



Kilbuck Township

2016 Comprehensive Plan Update

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Introduction

A Comprehensive Plan is a blueprint for desired future community conditions, representing both the vision of what a community aspires to be and an agenda of actions that will make the vision a reality. Kilbuck Township last adopted a full Comprehensive Plan in 1997. This document updates the Township's Comprehensive Plan with new data and analysis in two particular focal areas:

The **Community Snapshot** profiles existing trends and conditions, pulling together the latest data to determine how the Township's population, housing stock and economy have changed since 2000 and how they are expected to change in the near future. This section also inventories environmental conditions and local infrastructure and services.

The **Land Use Analysis** culminates in a new Future Land Use Map that considers current land cover, community objectives, the implications of the Community Snapshot, the context of existing plans (such as Allegheny Places) and an assessment of potential sites for future development within the Township.

This document also contains an action plan related primarily to these elements to assist the Township in achieving its desired future settlement pattern. The update will enable local leaders to amend land use policies so that they continue to promote the Township's adopted vision and community development objectives. Where applicable, recommendations from the 1996-1997 were carried forward and updated.

The adoption of this update provides the Township with:

- A defensible and legal basis for consistent land use, subdivision, development and zoning controls,
- A clear sense of assets, needs and community objectives that will make the Township more competitive in future funding applications,
- A fact base to inform the location, timing and type of future development, and
- An understanding of the conditions impacting land use based on updated data and context.

The Process

Kilbuck Township kicked off the Comprehensive Plan update process in early 2015. The Planning Commission led the project through working sessions held bimonthly, in which Township Supervisors and members of the public also participated. The Township held an official public meeting in June 2015 to highlight the results of background studies and discuss preferred future land use scenarios. The conversation that occurred during the public meeting shaped the future land use map and recommendations.

In accordance with the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247 as re-enacted and amended, referred to hereafter as MPC), the Township distributed the draft update to Allegheny County, contiguous municipalities and the Avonworth School District for a 45-day review period. ***[Insert***

summary of and response to any comments received.]

Prior to taking official action on the plan update, Township Supervisors advertised and conducted a public hearing ***[on date, time/location]***.

The Comprehensive Plan update is designed for Township Supervisors and the Planning Commission to use when making decisions, providing grants or offering review comments regarding growth, redevelopment or conservation. In addition, the plan will be used to implement priority projects, to serve as the basis for ordinance development and updates and to assist in the review of proposed development/redevelopment plans. Finally, the plan should be reviewed annually and updated as needed.

Planning Framework

Though the scope of the Comprehensive Plan update did not include a full visioning process, the common vision of Township residents, Supervisors and Planning Commission members became clear as the update developed. **Kilbuck Township takes pride in its suburban character, natural assets and quality of life.** The majority of land area free of environmental constraints (such as waterways and steep slopes) is already built out. Thus, at this point, the Township has prioritized enhancing the value of existing development and natural assets above attracting new construction. This will involve maintaining and improving the housing stock, continuing to offer high-value recreational attractions and expanding a network of safe, convenient internal transportation options.

Future land consumption must fit within the context of local and regional priorities and controls and generally accepted principles of sound planning, such as the following.

Smart Growth

In June 2000, Pennsylvania adopted its own “smart growth” legislation uniquely tailored to the traditions, law and politics of Pennsylvania. Act 67 (House Bill 14) and Act 68 Senate Bill 300) both amend the MPC. These reforms provide additional power to counties and municipalities to control urban sprawl. Among other provisions, these coordinated amendments include extensive language related to the development of “traditional neighborhoods,” to multi-municipal planning and to impact fees.

In a broader sense, smart growth principles center on human-scaled design, efficient land use, multi-modal connectivity and mixing complementary land uses within neighborhoods. The Township’s future growth will consider:

The efficient use of land resources

The Township will support the preservation of land and natural resources and compact development patterns that shorten trips, lessen vehicle dependence and make infrastructure cost-effective.

The mixture of land uses

The Township will continue to provide spaces where stores, offices, homes, schools and recreation can exist in relatively compact neighborhoods.

Transportation options

The Township will seek ways to improve the convenience and safety of its travel network, including roads as well as routes for walking and cycling. Heavy traffic will be routed around residential neighborhoods to the greatest extent possible.

Detailed, human-scaled design

The Township will promote privacy, safety and visual coherency through ensuring that development and redevelopment are compatible with existing or desired neighborhood character. This involves consideration of the massing of buildings, orientation to the street and access for bicycles, vehicles and pedestrians. Windows, porches, landscaping and similar architectural elements can create visual compatibility.

Keystone Principles

Kilbuck’s Comprehensive Plan update was developed in accordance with the Keystone Principles and Criteria for Growth, Investment and Resource Conservation (Keystone Principles), which were adopted in 2005 by the Pennsylvania Economic Development Cabinet and developed by the Interagency Land Use Team, a working group of the Cabinet. The Keystone Principles are designed to be a coordinated interagency approach to fostering sustainable economic development and conservation of resources through Pennsylvania’s investments in diverse communities.

Redevelop First

This involves a funding preference to reuse and redevelop “brownfield” and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets.

Provide Efficient Infrastructure

“Fix it first” – use and improve existing infrastructure; require private and public expansions of service to be consistent with approved comprehensive plans and implementing ordinances.

Concentrate Development

Support infill and “greenfield” development that is compact, conserves land and is integrated with existing or planned transportation, water and sewer services and schools.

Increase Job Opportunities

Invest in businesses that offer well-paying, high-quality jobs and that are located near existing or planned water and sewer infrastructure, housing, existing workforce and transportation access (highway or transit).

Foster Sustainable Businesses

Strengthen natural-resource-based businesses that use sustainable practices

in energy production and use, agriculture, forestry, fisheries, recreation and tourism.

Restore and Enhance the Environment

Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat.

Enhance Recreational and Heritage Resources

Maintain and improve recreational and heritage assets and infrastructure.

Expand Housing Opportunities

Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities.

Plan Regionally; Implement Locally

Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles.

Be Fair

Support equitable sharing of the benefits and burdens of development.

State Water Plan

In recognition of the Pennsylvania Municipalities Planning Code, Article III, Section 301 (b), the Kilbuck Township Comprehensive Plan update includes recommendations to provide a reliable supply of water and recommends provisions aimed at adequately protecting water supply sources. These recommendations were developed in consideration of current and future water resources availability and its uses and limitations. The update is in conformance with the Pennsylvania State Water Plan and recognizes that lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities and that commercial agricultural production impact water supply sources.

Interrelationship

The synthesis of interrelated activities to resolve issues and problems is an important foundation to good community planning. In this regard, there are linkages among the elements, goals and recommendations of the Kilbuck Township Comprehensive Plan update. All are related and should allow for complementary and orderly development while protecting and preserving the Township's community character and natural features.

Historical Context

Settlement in Kilbuck Township began in 1783, when a large tract of land in the region was set aside following the Revolutionary War for the redemption of the certificates of depreciation given to veterans. Allegheny County was officially created in 1788, and Ohio Township – of which present-day Kilbuck Township was a part – was established in 1802 along the north side of the Ohio River.

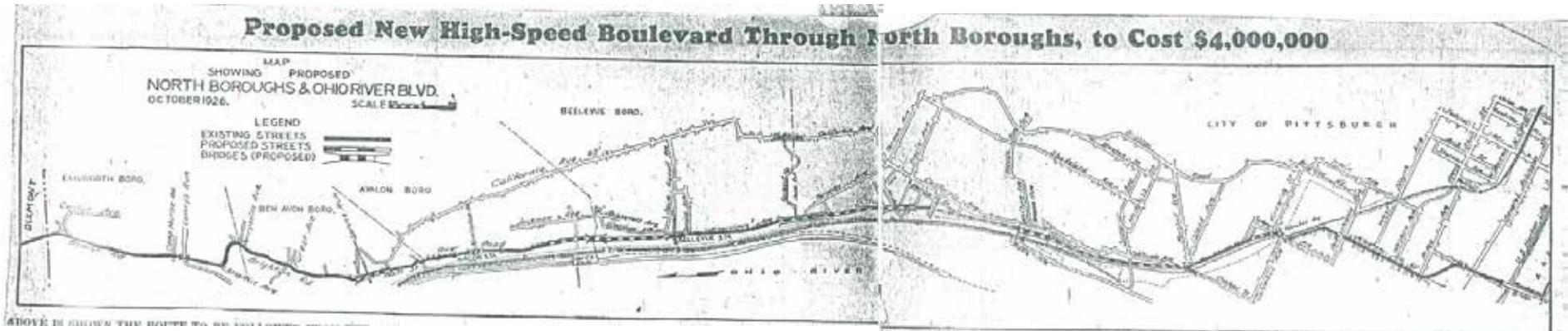
Initial settlers encountered rich soil, abundant forests and plentiful game. The Kilbuck area also provided access to transportation via water courses, with the Ohio River serving as the main route into the region and Kilbuck Run, Tom's Run, Lowries Run and Spruce Run connecting into neighboring townships. These water courses brought early travelers and settlers and later facilitated the transport of goods.

Saw mills and grist mills were the Township's first manufacturing establishments. Other early activities included lumbering, clearing the land for farming and the transport of goods on the river. A map of the area in the mid-19th century would show a saw mill and a combined grist and saw mill on Lowries Run, a grist mill on a branch of the same waterway and three additional mills on Kilbuck Run, situated just west of present-day Township boundaries. During the same decades, roads began to cross the area, including Beaver Road along the Ohio River's north bank and major roads in the western part of the Township along Tom's Run, near the center of the Township along Lowries Run and toward the eastern end of the Township. Development along the latter two roads later evolved into the Village of Emsworth.

Perhaps the greatest boost to local development in the mid-19th century was the construction of a railroad along the north bank of the Ohio River. The Black Horse Tavern opened just east of Tom's Run as a result of increased travelers. The Pittsburgh, Fort Wayne and Chicago railroads spurred development with stations near Laurel (near the eastern end of the present-day Township), Emsworth (just east of Lowries Run) and Dixmont (near the Dixmont Hospital). By the 1860s and 1870s, numerous residences were constructed with access to the line, and the area became known as the home of wealthy city men who lived in fine residences.

Dixmont, situated along the railroad west of Emsworth, was regarded as one of the most picturesque parts of the Township. By 1861, a post office operated out of the railroad station there and the cornerstone

Figure 1: Proposed Routing of State Route 65, 1926



Source: Southwest Pennsylvania Roads Project, 2003

had been laid for the Department of the Insane in the Western Pennsylvania Hospital of Pittsburgh, a facility that became the Dixmont State Hospital in 1947. The number of patients at the facility swelled from 113 in the 1860s to between 1,200 and 1,500 by the late 1800s. The facility operated for 122 years until declining funds and changes in policy brought its closure in 1984.

Kilbuck Township was carved from the southern portion of Ohio Township in 1869 and named for an American Indian chief of the Delaware tribe. One year after its creation, the Township had a population of 1,919.

In subsequent decades, the Township's development was shaped by its location among regional infrastructure expansion, including the construction of Ohio River Boulevard in the late 1920s and its subsequent connection to other thoroughfares and Interstate 279 from Fort Duquesne Bridge to its current northern terminus in Franklin Park in the 1980s. Through the 20th century, Kilbuck Township continued to develop as a Pittsburgh suburb where residents enjoy access to both the rustic charms inherent to its rolling, wooded hills and access to all of the modern amenities, attractions and opportunities at the region's metropolitan core.

Demographics

Overview

Population and household trends form the basis for understanding and anticipating changes in community character and planning for such things as housing, schools and community facilities. A community with a relatively high proportion of elderly residents may require more services related to health care and community programs focused on home maintenance. In contrast, a community with a large concentration of children younger than age five will require an emphasis on recreation and child-care needs.

This section paints a picture of the people who live in Kilbuck Township and those who may choose to live here in the future, and it provides insight into local characteristics and how they have changed over time and compared to patterns across nearby communities and Allegheny County as a whole.

Census data indicates that Kilbuck Township's total population has begun to stabilize following dramatic losses in the 1970s and 1980s. While the number of persons statewide has grown steadily and modestly since 1970, the population in the Township fell from 1,681 in 1970 to 697 in 2010, a loss of 58.5% that outpaced Allegheny County's loss of 23.8% during the same years.

Figure 2: Decennial Change in Total Population

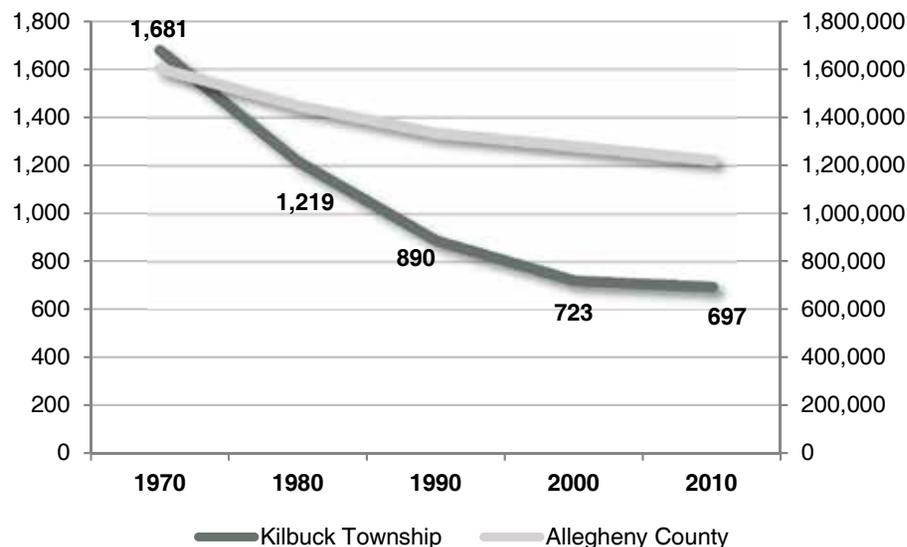
	1970	1980	10-Year Change	1990	10-Year Change	2000	10-Year Change	2010	10-Year Change	% Change 1970 - 2010
Kilbuck Township	1,681	1,219	-27.5%	890	-27.0%	723	-18.8%	697	-3.6%	-58.5%
Allegheny County	1,605,016	1,450,085	-9.7%	1,336,449	-7.8%	1,281,666	-4.1%	1,223,348	-4.6%	-23.8%
Pennsylvania	11,793,909	11,855,687	0.5%	11,881,643	0.2%	12,281,054	3.4%	12,702,379	3.4%	7.7%

Source: Census 1990, 2000 and 2010 SF-1, National Historical Geographic Information System: Version 2.0. University of Minnesota, 2015

Countywide, the loss was consistent with patterns of urban sprawl, as improvements to the regional infrastructure and greenfield development in surrounding counties allowed households to live farther from traditional employment hubs. The exodus affected Allegheny County municipalities to varying degrees and for varying reasons. In Kilbuck, the loss of 329 persons between 1980 and 1990 was due to the closing of Dixmont State Hospital, whose patients were counted as residents.

With its 655 residents spread across 2.5 square miles as of 2013, Kilbuck Township is less densely settled than many of its similar neighbors, which (with the exception of Ohio Township) consist generally of boroughs spanning less than one mile of land. The Township's 2013 estimated population represents a decrease of 9.4% since 2000. Losses were common among nearby boroughs, while Ohio Township added 2,160 persons (70%), dramatically outperforming the countywide rate of -4.3%.

Figure 3: Population Change Patterns, 1970 to 2010



Source: Census 1990, 2000 and 2010 SF-1, National Historical Geographic Information System: Version 2.0. University of Minnesota, 2015

Figure 4: Population Comparison with Selected Nearby Municipalities

Municipality	Land Area (sq mi)	2000 Population	2013 Population	Change	2013 Density (persons per sq mi)
Kilbuck Township	2.5	723	655	-9.4%	262
Avalon Borough	0.6	5,294	4,698	-11.3%	7,830
Ben Avon Borough	0.4	1,917	1,690	-11.8%	4,225
Ben Avon Heights Borough	0.2	392	387	-1.3%	1,935
Emsworth Borough	0.6	2,598	2,500	-3.8%	4,167
Glenfield Borough	0.9	236	211	-10.6%	234
Ohio Township	6.9	3,086	5,246	70.0%	760
Allegheny County	730	1,281,666	1,226,933	-4.3%	1,681
Pennsylvania	44,819	12,281,054	12,731,381	3.7%	284

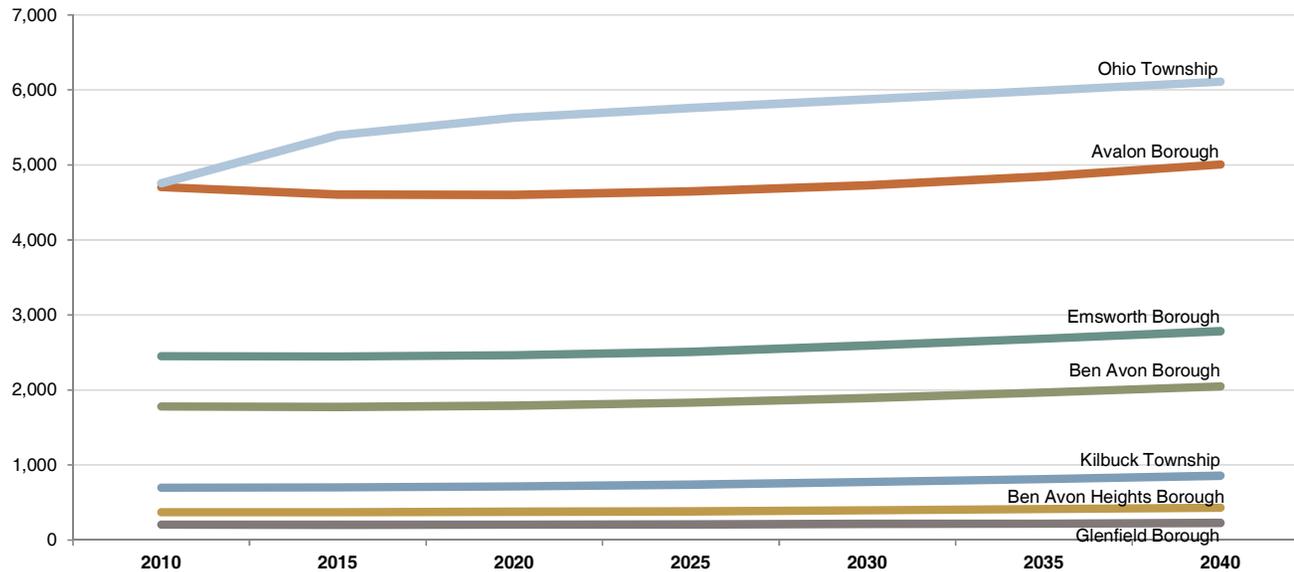
Source: 2000 Census SF-1, 2009-2013 Five-Year ACS

Projections

The Southwestern Pennsylvania Commission (SPC) has projected slow incremental growth for Kilbuck Township through 2040. SPC expects that the total population, projected at 699 for 2015, will eventually rise to 857, equivalent to an increase of 22% during the next 25 years.

While larger municipalities will likely gain more residents in terms of raw numbers, SPC's projected rate of growth is greater for Kilbuck Township than for other communities. By comparison to Kilbuck's 22%, Ohio Township is expected to grow by an additional 13.2%, and nearby boroughs are expected to grow at rates between 8.7% and 16.2%.

Figure 5: Population Projections through 2040



Source: Southwestern Pennsylvania Commission, 2012

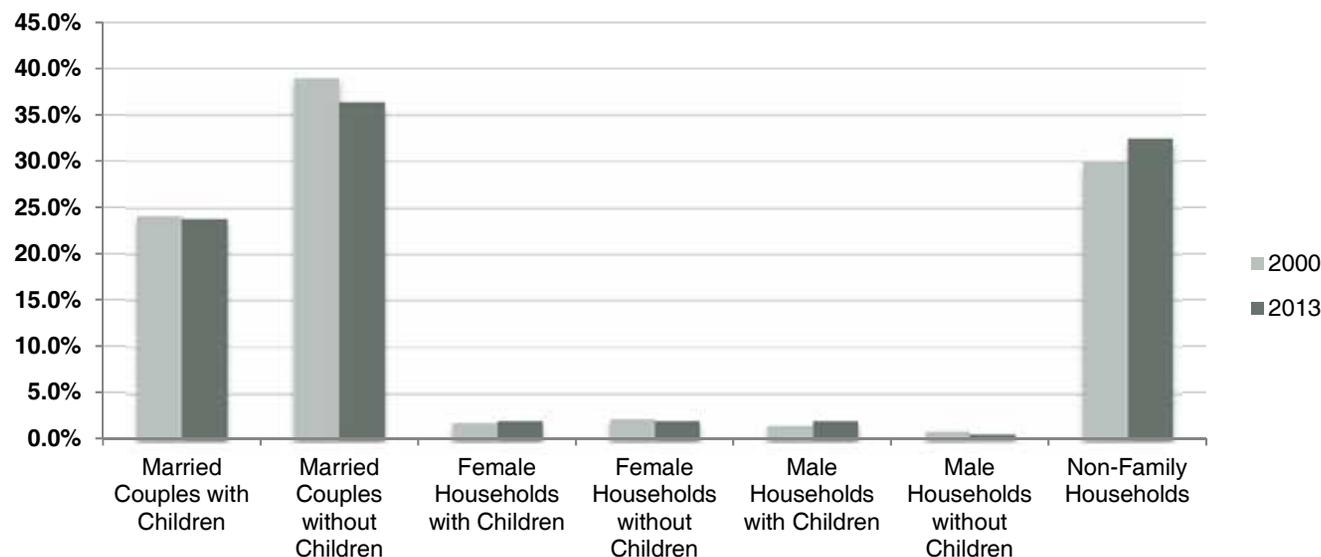
Household Size and Type

In 2013, there were 280 total households in Kilbuck Township. In keeping with the overall 9.4% loss in population, the number of households fell by 9.7% between 2000 and 2013, compared to a loss of 2.1% across Allegheny County.

Nationally and regionally, growth in households has outpaced growth in population, which has translated to a smaller average household size. The trend reflects changing demographics

and lifestyle preferences as the number of single-person households expands. This held true across the County, where the average household size fell from 2.31 persons in 2000 to 2.26 in 2013. However, the average in Kilbuck Township held steady at 2.33 in 2000 and 2.34 in 2013, likely reflecting the Township's role as a mature bedroom community of Pittsburgh with a housing stock (all single-family detached) that is more suited to families than to single-person households.

Figure 6: Township Households by Type, 2000 and 2013



Source: 2009-2013 American Community Survey (B11001, B11003)

Figure 7: Changes in Household Type, 2000 and 2013

	Total Households	Family Households									Non-family Households	
		Total	Married-couple families		Female-headed Households			Male-headed Households				
			Total	With Children	Without Children	Total	With Children	Without Children	Total	With Children		Without Children
2000												
Kilbuck Township	310	217	196	75	121	13	6	7	8	5	3	93
Allegheny County	537,150	332,237	247,549	103,686	143,863	66,541	39,502	27,039	18,147	8,405	9,742	204,913
2013												
Kilbuck Township	280	189	169	67	102	12	6	6	8	6	2	91
Allegheny County	526,004	304,369	223,528	82,512	141,016	61,974	31,779	30,195	18,867	8,080	10,787	221,635

Source: Census 2000 (SF-1, QTP10); 2009-2013 American Community Survey (B11001, B11003)

Nonetheless, the last decade brought some variation to the Township’s household composition. As Figure 6 illustrates, the share of married couples declined from 63.2% to 60% in favor of non-family households, which climbed from 30% to 32.5% of all households. This was due to a net decrease of 30 married-couple households since 2000 compared to a decrease of only two non-family households.

It is worth noting that the Township is more substantially more family-oriented than the County overall. In 2013, 42.4% of Allegheny County households were married families, compared to 60% of Kilbuck households. The latter were also more likely to have children — 28.2% of Township households had children under age 18 in 2013, compared to 23.2% of all County households.

The number of households in the Township headed by single men or women has remained steady, while the total number of households with children under the age of 18 has fallen from 86 in 2000 to 79 in 2013.

Age

The age distribution of Kilbuck Township residents is related to its community character. In both 2000 and 2013, people in their 20s were among the smallest age cohorts. This group is more likely to require smaller, less expensive housing types than what exists in the Township. To some extent, and especially given the increase in persons age 60 to 64, the changing distribution is related to shifts

along the age continuum by members of the Baby Boomer generation. However, the distribution is also affected by net migration, which could impact age cohorts differently according to local trends (i.e. the development of new senior housing would likely attract new residents in the targeted age range).

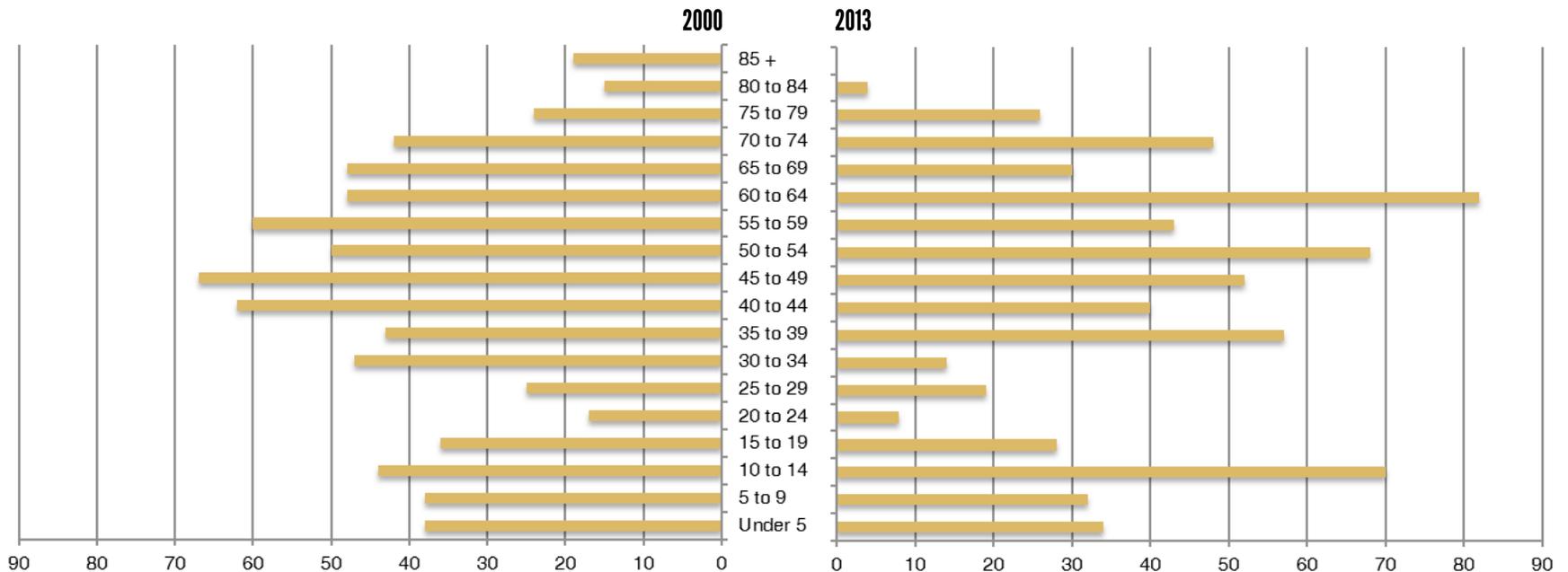
With a median age of 47.1, Kilbuck Township residents are generally older than in neighboring municipalities and across the County overall.

Figure 9: Median Age, 2013

Municipality	Median Age
Kilbuck Township	47.1
Avalon Borough	45.0
Ben Avon Borough	40.1
Ben Avon Heights Borough	43.9
Emsworth Borough	38.4
Glenfield Borough	46.4
Ohio Township	37.5
Allegheny County	41.1
Pennsylvania	40.3

Source: 2009-2013 Five-Year ACS (B01002)

Figure 8: Township Population by Age Cohort, 2000 and 2013



Source: 2009-2013 American Community Survey (S0101)

Race and Ethnicity

The Township's population remains racially and ethnically homogenous, composed predominantly of white individuals. While Allegheny County was 81.4% white in 2013, Kilbuck Township was 91.3% white. Minorities included 18 residents who identified as black in addition to 39 who selected other categories, including Asian or multiple-race.

However, the community is growing more diverse compared to 2000, when eight total minority persons represented only 1.1% of the population. They now account for 8.7%.

Neighboring communities are similar in composition, ranging from 84.5% white to 98.4% white.

Figure 10: Race and Ethnicity, 2013

	White	Black	Other	Hispanic*
Kilbuck Township	91.3%	2.7%	6.0%	0.0%
Avalon Borough	84.5%	8.3%	7.2%	0.0%
Ben Avon Borough	95.7%	1.9%	2.4%	0.7%
Ben Avon Heights Borough	98.4%	0.8%	0.8%	3.4%
Emsworth Borough	92.6%	4.2%	3.2%	0.8%
Glenfield Borough	91.9%	4.3%	3.8%	1.9%
Ohio Township	94.4%	1.5%	4.2%	1.0%
Allegheny County	81.4%	13.0%	5.6%	1.7%
Pennsylvania	82.2%	10.9%	6.9%	5.9%

* The Census Bureau counts Hispanic ethnicity independently of race.
Source: 2009-2013 Five-Year ACS (B02001, B03003)

Figure 11: Geographic Mobility:
Location One Year Prior, 2013

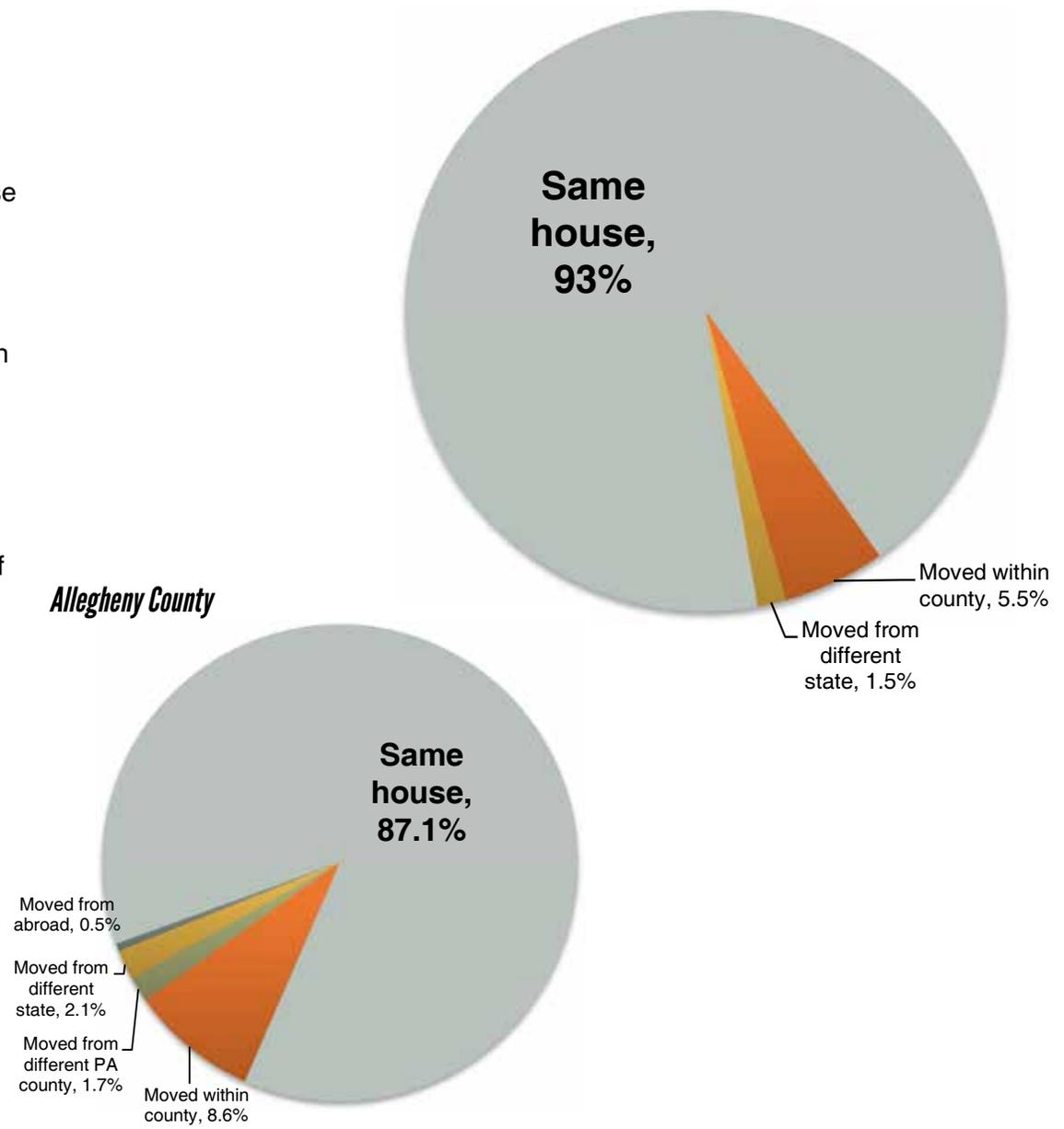
Kilbuck Township

Migration Patterns

In 2013, 93% of Kilbuck Township households were living in the same house as the year before, compared to 87.1% of Allegheny County households. This relatively low mobility rate indicates that Township residents are well settled with relatively little turnover, qualities common among suburban communities that consist heavily of single-family detached homes.

Of all Township households, 5.5% moved in from elsewhere in Allegheny County, and 1.5% moved from outside of Pennsylvania.

Allegheny County



Economics

Overview

The economic composition of a community influences its long-term vitality in several ways. Municipal services are supported by tax dollars, thus a resident population that has a higher income level is better able to afford more intensive services and facilities. Conversely, a municipal population with a lower income level may suffer from limited municipal services related to a lower tax base. Other economic influences include the existing business base present in the community.

Labor Force

As of December 2014, Allegheny and Butler counties had the lowest unemployment rates across the 10-county greater Pittsburgh region at 4.1% each. This compares to an Allegheny County unemployment rate of 6.6% in December 2012 and 5.3% in December 2013, indicating that the county reflects national trends of unemployment falling steadily during the last two years. The trend is due not only to job creation, but also to individuals having removed themselves from the labor force.

In 2013, 334 Kilbuck Township residents were in the labor force, which the Census defines to include those who are working or unemployed and actively looking for work. This represents a 13% decline in the size of the Township workforce compared to 2000, driven largely by the 9.4% loss in total population. All but eight persons were employed in 2013, which amounts to an unemployment rate of 2.4%.

Employment by Industry

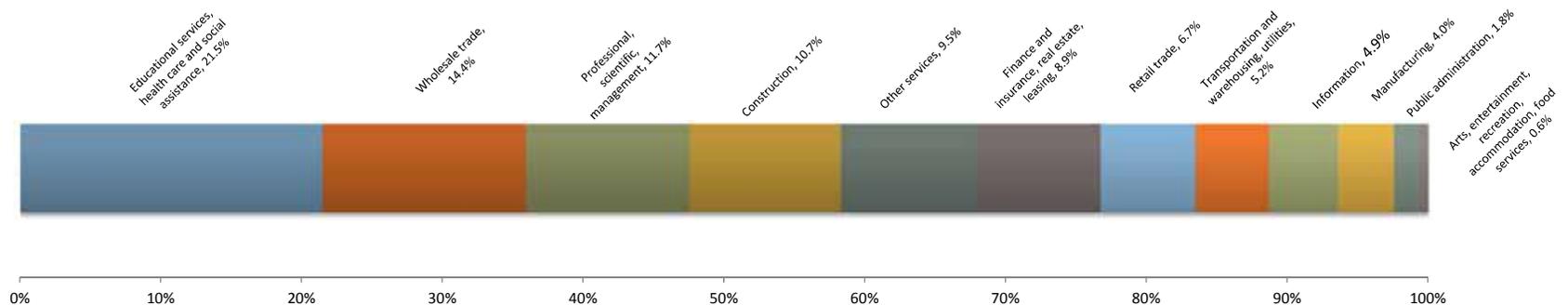
The Pennsylvania Department of Labor and Industry reported in February 2015 that the fastest growing companies in the greater Pittsburgh region, in terms of hiring, included those in professional and technical services; health care and social assistance; manufacturing; retail; accommodation and food services; and construction. New hires in the fourth quarter of 2014 totaled 21,532, slightly less than in the same quarter of 2013. Service-providing industries, as opposed to goods-producing industries, created 84.3% of those jobs.

Allegheny County's largest employers in 2014 continued to be centered in "eds and meds," led by the University of Pittsburgh, UPMC, PNC Bank, West Penn Allegheny Health Network, Giant Eagle, BNY Mellon, county government, Carnegie Mellon University and the Pittsburgh School District.

In Kilbuck, the largest proportion of residents were employed in educational services, health care or social assistance, a broad category that includes both high-skilled, high wage jobs and minimum-wage work with few prerequisites. The average annual wage for Allegheny County workers in the education field

was \$54,889 in 2013, while health care and social assistance averaged \$50,816. Township residents were less likely than County residents overall to be employed in lower-paying industries such as retail (average wage \$27,917) and accommodation and food services (average wage \$16,729).

Figure 12: Major Industries among Township Workers, 2013



Source: 2009-2013 American Community Survey (DP03)

Income

At \$69,617, Kilbuck Township's 2012 median income was substantially higher than the countywide median (\$51,366) and fell within the higher and lower bounds in neighboring communities.

The Census reported in 2013 that the average earnings across all 222 Kilbuck households that had earnings for that year was \$79,850. Nearly half of these (105 households) reported Social Security earnings that averaged \$18,903, and 68 households reported retirement income averaging \$32,268. Only two households received Supplemental Security Income, and 11 had received food stamp or other nutrition assistance benefits within the prior year.

When comparing actual dollar amounts earned, the median household income for Township residents climbed by more than one-third to \$69,617 between 1999 and 2012. However, when adjusted for inflation, the median actually fell by 0.8%. The lack of real income growth during the last decade was even greater at the county level, though some neighboring communities, particularly those with population growth, experienced comparatively strong income gains.

Figure 13: Changes in Real Household Income

Municipality	1999 Median Household Income	2012 Median Household Income	Inflation-Adjusted Change
Kilbuck Township	\$50,903	\$69,617	-0.8%
Avalon Borough	\$29,236	\$37,208	-7.7%
Ben Avon Borough	\$54,926	\$84,861	12.1%
Ben Avon Heights Borough	\$105,006	\$148,750	2.8%
Emsworth Borough	\$39,028	\$48,317	-10.2%
Glenfield Borough	\$38,750	\$62,500	17.0%
Ohio Township	\$62,578	\$109,205	26.6%
Allegheny County	\$38,329	\$51,366	-2.8%
Pennsylvania	\$40,106	\$52,548	-4.9%

Source: 2000 Census SF-1. 2009-2013 Five-Year ACS

Workforce Flows

According to the Southwestern Pennsylvania Commission, the Township had 221 jobs and 324 workers in 2013, meaning that it is an overall exporter of labor, though variation exists by field.

The data from the Census Bureau is slightly different, though it tells a similar story. According to its Center for Economic Studies, 127 workers were employed in the Township but lived elsewhere, and 212 people lived in the Township but worked elsewhere. Notably, this statistic found zero people both living and working in Kilbuck Township.

Residents worked in locations scattered across and beyond Allegheny County. Of the 212 Kilbuck workers for which the Census reported data, 86 (40.6%) worked in the City of Pittsburgh, while seven worked in Monroeville and the remainder were scattered across Sewickley, Sewickley Heights, Carnegie, Moon, Coraopolis, Green Tree and other areas of the vicinity.

The average commute time for Kilbuck residents was 25.6 minutes in 2013, comparable to neighboring communities and to the county average of 26 minutes. The commute is longer now than in 2000, when the average was 24 minutes for Kilbuck residents and 25.3 minutes across the county.

Township residents rely largely on private transportation to commute to work, especially when compared to Allegheny County residents overall. The Census reported that 74.7% of workers drove alone to work in 2013, while 12.7% carpooled, 3.4% rode public transit and 9.3% had other means, such as walking, cycling or telecommuting. The share of workers driving alone has declined since 2000 as carpooling and other means have grown more popular.

Figure 14: Transportation to Work, 2000 and 2013

		Total Workers	Drove Alone	%	Carpool	%	Public Transit	%	Other	%
Kilbuck Township	2000	370	301	81.4%	34	9.2%	12	3.2%	17	4.6%
	2013	324	242	74.7%	41	12.7%	11	3.4%	30	9.3%
Allegheny County	2000	582,362	419,829	72.1%	58,512	10.0%	61,085	10.5%	42,936	7.4%
	2013	588,387	421,547	71.6%	55,931	9.5%	55,079	9.4%	55,830	9.5%

Source: 2000 Census (QT-P23), ACS 2009-2013 (S0802)

Educational Attainment

Compared to Allegheny County overall, Kilbuck Township is well educated, in that about half of its residents age 25 and up have attained a bachelor's degree or additional higher education. This represents an increase since 2000, when 37.7% of residents had earned at least a bachelor's degree.

Local Business

The major concentration of commercial land use in Kilbuck Township is located along Camp Horne Road. This strip consists generally of service and retail establishments. While a limited amount of undeveloped land remains in the area, topography, the Lowries Run floodplain and road conditions limit the amount, type and intensity of development that can occur.

Figure 15: Educational Attainment among Persons Age 25 and Up, 2013

Municipality	Percent High School Graduate or Higher	Percent Bachelor's Degree or Higher
Kilbuck Township	95.0%	49.3%
Avalon Borough	91.0%	23.4%
Ben Avon Borough	97.9%	63.6%
Ben Avon Heights Borough	99.6%	80.6%
Emsworth Borough	91.6%	34.4%
Glenfield Borough	92.4%	20.3%
Ohio Township	97.5%	61.2%
Allegheny County	92.9%	35.9%
Pennsylvania	88.7%	27.5%

Source: 2009-2013 Five-Year ACS (S1501)



Housing

Overview

Maintaining a desirable quality of life and a tax base sustainable in the long term require the Township to take proactive steps to ensure that its housing stock is safe, affordable and available. Occupied, well-maintained homes contribute to a residential character that is attractive to both current and prospective residents. Home and property values directly reflect the housing conditions within a municipality.

Kilbuck Township is characterized primarily by single-family detached housing units, many of which are on relatively large lots. The Township's dramatic topography and puzzle-piece-shaped boundary lines create challenges for housing development.

However, the market has created an array of units at a variety of values, which has helped to attract a diverse and stable population. Upper-income units are mostly clustered in what is referred to as the "heights," an elevated area adjacent to the borough of Ben Avon Heights. Middle-income units, which are the main type found in the Township, exist in several areas, particularly along Roosevelt Road. Lower-income homes are scattered throughout various areas of the Township.

Total Units

According to Census data, the total number of housing units in Kilbuck Township fell by 19 between 2000 and 2013. The figure reflects the relatively small number of demolitions that the Township has undertaken in those years as well as any conversions, such as homes to businesses along Camp Horne Road. During the same years, Allegheny County lost households but gained net units, a pattern that is consistent with urban sprawl as development occurs at

the fringe of settlement at the expense of vacancies in older core communities.

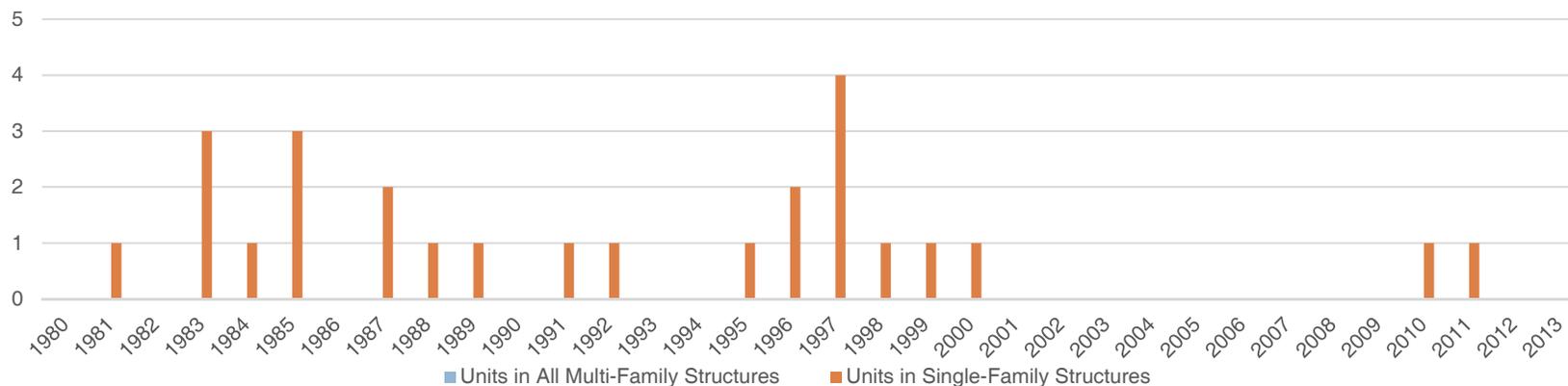
The Township has issued residential building permits for a total of 26 units since 1980, including two since 2000. All were for single-family detached homes. What few multi-family units existed in previous decades, according to the Census, were eliminated by 2000.

Figure 17: Total Units, 2000 and 2013

Municipality	2000	2013	Change
Kilbuck Township	321	302	-5.9%
Avalon Borough	2,845	2,749	-3.4%
Ben Avon Borough	825	789	-4.4%
Ben Avon Heights Borough	141	149	5.7%
Emsworth Borough	1,228	1,154	-6.0%
Glenfield Borough	94	97	3.2%
Ohio Township	1,177	2,078	76.6%
Allegheny County	583,646	588,644	0.9%
Pennsylvania	5,249,750	5,565,653	6.0%

Source: 2000 Census (SF-3 DP4), 2009-2013 ACS (B25001)

Figure 16: Total Building Permits Issued by Kilbuck Township, 1980 to 2013



Source: HUD State of the Cities Data System, 2015

While duplexes, apartments, condominiums and other forms of multi-family housing do not exist in the Township, they can be found to some extent in neighboring communities. Housing in Kilbuck and Ben Avon Heights Borough is 0% multi-family, compared to 10.3% in Glenfield Borough, 17.5% in Ben Avon Borough and more than 20% in Avalon and Emsworth boroughs and Ohio Township. Overall, 26.8% of housing in Allegheny County is in multi-family structures.

To the extent that multi-family housing often represents a smaller and more affordable option, it typically attracts seniors and single-person households, both groups that are growing across the County. Single-family options that would meet similar needs include patio homes and other structures designed with seniors in mind, such as the homes being developed at Traditions of America at Sewickley Ridge, for which the developer owns land in both Ohio and Kilbuck townships. That development is planned to include single-floor, no maintenance single-family dwellings and townhomes. Demand has been strong, with lots being claimed by lottery.

Figure 18: Units in Structure, 2013

Municipality	Total Units	Single-family units	Multi-family units				Total	Mobile home
			2 to 4	5 to 9	10 to 19	20 or more		
Kilbuck Township	302	298	0	0	0	0	0	4
Avalon Borough	2,749	1,232	629	112	111	656	1,508	9
Ben Avon Borough	789	651	127	11	0	0	138	0
Ben Avon Heights Borough	149	149	0	0	0	0	0	0
Emsworth Borough	1,154	749	150	77	69	102	398	7
Glenfield Borough	97	87	10	0	0	0	10	0
Ohio Township	2,078	1,601	68	136	210	56	470	7
Allegheny County	588,644	426,351	56,681	28,390	23,388	49,298	157,757	4,511
Pennsylvania	5,565,653	4,194,297	494,372	187,336	141,133	317,217	1,140,058	230,205

Source: 2009-2013 ACS (DP04)

Tenure and Vacancy

The relationship between tenure (owner or renter occupancy) and vacancy rates typically corresponds with the availability of and demand for housing. Owner-occupied homes are often regarded to be a more desirable land use because they retain a higher resale value and are generally more likely to be well maintained than rental units. Renters are often regarded as less connected to a community because they are less financially tied to its well being.

Rental units do not comprise a significant amount of the total housing in Kilbuck Township. In 2013, there were 18 rental units, compared to 22 in 2000 and 26 in 1990. Because there are no attached units or apartments in the Township, this indicates that rentals take the form of single-family dwelling units. The Township was drastically more heavily owner-occupied than Allegheny County overall in 2013 and was exceeded by only Ben Avon Heights Borough, where 98.6% of homes were owner-occupied.

The Census reported 22 vacant units across Kilbuck Township in 2013, equivalent to 7.3% of the total stock. In 2000, only eight units were vacant, of which four were for rent or sale and two were seasonal-use. All of the 22 vacancies in 2013 were classified as “other,” which could mean that the structure is undergoing renovations or is being used for storage, that the owner does not wish to rent or sell, that the structure is foreclosed upon or abandoned or any of a variety of other situations.

Figure 19: Tenure and Vacancy, 2013

Municipality	Total Units	Occupied			Vacant				
		Total	Renter	Owner	Total Vacant	Vacancy Rate	Seasonal, recreational or occasional use	For sale or rent	Other
Kilbuck Township	302	280	6.4%	93.6%	22	7.3%	0	0	22
Avalon Borough	2,749	2,484	48.1%	51.9%	265	9.6%	10	63	192
Ben Avon Borough	789	686	15.7%	84.3%	103	13.1%	4	19	80
Ben Avon Heights Borough	149	147	1.4%	98.6%	2	1.3%	1	1	0
Emsworth Borough	1,154	1,083	33.2%	66.8%	71	6.2%	0	44	27
Glenfield Borough	97	88	11.4%	88.6%	9	9.3%	0	0	9
Ohio Township	2,078	1,941	24.0%	76.0%	137	6.6%	0	110	27
Allegheny County	588,644	526,004	34.5%	65.5%	62,640	10.6%	1,643	22,825	38,140
Pennsylvania	5,565,653	4,958,427	30.2%	69.8%	607,226	10.9%	168,812	207,155	230,866

Source: U.S. Census Bureau, 2009-2013 ACS (B25003, B25004)

Age of Housing Stock

The age of a residential structure demonstrates the time the unit has been in the inventory and the duration of time over which substantial maintenance is necessary. The age threshold commonly used to signal a potential deficiency is 50, though the age alone of a structure cannot be used to determine the condition of housing, as many older units are well maintained. In general, older units have a greater need for maintenance, including the replacement of expensive building systems. Newer housing units that have larger rooms and modern amenities generally have higher sales values, reflecting a market preference for newer units and the amenities they typically include.

The housing inventory across Kilbuck Township is about the same age as housing across Allegheny County, but younger than surrounding communities, with the exception of Ohio Township. As of 2013, 68.5% of Kilbuck homes were built prior to 1960, while 28.8% were built in the 1960s and 1980s and the remaining eight were built in the 1990s.

Figure 20: Median Year Built, 2013

Municipality	Median Year Structure Built
Kilbuck Township	1954
Avalon Borough	1948
Ben Avon Borough	1939
Ben Avon Heights Borough	1939
Emsworth Borough	1944
Glenfield Borough	1939
Ohio Township	1995
Allegheny County	1955
Pennsylvania	1961

Source: U.S. Census Bureau, 2009-2013 ACS (B25035)

Housing Costs

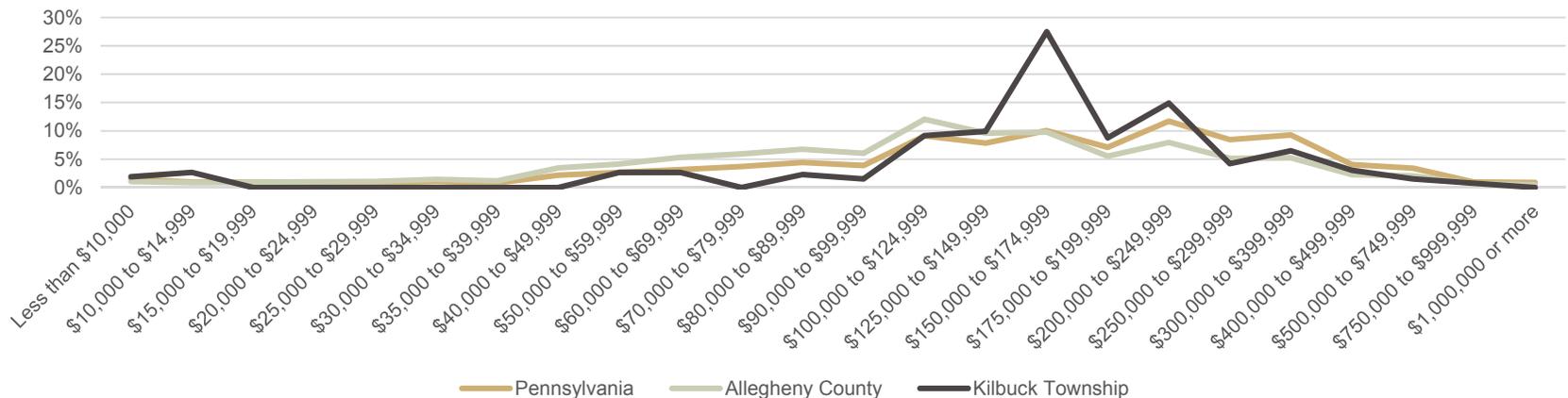
While Kilbuck Township’s housing stock is priced generally higher than housing across Allegheny County, it is comparatively affordable within the context of neighboring communities, especially in terms of change over time. While values in other areas, such as Ben Avon Heights Borough, Glenfield Borough and Ohio Township shot up more than an inflation-adjusted 30% between 2000 and 2013, the median value in the Township actually decreased by 2.1% after adjusting for inflation.

Figure 22: Median Value of Owner-Occupied Homes, 2000 and 2013

Municipality	2000	2013	Inflation-adjusted change
Kilbuck Township	\$122,800	\$165,600	-2.1%
Avalon Borough	\$69,500	\$82,700	-13.7%
Ben Avon Borough	\$120,300	\$202,800	22.3%
Ben Avon Heights Borough	\$186,800	\$340,600	32.3%
Emsworth Borough	\$78,100	\$113,800	5.7%
Glenfield Borough	\$65,600	\$150,000	65.9%
Ohio Township	\$144,600	\$260,000	30.5%
Allegheny County	\$84,200	\$122,400	5.5%
Pennsylvania	\$97,000	\$164,700	25.5%

Source: U.S. Census Bureau, 2000 Census, 2009-2013 ACS

Figure 21: Distribution of Owner-Occupied Home Values, 2013



The adjusted loss in home values was comparable to the inflation-adjusted change in the Township's median household income between 2000 and 2013, reflecting regional trends related to the 2006 recession and housing market crisis. While Allegheny County communities were largely insulated from the run-up to the crisis and did not see drastically inflated home prices that would subsequently crash, the County was subject to general economic conditions that impacted local growth.

Figure 23: Inflation-Adjusted Change in Housing Costs

	Median Housing Value (in 2013 \$)	Median Gross Rent (in 2013 \$)	Median Household Income (in 2013 \$)
2000	\$ 169,233	\$ 784	\$ 70,342
2013	\$ 165,600	\$ 783	\$ 69,167
Change	-2.1%	-0.1%	-1.7%

Sources: Census 2000 (SF3: H076, H063, P053), ACS 2009-2013 (B25077, B25064, B19013)

Municipal Assets and Services

Overview

The range of services, facilities and opportunities available within a community can positively or negatively affect the local quality of life. While resident demands often drive a municipality's service provision, local officials must plan for and provide an appropriate and sustainable complement of public safety, recreation and other amenities based on the characteristics and needs of the population and the current and future capacity of the tax base.

Administration

Kilbuck Township is classified by its total population as a township of the second class. It is governed by three supervisors advised by a manager, solicitor and engineer, as well as a five-member Planning Commission.

The Township's municipal building, located at 343 Eicher Road, was built in 1992. It houses public meeting facilities as well as office space and ADA-compliant kitchen and restroom facilities.

The Township currently has no employees, as it arranges the provision of public services via contract with outside agencies. Administrative services are provided through a contract with Avalon Borough, and public works undertakings

such as waste management, snow clearance, garbage/recycling collection and road maintenance and improvement are carried out by private companies. The Township contracts with third-party providers for code enforcement and building inspection.

Kilbuck Township participates in the Quaker Valley Council of Governments, a collaborative partnership among Aleppo, Avalon, Bell Acres, Bellevue, Ben Avon, Edgeworth, Emsworth, Glenfield, Haysville, Kilbuck, Leet, Leetsdale, Glen Osborne and Sewickley. Among other activities, the council provides access to federal Community Development Block Grant funds through Allegheny County and handles local contracts with Verizon and Comcast.

Education

Kilbuck Township is one of five municipalities that comprise the Avonworth School District. The others are Ben Avon Borough, Ben Avon Heights Borough, Emsworth Borough and Ohio Township. As there are no educational facilities within Kilbuck Township, its students are bused to the Avonworth School District campuses. The Ohio Township Elementary School is located on Roosevelt Road less than one mile from the Township line, and the junior and senior high school is located about three miles north of the Township. Residents also send students to nearby parochial schools, including Saint James in Sewickley and Assumption Church in Bellevue.

Public Safety

Kilbuck Township previously employed two full-time and several part-time police officers who handled patrols across the Township and also in Ben Avon, Ben Avon Heights and Glenfield. In late 2007, the Township disbanded its police department. The Township relied initially on patrols from Pennsylvania State Police, but currently contracts with the Ohio Township Police Department for this and related services.

The Township receives fire protection from the Ben Avon and Emsworth fire departments and also has mutual aid agreements with Avalon and Sewickley that provide for emergency management across municipal borders.

Recreation

By virtue of the Township's location within a vibrant metropolitan region, Township residents have access to a wide array of recreational attractions. The following regional amenities exist nearby:

- **North Park**, part of the Allegheny County system, spans more than 1,000 acres with amenities including a stocked lake, boat rentals, a golf course, picnic shelters, several athletic fields, an ice rink, hiking trails, bikeways and other facilities. The park is located about 10 miles from the Township.
- **The Montour Trail** is a multi-use rail trail along the Great Allegheny Passage, a system that stretches more than 330 miles from Pittsburgh to Washington, DC. The trail's crushed limestone surface makes it well suited for cycling, walking, running, cross-country skiing and nature appreciation. A trailhead exists across the Ohio River from the Township in Groveton, just east of Coraopolis.

- **Hartwood Acres**, also part of the County parks system, is located about 15 miles from the Township and includes traditional outdoor recreational amenities in addition to unique features such as a re-created English country estate, formal gardens and stables, a holiday light show and a summer concert series.

Township residents also have access to the following local recreational facilities:

- **Avonworth Community Park** is a 117-acre tract located at the intersection of Crawford and Camp Horne roads that offers a variety of recreational facilities and open space areas. Activities are available year-round at the park, including community picnics, movies, auto shows, art auctions, festivals and recycling drop-off events.

The park's amenities include a pool with diving area, lighted basketball courts, three regulation Little League baseball fields, several groves, a large pavilion, a cabin, playground equipment, restrooms, picnic areas and hiking trails. The Mayernik

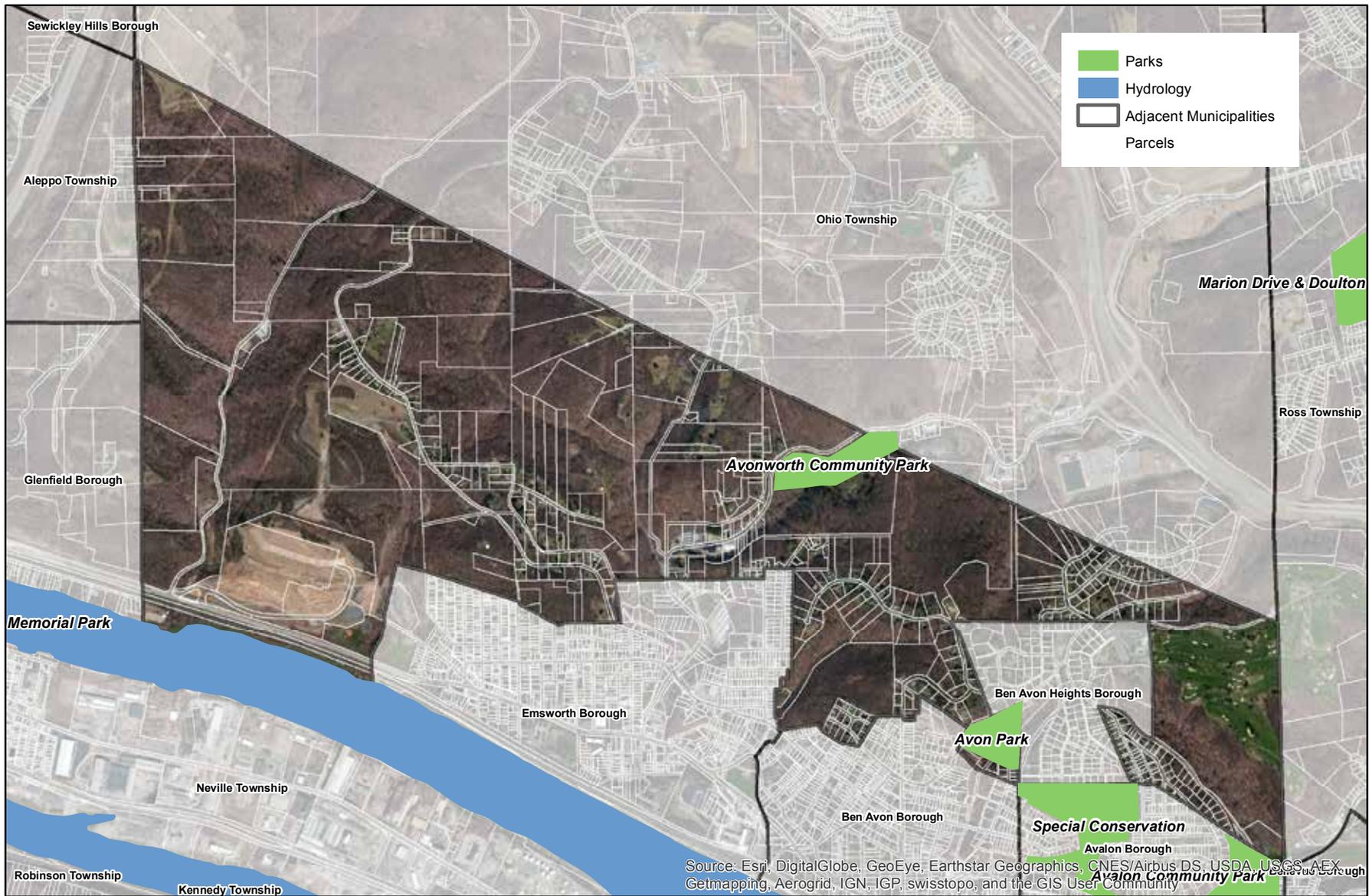
Center, a log cabin regarded as the park's "crown jewel," was built in 1998 as a community center and rental with a 200-person seating capacity.

The park is unique to the Pittsburgh region in that it was once the Joseph Horne family campgrounds and summer retreat. Remnants of the park's early days are still present, including several structures originally occupied by the Horne family and its employees.

Avonworth Community Park is jointly owned by five municipalities: Ben Avon Borough, Ben Avon Heights Borough, Emsworth Borough, Kilbuck Township and Ohio Township. These communities formed the Avonworth Municipal Authority and floated a bond issue to purchase and develop the park, which was formally dedicated in 1968.

- **Avon Park** is located off of Perrysville Avenue near the Township's border with Ben Avon Borough. This neighborhood park features playground equipment, benches, tennis and basketball courts and a pavilion.

Map 1. Recreational Amenities





Environment

Overview

Environmental factors and local physiography define an area and contribute to the manner in which a community develops. Local environmental features often direct land use patterns; therefore, future land use plans, road and utility corridors are subject to environmental constraints. Particularly, local environmental features have a bearing on the following:

- Determining the underlying rock strata's ability to support heavy structures
- Locating water supplies and reservoirs
- Estimating the costs of utility installation
- The location of floodplains, wetlands, steep slopes, prime farmland and other areas not suited for development
- The presence of soils that are not suitable for septic systems

Land Form and Composition

Kilbuck Township is in the Appalachian Plateau region of Pennsylvania, characterized by steep hillsides, knolls, deep rivers and stream valleys. The U.S. Geological Survey concluded in 1978 that some of the Township's land consisted of "soil and rock susceptible to land-sliding."

Several local streams cut gorges 400 to 600 feet deep over millions of years to create the Township's present-day topography. The highest plateaus reach 1,200 feet above sea level at the former Dixmont State Hospital site, and the lowest points are slightly less than 800 feet above sea level along the Ohio River. Areas with a slope of 25% or greater of soils strata are generally considered to be unsuitable for development and should be designated as such. Slopes with a 16-24% slope should be approved for development only when sufficient data is presented to support the proposed project. For instance, gentle slopes should be considered for higher-density development, while those with steep slopes could have isolated areas of moderate residential densities if the land

can otherwise support the development in question.

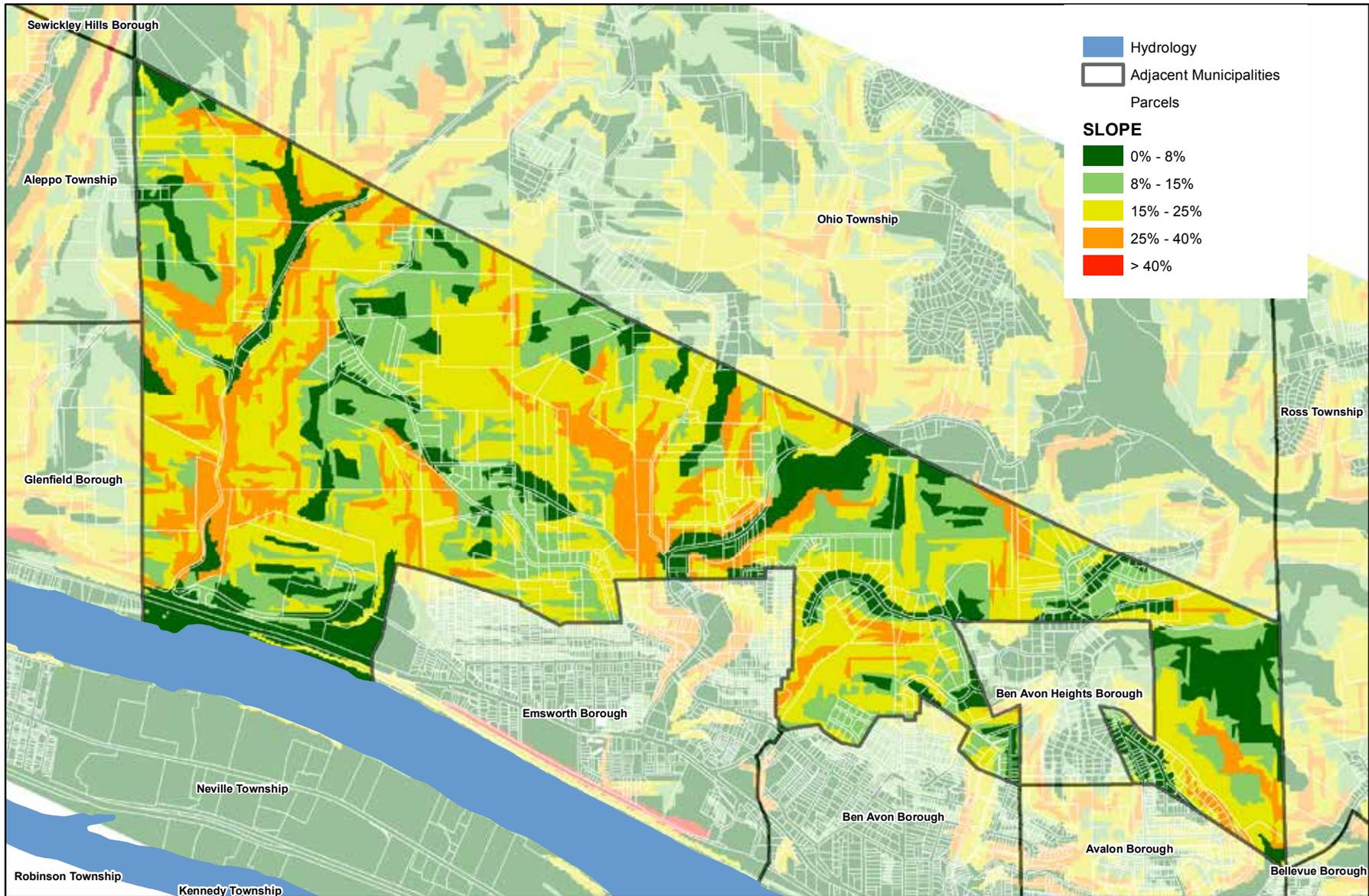
In September 2006, a landslide occurred at a commercial development site located on the former Dixmont property, sending between 500,000 and 600,000 cubic yards of earth and stone across Ohio River Boulevard and adjacent railway tracks. Initial remediation costs exceeded \$2 million, according to a task force convened by the state legislature to study the event. The site's steep slopes and unstable land composition, whether due to naturally occurring soils or the placement of fill over the years, were leading factors in the slide. Following an initial flurry of lawsuits, Wal-Mart took control of the site in 2007 and worked until late 2015 to restore it to a sloped version of its former natural state. There are no plans for any future development at the site, which would need to clear approval from state agencies.

With regard to soils, the two predominant geological formations found in the Township are the Cassleman Formation, concentrated primarily in higher elevations, and the Glenshaw Formation, primarily in the low-lying and flood-

prone areas. The first 100 feet of strata consists of a mixture of claystone, coal, sandstone, shale and limestone. The next 100 feet deep changes from shale to coal (in patches) and then to limestone. At roughly 200 feet, pockets of impermeable red clay known as "Pittsburgh Red Beds" are located. These beds are usually found between 180 and 240 feet deep and are the primary cause of landslide in the Pittsburgh region. The Township's prior Comprehensive Plan noted that slides occurring in late fall and early spring along Ohio River Boulevard and other nearby roads are usually attributed to this clay.

Geological surveys and soil samples deal with the type of subsurface soil strata that affect a site's development and what effects the development may have on regional sub-surface conditions. Core borings, percolation tests and test pits are three of the common methods used for determining conditions. Percolation tests are particularly helpful in evaluating proposals for on-site septic systems and wells. These tests should be performed in areas that have a history of slide, steep slopes and impermeable soil conditions.

Map 2. Topographic Features



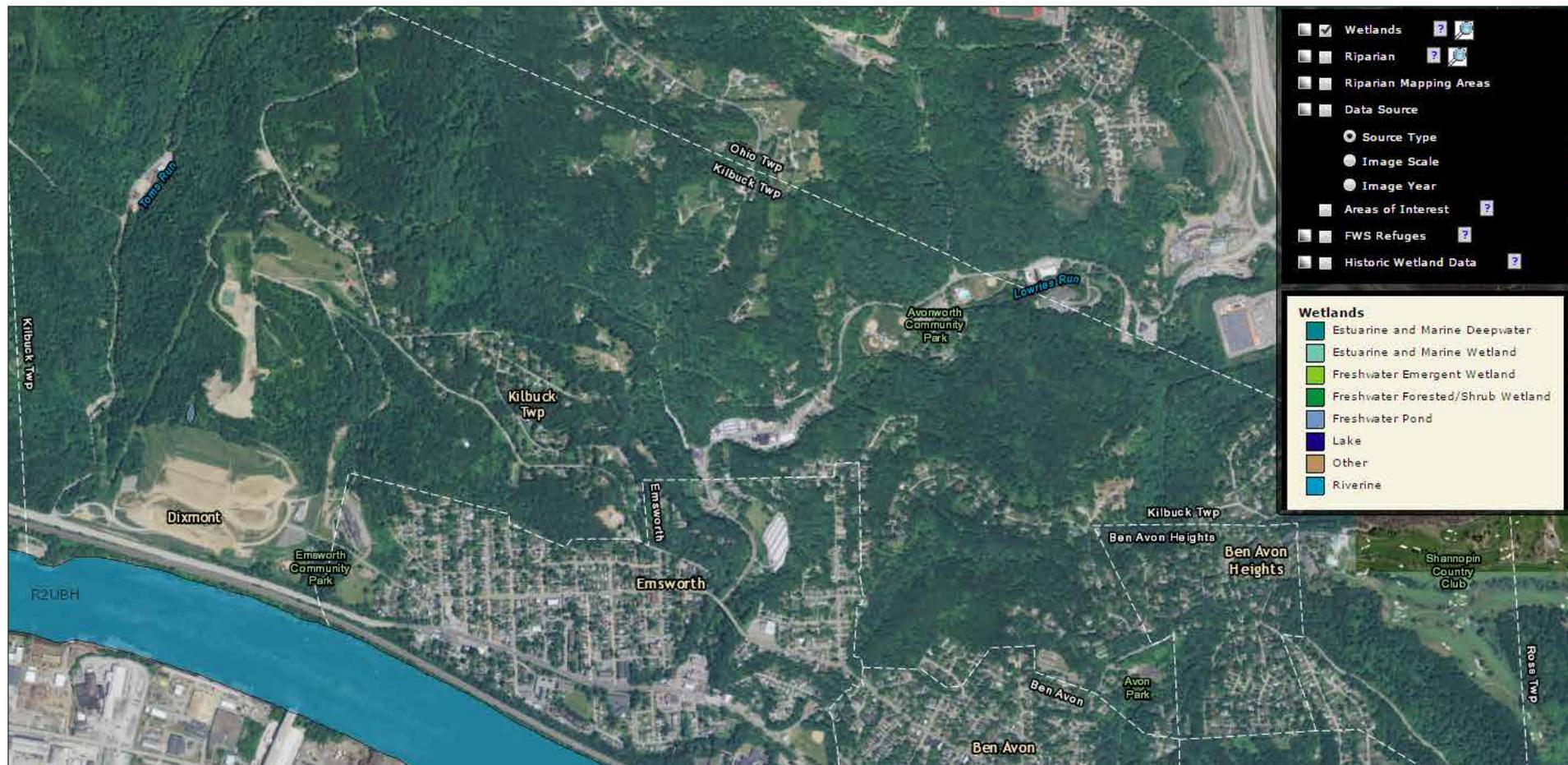
Hydrology, Floodplains and Wetlands

The Tom's Run Conservation Area is located in both Kilbuck and Ohio townships. It is a large watershed that has been purchased by the Western Pennsylvania Conservancy and one of Allegheny County's natural heritage areas. Little development has occurred in the Tom's Run valley, with the exception of four residences and the former Dixmont State Hospital.

Wetlands are defined as areas that, under normal conditions, contain a prevalence of hydrophytic vegetation and hydric soils and are inundated or saturated within 18 inches of the ground surface for seven consecutive days during the growing

season. Wetlands are not suitable for intense commercial or residential land development, due to association with basement flooding, cracked and shifting foundations, pollution of on-lot wells and failing and overflows of on-lot septic systems. The National Wetlands Inventory, maintained by the U.S. Fish and Wildlife Service, has identified wetlands in Kilbuck Township that exist primarily south of Ohio River Boulevard along the entire length of the river as it flows through the Township. The R2UBH wetland type indicated on the following map is characterized as riverine and permanently flooded.

Figure 24: Wetlands Inventory, 2015



Source: U.S. Fish and Wildlife Service

A 100-year flood plain is the maximum level where a watercourse should crest following a 100-year storm, equal to six inches of rain within a 24-hour time frame. Building activities within these areas must comply with Army Corps of Engineers standards. Three 100-year flood plains exist within the Township along the Ohio River, Tom's Run and Lowries Run.

Prime Agricultural Land

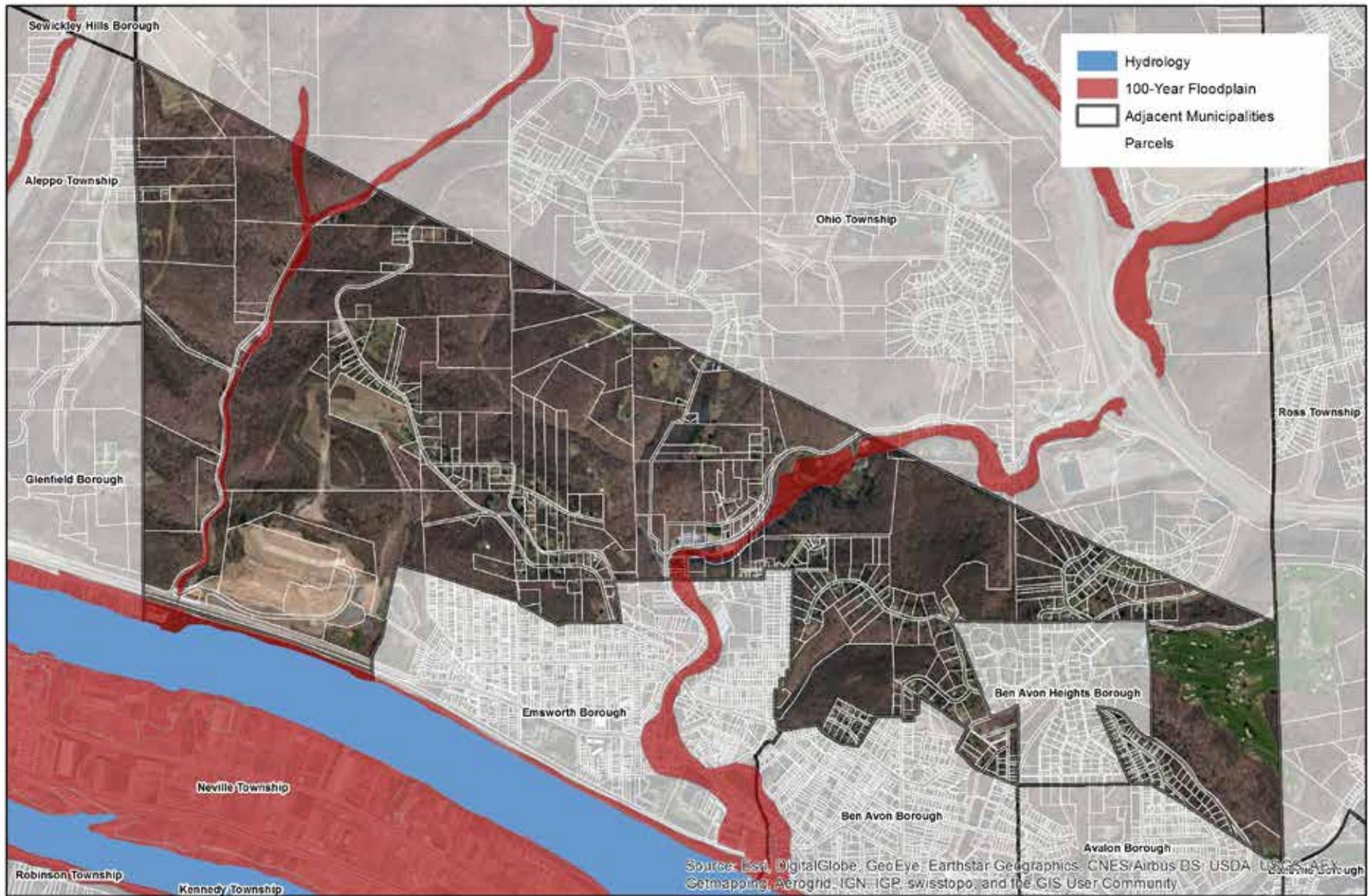
Prime agricultural land, grounds where the soil characteristics are best suited for raising crops, livestock or nurseries, are directed by local environmental composition. When geological formations, climate and soil drainage are compounded, prime agricultural soil locations become available. Land that is best suited for prime farmland is often also the land that is least suitable for commercial or residential purposes.

Several areas of Kilbuck Township have prime agricultural soils:

- North of the Dixmont property west of Roosevelt Road
- Plateau between Roosevelt Road and Harmony Road in the northern section of the Township
- The area around and including Shannopin Country Club
- The Ridge Avenue area

Currently, no lands in the Township are designated as Agricultural Security Areas under Pennsylvania Act 43 or other applicable laws. The designation provides a certain amount of protection for the owners of farmland against potential municipal ordinances that would restrict normal farming practices or structures in the designated areas.

Map 3. Flood Plain



Transportation

Overview

The safe and efficient movement of goods and people within and around a municipality is essential to community viability. Future growth and development are predicated by the municipality's transportation system and its connections within the regional network.

Road Travel

Kilbuck Township's street network includes 7.5 miles of road, of which 2.5 miles are state roads and 5 miles are local or private roads. The Township eliminated its Road Department and liquidated its equipment in 1993, relying now on private contractors to complete maintenance and

improvement as necessary.

The Township floated a bond issue in the mid-2000s to complete infrastructure improvements on a large scale based on the expectation of expansion in the tax base related to the development of a Wal-Mart at the Dixmont site. The retirement of that debt around 2020 will present an opportunity for local leaders to again strategically plan for infrastructure improvement and/or expansion.

Ohio River Boulevard (State Route 65), a principal urban arterial roadway maintained by PennDOT, runs through the Township's southwestern end. Average annual daily traffic on the section of Route 65 that crosses Kilbuck Township was 25,656 in 2013. Camp Horne Road is the other major route,

a collector that connects Route 65 to Interstate 279. Camp Horne averaged 7,877 vehicles per day in 2012.

No traffic signals exist in the Township. However, a variety of traffic controls and signage control the flow at major intersections, including:

- Eicher and Roosevelt roads: Eicher is characterized by steep grades and a narrow cartway, and Roosevelt is heavily traveled and meets Eicher on a sharp bend.
- Eicher and Camp Horne roads: Located in Emsworth Borough, this site is heavily traveled by traffic using Eicher to access Route 65 and I-279 via Camp Horne.

- Crawford and Camp Horne roads at Avonworth Community Park: This intersection receives heavier traffic according to seasonal use of the park facilities.
- Old Camp Horne and Camp Horne roads: Old Camp Horne has two intersections with Camp Horne, each of which has a one-way stop sign.
- Harmony and Lowries Run roads: The intersection has a relatively low accident rate and service rating.

Given increasing development and associated traffic volume along Tom's Run Road, its intersection with Route 65 has become a serious safety concern. Vehicles turning left onto Route 65 in particular face limited sight lines traffic approaching at dangerous speeds.

Alternate Modes

Public transit does not exist in Kilbuck Township in the form of fixed-route transit service from the Port Authority of Allegheny County. Several bus stops in Avalon, Ben Avon Borough and Emsworth Borough are adjacent to developed areas of the Township, and Census data indicates that a handful of residents use buses to travel to work.

The Pittsburgh International Airport is located approximately eight miles from Kilbuck Township via I-79 and Route 65, near enough to allow easy access for residents and businesses that wish to take advantage of its connections to interstate and international travel and economic opportunities.

Pedestrian and bicycle connections throughout the Township are constrained to a large extent by natural landscape features and the existing layout of development. Rolling topography and narrow right-of-way make it difficult to add multi-modal features along some existing routes. Currently, the Township's transportation network is strongly auto-oriented, but in accordance with shifting regional priorities, the Township may anticipate increased demand in the future for improvements that would not only increase the safety and efficiency of auto travel, but also incorporate features oriented toward meeting the mobility needs of all users: motorists, pedestrians, bicyclists, emergency services, goods transportation and others.

Map 4. Transportation Reference



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., GEBCO, Esri, Swisstopo, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Utilities

Overview

The service level and conditions of community infrastructure represent a critical component of both community life and development potential. Two key issues in Kilbuck Township are water and sanitary sewer service. The availability of this infrastructure has a significant impact on development, the location of land uses and the health, safety and wellness of residents. Development patterns such as higher residential densities are often associated with access and connection to a public sewer and water system.

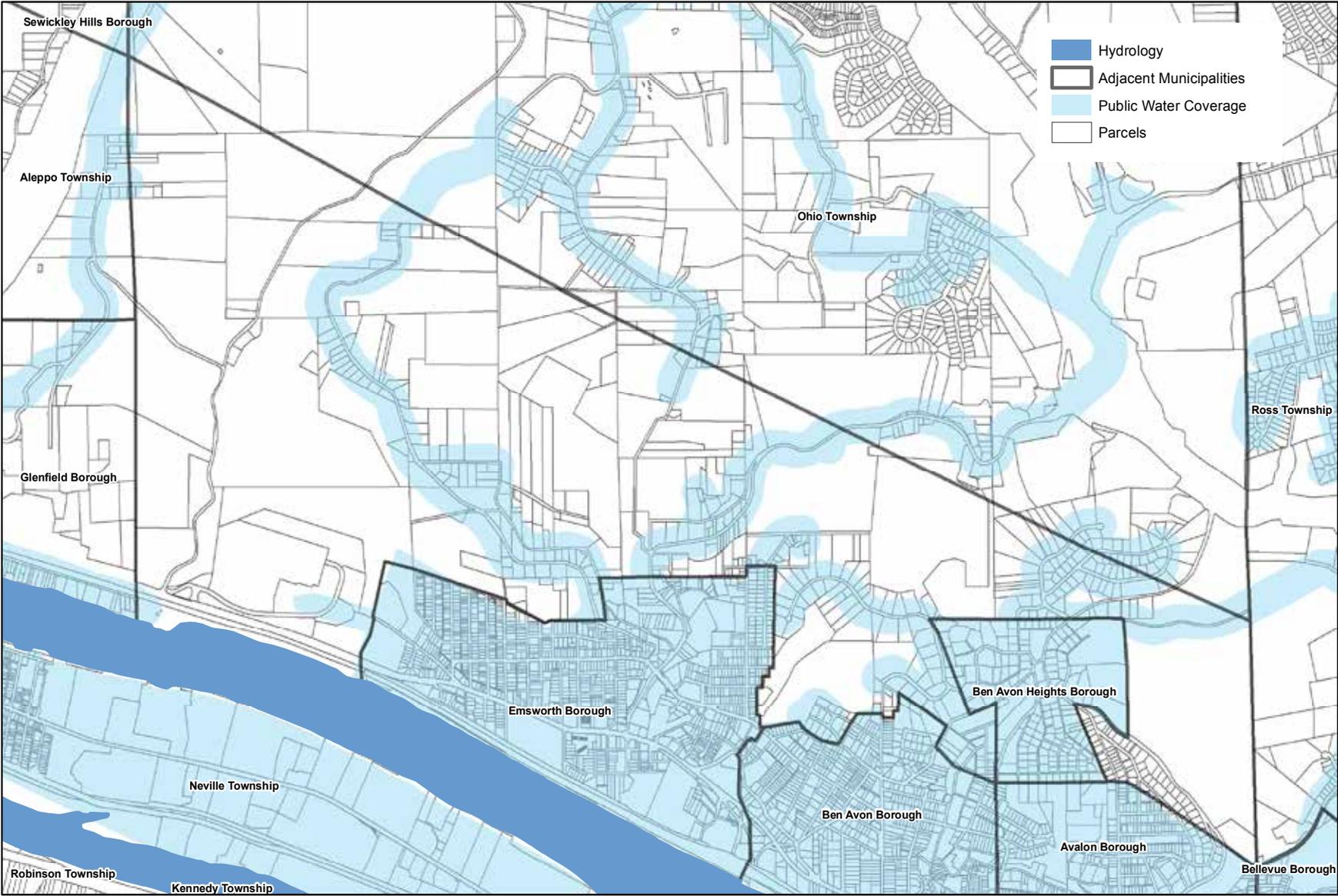
Water

The Township's water service is provided by West View Water Authority, located on Perry Highway. Areas without public water service are primarily agricultural and open spaces.

Within the system, water pressure and quality is considered to be excellent, which is a condition necessary for the consideration of more intensive development, especially associated with high-density residential sites or commercial or industrial uses. Geological formations determine the location wells for the use of on-lot potable water service. Larger lots are needed for units to have both on-lot sewage disposal and well water service.

Public water service areas are illustrated on the following map.

Map 5. Public Water Infrastructure



Source: Southwestern Pennsylvania Commission

Sanitary Sewer

All Pennsylvania municipalities are required to maintain a Sewage Facilities Plan under Act 537 to indicate the areas that need public sewers to be developed as well as identify areas that are not suitable for on-lot disposal systems. Sanitary sewers are necessary in areas that cannot support development that utilizes on-lot sewage disposal systems for the treatment of effluent. Sanitary sewers are also necessary to support development in areas where certain soil conditions do not permit on-site sewage disposal beds and potable water wells on the same lot.

Public sewer is available in several residential pockets within the Township, as illustrated on the following map. These areas are along Camp Horne Road and in residential areas that extend from other communities.

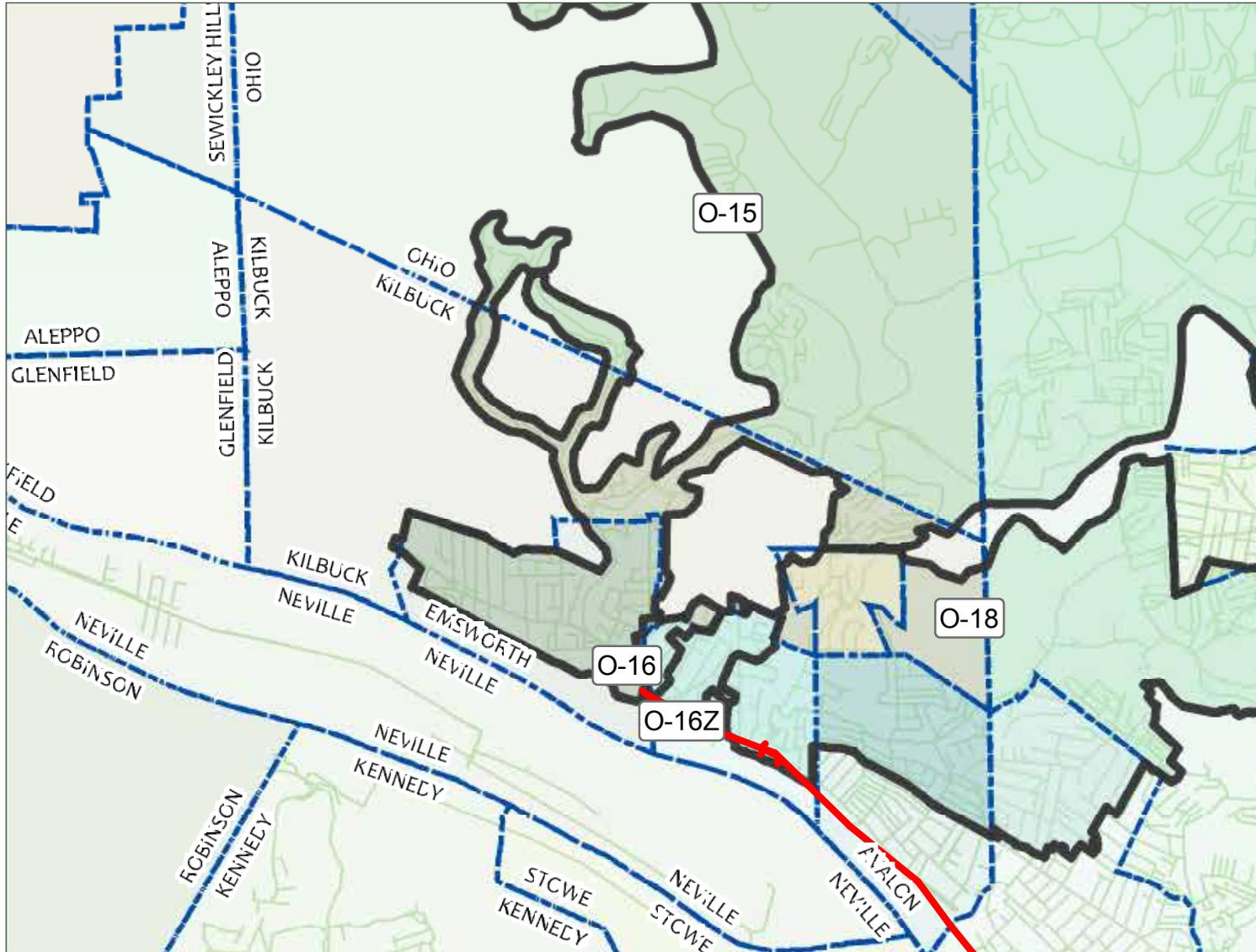
The Township completed a facilities plan for Lowries Run and updated it in summer 2014. The plan calls for an upstream treatment plant located in Ohio Township.

The Township produced a Wet Weather Feasibility Report in 2013 to fulfill the requirements of an Administrative Consent Order related to sewer overflow conditions in local streams. This was related to regional efforts to implement a wet weather plan that included municipal alternatives. The report found that Kilbuck Township is entirely served by separate sanitary sewers designed to accept sewage only from residential and commercial customers. No reported constructed discharges or other overflow locations were found, and under two- and 10-year summer storm design conditions, sewer models did not indicate any capacity deficiencies. Therefore, the study did not call for any internal municipal projects to achieve compliance with the consent order.

Kilbuck contributes to the Allegheny County Sanitary Authority (ALCOSAN), which continues to address critical problems of hydraulic sewer system overload. The Township's Feasibility Report was aggregated with 82 other such municipal reports into the Regional Long-Term Control Plan, which contained solutions estimated to exceed \$2 billion,

for which \$530 million would be municipal responsibility. The estimated burden varies drastically by municipality, and its impact varies drastically by local tax base capacity. ALCOSAN is currently working with federal, state, other county and municipal agencies on designing long-term controls and equitably sharing their cost.

Map 6. Sewersheds



- ALCOSAN Interceptors
- One Overall Lines
- Sewersheds
- Municipal Boundaries

Source: Kilbuck Municipal Feasibility Study Report, Chester Engineers, 2013