



Fallowfield Township Business Development

Presentation to the
Fallowfield Township Supervisors, Planning Commission,
Parks and Recreation Board, and Charleroi School District

September 10, 2014

PLANNING FOCUS

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- Entities:
 - The Board of Supervisors
 - Planning Commission
 - Delta Development Group, Inc.
- Task - Assess the Township's readiness for business development
- Findings were obtained from demographic research, stakeholder meetings, and GIS Mapping Data. It is from this analysis of business feasibility that we provided an Executive Summary and Recommendations
- All research and findings can be found in the "Fallowfield Township Business Development Strategy" Report



PLANNING PROCESS

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- ▣ Monthly Planning Commission Meetings
- ▣ Community tour (business perspective)
- ▣ Review Previous Reports & Demographics
- ▣ Sewer, Water, and Utility Mapping
- ▣ Interview Business Owners & Residential Developers
- ▣ Analytical Research & Recommendations



FALLOWFIELD TOWNSHIP DEMOGRAPHICS

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Demographic Profile

- ▣ Moderate Population loss from the 2000 Census
- ▣ Limited Ethnic Diversity
- ▣ Slightly older population than state
- ▣ Less affluent than state and national averages

Tax Structure – Summary Chart

Statistical Category - Municipal	MUNICIPAL MILLAGE	SCHOOL DISTRICT	SCHOOL MILLAGE
FALLOWFIELD	0.018	CHARLEROI	0.13
Average	0.0211188	Average	0.114553
High (Washington)	0.11113	High (Washington)	0.133
Low (West Finley)	0.004	Low (California)	0.09107
Median (Dunlevy)	0.0171	Median (Several)	0.12

Washington County Tax Assessment Department – 1/28/2014



COMMUNITY TOUR/GIS MAPPING REVIEW

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- Primarily Rural
- Vacant, Developable Land is Abundant
- Alta Vista Business Park
- Utilities are in place to accommodate Development



FALLOWFIELD TOWNSHIP TRANSPORTATION

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- ▣ U.S Route 70
- ▣ Mon Fayette Expressway Toll Road – State Route 43
- ▣ 31.61 linear miles of State Roadway
- ▣ 45.93 linear miles of Township Roadway
- ▣ 77.54 linear miles (total) of Roadway in Fallowfield Township

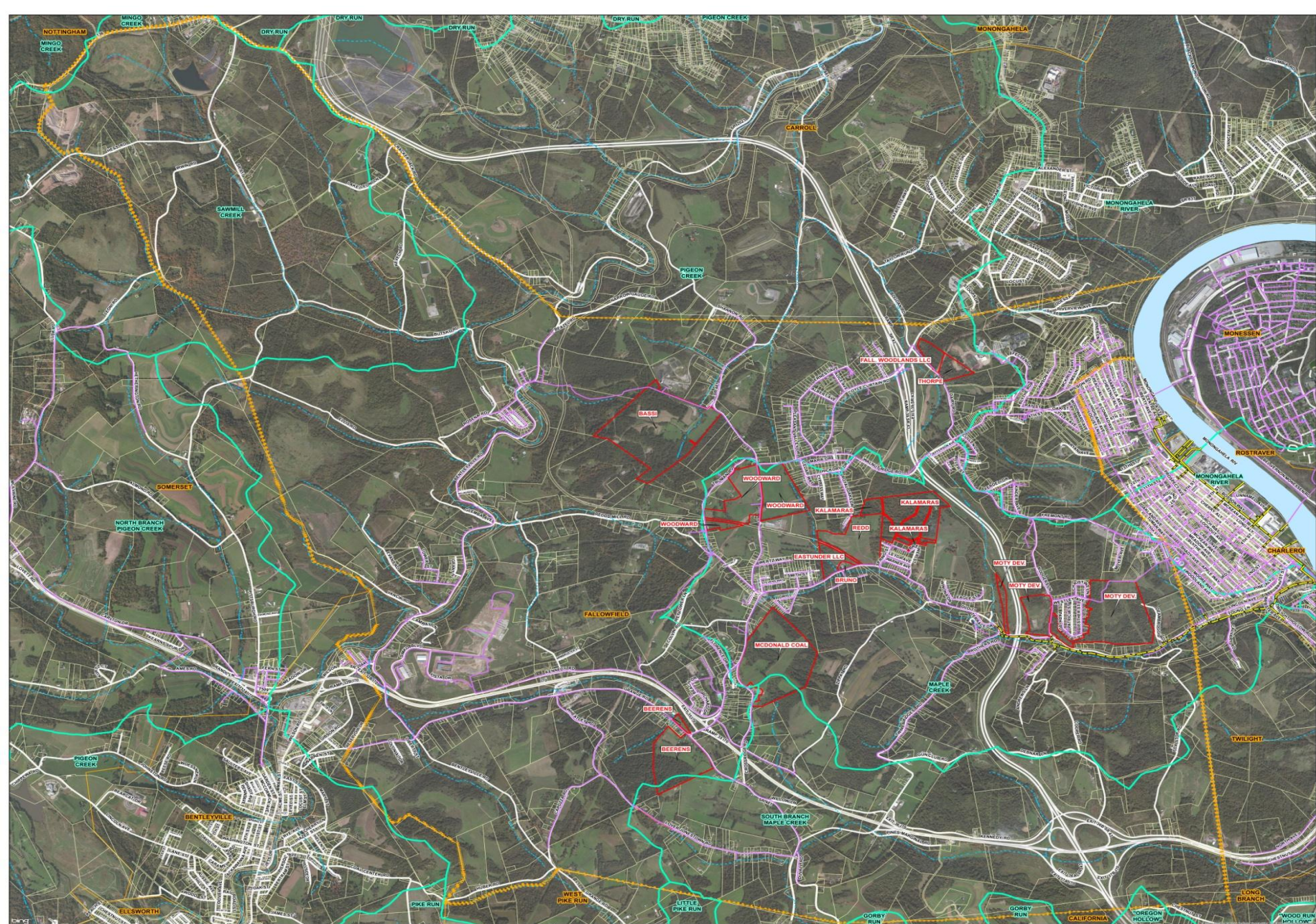


ALTA VISTA BUSINESS PARK

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- 256-acre site
- Ideally situated off of Interstate 70
- Keystone Opportunity Zone (KOZ) - owners and occupants pay almost no state or local taxes for 10 years if a company locates in Alta Vista by year-end 2015.
- Primed for Development





Revision	Description	Date	Designer	Appraiser

WATER TANK	WATERSHEDS
WATER SYSTEM PIPES	MONONGAHELA RIVER
SEWER RT. PIPES	PROPERTY LINES
STREAMS	PROPERTIES OF INTEREST
Washington Streets	MUNICIPAL BOUNDARY
PAVEMENT EDGE	FALLOWFIELD BOUNDARY

Project:	2025
Client:	DDG
Manager:	DDG
Date:	04/30/2024
Scale:	1 inch = 500 feet

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FALLOWFIELD TOWNSHIP MAP
 MAY 2014

	CHESTER Chester Engineers Midwestern Corporate Center 1500 Corporate Heights Rd. Moon Twp., PA 15108-2793 (412) 809-9900 FAX (412) 809-0811 Cheater
Sheet	1 OF 1

STAKEHOLDER/DEVELOPER INTERVIEWS

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- ▣ Commercial
- ▣ Residential
- ▣ Multi-Family
- ▣ Senior Housing



STAKEHOLDER/DEVELOPER RESPONSES—SINGLE FAMILY

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- The School District is the “main driver” of residential development
- 2014 School District Rank – 76th out of 105 Southwestern PA Districts
Pittsburgh Business Times “2014 Book of Lists Edition”
- Market Activity - Home builders identified that 25 home sales per year in Pittsburgh Area market segments will draw interest in the market. Fallowfield Township experienced twenty-one (21) home sales between 2010-2014 and approved seventeen (17) new residential construction permits between 2008 and 2012.
- Major home developers are typically the first builders in a “new” market. The lack of their presence in Fallowfield Township and the surrounding area does not bolster new residential development.



STAKEHOLDER/DEVELOPER RESPONSES – MULTI-FAMILY

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- Multi-Family Development is driven by new jobs and income levels in a defined area
- Multi-Family Developers have indicated that they are seeking rents at a minimum of \$1,200 per unit in order to warrant new multi-family development
- Income levels below the State average will not support new Multi-Family Development



PLAN RECOMMENDATIONS

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▣ Capacity Building

- ▣ Expanding citizenship participation – (Community Survey)
- ▣ Expanding leadership base – (Bringing in and Developing Community Leaders/Volunteers)
- ▣ Strengthened individual skills (Community Leaders/Staff with diversified Professional Backgrounds)
- ▣ Widely shared vision (A professional and tailored vision that represents the community)
- ▣ Strategic community agenda (Comprehensive Planning)
- ▣ Progress toward goals (Prioritized Implementation)
- ▣ Effective community organizations and institutions
- ▣ Better resource utilization

▣ Building on Strengths: Business Retention and Expansion – Alta Vista Park



PLAN RECOMMENDATIONS - CONTINUED

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- ▣ Comprehensive Planning
- ▣ Zoning and SALDO Update
- ▣ Resident & Developer Turn-key Packets
- ▣ Website Updates
- ▣ Parks and Recreation Improvements
- ▣ Codification of Township Ordinances
- ▣ Contact & work with Residential Home Builders/Developers



PUBLIC FUNDING OPPORTUNITIES

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- ▣ Industrial Sites Reuse Program
- ▣ Municipal Assistance Program (MAP)
- ▣ Tax Increment Financing Guarantee Program
- ▣ Local Economic Revitalization Tax Assistance (LERTA)
- ▣ Growing Greener II Grant Program
- ▣ Keystone Communities Program (KCP)





DELTA | DEVELOPMENT | GROUP
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QUESTIONS?

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