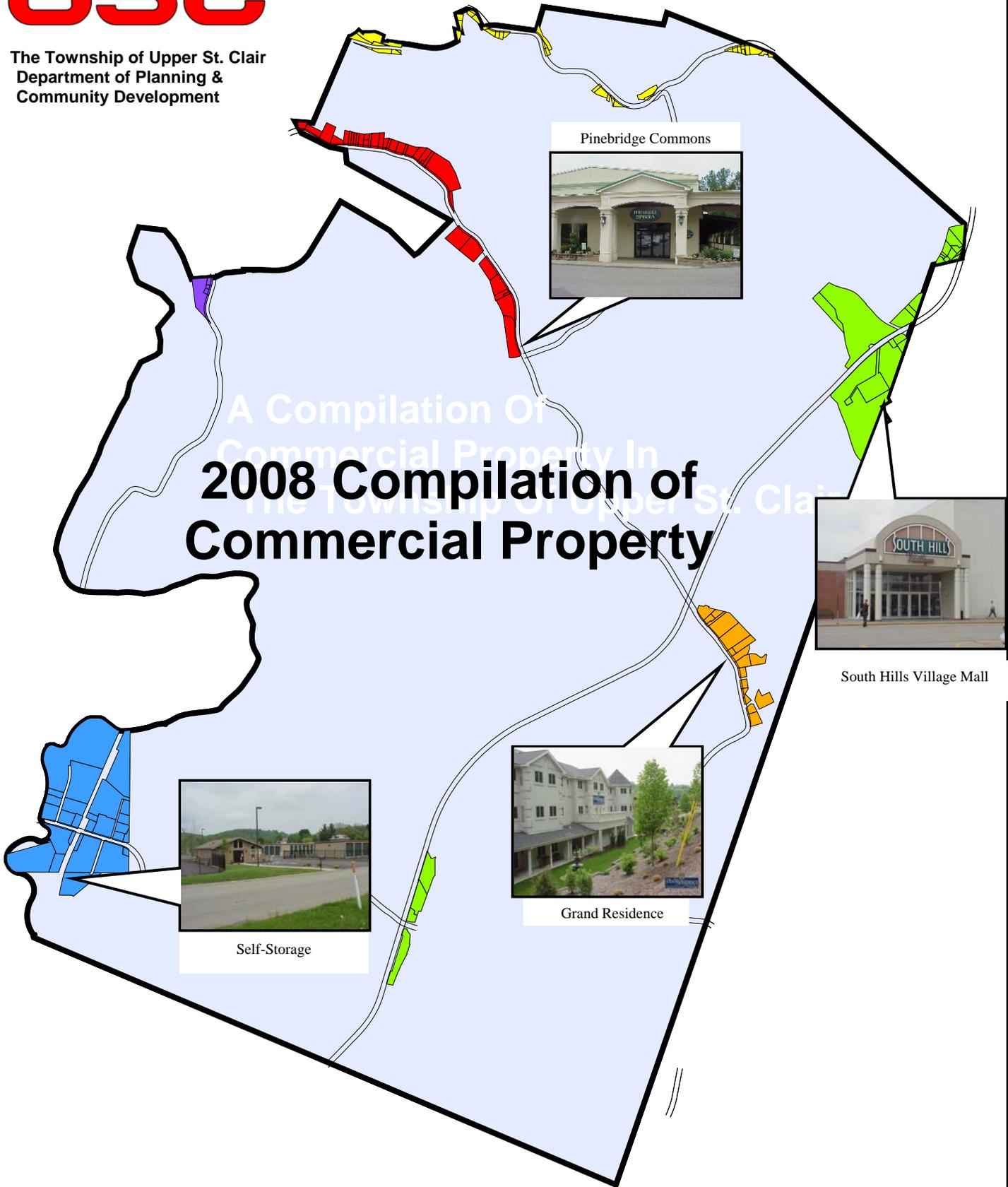




The Township of Upper St. Clair
Department of Planning &
Community Development



A Compilation Of
Commercial Property In
**2008 Compilation of
Commercial Property**
The Township of Upper St. Clair

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COMMERCIAL

DEVELOPMENT



Banks



Restaurants



Office
Complexes



Gas
Stations

CONSIDERING COMMERCIAL DEVELOPMENT IN A RESIDENTIAL TOWNSHIP

Since its early beginnings in the mid-18th century, Upper St. Clair has shown a strong emphasis on residential development in comparison to commercial expansion. This is a unique situation for a township located relatively close to a city that thrives on business and industry. Located just 10 miles south of the city of Pittsburgh, Upper St. Clair has always been an area of scenic beauty and calm residential living. Originally Upper St. Clair consisted of 35-40 landowners, each possessing a farm ranging between 175 and 450 acres.

Upper St. Clair is a place for people who need to work in and around a city, but also prefer the comfort of a relaxing suburb with clean air and beautiful landscapes.

Zoning Statistics From 2005 Comprehensive Plan

USE	ACRES	PERCENT
Residential	5,891	94%
Commercial	168.5	3%
Industrial/ Commercial	157.5	3%
Public Rapid Transit	25.9	0%
Totals	6,243	100%

Excerpted from Table 22: Zoning Analysis from 2005 Comprehensive Plan

Many people might look at these numbers and agree with the path that Upper St.



Residents enjoy afternoon shopping at South Hills Village.

Clair has maintained over the years. Allow the city and other suburbs to fill their land with stores, shops, offices, and other businesses while we focus on residential development. But is this a plan that is in the best interest of the Township? When all factors are considered, there is a need for land development in the commercial and industrial zones. Commercial development holds the potential to help, not hinder, the economic growth of the Township, the physical appearance of the area, and the satisfaction of the residents.

Economic Growth

One of the defining characteristics of a township is its ability to function independently as a local authority. Every local government needs an economy, a financial system that supports and aids regional development.

Forming a stable township depends on more than building houses, parks, and schools. A complete township also includes shops, stores, and businesses that provide services for local residents and produce revenue for the municipality. That is why it essential that these services be provided within the Township of Upper St. Clair.

With such important roadways as Washington Road and McLaughlin Run Road, it is surprising that there are not as many commercial businesses located in the Township of Upper St. Clair. A diverse range of businesses exist in the neighboring areas of Mt. Lebanon, Bethel Park, Scott Township, and Bridgeville, but why should the residents of a prestigious township, such as Upper St. Clair, have to travel to a nearby municipality to get groceries or hardware? There is no reason to add to the economic growth of another community when the possibility of financial development lies at home.

Physical Appearance

The Township of Upper St. Clair exhibits a sense of pride in regard to its picturesque landscape. The main roads are lined with lush green parks, scenic golf courses, and naturally wooded areas. The community consists of evenly spaced homes of extravagant construction and beautifully landscaped yards. However, the appearance of a prominent township needs to go beyond the look of its residential development and its recreational facilities. A true eye-capturing town includes shops and offices that are as tasteful and unique as the surrounding homes and parks.

Upper St. Clair possesses the potential to develop its commercial zones into striking markets that attract attention not only for their products and services, but also for their aesthetic appeal. Several commercially zoned areas in the Township already maintain such an image. South Hills Village is one of the largest and most utilized malls in the Pittsburgh region. It allures the public with its major retailers,

places to eat, reputable atmosphere, and multi-community accessibility.

A second commercial area that has recently been redeveloped and is already building a strong reputation as a distinguished commercial center is Pinebridge Commons at the intersection of McLaughlin Run Road and Lesnett Road.



Pinebridge Commons reflects the refined appearance of Upper St. Clair in the form of a small commercial center.

It is possible for Upper St. Clair to maintain and enhance its exquisite physical appearance with a few more commercial developments comparable to South Hills Village and Pinebridge Commons.

Satisfaction of Residents

Any program or development plan that is proposed in a township should always contain one overriding objective; provide satisfaction to the residents of the community. A neighborhood should be designed to serve the basic needs of all inhabitants in the most advantageous manner possible. With regard to commercial development, the residents should be provided with high quality shops, stores, and businesses in easily accessible locations.

Some common commercial establishments that need to be examined when considering the satisfaction of Upper St. Clair residents are restaurants, grocery stores, clothing shops, automobile services and gas stations. These companies provide the basic needs of any resident: food, clothing, and transportation.



This Exxon Gas station, at the intersection of McMurray Rd. and Bethel Church Rd., is conveniently located for motorists.

Once the community possesses and maintains these necessary businesses, development of more luxurious establishments can also be implemented. A township that has the basics and the bonuses of commercial development is sure to have satisfied residents.

THE MAJOR ROADWAYS IN UPPER ST. CLAIR

One of the key components of survival to any business is its physical location. With a convenient and easily accessible place, businesses are more likely to blossom and perform well. Each commercial zone in Upper St. Clair is uniquely located in various parts of the township to better serve its residents and its neighboring residents. Along each commercial zone, there lie roadways, which act as lifelines for the community. With these vital lifelines, Upper St. Clair can thrive and develop its commercial sectors.

Washington Road (Rt. 19)

Washington Road is the vein that pumps through the heart of Upper St. Clair. It stretches from the northeast border, where it runs along South Hills Village, to the southwest border, where it heads into Peters Township and Washington County. While in Upper St. Clair, it intersects McLaughlin Run Road, the east-west passageway of the Township.



Washington Road guides a large number of vehicles through Upper St. Clair.

Perhaps the most important attribute of Washington Road is its movement north in the direction of the city.

While traveling toward its ultimate goal, downtown Pittsburgh, this roadway directly links numerous communities and travels in close proximity to countless others. After crossing the northeastern border of Upper St. Clair, Washington Road briefly skims a corner of Bethel Park before heading straight through Mt. Lebanon. It acts as a main street for Mt. Lebanon's uptown business district before changing into Liberty Avenue at the Dormont border. It continues through Dormont and into the city by way of the Liberty Tubes. Other communities that can indirectly be accessed from Washington Road include Scott Township, Castle Shannon, and Green Tree.

McLaughlin Run Road

McLaughlin Run Road runs almost perpendicular to Washington Road, extending from the eastern side of the Township, near the Bethel Park's border, up to the northwest corner, where it travels into Bridgeville. Its intersection with Washington Road and its position in the Orange Belt make it a highly used roadway. Its southeastern end consists primarily of various Township properties including the High School campus, the Municipal Building, the Public Works Department, and several municipal parks and fields. The northwestern end of McLaughlin Run Road in Upper St. Clair is more commercialized than the southwestern end. Various businesses

line the street as it passes into Bridgeville.



McLaughlin Run Road moves northwest through Upper St. Clair towards the Bridgeville border.

Boyce Road

Boyce Road is located in the southern portion of the Township where it provides a link from Washington Road to South Fayette Township. A major portion of its area runs adjacent to Upper St. Clair's Boyce/Mayview Park, but it does travel through a section of commercial development just before it crosses into South Fayette. After crossing the border, Boyce Road continues on to link other communities to west.



This intersection connects some of Upper St. Clair's major thoroughfares: Boyce, Washington, and Old Washington Roads.

Painters Run Road

Painters Run Road moves almost directly across the northern boundary of Upper St. Clair. It is an important element of travel in the Township because it provides a link to Mt. Lebanon, Scott Township, and Bridgeville. Although it is located on the outskirts of the community, a turn onto McMillan Road will lead south eventually back into the center of the Township.



Painters Run Road is useful for traveling near the northern border of the Township.

Mayview Road

This roadway is located on the western side of the Township and connects to South Fayette on both sides. It is also the major link to Interstate 79 from Upper St. Clair.



Mayview Road provides a link to our southwest neighbors.

McMurray Road

McMurray Road is a vital connection to the neighboring community of Bethel Park. It intersects the major thoroughfares of McLaughlin Run Road, Washington Road, and Bethel Church Road while in Upper St. Clair before heading south into the lower section of Bethel Park. McMurray Road contains a dense area of commercial development between the Bethel Church intersection and the McLaughlin Run Road intersection.



This ramp on McMurray Road provides easy access to Washington Road.

ZONES RESERVED FOR COMMERCIAL DEVELOPMENT

There are fourteen different zoning districts in the Township of Upper St. Clair. Seven of the zones constitute the various forms of residential development permitted in the community; one is reserved for public rapid transit; and the remaining six represent a range of possible commercial development. Each zoning district contains a different list of authorized uses and several ordinances that are unique to that particular zone. Districts are set forth in Chapter 130 of the Township code entitled Zoning.

SB **Special Business District**

To provide for the demand for suburban business services and professional offices, including the supporting facilities that these offices may require, and to meet the needs of the resident population for convenience in obtaining professional services.

C1 **Neighborhood Commercial District**

To provide opportunities for convenience shopping within a reasonable distance of all residents in an integrated, coordinated, and attractive development proposed as a planned shopping center development.

C2 **Highway Commercial District**

To provide for the general commercial needs of the community on lots served by major road systems to minimize the traffic impact on neighborhoods.

C3 **Regional Shopping Center District**

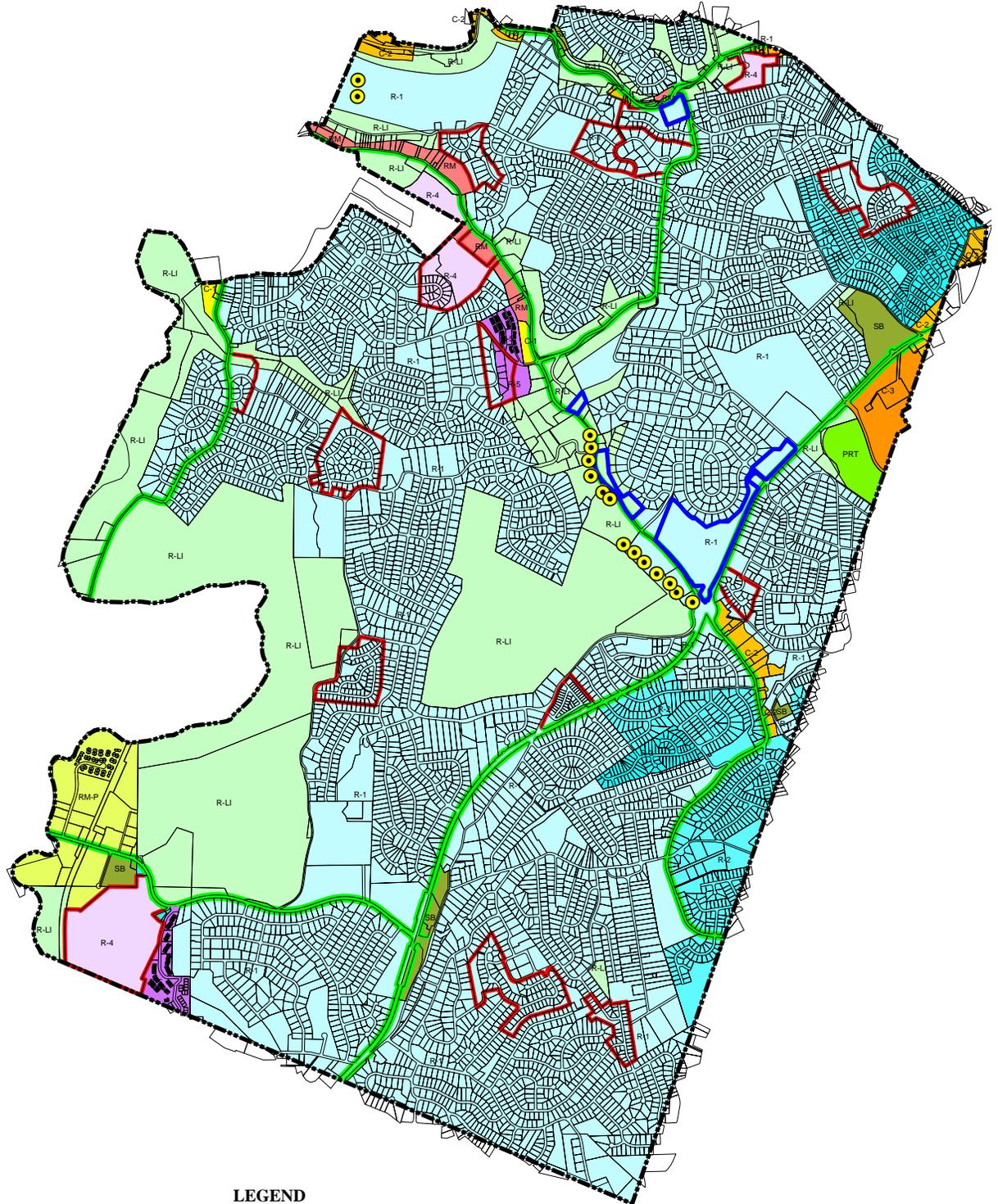
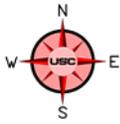
To provide for a well-designed, safe, efficient, and attractive regional shopping center to provide a full range of commercial services to the population of the general area.

RM **Restricted Light Industrial District**

To preserve existing light industrial and automotive oriented uses; to encourage the upgrading of those uses and the development of new, compatible uses; and to provide an opportunity for a planned development with a supermarket to meet the daily needs of residents.

RM-P **Planned Restricted Light Industrial District**

To provide opportunities for a wide range of light industrial, automotive-oriented, commercial, professional office, and planned mobile home park developments in an undeveloped area of the township where the application of planned development procedures will contribute to the quality and efficiency of design.



LEGEND

ZONING DISTRICTS:

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 RESIDENTIAL DISTRICT SUBURBAN
- R-3 RESIDENTIAL DISTRICT MEDIUM DENSITY
- R-4 RESIDENTIAL DISTRICT LOWRISE MULTIFAMILY
- R-5 RESIDENTIAL DISTRICT MULTIFAMILY
- R-5 RESIDENTIAL DISTRICT PLANNED RESIDENTIAL DEVELOPMENT
- PRT PUBLIC RAPID TRANSIT DISTRICT

- SB SPECIAL BUSINESS DISTRICT NEIGHBORHOOD
- C-1 COMMERCIAL DISTRICT HIGHWAY
- C-2 COMMERCIAL DISTRICT REGIONAL
- C-3 SHOPPING DISTRICT
- RM INDUSTRIAL DISTRICT RESTRICTED LIGHT
- RM-P INDUSTRIAL DISTRICT PLANNED RESTRICTED LIGHT
- R-LI INDUSTRIAL DISTRICT LOW INTENSITY
- R-LI RESIDENTIAL DISTRICT

OVERLAY DISTRICTS:

- GREENWAY ZONING DISTRICT
- SEE SECTION 130.5.2 OF THE TOWNSHIP ZONING CODE FOR THE FLOOD PLAIN ZONING DISTRICT
- COMMUNICATIONS ANTENNA OVERLAY DISTRICT LOTS

GENERAL:

- COMMUNICATIONS ANTENNA OVERLAY POLES
- TOWNSHIP BOUNDARY LINE

**TOWNSHIP OF UPPER ST. CLAIR
ZONING DISTRICT MAP**

COMMERCIAL CORRIDORS



SOUTH HILLS ENDOSCOPY
CENTER

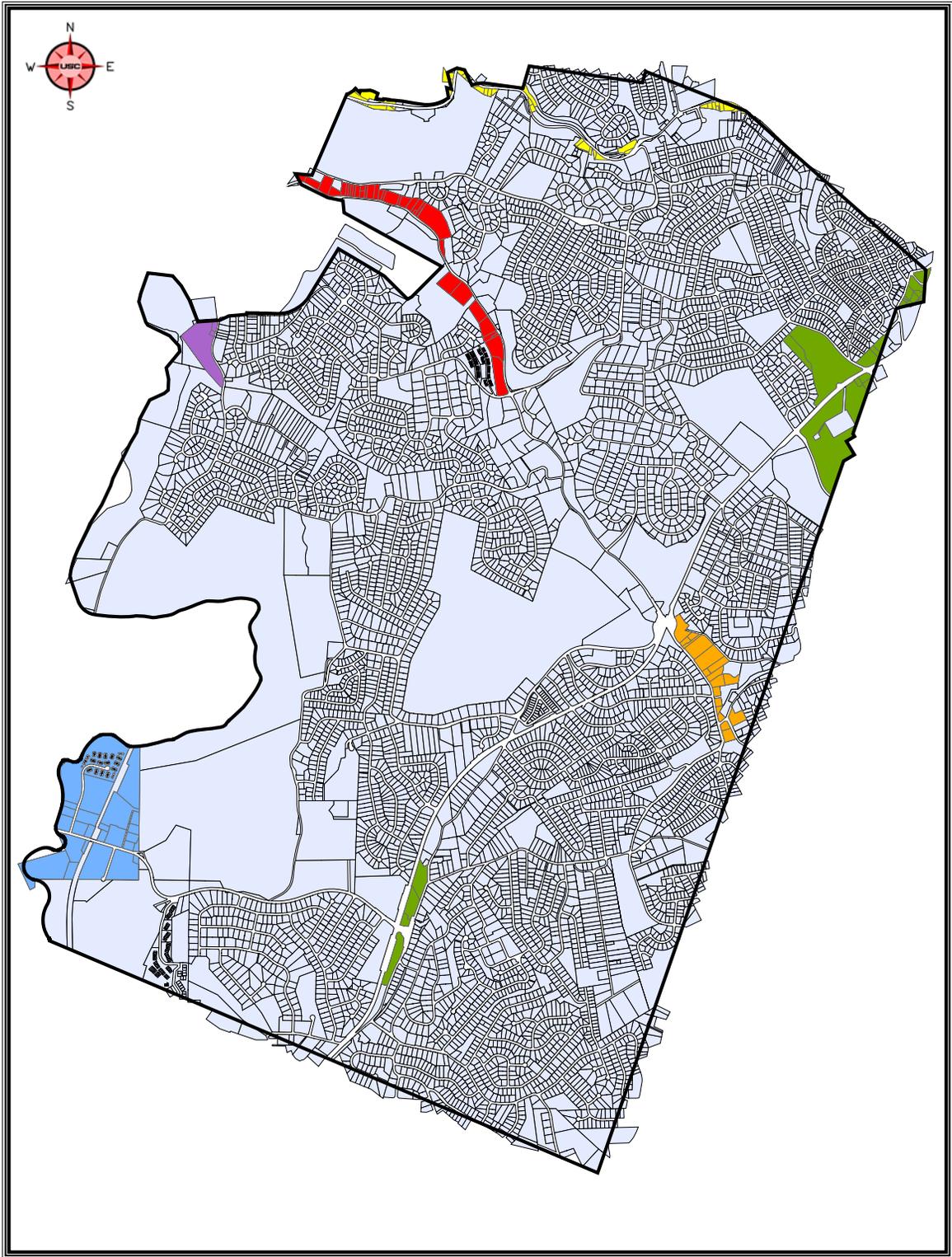
The following pages provide visual and statistical information about each of the commercially zoned lots in the Township. The properties are organized based on commercial corridors in the Township. The map on the following page separates these corridors based on color. Six roadways constitute existing and potential commercial development in Upper St. Clair:

McLaughlin Run Rd.
Washington Road
McMurray Road
Painters Run Road
Boyce Road
Mayview Road

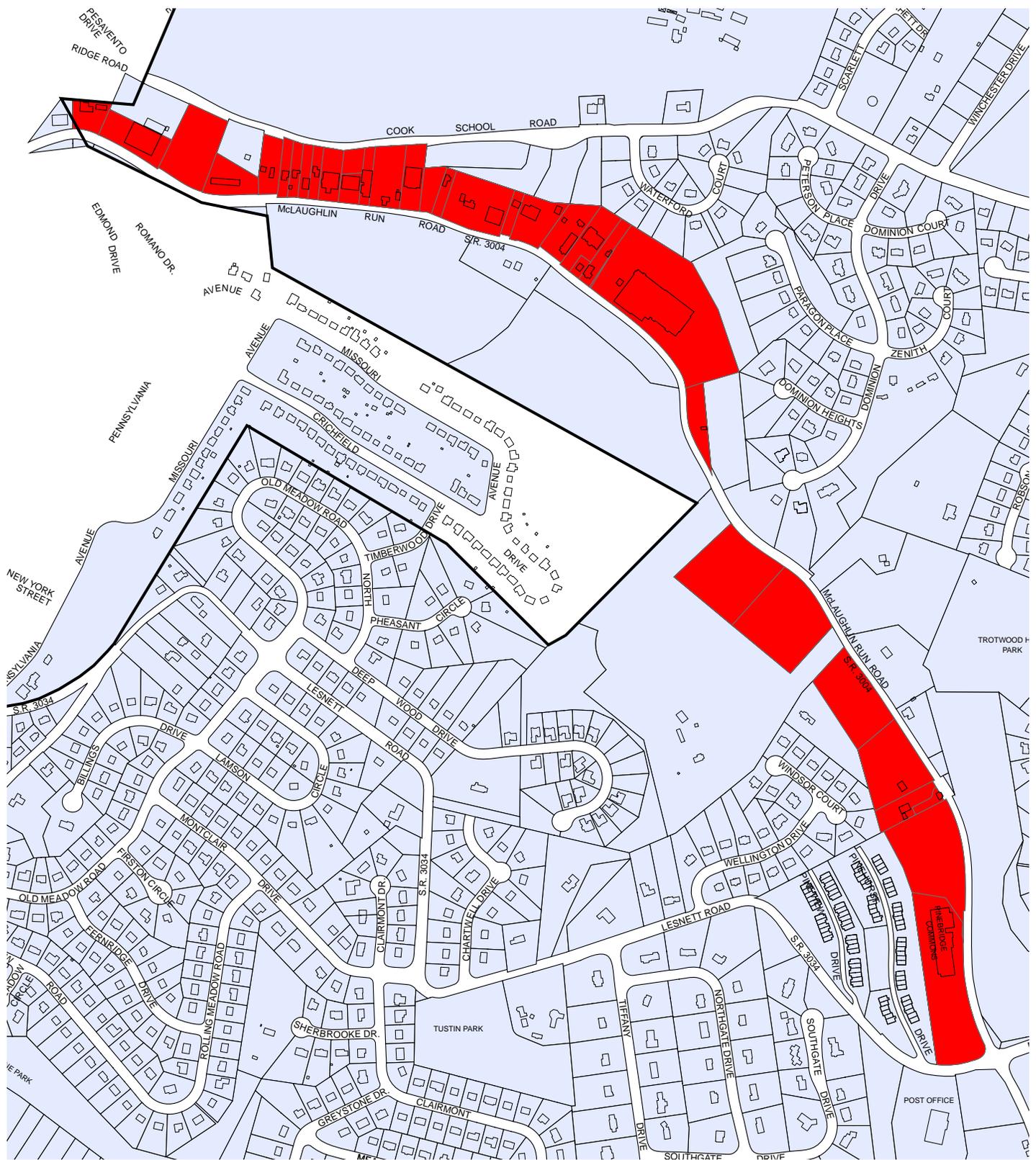
Throughout the chapter each individual lot is represented by a list of statistical and descriptive characteristics, a digital photography, and a computerized GIS image map. The GIS image highlights the specific parcel in either red or yellow. Red individual GIS parcels are vacant and yellow individual GIS parcels are developed. All parcel information is based on Allegheny Coty tax records. For parcels with no address, refer to the block and lot number for a point of reference.

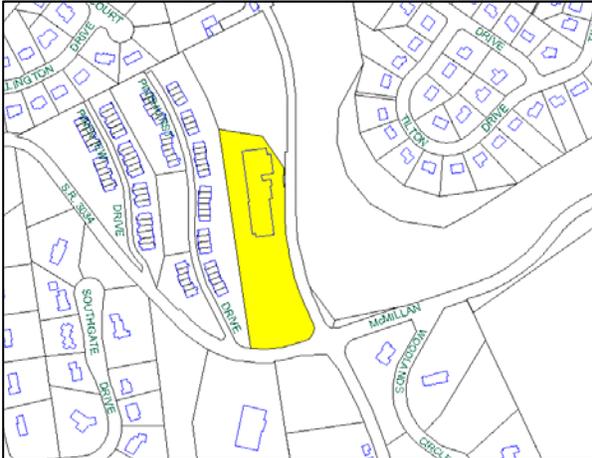


kings family restaurant



McLaughlin Run Road Corridor





1580 McLaughlin Run Rd.

Present Use: Pinebridge Commons
Professional Offices and Restaurant

Current Ownership: Pinebridge Commons Associates

Lot Size: 172,074.9 ft² (3.95 acres)

Zoning: C-1

Location: middle of the Township, sits at the intersection of McMillan Rd. and McLaughlin Run Rd.

Physical Environment: flat lot next to creek, paved parking area in front, wooded bridge provides ingress and egress to site from McLaughlin Run Rd.

Local Scenery: heavy areas of trees plus various parks and fields make McLaughlin Run Rd. a beautifully landscaped part of Upper St. Clair

Surrounding Zones and Structures: parks and fields to the south, a strip of commercial business to the north

Immediate Roads: Lesnett Rd. and McLaughlin Run Rd.

Major Local Roads: Washington Rd. and McMillan Rd.

Block and Lot Number: 320-N-35

1560 McLaughlin Run Rd.

Present Use: Vacant

Current Ownership: 1560 MCL LLC

Lot Size: 134,171.7 ft² (3.08 acres)

Zoning: RM

Location: near the center of the Township

Physical Environment: creek splits the border with Pinebridge Commons and runs along the rear of the lot, flat roadside lot with some trees and bushes

Local Scenery: creek travels along the side of McLaughlin Run Rd. into Bridgeville, other undeveloped commercially zoned properties line this side of the road heading north

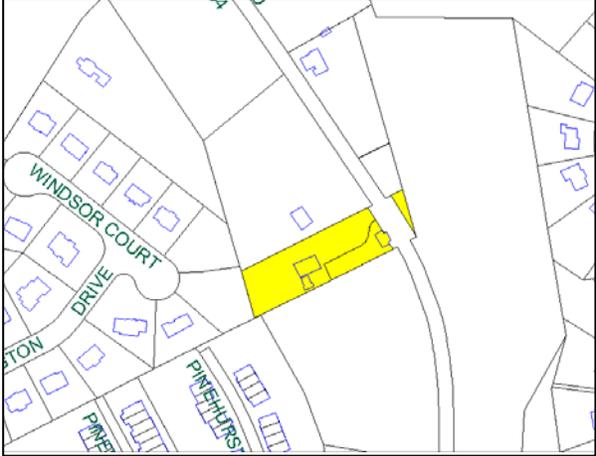
Surrounding Zones and Structures: undeveloped low intensity residential district directly across the street, commercial businesses farther north along road

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 320-N-15





1550 McLaughlin Run Rd.

Present Use: Berton Auto and Single Family Dwelling

Current Ownership: Frank Berton

Lot Size: 37,913.25 ft² (.87 acre)

Zoning: RM

Location: western Upper St. Clair

Physical Environment: two structures on roadside, residential structure sits in front and auto body garage is in the rear near the creek

Local Scenery: located in a relatively undeveloped section of McLaughlin Run Rd., wooded areas all around

Surrounding Zones and Structures: commercial strip runs along McLaughlin Run Rd. into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-M-70

1540 McLaughlin Run Rd.

Present Use: Storage Garage

Current Ownership: T.A. Ward

Lot Size: 91,721.6 ft² (2.11 acres)

Zoning: RM

Location: western half of the Township

Physical Environment: trees scattered randomly on lot, creek runs along the back of the property

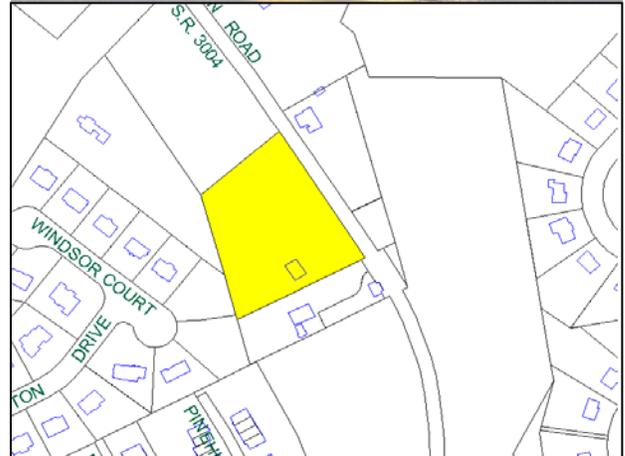
Local Scenery: trees line the opposite side of the street, auto repair shop to the south, vacant parcels along the creek moving north

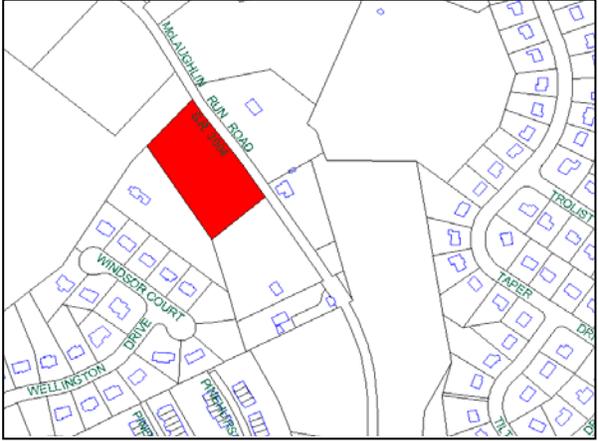
Surrounding Zones and Structures: part of the lower portion of the commercial strip heading north into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., McMillan Rd., and Lesnett Rd.

Block and Lot Number: 321-M-100





1520 McLaughlin Run Rd.

Present Use: Vacant

Current Ownership: T.A. Ward

Lot Size: 95,406.76 ft² (2.19 acres)

Zoning: RM

Location: western half of the Township, close to the Bridgeville border

Physical Environment: flat roadside lot, scattering of trees throughout the property, creek runs diagonal through the center of the parcel

Local Scenery: wooded areas on both sides and across the street

Surrounding Zones and Structures: this is an exclusively commercial strip of McLaughlin Run Rd., residential zone at the rear of the property is separated by a wooded area

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-M-140

1478 McLaughlin Run Rd.

Present Use: Vacant

Current Ownership: Lawrence Spencer

Lot Size: 264,941 ft² (6.08 acres)

Zoning: RM

Location: western side of the Township, close to the Bridgeville Borough line

Physical Environment: creek runs roadside through this lot, a few scattered trees, relatively flat on the other side of the creek

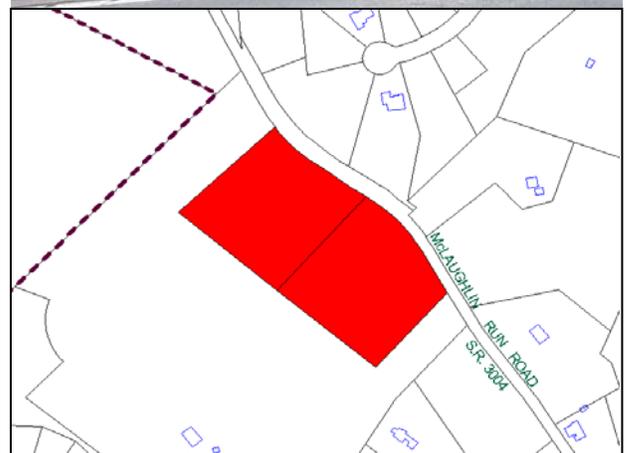
Local Scenery: trees surround on three sides, more trees sit on the hill across the street

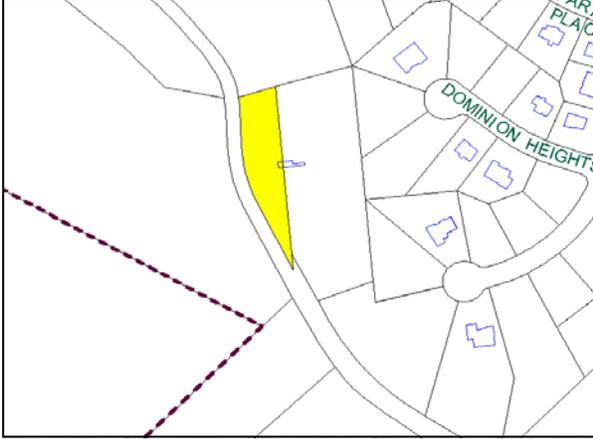
Surrounding Zones and Structures: several commercial businesses are constructed along McLaughlin Run Rd. as you travel towards Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-H-40
321-H-2





0 McLaughlin Run Rd.

Present Use: Power Plant

Current Ownership: West Penn Power

Lot Size: 29,499.61 ft² (.68 acre)

Zoning: RM

Location: northwest Upper St. Clair, in close proximity to Bridgeville Borough

Physical Environment: flat triangular lot at the start of a developed section of McLaughlin Run Rd.

Local Scenery: trees on the southern side and in the rear, creek and woods across the street

Surrounding Zones and Structures: in the middle of a commercially zoned strip along McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-C-84

1417 McLaughlin Run Rd.

Present Use: The Horton Company & Mosebach Manufacturing Professional Offices and Manufacturing

Current Ownership: Robert and Ivan Kaplan

Lot Size: 278,699 ft² (.69 acre)

Zoning: RM

Location: northwest Upper St. Clair, near Bridgeville border

Physical Environment: flat long lot across the street from the creek, large structure divided into several sections, paved lots on sides and in front

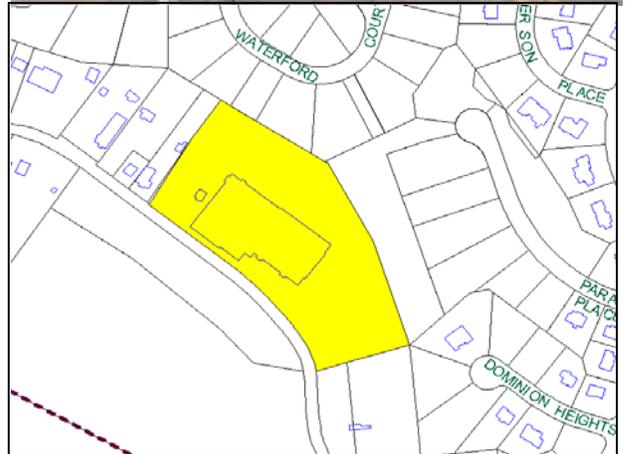
Local Scenery: creek on other side of McLaughlin Run Rd., trees cover the hillside in the rear

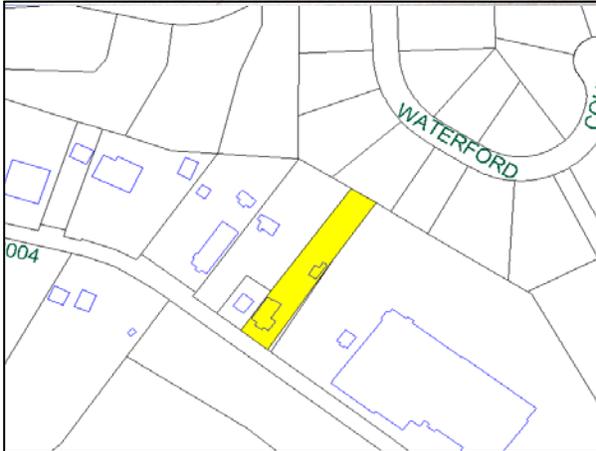
Surrounding Zones and Structures: this lot is located near the middle of the commercial strip of McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-C-14





1407 McLaughlin Run Rd.

Present Use: DeJulius and Company
Professional Office

Current Ownership: Anthony J. DeJulius

Lot Size: 21,529.14 ft² (.49 acre)

Zoning: RM

Location: northwest Upper St. Clair

Physical Environment: long flat roadside lot, small landscaped yard in front, parking in rear and on sides

Local Scenery: other commercial businesses line this portion of McLaughlin Run Rd., across the street is the creek and a tree covered hillside

Surrounding Zones and Structures: McLaughlin Run Rd. north is primarily a commercial area, residential housing is not visible

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-C-10

1405 McLaughlin Run Rd.

Present Use: T.A. Ward Constructors Inc.
Business Office

Current Ownership: T.A. Ward

Lot Size: 5,701.52 ft² (.13 acre)

Zoning: RM

Location: northwest portion of the Township, close to Bridgeville

Physical Environment: small roadside lot, small structure with minimal parking in the front

Local Scenery: other businesses surround on both sides and in the rear, creek and wooded area are located across the street

Surrounding Zones and Structures: this is an exclusively commercial strip of McLaughlin Run Rd., any residential zones are separated by hills and trees

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 321-C-7





1403 McLaughlin Run Rd.

Present Use: Lorenzo Auto Shop

Current Ownership: Richard and Janet Lorenzato

Lot Size: 35,521.18 ft² (.82 acre)

Zoning: RM

Location: northwest section of the Township, in close proximity to Bridgeville

Physical Environment: structure sits at the end of a long driveway, paved driveway is extended to fit multiple vehicles

Local Scenery: commercial structures fill the surrounding area, trees cover the rear hillside

Surrounding Zones and Structures: this commercial strip follows the creek into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-R-50

1401 McLaughlin Run Rd.

Present Use: Pittsburgh Basket Company

Current Ownership: Janet C. & David P. Jones

Lot Size: 39,212.39 ft² (.9 acre)

Zoning: RM

Location: northwest Upper St. Clair, close to Bridgeville border

Physical Environment: flat roadside lot, large paved parking area, small yard in front, long garage structure

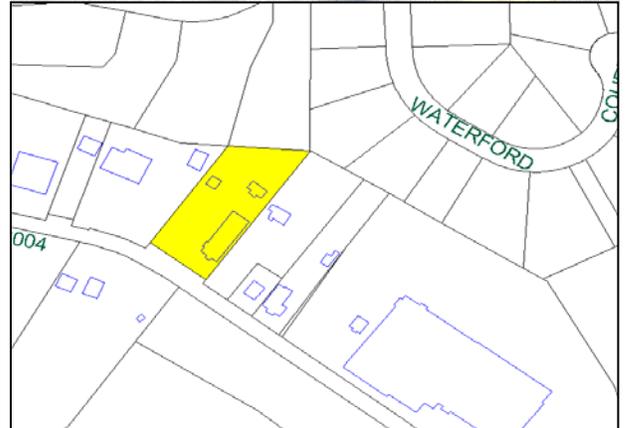
Local Scenery: other commercial businesses line McLaughlin Run Rd., creek and wooded area across the street, trees in the rear

Surrounding Zones and Structures: this commercial strip runs from Lesnett Rd. into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-R-58





1395 McLaughlin Run Rd.

Present Use: Pennystix Kids Resale & Gladd Raggs Resale for Men and Women
residential dwelling in the rear of the lot

Current Ownership: G Twenty One Partnership

Lot Size: 43,081.3 ft² (.99 acre)

Zoning: RM

Location: northwest portion of the Township, relatively close to Bridgeville

Physical Environment: flat lot set back off of the road, paved lot in front, lawn stretches around paved lot

Local Scenery: heavy area of commercial business development, trees and hillside in the rear, creek and trees across the street

Surrounding Zones and Structures: commercial zoning strip runs from Lesnett Rd. intersection north into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-R-73

1393 McLaughlin Run Rd.

Present Use: Furniture Reupholster Repair Shop

Current Ownership: Breleigh II

Lot Size: 11,098.84 ft² (.25 acre)

Zoning: RM

Location: northwest Upper St. Clair, near the Bridgeville border

Physical Environment: garage structure sits back off of the road, long paved driveway leads from road to building

Local Scenery: other businesses sit roadside on McLaughlin Run Rd., dense wooded area on the rear hillside

Surrounding Zones and Structures: commercial business proceeds into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-R-75





1391 McLaughlin Run Rd.

Present Use: Vincent James Company
business office and warehouse

Current Ownership: Vincent DeCarlucci

Lot Size: 73,487.45 ft² (1.69 acre)

Zoning: RM

Location: northwest region of the Township, in close proximity to the Bridgeville border

Physical Environment: flat lot with landscaped front yard, paved parking lot in rear and on side

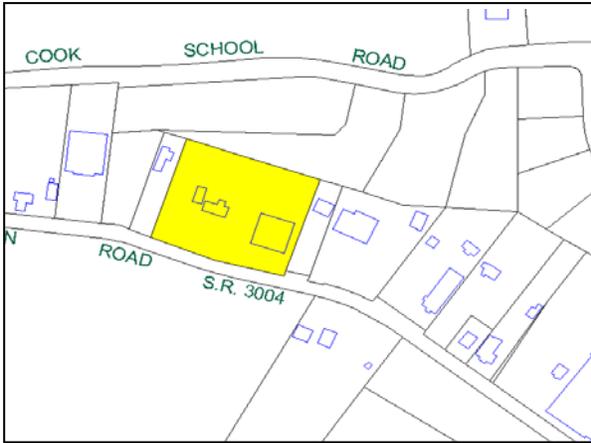
Local Scenery: residential home to the north and various other commercial businesses line McLaughlin Run Rd., trees cover the hillside in the rear separating these businesses from Bedner's Farm

Surrounding Zones and Structures: this commercial sector covers most of McLaughlin Run Rd. north

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-150
254-P-158



1383 McLaughlin Run Rd.

Present Use: Vacant Single Family Dwelling

Current Ownership: Dolphins Gambol LP

Lot Size: 11,999.53 ft² (.28 acre)

Zoning: RM

Location: northwest Upper St. Clair, in close proximity to the Bridgeville border

Physical Environment: structure sits back off of McLaughlin Run Rd., landscaped yard with scattered trees, flat lot, gravel driveway

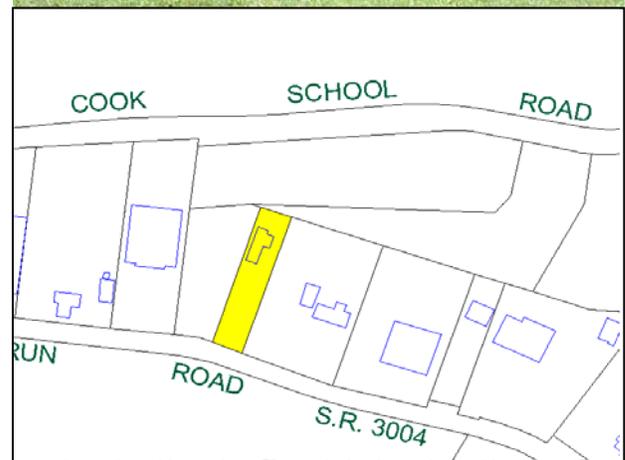
Local Scenery: commercial businesses developed all along this section of McLaughlin Run Rd., trees and hill in the rear of lot, trees and creek across the street

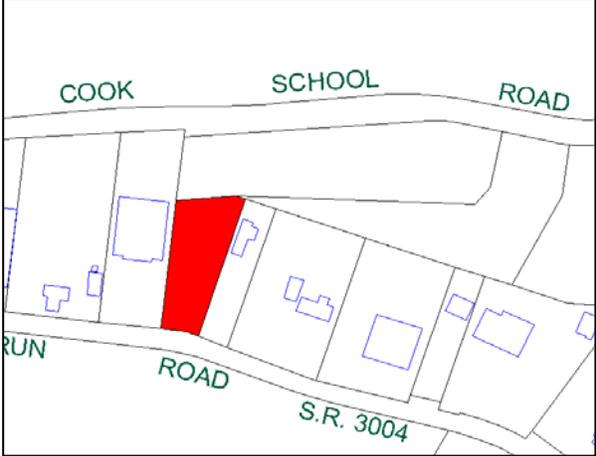
Surrounding Zones and Structures: a long RM commercial sector stretches along most of McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-161



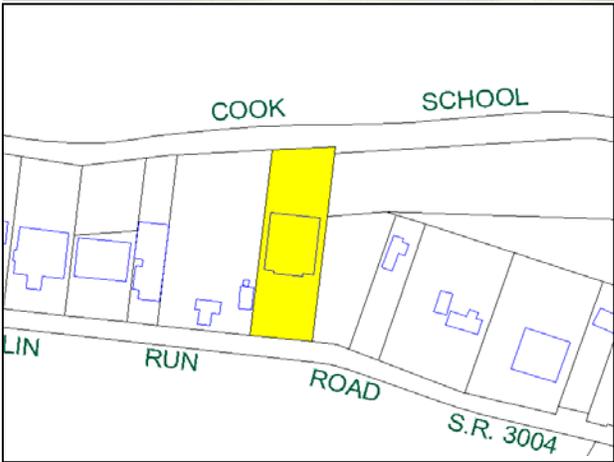


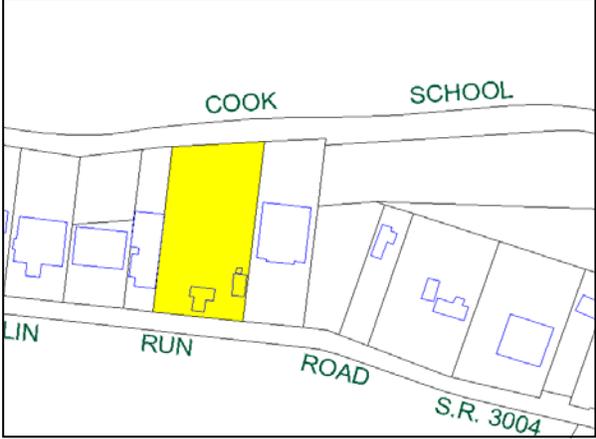
0 McLaughlin Run Rd.

Present Use: Vacant
Current Ownership: Eleanor Rossman
Lot Size: 19,020.57 ft² (.44 acre)
Zoning: RM
Location: northwest area of Upper St. Clair, located near the border into Bridgeville
Physical Environment: flat roadside lot, open lawn with trees on the hill in the rear
Local Scenery: residential structure to the east, mostly businesses along this stretch of McLaughlin Run Rd., creek and trees across the street
Surrounding Zones and Structures: a long strip of commercially zoned property runs along McLaughlin Run Rd. north
Immediate Roads: McLaughlin Run Rd.
Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.
Block and Lot Number: 254-P-164

1377 McLaughlin Run Rd.

Present Use: Office Building
Current Ownership: Hilden Brothers Management
Lot Size: 32,369.26 ft² (.74 acre)
Zoning: RM
Location: northwest Upper St. Clair, just to the north is the Bridgeville border
Physical Environment: flat roadside lot, two-story office complex, paved parking lot in the front, trees and hillside in the rear, garage areas on both sides
Local Scenery: located on the long commercially zoned strip of McLaughlin Run Rd.
Surrounding Zones and Structures: all commercial property on this thoroughfare from Pinebridge Commons to Bridgeville
Immediate Roads: McLaughlin Run Rd.
Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.
Block and Lot Number: 254-P-168





1373 McLaughlin Run Rd.

Present Use: Learco Equipment

Current Ownership: Harry Coleman & Charlotte Hubert

Lot Size: 45,380.15 ft² (1.04 acres)

Zoning: RM

Location: northwest region of the Township, near the Bridgeville border

Physical Environment: one building and one garage, flat roadside lots, gravel driveway leads to parking in the rear

Local Scenery: surrounded by other commercial businesses on this road, trees and a hillside in the rear, a creek and more wooded area across the street

Surrounding Zones and Structures: located on the prime commercial strip of McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-174

1371 McLaughlin Run Rd.

Present Use: Colussy Auto Repair

Current Ownership: William and Carole Colussy

Lot Size: 14,224.78 ft² (.33 acre)

Zoning: RM

Location: northwest Upper St. Clair, near the border that separates Bridgeville

Physical Environment: flat band of property, sits roadside with some gravel parking in the front

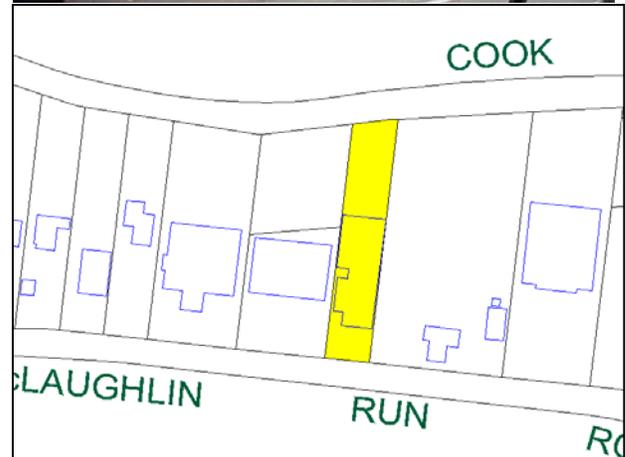
Local Scenery: heavy commercial business up and down this roadway, trees fill out the rear of the lot, the creek and wooded terrain exist across the street

Surrounding Zones and Structures: McLaughlin Run Rd. is commercially zoned from its intersection with Lesnett Rd. all the way north into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-176





1369 McLaughlin Run Rd.

Present Use: Office Building

Current Ownership: J.B. Limited Partnership

Lot Size: 14,566.15 ft² (.33 acre)

Zoning: RM

Location: northwestern Upper St. Clair, in close proximity to Bridgeville Borough

Physical Environment: two-story office building, garages on bottom level, structure sits back off of the road, paved parking area in the front

Local Scenery: other commercial business structures line this belt of McLaughlin Run Rd., trees cover the hillside in the rear, the creek and additional trees sit across the street

Surrounding Zones and Structures: this is an exclusively commercial area of the Township

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-180

1365 McLaughlin Run Rd.

Present Use: P.C. McKenzie Company

Current Ownership: Flint Ridge Associates

Lot Size: 25,650.71 ft² (.59 acre)

Zoning: RM

Location: northwest sector of the Township, near Bridgeville Borough

Physical Environment: flat paved parking lot sits roadside, office building sits back on the property

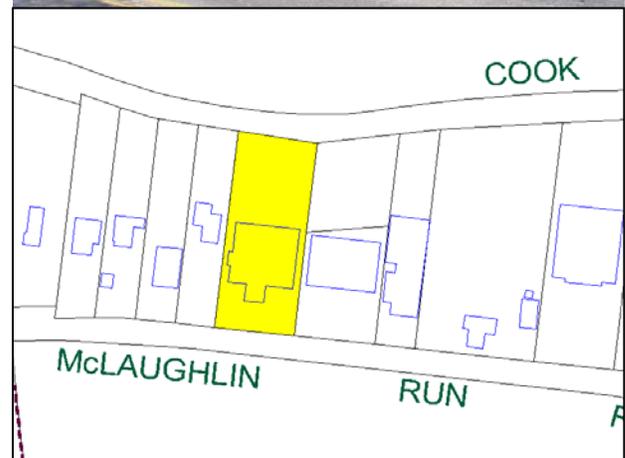
Local Scenery: heavy commercial business along McLaughlin Run Rd., trees in the rear, creek and more trees on the other side of the road

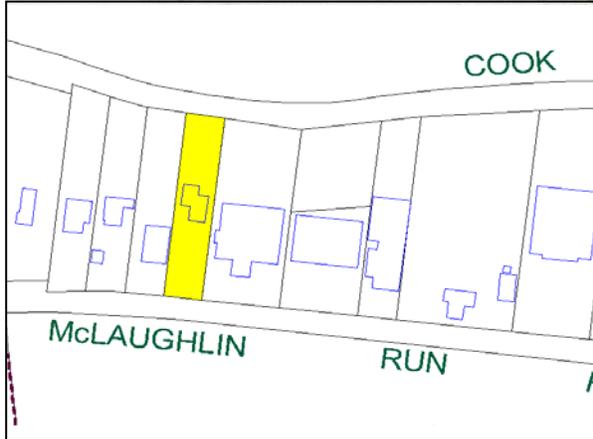
Surrounding Zones and Structures: commercial business zones make up a large portion of McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-184





1361 McLaughlin Run Rd.

Present Use: Single Family Dwelling

Current Ownership: St. Clair Precast Concrete Inc.

Lot Size: 13,030.52 ft² (.3 acre)

Zoning: RM

Location: northwest section of Upper St. Clair, close to the Bridgeville Borough border

Physical Environment: house sits back away from the road, gravel driveway, trees and bushes decorate the front yard

Local Scenery: trees and hill in the rear, commercial businesses all around, creek and wooded area across the street

Surrounding Zones and Structures: commercial property dominates McLaughlin Run Rd. from Lesnett Rd. north

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-186

1357 McLaughlin Run Rd.

Present Use: St. Clair Precast Concrete Products

Current Ownership: James and John Kaucic

Lot Size: 26,647.45 ft² (.61 acre)

Zoning: RM

Location: northwest corner of the Township, in close proximity to Bridgeville Borough

Physical Environment: two lots combine together to accommodate the Precast building, its yard, and the small storage garage; flat roadside lots sitting just off the shoulder of McLaughlin Run Rd.

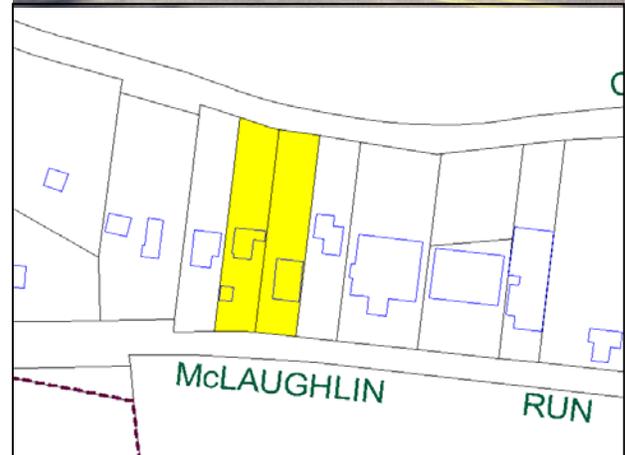
Local Scenery: trees cover the area in the rear of the lot, commercial structures and a few residential dwellings line the local area of this major roadway

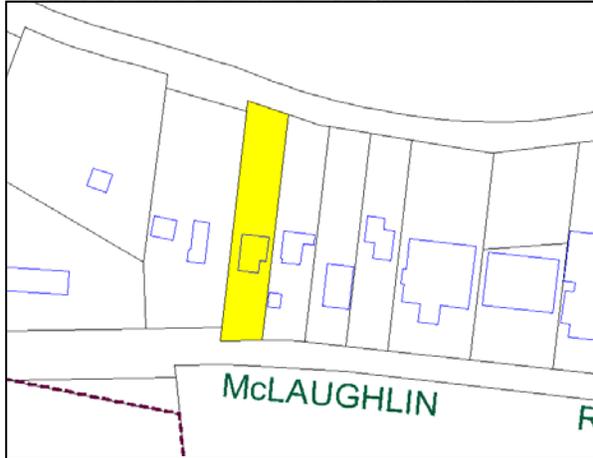
Surrounding Zones and Structures: this northern part of McLaughlin Run Rd. is exclusively zoned commercial, no residential areas are in the direct vicinity

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-188
254-P-190





1355 McLaughlin Run Rd.

Present Use: Single Family Dwelling

Current Ownership: James and John Kaucic

Lot Size: 14,372.5 ft² (.33 acre)

Zoning: RM

Location: northwest Upper St. Clair, near the Bridgeville border

Physical Environment: flat roadside lot, residential structure sits back off of road, scattered trees; paved driveway leads back to home

Local Scenery: various business buildings along McLaughlin Run Rd., trees behind and on side of structure, across the street is a creek and small wooded area

Surrounding Zones and Structures: McLaughlin Run Rd. is a commercially zoned thoroughfare stretching from Pinebridge Commons to the Ace Tech Computers building

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-192

1351 McLaughlin Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Ines Roman

Lot Size: 28,038.33 ft² (.64 acre)

Zoning: RM

Location: northwestern tip of the Township, close to the Bridgeville boundary line

Physical Environment: residential dwelling sits back at the end of a long grass yard, flat lot, paved driveway leads back to the home

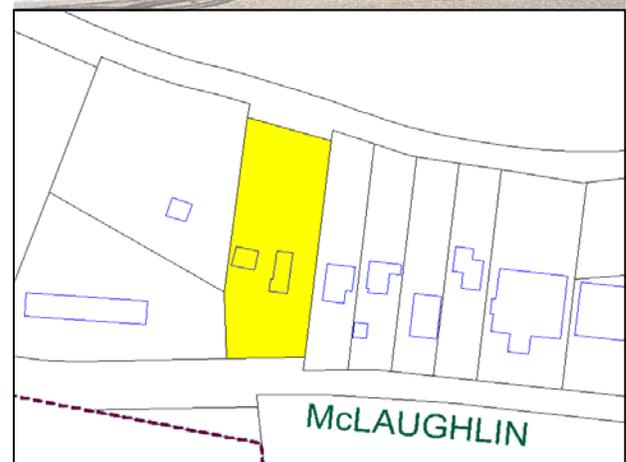
Local Scenery: creek runs on the opposite side of the street, trees seclude the structure from the various local businesses

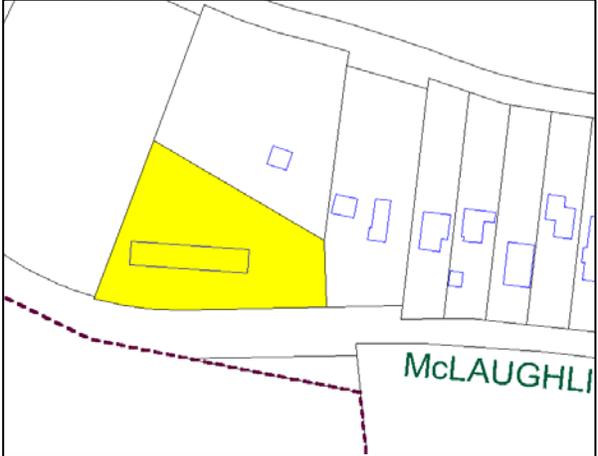
Surrounding Zones and Structures: the commercial businesses continue along McLaughlin Run Rd. into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-P-194





1347 McLaughlin Run Rd.

Present Use: Car Wash

Current Ownership: John and Mark Girman

Lot Size: 36,847.85 ft² (.85 acre)

Zoning: RM

Location: northwest section of Upper St. Clair, close to Bridgeville

Physical Environment: flat paved lot running along McLaughlin Run Rd., long garage structure with multiple bays

Local Scenery: most local structures are commercial businesses, only a few residential dwellings spread throughout the immediate area, trees cover the hillside in the rear, the creek runs across the street

Surrounding Zones and Structures: this stretch of McLaughlin Run Rd. is commercially zoned

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-N-200

1345 McLaughlin Run Rd.

Present Use: Kirsopp Auto & Truck Body Work

Current Ownership: John and Theresa Kirsopp

Lot Size: 81,930.91 ft² (1.88 acres)

Zoning: RM

Location: northwest corner of the Township, Bridgeville starts just across the street

Physical Environment: large garage structure sits just off of the road, paved lots in the front and rear

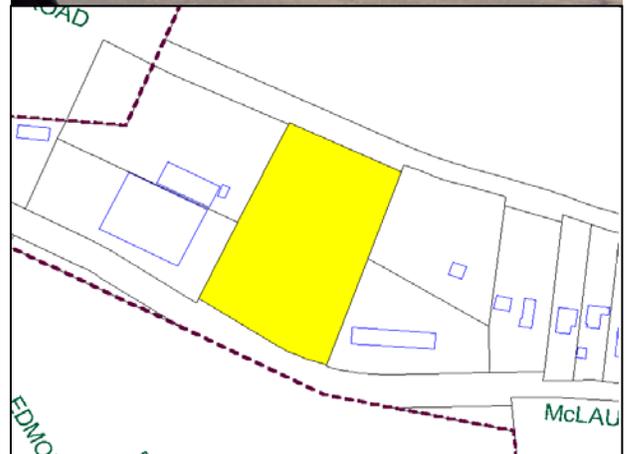
Local Scenery: heavily wooded area directly in the rear, creek runs along McLaughlin Run Rd. on the opposite side of the pavement

Surrounding Zones and Structures: commercial business dominates McLaughlin Run Rd. from the Lesnett Rd. intersection all the way north into Bridgeville

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-N-210





1337 McLaughlin Run Rd.

Present Use: St. Clair Fitness and Racquet Club

Current Ownership:

bldg: Nicholas and Helen FisFis

land: George and Ruth Aspiotes

Lot Size: 47,667.83 ft² (1.09 acres)

Zoning: RM

Location: northwest Upper St. Clair, across the street is the Bridgeville border

Physical Environment: flat roadside lot, large brick structure with no windows, paved parking lot on the side

Local Scenery: various businesses run along McLaughlin Run Rd., trees cover the rear area, the creek is located on the Bridgeville side of the road

Surrounding Zones and Structures: commercial zoning dominates the majority of McLaughlin Run Rd.

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

Block and Lot Number: 254-N-220

1321 McLaughlin Run Rd.

Present Use: Professional Offices

Current Ownership: Guy J. & Julie A. Galasso

Lot Size: 23,989.72 ft² (.55 acre)

Zoning: RM

Location: northwest corner of the Township, bordering Bridgeville

Physical Environment: office structures sit in the back of the lot away from the road, landscaped areas around a paved parking lot

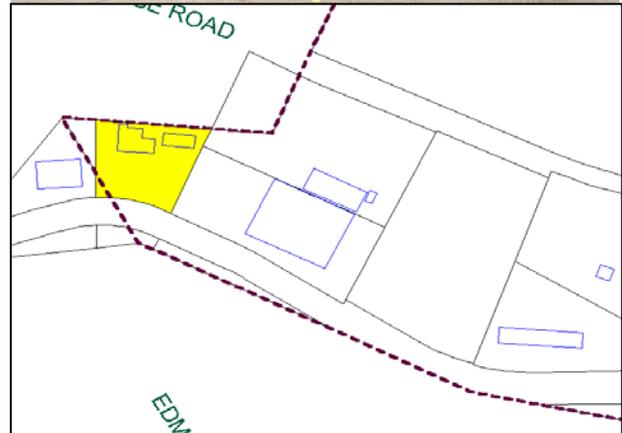
Local Scenery: businesses stretch all along McLaughlin Run Rd. into Bridgeville, creek is located across the street, area behind the lot is covered with trees

Surrounding Zones and Structures: commercially zoned lots all around the local area

Immediate Roads: McLaughlin Run Rd.

Major Local Roads: Washington Rd., Lesnett Rd., and McMillan Rd.

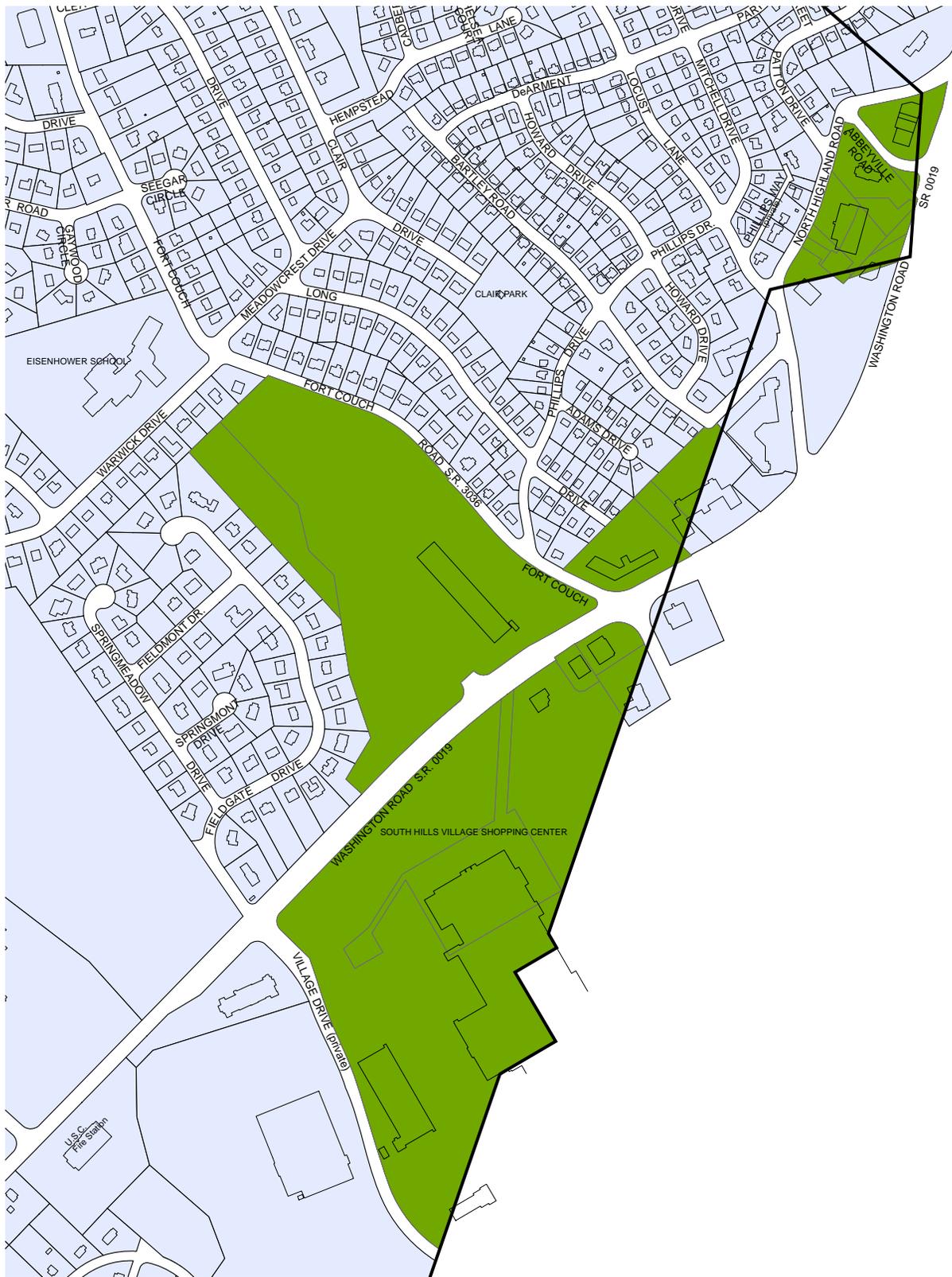
Block and Lot Number: 254-N-242

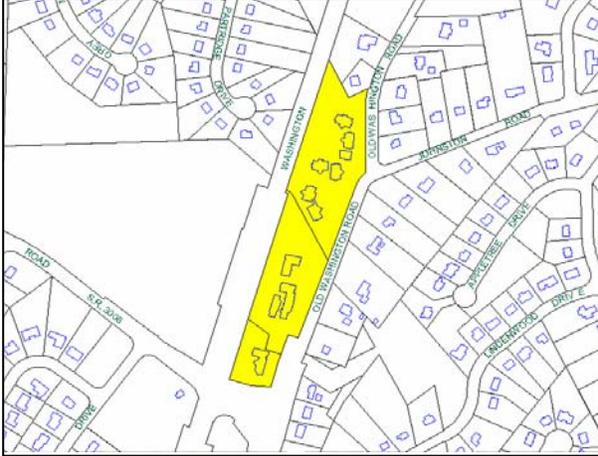


Washington Road (Rt. 19) Southern Corridor



Washington Road (Rt. 19) Northern Corridor





Summerfield Commons 2535-2591 Washington Rd.

Present Use: Professional Offices

Current Ownership: Summerfield Commons Associates

Lot Size: 323,675.88 ft² (7.43 acres)

Zoning: SB

Location: southern end of Township, at the intersection of Washington Rd. and Boyce Rd.

Physical Environment: various office buildings spread throughout, landscaped surroundings provide a scenic complex

Local Scenery: heavy traffic on the Washington Rd. side and calm side streets on the Old Washington Rd. side

Surrounding Zones and Structures: surrounded by single family dwellings, but located directly on a main travel road

Immediate Roads: Washington Rd. and Old Washington Rd.

Major Local Roads: Boyce Rd.

Block and Lot Number: 669-C-88
669-C-110
669-G-88

2600 Old Washington Rd.

Present Use: Professional Offices

Current Ownership: Clair Boyce Associates

Lot Size: 177,735.5 ft² (4.08 acres)

Zoning: SB

Location: just south of the Boyce Rd. / Washington Rd. intersection, near Peters Township border

Physical Environment: dips below the road level between Washington Rd. and Old Washington Rd., housing a office building, including a bank, with landscaping surrounding, its curved topography causes it to collect water at the base

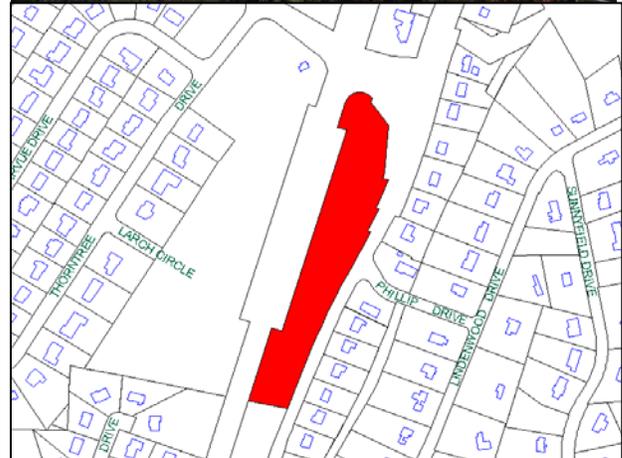
Local Scenery: a strip of highway passes by on the west side; residential neighborhoods begin on the east side

Surrounding Zones and Structures: the local area is entirely single family dwellings, Washington Rd. carries heavy traffic

Immediate Roads: Washington Rd. and Old Washington Rd.

Major Local Roads: Boyce Rd.

Block and Lot Number: 669-L-296



South Hills Village Shopping Mall



BOSCOV'S



Shopping Mall



Dick's Sporting Goods

Present Use: South Hills Village

Current Ownership: South Hills Village Associates

Lot Size: 1,393,910 ft² (32 acres)

Zoning: C-3

Location: northwest corner of Upper St. Clair, partially within Bethel Park, and near Mt. Lebanon

Physical Environment: the mall and its surrounding shops sit atop a hill that runs along Washington Rd.

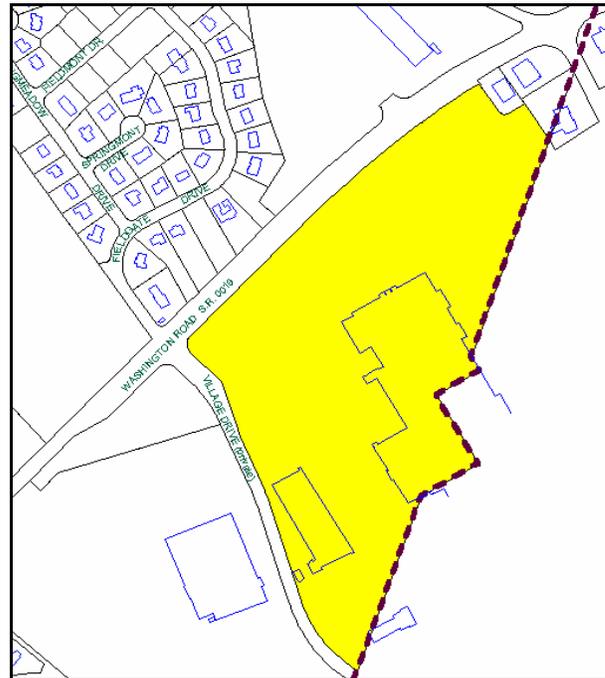
Local Scenery: the view from South Hills Village is a mix of wooded areas and various commercial businesses

Surrounding Zones and Structures: the area surrounding this large lot is extremely commercial, residential homes are set back on local side streets

Immediate Roads: Washington Rd., Fort Couch Rd., and Village Dr.

Major Local Roads: Bethel Church Rd. and McLaughlin Run Rd.

Block and Lot Number: 394-C-200-1



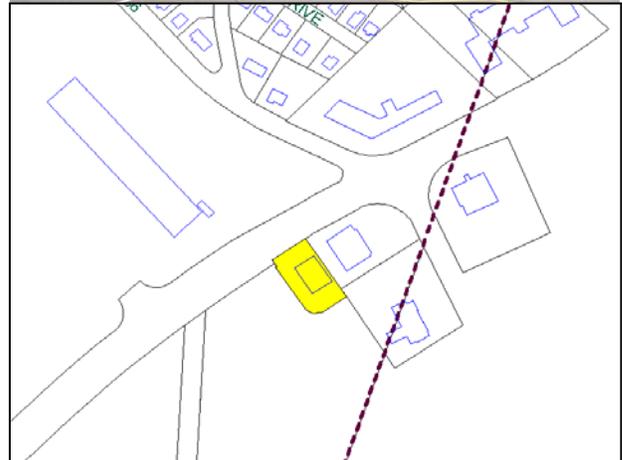


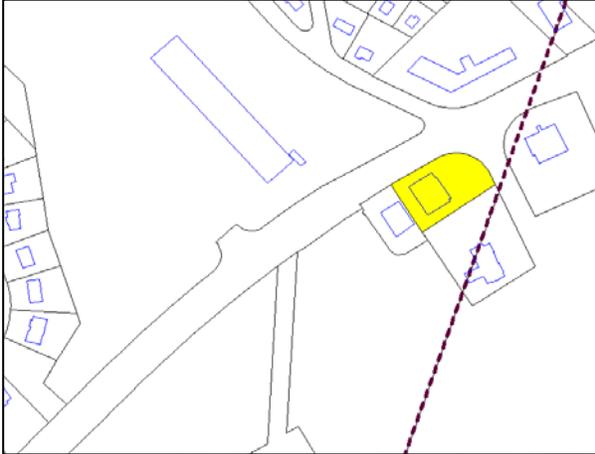
1800 Washington Rd.

Present Use: Consol Office Building
Current Ownership: 1800 Washington Road Associates.
Lot Size: 1,171,301.2 ft² (26.89 acres)
Zoning: SB
Location: northeast Upper St. Clair, on the corner of the busy Fort Couch Rd. / Washington Rd. intersection
Physical Environment: large landscaped lot with paved parking areas in front and rear, additional area available on site for potential development
Local Scenery: the rear of the building provides a view of its own landscaped property, the front faces various commercial buildings on Washington Rd.
Surrounding Zones and Structures: this area of Washington Rd. is highly commercial, Fort Couch Rd. leads back into more residential areas, Springfield residential development is located to the southwest
Immediate Roads: Washington Rd. and Fort Couch Rd.
Major Local Roads: McLaughlin Run Rd.
Block and Lot Number: 319-K-325
 319-K-350

1815 Washington Rd.

Present Use: Betsy Ann Chocolates
 business offices on second floor
Current Ownership: 1815 Washington Rd. Inc.
Lot Size: 18,855.15 ft² (.43 acre)
Zoning: C-2
Location: northeast Upper St. Clair, near the Bethel Park border, also in close proximity to Mt. Lebanon
Physical Environment: flat paved lot sitting on commercial highway strip, 2 story structure consumes most of lot
Local Scenery: heavy traffic passes by in the front, other businesses line the roadway
Surrounding Zones and Structures: next to the South Hills Village shopping center and various other commercially zoned lots
Immediate Roads: Washington Rd.
Major Local Roads: McLaughlin Run Rd. and Fort Couch Rd.
Block and Lot Number: 319-R-120





1801 Washington Rd.

Present Use: CVS Pharmacy
other retail outlets

Current Ownership: White Cross Stores Inc.

Lot Size: 35,213.12 ft² (.81 acre)

Zoning: C-2

Location: northeast Upper St. Clair, on the Bethel Park border, also close to Mt. Lebanon

Physical Environment: two-story building, constructed on a slope, paved parking lots in front and on side

Local Scenery: sits on the extremely busy business-centered intersection of Washington Rd. and Fort Couch Rd.

Surrounding Zones and Structures: next to South Hills Village and many other commercialized lots

Immediate Roads: Washington Rd. and Fort Couch Rd.

Major Local Roads: Bethel Church Rd. and McLaughlin Run Rd.

Block and Lot Number: 319-R-115

285 Fort Couch Rd.

Present Use: PNC Bank and Office

Current Ownership: PNC Bank

Lot Size: 55,537.51 ft² (1.27 acres)

Zoning: C-2

Location: northeast end of Township, just off of Washington Rd., split through the center by the Upper St. Clair / Bethel Park border

Physical Environment: large sized bank, paved parking lot in front and on side, landscaped scenery surrounding structure

Local Scenery: located at the highly commercialized area of Upper St. Clair and Bethel Park near the Washington Rd. / Fort Couch Rd. intersection

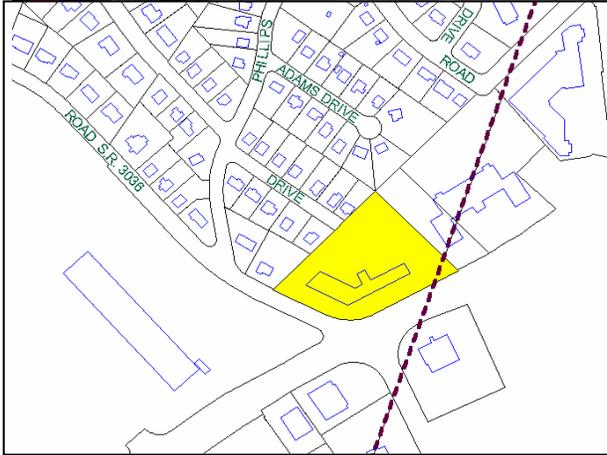
Surrounding Zones and Structures: located at the entrance to South Hills Village and surrounded by multiple commercial businesses

Immediate Roads: Fort Couch Rd.

Major Local Roads: Washington Rd. and McLaughlin Run Rd.

Block and Lot Number: 319-R-90-1





Crossgates Plaza

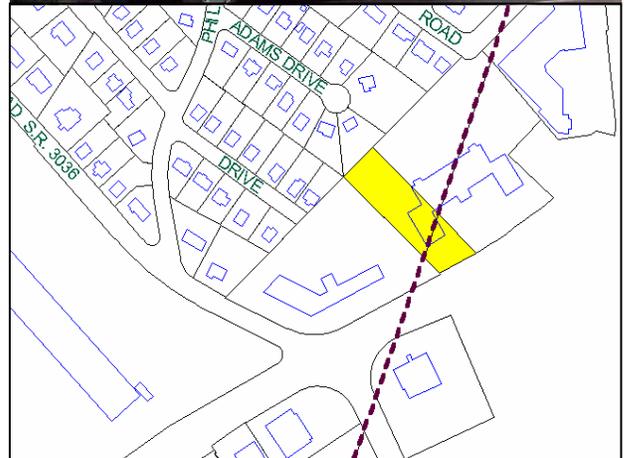
1732-1744 Washington Rd.

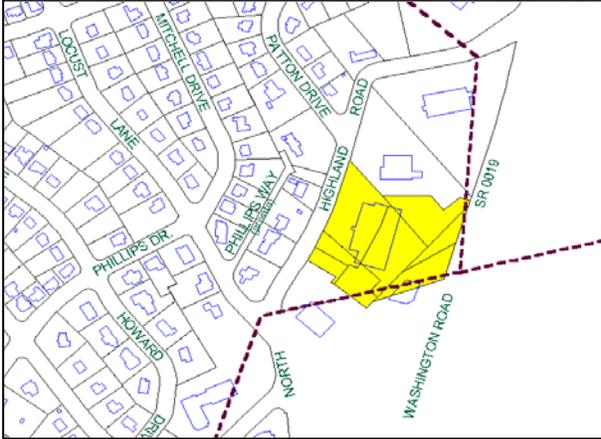
Present Use: Crossgates Plaza
Current Ownership: Margaret Campbell Preston and heirs
Lot Size: 105,510.2 ft² (2.42 acres)
Zoning: C-2
Location: northeast Upper St. Clair, bordering Bethel Park
Physical Environment: large shopping complex, paved parking in the front and rear
Local Scenery: located directly at the busy commercial intersection of Washington Rd. / Fort Couch Rd.
Surrounding Zones and Structures: near South Hills Village and various other commercial businesses, residential housing is west off of Fort Couch Rd.
Immediate Roads: Fort Couch Rd. and Washington Rd.
Major Local Roads: McLaughlin Run Rd.
Block and Lot Number: 319-R-237

Norman Center Bldg I

1720-1730 Washington Rd.

Present Use: Norman Center
Current Ownership: Arthur Schwotzer
Lot Size: 34,888.74 ft² (.8 acre)
Zoning: C-2
Location: northeast Upper St. Clair, this lot is split by the Bethel Park border
Physical Environment: structure with multiple shops, paved lot in front
Local Scenery: shops on both sides, commercial businesses completely dominates the entire surrounding area
Surrounding Zones and Structures: located on a major shopping strip of Washington Rd. with several other commercial establishments
Immediate Roads: Washington Rd.
Major Local Roads: Fort Couch Rd. and McLaughlin Run Rd.
Block and Lot Number: 319-R-247-1





Shops On Washington 1630 Washington Rd.

Present Use: Pier 1 Imports and other businesses

Current Ownership: Elsie Palombo

Lot Size: 121,841.55 ft² (2.8 acres)

Zoning: C-2

Location: northeast section of Township, near the meeting point of Upper St. Clair, Mt. Lebanon, and Bethel Park

Physical Environment: outdoor nursery and shopping plaza, large paved parking lot in front and on side, small hill separates Washington Rd.

Local Scenery: four lane highway traffic in front of structure, calm residential setting in rear

Surrounding Zones and Structures: this strip is the northern point of Upper St. Clair's Washington Rd. commercial developments, residential areas are abundant to the west

Immediate Roads: North Highland Rd. and Washington Rd.

Major Local Roads: Fort Couch Rd.

Block and Lot Number: 319-H-95 : 319-H-97
 319-H-171 : 319-H-162
 319-H-160 : 319-H-125
 319-H-170 :

1620 Washington Rd.

Present Use: Chick-fil-A Restaurant

Current Ownership: Dorothy Palombo Holden

Lot Size: 61,831.48 ft² (1.42 acres)

Zoning: C-2

Location: northeast Upper St. Clair, near Bethel Park and Mt. Lebanon

Physical Environment: flat paved lot just off of Washington Rd.

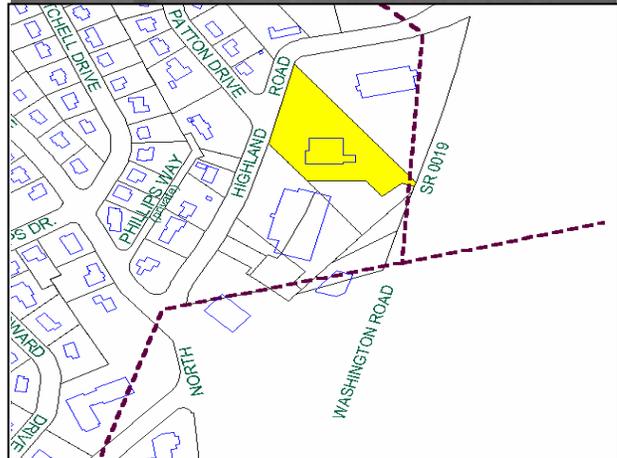
Local Scenery: Washington Rd. traffic in the front, quiet residential streets in the rear

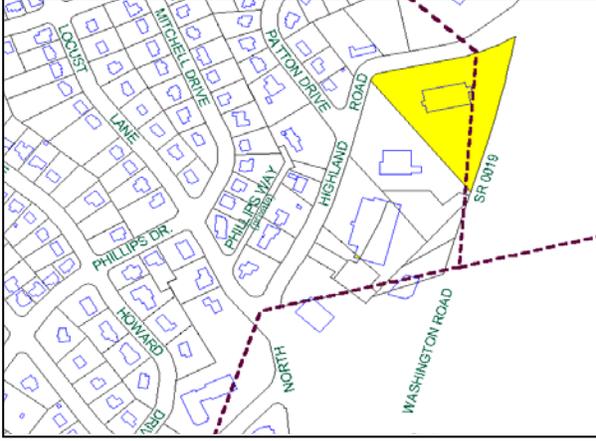
Surrounding Zones and Structures: sits near the end of Upper St. Clair's Washington Rd. commercial strip

Immediate Roads: Washington Rd. and North Highland Rd.

Major Local Roads: Fort Couch Rd.

Block and Lot Number: 319-H-150





Shoppes at Upper St. Clair 1614 Washington Rd.

Present Use: Shoppes at Upper St. Clair

Current Ownership: WIN-Upper St. Clair LTD

Lot Size: 96,293.11 ft² (2.21 acres)

Zoning: C-2

Location: northeast Upper St. Clair, lot is split into Mt. Lebanon, also in close proximity to Bethel Park

Physical Environment: restaurant structure with paved lot all around and landscaped yard

Local Scenery: heavy traffic in front of structure on Washington Rd., calm residential area behind the structure

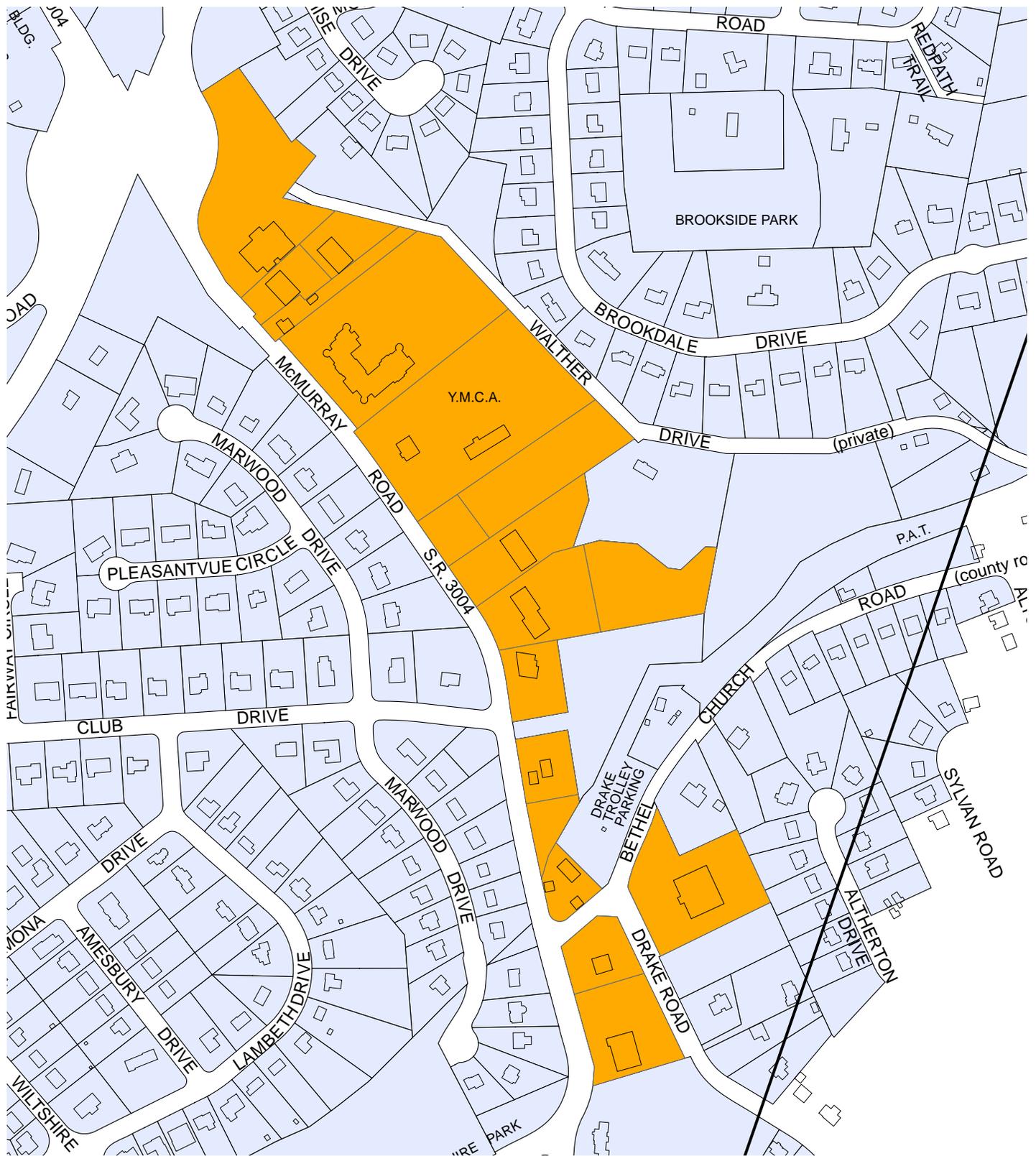
Surrounding Zones and Structures: this lot is the tip of Upper St. Clair's commercial strip on Washington Rd., dense residential housing is west

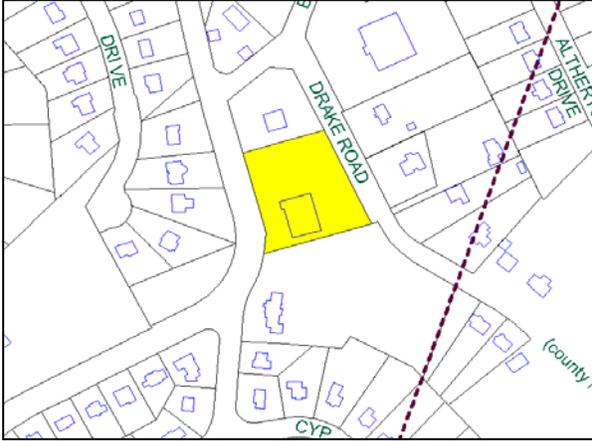
Immediate Roads: Washington Rd. and North Highland Rd. intersection

Major Local Roads: McLaughlin Run Rd.

Block and Lot Number: 319-H-90

McMurray Road Corridor





155 McMurray Rd.

Present Use: King's Family Restaurant

Current Ownership: King Family Limited Partnership (THE)

Lot Size: 54,717 ft² (1.26 acres)

Zoning: C-2

Location: eastern Upper St. Clair, near the Bethel Park border

Physical Environment: large parking lot with restaurant structure

Local Scenery: commercial businesses near the intersection, residential homes behind wooded area

Surrounding Zones and Structures: this lot is the southern point of the McMurray Rd. commercial strip

Immediate Roads: McMurray Rd.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 568-A-285

145 McMurray Rd.

Present Use: BP Gas Station

Current Ownership: Allen T. Holzhauser

Lot Size: 29,602.77ft² (.68 acre)

Zoning: C-2

Location: eastern Upper St. Clair, near the Bethel Park border

Physical Environment: flat paved lot at a busy intersection joining the two municipalities

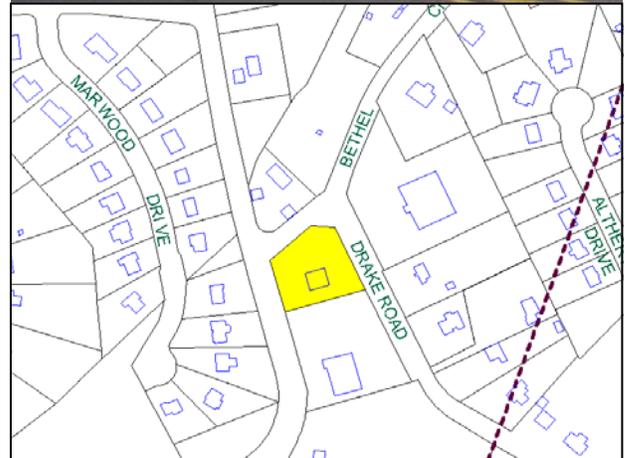
Local Scenery: various other commercial businesses line the east side of the road heading up to McLaughlin Run Rd., wooded area on west side of the road

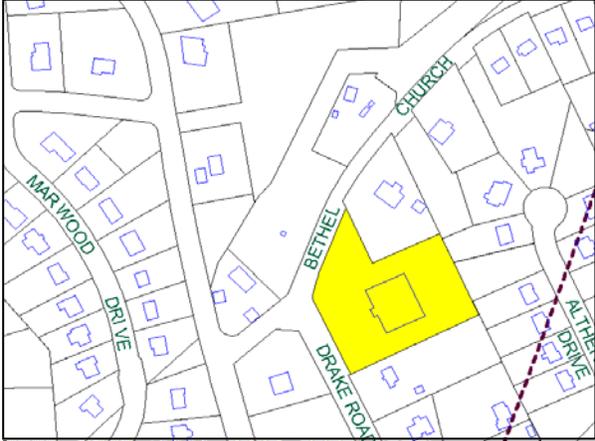
Surrounding Zones and Structures: located on a highly commercialized strip of McMurray Rd., trees across the street separate the residential zones

Immediate Roads: McMurray Rd. and Bethel Church Rd.

Major Local Roads: Washington Rd. and McLaughlin Run Rd.

Block and Lot Number: 568-A-280





101 Drake Rd.

Present Use: St. Clair Commons
medical offices

Current Ownership: Allegheny County Industrial Development

Lot Size: 82,951.1 ft² (1.9 acres)

Zoning: C-2

Location: east side of the Township, next to the Bethel Park border

Physical Environment: sits atop a small hill at the Drake Rd. / Bethel Church intersection, paved parking lot in front, landscaping surrounds structure

Local Scenery: gas stations control the corners of McMurray Rd., trees and homes exist heading north on Bethel Church Rd. and along Drake Rd., Port Authority property across the street

Surrounding Zones and Structures: located next to main commercial strip of McMurray Rd., all other surrounding areas are residential

Immediate Roads: Drake Rd. and Bethel Church Rd.

Major Local Roads: McMurray Rd., Washington Rd., and McLaughlin Run Rd.

Block and Lot Number: 477-N-136

127 McMurray Rd.

Present Use: Sunoco Gas Station

Current Ownership: Atlantic Refining Co.

Lot Size: 33,621.1 ft² (.77 acre)

Zoning: C-2

Location: eastern Upper St. Clair, near the Bethel Park border

Physical Environment: Sunoco consists of 2 lots at the intersection of McMurray Rd. and Bethel Church Rd., wooded area and creek in rear

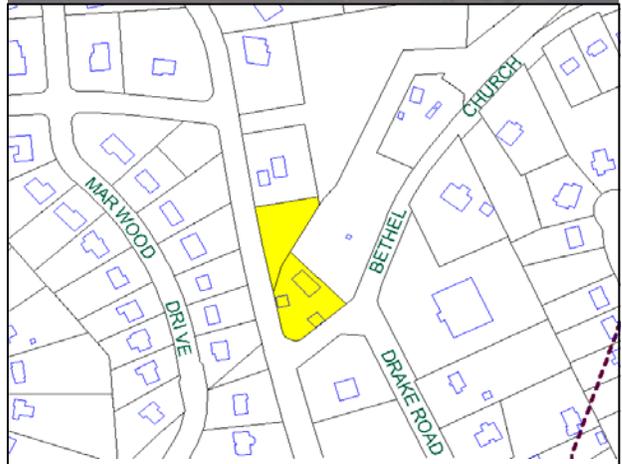
Local Scenery: businesses line this side of McMurray Rd. all the way to McLaughlin Run Rd., trees across the street, Port Authority property across the street

Surrounding Zones and Structures: this strip of McMurray is a well-established commercial corridor of Upper St. Clair, trees across the street separate residential side streets

Immediate Roads: McMurray Rd., Drake Rd., and Bethel Church Rd.

Major Local Roads: Washington Rd. and McLaughlin Run Rd.

Block and Lot Number: 477-N-160
477-N-172





85 McMurray Rd.

Present Use: Texaco Gas Station

Current Ownership: Kehm Oil Co.

Lot Size: 24,820.61 ft² (.57 acre)

Zoning: C-2

Location: eastern Upper St. Clair, near the border of Bethel Park

Physical Environment: flat lot on the McMurray Rd. side, trees on both sides dividing neighboring parcels

Local Scenery: commercial businesses extend up and down McMurray Rd., wooded patch to the south hooks behind, rail tracks run behind the property

Surrounding Zones and Structures: various other commercial lots are developed all the way up to McLaughlin Run Rd., trees across the street set apart the residential zones

Immediate Roads: McMurray Rd.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 477-N-174

75 McMurray Rd.

Present Use: Chuck's Complete Auto Service

Current Ownership: Charles Belliotti

Lot Size: 29,752.42 ft² (.68 acre)

Zoning: C-2

Location: eastern Upper St. Clair, in close proximity to the Municipality of Bethel Park

Physical Environment: flat paved lot along the side of McMurray Rd., large garage structure

Local Scenery: tree growth divides this lot from the other McMurray Rd. businesses, the small wooded hill across the street separates residential living

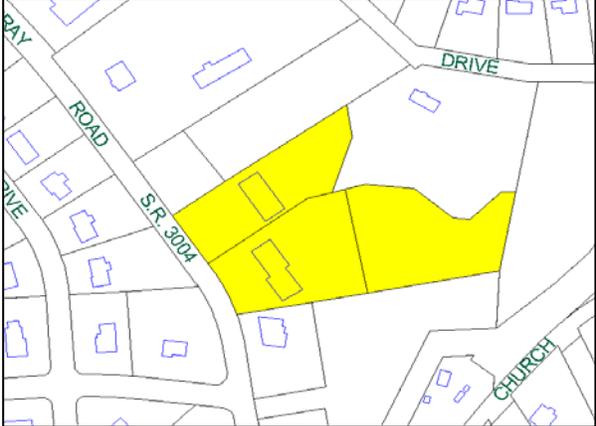
Surrounding Zones and Structures: located on a highly commercialized strip of McMurray Rd.

Immediate Roads: McMurray Rd.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 478-S-240





Brookside Office Park 61 & 69 McMurray Rd.

Present Use: two multiple level office buildings

Current Ownership:

478-S-245 – Allegheny County Industrial Dev.

478-S-251 – Dicro Development

Lot Size: 170,853.16 ft² (3.92 acres)

Zoning: C-2

Location: eastern Upper St. Clair, near the Bethel Park border

Physical Environment: large paved lot in front of the structures, sits just below the level of the road

Local Scenery: dense tree growth in the rear of the buildings, small hill of trees across the street separates the local residential areas

Surrounding Zones and Structures: located in the middle of a highly commercialized strip on McMurray Rd.

Immediate Roads: McMurray Rd.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd

Block and Lot Number: 478-S-245

478-S-251

45 McMurray Rd.

Present Use: Grand Residence
assisted living facility

Current Ownership: McMurray Rd. Family Limited Partnership

Lot Size: 161,037.2 ft² (3.7 acres)

Zoning: C-2

Location: eastern half of Upper St. Clair, not far from Bethel Park

Physical Environment: structure sits on a flat piece of land just below the road level

Local Scenery: commercial business structures line McMurray Rd. heading north, the YMCA lot is just south, trees line the hillside across the street

Surrounding Zones and Structures: this is one of the several lots lining McMurray Rd., residential housing begins on the other side of the tree line across the street

Immediate Roads: McMurray Rd. and Walther Ln.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 478-M-152



51 McMurray Rd. Recreation Facility Swimming Pool Parking Lot



Present Use: YMCA building, swimming pool, and parking lot

Current Ownership: YMCA of Pittsburgh

Lot Size: 259,561.22 ft² (5.96 acres)

Zoning: C-2

Location: eastern section of the Township, in close proximity to the Bethel Park border

Physical Environment: parking lot sits at the top of a steep hill, swimming pool is located at the base of the hill, the structure is built on a slope next to the parking area

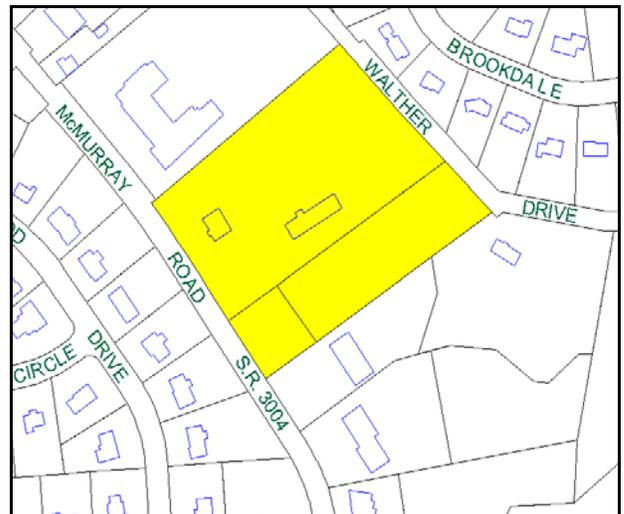
Local Scenery: dense area of trees behind the pool, the swimming pool and its surrounding area is located away from the traffic of McMurray Rd.

Surrounding Zones and Structures: located in the center of a commercially zoned strip of McMurray Rd., behind the wooded area is a residential community

Immediate Roads: McMurray Rd. and Walther Ln.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 478-M-210
478-M-201
478-M-182





41 McMurray Rd.

Present Use: Buerkle Plumbing

Current Ownership: Albert J. Buerkle

Lot Size: 20,961.66 ft² (.48 acre)

Zoning: C-2

Location: eastern Upper St. Clair, near the Bethel Park boundary

Physical Environment: small structure on hill, just off of McMurray Rd., stretches from McMurray Rd. back to Walther Ln.

Local Scenery: business structures stretch along McMurray Rd., residential homes set apart by a hill and some trees

Surrounding Zones and Structures: this corridor is developed commercially all the way to Bethel Church Rd.

Immediate Roads: McMurray Rd. and Walther Ln.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 478-M-148

37 McMurray Rd.

Present Use: two-story office building

Current Ownership: F. Richard Cortes

Lot Size: 23,215.75 ft² (.53 acre)

Zoning: C-2

Location: eastern side of the Township, in close proximity to Bethel Park

Physical Environment: sits just below the road level, small paved parking lot in the front, another paved lot in the rear that is shared with another office building

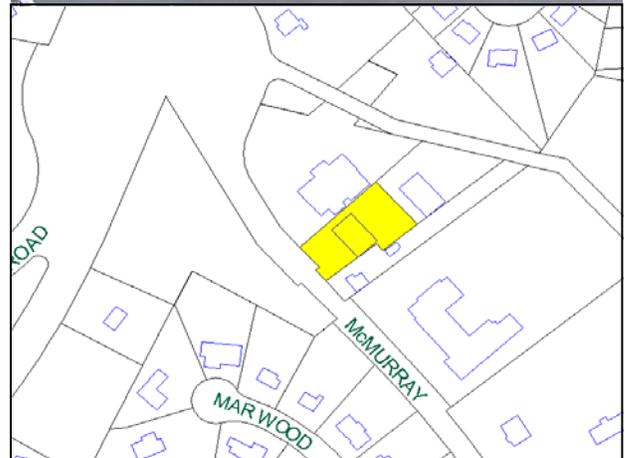
Local Scenery: businesses north and south on McMurray Rd., trees across the street separate the residentially zoned neighborhoods

Surrounding Zones and Structures: other businesses located on this strip just off of Washington Rd., residential areas are shielded by small dense tree growths

Immediate Roads: McMurray Rd. and Walther Ln.

Major Local Roads: Washington Rd., McLaughlin Run Rd., and Bethel Church Rd.

Block and Lot Number: 478-M-140





3355 Walther Ln.

Present Use: 2-story office building
Current Ownership: Ronald J. Cortes
Lot Size: 24,273.52 ft² (.56 acre)
Zoning: C-2
Location: eastern half of the Township, near Bethel Park border
Physical Environment: flat paved lot behind 37 McMurray Rd., visible to the passing traffic on Washington Rd.
Local Scenery: near the busy intersection of McLaughlin Run Rd. / Washington Rd. / McMurray Rd., wooded area sits behind the rear parking lot
Surrounding Zones and Structures: located in the back of a commercially zoned strip of McMurray Rd., residential homes exist beyond the wooded areas in the rear
Immediate Roads: Walther Ln.
Major Local Roads: McMurray Rd., Washington Rd., and McLaughlin Run Rd.
Block and Lot Number: 478-H-60

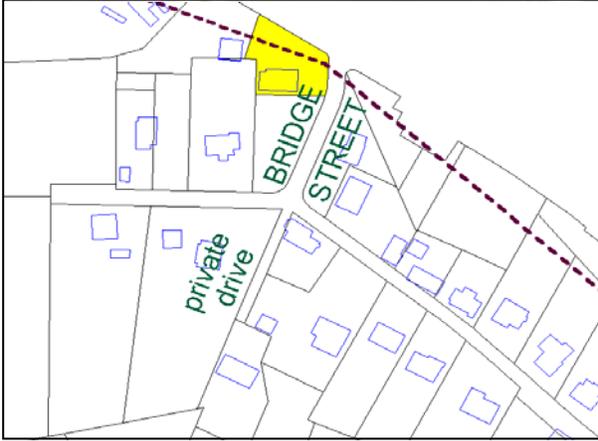
25 McMurray Rd.

Present Use: Outback Steakhouse
Current Ownership: Outback Steakhouse of Florida Inc.
Lot Size: 64,903.26 ft² (1.49 acres)
Zoning: C-2
Location: eastern Upper St. Clair, structure just below the busy interchange of Washington Rd. / McLaughlin Run Rd. / McMurray Rd.
Physical Environment: flat lot below at the base of a small hill, paved parking lot, landscaped islands
Local Scenery: McMurray Rd. contains several commercial buildings heading south, heavily traveled corridor
Surrounding Zones and Structures: this lot is the northern tip of the commercial pocket on McMurray Rd., McLaughlin Run Rd. consists of several community lots (parks, fields, etc.)
Immediate Roads: Washington Rd., McLaughlin Run Rd., McMurray Rd., and Walther Ln.
Major Local Roads: Bethel Church Rd.
Block and Lot Number: 478-H-42



Painters Run Road Corridor





509 Painters Run Rd.

Present Use: Lil' Reppi's Pizzeria

Current Ownership: Brian and Edward Rzepka

Lot Size: 9,588.65 ft² (.22 acre)

Zoning: C-2

Location: northern Upper St. Clair, Mt. Lebanon border cuts through the lot

Physical Environment: small lot with paved parking in the front, wooded hill in the rear

Local Scenery: commercial businesses on nearby stretch of Painters Run Rd., creek moves along the wooded area across the street

Surrounding Zones and Structures: dense residential areas are separated by wooded areas, Painters Plaza behind the commercial strip

Immediate Roads: Painters Run Rd. and Bridge St.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 252-E-168

611 Painters Run Rd.

Present Use: Office Building

Current Ownership: Rose and Richard Mandus

Lot Size: 14,263.87 ft² (.33 acre)

Zoning: C-2

Location: northern Upper St. Clair, Mt. Lebanon border cuts through the lot

Physical Environment: small lot with one-story structure, no yard, just at the top of a slope, pavement in front of the building

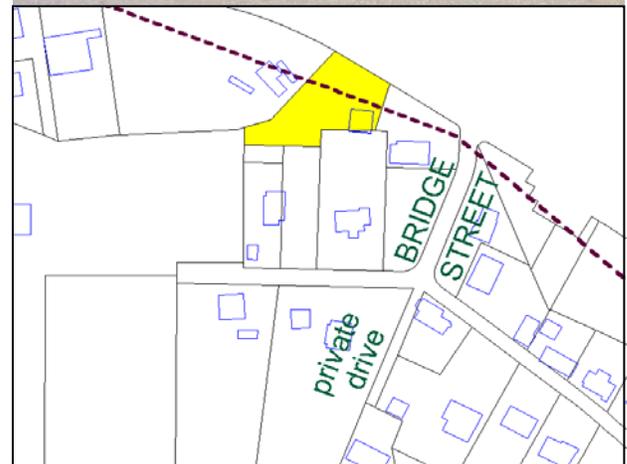
Local Scenery: commercial strip on same side of the street, wooded area and creek on the opposite side

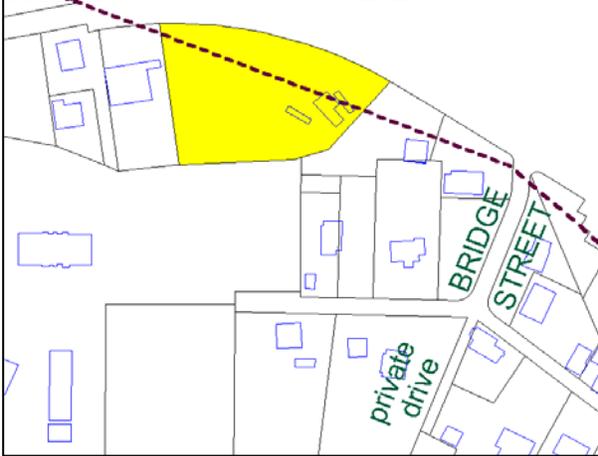
Surrounding Zones and Structures: near Painters Plaza, to the south are Upper St. Clair residential zones

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 252-E-172





615 Painters Run Rd.

Present Use: Bellini Bros. Nursery

Current Ownership: Bellini Nursery Inc.

Lot Size: 47,114.18 ft² (1.08 acres)

Zoning: C-2

Location: northern Upper St. Clair, splits into Mt. Lebanon

Physical Environment: various planting and garden merchandise spread across this roadside business, storage areas are located in the rear of the business below street level

Local Scenery: commercial business directly west and east, trees provide the scenery across the street

Surrounding Zones and Structures: in close proximity to residentially zoned areas, Painters Plaza is directly south

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-177

631 Painters Run Rd.

Present Use: Imagine's Restaurant

Current Ownership: Gino Pasquarelli

Lot Size: 17,406.04 ft² (.4 acre)

Zoning: C-2

Location: northern tip of the Township, corner of the lot slightly cuts into Mt. Lebanon

Physical Environment: roadside structure built on a hill, small paved lot in the front, large paved lot in the rear of the structure

Local Scenery: commercial business to the east, Pasquarelli owned residential homes and parking lot to the west, trees located across the street

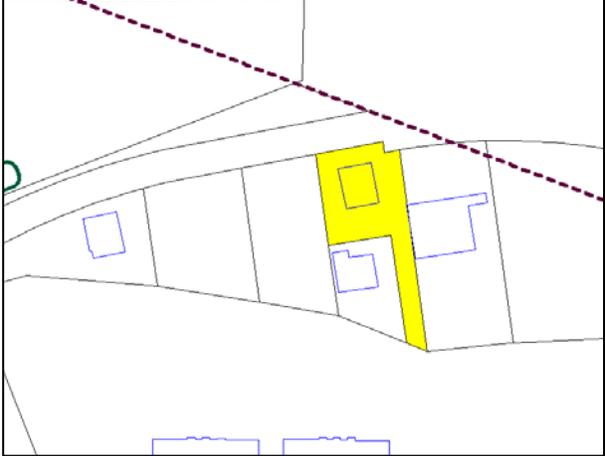
Surrounding Zones and Structures: directly south is Painters Plaza, residential neighborhoods farther south

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-174





635 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Gino Pasquarelli

Lot Size: 9,674.97ft² (.22 acre)

Zoning: C-2

Location: northern portion of the Township, near the Mt. Lebanon border

Physical Environment: built at base of a slope, under street level

Local Scenery: another residential structure sits next to this one, the rear of the structure faces the road, large paved parking for restaurant directly west

Surrounding Zones and Structures: the lot stretches south and borders Painters Plaza, past Painters Plaza is a highly residential district

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-171

637 Painters Run Rd.

Present Use: Single Family Dwelling and Office

Current Ownership: Gino Pasquarelli

Lot Size: 5,665.14 ft² (.13 acre)

Zoning: C-2

Location: northern region of Upper St. Clair, near the Mt. Lebanon border

Physical Environment: flat lot below road level, away from traffic of Painters Run Rd.

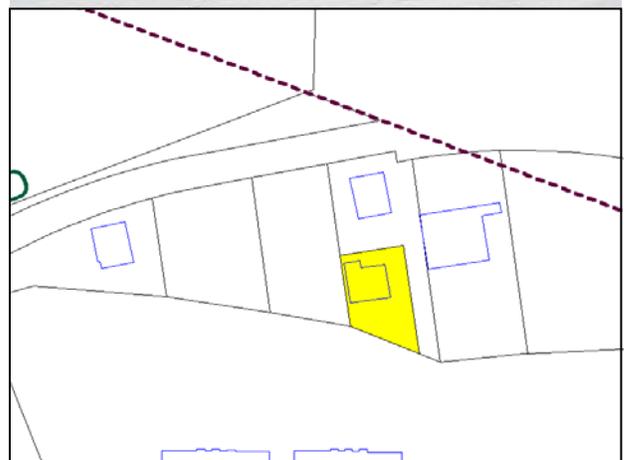
Local Scenery: another residential structure sits next to this one, large paved parking for restaurant directly west

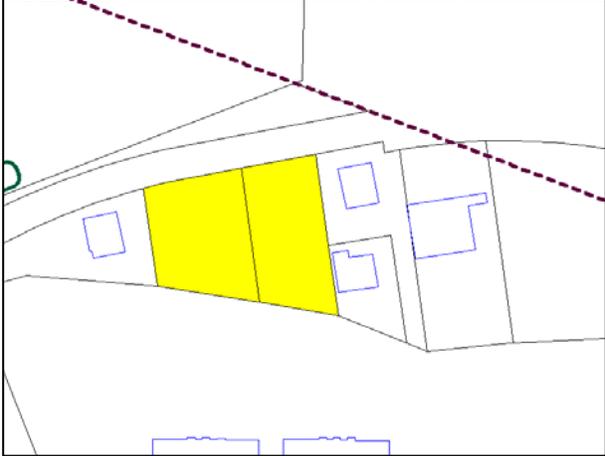
Surrounding Zones and Structures: the lot's south end borders Painters Plaza, past Painters Plaza is a highly residential district

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-172





641 Painters Run Rd.

Present Use: Parking Lot, former Pasquarelli's Restaurant

Current Ownership: Gino Pasquarelli

Lot Size: 22,532.69 ft² (.52 acre)

Zoning: C-2

Location: near the northern border of Upper St. Clair, in close proximity to Mt. Lebanon

Physical Environment: large flat paved lot, used for restaurant parking, sits below the road level, access provided via the restaurant driveway

Local Scenery: road above, trees on hillside in rear, residential homes on west and east sides

Surrounding Zones and Structures: beyond the trees to the south is Painters Plaza, past that is residential zoning

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-168
253-H-164

651 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Gino Pasquarelli

Lot Size: 10,225.43 ft² (.23 acre)

Zoning: C-2

Location: northern Upper St. Clair, close to Mt. Lebanon Municipality

Physical Environment: structure hidden in dense wooded area, uneven terrain surrounding structure

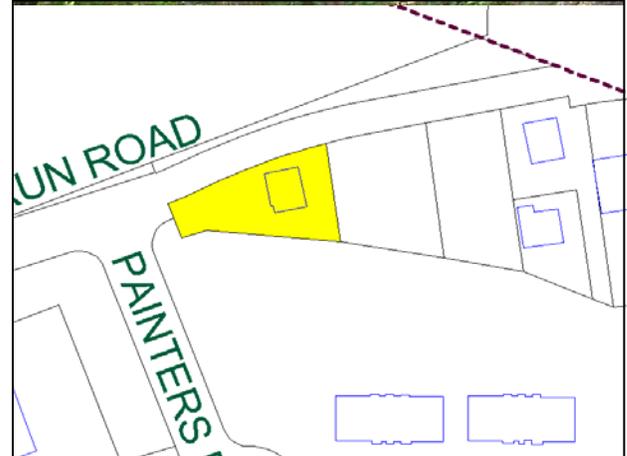
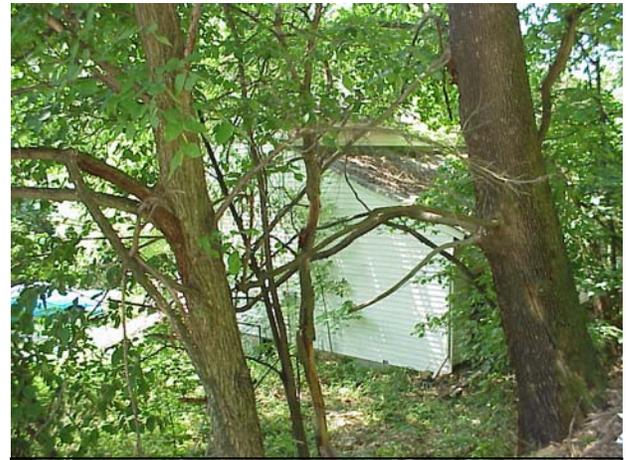
Local Scenery: trees in all directions, large parking lot next to the wooded area on the west side

Surrounding Zones and Structures: just north of Painters Plaza, beyond the Plaza is a residentially zoned neighborhood

Immediate Roads: Painters Run Rd. and Painters Dr.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-H-160





1696 & 1700 Painters Run Rd.

Present Use: Grand Saw and Machine Company & Dave's Toy Box

Current Ownership: Daniel F. and Catherine Vanzin

Lot Size: 50,642.23 ft² (1.16 acres)

Zoning: RM

Location: northern part of the Township, next to the intersection of Painters Run Rd. and McMillan Rd.

Physical Environment: two garage structures located behind a residential building, gravel driveways link the three structures

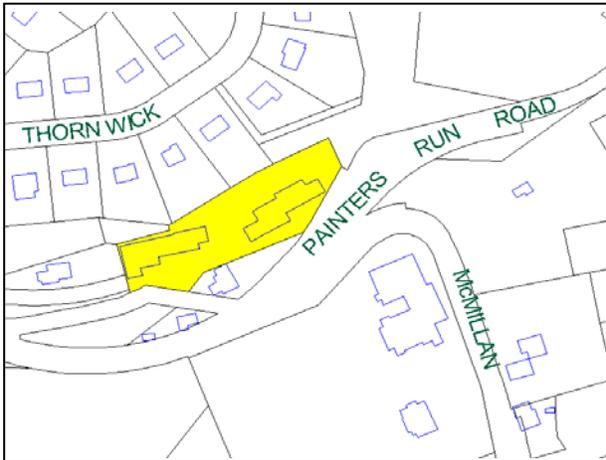
Local Scenery: trees located in the rear, creek to the west of the garage, traffic moving in front through the intersection

Surrounding Zones and Structures: commercial lots are scattered along Painters Run Rd. from Mt. Lebanon to Scott Township

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-L-215



1706 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Daniel F. and Catherine Vanzin

Lot Size: 9,387.12 ft² (.22 acre)

Zoning: RM

Location: northern Upper St. Clair

Physical Environment: flat roadside lot, structure sits just off the shoulder of Painters Run Rd.

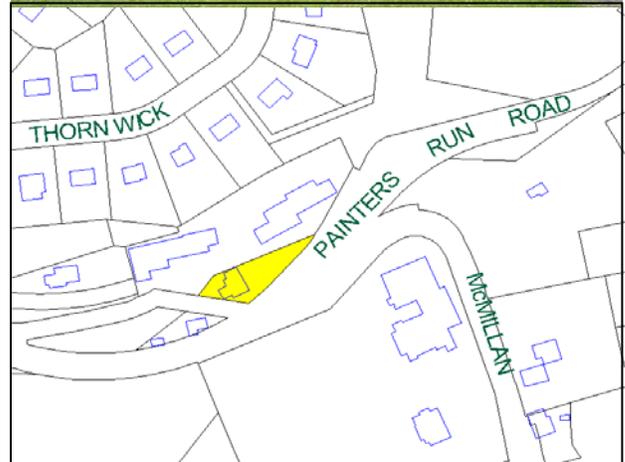
Local Scenery: heavy traffic at the busy intersection of Painters Run Rd. and McMillan Rd., garage structures in the rear, creek runs to the west

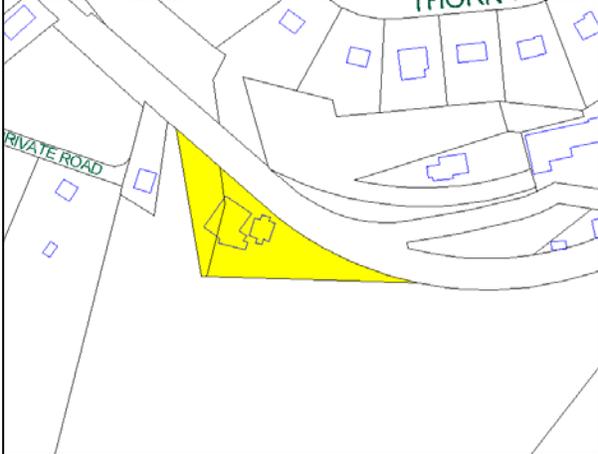
Surrounding Zones and Structures: several commercial pockets are spread throughout Painters Run Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-L-217





1729 Painters Run Rd.

Present Use: Russ Bloedel's Auto Repair

Current Ownership: Charles R. Bloedel

Lot Size: 29,263.09 ft² (.67 acre)

Zoning: C-2

Location: northern section of the Township, in close proximity to both Mt. Lebanon and Scott Township

Physical Environment: flat lots on the shoulder of Painters Run Rd., trees are dense in the rear, two structures sit on these lots: house and garage

Local Scenery: wooded area to the east, creek and trees on the opposite side of the street

Surrounding Zones and Structures: one of various commercially zoned pockets scattered throughout Painters Run Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-K-150

1737 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Charles and Stacy Bloedel

Lot Size: 7,548.3 ft² (.17 acre)

Zoning: C-2

Location: northern Upper St. Clair, near Mt. Lebanon and Scott Township

Physical Environment: structure sits off of the road behind a tree, dirt parking area in front

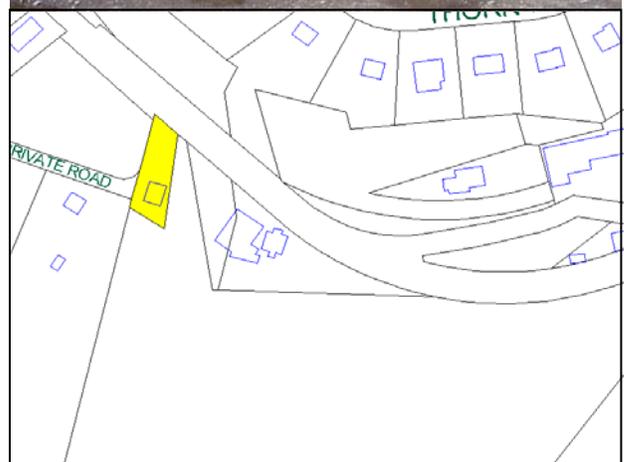
Local Scenery: wooded area covers space in rear of lot, surrounded by auto shop and car wash, creek and trees on opposite side of the street

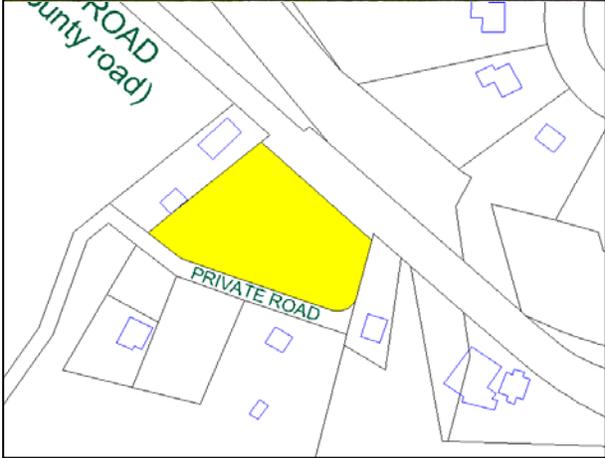
Surrounding Zones and Structures: located in one of the many commercial pockets sitting on Painters Run Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-K-153





1741 Painters Run Rd.

Present Use: Aqua Jet Car Wash

Current Ownership: Taddeo Inc.

Lot Size: 34,671.36 ft² (.8 acre)

Zoning: C-2

Location: near the northern boundary of the Township, easily accessible from Mt. Lebanon and Scott Township

Physical Environment: long flat lot, mostly paved space with a few landscaped islands

Local Scenery: trees abundant in the rear, creek and wooded area across the street

Surrounding Zones and Structures: small commercial strip on the middle section of Painters Run Rd., other commercial pockets and some low intensity residential zones are in the vicinity

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-K-162

1749 Painters Run Rd.

Present Use: 2-Story Office Building

Current Ownership: Robert C. Groman

Lot Size: 12,623.2 ft² (.29 acre)

Zoning: C-2

Location: northern sector of Upper St. Clair, close to the borders of Mt. Lebanon and Scott Township

Physical Environment: small landscaped front lawn, paved driveway leads to parking in the rear

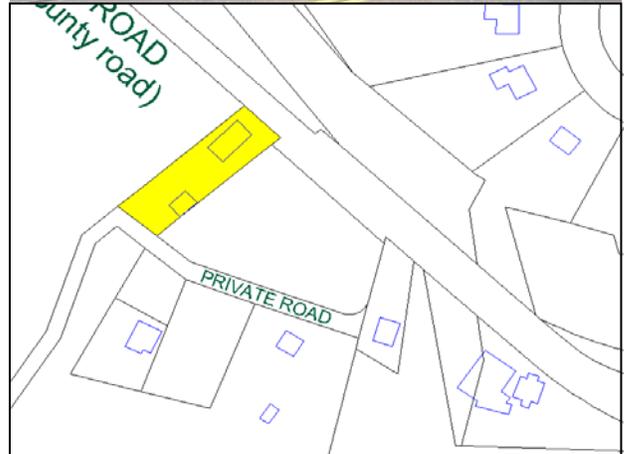
Local Scenery: wooded area to the west, trees and creek sit on the other side of the road

Surrounding Zones and Structures: commercial patches are mixed with low intensity residential districts all along Painters Run Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-K-169





1838 Painters Run Rd.

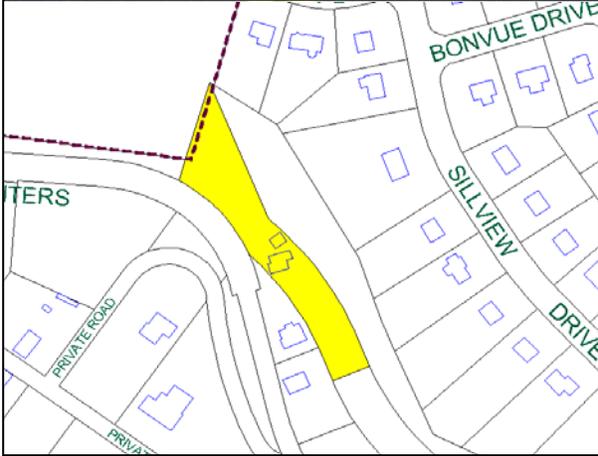
Present Use: Single Family Dwelling
Current Ownership: Rose C. Pancari Living Trust
Lot Size: 13,898.71 ft² (.32 acre)
Zoning: SB
Location: northern section of the Township, near Scott Township and Mt. Lebanon
Physical Environment: flat roadside home, dense tree growth in the rear
Local Scenery: in a pocket with two other residential structures, in close proximity to creek
Surrounding Zones and Structures: mix of commercial and residential districts along Painters Run Rd.
Immediate Roads: Painters Run Rd.
Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.
Block and Lot Number: 253-E-200



1842 Painters Run Rd.

Present Use: Single Family Dwelling
Current Ownership: Wells Family Trust
Lot Size: 9,660.7 ft² (.22 acre)
Zoning: SB
Location: northern Upper St. Clair, close to Scott Township and Mt. Lebanon
Physical Environment: flat roadside residential structure, wooded area in the rear
Local Scenery: houses on both sides, wooded hill across the street, near a creek
Surrounding Zones and Structures: this pocket is commercially zoned but residentially developed
Immediate Roads: Painters Run Rd.
Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.
Block and Lot Number: 253-E-190





1852 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Wells Family Trust

Lot Size: 40,991.7 ft² (.94 acre)

Zoning: SB

Location: northern Upper St. Clair, in close proximity to the Scott Township border

Physical Environment: flat lot just off of the road, front and side lawns, wooded hillside in the rear

Local Scenery: other residential structures in this pocket of Painters Run Rd., wooded hillside across the street, near the Painters Run Creek

Surrounding Zones and Structures: mixed districts scattered along Painters Run Rd., some commercial and other low intensity residential

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 253-E-180

1873 Painters Run Rd.

Present Use: Jim Jenkins Lawn and Garden Center

Current Ownership: James Jenkins

Lot Size: 11,695.28 ft² (.27 acre)

Zoning: C-2

Location: northern Upper St. Clair, Scott Township border is directly across the street

Physical Environment: flat lot sitting just off of the shoulder of the road, trees cover the rear, small dirt parking lot in the front

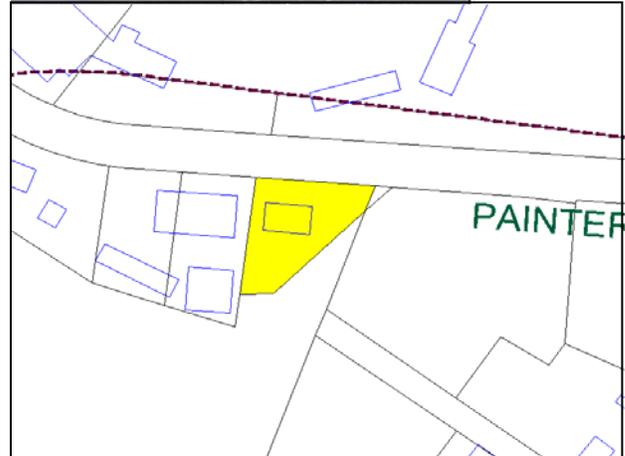
Local Scenery: dense trees in the rear of the lot, creek flows behind, various commercial business buildings line Painters Run Rd. near the Bower Hill intersection

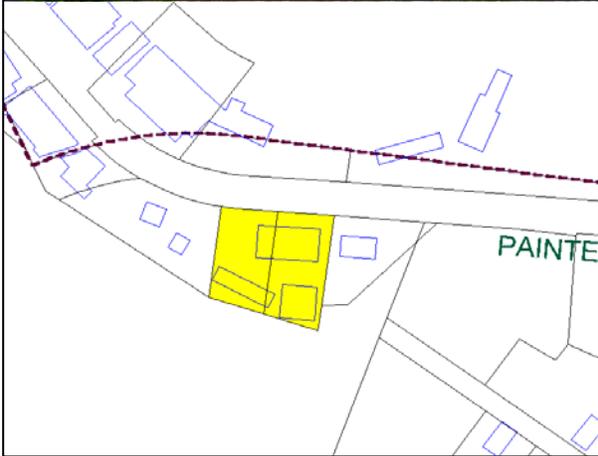
Surrounding Zones and Structures: this lot is part of an extensively commercial zone of Upper St. Clair moving west onto Bower Hill Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 254-H-14





1877 Painters Run Rd.

Present Use: Jim Jenkins Lawn and Garden Center

Current Ownership: James Jenkins

Lot Size: 24,293.65 ft² (.56 acre)

Zoning: C-2

Location: northern section of the Township, Scott Township begins on the opposite side of the street

Physical Environment: three structures located on two lots form this commercial garden business, flat paved row of parking in the front

Local Scenery: other commercial businesses surround this establishment, the creek and a dense patch of woods exist in the rear

Surrounding Zones and Structures: these lots and several others near the Bower Hill intersection are zoned for commercial development

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 254-H-12
254-H-8

1881 Painters Run Rd.

Present Use: Single Family Dwelling

Current Ownership: Wendy D. Redinger

Lot Size: 19,572.81 ft² (.45 acre)

Zoning: C-2

Location: northern Upper St. Clair, near the border of Scott Township

Physical Environment: sits back off of Painters Run Rd., landscaped lawn surrounding structure, trees scattered on sides and dense in the rear

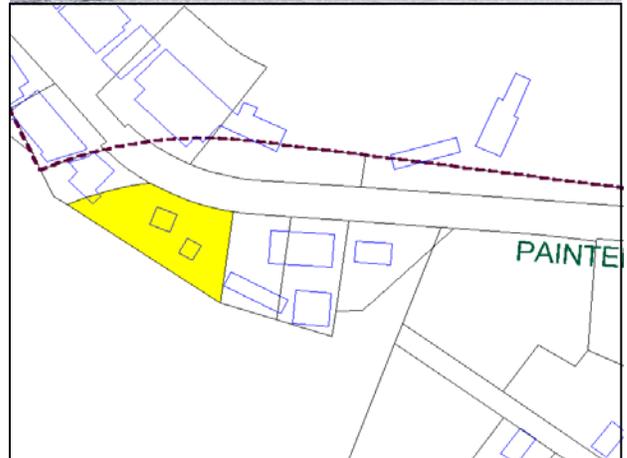
Local Scenery: located in the dense commercial district of the Township near the Bower Hill Rd. intersection, a creek runs in the rear

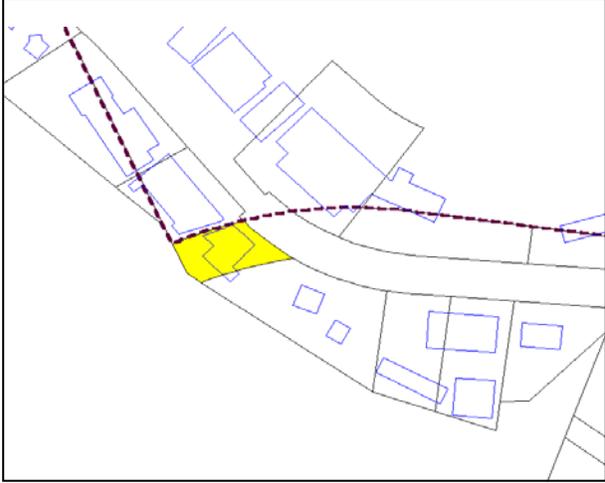
Surrounding Zones and Structures: various commercial structures line the Upper St. Clair and Scott Township sides of Painters Run Rd.

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 254-D-294





1883 Painters Run Rd.

Present Use: Carlena's Italian Market & Deli

Current Ownership: Leo and Rose Pancari

Lot Size: 6,540.26 ft² (.15 acre)

Zoning: C-2

Location: northern Upper St. Clair, parcel line divides Scott Township

Physical Environment: flat roadside lot, structure just off of road, paved parking in the front, trees and creek in the back

Local Scenery: creek and heavy area of trees in the rear separates Bedner's Farm, a multitude of commercial structures function at this important intersection

Surrounding Zones and Structures: the district and its structures near the intersection and the Scott Township border are commercial

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 254-D-170

1905 Painters Run Rd.

Present Use: Toot-N-Scout (Exxon Station Store) operates with pump station

Current Ownership: Frank and Sarah Heckler

Lot Size: 23,278.95 ft² (.53 acre)

Zoning: C-2

Location: northwest portion of the Township, lot is split between Upper St. Clair and Scott Township

Physical Environment: flat roadside lot, paved area for parking, a garage structure is attached to the east side of the building

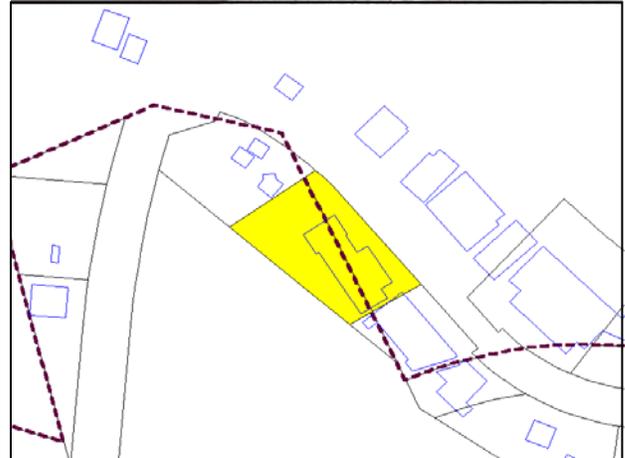
Local Scenery: creek runs behind the lot, gas pumps are on a separate lot to the west, tree growth in the rear divides the commercial district from Bedner's Farm

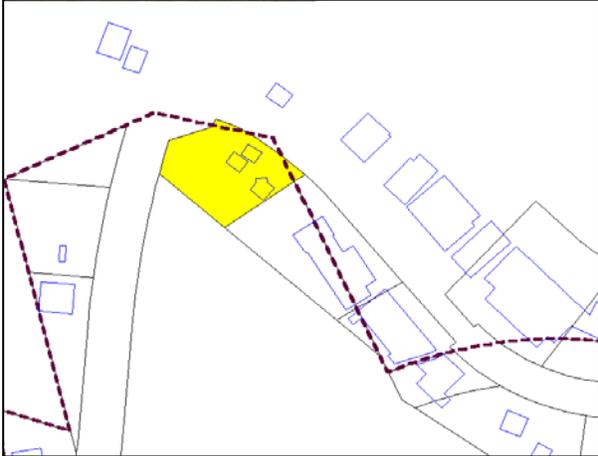
Surrounding Zones and Structures: intersection of Painters Run Rd. and Bower Hill Rd. is exclusively commercial

Immediate Roads: Painters Run Rd.

Major Local Roads: McMillan Rd., Fort Couch Rd., and Bower Hill Rd.

Block and Lot Number: 254-D-284-1





1909 Painters Run Rd.

Present Use: Exxon Pump Station
operates with Toot-N-Scoot

Current Ownership: Best Oil Co. Inc.

Lot Size: 16,906.17 ft² (.39 acre)

Zoning: C-2

Location: northwest sector of the Township, sits at the busy intersection of Bower Hill Rd. and Painters Run Rd.

Physical Environment: flat paved lot with two island pump stations, creek runs below the paved parking area

Local Scenery: trees and creek in the rear separate the Bedner Farm property, consistent traffic makes this lot visible to travelers and commuters

Surrounding Zones and Structures: there are several commercial structures around this intersection, other commercial pockets are intertwined with residential districts moving east

Immediate Roads: Painters Run Rd. and Bower Hill Rd.

Major Local Roads: McMillan Rd. and Fort Couch Rd.

Block and Lot Number: 254-D-280

0 Bower Hill Rd.

254-C-1 90

Present Use: Generator Site

Current Ownership: Duquesne Light Co.

Lot Size: 14,712.57 ft² (.34 acre)

Zoning: C-2

Location: northwest Upper St. Clair, bordering Scott Township

Physical Environment: flat lot along the roadside, some scattered trees around the generator, trees more dense towards the rear of the lot

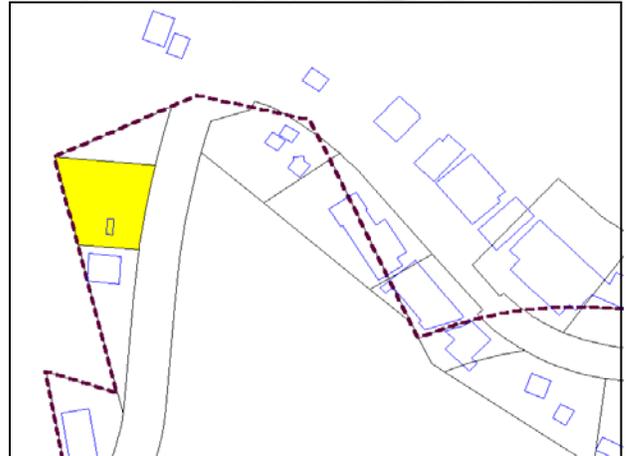
Local Scenery: trees and the creek just north, hillside in the rear leading into Scott Township

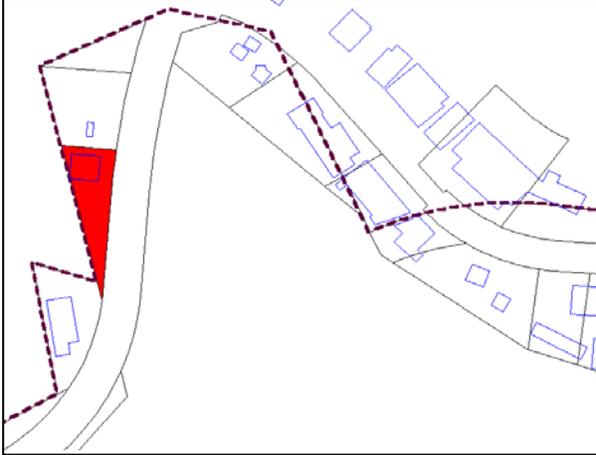
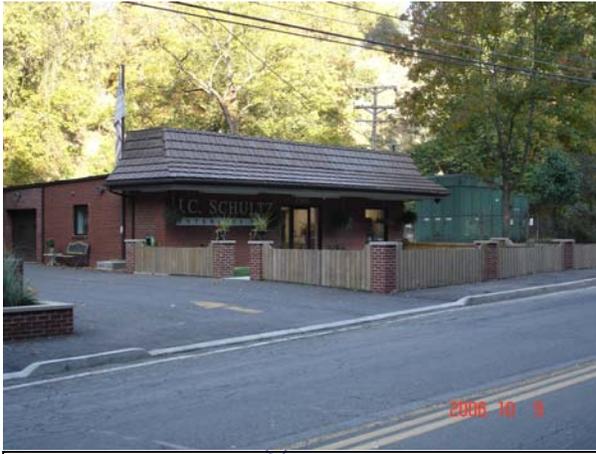
Surrounding Zones and Structures: a mixture of commercial zones and low intensity residential zones are spread throughout Bower Hill Rd. and Painters Run Rd.

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-C-190





1509 Bower Hill Rd.

Present Use: J.C. Shultz Interiors

Current Ownership: Joseph C. & Susan J. Shultz

Lot Size: 10,792.26 ft² (.25 acre)

Zoning: C-2

Location: northwestern Upper St. Clair, the rear of the lot is the Scott Township border

Physical Environment: flat roadside lot, trees scattered over the lawn, old structure still standing

Local Scenery: dense wooded area on the hill in rear, the creek is a few yards north of this lot

Surrounding Zones and Structures: this lot sits very near the highly commercialized intersection of Bower Hill Rd. and Painters Run Rd.

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-C-185

1581 Bower Hill Rd.

Present Use: St. Clair Plumbing, Heating, and Air Conditioning

Current Ownership: William and Marilyn Kumpf

Lot Size: 14,072.04 ft² (.32 acre)

Zoning: C-2

Location: northwest section of the Township, bordering Scott Township

Physical Environment: slightly sloped lot off of the shoulder of Bower Hill Rd., trees surround the rectangular structure

Local Scenery: dense areas of trees on the sides and in the rear, vacant building sits one lot to the north

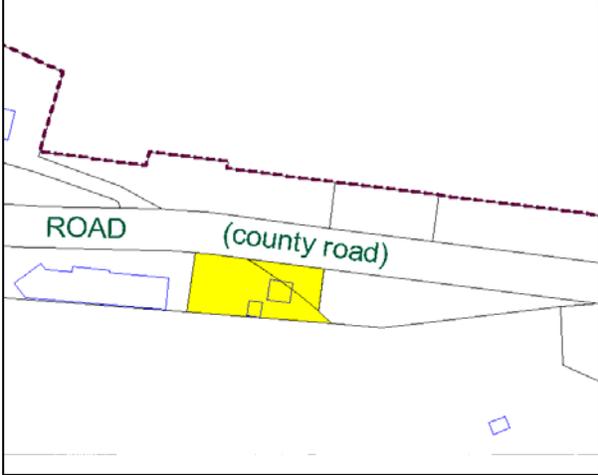
Surrounding Zones and Structures: Bower Hill Rd. and Painters Run Rd. both contain a mixture of commercially zoned property and low intensity residential districts

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-G-125-1





1480 Bower Hill Rd.

Present Use: Single Family Dwelling

Current Ownership: Jack Calabro

Lot Size: 16,023.48 ft² (.37 acre)

Zoning: C-2

Location: northwest corner of the Township, very close to the communities of Bridgeville and Scott Township

Physical Environment: two lots combine for this residential structure and its surrounding yard, landscaped lawn with trees, wooded areas to the east and south

Local Scenery: dense tree growth in the immediate area, large gravel lot across the street, tire business to the west

Surrounding Zones and Structures: Painters Run Rd. and Bower Hill Rd. are both composed of a mixture of commercial zones and low intensity residential districts

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-164
254-F-168

1476 Bower Hill Rd.

Present Use: Calabro Tire

Current Ownership: CTS Partnership

Lot Size: 29,768.78 ft² (.68 acre)

Zoning: C-2

Location: northwest Upper St. Clair, in close proximity to Bridgeville and Scott Township

Physical Environment: long flat lot off of the shoulder of Bower Hill Rd., structure with several garages, paved area in front for car access

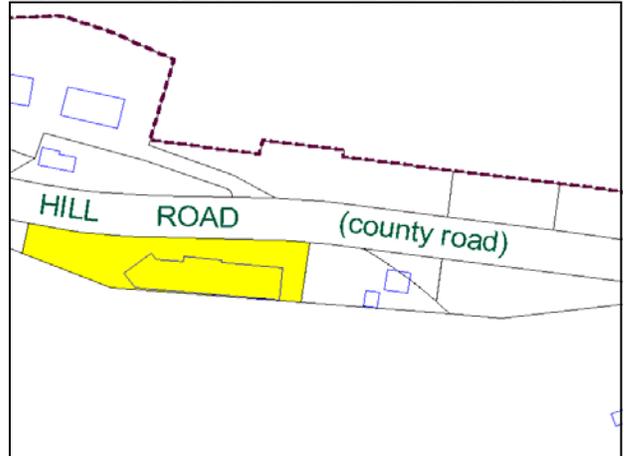
Local Scenery: large gravel parking lot across the street, dense wooded area in rear divides it from the Bedner Farm property

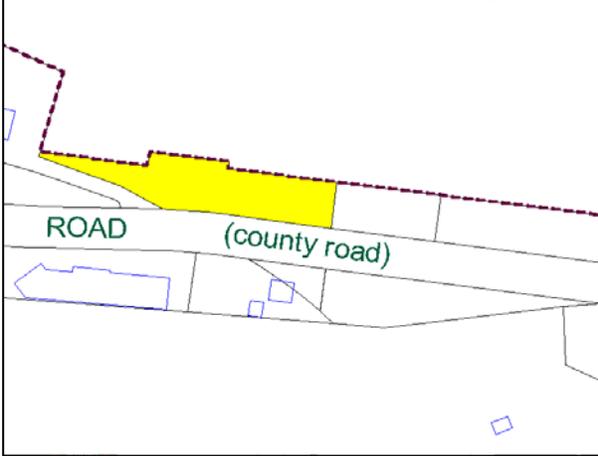
Surrounding Zones and Structures: located on a small commercial strip heading into Bridgeville

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-180



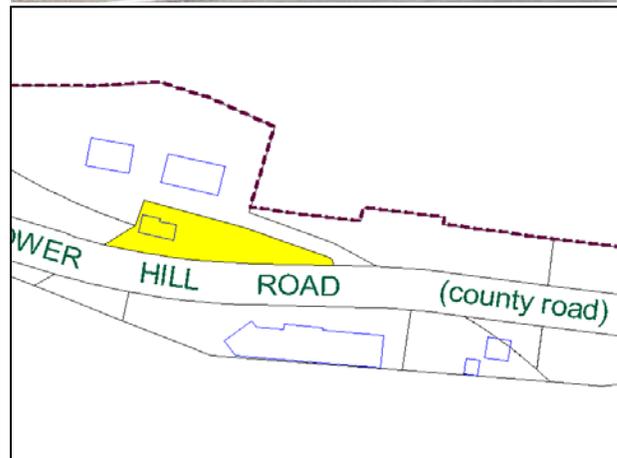
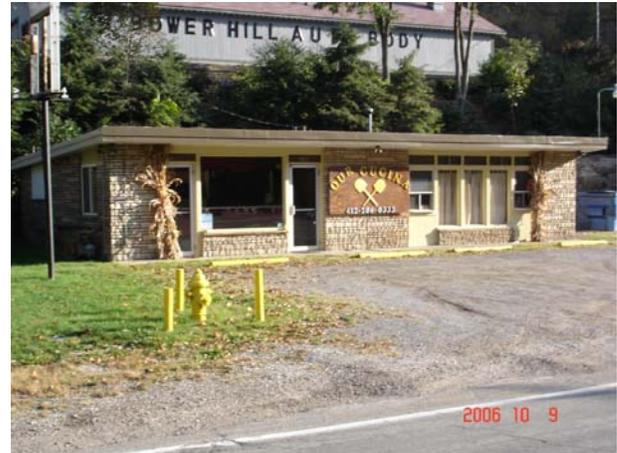


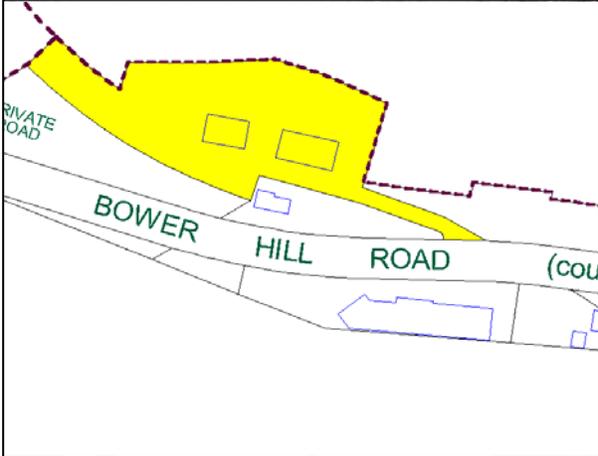
0 Bower Hill Rd. 254-F-125

Present Use: parking lot
Current Ownership: CTS Partnership
Lot Size: 23,451.47 ft² (.54 acre)
Zoning: C-2
Location: northwestern end of the Township, bordering Scott Township, near Bridgeville
Physical Environment: flat gravel lot, used for car storage
Local Scenery: trees sit on the hillside in the rear, trees grow along the side of the road heading east into Upper St. Clair
Surrounding Zones and Structures: this small commercial pocket is just one of many scattered throughout the local area
Immediate Roads: Bower Hill Rd.
Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.
Block and Lot Number: 254-F-125

1469 Bower Hill Rd.

Present Use: Vacant
Current Ownership: Donn Taylor and Michael DeMichela
Lot Size: 14,395.12 ft² (.33 acre)
Zoning: C-2
Location: northwest Upper St. Clair, near Bridgeville and Scott Township
Physical Environment: small structure sits at base of hill, long gravel lot stretches to the east
Local Scenery: a few commercial businesses, mostly trees lining the sides of streets
Surrounding Zones and Structures: located in a commercial pocket at the corner of Upper St. Clair, Scott Township, and Bridgeville
Immediate Roads: Bower Hill Rd.
Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.
Block and Lot Number: 254-F-75





1469 Bower Hill Rd.

Present Use: Bower Hill Auto Body
Current Ownership: Patrick Bianchini
Lot Size: 73,653.97 ft² (1.69 acres)
Zoning: C-2

Location: northwestern Upper St. Clair, this lot connects Upper St. Clair, Scott Township, and Bridgeville

Physical Environment: flat lot on top of a small hill, paved driveway leads up to the structures, garage structures visible from the road

Local Scenery: hill in front of structures drops down onto pizza and ice cream shop, trees fill the back hillside, wooded area and creek exist on the other side of the street, landscaped sides coming up the driveway

Surrounding Zones and Structures: there are several commercial and low intensity residential districts spread out across northern Upper St. Clair on Painters Run Rd. and Bower Hill Rd.

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-70

0 Bower Hill Rd.

254-F-100

Present Use: Vacant Hillside

Current Ownership: Universal Stainless & Alloy Products, Inc.

Lot Size: 33,687.63 ft² (.77 acre)

Zoning: C-2

Location: northwest corner of the Township, bordering Scott Township, close to Bridgeville

Physical Environment: large dirt hill just off of the shoulder of the road, cleared of all trees and brush

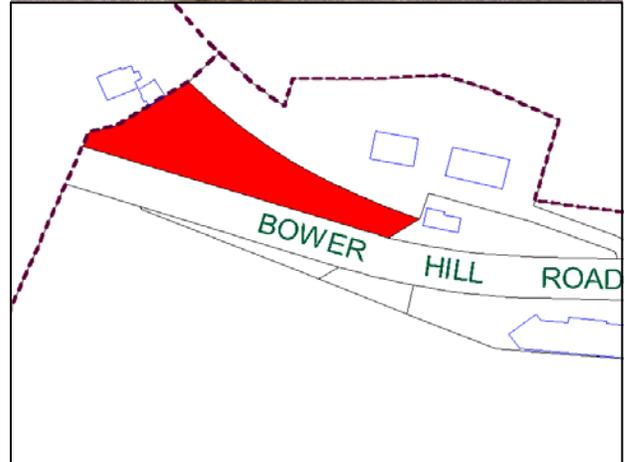
Local Scenery: an auto repair shop sits on another lot at the top of the hill, across the street are two vacant parcels along the creek, trees line both sides of the road heading west into Bridgeville

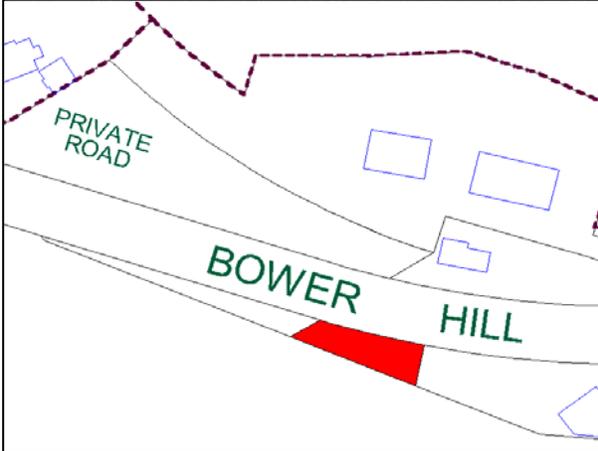
Surrounding Zones and Structures: part of a small commercial pocket in northern Upper St. Clair, other local zones are primarily low intensity residential districts

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-100





0 Bower Hill Rd. 254-F-187

Present Use: Vacant

Current Ownership: William & Majorie Bartram

Lot Size: 4,035.56 ft² (.09 acre)

Zoning: C-2

Location: northwestern Upper St. Clair, near Scott Township and Bridgeville Borough

Physical Environment: uneven terrain for this small lot that sits just off of Bower Hill Rd., the creek runs through it, wooded area all around

Local Scenery: Bedner's Farm sits on the hill just behind this piece of property

Surrounding Zones and Structures: this very small commercial lot sits in one of many pockets spread throughout Painters Run Rd. and Bower Hill Rd.

Immediate Roads: Bower Hill Rd.

Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-187

0 Bower Hill Rd. 254-F-100

Present Use: Vacant

Current Ownership: Universal Stainless & Alloy Products Inc.

Lot Size: 4,077.07 ft² (.09 acre)

Zoning: C-2

Location: northwestern corner of the Township, in close proximity to Bridgeville and Scott Township

Physical Environment: roadside lot, uneven terrain, creek runs through lot, tree growth all around the creek

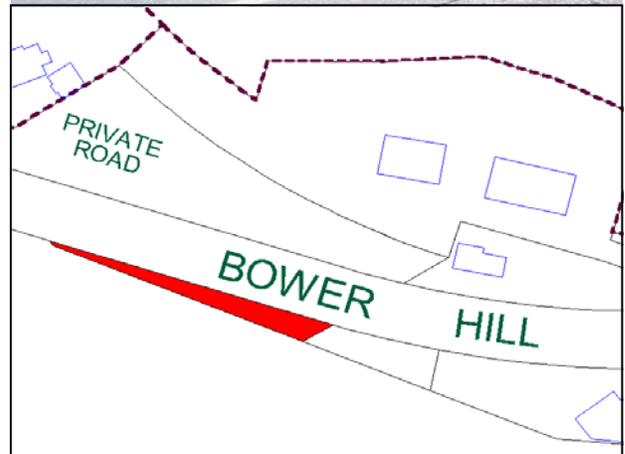
Local Scenery: trees and the hill in the rear lead to Bedner's Farm, trees line the roadside moving west into Bridgeville

Surrounding Zones and Structures: this lot is located in area where several commercial pockets are surrounded by low intensity residential living

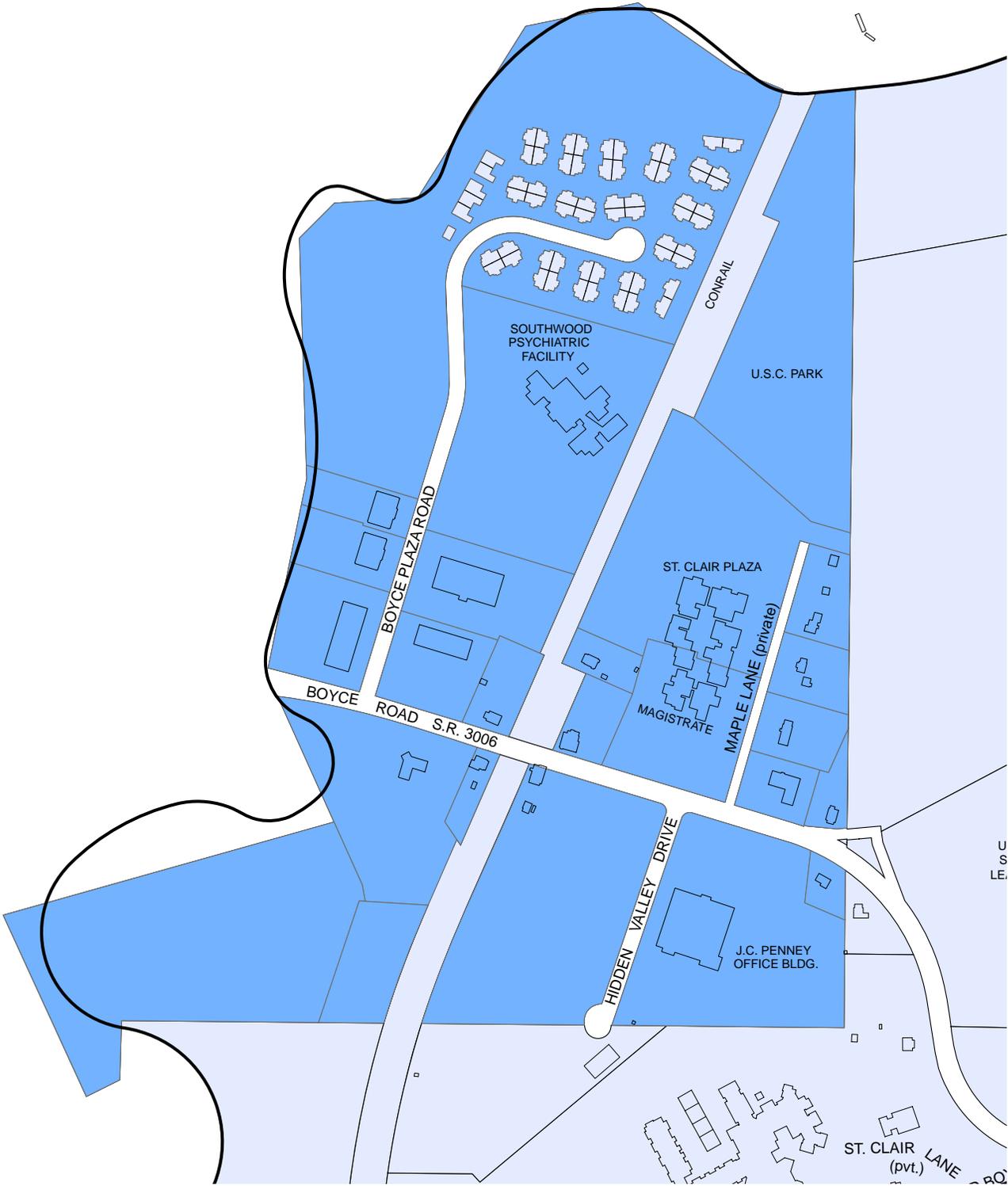
Immediate Roads: Bower Hill Rd.

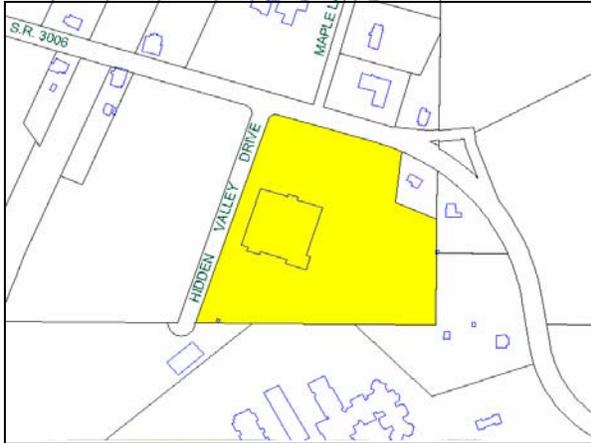
Major Local Roads: Painters Run Rd., McMillan Rd., and Fort Couch Rd.

Block and Lot Number: 254-F-100



Boyce Road Corridor





1120 Boyce Rd.

Present Use: Home Loans Customer Call Center

Current Ownership: Boyce Properties LLC

Lot Size: 336,167.4 ft² (7.72 acres)

Zoning: SB

Location: southwest Upper St. Clair, near the border of South Fayette

Physical Environment: flat lot with large paved parking in front, landscaped islands and front strip

Local Scenery: trees in the front and on the side set it apart from noncommercial areas, directly across the street is St. Clair Plaza

Surrounding Zones and Structures: part of a commercially zoned corner of the Township, naturally wooded areas and a golf course are also in the vicinity

Immediate Roads: Boyce Rd. and Hidden Valley Dr.

Major Local Roads: Washington Rd.

Block and Lot Number: 571-P-198

1140 Boyce Rd.

Present Use: Single Family Dwelling

Current Ownership: Madison and Marie Bailey

Lot Size: 18,373.95 ft² (.42 acre)

Zoning: SB

Location: southwest Upper St. Clair, near South Fayette

Physical Environment: trees and lawn surround the structure, built on a slight hillside

Local Scenery: businesses and a few homes exist to the west, mostly trees and wooded areas heading east to Washington Rd.

Surrounding Zones and Structures: north and south are parks and a golf course, just west is the commercialized corridor of Boyce Rd.

Immediate Roads: Boyce Rd.

Major Local Roads: Washington Rd.

Block and Lot Number: 571-P-186





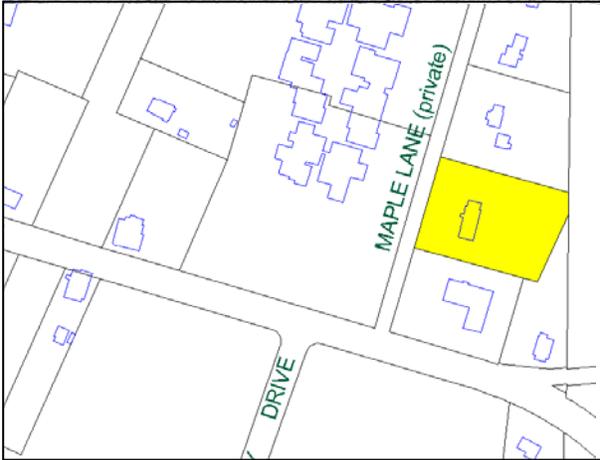
1141 Boyce Rd.

Present Use: Ardolino's Pizza
Current Ownership: Rodney and Tammy Ardolino
Lot Size: 22,395.61 ft² (.51 acre)
Zoning: RM-P
Location: southwest corner of the Township, near South Fayette
Physical Environment: converted single family dwelling, small restaurant structure sits just below Boyce Rd., parking area on the side
Local Scenery: Boyce/Mayview Park makes the rear of the lot heavily wooded, the front side sees the traffic of Boyce Rd. pass by
Surrounding Zones and Structures: this property is the first lot in a large commercial pocket of Boyce Rd., the majority of the remaining area is dominated by low intensity residential districts such as Boyce/Mayview Park
Immediate Roads: Boyce Rd.
Major Local Roads: Washington Rd.
Block and Lot Number: 571-P-85

1131 Boyce Rd.

Present Use: Professional Office
Current Ownership: David and Cheryl Bayne
Lot Size: 38,491.41 ft² (.88 acre)
Zoning: RM-P
Location: southwest Upper St. Clair, intersection of Boyce Rd. and Maple Ln. (private road)
Physical Environment: L-shaped structure just off of Boyce Rd., trees in the landscaped front yard, paved parking along the side
Local Scenery: Boyce Rd. traffic travels directly in front of the complex, Boyce/Mayview Park provides a wooded background
Surrounding Zones and Structures: this southwest corridor of Boyce Rd. is a commercially zoned area surrounded by a low intensity residential district
Immediate Roads: Boyce Rd. and Maple Ln.
Major Local Roads: Washington Rd.
Block and Lot Number: 571-P-75



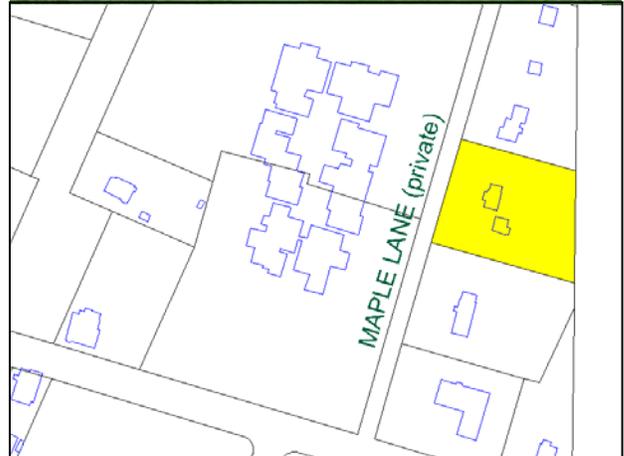


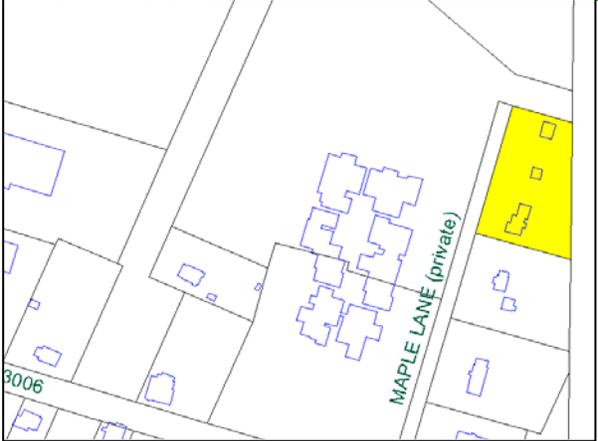
2585 Maple Ln.

Present Use: Single Family Dwelling
Current Ownership: Raymond and Sarah Tomnay
Lot Size: 47,912.78 ft² (1.1 acres)
Zoning: RM-P
Location: southwest corner of the Township, near South Fayette border
Physical Environment: residential structure sits off of private road behind trees
Local Scenery: this lot is behind an office complex and out of the visible range of drivers on Boyce Rd.
Surrounding Zones and Structures: this commercial pocket is surrounded by large lots such as Friendship Village, Boyce/Mayview Park, St. Clair Plaza, and Frosty Valley Golf Course
Immediate Roads: Maple Ln.
Major Local Roads: Boyce Rd. and Washington Rd.
Block and Lot Number: 571-P-65

2575 Maple Ln.

Present Use: Single Family Dwelling
Current Ownership: Steven and Delelles L. Telegday
Lot Size: 43,583.02 ft² (1 acre)
Zoning: RM-P
Location: southwest commercial corridor of Upper St. Clair, on a private road near South Fayette
Physical Environment: lot sits off of main road on a private gravel driveway, structure not visible from Boyce Rd. due to scattered trees within the area
Local Scenery: residential structures on both sides, dense woods of Boyce/Mayview Park in the rear
Surrounding Zones and Structures: the southwest corner of the Township is primarily commercial, no exclusively residential neighborhoods are in the immediate vicinity, heavy traffic area along Boyce Rd.
Immediate Roads: Maple Ln.
Major Local Roads: Boyce Rd. and Washington Rd.
Block and Lot Number: 571-P-55





2567 Maple Ln.

Present Use: Single Family Dwelling

Current Ownership: Kenneth and Janet Baxter

Lot Size: 46,675.41 ft² (1.07 acres)

Zoning: RM-P

Location: southwest corridor of the Township, in close proximity to South Fayette

Physical Environment: residential structure sits at the end of a dead end private road, not visible from Boyce Rd., tree growth throughout the yard

Local Scenery: two other residential homes on the private road, St. Clair Plaza office center is on the opposite side of the private road, Boyce/Mayview Park is in the rear and to the north

Surrounding Zones and Structures: this lot is surrounded on one side by a dense commercial district and by a large part of Boyce/Mayview Park on the other side

Immediate Roads: Maple Ln.

Major Local Roads: Boyce Rd. and Washington Rd.

Block and Lot Number: 571-K-175

St. Clair Plaza 1121 Boyce Rd.

Present Use: Multiple Professional Offices

Current Ownership: BR Associates

Lot Size: 490,954.7 ft²

Zoning: RM-P

Location: southwestern Upper St. Clair, near South Fayette Township

Physical Environment: several one-story offices within the complex, paved parking all the way around the facility, wooded area in the rear

Local Scenery: trees surround this lot on all sides providing a beautiful landscape and a sense of seclusion, heavy traffic area along Boyce Rd.

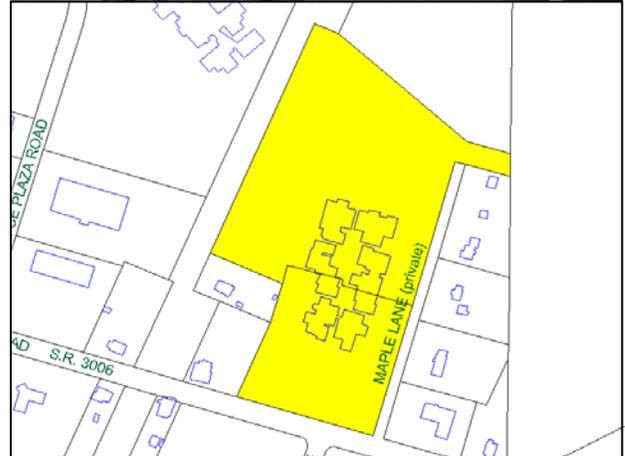
Surrounding Zones and Structures:

Boyce/Mayview Park is north of this lot, a Conrail line runs along the western side of the property

Immediate Roads: Boyce Rd. and Maple Ln.

Major Local Roads: Washington Rd.

Block and Lot Number: 571-P-5
571-K-200





1105 Boyce Rd.

Present Use: Professional Office

Current Ownership: Brian and Karen Shanahan

Lot Size: 37,646.52 ft² (.86 acre)

Zoning: RM-P

Location: southwestern Upper St. Clair, near South Fayette Township

Physical Environment: flat roadside lot, business operation in a residential-looking structure, small landscaped front yard

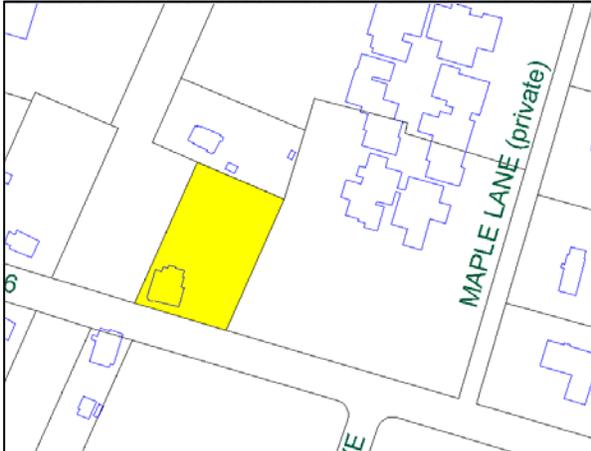
Local Scenery: traffic of Boyce Rd. travels across the front side, residential home and wooded area in the rear

Surrounding Zones and Structures: this commercially zoned area is in close proximity to a golf course and a large wooded park

Immediate Roads: Boyce Rd.

Major Local Roads: Washington Rd.

Block and Lot Number: 571-N-60



1101 Boyce Rd.

Present Use: Single Family Dwelling

Current Ownership: Robert Hutton

Lot Size: 26,473.2 ft² (.61 acre)

Zoning: RM-P

Location: southwestern Upper St. Clair, close to South Fayette

Physical Environment: residential structure sits at the end of a long driveway, large yard with scattered trees

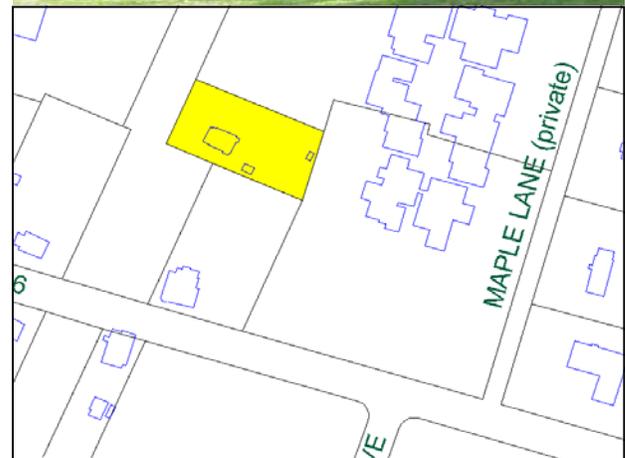
Local Scenery: to the north is St. Clair Plaza and its surrounding wooded area, Boyce Rd. is at the base of the driveway, railroad tracks run along the side of the lot

Surrounding Zones and Structures: this commercial pocket is surrounded by large lots of R-LI and R-4 zones

Immediate Roads: none

Major Local Roads: Boyce Rd. and Washington Rd.

Block and Lot Number: 571-N-70





1100 Boyce Rd.

Present Use: Boyce Rd. Self Storage Facility
Current Ownership: Minnock Family Limited Partnership

Lot Size: 342,458.3 ft² (7.86 acres)

Zoning: RM-P

Location: southwest section of the Township, near the South Fayette border

Physical Environment: large roadside lot, Flat

Local Scenery: traffic from Boyce Rd. travels directly in front of the lot, other businesses are spread throughout this commercial pocket

Surrounding Zones and Structures:

Boyce/Mayview Park makes up a huge part of the land to the east and north

Immediate Roads: Boyce Rd. and Hidden Valley Dr.

Major Local Roads: Washington Rd.

Block and Lot Number: 571-N-95
 571-N-110

2651 Hidden Valley Dr.

Present Use: Frosty Valley Golf Course Pro Shop & office complex

Current Ownership: Gregg Associates Limited Partnership

Lot Size: 240,947.5 ft² (5.53 acres)

Zoning: RM-P

Location: southwestern portion of the Township, close to the South Fayette Township boundary

Physical Environment: large lot at the end of a no outlet road, structure sits near the road, golf course begins on other side of the building, landscaped lawn around building

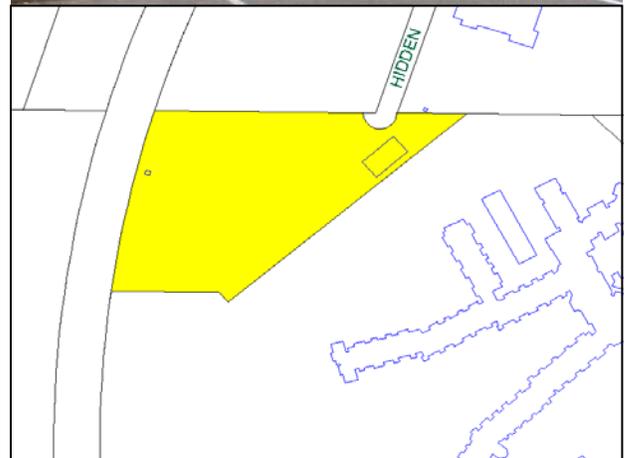
Local Scenery: this lot is set off of Boyce Rd., partially secluded from the main road

Surrounding Zones and Structures: large low intensity residential district to the north

Immediate Roads: Hidden Valley Dr.

Major Local Roads: Boyce Rd. and Washington Rd.

Block and Lot Number: 670-A-112





1050 Boyce Rd.

Present Use: The Ramsay Corporation

Current Ownership: Roland and Josephine Ramsay

Lot Size: 19,770.55 ft² (.45 acre)

Zoning: RM-P

Location: southwestern Upper St. Clair, near South Fayette

Physical Environment: small structure sits just off of the shoulder of Boyce Rd., landscaped lawn and scattered trees surround the facility

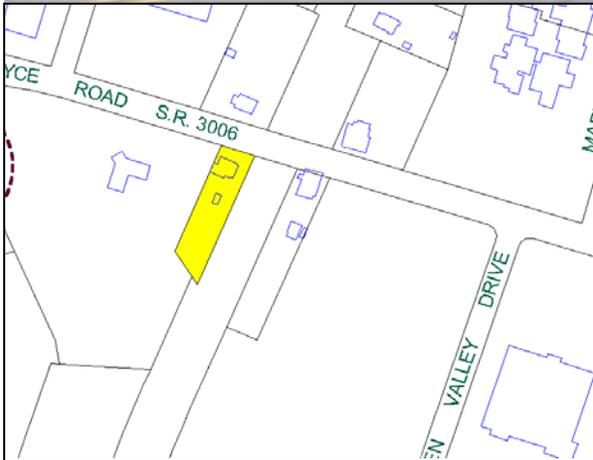
Local Scenery: railroad tracks travel beside the structure on the east side, traffic passes by to the north, wooded area exists to the south

Surrounding Zones and Structures: low intensity residential living and commercial business dominate the local area

Immediate Roads: Boyce Rd.

Major Local Roads: Washington Rd. and Mayview Rd.

Block and Lot Number: 571-N-120



1030 Boyce Rd.

Present Use: Fraudin Advanced Chiropractic and Rehabilitation Center

Current Ownership: Hastings Mill Real Estate Trust

Lot Size: 215,772.9 ft² (4.94 acres)

Zoning: RM-P

Location: southwest corridor of the Township, close to South Fayette Township

Physical Environment: flat lot just below the road level, medical facility surrounded by a large lawn and wooded area

Local Scenery: office complexes sit on the other side of the street, vacant lots surround this area to the south and west

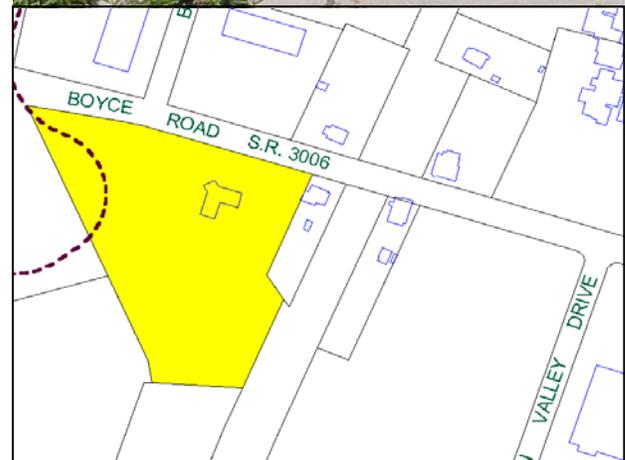
Surrounding Zones and Structures:

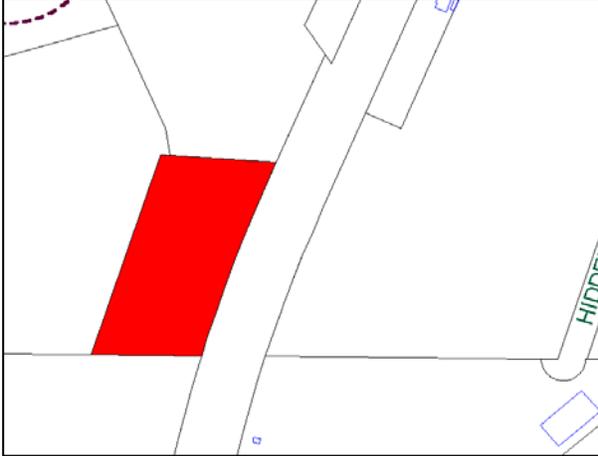
Boyce/Mayview Park, Friendship Village, and Frosty Valley Golf Course compose the local area surrounding this commercially zoned corridor

Immediate Roads: Boyce Rd.

Major Local Roads: Washington Rd. and Mayview Rd.

Block and Lot Number: 571-N-160





0 Boyce Rd.

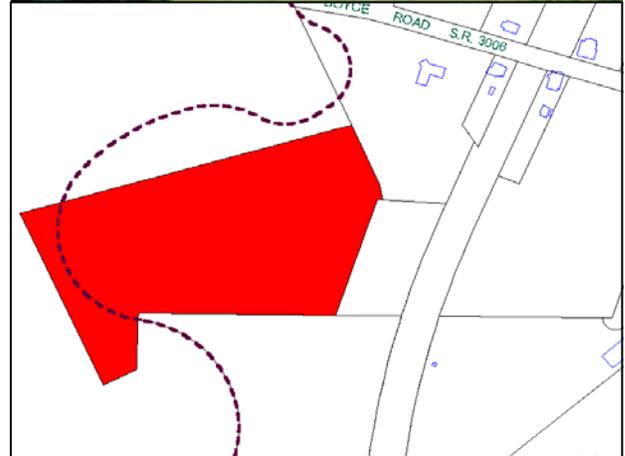
670-A-25

Present Use: Vacant
Current Ownership: Roland Ramsay
Lot Size: 73,768.31 ft²
Zoning: RM-P
Location: southwestern Upper St. Clair, near the boundary of South Fayette
Physical Environment: lot sits along the railroad tracks, wooded area away from the roadside, no direct link to local roadways
Local Scenery: Frosty Valley Golf Course to the south, wooded area to the west, various commercial businesses located in the vicinity
Surrounding Zones and Structures: low intensity residential districts and a lowrise multifamily district surround this developed commercial pocket of the Township
Immediate Roads: none
Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.
Block and Lot Number: 670-A-25

0 Boyce Rd.

571-N-1 90

Present Use: Vacant
Current Ownership: Dario Castelli
Lot Size: 494,579.8 ft² (11.35 acres)
Zoning: RM-P
Location: southwest corner of Upper St. Clair, splits into South Fayette, relatively close to the Peters Township border
Physical Environment: large wooded lot located in the rear of Fraudin's Chiropractic
Local Scenery: this lot is pushed back into the wooded area, visible from Boyce Rd., no direct link to the local roadways
Surrounding Zones and Structures: a park, a living facility, and a golf course compose the local area around this commercial business district
Immediate Roads: none
Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.
Block and Lot Number: 571-N-190





1049 Boyce Rd.

Present Use: Single Family Dwelling

Current Ownership: Gladys & Howard Chappel

Lot Size: 40,887.46 ft² (.94 acre)

Zoning: RM-P

Location: southwestern Upper St. Clair, in close proximity to the border of South Fayette

Physical Environment: roadside residential structure, railroad tracks run along the east side of the lot, lawn in the rear

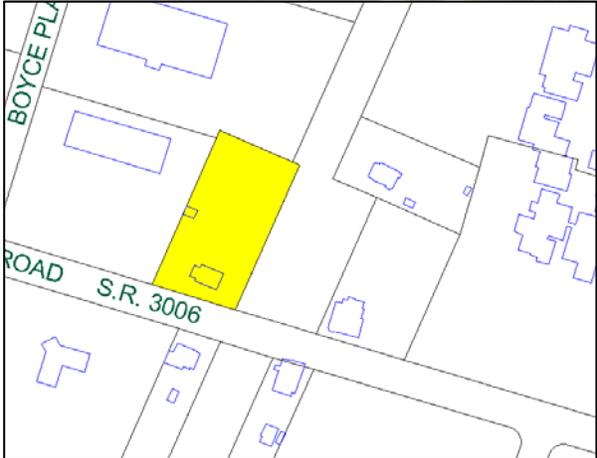
Local Scenery: surrounded by a diverse mixture of offices and businesses, Boyce Rd. traffic passes in front of the house

Surrounding Zones and Structures: this corridor of the Township is almost exclusively commercial, Boyce/Mayview Park dominates the majority of the land to the northeast

Immediate Roads: Boyce Rd.

Major Local Roads: Washington Rd. and Mayview Rd.

Block and Lot Number: 571-N-40



Boyce Plaza I 1035 Boyce Rd.

Present Use: Business Offices

Current Ownership: James and Ludmilla Huston

Lot Size: 78,658.79 ft² (1.81 acres)

Zoning: RM-P

Location: southwestern section of the Township, near the South Fayette border

Physical Environment: structure holds various business offices, paved lot in front, just below Boyce Rd.

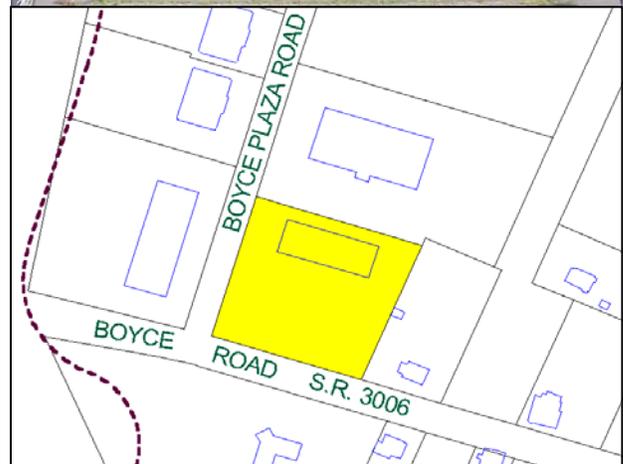
Local Scenery: traffic of Boyce Rd. travels near, other offices are located in the same area of this pocket, wooded area beyond offices to the west

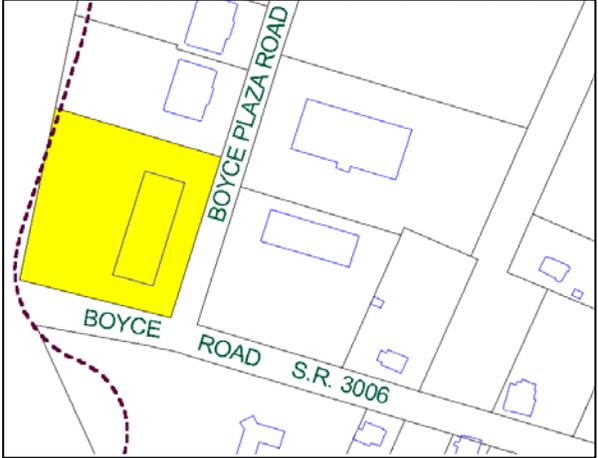
Surrounding Zones and Structures: lot is surrounded by R-LI and R-4 zoned areas

Immediate Roads: Boyce Plaza Rd. and Boyce Rd.

Major Local Roads: Washington Rd. and Mayview Rd.

Block and Lot Number: 571-N-35





Boyce Plaza II

2600 Boyce Plaza Rd.

Present Use: business offices

Current Ownership: Cake Properties LP

Lot Size: 96,994.13 ft² (2.23 acres)

Zoning: RM-P

Location: southwestern section of Upper St. Clair, near South Fayette Township

Physical Environment: various business offices inside two-story building, paved lot across Boyce Plaza Rd., landscaped yard on both sides of structure, located at corner of Boyce Plaza Rd. and Boyce Rd.

Local Scenery: traffic of Boyce Rd. travels near, other offices are located in the same area of this pocket, wooded area in the rear

Surrounding Zones and Structures: close to Friendship Village, Frosty Valley Golf Course, and Boyce/Mayview Park

Immediate Roads: Boyce Plaza Rd. and Boyce Rd.

Major Local Roads: Washington Rd. and Mayview Rd.

Block and Lot Number: 571-N-10

2570 Boyce Plaza Rd.

Present Use: Office Buildings

Current Ownership: Guinness Associates

Lot Size: 57,030.31 ft² (1.31 acres)

Zoning: RM-P

Location: southwestern Upper St. Clair, rear of the lot borders South Fayette

Physical Environment: two-story office complex off of Boyce Plaza Rd., landscaped lawn, away from the traffic of Boyce Rd.

Local Scenery: located in a small office development centered around Boyce Plaza Rd., wooded – area in the rear

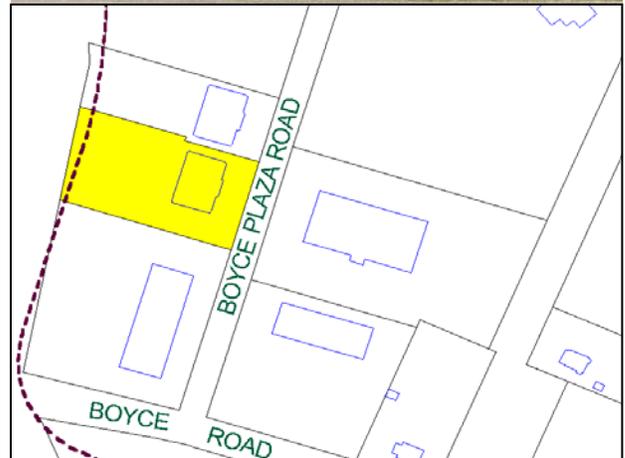
Surrounding Zones and Structures:

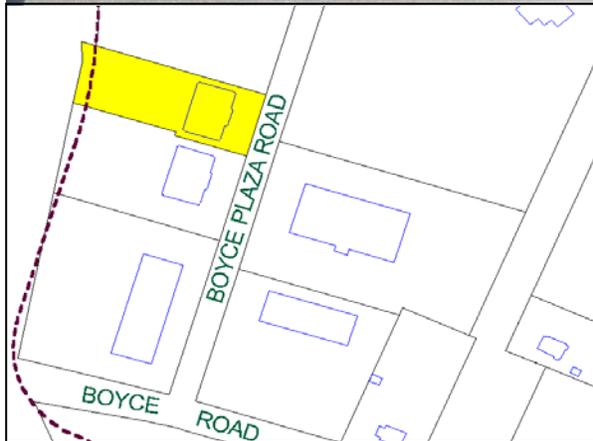
Boyce/Mayview Park, Friendship Village, and Frosty Valley Golf Course set this corridor away from dense residential developments

Immediate Roads: Boyce Plaza Rd.

Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.

Block and Lot Number: 571-J-182





2550 Boyce Plaza Rd.

Present Use: Office Building

Current Ownership: Robert Barson

Lot Size: 41,244.73 ft² (.95 acre)

Zoning: RM-P

Location: southwestern Upper St. Clair, the west side of the lot splits into South Fayette

Physical Environment: two-story office complex sits back off of Boyce Plaza Rd., landscaped lawn with small trees, paved parking on side and in rear

Local Scenery: located in a small cluster of office buildings, wooded areas to the north and west

Surrounding Zones and Structures: this lot is located in an exclusively commercial corridor of the Township, a golf course and a park absorb the majority of the other local land

Immediate Roads: Boyce Plaza Rd.

Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.

Block and Lot Number: 571-J-175

2589 Boyce Plaza Rd.

Present Use: South Hills Endoscopy Center

Current Ownership: PGA Development Company LLC

Lot Size: 116,882.4 ft² (2.68 acres)

Zoning: RM-P

Location: southwestern corridor of the Township, next to the boundary line for South Fayette

Physical Environment: long building, paved lot in front, landscaped lawn on the east side and in the rear

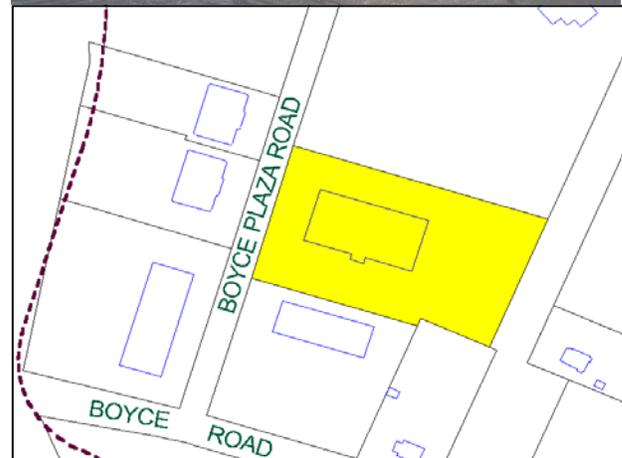
Local Scenery: away from the traffic of Boyce Rd., wooded area beyond the buildings to the west, Southwood Psychiatric Hospital to the north, rail tracks to the east

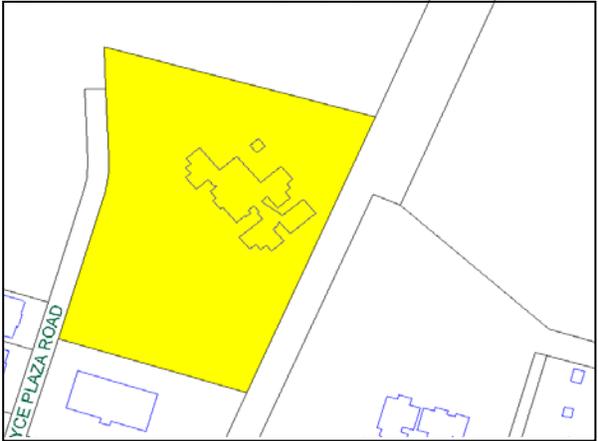
Surrounding Zones and Structures: this area of the Township is primarily a commercial zone surrounded by low intensity residential zones

Immediate Roads: Boyce Plaza Rd.

Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.

Block and Lot Number: 571-J-25



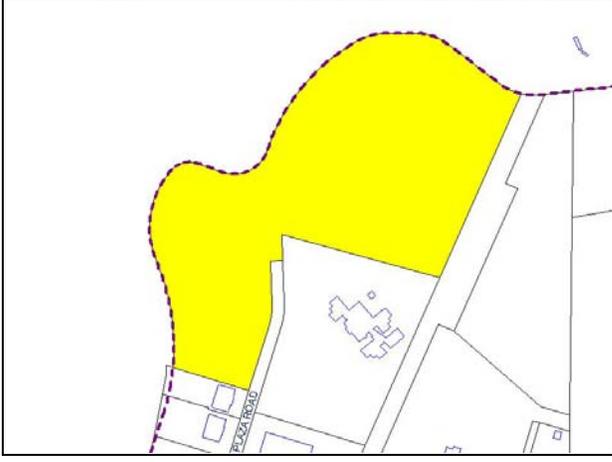


2575 Boyce Plaza Rd.

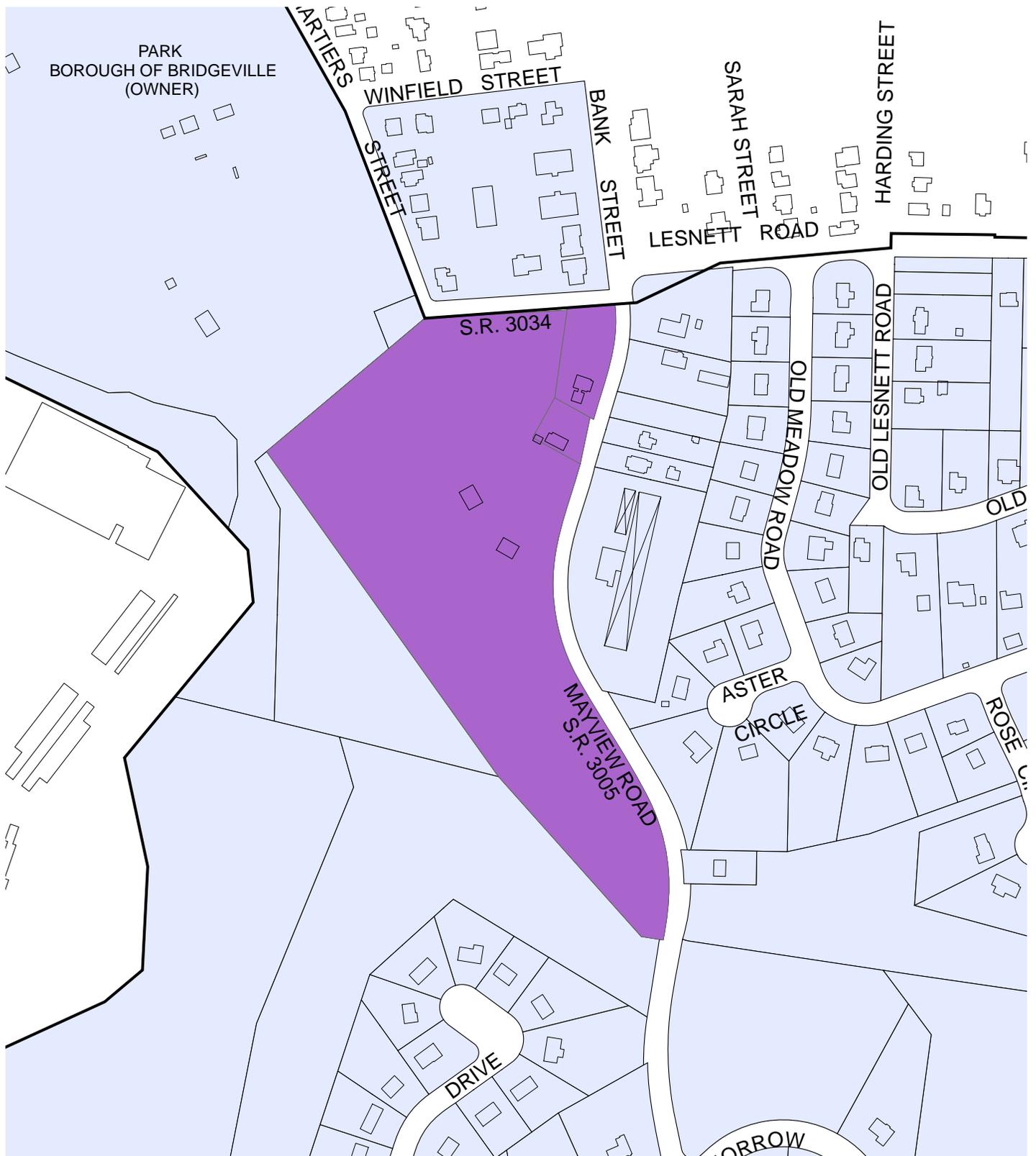
Present Use: Southwood Psychiatric Hospital
Current Ownership: Southwood Psychiatric Hospital
Lot Size: 404,094.3 ft² (9.28 acres)
Zoning: RM-P
Location: southwestern section of the Township, in close proximity to South Fayette
Physical Environment: large lot, medical facility for adolescents located near the rear of the parcel, paved parking in the front, surrounded by a landscaped setting
Local Scenery: this property is set back from the office complexes of Boyce Plaza Rd., dense undeveloped wooded area exists in the rear
Surrounding Zones and Structures: outside of this commercial zoned pocket is a large golf course and a park that stretches along the majority of Upper St. Clair's east border
Immediate Roads: Boyce Plaza Rd.
Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.
Block and Lot Number: 571-J-30

2500 Boyce Plaza Rd.

Present Use: Proposed St. Clair Pointe
Current Ownership: RCH St. Clair LP
Lot Size: 1,118,490 ft² (25.68 acres)
Zoning: RM-P
Location: southwestern Upper St. Clair, west and north parcel lines border of South Fayette
Physical Environment: Proposed two-family and multi-family cluster home development, surrounded by landscaping and large open space.
Local Scenery: business complexes line Boyce Plaza to the south, wooded area in the rear
Surrounding Zones and Structures: located in a commercially zoned corner of the Township, near Boyce/Mayview Park, Friendship Village, and Frosty Valley Golf Course
Immediate Roads: Boyce Plaza Rd.
Major Local Roads: Boyce Rd., Washington Rd., and Mayview Rd.
Block and Lot Number: 571-J-170



Mayview Road Corridor



1220 Mayview Rd.



Present Use: Single Source Benefits Insurance Agency

Current Ownership: Glenn E. Wells

Lot Size: 25,062.74 ft² (.57 acre)

Zoning: C-1

Location: western Upper St. Clair, northern tip of Mayview Rd., bordering Bridgeville

Physical Environment: flat roadside lot with landscaped yard and dense arboreal area in rear

Local Scenery: abundance of trees to the west, several single family dwellings going north into Bridgeville

Surrounding Zones and Structures: in close proximity to Bridgeville Park, near highly residential districts of Upper St. Clair and Bridgeville

Immediate Roads: Lesnett Rd., Mayview Rd., Chartiers St., and Bank St.

Major Local Roads: Morrow Rd.

Block and Lot Number: 322-R-98

1226 Mayview Rd.

Present Use: Single Family Dwelling

Current Ownership: Eli R. Brenlove

Lot Size: 11,114.81 ft² (.26 acre)

Zoning: C-1

Location: western Upper St. Clair, northern tip of Mayview Rd., bordering Bridgeville

Physical Environment: flat roadside lot with dense wooded area in the rear

Local Scenery: abundance of trees to the east, several single family dwellings going north into Bridgeville, large lot surrounds the home to the south and east

Surrounding Zones and Structures: in close proximity to Bridgeville Park, near highly residential districts of Upper St. Clair and Bridgeville

Immediate Roads: Mayview Rd.

Major Local Roads: Lesnett Rd. and Morrow Rd.

Block and Lot Number: 322-R-104



0 Mayview Rd.

322-R-200

Present Use: Vacant Barn and Farmhouse

Current Ownership: Robert Godwin

Lot Size: 526,226 ft² (12.08 acres)

Zoning: C-1

Location: western Upper St. Clair, part touches Mayview Rd. and part touches Chartiers St.

Physical Environment: flat roadside lot with heavy tree coverage, two old structures remain intact on the grounds

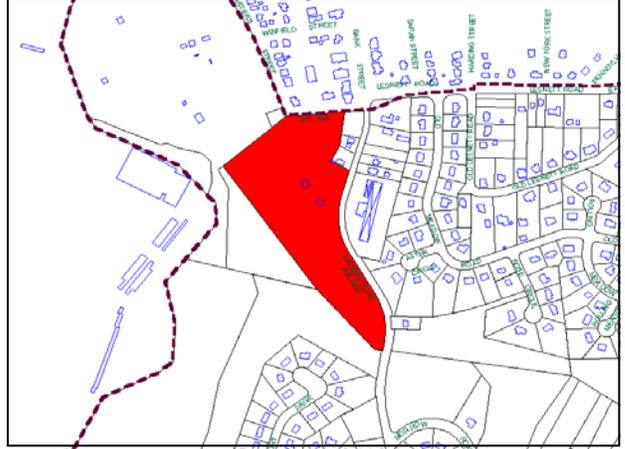
Local Scenery: the northwestern border connects to Bridgeville Park, several single family dwellings going north into Bridgeville

Surrounding Zones and Structures: borders Bridgeville Park, near highly residential districts of Upper St. Clair and Bridgeville

Immediate Roads: Mayview Rd. and Chartiers St.

Major Local Roads: Lesnett Rd. and Morrow Rd.

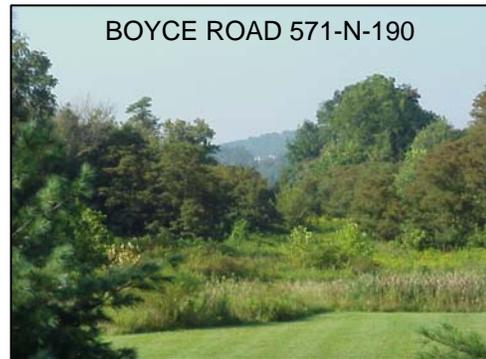
Block and Lot Number: 322-R-200



recommendations

This compilation of commercially zoned properties was prepared with several intended benefits. As a multifaceted document, it provides a comprehensive analysis of all commercial parcels within the Township of Upper St. Clair while acting as an economic development tool. The study can be utilized by the Township in guiding future decisions concerning commercial development and in the preparation of the 2005 Comprehensive Plan. For commercial developers and businesses, this document provides the needed information as to land availability and attributes such as location, size and environment.

The studied information was broken down into various categories to provide the data in different forms. The bulk of the document identifies individual properties by corridor. It is then divided by vacant lots and further by building complexes. This was to provide the reader with multiple formats depending on the area of need.



This compilation reinforces that Upper St. Clair is a bedroom community with small pockets of commercial development. It also reveals that there is a limited amount of land available with a few vacant parcels prime for development.

From the areas evaluated, Boyce Road is an important corridor in the economic development future of the Township. The development of parcels within this area, coupled with impending transportation improvements along Interstate 79, highlights this corridor as an area of focus.

Additionally, redevelopment of existing corridors, such as McMurray Road, will continue to require the attention of the Township. Within the last few years, this area has seen the introduction of a nationally recognized restaurant, the addition of a retirement community residence, the federal funding of a pedestrian walkway, and the planned improvements to an existing light rail station.

Recommendations

The following recommendations and strategies have been formulated to further enhance commercial development within the Township of Upper St. Clair.

- Solicit the Upper St. Clair Chamber of Commerce to survey the businesses currently located within Upper St. Clair. Query existing businesses as to their reasoning for remaining within the Township and what they feel may attract additional business to the area. Provide a forum where the results may be shared with the public.
- Utilize findings from this document and the cooperative efforts with the Upper St. Clair Chamber of Commerce in the preparation of the 2005 Comprehensive Plan and the Township's high priority goals.
- Partner with surrounding municipalities when necessary to attract businesses to Southern Allegheny County and Washington County.
- Adapt the Citizens Attitude Survey to query residential support of economic development based initiatives.
- Notify State and County economic development agencies of the properties the Township has available for commercial development. Emphasize the Township's attractiveness, highlighting the quality of life within Upper St. Clair.
- Educate and update the public of the Board of Commissioners' initiatives to attract business to the area.
- Provide support of regional transportation proposals and initiatives including, but not limited to, highway and light rail projects.

Lots In The Township That Are Currently Vacant

McLaughlin Run Rd. Corridor

- 1560 McLaughlin Run Rd. 320-N-15

- 0 McLaughlin Run Rd. 321-M-140

- 0 McLaughlin Run Rd. 321-H-40

- 0 McLaughlin Run Rd. 321-H-2

- 0 McLaughlin Run Rd. 254-P-164

McMurray Rd. Corridor

- none

Painters Run Rd. Corridor

- 0 Bower Hill Rd. 254-C-185

- 0 Bower Hill Rd. 254-F-100

- 0 Bower Hill Rd. 254-F-187

- 0 Bower Hill Rd. 254-F-100

Boyce Rd. Corridor

- 1110 Boyce Rd. 571-N-95

- 0 Boyce Rd. 670-A-25

- 0 Boyce Rd. 571-N-190

Mayview Rd. Corridor

- 0 Mayview Rd. 322-R-200

BUILDING COMPLEXES IN THE TOWNSHIP WITH MULTIPLE TENANTS

McLaughlin Run Rd. Corridor

- 1590 McLaughlin Run Rd. 320-N-35
- 1417 McLaughlin Run Rd. 321-C-14
- 1401 McLaughlin Run Rd. 254-R-58
- 1377 McLaughlin Run Rd. 254-P-168
- 1569 McLaughlin Run Rd. 254-P-180

Washington Rd. Corridor

- 2600 Washington Rd. 669-L-296
- 2535-2591 Washington Rd. 669-C-88; 669-C-110; 669-G-88
- South Hills Village 394-C-200-1
- 1815 Washington Rd. 319-R-120
- 1801 Washington Rd. 319-R-115
- 1732-1744 Washington Rd. 319-R-237
- 1720-1730 Washington Rd. 319-R-247-1
- 1600 Washington Rd. 319-H-100; 319-H-171; 319-H-160; 319-H-170; 319-H-97; 319-H-162; 319-H-125

McMurray Rd. Corridor

- 101 Drake Rd. 477-N-136
- 61 and 69 McMurray Rd. 478-S-245 ; 478-S-251
- 37 McMurray Rd. 478-M-140
- 37 Walther Dr. 478-H-60

Painters Run Rd.

- 1749 Painters Run Rd. 253-K-169

BUILDING COMPLEXES IN THE TOWNSHIP WITH MULTIPLE TENANTS

Boyce Rd. Corridor

- St. Clair Plaza 571-P-5 ; 571-K-200
- 2652 Hidden Valley Dr. 670-A-112
- 1035 Boyce Rd. 571-N-35
- 2600 Boyce Plaza Rd. 571-N-10
- 2570 Boyce Plaza Rd. 571-J-182
- 2550 Boyce Plaza Rd. 571-J-175

Mayview Rd. Corridor

none

CONTACTS

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Commonwealth of Pennsylvania

Department of Community and Economic Development

Dennis Yablonsky, Secretary
Commonwealth of Pennsylvania
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Allegheny County

Department of Economic Development

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