

TRENDS REPORT



Comprehensive Plan

Township of Upper St. Clair
Allegheny County, Pennsylvania

March 2024

This page intentionally left blank.

CONTENTS

INTRODUCTION

What is the Purpose of a Trends Report?

GENERAL DEMOGRAPHICS

Population

Households

Race

Median Household Income

Education

HOUSING AND AFFORDABILITY

Housing Units

Renter/Owner Occupancy

Age of Housing Stock

Home Value

Affordability

TRANSPORTATION

Transportation Network

Active Transportation

Travel Behavior

ECONOMY & DEVELOPMENT

Allegheny County Overview

Potential Impacts of Covid-19 on Employment

Retail Market Potential

5 LAND USE & ZONING 25

5 Existing Land Use and Zoning 25
Future Land Use 30

7 PARKS & RECREATION 31

8 Township Facilities 31
9 Boyce Mayview Park 32
9 Gilfillan Park 33
10 Municipal Park 33
Other Township Parks 34
11 Additional Recreation 34
11 2016 Parks and Recreation Plan 34
11 Programming 34
12 Accessibility 35

14 PUBLIC FACILITIES & INFRASTRUCTURE 36

Public Works 36
15 Waste & Recycling 37
15 Stormwater Management 37
16 Schools 37
18 Fire & Emergency Services 38

21 FINDINGS 40

21 What We Learned 40
23
24

This page intentionally left blank.

INTRODUCTION

What is the Purpose of a Trends Report?

Before a community can grow toward a healthy and sustainable future, it is important to understand the conditions of the community today and how it evolved to get there. To do this, a trends report is compiled to understand the existing conditions of the community as it is currently and how it has evolved over time to get to where it is today. Understanding these conditions is important as it leads the community to grow and to be prosperous in the future.

The data collected for this report comes from the annual American Community Survey (ACS). The survey is conducted by the U.S. Census Bureau and around 3.5 million residents participate. Unlike the Decennial Census, the ACS uses annual information from about 1% of the total U.S. population and **therefore is a prediction and not an official count of socioeconomic characteristics in the country.**

Unless otherwise indicated and for the purposes of this Report, the data represented and discussed throughout this Report is from the 2022 ACS 5-year estimates. In addition, in some cases, the 2022 data was compared to previous years of 5-year ACS estimates and those instances are labeled respectively.

The Trends Report for Upper St. Clair is broken down into the following categories:

Demographics – Who lives in Upper St. Clair? How has the population changed over time and how is it expected to change in the future?

Housing & Affordability – Are there enough places to live in Upper St. Clair? Do more residents own or rent? Is it affordable to live in Upper St. Clair?

Transportation – How do residents of Upper St. Clair travel and commute? What modes are accessible as part of the existing transportation network?



2022 Decade Dash at Boyce Mayview Park, Image Courtesy of Upper St. Clair

Economy & Development – What are the top industries in Upper St. Clair? Are residents employed? Where are residents working? Are residents well-compensated? What was/is the impact of the pandemic?

Land Use – What land uses currently exist in Upper St. Clair? How does the Township's Zoning Ordinance currently provide for different land uses? How does Upper St. Clair balance residential, commercial, and industrial districts?

Parks & Recreation – What park and recreation resources are available in the Township? Does Upper St. Clair provide ample green space given the number of residents? How is the space used?

Public Facilities & Amenities – What public services are available to residents of the Township? Who are the service providers in Upper St. Clair? Does the Township have its own police force? Does the Township have its own fire department?



2023 Bounty Fall Fest, Image Courtesy of Upper St. Clair

GENERAL DEMOGRAPHICS

QUICK FACTS



20,961
TOTAL
POPULATION



44
MEDIAN
RESIDENT AGE



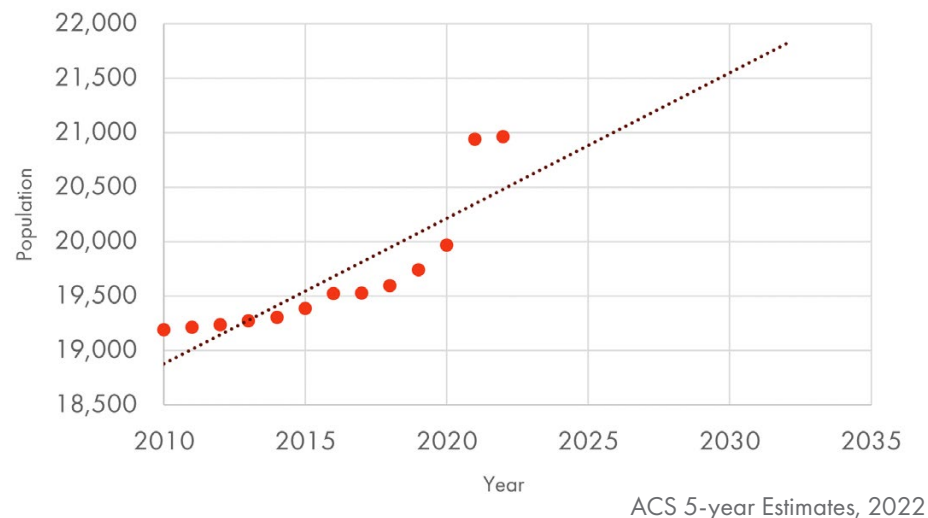
\$149,369
MEDIAN
HOUSEHOLD
INCOME

Population

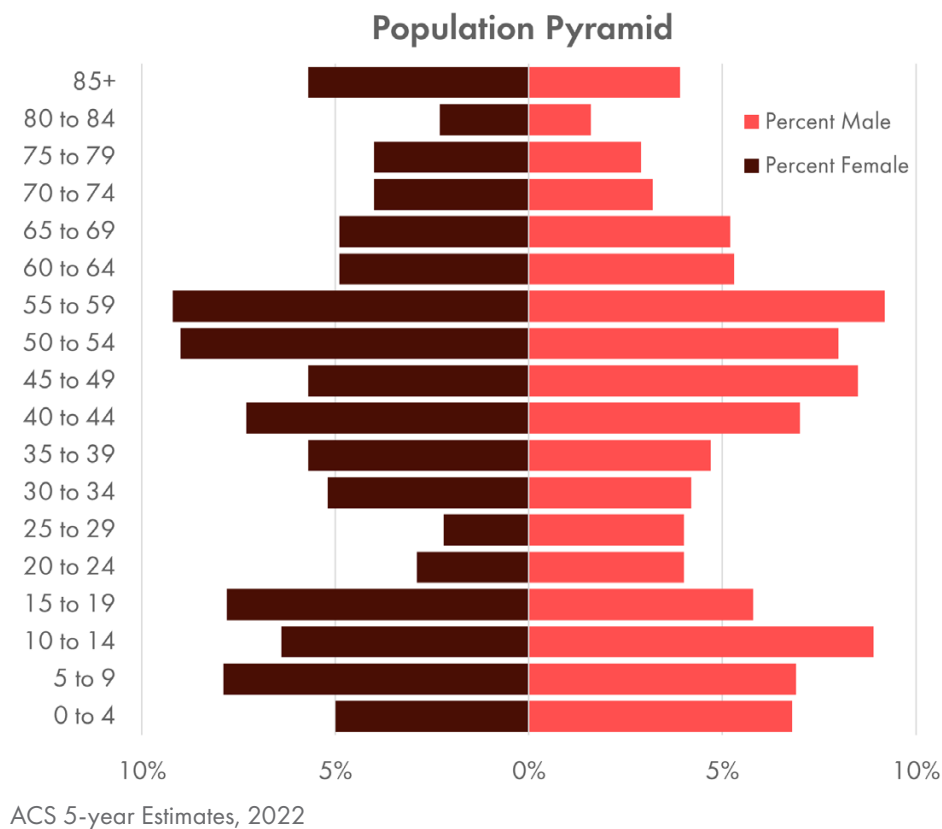
Since 2010, the Township's population has consistently increased. In 2010, the population was 19,188 residents, and by 2022 the population had increased to 20,961 residents. This represents an 8.5% change from 2010 to 2022. The ACS reports also indicated a significant jump in population of nearly one thousand residents between 2020 and 2021.

During the same period, Allegheny County's population increased from 1,223,066 to 1,245,310, representing just over a 1.8% increase. The State of Pennsylvania's population also increased during that time, from 12,612,705 to 12,989,208, a 2.9% increase.

Population 2010 - 2035

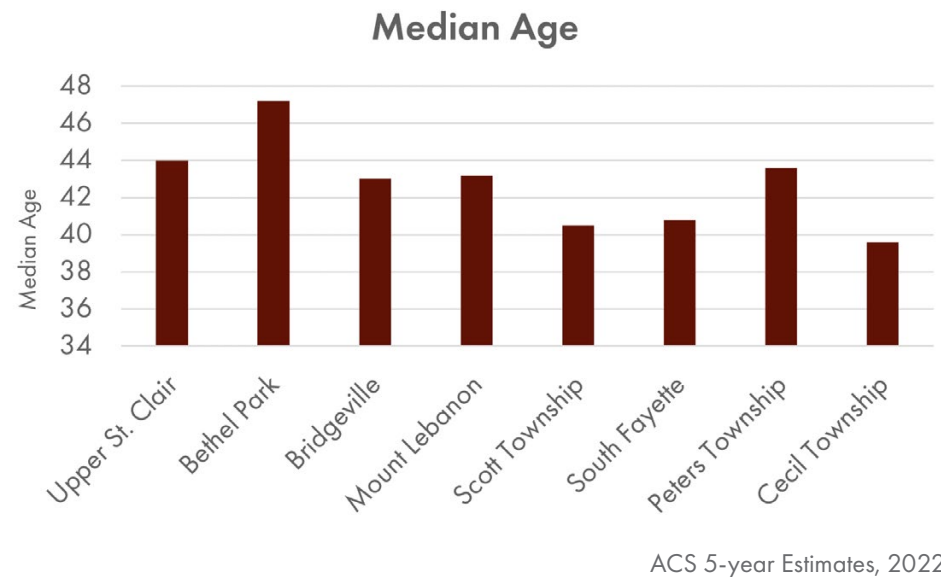


To plan for the future, it is important to understand not only where Upper St. Clair's population currently stands, but what might be expected in the future. To do this, population projections were developed based on a linear regression model, following the most recent twelve years of data (ACS 2010 to 2022). This range is most representative of recent trends, including the impacts of migration related to COVID-19. Based on the regression analysis, the projections indicate that Upper St. Clair's population will increase by about 5.7%, to 22,216 over the next ten years. It should also be noted that the use of a linear regression means that known or anticipated future development is not directly factored into the projections, so these numbers should be considered as a reference and not a foregone conclusion.



Age

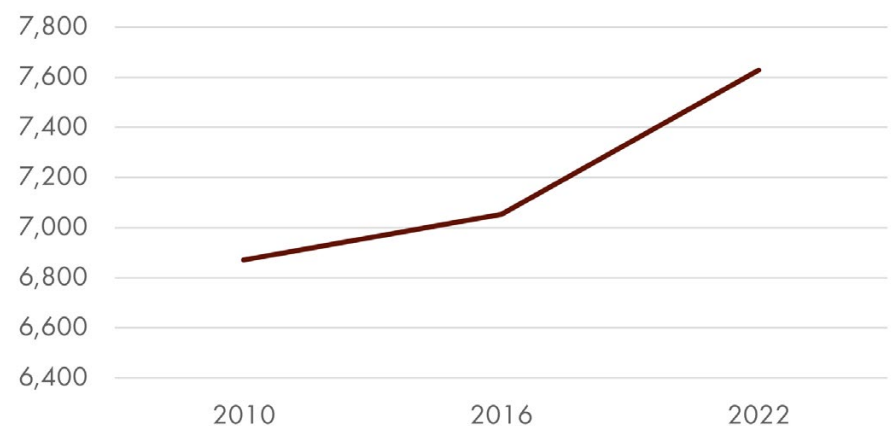
The median age for Upper St. Clair residents in 2022 was 44 years old, which is higher than the median age for Allegheny County (40.7 years) and for Pennsylvania (40.9 years) at large. The greatest percent of the population included those between the ages of 55 and 59, who represented 9.2% of the Township's total population. The smallest percentage were those aged 80 to 84 with just 2.0 % of the population. As compared to bordering municipalities, Upper St. Clair's median age was the second highest of all municipalities, followed by Bethel Park (47.2) and Peters Township (43.6).



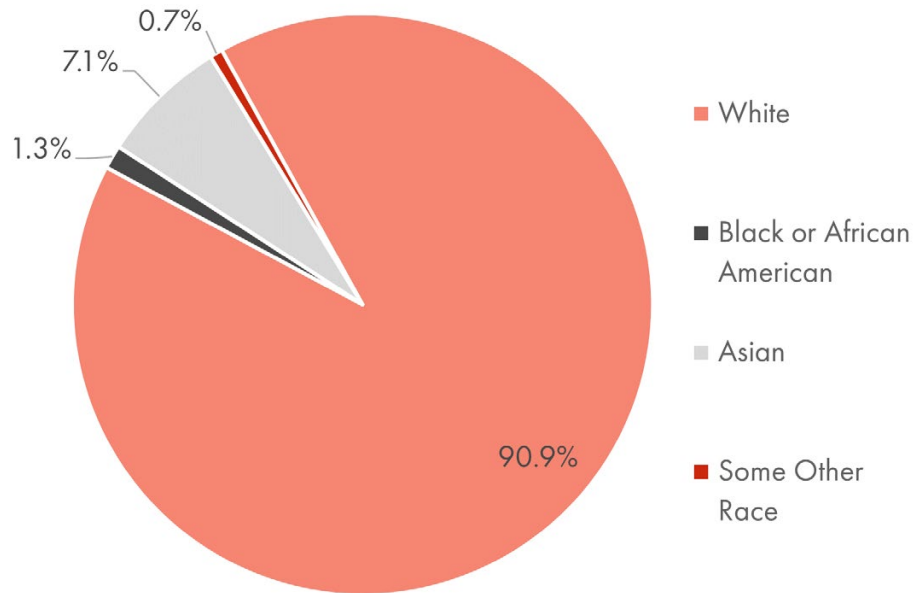
Households

Upper St. Clair experienced an increase in the number of households from 2010 to 2022, with the ACS 5-year estimate changing from 6,870 to 7,628 households, a 9.9% increase. By comparison, Allegheny County has also experienced a steady increase in households from 2010 to 2022

Upper St. Clair Household Counts, 2010-2022

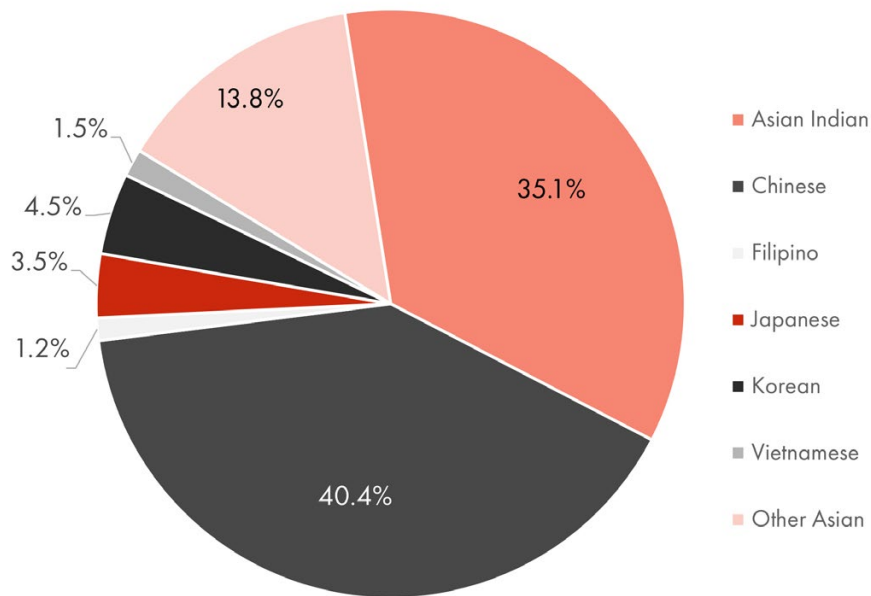


Population by Race



ACS 5-year Estimates, 2022

Asian Identity



ACS 5-year Estimates, 2022

(from 522,703 in 2010 to 545,637 in 2022 – an 4.2% increase during the twelve-year period). The higher rate in household growth in the Township versus at the County-level reflects that population growth in the County is not consistent from one municipality to another.

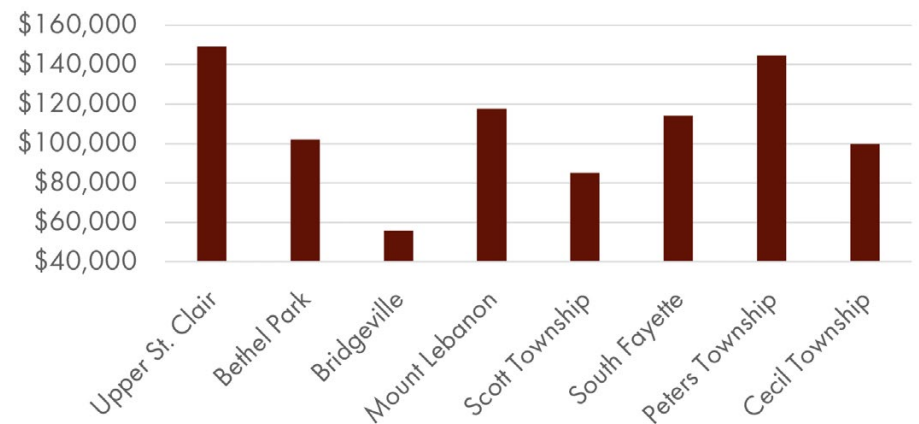
Race

Of the roughly 21,000 residents of Upper St. Clair, 8.9% of residents identified their race as being non-white. Of those individuals, 7.1% identified as Asian, 1.3% identified as Black or African American, and the remaining 0.7% identified as Some Other Race. Within the Asian population in Upper St. Clair, 40.4% of the residents who identified as Asian were of Chinese origin, 35.1% were of Asian Indian origin, and the remaining 24.5% of Asians were of a different origin (Filipino, Japanese, Korean, Vietnamese, or Other).

Median Household Income

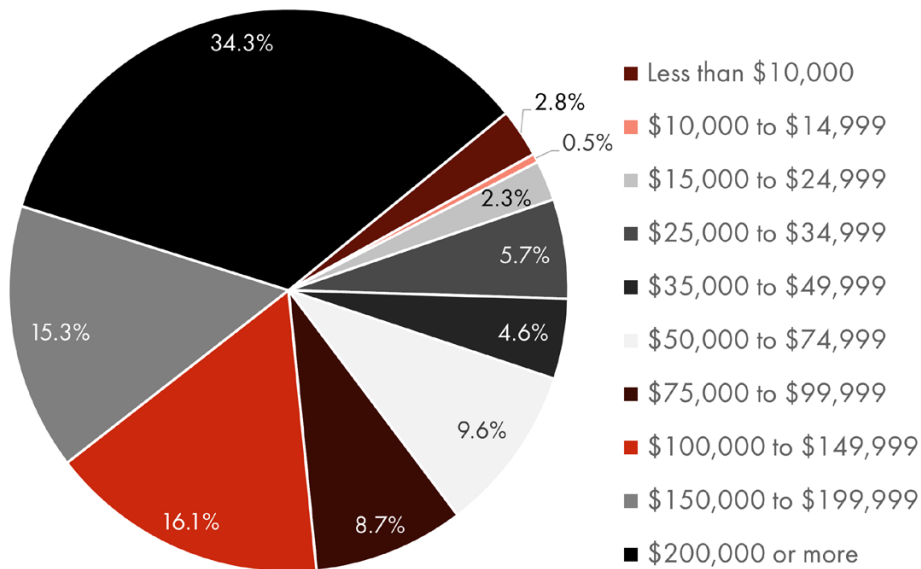
The median household income in Upper St. Clair was \$149,369 in 2022. Overall, median household income is more than double that of Allegheny

Median Household Income



ACS 5-year Estimates, 2022

Income Distribution



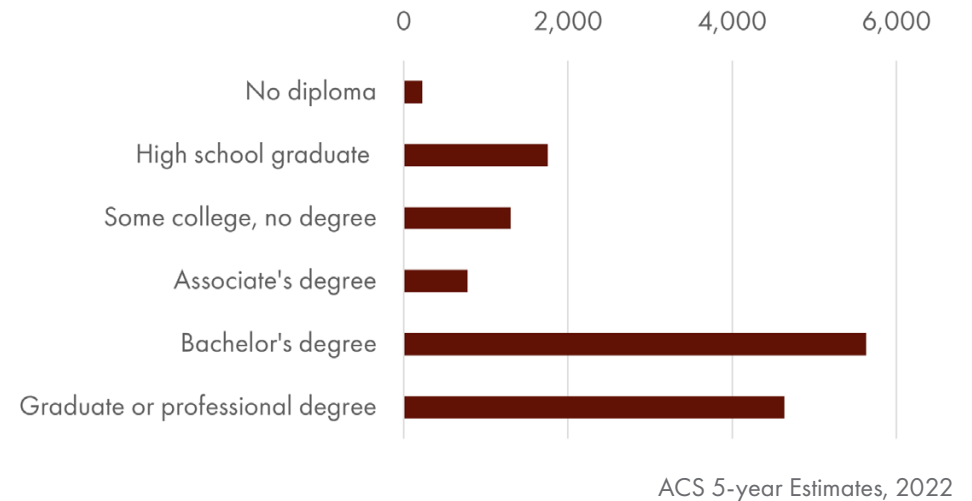
ACS 5-year Estimates, 2022

County (\$72,031) and Pennsylvania (\$68,4957). In addition, more than half (65.7%) of Upper St. Clair households earn more than \$100,000 annually.

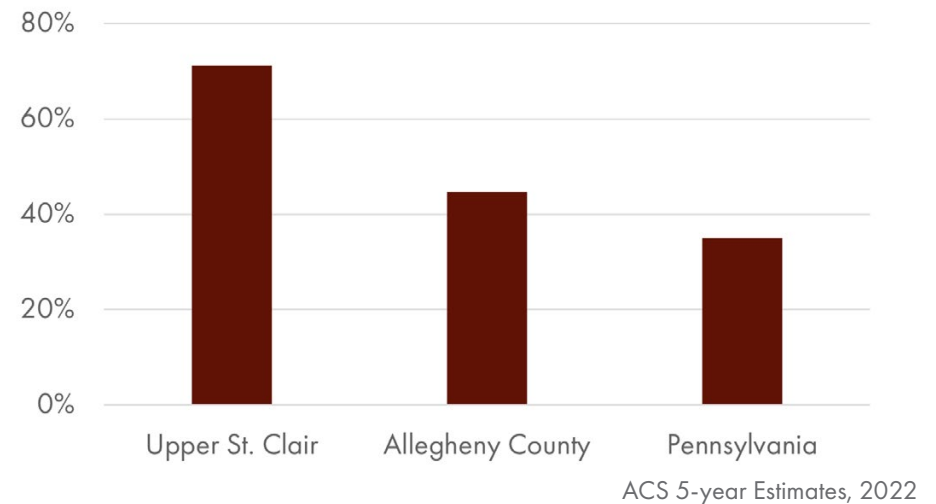
Education

Most residents 18 years or older (10,267) in Upper St. Clair have a bachelor's degree or better (71.7% of residents 18 years or older). Allegheny County falls below this mark with 44.8% of their total population having a bachelor's degree or more. Even lower than this is the Pennsylvania percentage of residents with a bachelor's degree or higher (35.1%). Furthermore, 32.4% of Upper St. Clair residents 18 years or older have a graduate or professional degree.

Educational Attainment, 18+



Bachelor's Degree or Higher



HOUSING AND AFFORDABILITY

QUICK FACTS



6,977
OWNER-
OCCUPIED
HOUSES



7,902
HOUSING
UNITS



\$368,500
MEDIAN
HOME
VALUE

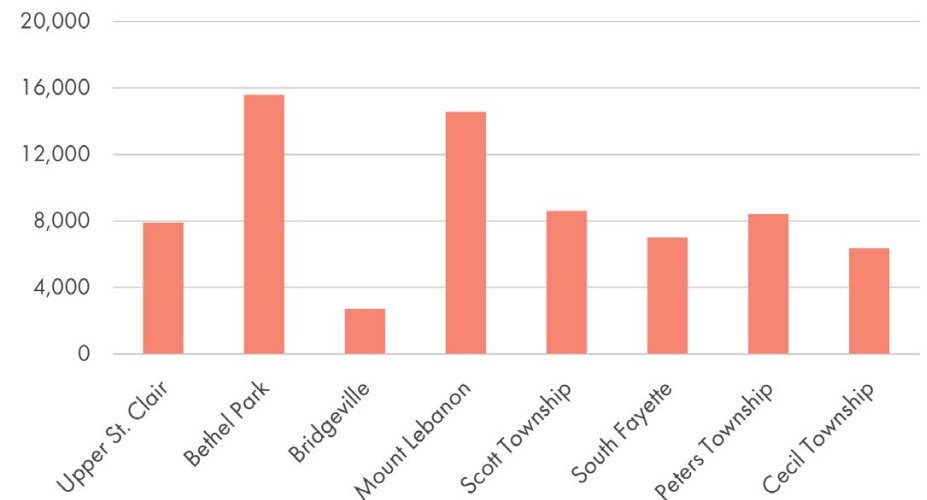
Housing Units

In 2022, there were 7,902 housing units within Upper St. Clair. The graph to the right shows a comparison in the number of housing units for Upper St. Clair and all neighboring area municipalities. Aside from the outliers of Bethel Park and Mount Lebanon, Upper St. Clair's household count is comparable to the other surrounding municipalities.

Renter/Owner Occupancy

Of Upper St. Clair's total housing units in 2022, 85.2% were owner-occupied, 11.3% renter-occupied, and 3.5% vacant. Upper St. Clair's

Housing Units



ACS 5-year Estimates, 2022

homeowner rates were higher than the ownership rates in the County and the State. Compared to neighboring municipalities, Upper St. Clair has the second highest owner-occupancy rate after Peters Township. The following chart provides a comparison of the Township to neighboring communities.

For the 11.3% of residents in Upper St. Clair that are not homeowners, the median monthly rent price for a unit in the Township is \$1,853, with the largest portion of residents paying between \$1,500 and \$1,999 per month.

Owner Occupied vs. Renter Occupied Housing Units



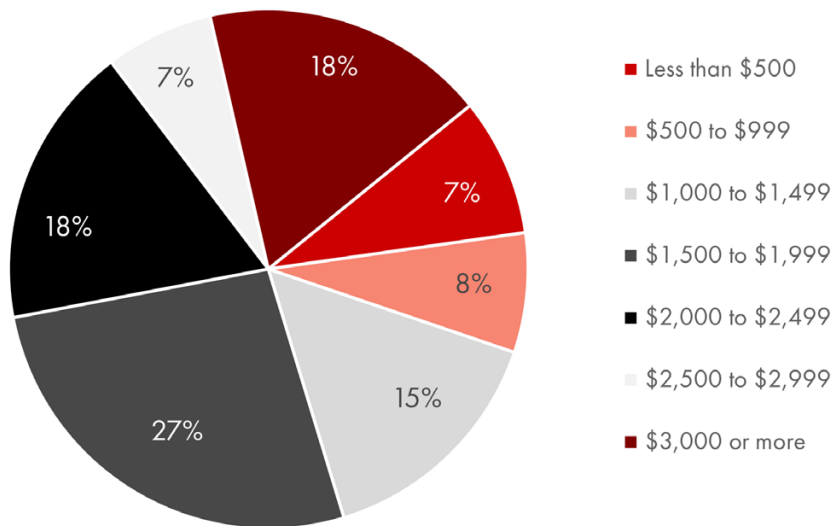
ACS 5-year Estimates, 2022

Age of Housing Stock

In general, the housing stock in Upper St. Clair is aging. While the housing stock is older, the homes are in good condition and the Township remains a desirable place to live and raise a family. As seen in the following chart, the years with the largest increase in new home construction was between 1970 and 1979, where 1,870 homes were built. In comparison, in the last 22 years, 699 new homes were built.

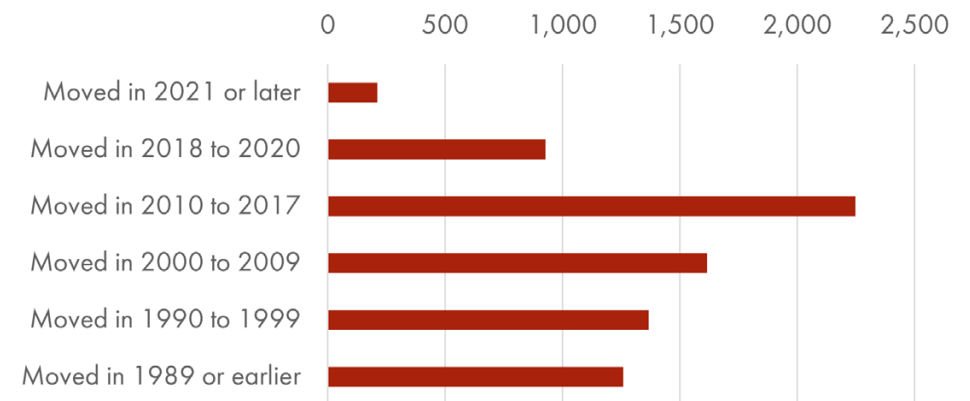
The new home construction rates, however, do not directly correlate to the years that residents moved into their current homes. For example, 29.5% of all residents of Upper St. Clair moved into their current home between 2010 to 2017. This may indicate that most residents that are moving to the area are not constructing or purchasing a new home but are rather buying from the existing, older housing stock.

Monthly Rent Payments



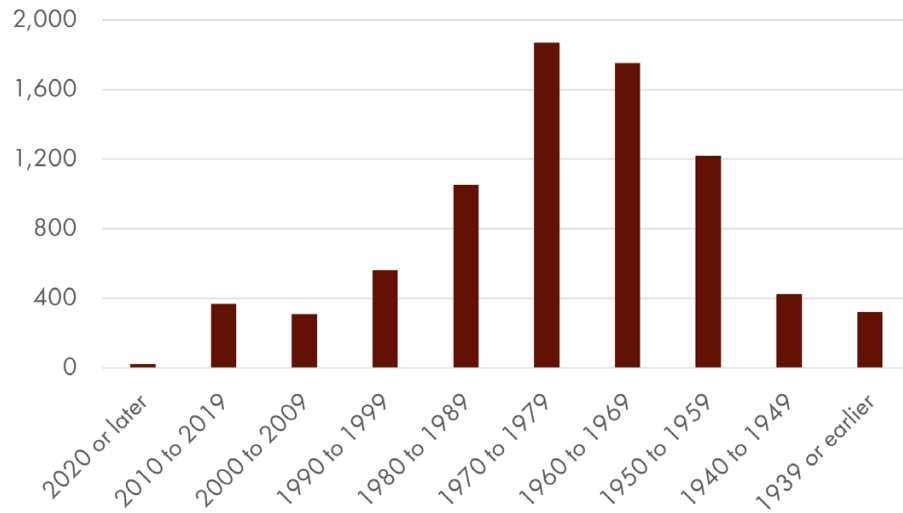
ACS 5-year Estimates, 2022

Year Moved In



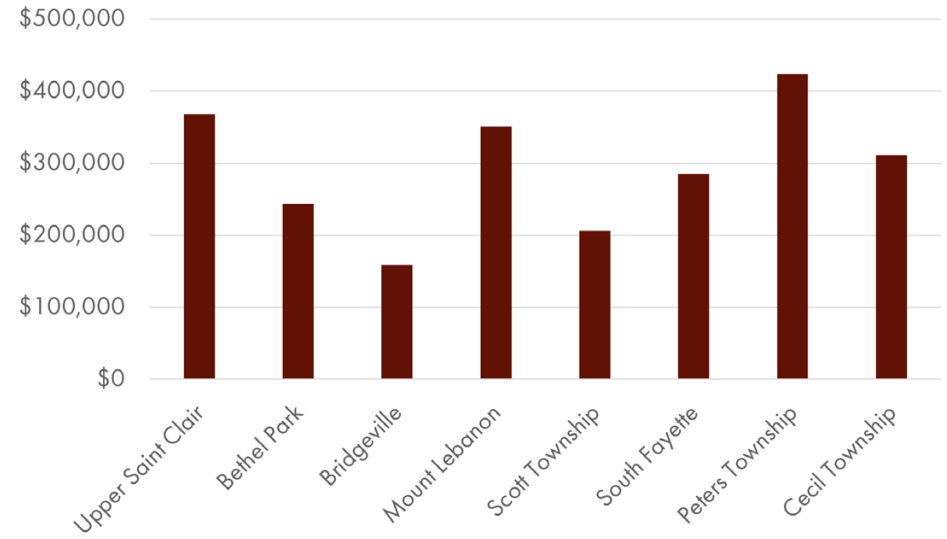
ACS 5-year Estimates, 2022

Year of Housing Construction



ACS 5-year Estimates, 2022

Median Housing Value



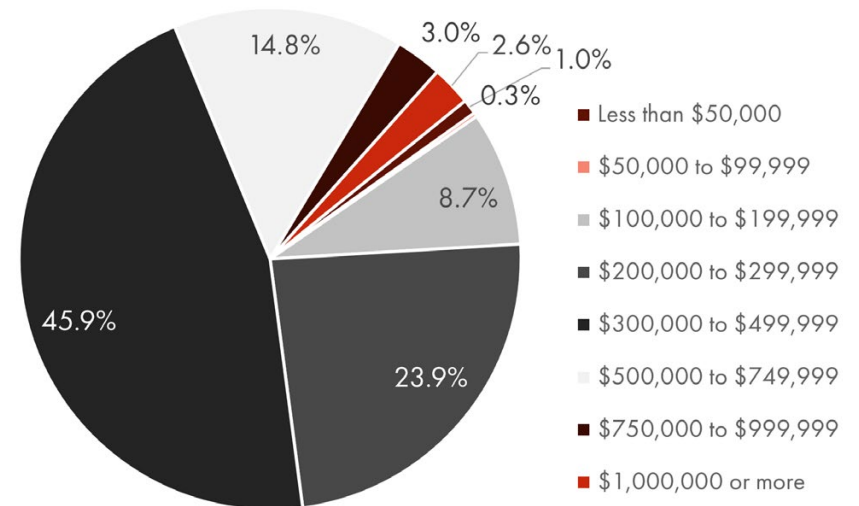
ACS 5-year Estimates, 2022

Home Value

The median value of owner-occupied units in Upper St. Clair was \$368,500 in 2022, which is higher than both the median value County-wide (\$221,700) and the State average (\$245,500). Upper St. Clair's median home value is the second highest among neighboring municipalities, with Peters Township having the highest median home value. The full valuation of median home value for all neighboring municipalities can be seen in the chart on the following page.

Nearly half of homes (49.4%) in the Township are valued between \$300,000 and \$499,999. The least represented housing value brackets include homes under \$99,999 in value, which there are predicted to be 34 and make up about 1.3% of all homes in the Township. As a comparison, Allegheny County has 17% of its housing stock valued under \$99,999.

Home Value Distribution



ACS 5-year Estimates, 2022

Affordability

The National Association of Realtors® Housing Affordability Index (HAI) measures whether or not a typical family could qualify for a mortgage loan on a typical home. A typical home is defined as the national median-priced, existing single-family home as calculated by NAR. The typical family is defined as one earning the median family income as reported by the U.S. Census Bureau. The prevailing mortgage interest rate is the effective rate on loans closed on existing homes from the Federal Housing Finance Board. These components are used to determine if the median income family can qualify for a mortgage on a typical home.

A value of 100 in the NAR Affordability Index means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20% down payment. For example, a composite HAI of 120.0 means a family earning the median family income has 120% of the income necessary to qualify for a conventional loan covering 80% of a median-priced existing single-family home. An increase in the HAI, then, shows that this family is more able to afford the median priced home.

The Township is a very affordable place to purchase and own a home, as the Housing Affordability Index for Upper St. Clair in 2022 was 138, meaning a family earning the median family income has 138% of the income necessary to qualify for a conventional loan.



2023 Veterans Day Observance Ceremony, Image Courtesy of Upper St. Clair



2023 Creature Crawl Color Fun Run, Image Courtesy of Upper St. Clair

TRANSPORTATION

QUICK FACTS



29.2
MEAN TRAVEL
MINUTES TO
WORK



110
MILES OF
TOWNSHIP
ROADWAYS



69.8%
RESIDENTS
DROVE TO
WORK

Transportation Network

The Township of Upper St. Clair has a robust transportation network, featuring access to multiple modes and regional connectivity. Interstate 79, located to the west of the Township, and State Route 19/Washington Road, which runs north-south through the Township provide direct connections to the greater Pittsburgh Metropolitan Area. Painters Run Road at the northern end of the Township and McLaughlin Run Road at the center both serve as major east-west collectors, connecting local roadways. McLaughlin Run Road is connected to Lesnett Road and McMillan Road by a roundabout that provides enhanced safety and mobility at this critical junction. At the southern end of the Township, Boyce Road serves as an important collector, connecting neighborhoods with Route 19.

In addition to automobile routes, light rail lines connect the Township to the greater region. Internally, the Township provides sidewalks and trails for walking and biking.

Roadway Jurisdiction and Maintenance

Upper St. Clair's transportation network includes State, County, local, and private roads. Over 110 miles of Township and privately owned roadways are maintained by the Public Works Department. Maintenance includes asphalt patching, crack sealing, drainage improvements, guide rail installation and replacement, line striping, right-of-way (ROW) maintenance, sign maintenance, snow removal, street sweeping, and the annual street resurfacing program.

Transportation Improvement Program (TIP) Projects

The Southwestern Pennsylvania Commission (SPC) is the federally designated Metropolitan Planning Organization (MPO) for the 10-county Southwestern Pennsylvania region. As the official MPO, SPC directs the use of State and Federal transportation funds allocated to the region and helps counties, cities, boroughs, and townships access these resources. The use of these funds is guided by the Long-Range Transportation Plan (LRTP) and is documented in the Transportation Improvement Program (TIP), which is a comprehensive listing of all Federal and State-funded transportation projects in the SPC planning area over the next four years.

The current 2023 to 2026 TIP was officially adopted in October of 2022. Upper St. Clair is associated with four projects listed in the TIP:

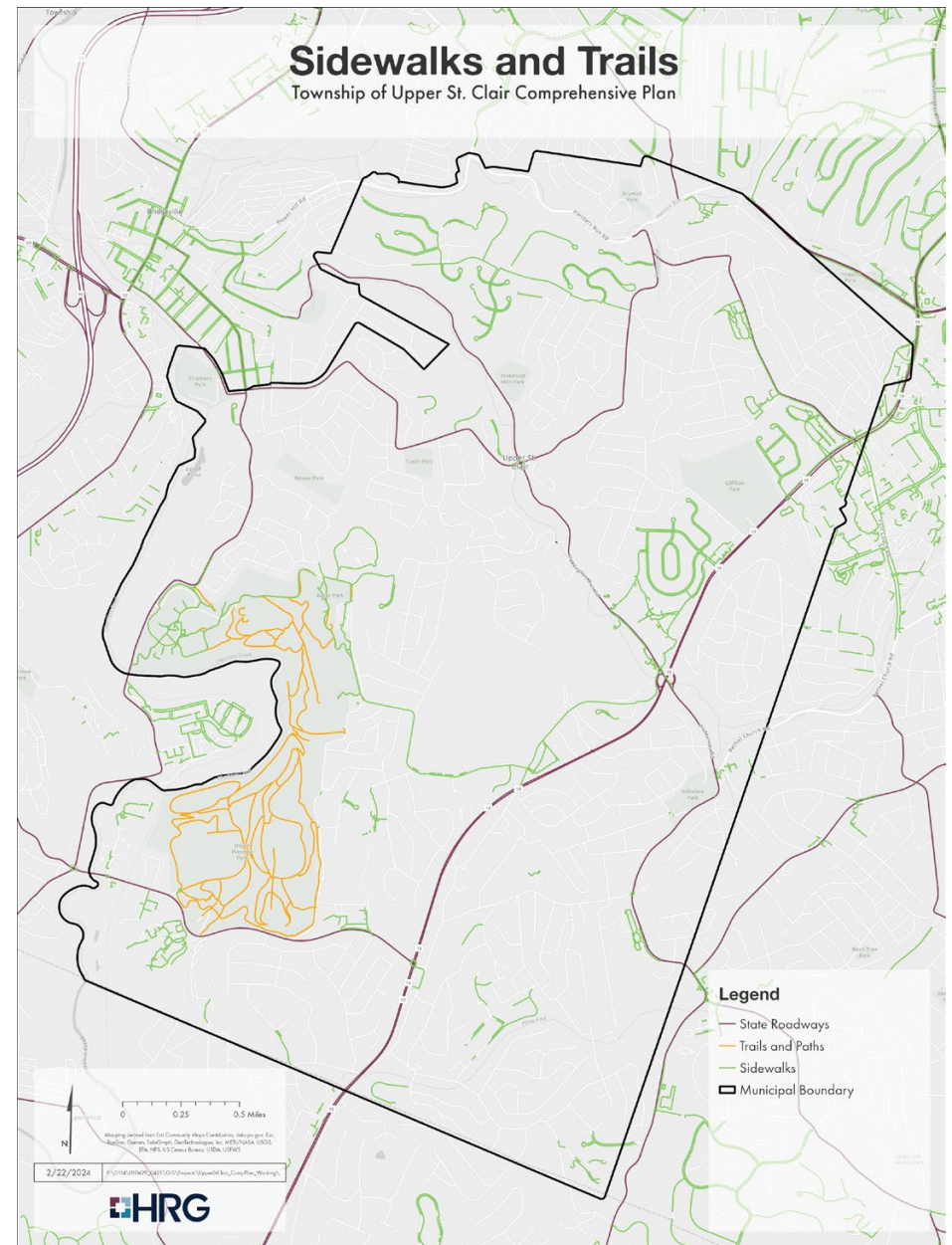
- A bridge rehabilitation project of the bridge that carries Painters Run Road over Painters Run;
- The resurfacing of State Route 19/Washington Road from McMurray Road to Connor Road. This project also includes Mount Lebanon and Bethel Park;
- A safety improvement project to implement system wide pedestrian countdown timers on various routes in Allegheny, Beaver, and Lawrence Counties; and
- A bridge preservation project for six structures in Allegheny County.

Active Transportation

Walking and Biking

Upper St. Clair actively works to promote sidewalks and bikeways in the community. In accordance with the Subdivision and Land Development Ordinance (SALDO), the Township requires developers to construct sidewalks in all subdivisions and land developments. The map to the right depicts existing sidewalks and trails in the Township, as of 2023.

The Township has created plans for the development of a complete network of sidewalks and bikeways in the community, including expanding infrastructure to make critical connections to commercial areas, community destinations, parks and recreation, schools, transit routes, and other paths as indicated by the public. Additionally, plans have been made to improve existing infrastructure that needs repair. The Board of Commissioners adopted a traffic calming policy in 2007 that was later updated in 2017. This policy promotes the use of education and enforcements, as well as engineering solutions to improve not only walking and biking connectivity, but also safety and comfort



for all transportation network users, by improving and mitigating potential conflicts between non-motorized and automobile users.

Transit

Upper St. Clair is served by the Pittsburgh Regional Transit (PRT), formerly known as the Port Authority of Allegheny County. The Port Authority South Hills Rail Center is located in the Township along Village Drive, near South Hills Village. The Rail Center serves as the light rail station for the area, commonly referred to as the "T". The map to the right depicts light rail routes and connections provided by PRT, which allows residents to connect with the larger metropolitan area via the Blue Line, Red Line, and Silver Line.



PRT South Hills Bus Stations, image courtesy of the PRT Bus Schedule

UPPER ST. CLAIR TRENDS REPORT



PRT Light Rail System Map, Pittsburgh Regional Transit

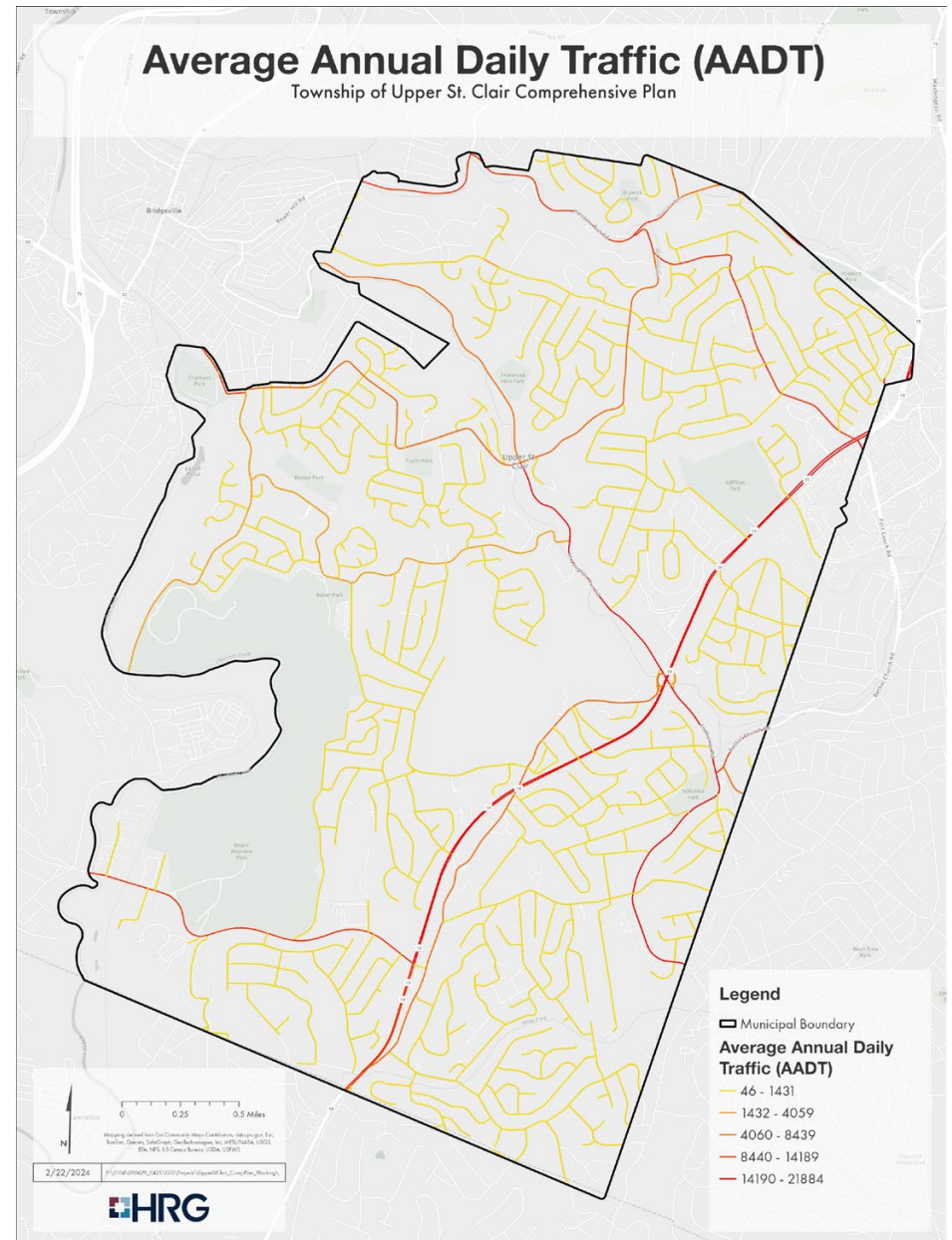
The South Hills Rail Center also provides access to conventional bus service. Route 36 Banksville service can be accessed there, providing access to Downtown Pittsburgh. Route 41 Bower Hill can also be accessed through the neighboring Borough of Bridgeville, with stops along the northwest boundary with the Township. These routes can be seen in the following map.

ACCESS Paratransit is also available to residents. ACCESS serves Allegheny County with three hundred vehicles, providing shared-ride, door-to-door, advanced reservation service. The service primarily serves people with disabilities, clients of human service agencies and people 65 years of age and older but is also open to the general public.

Travel Behavior

Traffic Volumes

Average Annual Daily Traffic (AADT) counts for 2023 are available through PennDOT for major roadways. AADT represents the typical daily traffic for a roadway for all days of the week, over a one-year period, and is a standard measure of roadway traffic volume. Not surprisingly, the roadway with the greatest AADT in the Township is State Route 19/Washington Road, which serves as a major north-south arterial. AADT varies from just under 22,000 trips at the northern end of the roadway, to just under 12,000 at the southern end. McLaughlin Run Road, serving as a critical east west connection, also has significant AADT, with 17,291 trips in its most active segment, southeast of the roundabout. By comparison, the neighborhood or local roadways generally have AADTs of a few hundred trips, the highest at about 1,400.



Commuting

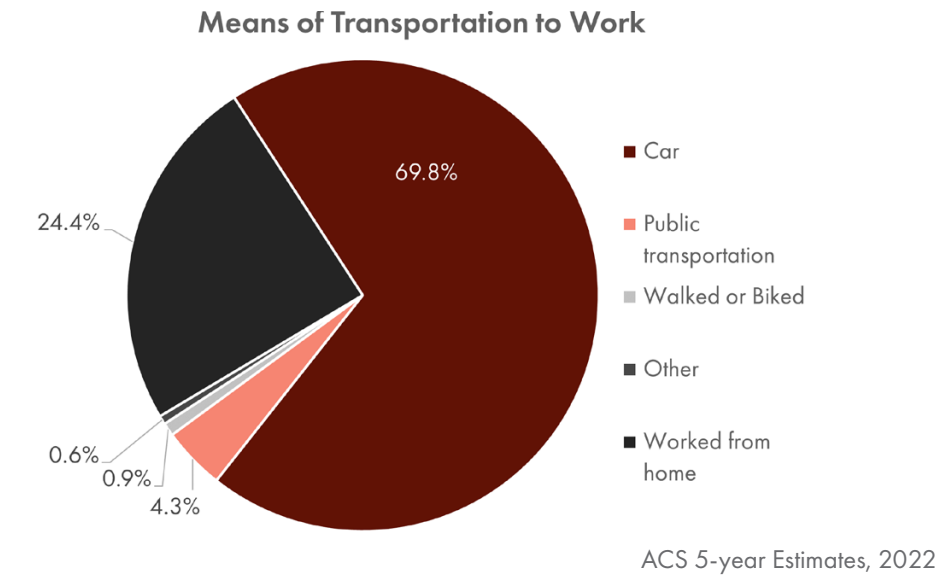
In 2022, the mean travel to work time for workers sixteen years and over in Upper St. Clair Township was 29.2 minutes. This was approximately three minutes longer than both Allegheny County and the State of Pennsylvania with average commute times of 26.2 and 26.7 minutes respectively. The Township’s average commute time was also slightly higher than neighboring municipalities, but consistent with its distance from Pittsburgh and the associated large employment centers. The following graph breaks down travel time, indicating that 17.6% of workers had a commute between 30 and 34 minutes long. The second highest category was 45 to 59 minutes with 14.7% of workers traveling this long to work.



ACS 5-year Estimates, 2022

The Township’s average travel to work time of 29.2 minutes represents a decrease of 3.4 minutes since 2018. This decrease in average commute time likely correlates with the increasing number of residents working from home which rose from 9.8% in 2018 to 24.4% in 2022.

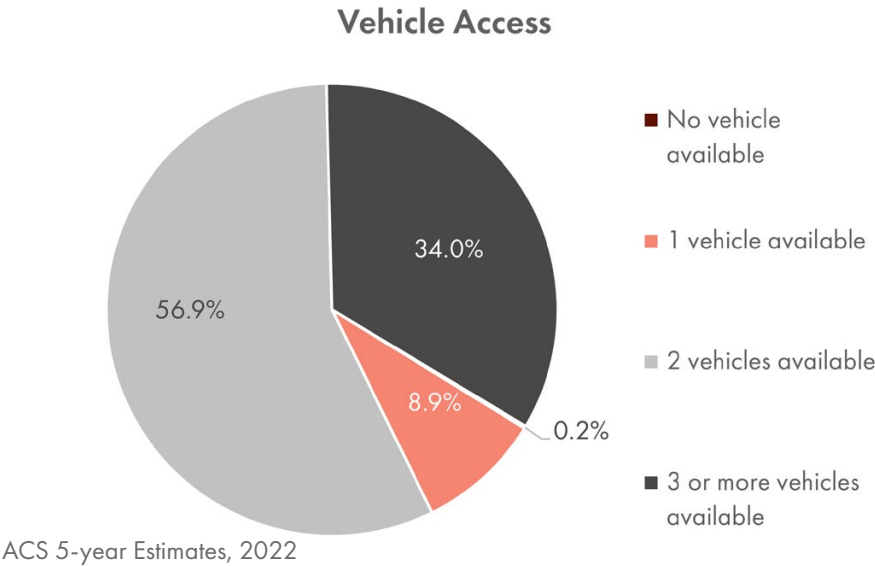
In 2022, a majority of workers in the Township traveled to work by car. Of the 69.8% that traveled by car, 64.7% drove alone. This is slightly lower than Allegheny County during the same time, with 72% of workers driving to work, and 65% choosing to drive alone. At the State level, 76.2% of workers drove, and 68.8% drove alone. The lower driving rate is generally accounted for by the greater rate of workers working from home in the Township than at the County or State level, not by a choice of other transportation means.



Some commuters also made use of the Township’s access to transit, with 4.3% choosing to take public transportation to work.

Vehicle Access

Within the Township, 99.8% of residents had access to at least one household vehicle in 2022. This exceeds vehicle access in Allegheny County (94.2%) and the State of Pennsylvania (94.9%) during that same period. Additionally, at 90.9%, Upper St. Clair had a much greater percentage of residents with access to two or more vehicles, compared to the County or the State at 67.3% and 73.2%, respectively.



Some of State Route 19, image courtesy of Google Maps

ECONOMY & DEVELOPMENT

QUICK FACTS



\$69,266
MEDIAN PER
CAPITA INCOME



4.1%
COUNTY
UNEMPLOYMENT
RATE



33,482
DECEMBER
2023 COUNTY
JOB POSTINGS

5. Giant Eagle Inc
6. Allegheny County
7. PNC Bank NA
8. Carnegie Mellon University
9. Allegheny Clinic
10. Bank of New York Mellon

The top ten employment sectors in the County as per the 2023 Second Quarter DLI report:

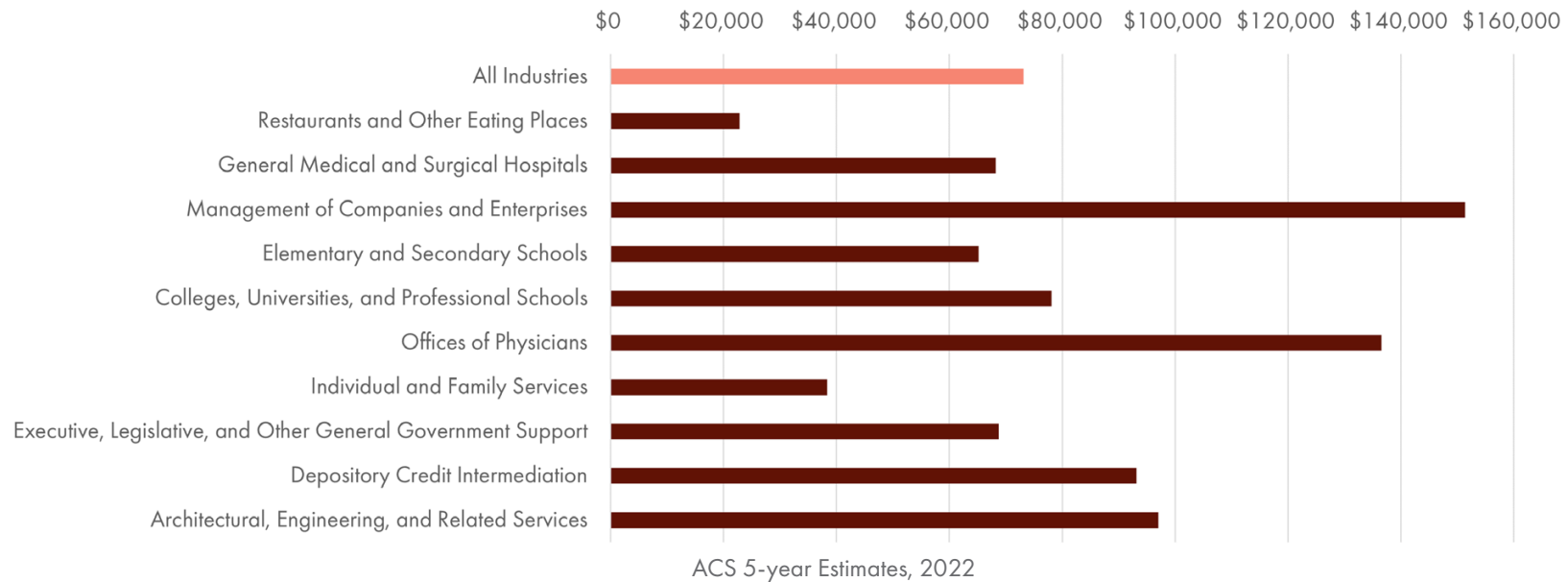
1. Restaurants and Other Eating Places
2. General Medical and Surgical Hospitals
3. Management of Companies and Enterprises
4. Elementary and Secondary Schools
5. Colleges, Universities, and Professional Schools
6. Offices of Physicians
7. Individual and Family Services
8. Executive, Legislative, and Other General Government Support
9. Depository Credit Intermediation
10. Architectural, Engineering, and Related Services

Allegheny County Overview

The Pennsylvania Department of Labor & Industry (DLI) captures quarterly data about the labor forces across the State and highlights various employment sector characteristics useful for assessing the condition of employment at the county and local level. According to the DLI Top 50 Employers Report, the top ten employers in the Second Quarter of 2023 in Allegheny County included the following:

1. UPMC Presbyterian Shadyside
2. University of Pittsburgh
3. Federal Government
4. Western Penn Allegheny Health

Average Annual Salary by Industry, DLI QCEW 2022



Restaurants and Other Eating Places is the top employment sector in the County but there are no restaurants listed as a top employer in the County. This is likely the result of many restaurants, primarily smaller scale non-chain restaurants, that collectively account for a large portion of the labor force in the County. Many jobs in Allegheny County are categorically service providers, including public education, medical care, personal care, and federal government work.

The median household income in 2022, which is the income cut-off where half of the households earn more and half earn less, was \$72,031 in Allegheny County and \$149,369 in Upper St. Clair, which is more than twice the County median.

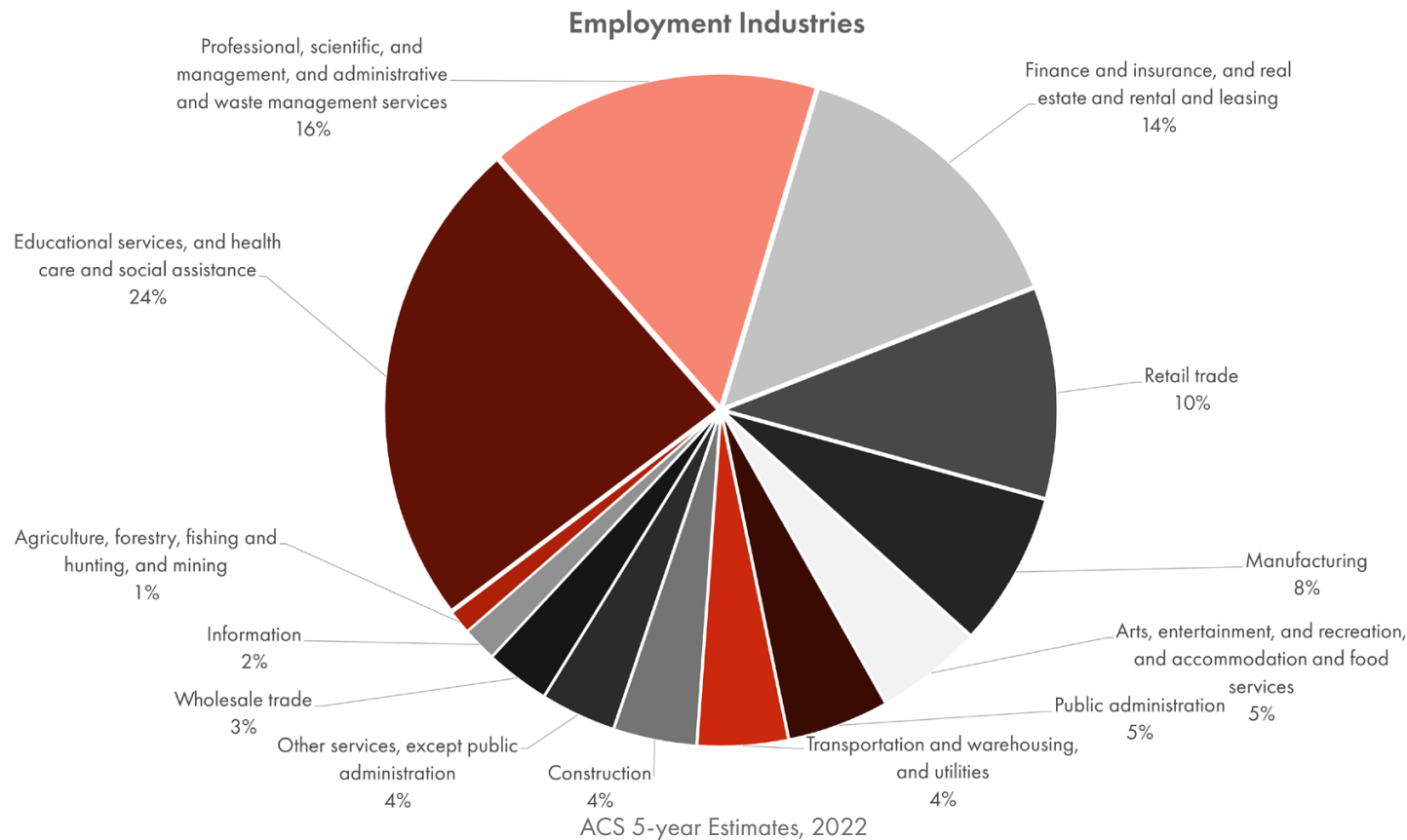
According to the PA DLI's Quarterly Census of Employment and Wages (QCEW) 2022 Report, the Allegheny County mean annual wage, which is the average income in the County paid in 2022, was \$73,144. The top

employment sector, Restaurants and Other Eating Places, paid far less than the average county-wide income at \$22,834. The next two largest employers, General Medical & Surgical Hospitals and Management of Companies & Enterprises, paid about \$68,258 and \$151,343, respectively. The full list of average income per sector can be seen on the following page.

Of the top ten sectors listed in the DCI report, half of them have an average income below the mean annual income in the County. This may indicate that the salary for employees in those sectors may not be sufficient to support a household. This also may indicate that the ability for a resident to afford to own a home may not be equally feasible for all sector workers in the County.

Employment in Upper St. Clair

The top ten industries employing Township residents in 2022, as per the 5-year ACS report, included the following:

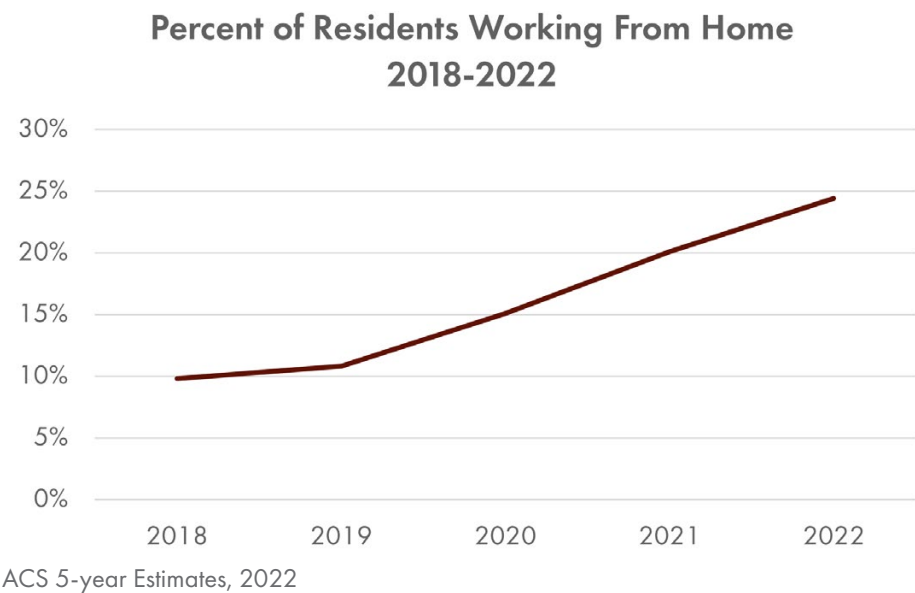


1. Educational services, and health care and social assistance (2,385 residents)
2. Professional, scientific, and management, and administrative and waste management services (1,619 residents)
3. Finance and insurance, and real estate and rental and leasing (1,447 residents)
4. Retail trade (746 residents)
5. Manufacturing (746 residents)
6. Arts, entertainment, and recreation, and accommodation and food services (515 residents)
7. Public administration (494 residents)
8. Transportation and warehousing, and utilities (439 residents)
9. Construction (403 residents)
10. Other services, except public administration (365 residents)

Potential Impacts of Covid-19 on Employment

During the COVID-19 pandemic, national unemployment rates rose to levels not seen since the 1930s. The 2020 unemployment rate in Allegheny County was significantly higher than previous years because of lay-offs and business closures, both temporary and permanent. Low-wage jobs and minority employees were disproportionately impacted by the mix of layoffs and temporary and permanent business caused by the pandemic (Center on Budget and Policy Priorities analysis of Census Bureau Household Pulse Survey, 2022). While unemployment levels across the country peaked in the middle of 2020, the rate of unemployment has mostly stabilized since then.

One significant shift in the labor force caused by the pandemic was a growing availability to work remotely. Across Pennsylvania, 30.9% of employers offered increased opportunities to work from home during the pandemic. Job loss in occupations that offered the ability to work from home was considerably smaller than other occupations (U.S. Bureau of Labor Statistics, Business Response Survey to the Coronavirus Pandemic, September 2020). The rate of Township residents who worked from home in 2018 was 9.8% and by 2022, the rate of residents working from home was only 24.4%.



Retail Market Potential

The 2023 ESRI Retail Market Potential Report analyzed particular market sectors and the consumer behaviors for Upper St. Clair. Sectors such as Apparel, Automobiles, Electronics, Entertainment, Financials, and more were scored using the Market Potential Index (MPI). The MPI measures the relative likelihood of adults or households in the specified trade area to exhibit certain

consumer behavior or purchasing patterns compared to the U.S. as a whole. An MPI of 100 represents the U.S. average. The categories that have a value under the national average indicate that residents in the Township engage in those consumer behavior types less often than the average American.

The Report organizes the MPI scores by category (i.e. Restaurants or Travel) and subcategory (i.e. went to a fast-food restaurant in the last 6 months or took an international trip in the last 6 months). Below are the average scores for selected categories analyzed in the Retail Market Report.

Generally, Upper St. Clair performs above the national average for market potential, with a total mean MPI of 110. In all but three of the selected categories, Upper St. Clair performs above the national average, with Apparel (97), Cell Phones (97), and Restaurants (96) performing just a few points under the national average.

Product/Consumer Behavior	Average MPI Across Subcategories
Apparel	97
Automobiles	111
Cell Phones	97
Computers	120
Entertainment	112
Financial	122
Grocery	107
Health	114
Home	113
Restaurants	96
Travel	133
Insurance	103
Total Average	110

LAND USE & ZONING

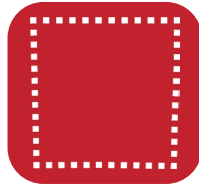
QUICK FACTS



14
ZONING
DISTRICTS



5
OVERLAY
DISTRICTS



9.8
SQUARE
MILES

Existing Land Use and Zoning

Upper St. Clair is a premiere community that offers diverse and competitive opportunities for living, commerce, education, recreation, and other amenities. The Township, located about 10 miles southwest of the City of Pittsburgh, is a suburban community that provides a mix of land uses. Upper St. Clair is a well-established and vibrant community that is approaching build out. As this build out approaches, the Township will be faced with opportunities and challenges associated with redevelopment and infill development.

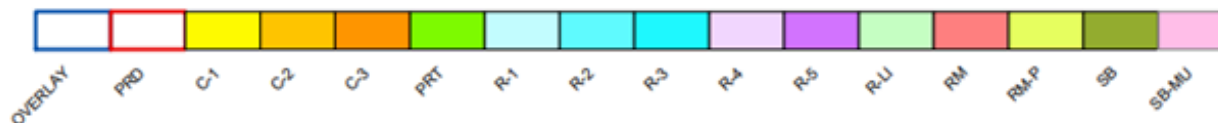
The Township is made up of a mix of land uses and is home to the St. Clair Country Club, the Port Authority's South Hill Rail Center, part of the South

Hills Village Mall, its own Community and Recreation Center, numerous parks and civic spaces, several residential areas and neighborhoods, and various types of commercial establishments and businesses along busy roadways including State Route 19/Washington Road, Painters Run Road, Fort Couch Road, and Boyce Road.

Upper St. Clair's current Zoning Map provides for all land uses through the following zoning district designations and overlay zones:

- R-1 Single-family Residential
- R-2 Suburban Residential
- R-3 Medium-density Residential
- R-4 Low-rise Multi-family Residential
- R-5 Multi-family Residential
- R-LI Low Intensity Residential
- C-1 Neighborhood Commercial
- C-2 Highway Commercial
- C-3 Regional Shopping
- SB Special Business
- RM Restricted Light Industrial
- RM-P Planned Restricted Light Industrial
- PRT Public Rapid Transit
- SB-MU Special Business Mixed Use

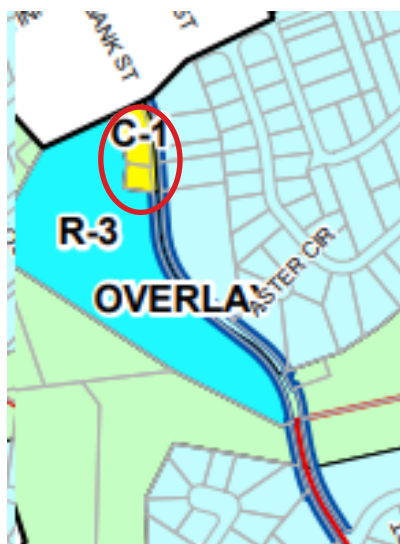
Zoning Districts



- FW Floodway Overlay
- FF Flood Fringe Overlay
- FA General Floodplain Overlay
- GW Greenways Overlay
- AH Airport Hazard Overlay

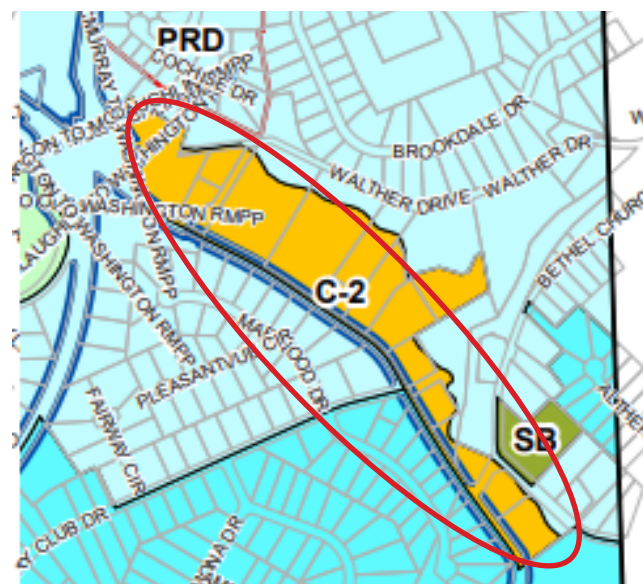
Commercial Areas

There are several commercial and business zoning districts in Upper St. Clair. The C-1 District is the Neighborhood Commercial District and there are two small C-1 areas in the Township. The first is located along Mayview Road near the intersection of Mayview Road and Lesnett Road. The second C-1 area is located in the center of the Township along McLaughlin Run Road, near the intersection with McMillan Road and Lesnett Road. The following images from the Township's Zoning Map show the C-1 areas.



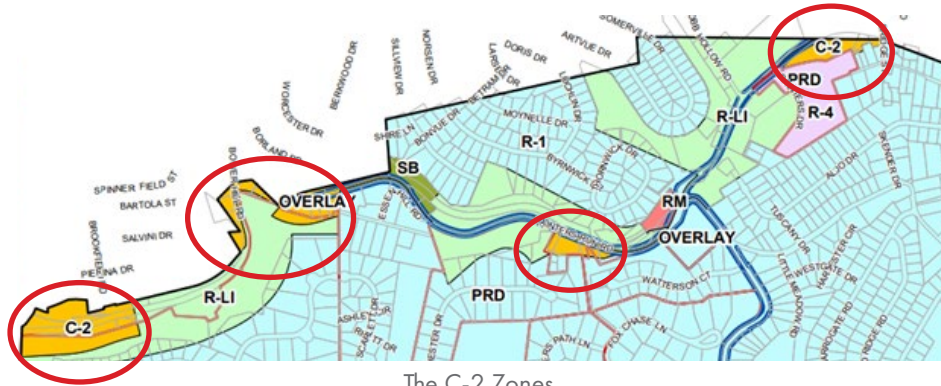
The C-1 Zones

The C-2 District, also known as Highway Commercial, is another commercial zoning district within Upper St. Clair. There are several C-2 areas scattered throughout the Township. There is a C-2 area located off of Washington Road/Route 19 along McMurray Road that is home to a several smaller scale business offices, a dance studio, a gas station, and a few restaurants. The C-2 area along McMurray Road is shown below.



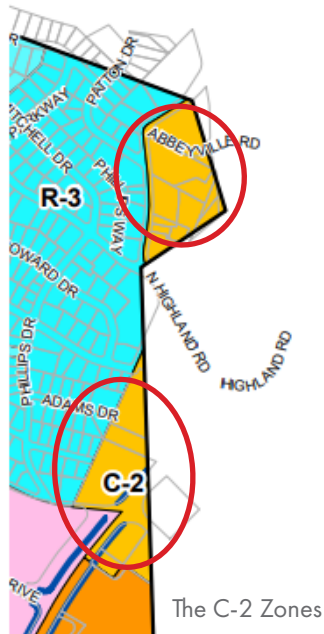
The C-2 Zones

Additionally, there are several C-2 areas along the Painters Run Road corridor in the northwest corner of the Township. The C-2 areas are scattered along the roadway as it travels through the Township and generally consists of smaller scale businesses including a car wash, a painting business office, and an auto repair shop. The image on the following page shows several of the C-2 areas in the northern part of Upper St. Clair.



The C-2 Zones

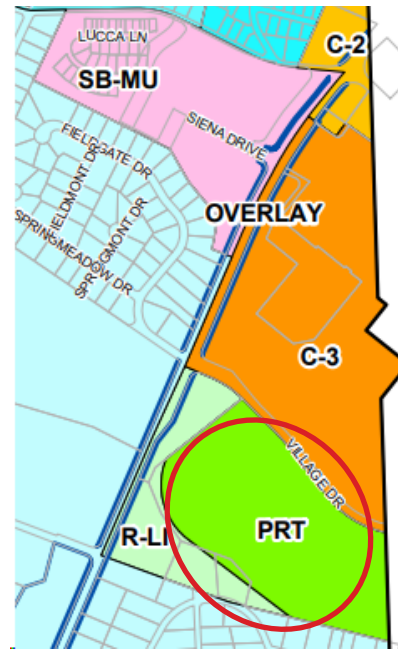
There are two more C-2 areas near the border with Mount Lebanon and just off of State Route 19/Washington Road. These C-2 zones are home to larger scale commercial establishments including a Trader Joe's, Chick-fil-A, and a commercial shopping plaza along North Highland Road as well as a CVS Pharmacy and another small commercial plaza at the intersection of Fort Couch Road and Washington Road. The following image from the Township's Zoning map shows these two C-2 areas.



The C-2 Zones

In addition, there is a C-3 Regional Shopping zoning district located within the South Hills Village Mall area. This C-3 area includes part of the South Hills Village Mall, including a Target and Dick's Sporting Goods as well as a few stand-alone buildings including a restaurant, several banks, and a shopping plaza with a hair salon and several retail stores.

The SB-MU Zoning District, which is the Special Business Mixed Use district, is located across the road from the South Hills Village Mall along Siena Drive. The SB-MU zone is home to a Whole Foods Market, a Duck Donuts, and The Porch at Siena, which is located off of Fort Couch Road.



The PRT Zone

The PRT, Public Rapid Transit, Zoning district is located just southeast of the C-3 area and is where the Port Authority's South Hills Rail Center is located, which provide light rail transit services to many residents living in the South Hills of Pittsburgh. The following image shows the C-3 South Hills Village mall area, the SB-MU zone, and the PRT.

Lastly, the Special Business, or SB areas, are scattered throughout Upper St. Clair. There are two SB areas located in the southern portion of the Township. The first, located on Boyce Road, is the current location of a church. Another SB area, located in southern part of the Township, is located along Old Washington Road and is home to several office buildings and a church. There is also an area zoned SB in the northern most part of the Township along Painters Run Road, near neighboring Scott Township and Bridgeville. The following images highlight these three SB areas in Upper St. Clair.



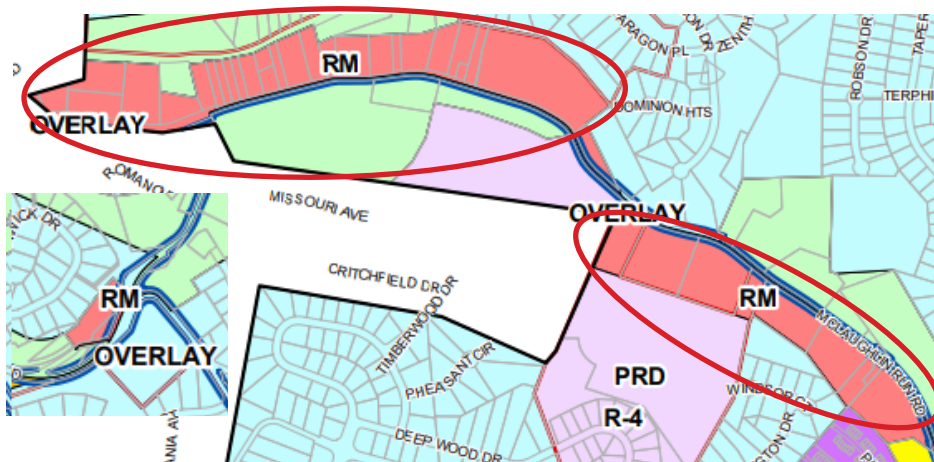
The SB Zones



Industrial Areas

While only a small amount of the Township's total land is dedicated to industrial-related uses, Upper St. Clair is still home to several industrial areas and businesses. The Township's industrial uses can be found throughout properties in the RM Restricted Light Industrial and RM-P Planned Restricted Light Industrial zoning districts.

The RM areas are located along McLaughlin Run Road and Painters Run Road. Businesses in the RM district along McLaughlin Run Road include an asphalt company, a pet boarding and pet day care business, an auto repair shop, a distillery, and a manufacturing company, to name a few. The RM zone on Painters Run Road is home to a saw and machine shop. The following images show the RM zones in Upper St. Clair.

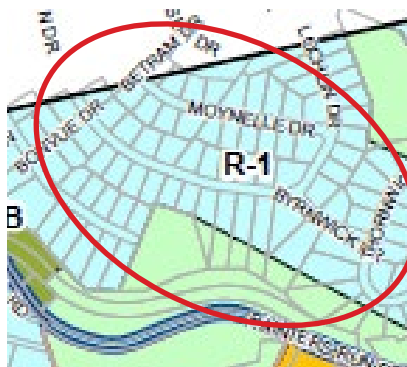
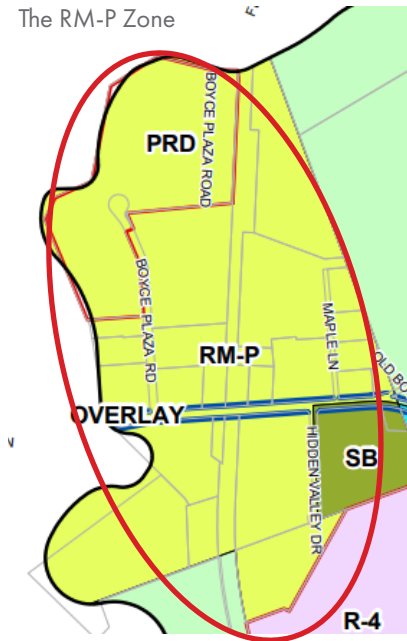


The RM Zone

The RM-P zoning district is located in the southwestern corner of Upper St. Clair, bordering neighboring South Fayette Township. The RM-P zone is home to some apartment buildings, business and professional office buildings, and a self-storage facility. The following images show the RM-P area in the Township.

UPPER ST. CLAIR TRENDS REPORT

The RM-P Zone



The R-1 Zone

Residential Areas

The majority of the land in Upper St. Clair is zoned and used for residential purposes. There are six (6) total residential zoning districts and 13 Planned Residential Developments (PRDs) noted on the Township's Zoning Map. The R-1 Single-family Residential district is the predominant residential zoning classification in the Township and is represented by the light blue color on the Zoning Map. Below are some images of some of the R-1 areas in the Township.

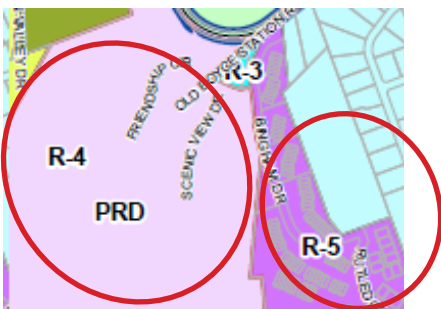
There are two (2) R-2 Zoning Districts, or Suburban Residential zoned areas, in Upper St. Clair. In addition, there are also a few R-3, or Medium-Density Residential, areas. The R-2 and R-3 areas are scattered throughout the Township and the following images highlight a few of the R-2 and R-3 areas in Upper St. Clair.



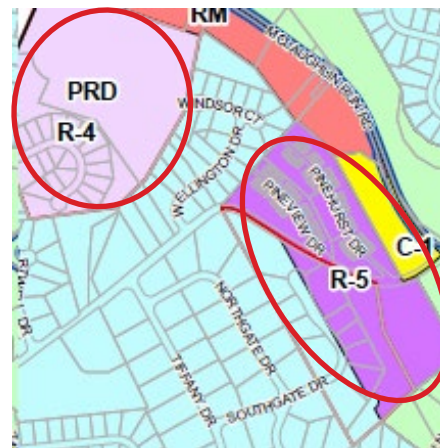


The R-2 and R-3 Zones

The residential zones that support higher density housing types include the R-4, Low Rise Multi-family Residential, and R-5, Multi-family Residential, districts. These areas are scattered throughout parts of Upper St. Clair and can be found in the southwestern corner of the Township off of Boyce Road, (Friendship Village of the South Hills), center of the Township off of Lesnett Road near the intersection with McLaughlin Run Road, and in the northern part of the Township off of Painters Run Road (St. Clair Woods Apartments). The following image highlight the R-4 and R-5 zones in Upper St. Clair.



The R-4 & R-5 Zones



The final residential zone in Upper St. Clair is R-LI, which is the Low Intensity Residential zoning districts. There are several R-LI areas scattered throughout the Township. These areas include much of the Township's greenspace, open space, Township-owned park lands, recreation areas, sports facilities, including Beadling Soccer Club, and golf courses, including the St. Clair Country Club and Frost Valley Golf Links. The following images show a few of the R-LI areas in Upper St. Clair.



The R-LI Zones

Overlay Zones

There are several overlays in Upper St. Clair. When overlays are used in zoning, they often provide for additional rules and regulations in some instances based on topographic issues and constraints. In other instances overlays can allow for greater flexibility in design and use. The overlays indicated in the Township's Zoning Ordinance and Zoning Map include the FW Floodway Overlay, FF Flood Fringe Overlay, FA General Floodplain Overlay, GW Greenways Overlay, and the AH Airport Hazard Overlay.

The FW, FF, and FA Overlays include various areas within the one-hundred-year floodplain. The Greenways overlay identifies areas where additional greenways should be provided for or are currently provided, which includes an area of trees, shrubs, and other vegetation, either natural or landscaped, extending fifteen (15) feet from the right-of-way into all lots and sites abutting the sides of the following streets:

- Boyce Road
- Mayview Road
- McLaughlin Run Road (except those lots and sites on the north side from the Bridgeville Borough line, through the West Penn Power Station property.)
- McMillan Road
- McMurray Road
- Painters Run Road
- State Route 19/Washington Road

Lastly, the Airport Hazard Overlay was created and established per the Allegheny County Airport (AGC) Airspace Plan.

Future Land Use

Upper St. Clair is mostly built out and currently provides for a variety of land uses through its various zoning districts. As part of the comprehensive planning process, the existing zoning districts will be evaluated and reviewed. The review and analysis of existing zoning and land use patterns and trends will be used to create a future land use map for Upper St. Clair that is designed to meet not only the current but also the future needs and land use goals of the Township. The focus of the Township over the last two decades or so has been infill redevelopment and replacement since it is mostly built-out. The focus for the next ten years will likely be very similar. Upper St. Clair provides

a variety of housing types, supports many different land uses, and provides immense park lands, open spaces, and recreational amenities for its residents and visitors.



The historic Fulton Log House built in 1830, image courtesy of Upper St. Clair 1830 Log House Facebook Page



The award-winning 2022 McLaughlin Run Road roundabout, image courtesy of Upper St. Clair

PARKS & RECREATION

QUICK FACTS



14
MUNICIPAL
PARKS



700
ACRES OF
PARKLAND

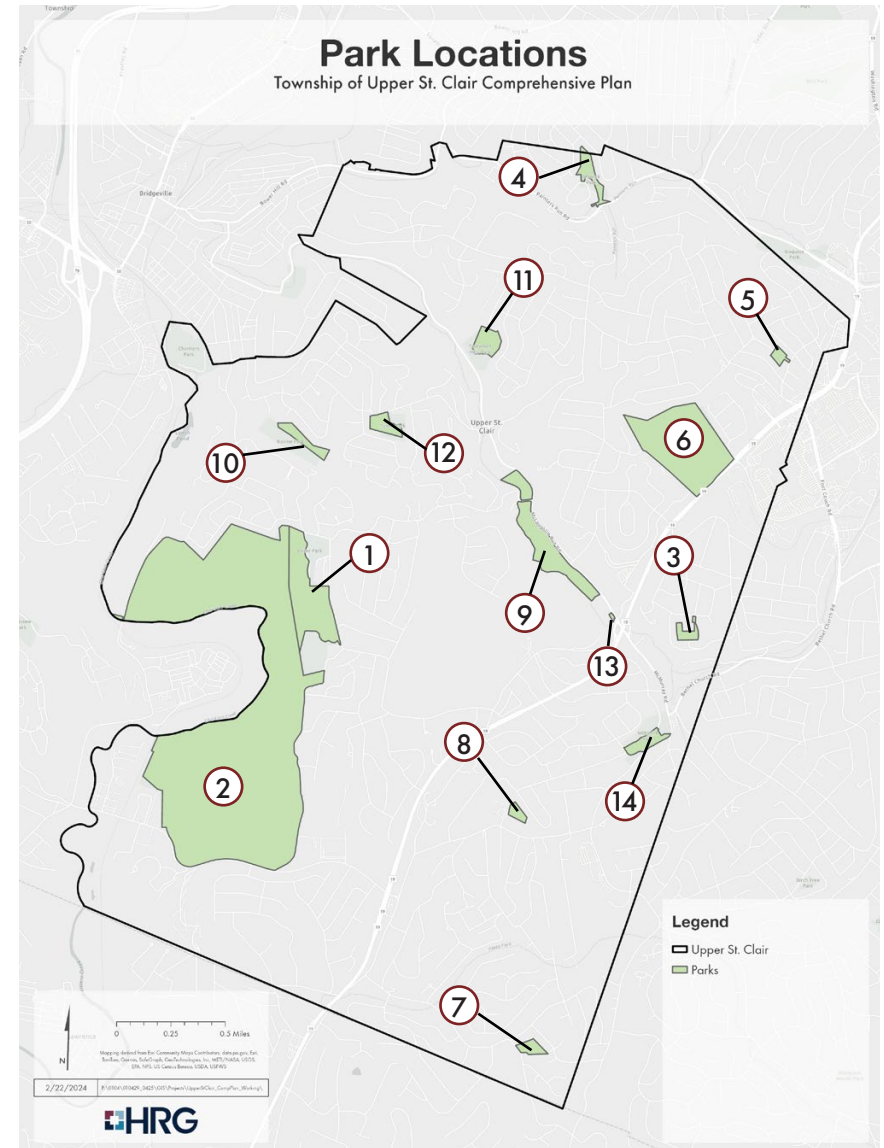


33
ACRES OF
PARKLAND PER
1,000 RESIDENTS

Township Facilities

The growing population of the Township has generated high demand for community and athletic facilities. Upper St. Clair is dedicated to serving its residents with high-quality recreation facilities and programs, and both have developed at steady pace to meet high expectations and needs. Upper St. Clair owns and manages over 700 acres of parkland including 14 parks, 16 tennis courts, a three-hole golf course, five baseball fields, nine basketball courts, five soccer fields, a walking trail, and various other recreational areas. The complete list of Township Parks includes the following and the labels correspond to the map to the right:

1. Baker Park
2. Boyce Mayview Park



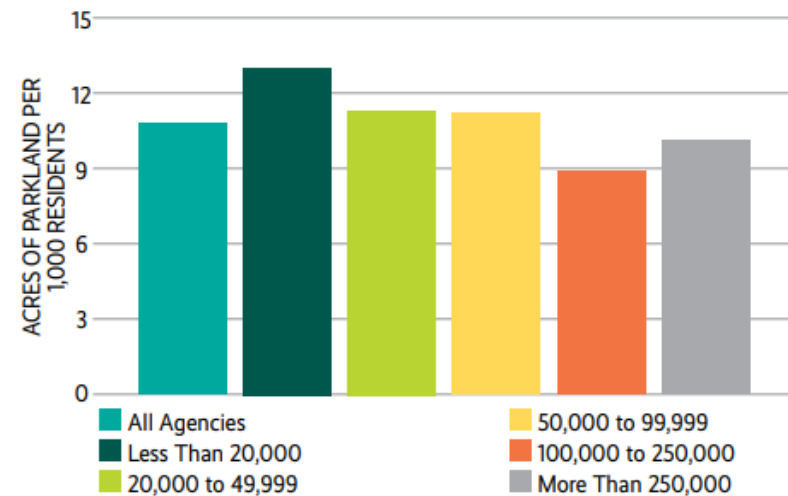
3. Brookside Park
4. Byrnick Park
5. Clair Park
6. Gilfillan Park
7. Hays Park
8. Johnston Park
9. Municipal Park
10. Ravine Park
11. Trotwood Park
12. Tustin Park
13. Veterans Park
14. Wiltshire Park

Park Metrics provided by the National Recreation and Parks Association (NRPA) compare a municipal department's recreation offerings to similar communities across the United States. The median number of acres of parkland per 1,000 residents for communities of comparable population is 15.7 with a median of 14 parks and a total of 295.5 total park acres. Upper St. Clair has about 33 acres per 1,000 residents, 14 parks, and over 700 acres of parkland which means the community has significantly more park facilities for the population than other communities of similar size. It is important to note that the NRPA metrics represent the average community's existing facilities, which may or may not match the needs of Upper St. Clair.

Boyce Mayview Park

As the Township's largest park and a regional destination for recreation and leisure, Boyce Mayview Park is home to approximately 481 acres of trails, sports fields, playgrounds, pavilions, and the Community & Recreation

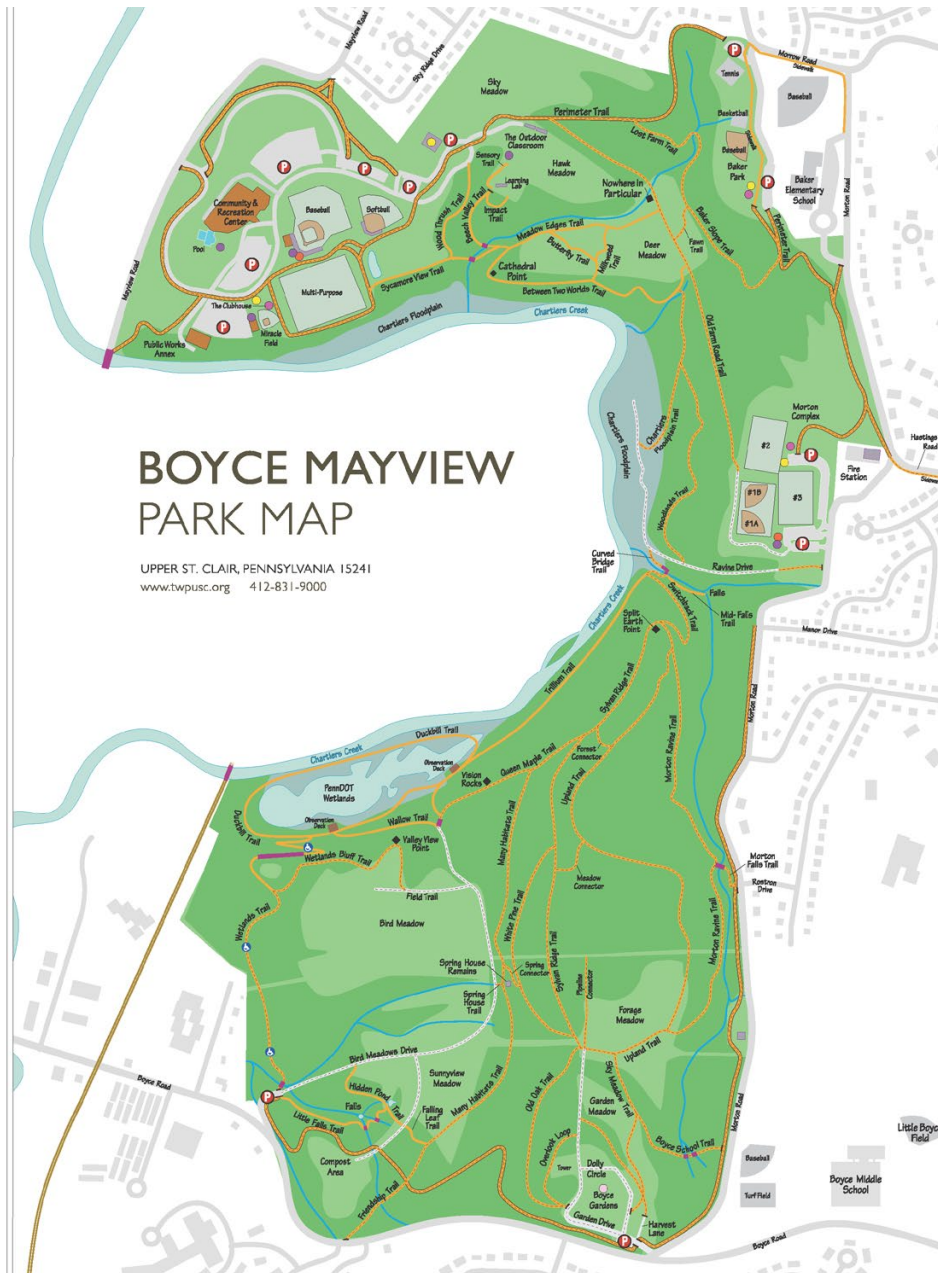
**FIGURE 2: ACRES OF PARKLAND PER 1,000 RESIDENTS
(BY JURISDICTION POPULATION)**



NRPA Parkland Breakdowns by Jurisdiction Size

Center, and more. The Park is the unification of two previous agricultural properties acquired by the Township—Mayview Farm and Boyce Park. On the west side of the park lies Chartiers Creek and its extensive wetlands that are constructed and owned by PennDOT. The land surrounding the Creek is home to diverse wildlife and flora.

The Community & Recreation Center (C&RC) is a 90,000 sq. ft. indoor community center featuring fitness, aquatics, and recreation and community activities open to all residents within the Township and the greater Pittsburgh Metropolitan Area. The C&RC is well-known in the region as a prime destination for recreational activities and offers many indoor recreation options, including an indoor pool, for all seasons.



Boyce Mayview Park Trails Map, image courtesy of Upper St. Clair



The McLaughlin Activity Center at the Municipal Park, image courtesy of Upper St. Clair

Gilfillan Park

At 59 acres, Gilfillan Park is the second largest park in the Township. Located in the northeast portion of the community, the land was purchased from the Gilfillan Family in 1976 to be used as a park and green space. As of today, the Park features a 1.25-mile nature trail which winds through woodlands of native trees, some of which are estimated to be over 400 years old. The Park remains primarily dedicated for passive recreation activities including hiking and cross-country skiing.

Municipal Park

Upper St. Clair's Municipal Building sits on a 29-acre parcel of land that also includes extensive recreational amenities including sports fields, courts, playgrounds, shelters, batting cages, and the McLaughlin Activity Center.



Hays Park, image courtesy of Upper St. Clair

Other Township Parks

Aside from the largest three parks, Upper St. Clair has 11 other neighborhood-scale parks that serve the community at a more local level. While most of these parks are smaller, they ensure that residents are within walking or biking distance to a public green space.

Additional Recreation

Upper St. Clair is home to one privately-owned golf course, the 265-acre St. Clair Country Club. While these facilities are not open to the public, they offer recreational opportunities aside from those at the diverse parks system where residents can engage in active recreational activities such as golf, aquatics, and dining.

2016 Parks and Recreation Plan

The 2016 Parks and Recreation Plan for Upper St. Clair sought to continue to provide high-quality and modern recreational assets for all residents to enjoy moving forward. The Plan outlined five objectives to help guide the future of the Township's recreational assets over the next several years including the following:

- Coordinate, encourage and develop year-round recreational opportunities.
- Seek and develop innovative partnerships with non-municipal recreation providers that enhance the quality of life for all Upper St. Clair citizens.
- Encourage and support volunteerism.
- Continue to balance funding to maintain a high-quality recreation system and deliver a high level of service.
- Work with the Parks and Recreation Advisory Board in meeting community needs.

Programming

Upper St. Clair has an extensive assortment of programming for individuals of all ages, abilities, and interests. A full list of the programming offered at the Township can be viewed on the Upper St. Clair website, but a highlight of some of the available programming includes the following:

- Summer Camps
- Youth Sports
- Fitness Classes
- Adult Sports
- Aquatics
- Adult Programming
- Youth Enrichment
- Preschool

Accessibility

The Americans with Disabilities Act (ADA) requires playgrounds and facilities constructed or altered after March 15, 2012 to comply with ADA design standards. Accessible parks and playgrounds create a sense of inclusivity for communities and schools, allowing all residents to partake in recreational activities. Inclusive playgrounds allow children of all abilities and developmental stages to play in the space. Playgrounds are required to have available, unobstructed routes to play equipment, at least one type of ground-level play component, existing or new ramps to have handrails on both sides, and to use specific safety surfacing that meets ADA criteria. Several Parks in the Township offer ADA accessible restrooms, playgrounds, signage, benches, and parking spaces to accommodate all ages of residents with disabilities. Additionally, the Community & Recreation Center is equipped with aquatic chairlifts, zero-depth pool entries, and an ADA-approved fitness equipment.



The Community & Recreation Center Indoor Pool, equipped with chairlifts and zero-depth entries, image courtesy of Yelp

PUBLIC FACILITIES & INFRASTRUCTURE

QUICK FACTS



20,961
RESIDENTS



24
ACTIVE
FIREMEN



28
FULL TIME
POLICE
OFFICERS

Public Works

The Upper St. Clair Public Works Department has 24 full-time employees who are responsible for the maintenance of the 110 miles of Township-owned roadways and 12 buildings. The Public Works Department also provides maintenance for recreation-related buildings and fields such as the Community & Recreation Center, McLaughlin Run Recreation Center, and more. Additionally, the Public Works Department is responsible for 24/7 responses to weather-related incidences such as fallen trees, roadway flooding, and unpredictable snowstorms.



The Township's Public Works Department Building, image courtesy of Upper St. Clair

Utilities

To meet the needs of residents, Upper St. Clair is served by a variety of utility providers. West Penn Power provides electric services in the area. Sewage management is provided by Allegheny County Sanitary Authority (ALCOSAN) and water is provided by Pennsylvania American Water Company. Natural gas is supplied by Peoples Natural Gas and Colombia Gas Company across the Township.

Broadband & Wireless

Residents from Upper St. Clair have a wide variety of options for internet and phone service providers. Local broadband services offer internet plan speeds between 50 mbps up to 2,000 mbps depending on the needs of the residents. The list of available providers in the area include the following:

- Verizon
- Xfinity
- T-Mobile
- Earthlink
- Hughesnet

Waste & Recycling

Trash collection services in the Township are provided by Waste Management. Each residence in Upper St. Clair has a 95-gallon wheeled cart for weekly refuse collection. In addition, Waste Management provides bi-weekly curbside recycling with a separate wheeled cart for recycling. Both of the carts are provided by the Township. In addition to the standard recycling program opportunities, Upper St. Clair also hosts several other recycling opportunities throughout the year including the following:

- Electronics Recycling
- Yard Waste Collection
- Document Shredding
- Hazardous Waste Recycling
- Christmas Tree Recycling
- American Flag Recycling



The Two Township-Provided Trash Receptacles, image courtesy of Upper St. Clair



Local Boy Scouts have placed these labels near stormwater drains to remind residents not to pollute

Stormwater Management

As of 2003, Upper St. Clair is required to have a municipal separate storm sewer system (MS4), under the Pennsylvania Department of Environmental Protection's (PADEP's) National Pollution Discharge Elimination System (NPDES) Phase II permit program for storm water discharges from storm sewer systems. Since then, the Township has implemented several actions to ensure the proper handling of stormwater discharge through its MS4 system. Local Boy Scouts have worked with the Public Works Department to label and mark all storm inlets across the Township. In addition, the Township has adopted mascots Fluvial and Flannery Frog to represent and educate the community on the importance of keeping watersheds free of pollution.

Schools

Public School

The Township is served by the Upper St. Clair School District. The school system includes six schools including Baker Elementary School (K-4), Eisenhower

Elementary School (K-4), Streams Elementary School (K-4), Boyce Middle School (5-6), Fort Couch Middle School (7-8), and Upper St. Clair High School (9-12). Between all the schools, the Upper St. Clair School District has over 3,900 enrolled students and employs nearly 300 educators and 200 support staff.

Private School

In addition to the Upper St. Clair School District, the Township is also served by one private institution with a student population of 71, Wesley K-8 School, a school program for students who have experienced barriers to learning and come from 50 neighboring school districts and 5 area counties.



Upper St. Clair High School, image courtesy of Upper St. Clair

Fire & Emergency Services

Fire Department

Upper St. Clair is served by the Upper St. Clair Volunteer Fire Department, which has 24 active firemen that service the area. The Department has 7 fully equipped vehicles that are used to service the Township as well as at 2 fire stations. In addition to rescue and fire services, the Fire Department also often hosts community fundraising events and other recreational events such as the Annual Relief Drive, block parties, and more.

Police Department

The Township has its own municipal police department with 35 full-time employees, 28 of whom are sworn police officers. The Police Department consists of several divisions including the following:

- Administrative Division
- Dispatch Center
- Investigative Division



Upper St. Clair's Volunteer Fire Department, image courtesy of the USC VFD

- Patrol Division
- Traffic Division
- Mountain Bike/Quad Unit
- Motor Carrier Safety Assistance Program (MCSAP)
- SHACOG Emergency Response Team
- DUI Task Force

The Police Department also offers fingerprint scans, a lost and found, vacation home checks, and a child safety seat inspection.

Emergency Management Services

Ambulance services in the Township are provided by Tri-Community South (TCS) EMS, who also service the Bethel Park and South Park communities. The EMS service consists of 11 ambulances, 14 wheelchair vans, an advanced life support squad vehicle, and over 100 employees to provide care to residents at all hours of the day, 365 days of the year.



Tri-Community EMS Station, image courtesy of TCS EMS



One of the Township's Police Cruisers, image courtesy of Upper St. Clair

FINDINGS

What We Learned

Demographics – The median age of Upper St. Clair residents is 44, which is older than the median age of Allegheny County and most of the surrounding municipalities. The Township’s population has continued to increase over the last decade and the median household income is higher than that of the County and State. Growth in the number of households continues to occur, indicating that Upper St. Clair is a desirable place to live. Given these statistics, the Township should continue to strive to meet the needs of all residents, regardless of age or income levels.

Housing & Affordability – Compared to its immediate neighbors, Upper St. Clair has the second highest homeownership rate. The Township is an affordable place to live within Allegheny County. Much of the housing stock in Upper St. Clair was built between 1950-1989. Infill development, rehabilitation, and replacement will be key to ensure that Upper St. Clair continues to offer a variety of housing types and a viable housing stock for years to come.

Transportation – The location of Upper St. Clair, its proximity to arterial roadways, and the presence of the South Hills Rail Center within the Township helps with accessibility to many modes of transportation. Commute times to work are slightly higher than the region. Current and near future transportation improvements include bridge rehabilitation and repair, safety improvements,



Some of the Township's young residents meeting goats at the 2023 Bounty Fall Fest, image courtesy of Upper St. Clair

and roadways resurfacing. Walkability and bikeability remain important and the Township has created plans for the development of a completed network of sidewalks and bikeways in the community.

Economy & Development – Average annual earnings in Upper St. Clair are well above those for the State. While Eating Places, Hospitals, Company Management, and Schools are strong in the region, Upper St. Clair’s major

employer industries have a wide range of median salaries which indicates a general gap in wealth between upper and lower classes.

Land Use – The Township has diverse land uses including residential, commercial, and industrial uses. Given that the Township is mostly built out, ensuring that adequate and appropriate rules and regulations are in place to promote and foster infill development, replacement, and revitalization projects will be key for the future of Upper St. Clair.

Parks & Recreation – Upper St. Clair’s parks system as well as its recreational and leisure programs and facilities are main contributors to its premiere community status. With 14 total municipal parks and 700 acres of parkland, Upper St. Clair provides more than the recommended number of acres of parkland per 1,000 residents. Continuing to not only maintain but also improve and expand the Township’s parks and recreation facilities to meet the needs of residents will be important over the next decade.

Public Facilities & Amenities – Upper St. Clair provides comprehensive and well-coordinated service offerings, both internal within the Township’s various departments and external with area service and utility providers, and the overall help of dedicated staff and volunteers across all organizations.

Together the facts and findings from this Trends Report provide a foundation to begin working on a Comprehensive Plan for Upper St. Clair that will meet the needs of Township residents, businesses, and stakeholders for several years to come. Issues that will likely be of particular importance and focus include continuing to provide parks, recreation, and leisure programming and facilities that meet the needs of residents, to promote connectivity and trails, to promote appropriate infill development, redevelopment, and replacement where appropriate, and to improve traffic flows and safety at key intersections and along main corridors.



The Youth Football Team at the 2019 Community Day Parade, image courtesy of Upper St. Clair