

# Route 30 Master Plan



Community Workshop

October 18, 2006



# Today's Agenda

- Study Overview
  - Visioning Process
  - Study Outcomes
- “Communities by Design” Exercise
  - Existing Community Elements
  - Enhanced Community Elements



# Back to the Future

An interview with our grandchildren...



2005...

2025...

2045...



# Who have they become?

- A powerful, seasoned coalition
  - Business leaders
  - Municipal officials
  - PennDOT
  - Community members





# What have they achieved?

- The Lincoln Highway is one of the best corridors in the nation
  - Safe
  - Efficient
  - Vibrant
  - Breathtaking





# It all started back in 2005...

- The Route 30 Master Plan
  - Visioning
  - Consensus building
  - Strategic planning





# The Visioning Process: Writing Our Community's Story



Where are  
we now?



Where are  
we going?



Where do we  
want to be?



How will we  
get there?



# Chapter 1: Where Are We Now?





# What Shapes a Community?



## Framework

*Natural Landscape & Streets*



## Fabric

*Built Environment - The "Four D's"*

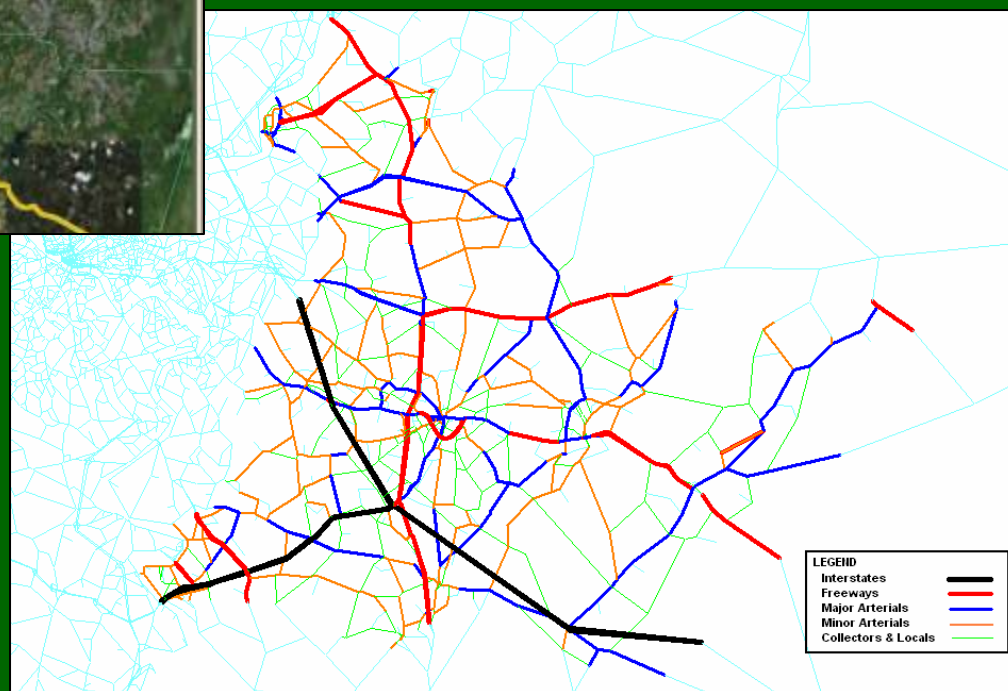
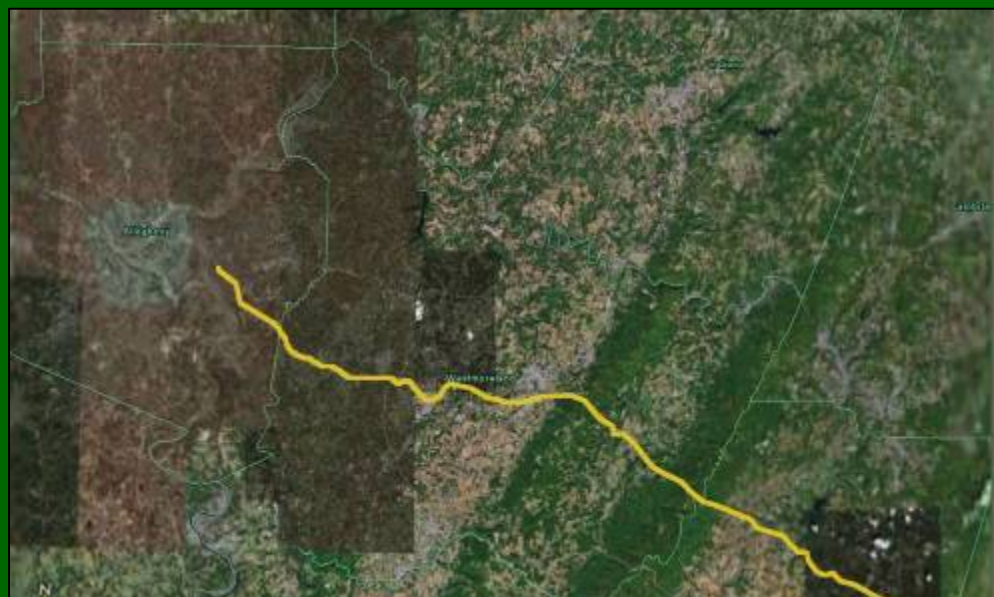


## Fingerprint

*Cultural Identity*



# Framework





# Fabric: The Four "D's"



Density



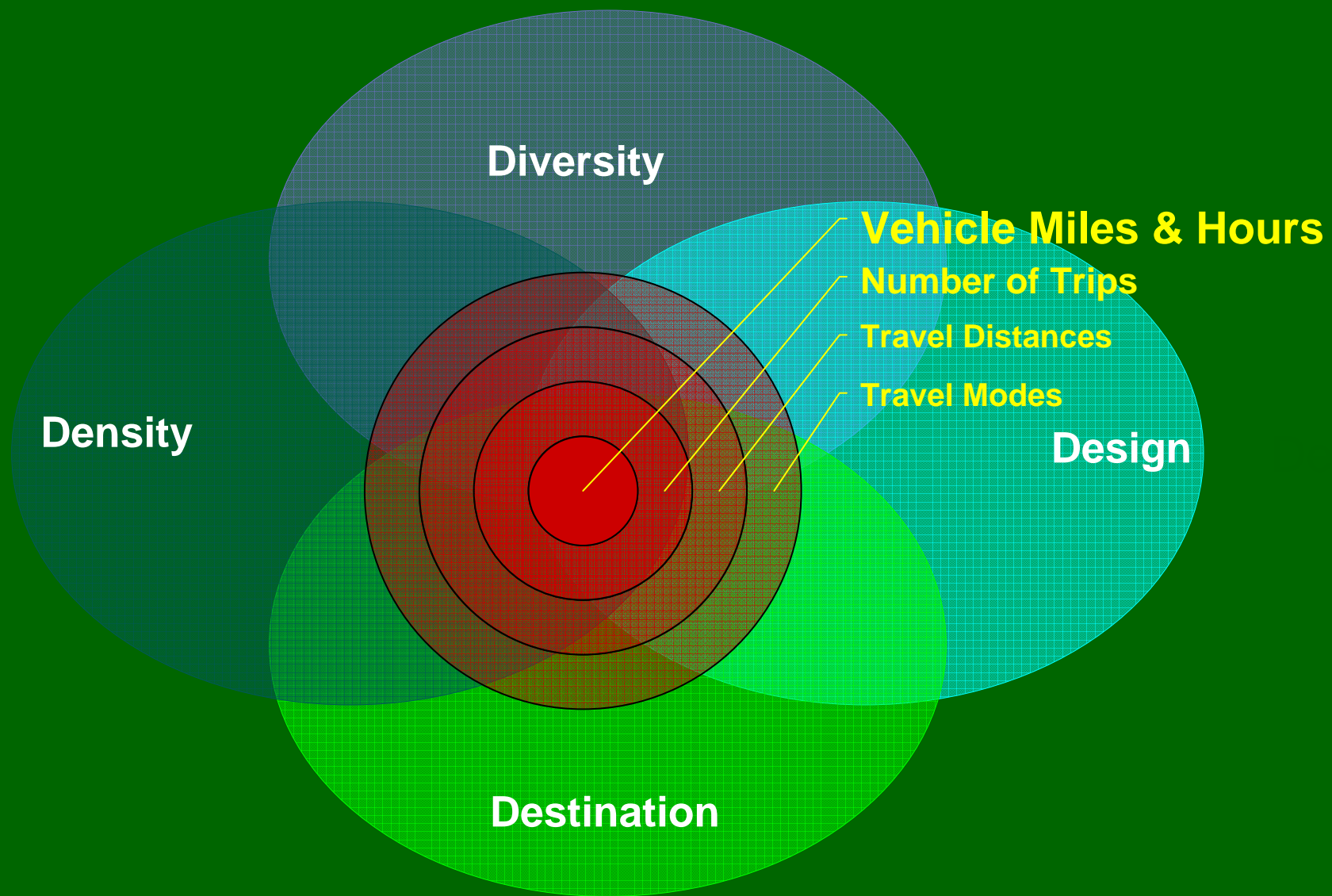
Diversity

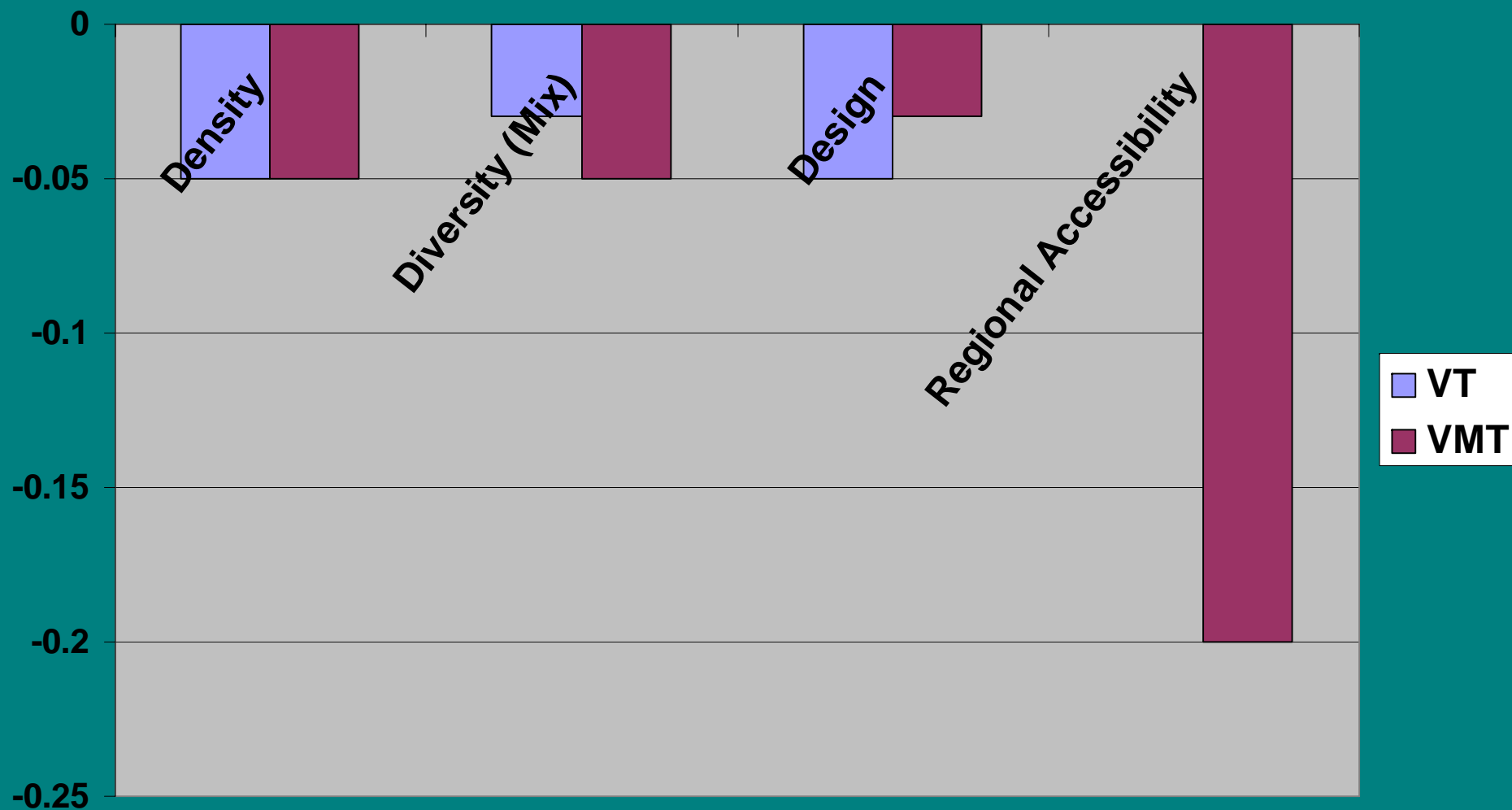


Design



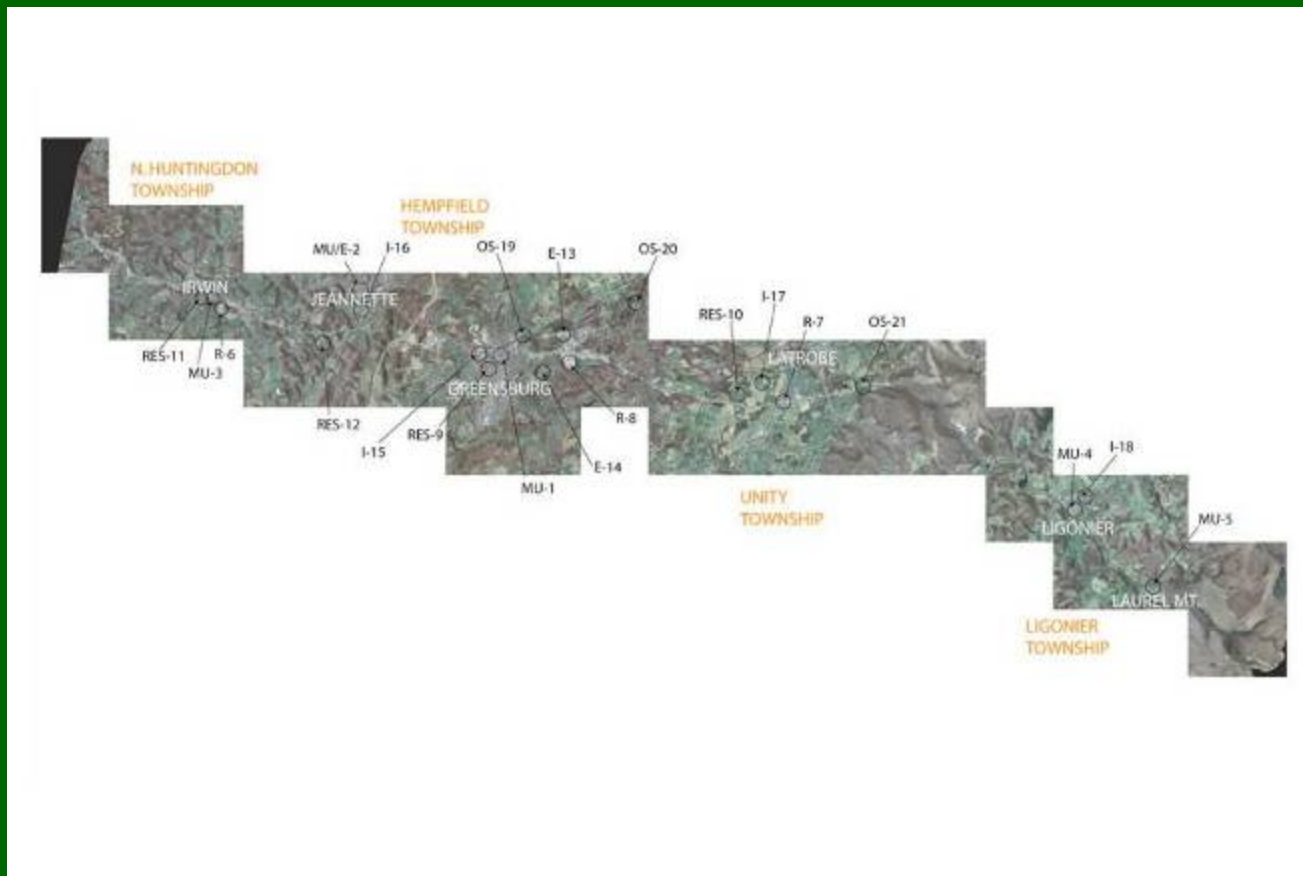
Destination







# Fabric Samples: Community Elements





# Urban Mixed Use



Urban Mixed Use  
Downtown Greensburg  
(MU-1)



*Current Land Use:*  
Retail, Mixed-Use, Employment,  
Open Space, and Trails

- Gridded network of walkable streets and a variety of parks and recreational facilities
- Opportunity to enhance connectivity with the 5 Star Trail and with the Transit Center



# Suburban Mixed Use



## Suburban Mixed Use

Irwin  
(MU-3)



### Current Land Use:

*Retail strip, Single and Multi-family Residential*

- Urban-oriented suburban corridor adjacent to residential
- Potential for enhanced pedestrian connections and retail improvements
- A pedestrian trail to the Norwin Library (not shown on slide) is being proposed





# Rural Mixed Use



## Rural Mixed Use - Village

Ligonier Borough  
(MU-4)



Current Land Use:  
Mixed-Use, Retail, Open Space

- Village square with mixed use retail on gridded, interconnected streets
- Historical significance: Fort Ligonier/Museum
- Open Space to the South of US30 on the Loyalhanna



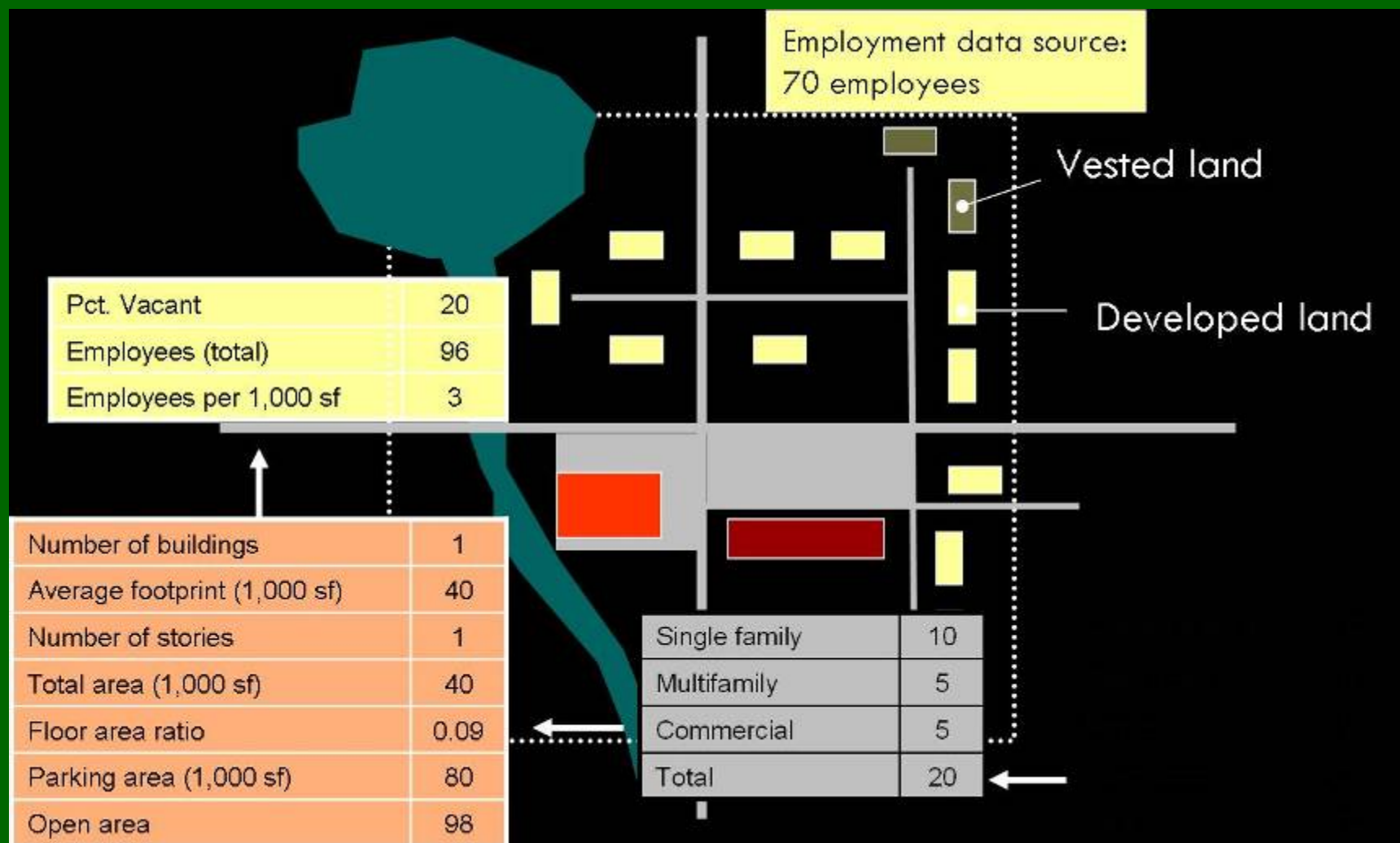
# Community Element Inventory

## US-30 Matrix of Community Elements

| DEVELOPMENT TYPE | URBAN  | SUBURBAN   | RURAL   |
|------------------|--|--|---|
| MIXED USE        | MU-1: Greensburg<br>MU/E-2: Jeannette                          | MU-3: US 30 at Irwin   | MU-4: Village at Ligonier<br>MU-5: Hamlet in Laughlintown |
| RETAIL           | (SEE MU ABOVE)   | R-6: Hills Plaza, Irwin<br>R-7: US 30-981 intersection<br>R-8: Westmoreland Mall | (SEE MU ABOVE)  |
| RESIDENTIAL      | RES-9: SW Greensburg, SFH                                      | RES-10: Wimmerton SFH and MFH<br>RES-11: Irwin MFH                               | RES-12: Hempfield Farm Subdivision                        |
| EMPLOYMENT       | (See MU/E-2 ABOVE)   | E-13: suburban office park<br>E-14: suburban offices                             |   |
| INSTITUTIONAL    | I-15: Westmoreland Regional Hospital<br>I-16: Jeannette school | I-17: St. Vincent College  | I-18: Ligonier school                                     |
| OPEN SPACE       | OS-19: Lynch Field Park  | OS-20: Twin Lakes Park   | OS-21: Loyalhanna Gorge                                   |



# Community Element Data





# Corridor Characteristics

- Suburban strip
- Main Street
- Scenic byway






# Optimal Corridor Conceptual Plan

- Don't reinvent the wheel
  - CCIP, Long Range Plan, Unity Township Study
- A reasonable program to maximize capacity
- Review with community
- Adjust model network to use for scenarios
- Phase 2 – Focus on problem areas


**Potential Transportation Solutions**

**Access Management**

- Consolidate Driveways
- Connect Adjacent Land Uses
- Parallel Service Roads
- Limit Number of New Driveways
- Provide Median

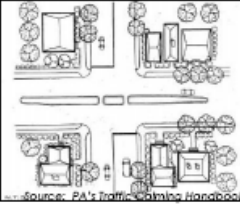



Source: AIPhotoUSA



Source: ITE CSS Handbook


- Provide U-Turn Locations
- Restrict Left Turns
- Raised Median Through Intersection




Source: PA's Traffic Planning Handbook

**Transit, Bicycle & Pedestrian Options**

- Bike Lanes
- Provide / Expand Transit Service
- Traffic Signal Priority for Transit Vehicles
- Bus Pull-Off Areas
- Park-n-Ride Lots
- Pedestrian Signals
- Sidewalks
- Mid-block Crosswalks



Source: ITE CSS Handbook



**US 30 Master Plan**



# Fingerprint: Values & Priorities

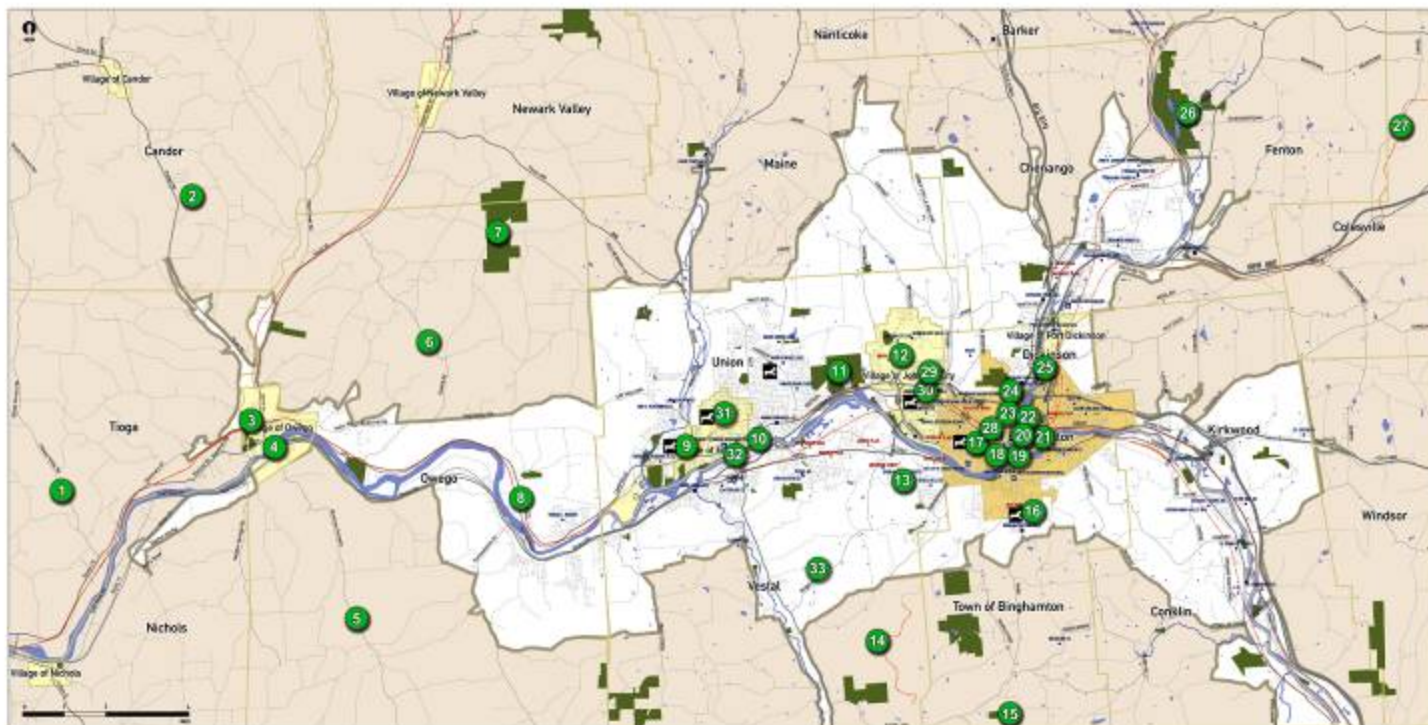
|                     |  |
|---------------------|--|
| Economic Vitality   | <ul style="list-style-type: none"><li>•Revive industrial centers</li><li>•Optimize emerging suburbs</li><li>•Advance tourism &amp; recreation</li></ul>            |
| Community Character | <ul style="list-style-type: none"><li>•Honor historic cities &amp; villages</li><li>•Encourage locally owned businesses</li><li>•Support strong families</li></ul> |
| Natural Beauty      | <ul style="list-style-type: none"><li>•Protect mountains &amp; rivers</li><li>•Celebrate scenic views</li><li>•Promote traditional farms</li></ul>                 |



# Treasured Places

BINGHAMTON METROPOLITAN TRANSPORTATION STUDY TRANSPORTATION TOMORROW 2030

Treasured Places Map



This map compiles the Treasured Places noted by citizens at the two Community Workshops:

- |                               |                               |                                      |                                 |   |
|-------------------------------|-------------------------------|--------------------------------------|---------------------------------|---|
| 1 Halsey Valley Road          | 8 Bicycling along Rt 17       | 15 Aquaterra Park                    | 22 Binghamton Arts Walk         | 29 Main Street, Johnson City  |
| 2 Iron Kettle Farm            | 9 Cider Mill Playhouse        | 16 Zoo / Discovery Center            | 23 River Promenade / Confluence | 30 Goodwill Theatre / Factories   |
| 3 Owego Scenic RR & Playhouse | 10 IBM Birthplace             | 17 Binghamton Westside & Rec Park    | 24 Ely Park                     | 31 Little Italy   |
| 4 Downtown Owego              | 11 IBM Homestead Glen Area    | 18 Roberson Museum / SHA Visitor Ctr | 25 Otstringo Park               | 32 Washington Ave / EPAC  |
| 5 Montrose Turnpike           | 12 Oakdale Mall               | 19 Arena                             | 26 CV State Park                | 33 Kopernik Observatory   |
| 6 Gaskill Road                | 13 Binghamton University      | 20 Forum                             | 27 Tunnel Road                  |   |
| 7 Nature Trails / Mtn Biking  | 14 French Tract - Nature Walk | 21 Downtown Arts Community           | 28 Antique Row                  |  Carousels |



# Chapter 2: Where Are We Going?

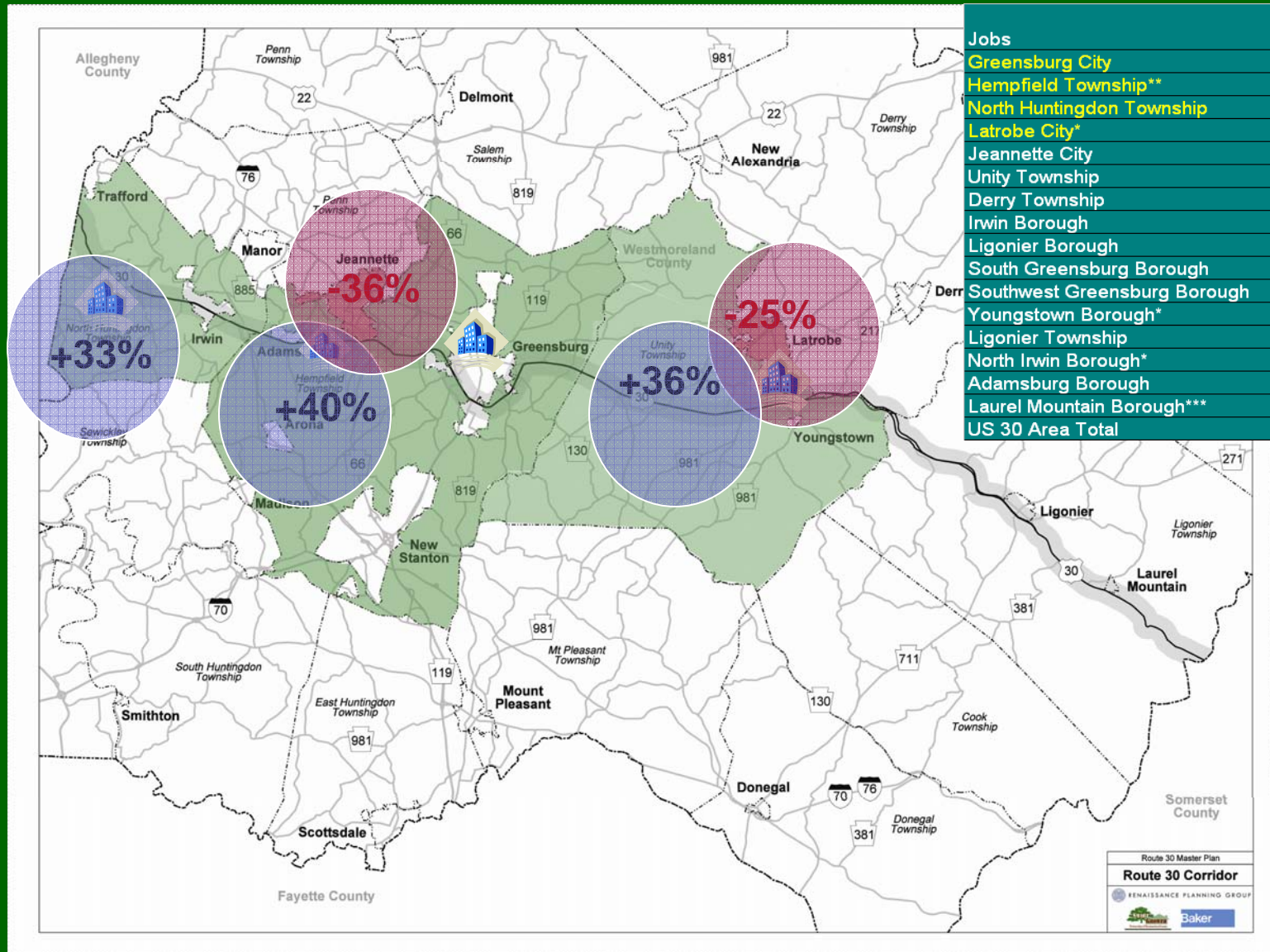




# Population 1960-2000

| Population 1960-2000         |         |         |         |                |                |
|------------------------------|---------|---------|---------|----------------|----------------|
|                              | 1960    | 1980    | 2000    | Numeric Change | Percent Change |
| Hempfield Township**         | 29,704  | 43,371  | 41,555  | 11,851         | 40%            |
| North Huntingdon Township    | 21,853  | 31,517  | 29,123  | 7,270          | 33%            |
| Unity Township               | 15,519  | 19,964  | 21,137  | 5,618          | 36%            |
| Ligonier Township            | 5,566   | 7,513   | 6,973   | 1,407          | 25%            |
| Irwin Borough                | 4,270   | 4,995   | 4,366   | 96             | 2%             |
| Adamsburg Borough            | 191     | 251     | 221     | 30             | 16%            |
| Laurel Mountain Borough***   | -       | -       | 185     | -              | -              |
| Youngstown Borough*          | 590     | 482     | 400     | (190)          | -32%           |
| North Irwin Borough*         | 1,143   | 1,016   | 879     | (264)          | -23%           |
| Ligonier Borough             | 2,276   | 1,917   | 1,695   | (581)          | -26%           |
| Derry Township               | 15,445  | 16,141  | 14,726  | (719)          | -5%            |
| South Greensburg Borough     | 3,058   | 2,605   | 2,280   | (778)          | -25%           |
| Southwest Greensburg Borough | 3,264   | 2,898   | 2,398   | (866)          | -27%           |
| Greensburg City              | 17,383  | 17,558  | 15,889  | (1,494)        | -9%            |
| Latrobe City*                | 11,932  | 10,799  | 8,994   | (2,938)        | -25%           |
| Jeannette City               | 16,565  | 13,120  | 10,654  | (5,911)        | -36%           |
| US 30 Area Total             | 148,759 | 174,147 | 161,475 | 12,716         | 9%             |

# Population & Jobs 1960-2000



| Jobs                         | 2000          |
|------------------------------|---------------|
| Greensburg City              | 32,950        |
| Hempfield Township**         | 13,187        |
| North Huntingdon Township    | 11,927        |
| Latrobe City*                | 9,732         |
| Jeannette City               | 6,815         |
| Unity Township               | 6,554         |
| Derry Township               | 3,662         |
| Irwin Borough                | 3,477         |
| Ligonier Borough             | 2,956         |
| South Greensburg Borough     | 2,482         |
| Southwest Greensburg Borough | 1,699         |
| Youngstown Borough*          | 1,531         |
| Ligonier Township            | 486           |
| North Irwin Borough*         | 472           |
| Adamsburg Borough            | 91            |
| Laurel Mountain Borough***   | 0             |
| <b>US 30 Area Total</b>      | <b>98,021</b> |

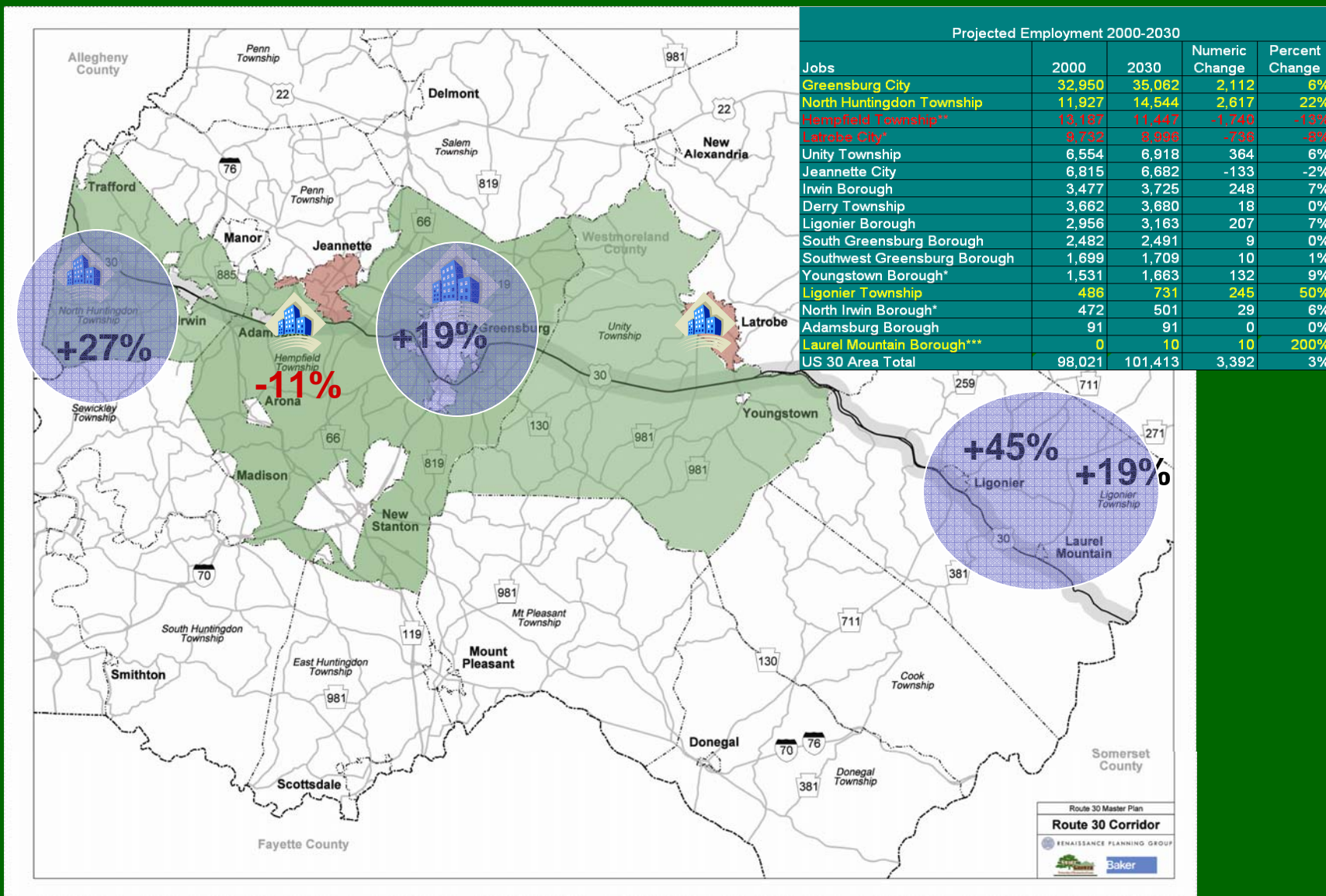


# Projected Population 2000-2030

| Projected Population 2000-2030 |         |         |                |                |
|--------------------------------|---------|---------|----------------|----------------|
|                                | 2000    | 2030    | Numeric Change | Percent Change |
| North Huntingdon Township      | 29,123  | 36,915  | 7,792          | 27%            |
| Greensburg City                | 15,889  | 18,964  | 3,075          | 19%            |
| Unity Township                 | 21,137  | 23,547  | 2,410          | 11%            |
| Derry Township                 | 14,726  | 17,060  | 2,334          | 16%            |
| Ligonier Township              | 6,973   | 8,734   | 1,761          | 25%            |
| Ligonier Borough               | 1,695   | 2,451   | 756            | 45%            |
| Latrobe City*                  | 8,994   | 9,357   | 363            | 4%             |
| South Greensburg Borough       | 2,280   | 2,572   | 292            | 13%            |
| Southwest Greensburg Borough   | 2,398   | 2,497   | 99             | 4%             |
| Youngstown Borough*            | 400     | 479     | 79             | 20%            |
| Laurel Mountain Borough***     | 185     | 156     | -29            | -16%           |
| North Irwin Borough*           | 879     | 837     | -42            | -5%            |
| Adamsburg Borough              | 221     | 171     | -50            | -23%           |
| Irwin Borough                  | 4,366   | 4,101   | -265           | -6%            |
| Jeannette City                 | 10,654  | 10,191  | -463           | -4%            |
| Hempfield Township**           | 41,555  | 36,893  | -4,662         | -11%           |
| US 30 Area Total               | 161,475 | 174,925 | 13,450         | 8%             |



# Projected Population & Jobs 2000-2030



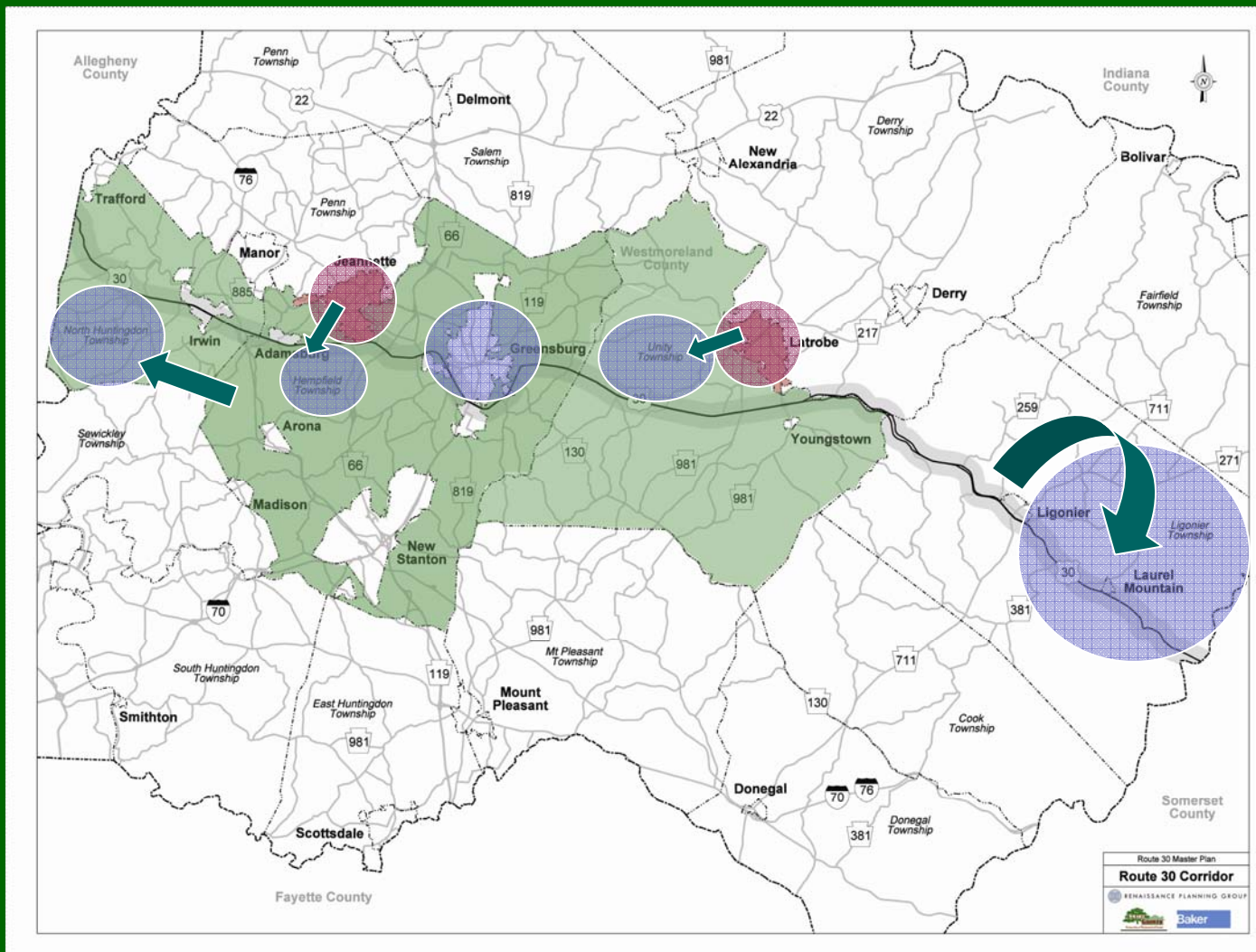


# Trends Over Time

| Population Change 1960-2030       |                |                |                |                |                |                |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|
|                                   | 1960           | 1980           | 2000           | 2030           | Numeric Change | Percent Change |
| <b>North Huntingdon Township</b>  | <b>21,853</b>  | <b>31,517</b>  | <b>29,123</b>  | <b>36,915</b>  | <b>15,062</b>  | <b>69%</b>     |
| <b>Hempfield Township**</b>       | <b>29,704</b>  | <b>43,371</b>  | <b>41,555</b>  | <b>36,893</b>  | <b>7,189</b>   | <b>24%</b>     |
| <b>Unity Township</b>             | <b>15,519</b>  | <b>19,964</b>  | <b>21,137</b>  | <b>23,547</b>  | <b>8,028</b>   | <b>52%</b>     |
| Greensburg City                   | 17,383         | 17,558         | 15,889         | 18,964         | 1,581          | 9%             |
| Derry Township                    | 15,445         | 16,141         | 14,726         | 17,060         | 1,615          | 10%            |
| <b>Jeannette City</b>             | <b>16,565</b>  | <b>13,120</b>  | <b>10,654</b>  | <b>10,191</b>  | <b>-6,374</b>  | <b>-38%</b>    |
| <b>Latrobe City*</b>              | <b>11,932</b>  | <b>10,799</b>  | <b>8,994</b>   | <b>9,357</b>   | <b>-2,575</b>  | <b>-22%</b>    |
| <b>Ligonier Township</b>          | <b>5,566</b>   | <b>7,513</b>   | <b>6,973</b>   | <b>8,734</b>   | <b>3,168</b>   | <b>57%</b>     |
| Irwin Borough                     | 4,270          | 4,995          | 4,366          | 4,101          | -169           | -4%            |
| South Greensburg Borough          | 3,058          | 2,605          | 2,280          | 2,572          | -486           | -16%           |
| Southwest Greensburg Borough      | 3,264          | 2,898          | 2,398          | 2,497          | -767           | -23%           |
| <b>Ligonier Borough</b>           | <b>2,276</b>   | <b>1,917</b>   | <b>1,695</b>   | <b>2,451</b>   | <b>175</b>     | <b>8%</b>      |
| North Irwin Borough*              | 1,143          | 1,016          | 879            | 837            | -306           | -27%           |
| Youngstown Borough*               | 590            | 482            | 400            | 479            | -111           | -19%           |
| Adamsburg Borough                 | 191            | 251            | 221            | 171            | -20            | -10%           |
| <b>Laurel Mountain Borough***</b> | <b>-</b>       | <b>-</b>       | <b>185</b>     | <b>156</b>     | <b>156</b>     | <b>84%</b>     |
| <b>US 30 Area Total</b>           | <b>148,759</b> | <b>174,147</b> | <b>161,475</b> | <b>174,925</b> | <b>26,166</b>  | <b>18%</b>     |



# The Big Picture





# Chapter 3: Where Do We Want to Be?



# Envisioning New Possibilities

- Design Alternatives - Enhanced Community Elements
- Development Patterns - Dot Map Game
- Preferred Scenario





# Building Upon Previous Ideas

## *Development Principles for Unity Township*

A Vision for  
Development  
Using Smart Growth  
Principles



## *Development Principles for Ligonier Township*

A Vision for  
Development  
Using Smart Growth  
Principles



Smart Growth Visualization Project



# Enhancing Community Elements



POSITIVES

- WATERFRONT
- MARINA
- GRADE SEPARATION OF R-R + URBAN FEATURES
- GREEN AREAS + STREET TREES
- GRID NETWORK OF STREET SYS.
- INSTITUTIONAL/COMMERCIAL MIX
- MAIN STREETS W/ COMM'L CLOSE (PARKING AT REAR)
- ROUNDABOUT
- ROOM TO GROW
- PROXIMITY TO MAJOR ROUTE (RT. 1?)
- RAIL ACCESS TO INDUSTRY
- GOOD FRAMEWORK FOR FUTURE DEVT.
- SIGHT LINES TO WATER

Urban Mixed-use

BRUCE

Social Mix  
 • MUSEUM AREA - ENHANCED MARINA  
 • BOARDWALK - IMPROVED SEASIDE  
 • BOARDWALK - IMPROVED SEASIDE  
 • BOARDWALK - IMPROVED SEASIDE  
 • BOARDWALK - IMPROVED SEASIDE



# Downtown Existing



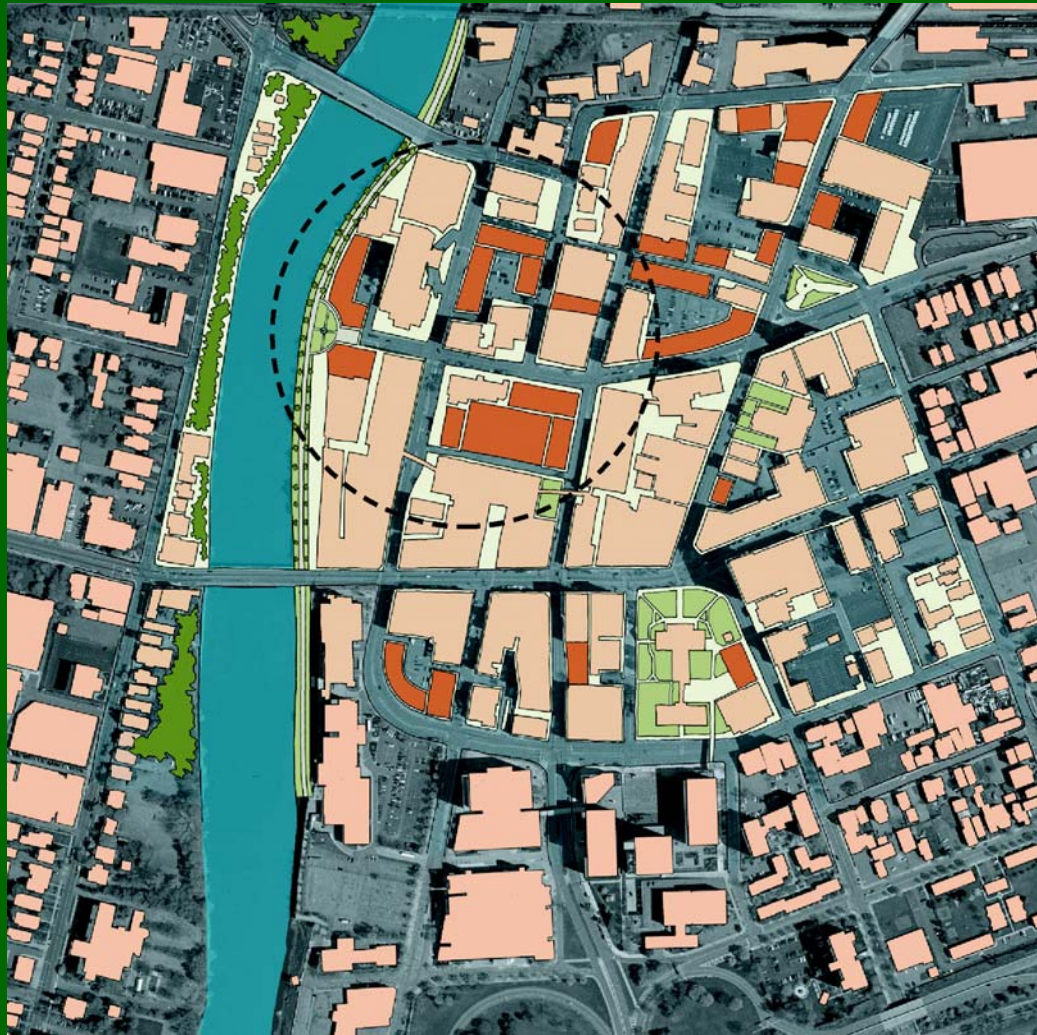
# Downtown Binghamton





# Downtown Enhanced

Downtown Binghamton



- Add uses / activities
- Infill buildings
- Establish block structure
- Redevelop surface parking lots
- Public space and esplanade along the waterfront



# Village Existing

Endicott





Endicott

# Village Enhanced



- Add uses/activities
- Create connection through industrial complex, joining neighborhoods to north and south
- Connect to river
- Redevelop surface parking lots to form a Main Street
- Public green anchors the new street



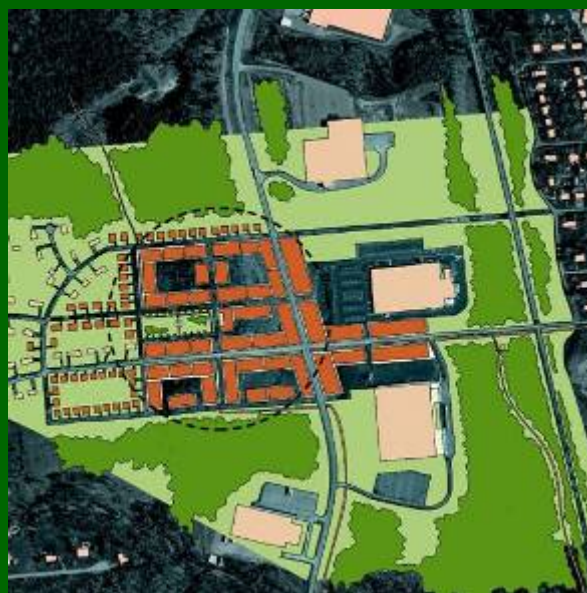
## Shopping Center



## Research/Tech Park



## Office Park







# Series A Rural Hamlet

Image 1



# Series A



Series A

Image  31



Series A

Image 4 





Rural Hamlet - Series A

# Series A Town Infill

Image 1





# Series A







## Town Infill Series A

Series B

Image 1



Series B

Image 2



Series B

Image 3



Series B

Image 4

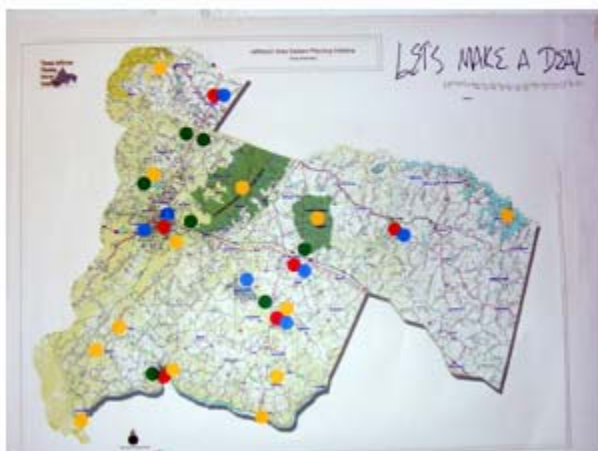




Rural Hamlet - Series B

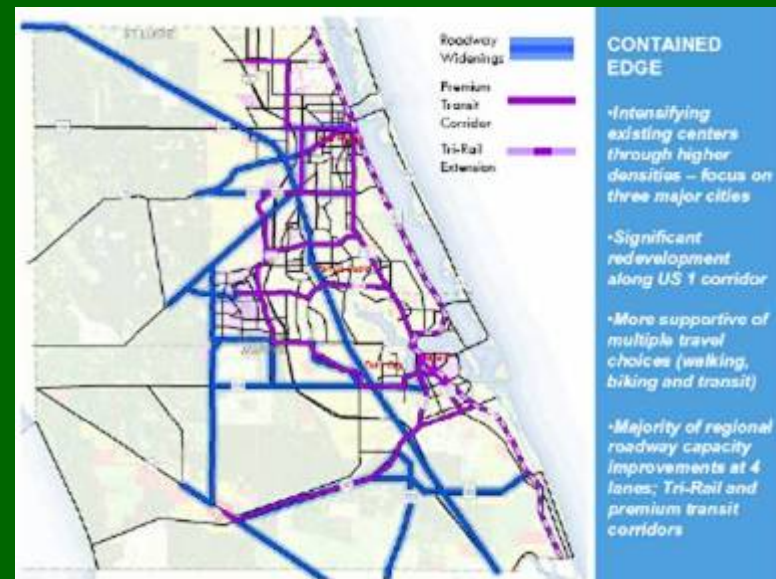
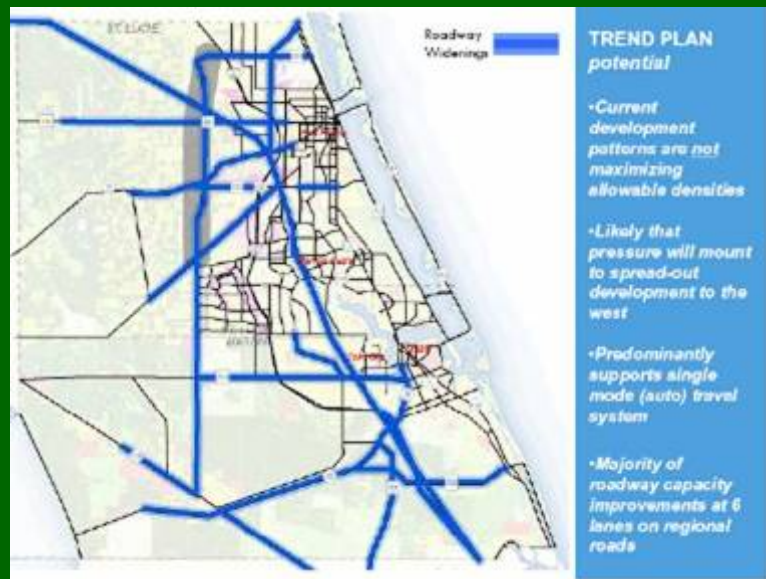


# Dot Map Game





# Scenarios



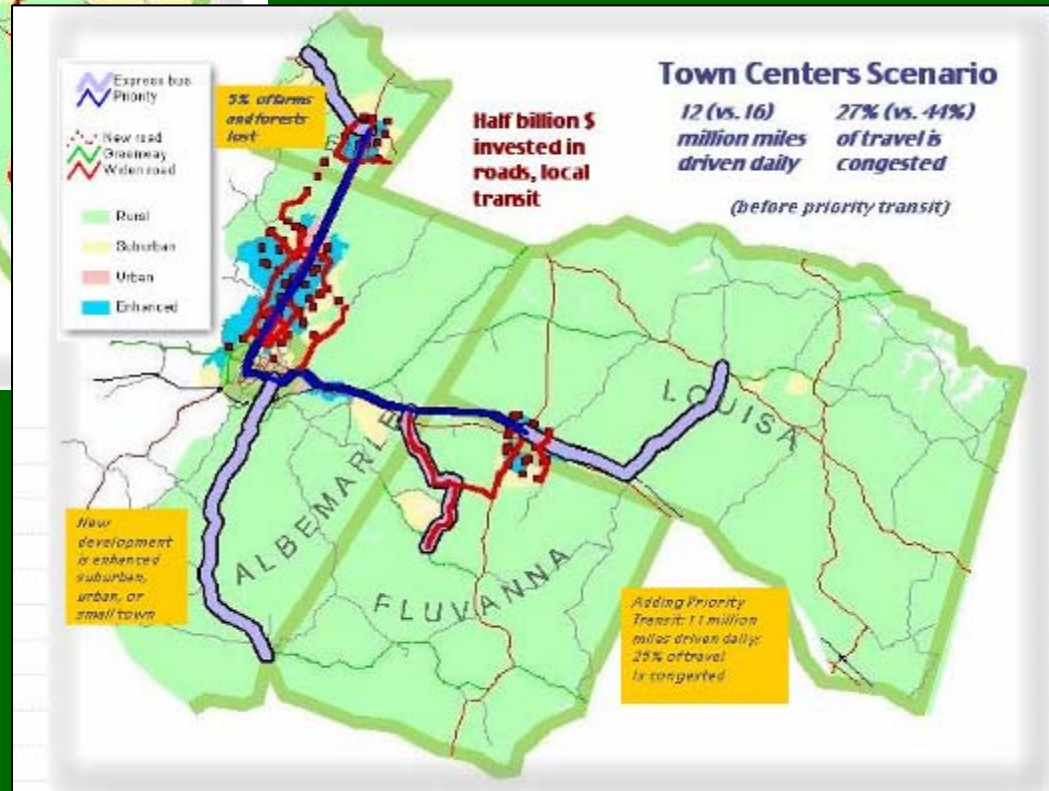
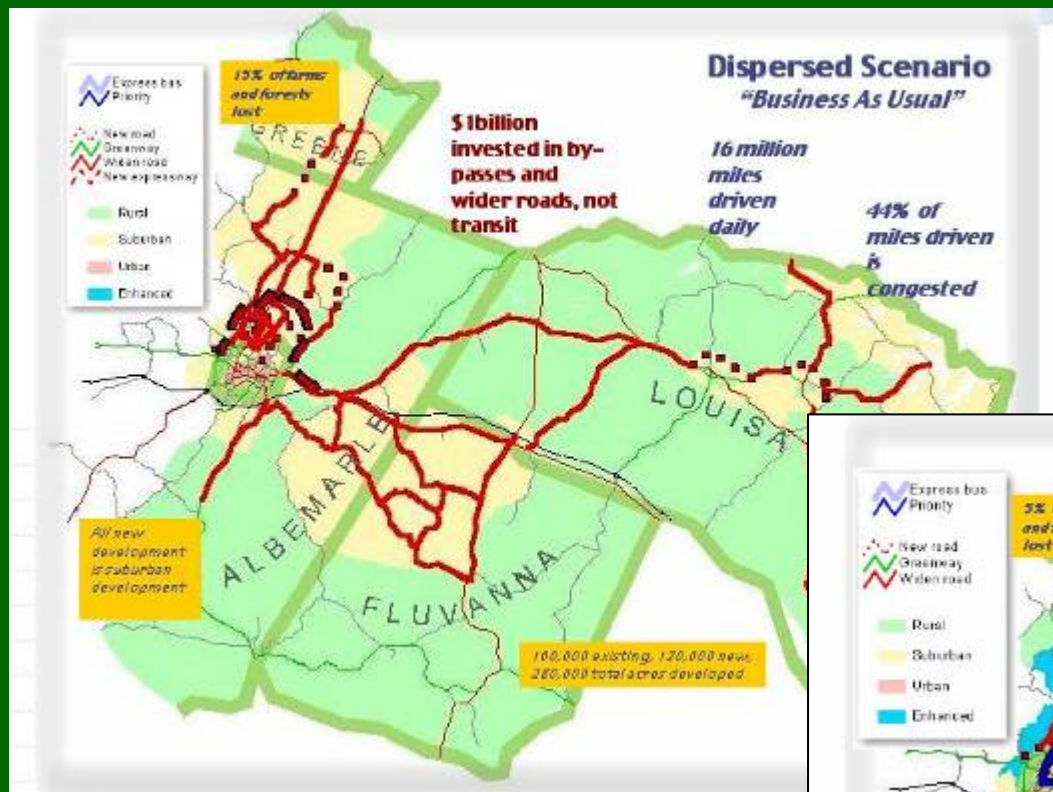
## Measures

|  | Trend   | Contained Edge | Western Parkway |
|--|---------|----------------|-----------------|
| % Population w/in 1/4 mile of transit corridor   | 11%     | 38%            | 42%             |
| % Employment w/in 1/4 mile of transit corridor   | 19%     | 57%            | 69%             |
| % Increase of urban footprint  | 200%    | 141%           | 133%            |
| % Population living in walkable communities  | 2%      | 12%            | 18%             |
| % Employment located in walkable communities   | 1%      | 61%            | 62%             |
| Acres of environmentally sensitive lands undeveloped                                   | 239K    | 290K           | 297K            |
| % of total trips made by mode  | auto    | 98%            | 87%             |
|  | walking | 1%             | 5%              |
|  | transit | 1%             | 8%              |
| Number of urban centers where cultural, educational and research facilities can locate | 4       | 5              | 8               |
| % of jobs located in areas with complement of amenities                                | 2%      | 67%            | 65%             |
| Jobs to housing ratio  | 1.79    | 1.78           | 1.77            |





# Preferred Scenario





# Chapter 4: How Will We Get There?



# Vision Plan

**Building Livable Communities**  
Jefferson Area Eastern Planning Initiative

**How will we live?**  
Building Livable Communities

**Where will we live?**  
Building Regional Agreements

**How will we get there?**  
Building Success

Changing where and how we grow — by building around historic town centers in walkable, village scaled development patterns — could save \$50 million in transportation system investments over the next 30 years. It would also preserve scenic forests and farms, provide better access to jobs, reduce congestion, save energy, and protect water quality.

ALBEMARLE  
FLUVANNA

THOMAS JEFFERSON PLANNING DISTRICT COMMISSION

- Preserve our rural landscape
- Revitalize our towns and cities
- Reclaim our suburbs



# Growth Policies/ Goals

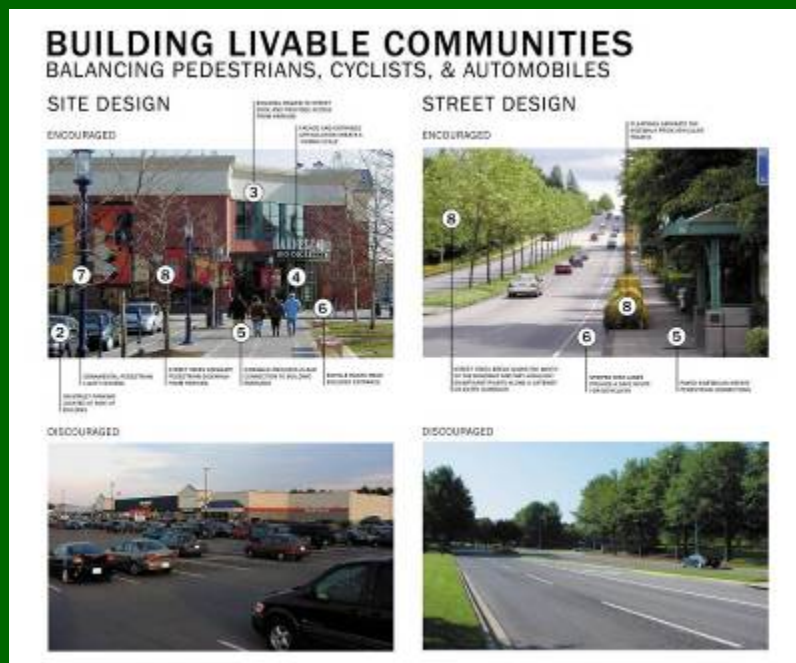
- Targeted economic development
- Design guidelines/ incentives
- Rural preservation strategies
- Corridor overlay plan





# Transportation Priorities

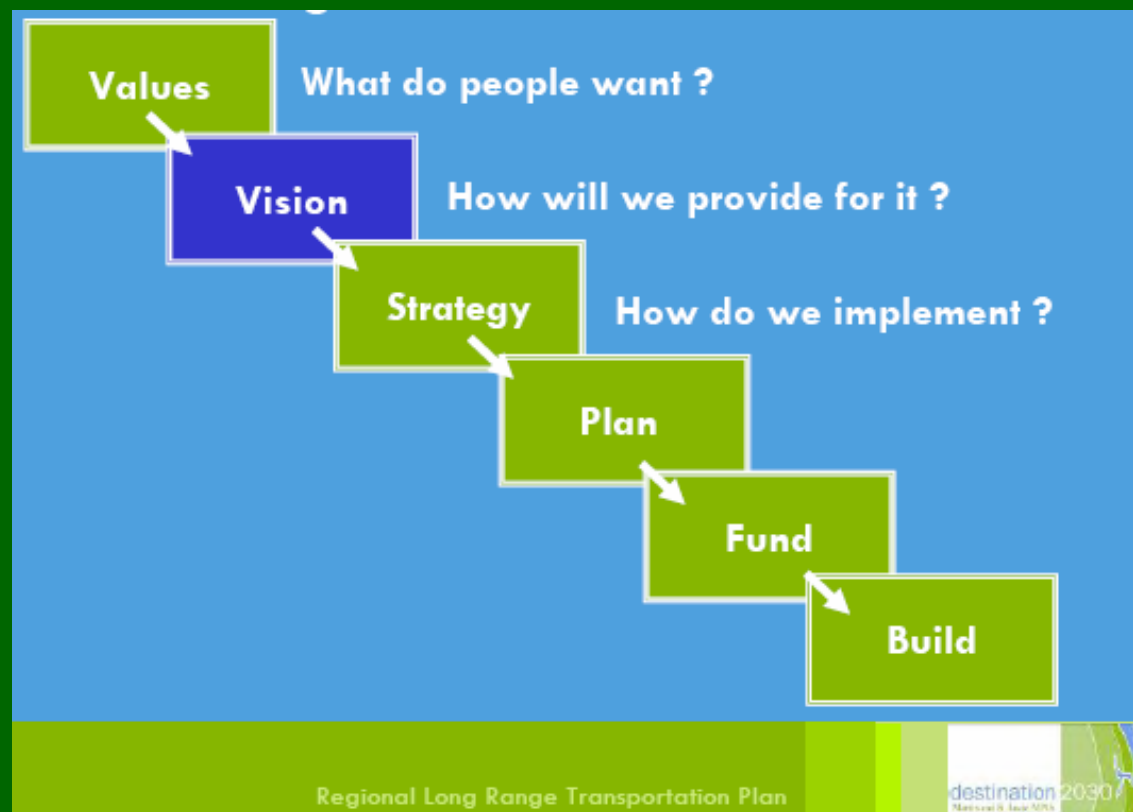
- Safe intersections
- Walkable communities
- Connected streets
- Access management
- Context-sensitive design





# Strategic Plan

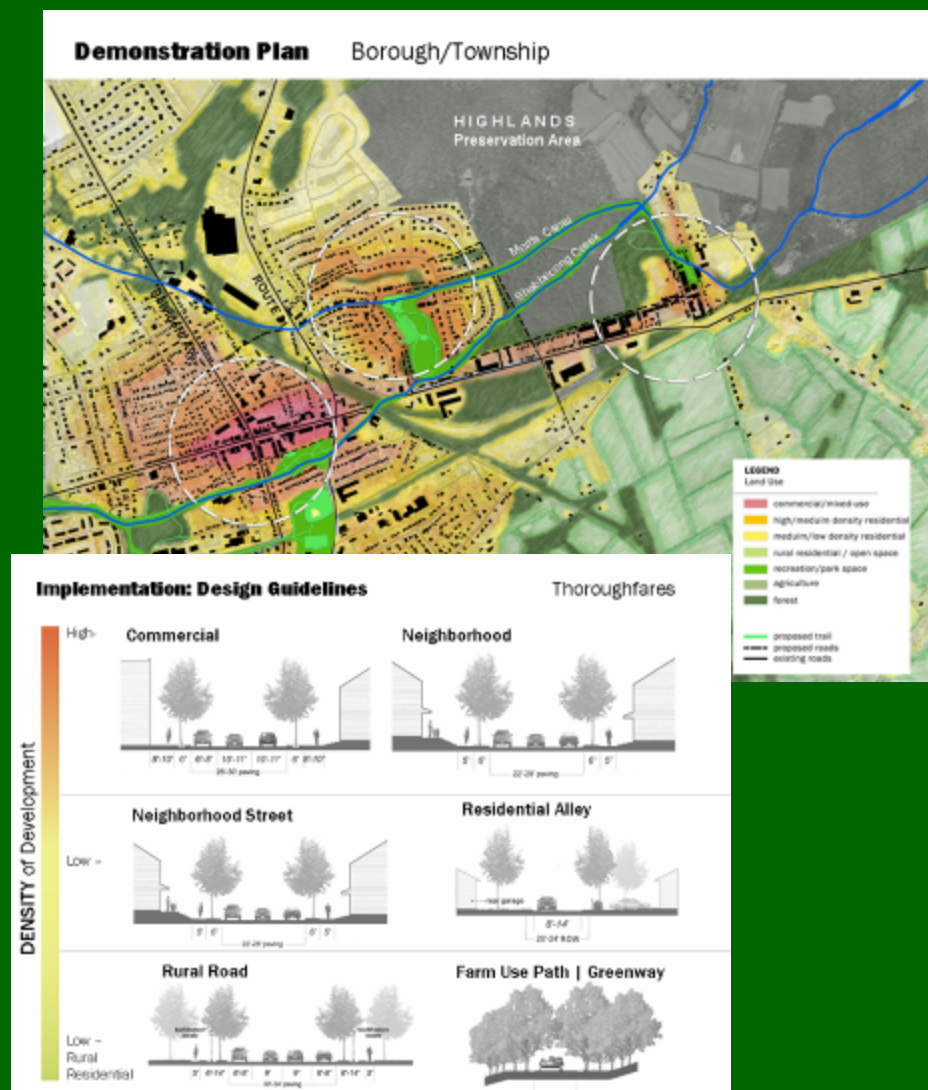
- Momentum
- Influence
- Funding





# Realizing The Vision: Phase 2

- Demonstration Plans
- Design Guidelines
- Implementation Toolkit



# Communities By Design

- Community Element Inventory
- Breakout Discussions/ Map Mark-up
- Group Reports



Route 30 Master Plan Community Workshop Oct 18, 2006

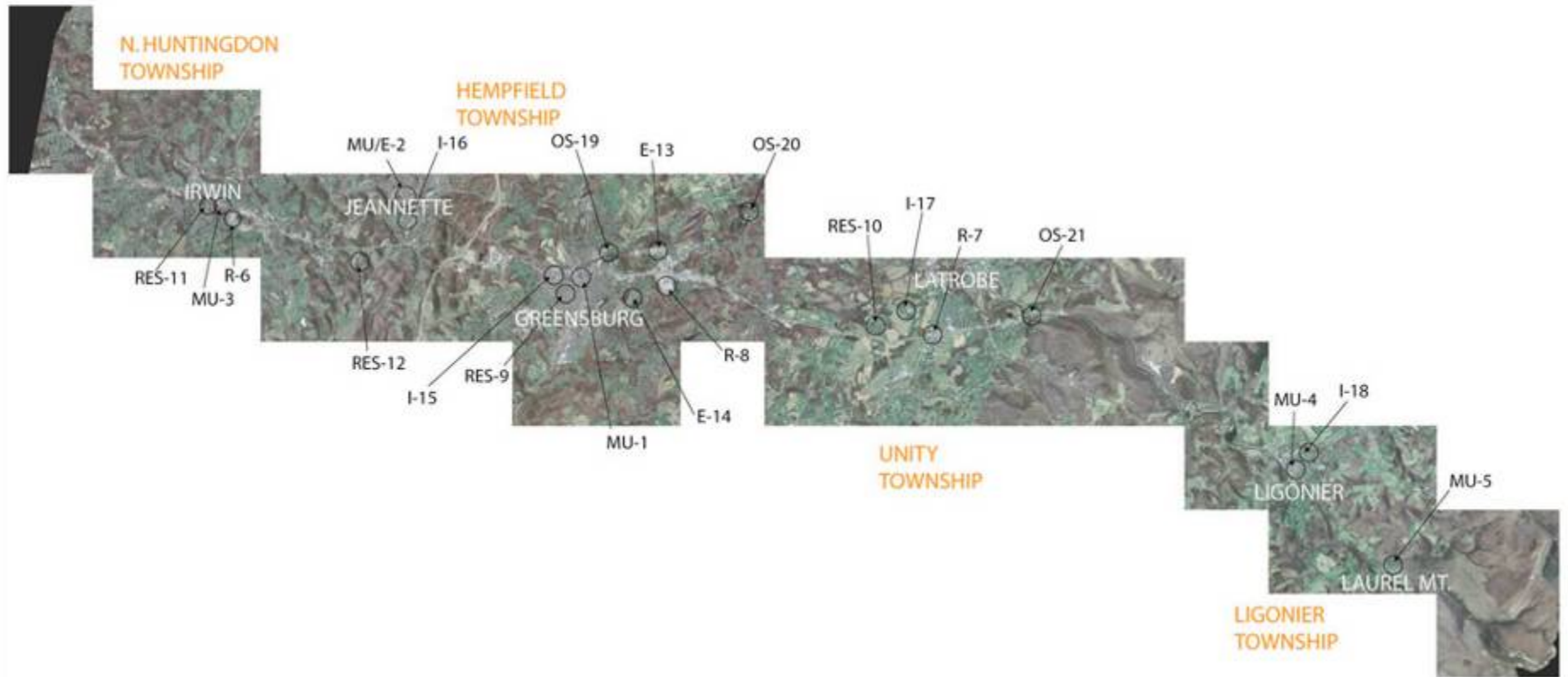
Community Element Exercise



## US-30 Matrix of Community Elements

| DEVELOPMENT TYPE | URBAN  | SUBURBAN   | RURAL   |
|------------------|--|--|---|
| MIXED USE        | MU-1: Greensburg<br>MU/E-2: Jeannette                          | MU-3: US 30 at Irwin   | MU-4: Village at Ligonier<br>MU-5: Hamlet in Laughlintown |
| RETAIL           | (SEE MU ABOVE)   | R-6: Hills Plaza, Irwin<br>R-7: US 30-981 intersection<br>R-8: Westmoreland Mall | (SEE MU ABOVE)  |
| RESIDENTIAL      | RES-9: SW Greensburg, SFH                                      | RES-10: Wimmerton SFH and MFH<br>RES-11: Irwin MFH                               | RES-12: Hempfield Farm Subdivision                        |
| EMPLOYMENT       | (See MU/E-2 ABOVE)   | E-13: suburban office park<br>E-14: suburban offices                             |   |
| INSTITUTIONAL    | I-15: Westmoreland Regional Hospital<br>I-16: Jeannette school | I-17: St. Vincent College  | I-18: Ligonier school                                     |
| OPEN SPACE       | OS-19: Lynch Field Park  | OS-20: Twin Lakes Park   | OS-21: Loyalhanna Gorge                                   |





## Urban Mixed Use Downtown Greensburg (MU-1)



- Current Land Use:  
*Retail, Mixed-Use, Employment, Open Space, and Trails*
- Walkable downtown with interconnected streets and sidewalks
- Opportunity to enhance connectivity with the 5 Star Trail and with the Transit Center





## Urban Mixed-Use/ Employment

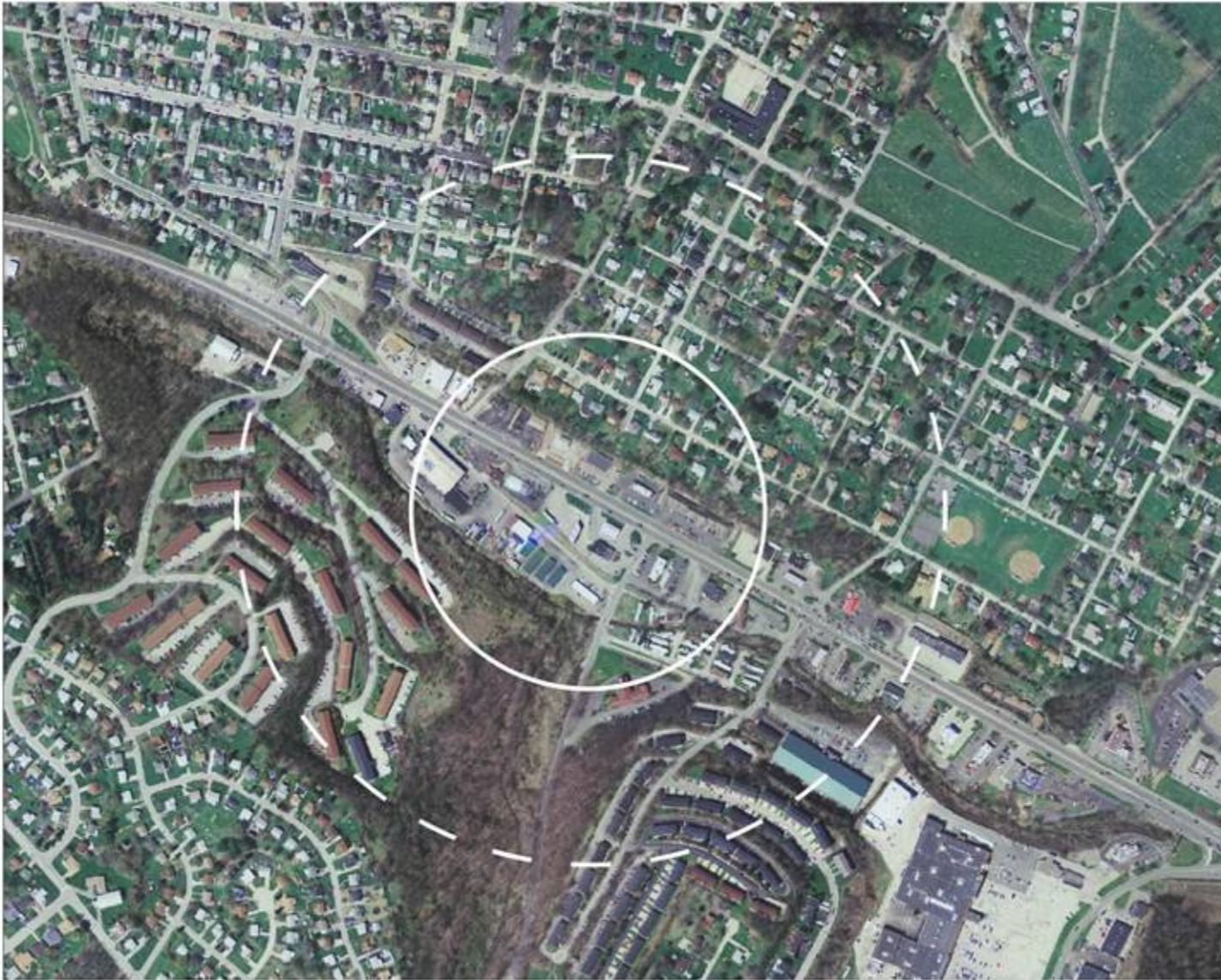
Jeannette  
(MU/E-2)



© 2014 North Carolina Planning Commission

- Current Land Use:  
*Mixed-Use, Residential, Brownfields*
- Industrial town main street and residential
- Low volume of daytime activity to support shops along Clay Street
- Interest in re-developing brownfields





## Suburban Mixed Use

Irwin  
(MU-3)



- Current Land Use:  
*Retail strip, Single and Multi-family Residential*
- Auto-oriented suburban retail corridor adjacent to residential
- Potential for enhanced pedestrian connections and retail improvements
- A pedestrian trail to the Norwin Library (not shown in slide) is being proposed





## Rural Mixed Use - Village

Ligonier Borough  
(MU-4)



- Current Land Use:  
*Mixed-Use, Retail,  
Open Space*
- Village square with  
mixed use retail and  
gridded residential  
streets
- Historical significance:  
Fort Ligonier/Museum
- Open space to the  
South of US 30 on the  
Loyalhanna





## Rural Mixed Use - Hamlet

Laughlintown  
(MU-5)



- Current Land Use:  
*Retail, Residential,  
Open Space*
- Rural hamlet  
developed around the  
Rolling Rock Country  
Club
- Town landmarks are  
the former Rolling Rock  
Brewery, the Compass  
Inn Museum and the  
Rolling Rock Country  
Club.





## Suburban Retail

Norwin Hills Plaza, Irwin  
(R-6)



- Current Land Use:  
*Retail, Residential*
- Auto-oriented 1960's retail center
- Opportunity for enhanced landscaping, greater walkability and connectivity to with surrounding residential
- New Wal-Mart locating to the lower SE of slide







## Suburban Retail Intersection of 30 and 981 (R-7)



- Current Land Use:  
*Retail*
- Auto-oriented strip retail development
- Disconnected, adjacent parking lots
- Desire to preserve views to the NW of the Archabbey Basilica
- Site of PennDOT 981/Rte 30 Intersection Upgrade Project





## Suburban Retail

Westmoreland Mall  
(R-8)



- Current Land Use:  
*Retail*
- Large scale auto-oriented retail center
- Poor example of traffic handling: overpass built in close proximity to the at-grade intersection
- Need for safer pedestrian connections: desire paths indicate current pedestrian activity





## Urban Residential

SW Greensburg  
(Res-9)



- Current Land Use:  
*Residential, small-scale Retail*
- Urban neighborhood with a tight grid of interconnected streets and sidewalks
- Opportunity for enhanced connections with the 5 Star Trail
- Noise issues in neighborhoods close to US-30





## Suburban Residential

Wimmerton  
(Res-10)



- Current Land Use:  
*Residential, Recreation, Open Space*
- Single and multi-family residential neighborhood with typical suburban winding roads and cul-de-sacs
- Surrounded by open space and served by a single outlet to US 30
- Walking trails to St. Vincent College





## Suburban Residential

Irwin  
(Res-11)



- Current Land Use:  
*Residential, Retail*
- Terraced multi-family residential housing
- Issues with pedestrian connectivity due to topography
- Irwin "I" triangle could be enhanced with more vertical landscape elements





## Rural Residential Hempfield Township (Res-12)



- Current Land Use:  
*Rural Residential, Open Space*
- Rural housing accessed along a single roadway from US 30
- Proposal for extending sewer to area could lead to increased development pressure
- Issue on how to develop the area and/or preserve views and open space





## Suburban Employment

NE of Westmoreland Mall  
(E-13)



- Current Land Use:  
*Employment,  
Residential*
- Typical distribution center employment with a mix of offices and manufacturing
- Opportunity to enhance the area with transit connections





## Suburban Employment

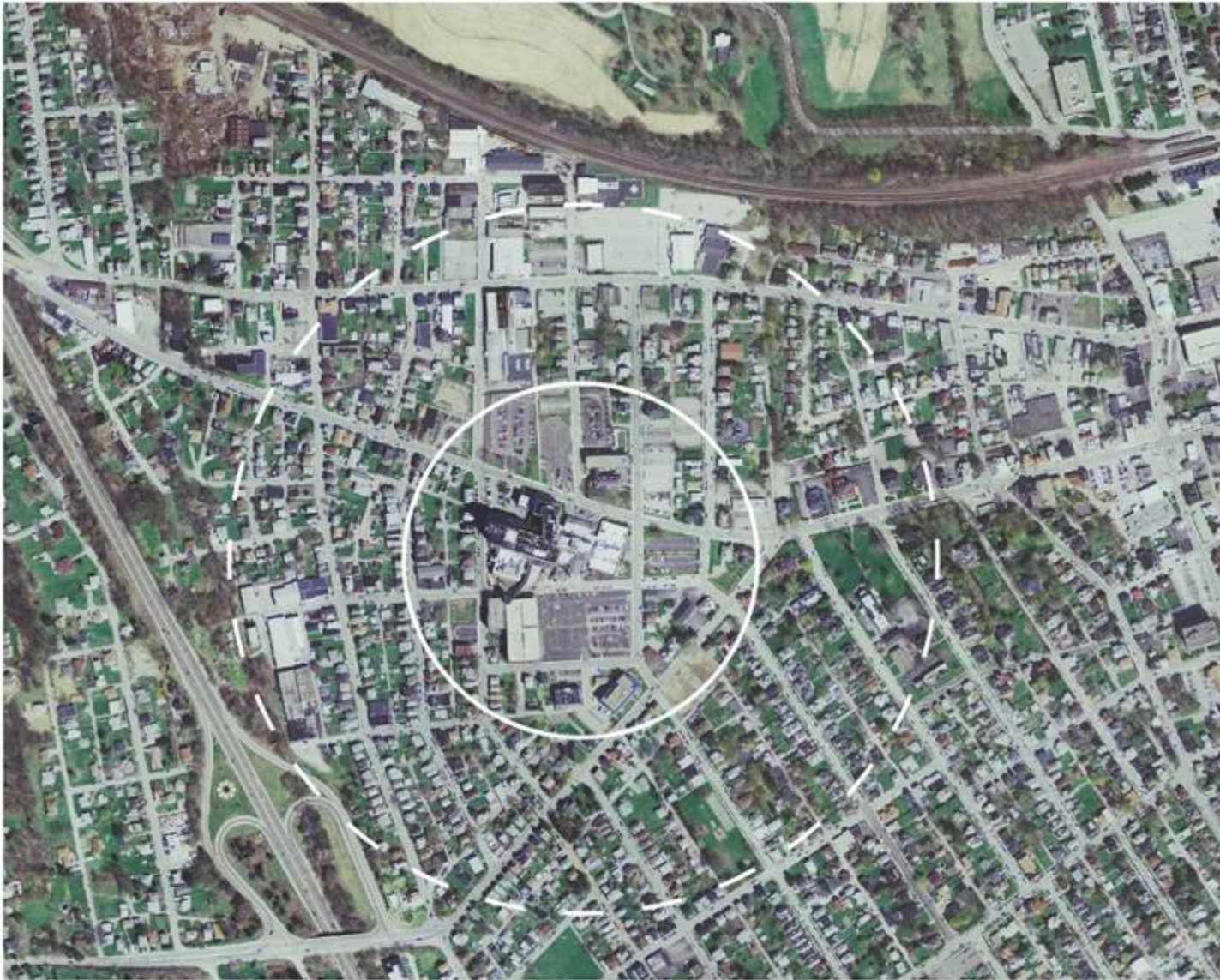
W. of Westmoreland Mall  
(E-14)



- Current Land Use:  
*Employment,  
Residential*
- Individual businesses with individual driveway access and disconnected parking lots
- Opportunity for re-developing features of this site to improve circulation and access to and between businesses







## Urban Institutional Westmoreland Regional Hospital (I-15)



- Current Land Use:  
*Institutional, Residential, Retail*
- One of several regional consolidated hospitals that joined into the Excelsa Health System
- Hospital is well-integrated with surrounding neighborhoods and street network
- Opportunity to provide improved transit access





## Urban Institutional

Jeannette  
(I-16)



- Current Land Use:  
*Institutional,  
Residential, Mixed-Use  
Retail*
- Example of school well-integrated into the urban fabric





## Suburban Institutional

St. Vincent College  
(I-17)



- Current Land Use:  
*Institutional, Recreation, Open Space*
- Campus with walking trails, peripheral parking, and a training camp location for the Pittsburgh Steelers
- Passive wetlands for acid mine run-off treatment and environmental education





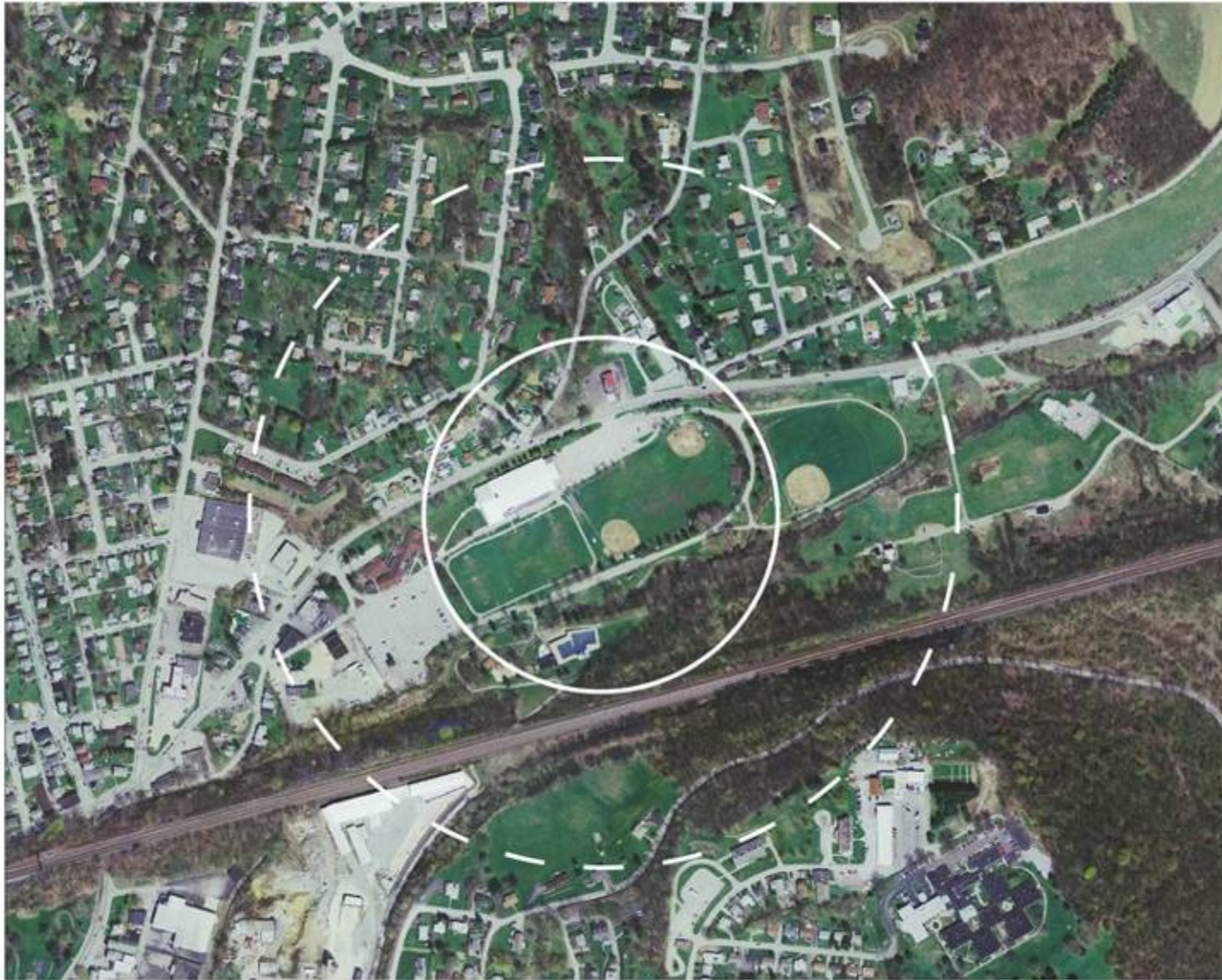
## Rural Institutional

Ligonier  
(I-18)



- Current Land Use:  
*Institutional, Recreation, Open Space, Residential*
- Rural institution with opportunity to enhance connection with Mill Run
- Easily accessible by foot





## Urban Open Space

Lynch Field  
(OS-19)



- Current Land Use:  
*Recreation, Open Space, Residential*
- Multi-use urban park with indoor and outdoor recreational facilities
- Trailhead to the 5 Star Trail
- Rte 119 acts as a barrier to pedestrian access to the park





## Suburban Open Space

Twin Lakes  
(OS-20)



- Current Land Use:  
*Recreation, Open Space*
- Family park with stone paved trails and scenic beauty
- Site of the annual Westmoreland Arts and Heritage Festival





## Rural Open Space

Loyalhanna Gorge Greenway  
(OS-21)



- Current Land Use:  
*Open Space, Retail*
- Scenic greenway along US 30
- Passive recreation
- The Hollow Tavern



# Discussion/ Map Mark-up

As this type of place  
grows --

- What would you preserve?
- What would you change?

