROUGH HAYSVILLE BOROUGH
JOINT COMPREHENSIVE PLAN IN ITS FINAL DRAFT AS PREPARED WITH
ASSISTANCE BY ENVIRONMENTAL PLANNING AND DESIGN, LLC AND
PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE

WHEREAS, the Borough of Haysville did agree to and participate with the Borough of Glenfield to prepare a Joint Municipal Comprehensive Plan for the Boroughs;

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WHEREAS, having considered all comments and recommendations received from the county, contiguous municipalities, the school district and the planning agency, the Borough of Haysville Council has found that the Glenfield Borough Haysville Borough Joint Municipal Comprehensive Plan is beneficial to the health, safety and welfare of its citizens, and the Borough intends to review and update said plan as necessary in accordance with the Pennsylvania Municipalities Planning Code; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Haysville, County of Allegheny, Commonwealth of Pennsylvania as follows: that the Borough of Haysville Council does hereby adopt and ratify the Glenfield Borough Haysville Borough Joint Municipal

are hereby reaffirmed and ratified.

ORDAINED AND ENACTED INTO LAW, this 24th day of August, 2021,
by the Borough Council of Haysville Borough, in lawful session duly
convened.

WITNESS

BOROUGH OF HAYSVILLE

Mary S. Conlin
Secretary

BY:

ARJ
President of Council

AND NOW, this 24th day of August, 2021, the
foregoing Ordinance is hereby approved.

[Signature]
Mayor

Acknowledgements:

Glenfield

Council

President, Paul Carmody

Vice President, Curtis Reiner

Robert Brown

Cathy Cunnard

Greg Joyce

Sam McGee

Joel Kaminski

Haysville

Council

President, Amy Paff

Vice President, Catherine Paff

Treasurer/Secretary, Mary Beth Conlin

Amanda Muzichuck

Melissa Horn

Shawn Conlin

Lou Paff

Steering Committee

Amy Paff

Curtis Reiner

David Orbison

Prepared for the Borough of Glenfield and the Borough of Haysville

Prepared by Environmental Planning & Design, LLC

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Preface

As our children grow and eventually become the leaders in tomorrow's society, how will Glenfield and Haysville be home to them? A sense of place is what attracts future residents, businesses and stakeholders to a community. Glenfield and Haysville have a small-town appeal within Western Pennsylvania's most populated area.

With 2,560 municipalities throughout Pennsylvania, multi-municipal cooperation is key in order to create a successful, vibrant region. The Glenfield Haysville Comprehensive Plan explores the makeup of the two communities and their place within Allegheny County. Multi-municipal planning provides several benefits not only to the specific municipalities involved but also to the region. The Glenfield-Haysville Comprehensive Plan will use the best-practices of multi-municipal planning in order to guide them into the future by stimulating local economic development, providing more convenient accessibility to the riverfront, preserving sensitive environmental resources and creating a sense of place.



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CHAPTER 1

Introduction

What is a Comprehensive Plan

A Comprehensive Plan is a document mapping out the future endeavors that a municipality has identified for itself. This document is a public document that carries no legal weight but once adopted, has tremendous influence on future actions within the municipality and in some cases the region. Policies and recommendations laid out within this plan will be implemented over time in various ways including capital improvement projects, rezoning, blight remediation and the adoption of a joint Zoning Ordinance. By using a Comprehensive Plan as a guide for the character and location of proposed development, a municipality is given the authority to oversee development in their community.

Although physical improvements within a community can be visible immediately, policy changes can take months or even years to be able to see results and can be just as fruitful. A Comprehensive Plan helps map out policy changes so they can be implemented in an order that will maximize the efficiency of the municipality. The policy changes and recommendations will all be laid out in an Action Plan.

While broad in scope, each chapter within the document dives into the inner workings of the community. The complexity between the physical, environmental, social, and economic factors of a municipality is what drives comprehensive plans to be so influential. Future endeavors that the municipality pursues will likely coincide with the framework laid out in the Comprehensive Plan.

This document is organized in 5 Chapters:

1. Introduction
2. Local Glenfield and Haysville
3. Strengths, Opportunities and Inventory
4. Recommendations
5. Time for Action

For the first time in Glenfield and Haysville's history, the creation of a Comprehensive Plan will be the first broad-scale planning document each municipality has adopted, and they are working together to achieve the greatest success possible.

Glenfield and Haysville are two individually designated municipalities facing some of the same challenges. On-going investments in the greater Pittsburgh region has brought countless potential opportunities to the area. Competition is challenging but healthy for the region as a whole. This Multi-municipal Comprehensive Plan is a roadmap for Glenfield and Haysville to use to travel together in the best way possible.



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CHAPTER 2

Local Glenfield and Haysville

Chapter II introduces the communities of Glenfield and Haysville and provides their location within Allegheny County. A demographic analysis gives a deeper understanding about the people living in Glenfield and Haysville. A glance at the rich history of the neighboring communities shines light on how these proud Boroughs came to be.

Glenfield and Haysville are two Boroughs located in the Sewickley Valley area of Allegheny County. Adjacent to one another, these two boroughs date back to the late 18th century when they were first settled near small tributaries along the Ohio River. When construction of rail lines along the river towards Beaver was complete, several stations lined the river towns along the Ohio River. Kilbuck Station and Haysville Station servicing Glenfield and Haysville made them desirable commuting communities.

Glenfield and Haysville are small, proud communities that desire to grow culturally and economically while remaining close-knit. The physical landscape of Glenfield and Haysville is unique, with riverbanks and steep hillsides that creates a small river town sense of place while being minutes away from downtown Pittsburgh.



Sewickley Valley Region

Sewickley Valley is a multi-municipal region within central western Allegheny County. First settled in the mid-18th century along the Ohio River, this area utilizes its natural resource as unique recreational, environmental and economic asset that most regions in the state do not have. Comprised of 11 different municipalities, with six existing along the river, Sewickley Valley is home to almost 14,000 people and is comprised of over 15,000 acres.

In the history of Sewickley Valley, location is everything. In the early 1900's, the proximity to Pittsburgh led some of the wealthiest people in America to make Sewickley Valley their home. Even today, location is one of the region's biggest assets. Downtown, the airport, Interstate 79 and the Allegheny Country Club, Sewickley Valley can use the proximity of these locations to further pursue the areas goals and objectives.

Demographics

While the general makeup of Glenfield and Haysville are very similar, there are some striking differences in their demographic composition. In this section, the demographics of Glenfield and Haysville will be observed and compared to each other as well as other Sewickley Valley municipalities, Pittsburgh, Allegheny County and Pennsylvania.

Out of the 130 municipalities in Allegheny County, Haysville and Glenfield have the two smallest populations in the entire County. Combined, Glenfield and Haysville make up about 2% of the Sewickley Valley total population. Meanwhile, Sewickley Valley residents make up a little more than 1% of Allegheny County’s total population. While these two communities are small in geographical size and population, the potential within these two communities is what will attract younger, higher educated people.

Sewickley Valley follows a similar population trend to many other regions in Pennsylvania. Many municipalities are declining in population and moving to the suburbs of bigger cities such as Pittsburgh and Philadelphia. With some municipalities increasing and some decreasing, Sewickley Valley has remained about the same population for the past 20 years. Sewickley Valley’s terrain generally limits large-scale development in the area.

		Population			% Change	Acres
		2000	2010	2017	(2010—17)	
Sewickley Valley Region	Aleppo Township	1,203	1,916	1,787	-7.2%	1,125
	Bell Acres	1,339	1,393	1,362	-2.3%	3,385
	Edgeworth	1,711	1,676	1,826	8.2%	1,031
	Glenfield	236	205	239	14.2%	640
	Glen Osborne	566	547	618	11.5%	359
	Haysville	78	70	83	15.7%	138
	Leet Township	1,524	1,632	1,589	-2.7%	1,024
	Leetsdale	1,252	1,218	1,257	3.1%	753
	Sewickley	3,908	3,831	3,862	0.8%	718
	Sewickley Heights	866	816	740	-10.3%	4,739
	Sewickley Hills	639	636	706	9.9%	1,565
	<i>Pittsburgh</i>	333,595	305,405	305,012	-0.1%	37,352
<i>Allegheny County</i>	1,280,000	1,224,000	1,229,605	0.5%	476,800	

Housing Inventory

Location is a huge benefit in the eyes of Glenfield and Haysville residents. Part of what makes up the identity of the communities is the proximity to downtown and the river. This has led to a mixture of owner occupied and renter occupied housing units. Majority of the housing units are single family detached dwellings. Given the history of Glenfield and Haysville being commuter towns, predominantly single family dwellings is common and unlikely to change.

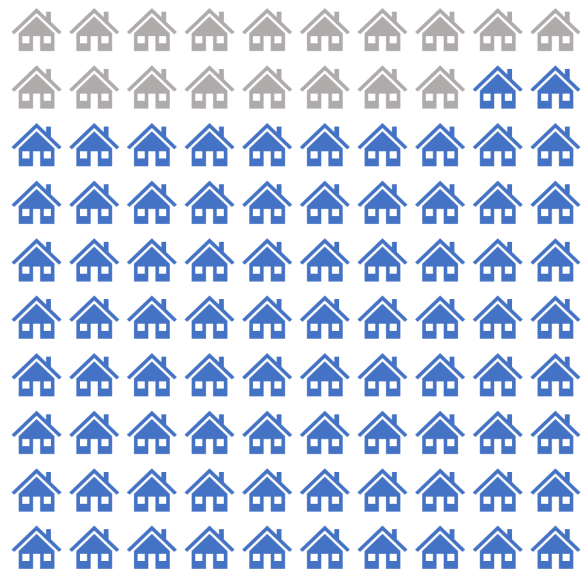
For both Boroughs, the majority of households are made up of families with children, a common attribute of smaller communities. Both communities are within the Quaker Valley School District which is a reputable school district in the region. The school district, the proximity to downtown and the river make Glenfield and Haysville desirable locations for new and soon to be family's.

In 2010, the housing vacancies in Glenfield and Haysville were both below 10%. In the 2017, out of the 96 (Glenfield) and 40 (Haysville) housing units within each borough, the housing vacancies nearly tripled to 15% and 18%. The increase in vacant houses can be looked at as an opportunity. Vacant housing can open doors for the younger generations to move into the communities.


Glenfield Housing Occupancy Ratio



Haysville Housing Occupancy Ratio



 Percent Occupied

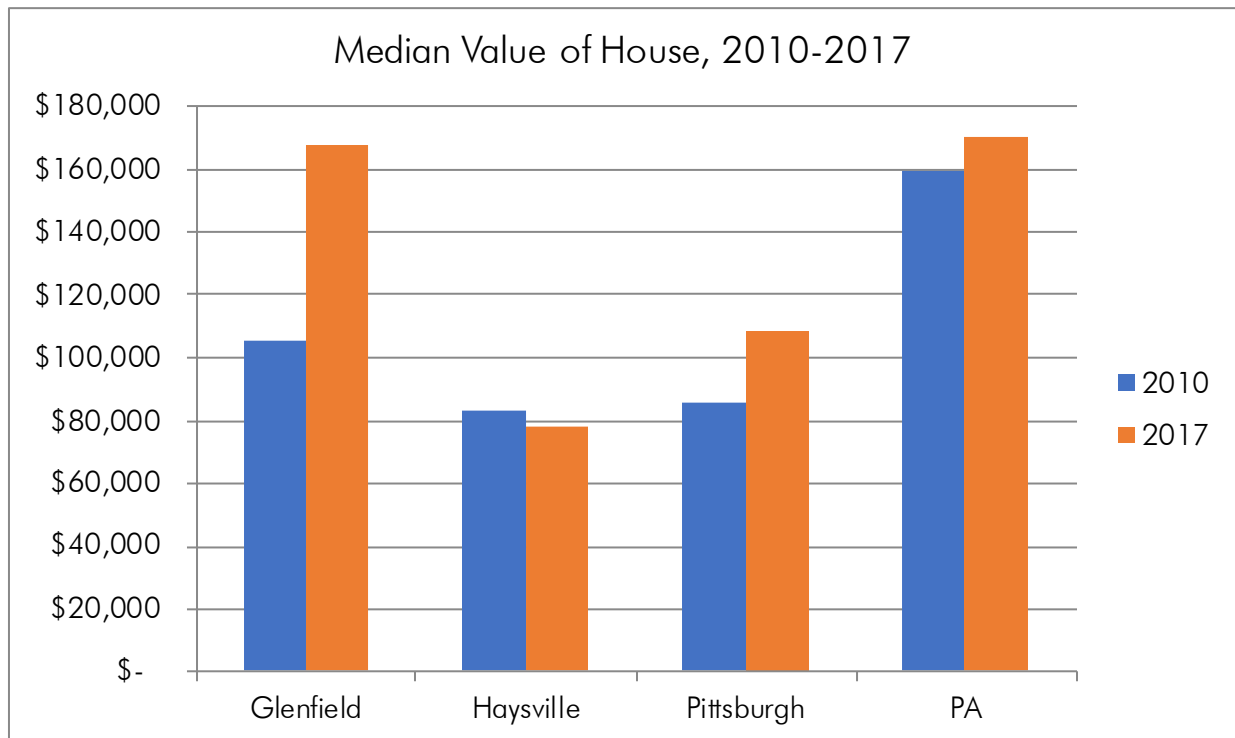
 Percent Vacant

	2010		2017			
	Glenfield	Haysville	Glenfield		Haysville	
Occupied Housing Units	90	34	82		33	
Own/Rent	-	-	53	29	29	4
Own/Rent Population			164 ppl	75 ppl	73 ppl	10 ppl
% of Home Ownership	-	-	65%		88%	
Vacant Housing Units	6	3	14		7	
Total Housing Units	96	37	96		40	
% of Total that are Vacant	6%	8%	15%		18%	
Median Rent	-	-	\$1,500		\$1,375	

Occupied Housing Tenure reflects on the amount of owner versus renter tenure within each Borough. Glenfield having a larger population, naturally has a larger number of owner occupied housing. Haysville, however, has a higher homeownership ratio despite having a lower median rent. Another striking difference between Glenfield and Haysville is the ratio of Homeowners with mortgages. Glenfield has a 64:36 percent ratio of homeowners with mortgages compared to homeowners without. This is common in today's society as many homeowners have some type of mortgage on a house. Haysville has a 21:79 percent ratio of homeowners with mortgages compared to homeowners without. This difference could be explained by the average home value in each borough; Haysville having a lower average value of a house, so paying cash or already paying off a mortgage could be much easier.

Within the past decade, the average value of a house in Glenfield has risen nearly sixty thousand. While not as steep of an increase as Glenfield, the average value of a house in Pittsburgh and Pennsylvania also increased. Haysville did not follow this trend and while only slightly, the average value of a house did decrease. The value of a home depends on several different factors, i.e. school district, gross floor area, off street parking, neighborhood. The character of the communities are important to residents and is one of the most crucial elements to preserve. With the large amount of vacant housing within both Borough's, new residential growth is not a focus, rather reinvesting in existing growth to try and fill the vacant houses. By focusing on preserving the natural resources, the implementations of certain policies and the building of new riverfront parks, the surrounding housing values will increase and the vacancy ratio will decrease.

The highest property values within Glenfield and Haysville are not along the river but are inland. This reinforces the need for riverfront redevelopment and the creation of more public and open space within the boroughs. The most densely developed parts of Glenfield are along the riverfront and on Kilbuck St. The most densely developed part of Haysville is along River Rd and South Ave.



Industry

Allegheny County's top Industry is Educational services, and health care and social assistance. Other top industries within the county include professional, scientific, and management, and administrative and waste management services and Retail trade. Several major higher educational facilities are located in the Pittsburgh region like University of Pittsburgh, Carnegie Mellon University, Robert Morris University, Duquesne University and Carlow University, just to name a few. There are a number of hospitals around the region as well. With all of these education and health care facilities, its only fitting that Educational services, and health care and social assistance is the largest industry of employment for Glenfield and Haysville— being each over 20% of residents employed within this industry alone. In Haysville, construction and professional, scientific, and management, and administrative and waste management services also employ over 20% of residents employed.

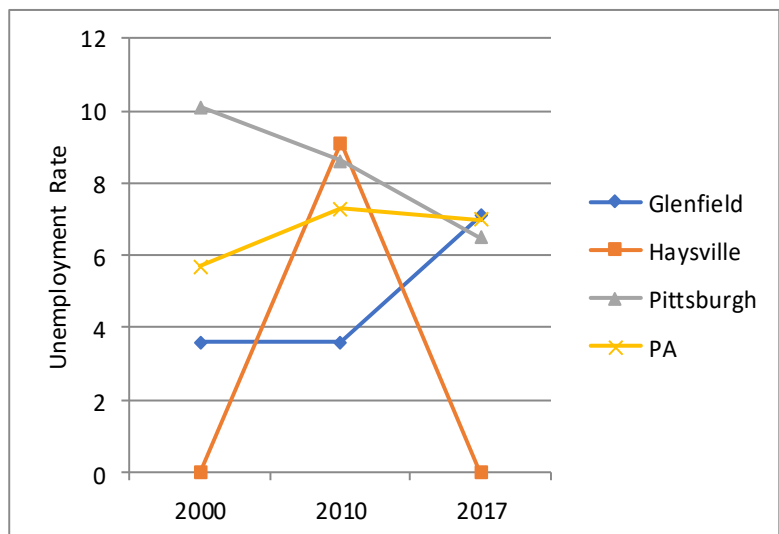
Industry	2017	
	Glenfield	Haysville
Agriculture, forestry, fishing and hunting, and mining	0.0%	5.1%
Construction	5.1%	20.5%
Manufacturing	5.9%	7.7%
Wholesale Trade	5.1%	0.0%
Retail trade	7.6%	7.7%
Transportation and warehousing, and utilities	8.5%	0.0%
Information	1.4%	0.0%
Finance and insurance, and real estate and rental and leasing	6.8%	0.0%
Professional, scientific, and management, and administrative and waste management services	17.8%	20.5%
Educational services, and health care and social assistance	22.0%	20.5%
Arts, entertainment, and recreation, and accommodation and food services	2.5%	12.8%
Other services, except public administration	12.7%	2.6%
Public administration	4.2%	2.6%

Places of Work

Like most communities in western Pennsylvania, Pittsburgh is the driving force behind the economy. Neighboring states like Ohio, Maryland and West Virginia have people commuting as long as an hour to work in the Pittsburgh region. Cities in other states like Morgantown, WV and Youngstown, OH also attract Pennsylvanians to commute out of state for work. Haysville has a 100% in state place of work ratio, while Glenfield has a 99.1% ratio. A vast majority of people also work within Allegheny County, with less than 20% commute out of county. According to the 2017 Census Estimates, the average commute in Glenfield is 19.8 minutes while Haysville is almost double that at 36.2 minutes. This is a strength for both Glenfield and Haysville as it reinforces the notion that location is truly one of the most impactful assets that Glenfield and Haysville have.

Unemployment Rate

The unemployment rate for the City of Pittsburgh has steadily gone down since 2000. Glenfield and Haysville do not follow this trend. Haysville had a 0% unemployment rate in 2000 and 2017 with a spike in 2010 to almost 10%. Glenfield had a steady unemployment from 2000 to 2010 but then almost doubled to 7.1% in 2017. Small populations can mislead data due to the higher percent value each person has compared to a large population.

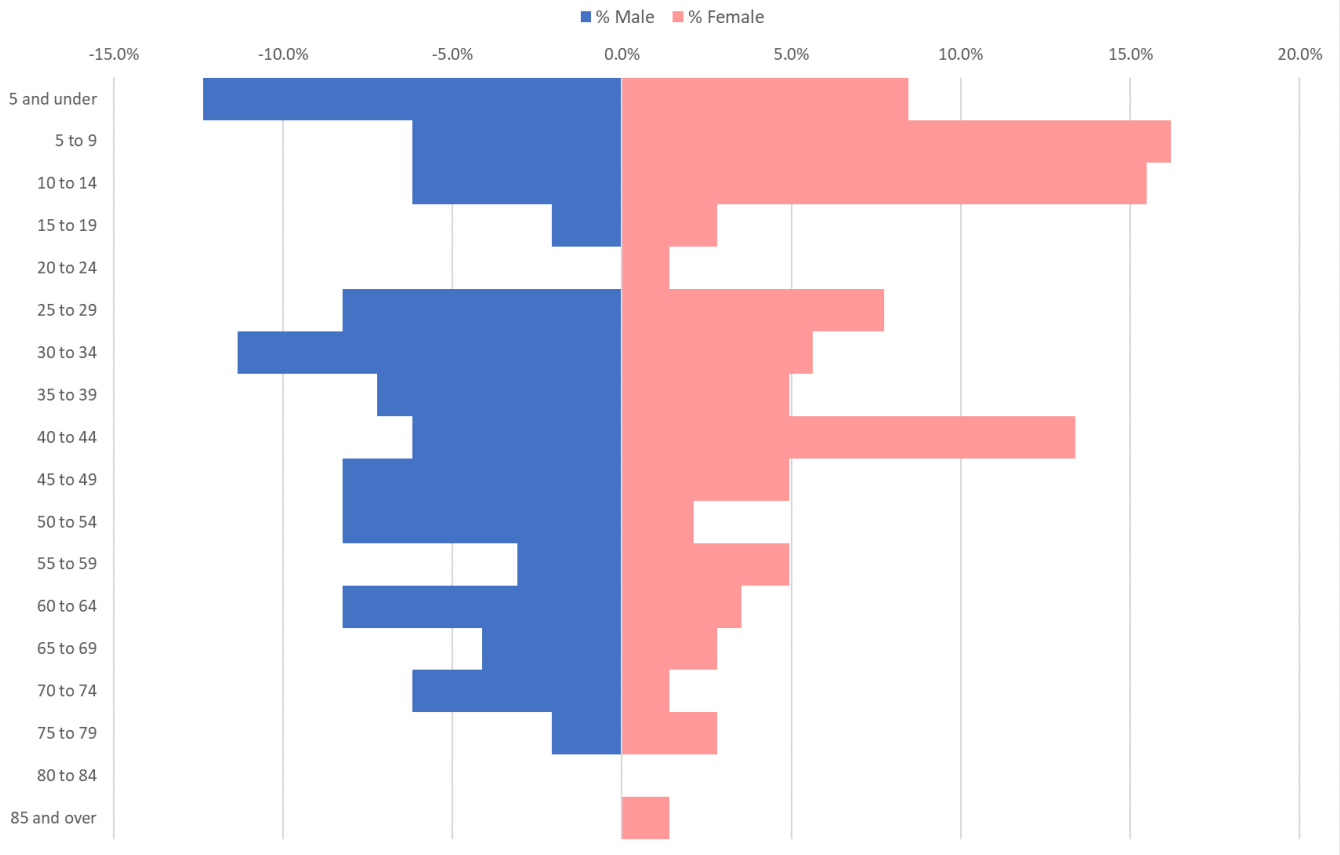


Age

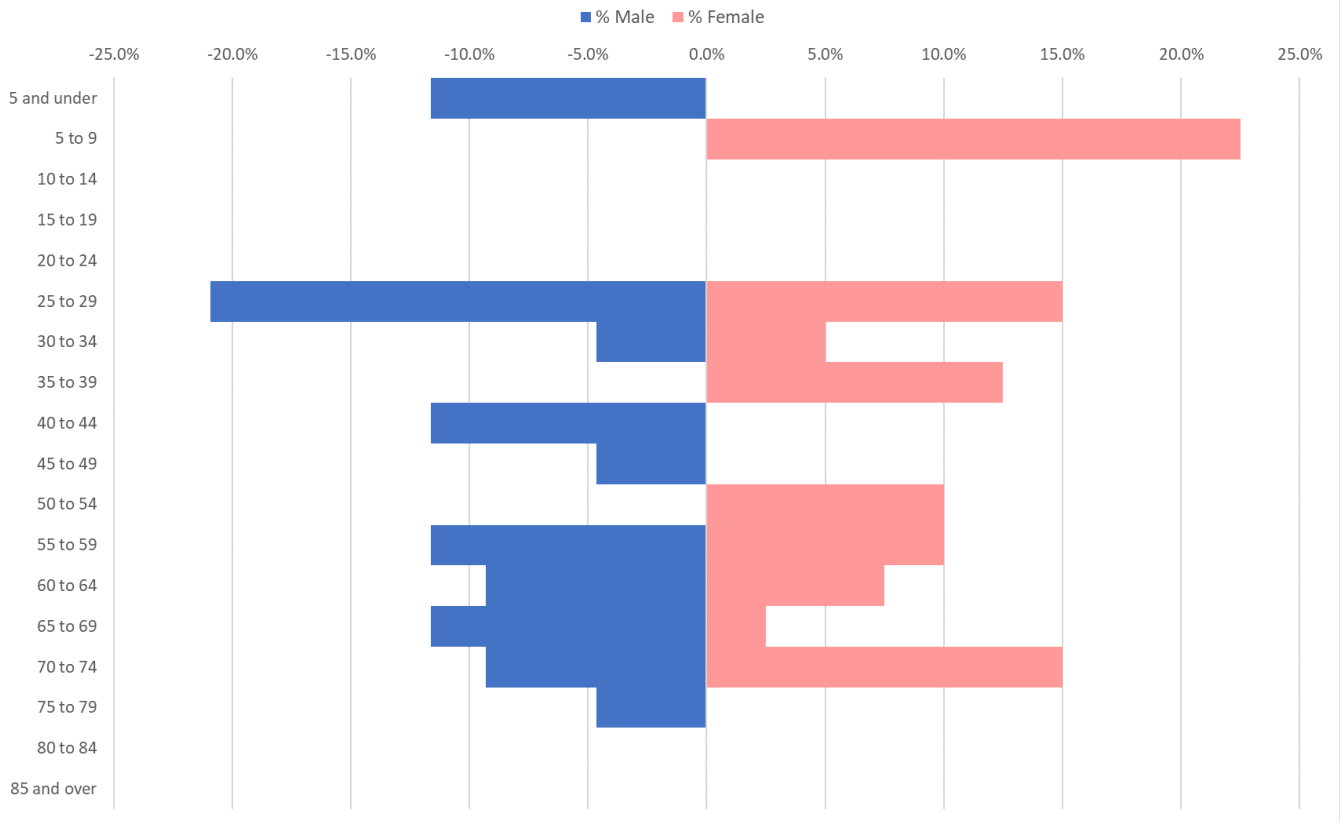
Glenfield and Haysville have an opportunity to attract younger people and establish a more diverse and stable age pool. The Baby Boomer generation has historically been and still is the largest generation to date. Xennials and Millennials will be responsible for producing the largest generation in history, Gen Z. Within Glenfield and Haysville, the shift from a Baby Boomer majority to a Xennial and Millennial majority has already begun. Introducing a younger generation can be a very positive and inspiring change to a community. Specific planning policies and implementations can be targeted towards attracting younger people like increasing walkability, provide a variety of amenities e.g. parks, marinas, and trails, and developing more businesses to appeal to the needs and interests of the younger generation.

In 2000, Glenfield and Haysville had a larger population and a more balanced age pool. As current residents begin to get older, the Baby Boomer majority will begin to decline and the Xennials and Millennials will become the majority. With the right policies and/or projects implemented by Glenfield and Haysville and a thriving economy, the age gaps that are seen can be filled in to have a balanced age pool once again.

Glenfield Age-Sex Graph, 2017



Haysville Age-Sex Graph, 2017



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CHAPTER 3

Strengths, Opportunities and Inventory

Within Chapter III of the Comprehensive Plan, the strengths and opportunities of both boroughs are explained, along with an inventory on what makes Glenfield and Haysville unique. An in-depth look at the community character, existing uses, natural resources, existing infrastructure, and building character can give a better sense of what the future holds for Glenfield and Haysville. Challenges are important to identify because they reveal possible places of enhancements.



Community Landscape

Separated from other municipalities by the steep hillside terrain, the river and the built environment, these municipalities have remained protected from the suburbanization that took place in surrounding communities. Most of the development in both boroughs has occurred along the riverfront with a limited access highway and railroad splitting the riverfront off from the rest of the borough.

During the construction of the Interstates, half of Glenfield's structures were converted to the I-79-PA 65 interchange. Since then, development has slowed down and has relocated to neighboring municipalities, vacating dozens of acres of land within the boroughs. This has allowed for most of the land within the two boroughs to be preserved and undeveloped; making for greater opportunity for recreational trails and open space.

Community Character

The community's overall character centers around the heritage and landscape of the boroughs. The sense of community that the two boroughs create is what makes them stand apart from the rest of the region. Generations of residents have called Glenfield or Haysville home. The commitment of the residents to stay in the same town or even the same house as they grew up in is very much a strength. Investments in communities stem from those committed residents who want to see their community grow and flourish.

While residing in Glenfield or Haysville, it is only natural to get to know your neighbors. Here, a neighbor is not just someone who you see and wave to on your walk from your car to your front door, both communities have embodied the phrase "love thy neighbor" and have created a second family within their hometown. Both boroughs are not set up in a traditional town layout but that does not stop residents from getting to know all their neighbors, whether right next door or on the other side of the railroad and highway.

There are dozens of communities along the Ohio, Allegheny and Monongahela Rivers. Many of these communities are separated from the riverfront by either a railroad or highway. Glenfield and Haysville are no different, with the exception that majority of the residents have settled alongside the river in the 300 ft between the riverbank and the railroad tracks.





Existing Uses

Residential

The primary use within Glenfield and Haysville are single family detached dwellings. This is not out of the ordinary for smaller scale towns near larger cities. In order to preserve the established residential corridors, redevelopment of existing structures is encouraged rather than new development. Current county zoning shows that majority of the land in both municipalities are vacant, which given the landscape, is not abnormal. Given the lower taxes that Glenfield and Haysville have compared to other municipalities in the region and the high-quality school district that both communities belong to, demand for residential is high.

A major concern for residents is preserving the character of the community they call home. In the past, there has been no check on anyone who wants to purchase and develop land within Glenfield or Haysville. The preservation of the primarily residential community's is essential for the residents.

Non-Residential

Only a handful of non-residential uses exist within both Glenfield and Haysville. This is likely due to the history of the boroughs as commuter towns. With the regional connectivity that I-79 and PA 65 offer, Glenfield especially has opportunity to expand their economic development. With increase access to the Ohio River, recreational and economic uses will be drawn to the riverfront. Majority of the riverfront corridor are single family detached dwellings, this street has the potential to become a mixed-use development supporting residential, commercial and recreational.

Some of the existing businesses includes a barber shop, a restaurant, a pet resort, a stage equipment manufacturing facility, an auto repair shop, a veteran's association and a marina and storage facility. Majority of the businesses provide a service or services. The variety of services that these businesses offer is a strength as one service does not dominate the rest.



Public and Open Space

Public and Open Spaces are a desired amenity in today's lifestyle. Glenfield currently has one park (Riverside Park) that is used by the public but could be more accessible with a multimodal connection. Haysville, however, does not have a public or open space within the borough, relying on other neighboring communities like Glenfield. For the size of the park, Riverfront Park offers a range of different recreational and leisure activities for the public, such as a baseball field, basketball court, playground and several pavilions.

One use in particular that has benefitted Glenfield is the Kilbuck Township Fish and Boat Commission Boat Ramp. This use has a capacity for over two dozen vehicles wishing to utilize the boat access and is the most accessible public boat ramp within 10 miles. The launch is a huge asset to the community for recreational and economic growth.



With access to 20 different parks, nature reserves, and recreation complexes within a 5 miles radius of Glenfield and Haysville, residents have plenty of options and a variety of amenities to chose from. In this area, country clubs and smaller parks are not listed but are abundant within the different municipalities. Major parks include Robins Hill Park, Moon Park and Ohio Township Community Park.

Insert Park Map Here

Natural Resources

One of the largest natural resources in Western Pennsylvania are the Three Rivers. The majority of Glenfield and Haysville's land is located along the Ohio River. With a little over 2 miles of riverfront, most of the land is either developed or unable to be developed due to natural barriers such as slope or stream corridors. The hillsides limit certain development, however, they do not limit trail and recreational opportunity. Located in between the Beaver Valley and Downtown Pittsburgh, this makes the boroughs a prime location for recreational opportunities.

Other benefits come from being located so close to the Ohio River. Several Tributaries end within either Glenfield or Haysville. These tributaries serve almost 40% of Sewickley Valley and consist of almost 10 miles of stream. The potential for water quality studies, wildlife/riparian corridors and flood protection areas can be done to measure and improve the quality of the water flowing into the Ohio River. Almost all of the development within both boroughs is along either the Ohio River or the small tributaries, meaning flooding can become an issue.



The abundance of greenery and pervious surfaces can greatly reduce the runoff into the Ohio River and can help when trying to develop some sort of recreational activity, such as hiking trails and greenways. Toms Run Nature Reserve, located along Toms Run east of Glenfield in adjacent Kilbuck and Ohio Townships, is the embodiment of preservation and conservation of natural resources. This 369-acre Reserve provides a recreational opportunity and enhances the quality of life to locals. Connections to this via trail can better connect Glenfield and Haysville to neighboring townships and boroughs.

Insert Topo Map Here

Interstate 79 follows along Kilbuck Run through Glenfield and Aleppo Township. Many of the local roads in Glenfield and Haysville follow some of these small tributaries. A topographic map shows the contouring of the region and makes larger tributaries like Kilbuck Run, Little Sewickley Creek and Big Sewickley Creek very noticeable.

Infrastructure and Connectivity

Mainly rural style towns, Glenfield and Haysville have an opportunity that a lot of other Allegheny County municipalities don't have – direct access to an interstate highway. A major part of Glenfield's history was the construction of Interstate 79 through the borough. About half of the town was converted to an interchange to support the increase in population and traffic within the region. The interchange in Glenfield is the only access point to I-79 in the area for 2 miles providing potential for new business opportunities. In 2017, over 50,000 cars traveled along I-79 daily and over 24,000 traveled along PA 65 daily. This high-intensity traffic volume makes Glenfield one of the most travelled through and connected boroughs in western Allegheny County.



Another limited access highway runs parallel to the Ohio River, PA 65. This is a limited access highway that mainly serves as a commuting corridor connecting these river towns and Beaver to Downtown. PA 65 becomes a normal 4 lane road once it reaches Haysville, as the first intersection takes place at River Rd and Beaver St. River Rd follows the valley and creeps up the adjacent hill to the north and provides access to the river to the south. Beaver St parallels PA 65 and becomes a “main street” running through the heart of Sewickley Borough. River Rd is the only access point for many of people in Haysville, for it is the only road in or out of the riverfront. This has presented a problem in the past since both Glenfield and Haysville have a large majority of their population along the Ohio River in the floodplains.

Within the communities, commercial development has developed anywhere possible. The development along the river makes the single access river streets serve residential, commercial and recreational traffic. With commercial development located either along the river or near the River Rd intersection, Glenfield and Haysville have enormous potential for new economic development while still maintaining the existing service oriented commercial development. A new Main Street corridor can be established to help direct new development.

Interstate 79, PA Route 65 and Kilbuck St Interchange



PA Route 65, Beaver Street, and River Road Intersection



Insert Traffic Map Here

Building Character and View from the Public Realm

Most of the buildings are 1-2 story dwellings, majority of which are within 50 ft of the Ohio River making the riverside the densest area. Several businesses line the riverfront but are sometimes separated by houses. The building patterns do not reflect the overall building character design. The riverfront is very much a mixed-use type corridor, all following a rural riverfront theme.



Several neighboring municipalities supply Glenfield and Haysville with basic essential services like fire protection, water, and sewer. Relations with these other municipalities are vital in maintaining public health and safety. The Quaker Valley School District serves both Glenfield and Haysville providing the opportunity to form several school or youth organizations to get the youth involved in community activities such as river restoration and street clean ups.



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CHAPTER 4

Recommendations

Future Land Use Plan

Glenfield and Haysville have an opportunity to make a statement; a statement that they are open for business, using this comprehensive plan as evidence. One of the biggest economic strengths that Glenfield and Haysville has is location and proximity. To support the drive to attract businesses to the area, zoning and land use must coincide and encourage this drive.

Many of the existing businesses are zoned according to their land use but no congruent commercial corridor exists. It is important to acknowledge the existing businesses and to work alongside these business owners since they are major stakeholders within the community. Existing zoning does acknowledge these businesses but limits future commercial or manufacturing development especially along the riverfront.

Previously there were 14 different uses within the boroughs that were designated by the county. Many of these uses were used for only a couple of properties. The plan proposes the consolidation of several commercial and industrial uses into one commercial/industrial district. This focuses development to a specific location, while still preserving the natural environment. The plan also proposes a Mixed-Use district to help create a “Main Street” corridor desired by both Boroughs. This mixed-use district will allow for commercial and residential to coincide with one another and eliminate the separation of uses that historically has been the norm.

A new Resource Conservation Overlay is also proposed. The goal of introducing this new overlay into this comprehensive plan is to promote residential development while also conserving the natural environment that makes Glenfield and Haysville unique. The Resource Conservation Overlay comprises mainly of currently vacant lots but has the potential to become residential or recreational land. Conserving the natural landscape, providing development opportunity and preserving the unique quality of life is the focus of this zone.

Along with the reclassification of land uses, permitted land uses must reflect the changes. An identity of a community is often linked to the visible landscape. In order to preserve and promote the character of the communities, more places of assembly need to be permitted. Parks, places of worship, community centers, they all provide a tangible place of identity for residents to relate to, gather at and be proud of.



Residential

Purpose: to accommodate the largest land use in both boroughs and to designate certain areas within the boroughs as “residential neighborhoods” while maintaining the unique quality of life.

Typical land use activity: Predominantly single family detached homes on lots larger than .5 acres.



Commercial/Industrial

Purpose: to provide direction on where to focus economic development and to accommodate the already existing uses.

Typical land use activity: Smaller, predominantly service commercial or industrial, with a focus on serving the local customer base.



Mixed-Use

Purpose: to begin developing a “Main Street” corridor and to give businesses the ability to develop along the riverfront.

Typical land use activity: Primarily service commercial targeted at the recreational opportunity that the riverfront provides.



Resource Protection Overlay

Purpose: to protect the public health and safety by mitigating potential hazards such as land subsidence that may arise due to the inappropriate development of lands with sensitive natural resources; to safeguard the public welfare by guiding future development patterns to prevent potential impacts on the region’s water and stream quality; and to promote and protect the community’s existing level of quality of life by restricting development that could alter the quality and availability of ground water.

Civic and Natural Amenities Plan

Glenfield and Haysville have an abundance of natural amenities that can be capitalized on. The riverfront, tributary streams, and green hillsides are all-natural amenities that can enhance the quality of life of residents. While both boroughs are limited in space, cooperation with neighboring municipalities can lead to some fruitful findings. Nature Reserves, nature trails, scenic overlooks, riverfront parks and greenways all have potential to be implemented making Glenfield and Haysville a recreation destination.

Due to the limitations of the terrain, much of the land is not accessible; therefore, designating land as a Nature Reserve or a Greenway with trails connecting to different areas, could provide a better regional connectivity while also providing recreation and preserving the natural landscape. Whether it is along the slopes of the hills or along the road in the riverfront, trails could provide a recreation that would best serve the residents of Glenfield and Haysville. A trail connection to Toms Run Nature Preserve and Aleppo and Ohio Townships could greatly benefit the tourism in Glenfield. Since the trail connections would be along the hillside, the riverfront would not experience a huge difference in traffic, noise and general disturbances. Along with the tourism benefits, trail connections would increase adjacent property value.

A trail connection along the riverfront would increase foot traffic along the streets and due to the primarily local traffic, trail users can enjoy the trail knowing it is along a relatively low-traffic street. A trail along the river would reinforce Allegheny County's effort to provide riverfront trail access to all residents of the region. One benefit that the terrain provides is the potential for several scenic overlook locations. Scenic Overlooks are popular in this region due to the hills everywhere, Glenfield and Haysville should utilize this popularity and fame by creating their own scenic overlook.



The Riverfront could perhaps be the largest Civic and Natural Amenity that Glenfield and Haysville have to offer. Glenfield currently has one boat ramp that services a large range of communities and a riverfront park. Connectivity between this boat ramp at the east end of Glenfield to the park and the rest of the borough will increase traffic flow and access to these existing riverfront amenities. A multimodal corridor along the riverfront streets could be a possible connection method. Since there is not much land in between the river and the railroad, small parklets can help connect one end of Glenfield to the other; a possible parklet location would be at the bottom of the Glenfield Viaduct staircase.



Gateway Improvements

As a part of the Civic and Natural Amenities Plan, Gateway Improvements are a key component in the effort to expand the awareness of Glenfield and Haysville in the region. Gateway improvements can be accomplished in many ways, such as welcome signs, flower gardens, or even small plazas. The main entrances for Glenfield and Haysville are limited access highways, therefore, simplistic improvements such as a sign would be the most effective.



Health and Public Safety

Neither Glenfield nor Haysville currently have any civic, institutional or public buildings within the Boroughs. Health and Public Safety Services are provided via neighboring communities or the State. As stated previously, Glenfield and Haysville are within the Quaker Valley School District. Most of the facilities are located within neighboring Boroughs. Cochran Fire Company provides fire protection for Haysville and Emsworth Volunteer Fire Company provides fire protection for Glenfield. The State Police serve as both Borough's public safety office and the Heritage Valley Sewickley Hospital is the nearest medical facility, located approximately 10 minutes away. Glenfield and Haysville have access to the necessary Health and Public Safety Services and is in a short proximity to these facilities.

Infrastructure and Connectivity Plan

With only small narrow roads along the riverfront and small windy roads coursing through the ravines, maintaining quality roads is key. As more people use the streets getting to the riverfront, maintenance on those streets will have to be improved to accommodate the new traffic. Haysville's development is concentrated in a smaller area than Glenfield. The intersection of River Rd and surrounding properties is the center of Haysville. This intersection provides a connection to the entire region. At this busy intersection, there is an established sidewalk connecting both sides of Haysville to one another. This intersection lacks the appropriate crosswalk and crosswalk sign for pedestrian traffic to safely use.

Glenfield currently has two sections of sidewalk along the riverfront streets but these sections do not connect to one another. The existing sidewalk connecting the Kilbuck boat ramp to Glenfield St can be extended to connect to the second section of sidewalk beginning at River Ave and extending until the Riverfront Park. This connection is vital to establishing this corridor as a mixed-use "Main Street" corridor and is the cornerstone to establishing a riverfront amenity corridor. A stair tower located off of the Glenfield St bridge provides easier access to other sections of Glenfield that are not as accessible as the riverfront.

Residents within Glenfield and Haysville have voiced concern over the limited access in and out of the riverfront. A disaster recovery plan can help ease the minds of residents located along the riverfront. Currently, if an accident were to occur along PA 65 or along the rail lines at River Rd or the Glenfield Viaduct, residents would not be able to enter nor exit the riverfront. Emergency Services that serves these residents have limited access to the homes of a majority of the populations posing serious health, wellness and safety concerns.

The cooperation of several municipalities along the railroad lines can become a powerful force. Establishing a professional and cooperative relationship is vital. In time, further steps can be taken to not only establish a secondary way in and out of the riverfront but railroad crossing improvements and rail trails may also become a future pursuit.

South Ave in Haysville and Dawson Ave in Glenfield are about a sixth of a mile apart. Dawson Ave ends at the Riverfront Park and South Ave ends with a gravel turn around spot.

Stormwater Management Plan

Stormwater Management is the effort to reduce runoff of rainwater and melted snow into streets, lawns and other sites while also improving water quality. This has become an increasingly popular topic among municipalities. Stormwater Management is important because of the growing amount impervious surfaces and the increase in stormwater runoff that occurs because of that.

When stormwater is absorbed into the soil, it is filtered and ultimately replenishes aquifers or flows into streams and rivers. However, when heavy rainwater occurs, the ground becomes saturated by water and creates excess moisture that runs across the surface and into storm sewers and road ditches. This water often carries debris, chemicals, bacteria, eroded soil, and other pollutants, and carries them into streams, rivers, lakes, or wetlands.

Sloped streets such as Deer Run Rd and River Rd become targets of heavy stormwater runoff because of the increased speed that the impervious surfaces causes and the slopes that channels the runoff towards this particular area before flowing into the Ohio River. Common practices to mitigate and slow down runoff on and along roads is to implement Stormwater Best Management Practices (BMPs).



BMPs

Stormwater BMPs are established, effective ways to manage stormwater without a huge impact on the environment. These are implemented during construction projects, on industrial sites and during watershed restoration projects. Some examples are rain gardens, retention ponds, pervious concrete and rock or vegetation swales. In recent years, these practices are becoming standard practices.

Regional cooperation is key to truly making a difference in watershed protection and it all begins with BMPs. Within the Sewickley Valley, there are several main streams and their watersheds that collect the runoff from the land not directly flowing into the Ohio River. Glenfield and Haysville are one of the last stops that runoff flows through causing a large volume of runoff and often times fast flowing.

Mitigation strategies that are specific to roadside and steeper slopes are rock swales. Rock Swales are a BMP that slows down the speed of the water to a manageable speed. Rock Swales are common along roadways because they provide an extra layer of filtration before roadway runoff enters into the environment. Vegetation is also an effective BMP. The roots to the vegetation keeps the roots compacted and so are therefore less likely to break apart. Riparian Corridors are the vegetation buffer around creeks or streams. Riparian Corridors will allow for native vegetation to engulf the stream banks so that the stream can move naturally and flow without much human interference.



Insert Streams Map Here

Watershed Protection

Watersheds play an important role in Stormwater Management. A significant amount of runoff ends up in the local streams and creeks which eventually ends up in larger bodies of water such as the Delaware Bay, Chesapeake Bay, and the Great Lakes. Well protected and maintained watersheds can help mitigate some of the runoff in local municipalities.

Watersheds do not follow municipal boundaries; they are naturally formed areas of land that share a common drainage path. Glenfield and Haysville are within seven different watersheds. Most of these watersheds are small creeks and runs that ultimately flow into the Ohio River.

Education in Stormwater Management and the everyday impacts that it may have on a community is essential at a regional level. Improving the Regional Cooperation involving stormwater management, education and mitigation can target Kilbuck Run and begin implementing BMPs to help the flow of the Run. The Kilbuck Run Watershed spreads throughout 6 municipalities and is the second largest watershed in the Sewickley Valley behind the Little Sewickley Creek Watershed. With such a large land area, runoff is able to accumulate rather quickly causing massive volumes of water flowing through Glenfield and the potential for flooding.

Sewickley Valley Rivers Conservation and Management Plan

In 2011, the efforts from the Sewickley Valley Communities Partnership adopted a River Conservation and Management Plan that would guide the region towards better sustaining their natural resources. An inventory was taken of the major and minor tributaries to the Ohio River. This plan presents recommendations and actions to preserve and protect watersheds in the Sewickley Valley region. Within this plan, Hays Run, an unnamed Ohio River tributary and Kilbuck Run are all assessed and given specific recommendations.



Fight Blight

After the decline in the steel industry, the Pittsburgh Region experienced a decline in population and economic stability. The late 20th century was challenging for everyday business owners, homeowners and property owners when it came to the upkeep and maintenance of buildings and infrastructure. Pittsburgh has since then expanded its horizons to host a multitude of industries within the city. Urban Infill, Redevelopment Projects and Reinvestment Plans are providing a way to remediate blight and transform spaces into places.

Blighted Property is the legal term for land that is in a dilapidated, unsafe, and in an unsightly condition. Typically to be deemed a “Blighted Property” the property would have to be uninhabitable, unsafe, abandoned (usually longer than a year), and/or presents an eminent danger to people. Blight is not residential specific term, any type of building or any use of a building can be deemed blighted.

The cause and effect of blight has been studied leading to several different practices of remediating blight to form over the years. Common conclusions of the effects of blight on communities are 1) an increase in health and safety concerns, 2) a decrease in adjacent property value and tax revenue, 3) a decrease in economic potential and attractiveness, 4) an increase in crime and law enforcement costs, and 5) a decrease in community pride and participation.



Policies and planning efforts can be implemented to fight blight. Organizations like the Housing Alliance of Pennsylvania, has committed to supporting community efforts to turn around blighted properties and reinvest in communities. In 2019, the Pennsylvania Blight Remediation Program launched a grant program to address this issue around the state. This grant allows for Municipalities, Councils of Governments, Redevelopment Authorities, Economic Development Organizations, etc. to apply and if awarded, develop a blight remediation plan and then implement the plans. Whether it is grants from the State or a private developer interested in reinvesting in the community, blight remediation can transform a community.

Approximately one out of every 6 houses are vacant but are not necessarily blighted; however, the chances that those properties become blighted is significantly higher. Long term vacancy is a common cause that leads to properties becoming blighted. Properties do not need to be vacant in order to be considered blighted. In many cases, entire occupied neighborhoods are considered blighted due to the lack of maintenance and the deterioration of infrastructure. Blight Remediation Plans are one way to fight blight within a community. Conducting a Blight assessment on properties within the borough's can determine the feasibility of a blight remediation plan. Fighting Blight can be a difficult task, especially within a smaller community but can be very rewarding when successful.

	Census 2017 Estimates	
	Glenfield	Haysville
Occupied Housing Units	82	33
Vacant Housing Units	14	7
Total Housing Units	96	40
% of Total that are Vacant	15%	18%

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CHAPTER 5

Time for Action

Setting goals is a way for communities to easily convey the message of what the future is going to look like for their community. By identifying goals, a community establishes a clear direction on the path that is being taken towards the future. Goals are very action-oriented and made specifically to address the needs of the community.



Goals cannot be just anything, they need to be specific, measurable, attainable, relevant and time-based or “SMART” Goals for short. Smart Goals is a term used when creating a list of goals for a community, business, organizations, etc... Glenfield and Haysville have identified 5 goals to help guide them in specific areas. Objectives are the stepping stones to achieving a goal. When implementing objectives, it is important to complete them in a timely fashion and to not have too many objectives all at once.

GOALS AND OBJECTIVES



1. Maintain the unique quality of life that characterizes the two communities; attract new residents to the communities without significantly altering existing community character.
2. Adopt limited land use controls that help maintain the character of the two communities.
3. Effectively plan for a riverfront that meets the needs of both residents and the environment.
4. Strengthen and target the efficient use of fiscal and human resources to implement capital improvements.
5. Work both within the two communities and in the greater Sewickley Valley area on cooperative planning efforts and on coordinated improvements to the delivery of government services.

An Action Plan is a list of actions or implementations that will help guide Glenfield and Haysville towards achieving the goals listed previously. Not all listed directly or immediately achieve a goal but may improve the community's quality of life or the natural environment overtime. Similar to a Comprehensive Plan, an Action Plan should be updated every couple of years. By updating the action plan, residents, staff and stakeholders are able to witness the progress that the Borough's have made within the past years.

10 Actions in 10 Years

That is the desired timeline for this plan. As actions begin to be implemented, new actions will open and take place to continue to improve the community. The Priority of projects are identified so that if implemented towards the beginning, these projects will greatly increase the feasibility of the other projects. Completing projects in a timely fashion will maximize the potential of both communities.

Because of the wide range of issues proposed to be addressed, a number of these initiatives will require ongoing inter-municipal collaboration while others can be completed at the individual municipal level. Each project, policy, and action will require the commitment and cooperation of civic leaders, authorities, residents, institutions, and businesses. Smaller-scale projects, like enhancing gateways, should be initiated by community leaders but could be supported by other local organizations.

There are many opportunities to implement projects and policies within the communities of Glenfield and Haysville. The timing and relationship of each of these potential activities are important considerations as priorities are established over time. Considering the significant steps that both Borough's have taken by adopting their first Comprehensive Plan, being an active member in the Quaker Valley Council of Governments and adopting a Joint Zoning Ordinance, the following recommendations seek to continue this momentum and lay the foundation for the Comprehensive Plan's other future successes.

“Good fortune is what happens when opportunity meets with planning.”

– Thomas Edison

	Actions	Priority	Estimated Project Duration
1	Develop “branding” for the communities and incentivize certain uses that will help identify the community, like places of worship, community buildings and borough welcome signs.	1	1—3 years
2	Improve the road and sidewalk connection between the Riverfront Park and the Kilbuck Boat Launch.	1	5—10 years
3	Establish a Planning Commission and Zoning Hearing Board to oversee future development and maintain the character of the communities.	1	1—3 years
4	Develop and adopt a Resource Protection Overlay District.	2	1—2 years
5	Work with private property owners to establish more amenities such as restaurants, boat/kayak rentals at the Kilbuck Boat Launch.	2	5—10 years
6	Work with PennDot to improve stormwater drainage systems along the steeped sloped roads.	2	3—5 years
7	Assess the current condition of existing riparian buffers and identify potential remediation solutions.	3	1—2 years
8	Plan a Right-of-Way road/trail along the Railroad connecting Glenfield and Haysville to improve EMS access.	3	3—5 years
9	Assess the condition of buildings to determine blighted properties and plan for removal or reinvestment projects.	3	3—5 years
10	Conduct a semi-annually clean the streets to protect the character of the community and to help fight blight within the Borough’s.	3	3—5 years