

# **REQUEST FOR PROPOSALS (RFP)**

## **Comprehensive Plan Update Project**

BOROUGH OF BRIDGEVILLE  
425 BOWER HILL ROAD  
BRIDGEVILLE, PA 15017

# **REQUEST FOR PROPOSALS**

## **Borough of Bridgeville Comprehensive Plan Update Project**

2021

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The Borough of Bridgeville is seeking the services of a consultant team to prepare a Comprehensive Plan update.

### **Project Description**

The Bridgeville Comprehensive Plan Project is intended to create a fifteen-year plan for the Borough of Bridgeville, creating an update to the Borough's 2005 Comprehensive Plan Update.

The Bridgeville Planning Commission recently completed a full review of the 2005 Comprehensive Plan and created a matrix of community needs and issues that they recommend be reevaluated. The concept scoping summaries from this exercise are attached as Exhibit A. The new Comprehensive Plan is anticipated to address these community concerns.

Analysis has shown various strengths, weaknesses, opportunities, and threats that currently exist in various spectrums from Transportation / Traffic, Trail Connectivity / Pedestrian Safety, Parking in the Commercial Districts, Land Use, Housing, Natural and Historic Resources, Community Facilities and Utilities.

Bridgeville Borough has experienced multiple flooding events in the past thirty years that has caused adverse issues and impacts to the low-lying areas of the community including the Baldwin Street neighborhood. Another pertinent issue facing the community is traffic related congestion on major corridors of the Borough, this along with limited parking availability are impeding on redevelopment and betterment of the central business district. These issues are a priority to identify the impediments and plan to solve.

The Bridgeville Comprehensive Plan Project is expected to be phased over two years, being completed by December 1, 2022. The comprehensive plan should be an "implementable plan" following principles and keys currently being promoted by the PA Department of Community and Economic Development.

### **Services to be Provided**

The consulting team to be hired will provide the full range of planning services necessary for the completion of the comprehensive plan as outlined above. A work program is attached prescribing a scope of work and specific deliverables. The consulting team is asked to submit suggestions on how the scope of work can be enhanced, plus additional details of approach, methods, etc. for carrying out the prescribed work. The project budget shall be fixed, and the project will only move forward when funding from DCED is approved.

Interested consultants should involve a multi-disciplinary team capable of successfully completing the requested tasks either through their own firm or by cooperating with other firms. The consulting team should be able to provide the following skills and abilities:

- Basic comprehensive planning – The team should be experienced and skilled in preparation of basic elements of comprehensive plans as specified in the Pennsylvania Municipalities Planning Code and accepted professional practice.
- Design – The team should be experienced and skilled in urban and community design in order to provide design guidance for downtown revitalization, residential neighborhood revitalization, and new development, and for related public or private capital improvements and guidelines or regulations for development activity.
- Economic vitality – The team should be experienced and skilled in strategies and programs for improving the economic vitality of the community and making it attractive for new business investment and job creation.
- Capital improvements – The team should be experienced and skilled in planning, designing, and estimating costs for roads and utilities and for preparation of capital improvement plans.
- Traffic engineering, pedestrian safety and parking management – The team should be experienced and skilled in traffic engineering, design and estimating costs for traffic improvements projects, pedestrian safety projects and for recommendations to improve parking management in commercial districts.
- Programs and financing – The team should be experienced and skilled in workable programs and financing resources and strategies for application of same to implement the comprehensive plan.

### **Completion Schedule**

It is expected that the consultant will complete its tasks and present relevant reports, products, and recommendations by December 1, 2022.

### **Contractual Requirements**

The consultant will be paid on a regular basis (no more frequently than monthly) upon receipt of proper invoices, certifications, and progress reports. Payment will be made on a reimbursement basis for services actually performed. Ten percent (10%) of the total contract amount will be withheld pending satisfactory completion of services.

### **Selection Criteria**

Proposals will be evaluated and a consultant will be selected based on the following criteria listed in order of importance:

- The relevant qualifications and experience of the consultant(s) in performing work and meeting objectives outlined herein.
- The qualifications and experience of personnel to be assigned by the consultant(s) to the project.
- Suggestions submitted to enhance the scope of work and additional details of the approach and methods to carry out the project. Proposals will be competitively judged on the quality and value of the proposed work approach, products, etc.

- The ability of the consultant(s) to meet the expected project completion schedule.

## **Proposal Content**

Consultant proposals must include:

- Brief history of the consultant(s).
- Description of relevant work experience, capabilities, and expertise which qualify the consultant(s) to undertake the project in accord with the above-stated minimum qualifications, plus most relevant client references. A qualified planning consultant is defined as:
  - a. An individual or firm that has an experienced and professional planning staff.
  - b. The staff person who will lead the team and bill for a plurality of the time spent by the firm on the project is a graduate of an accredited masters degree planning school or has AICP certification or an equivalent combination of education and experience that would qualify him or her for AICP standing.
  - c. Other staff persons conducting a significant portion of the work must have either a masters degree in urban/regional planning or a professional degree in a related field such as but not limited to landscape architecture, public administration, civil engineering, architecture, policy analysis, geography or sociology.
  - d. Possessing substantial experience in urban and/or regional planning.
- Personnel assignments and individual work experience.
- Any consultant suggestions for how the scope of work can be enhanced, plus additional details of approach, methods, etc. for carrying out the prescribed work.
- Confirmation that the proposed scope of work will be performed at the fixed budget.
- Proposed work schedule.

## **Selection Procedures**

Ten (10) copies of the proposal, not exceeding 75 pages, clearly labeled **RFP: Comprehensive Plan**, must be submitted to:

Joseph Kauer, Borough Manager  
**BOROUGH OF BRIDGEVILLE**  
425 Bower Hill Road  
Bridgeville, PA 15017

Proposals must be received no later than 1:00 PM, Monday, February 1, 2021 to be eligible for consideration. Late submissions will not be considered. A pre-proposal meeting is scheduled for Wednesday, January 13, 2021 – 10:30 AM at the Bridgeville Borough Building, 425 Bower Hill Road, Bridgeville, PA 15017. Any questions on the request should be directed to Joe Kauer, Borough Manager at [jkauer@bridgevilleboro.com](mailto:jkauer@bridgevilleboro.com).

A short list of consultants will be asked to schedule and make presentations to a consultant selection committee. It is anticipated that consultant selection will occur within 30 days of the RFP deadline. A notice to proceed will be issued as soon as possible thereafter.

# WORK PROGRAM

## 1. COMPREHENSIVE PLAN DEVELOPMENT

The Comprehensive Plan will be prepared in accordance with MPC requirements and will include all necessary plan components. A pre-planning assessment was conducted to ascertain priority areas of focus. This assessment will serve as the basis from which to guide professional services that will be retained to complete the Comprehensive Plan.

- Community Development Objectives
  - Professional services will be sought to direct an inclusive public engagement process to identify and prepare goals and objectives. This work element shall be consistent with Article III, Section 301 (a) 1 and Article VI, Section 606.
- A Plan for the protection of historic and natural resources
  - A plan for the protection of natural and historic resources will be included in this project and will be strategic in nature to allow the dedication of grant funds to priority areas, which include:
    - An assessment of Chartiers Creek, McLaughlin Run and Painters Run tributaries, and the associated concerns of flooding events with outcomes anticipated to remediate negative impacts and offer methods by which to capitalize upon these water resources.
    - An environmental assessment on sustainability recommendations for the municipality, including but not limited to shade trees, watershed management, conservation, stormwater management best practices, litter / recycling, and pollution control recommendations.
    - A review of the historic assets in the communities will be prepared and recommendations provided to use such resources to create branding and support economic development
  - Recreational aspects of Bridgeville will be explored.
    - It is anticipated that consultant services will be engaged to identify at a cursory level needed improvements to park facilities.
    - An assessment is desired to identify methods by which Trail Connectivity can be achieved within the Borough. This includes recommendations on how to connect to regional trails and possible new trails that connect the Borough's parks to its neighborhoods.
- A Plan for the movement of people and goods that assesses these issues in a manner than can set up funding programs to solve:
  - The Comprehensive Plan shall prepare a review of the project area's transportation system noting deficiencies and providing recommendations for:
    - Enhanced pedestrian mobility
    - Extension of trail facilities
    - Identification of gateway development
    - Capitalize upon transit facilities and services, park-n-ride lots, etc.
    - Provide specific recommendations for improving
      - Washington Avenue corridors (north and south) and Bower Hill Road corridor – which is impeded by traffic congestion during peak hours that has resulted in vehicle accidents and long-term vehicle idling, in addition to other negative effects the traffic has on the perception of our community.
      - Pedestrian safety enhancements throughout the Borough

- A Plan for Land Use
  - The Multi-Municipal Comprehensive Plan will include a land use study to identify the location, size, and status of various land uses including housing, community facilities and services, recreational lands, conservation lands, historic and cultural features, commercial development, and industrial uses. It is anticipated that a series of color land use maps will be created to visually depict:
    - Existing land use, natural resources, development constraints, public water and sewerage service areas, and potential development opportunities.
  - A future land use plan will be prepared to meet MPC requirements.
  - This component will be integrated with other plan elements to identify targeted areas for investment to support plan recommendations within other topical areas such residential revitalization, resource preservation, economic development, etc.
  - Recommendations will be sought that address blighted properties, code enforcement and zoning regulations including the current Mixed Zone uses.
  
- A Plan to meet the housing needs of present and future residents:
  - Services will be sought to address the following deficiencies:
    - Blighted and vacant properties
    - Infill and redevelopment opportunities are lacking in the Business District.
  
- Economic Development
  - Professional services will be sought to prepare:
    - An assessment of current conditions and identification of factors that impede development of an invigorated business district.
    - A gateway enhancement plan for both the north and south ends of Washington Avenue that include recommendations on traffic enhancements, economic development possibilities, study current zoning uses and recommendation of public improvements to improve traffic flow, aesthetics into the community and optimizing land usage.
    - A parking improvement plan for Washington Avenue Business Districts with emphasis on the creation of additional public parking in the northern gateway in the areas of Prestley Road and St. Clair Street.
    - Analysis and updating to the Baldwin Street Redevelopment Plan

## **2. IMPLEMENTATION PLAN**

- Implementation Plan
  - Associated costs and funding opportunities for high priority recommendations are expected to be an outcome of this work element.
  - The Comprehensive Plan will focus on the implementation of plan recommendations. To this end, an emphasis will be placed on leadership development, identification of responsible parties, and the articulation of clear definable actions and associated costs, timeframes, and responsible parties, where appropriate. The plan recommendations will be innovative to ensure the revitalization of residential, commercial and industrial areas where feasible. The implementation plan will include the following:
    - Phased action plan.
    - Interrelationships Among Various Components: A summary statement of the environmental, energy conservation, fiscal, economic development and social consequences on the study area, surrounding municipalities and the County will be developed. The formation of the comprehensive land use

plan will include an examination of any completed plans for the municipalities such as an Act 537 Plan, Solid Waste and Recycling Plan, housing plans, or studies completed.

- Relationship to Surrounding Areas: A statement will be formulated that indicates the relationship of the existing and proposed development of the study area to existing and proposed developments in the surrounding communities. This relationship will also be examined for the future development plans in the south western Pennsylvania region.
- Deliverables
  - Draft copies of the Comprehensive Plan will distributed to meet MPC requirements.
  - Final hard copy and digital color copies of the final Plan will be prepared.
  - A separate executive summary of the final Plan will also be produced and distributed.

### **3. PUBLIC PARTICIPATION / PARTNERSHIPS / PLAN ADOPTION**

- Meetings with state agency personnel will be conducted periodically to present recommendations in preliminary and final form for comment throughout the process.
- A Steering Committee will be formed to guide the Comprehensive Plan process.
- Public meetings will be held and outreach will be conducted through focus groups with a variety of entities including the school districts, business community, and not-for-profit community. Limit of three public meetings.

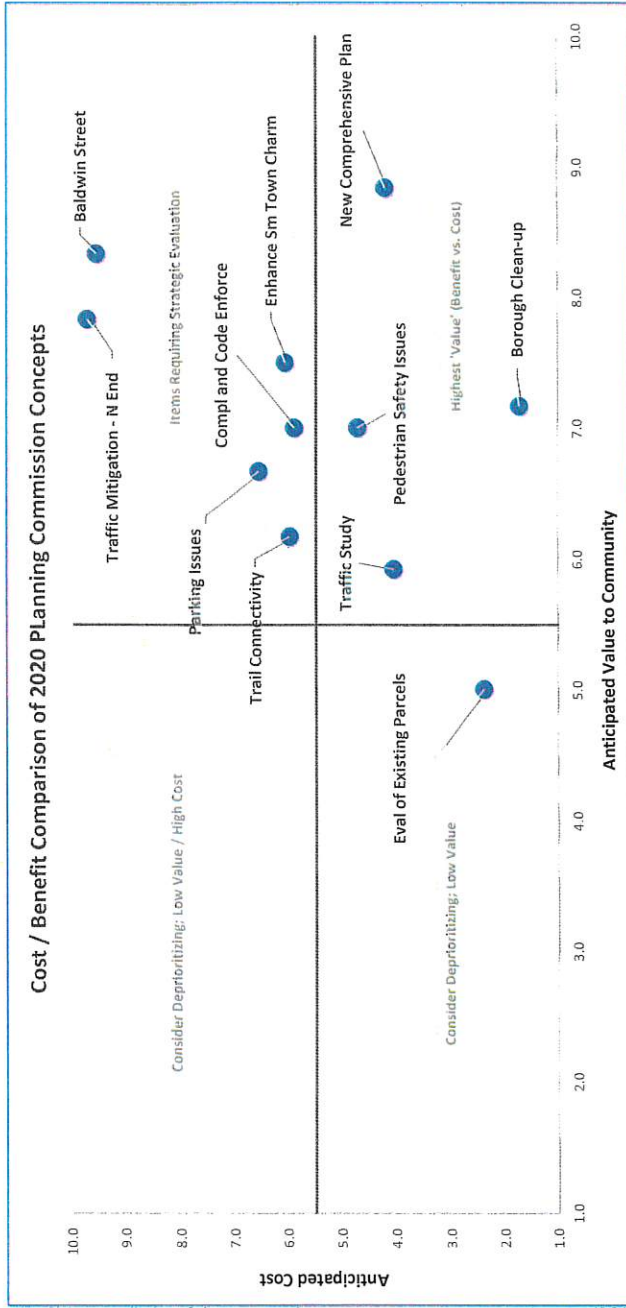
#### **ADMINISTRATION AND MANAGEMENT**

- Educational Component
- Travel
- Printing
- Community Meetings/Public Participation. Limit of three public meetings.

**###**

Concept	Value	Cost
Traffic Study	5.9	4.0
Pedestrian Safety Issues	7.0	4.7
Enhance 5m Town Charm	7.5	6.0
Parking Issues	6.7	6.5
Borough Clean-up	7.2	1.7
New Comprehensive Plan	8.8	4.2
Eval of Existing Parcels	5.0	2.3
Traffic Mitigation - N End	7.8	9.7
Compl and Code Enforce	7.0	5.8
Trail Connectivity	6.2	5.9
Baldwin Street	8.3	9.5

	X	Y
x-axis	1	5.5
	10	5.5
y-axis	5.5	1
	5.5	10





# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Owner</b>
JOE KAUER

<b>Title</b>
Traffic mitigation & improvements along Route 50 - North End of Borough

<b>Summary Scope</b>
<p><b>Challenge to address:</b> Heavy traffic into Bridgeville, blighted corridor, unwelcoming gateway to the community. Tangential or related areas that should be considered for a full solution?</p> <p>A) Create a specific revitalization and multi-municipal traffic improvement plan to improve traffic flow into Bridgeville from Collier Township.</p> <p>B) Project area: starting in Collier Township at Mayer Street to at least Bower Hill Road in Bridgeville. Suggest possible four lanes of traffic, two in each direction to Bower Hill Road, with dedicated turning lanes onto Prestley Road and Bower Hill Road. Suggest the concept of extending the existing railroad trestle and existing bridge over Chartiers Creek be considered to make room for the additional travel lanes. Need to work with Collier Township as the multiple exits from the Shopping Center are also a major source of the problem.</p> <p>C) When roadwork is being constructed improve the aesthetics of the northern gateway with new sidewalks, ornamental lighting, new welcome &amp; wayfinding signage, street trees, essentially continuing the downtown streetscape to the Collier border.</p> <p>D) To capitalize on this infrastructure investment, consider rezoning Washington Avenue from Collier border to Bower Hill Road to not permit car sales lots or repair facilities. Zone properties for either commercial activities consistent in Kinwan Heights (or downtown) or either high density residential / mixed to encourage more of a downtown feel throughout.</p> <p><b>Potential solution looks like:</b> improved gateway with additional travel lanes to facilitate traffic to primary side streets of both Bower Hill Road and Prestley Road, better usage of commercial properties adding to the local tax base, and a more welcoming gateway to the community improving property values, perception and marketability of the Borough.</p>

<b>Potential Funding Sources / Solution Partners</b>
<p><b>Solution Partners:</b> Bridgeville Borough, Collier Township, SPC, PENNDOT, Chartiers Valley Flood Authority, Railroad, adjoining property owners, utility providers, Chartiers Valley Shopping Center.</p> <p><b>Funding Possibilities:</b> Commonwealth - PENNDOT, possible SPC regional funding request, lobby elected representatives, both municipalities, CDBG, County Gaming Grants,</p> <p><b>Possible first steps</b> – joint request (Collier and Bridgeville) to PENNDOT traffic engineer for partnership to create draft traffic improvement plan (maybe some of the design could be done by PENNDOT?) if not, Council should consider increases in the Engineering budget next year to start necessary design work, start now seeking the same with Collier Commissioners.</p> <p><b>Future steps</b> – develop formal engineering solutions / plan even if the plan is extreme such as removing structures in the corridor. Seek grant funding working multi-municipal (leveraging additional support and consideration) Recommend the project be designed and built in phases so that its manageable to secure funding and realistic action steps.</p>

<b>ROM Budget Implication</b>
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<b>Anticipated Value to Community</b>
Large

# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
Baldwin Street

<b>Owner</b>
Mike Tolmer

<b>Summary Scope</b>
<p><b>Challenge to address:</b> Bridgeville Borough had EPD prepare a long-term conceptual plan to study Baldwin Street. The plan involved acquiring all properties along Baldwin Street and rerouting Bower Hill Road with an overall cost in the tens of millions of dollars. An alternative to the EPD plan could be a stepped plan that would not displace residents while addressing areas to mitigate flooding.</p> <p><b>Tangential or related areas that should be considered for a full solution?</b></p> <ul style="list-style-type: none"> <li>• Acquire properties between Baldwin Street and McLaughlin Run – As properties become available for sale, Bridgeville Borough purchases them so that they are not occupied.</li> <li>• Empty lots between Baldwin Street and McLaughlin could be lowered and made into green space, parks, or permeable parking.</li> <li>• Bower Hill Road bridge replacement next to the Beer Warehouse</li> <li>• Culvert Replacement behind the Dairy Delite</li> <li>• Look for potential developers to enhance properties on south side of Baldwin Street.</li> </ul> <p><b>Potential solution looks like:</b> Baldwin Street could be revitalized with keeping a majority of existing properties intact while providing flood relief along McLaughlin Run. The primary business district would be located along the south side of the street with parks, parking and green space along the north side bordering the creek.</p>

<b>Potential Funding Sources / Solution Partners</b>
<p><b>Challenges:</b> Acquiring properties would be costly. The Borough Manager is already working with FEMA to see if properties are eligible to be purchased by FEMA. If so, they would have to become Green Space. Replacing the bridge is also a large expenditure. The bridge is scheduled for some upcoming repairs. Bridgeville is working with Allegheny County to see if they can investigate the larger project of replacement instead of repair. Some work is already scheduled such as the culvert clean out.</p> <p><b>Funding and Partners:</b> Bridgeville Borough, SPC, State Senator, State Representative, Private Developers, PEMA, FEMA, Army Corp of Engineers, Flood Authority, CDBG, Bridgeville Library, Western PA Conservancy, Allegheny Conference, Pittsburgh Parks Conservancy</p>

<b>Anticipated Value to Community</b>
Large

<b>ROM Budget Implication</b>
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# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Owner</b>
D. Livingston

<b>Title</b>
Parking Issues

## Summary Scope

**Challenge to Address: Complaints regarding Parking in the Borough**

**Tangential or related areas that should be considered for a full solution? North End residents and Business owners in the R-1 District**

- A) Have workshop involving Parking Authority, Planning Commission and Borough Council and Zoning Officer to discuss parking issues.
- B) Perform a needs assessment Community Survey regarding Parking in the Multiple Use District.
- C) Review Zoning Ordinance regarding parking requirements in Bridgeville Borough for potential Articles and Sections to be updated.

**What does the potential solution look like?**

Fully identify parking issue challenges in the borough.

Convene a borough task force to address the identified parking challenges in the Borough.

## Potential Funding Sources / Solution Partners

**Solution Partners** Bridgeville Parking Authority, Bridgeville Borough Manager/Zoning Officer, Bridgeville Borough Council, Bridgeville Planning Commission, Community Members,

**Funding Possibilities**

<b>Anticipated Value to Community</b>	ROM Budget Implication
Large	\$

# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
Trail Connectivity

<b>Owner</b>
Mike Tolmer

## Summary Scope

**Challenge to address:** Although Bridgeville is very walkable, due to geographic (hills) and infrastructure (railroads) obstacles, destinations such as parks, library and the Central Business District requires long detours for pedestrians.

**Tangential or related areas that should be considered for a full solution?**

- Library to Main Business District Connection - Options include bridge over railroad or footpath from sidewalk in front of Bridgeville Towers across railroad and continuing to Library.
- Steps connecting Gregg Street to Laurel Street - Steps are currently closed. Council received estimates to replace them and the cost was around \$60K. Due to the flood in 2018, there were not any extra funds available to put towards replacing steps.
- Trail connecting Cook School Park to McLaughlin Park - Cook School and McLaughlin are 650 ft. apart but would require a 1. mile walk to reach each other. A trail could be cut into the hillside from Cook School Road down to McLaughlin Run and would allow easy access for residents to walk to McLaughlin Park.
- Trail connecting Romano Drive to McLaughlin Park - There is essentially a trail already existing here. It would just need improved.
- Possible Trail connecting Pennsylvania Ave/Missouri Ave to McLaughlin Run Road - A small trail would alleviate a large detour for residents walking from points above Pennsylvania Ave to the Central Business District.

**Potential solution looks like:** A wayfarer map could be included along with new signage directing pedestrian traffic. Eventually the trail system could be incorporated into a larger system such as the Montour Trail or Panhandle Trail.

## Potential Funding Sources / Solution Partners

**Challenges:** Some connections could be made rather easily with volunteers and donated services such as Bobcats. These would be the trails connecting to McLaughlin Park. The replacement of the steps would require grant funding and possibly using Borough employees to assist with labor such as demolition of existing steps. The labor could be used as matching funds. The Library connection would require access across the railroad. The owners of the rail, Pittsburgh & Ohio Central do not allow a pedestrian crossing. However, a possible solution would be to have Council approve the connection of Bank Street and Bank Street Extension. This would make it a road and easier to get approval from POHC to cross the railroad.

**Funding and Partners:** Bridgeville Borough, CDBG, Montour Trail, Panhandle Trail, Bridgeville Library, Western PA Conservancy, Allegheny Conference, Pittsburgh Parks Conservancy

<b>Anticipated Value to Community</b>
Medium

<b>ROM Budget Implication</b>
\$-\$\$

# Bridgeville Planning Commission – 2020 Concept Scoping Template

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<b>Title</b>					
Compliance & Code Enforcement					
<b>Owner</b>					
J. Cimmarolli					

<b>Summary Scope</b>
<p>Challenge to be Addressed: Assess code enforcement compliance (i.e. property maintenance,, sidewalks, signage, parking, etc.) review, update and/or amend codes &amp; enforce.</p> <p>What are the tangential or related areas that should be considered for a full solution?</p> <ul style="list-style-type: none"> <li>• Assess if a code officer,shared with neighboring communities, would be feasible and cost-effective for the community.</li> <li>• Engage other communities to determine opportunities &amp; develop plan</li> <li>• Prioritize offenses, establish goals, inspect &amp; report to council on a quarterly basis.</li> <li>• Determine whether complaints noted in 2005 Comprehensive Plan still exist in regards to rental units, absentee homeowners, property maintenance issues</li> <li>• ? Is there still housing in the borough that is uninhabitable?</li> </ul> <p>What does the potential solution look like:          Part-time, certified/qualified zoning/code officer shared with other local communities to <b>improve safety, neighborhood appeal &amp; community viability.</b>  <i>Depending on budget, handle as needed or quarterly, or more frequent?</i></p>
<b>Potential Funding Sources / Solution Partners</b>

<p><b>Funding:</b> If it is determined that zoning/code enforcement is to be separate from the borough management, will/can budget support new venture?          Will this concept be fundable in 2020 or will Council need to budget in 2021?</p>
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<b>Anticipated Value to Community</b>					
Medium					
<b>ROM Budget Implication</b>					
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# Bridgeville Planning Commission – 2020 Concept Scoping Template

Title
Enhance Small Town Charm While Investing in the Business District

Owner
D. Livingston

## Summary Scope

**Challenge to Address: Making the Community More Inviting**

**Tangential or related areas that should be considered for a full solution?**

- A) Gateway and community directional signage project design work has been completed. Gateway and community directional signage project has been developed and pending funding for completion.
- B) Work with Allegheny County to create a regional traffic improvement plan to better address development in the surrounding communities.
- C) Create a revitalization plan for the business district along the entire Washington Avenue Corridor.
- D) Add street amenities, benches, encourage business owners to adopt a planter

**What does the potential solution look like?**

Involve Washington Ave business/property owners to adopt existing sidewalk planters.  
 Encourage economic development for the vacant buildings and under utilized properties along the Washington Avenue Corridor.  
 Market Downtown Bridgeville as a walkable, livable downtown.  
 Review Zoning in Mixed Use District to determine if there is anything that can be done to encourage Business Development

## Potential Funding Sources / Solution Partners

**Solution/Funding Partners** South West Communities Chamber of Commerce, PA State association of Boroughs, PA Dept. of Community & Economic Development, Char-West COG, Allegheny County, Bridgeville Parking Authority

Anticipated Value to Community
Large

ROM Budget Implication
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# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
Pedestrian Safety Issues In Borough

<b>Owner</b>
D. Livingston

## Summary Scope

**Challenge to Address: To make Bridgeville More pedestrian Friendly** - Pedestrians have a challenging time navigating the Borough, due to increasing traffic volume, poorly maintained Sidewalks, Crosswalks with poor locations due to limited sight lines.

**Tangential or related areas that should be considered for a full solution?**

- A) Increasing Traffic volume from surrounding communities
- B) Pedestrian safe access to community parks is an issue (McLaughlin and Charties Parks).
- C) Move Cross walks to improve to sight lines and reduce the hazard to pedestrians Such as intersection Bower Hill Rd & Railroad
- D) Improve Signage St, Bank street & Dewey Ave, Washington Ave & Bower Hill Road

**What does the potential solution look like?**

Review location of crosswalk marking and signage at intersections with poor sightlines. Crosswalks at Bower Hill Road and Railroad Street, Dewy and Bank Streets. Increase signage with new high visibility signs for existing sidewalks. Better/different road way markings to assists Drivers recognize cross walks. Create a sidewalk maintenance program to identify sidewalks in need of repair starting in high pedestrian traffic areas and move in to the neighborhoods. Zoning Code Enforcement to Work with property owners (business and residences) for buy in for correcting the issue. Neighborhood beautification Grants to assist with sidewalk repair.

## Potential Funding Sources / Solution Partners

**Solution Partners** Borough Public Safety committee, Penn DOT, Allegheny County

**Funding Possibilities** Penn DOT, Allegany County, DCED

<b>Anticipated Value to Community</b>
Medium

<b>ROM Budget Implication</b>
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# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Owner</b>
J. Cimmaroli

<b>Title</b>
Traffic Study - Main arteries (volume, speed,...)

<b>Summary Scope</b>
<p>Challenge to address: Heavy traffic volume, speeding, truck traffic &amp; size, all detrimental to encouraging a safe, pedestrian friendly neighborhood &amp; better quality of life. Investigate if traffic calming efforts are applicable to major thoroughfares.</p> <p>Tangential or related areas that should be considered for a full solution?</p> <ul style="list-style-type: none"> <li>• Investigate Traffic Calming opportunities (Guidebook available from PennDot &amp; other sources)</li> <li>• Request 5-10 years of data from PennDot regarding traffic studies (volume &amp; speed)</li> <li>• Radar speed signs (not speed trap cameras)</li> <li>• Investigate "Walkable Communities" &amp; work towards achieving certification (Mt. Lebanon)</li> <li>• Police presence</li> <li>• Hold small forum to listen to neighbors complaints/recommendations</li> </ul>

<b>Potential Funding Sources / Solution Partners</b>
<p>Funding: PennDot, Allegheny County, State Representatives, grants from Stongtowns, AmericaWalks, etc.</p> <p>Solution Partners: To Help Develop Pathways - Engineering other walkable Communities (Mt. Lebanon)</p>

<b>ROM Budget Implication</b>
\$ \$\$

<b>Anticipated Value to Community</b>
Medium



# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
New Comprehensive Plan

<b>Owner</b>
T. Nath

### Summary Scope

With the intent of identifying opportunities for how a community should approach the development of its resources, a comprehensive plan can and should serve as *one of the primary sources of planning and direction* for Bridgeville's Planning Commission. Bridgeville's most recent comprehensive plan was completed in 2004, and much of the demographic information was based on 1990 and 2000 US Census information, making that data 20-30 years old. A review of best practices across borough, township, and county comprehensive studies suggest that plans should be updated every 10 years. It is reasonable to assume that much of that data, together with the associated assumptions and recommendations from Bridgeville's 2004 plan are now outdated. In order to update this plan and provide the Planning Commission (and by extension, Borough Council) with more current information, the Planning Commission should consider initiating a new comprehensive plan. Additionally, with 2020 census data expected to be available in early 2021, 2021 may be an ideal time to initiate this effort. Similar to the approach of the 2004 plan, Bridgeville should consider way to incorporate wider community involvement in the effort by way of surveys, committees, and/or focus group sessions to incorporate perspectives across residents and business across the borough.

### Potential Funding Sources / Solution Partners

It is assumed that Bridgeville would partner with an engineering or consulting firm with particular experience and expertise in the development of township and borough comprehensive plans. I'm not immediately aware of any avenues which may help with subsidizing this effort, and assume that this would be a direct budget request from Bridgeville Borough's budget for calendar year 2021.

**Potential Timeline:**

1. Initial planning, partner interview and selection - ~2 months (could begin in 2020)
2. Comprehensive Plan development -- ~6-8 months

<b>Anticipated Value to Community</b>
Medium

<b>ROM Budget Implication</b>
\$ (anticipated between \$25-50K)

# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
Borough Clean-up

<b>Owner</b>
T. Nath

<b>Summary Scope</b>
<p>There are several areas of Bridgeville that are in particular need of attention for the trash and debris that has accumulated. These areas reflect badly on the overall image of our wider community, especially when visitors or commuters as passing through from surrounding communities that may be doing an overall better job of upkeep...South Fayette and Upper St. Clair in particular. This effort would include in it scope the planning, organization, procurement of donations or necessary supplies, with an emphasis on attempting to gather wide community support and involvement. Plans could scale based on overall interest, and we'd need to be thoughtful about timing based on any social-distancing or other on-going COVID-related restrictions. Additional benefit of this item is that it likely does not need to wait until 2021, as it likely would not require any significant budget allocation.</p>

<b>Potential Funding Sources / Solution Partners</b>
<p>Potential approaches could include soliciting local businesses (Home Depot?) to partner with us for modest supply donations (i.e. garbage bags, gloves, etc.) although that may be more difficult in the current environment. Perhaps there are sanitation companies that may offer discounted dumpster fees. There may be other 'green' or environmental organizations that would be interested in supporting our efforts either through donations or direct volunteer support. If we had enough younger children involved, maybe there's an opportunity for the Bridgeville Police to drop by with some simple free-bies. May be an opportunity for Sami's Screenhouse to do some t-shirts for volunteers at discounted pricing. Bridgeville's Facebook page could be used as a source of input on areas most in need of attention, with the additional potential of recruiting volunteers and generating awareness. Other potential community partnerships could include restaurants that would be interested as point of event kickoff (maybe morning coffee, organizing into teams, direction for day) and conclusion ('happy hour' sort of conclusion).</p>

<b>Anticipated Value to Community</b>
Low

<b>ROM Budget Implication</b>
\$ (anticipated between \$1-2K)

# Bridgeville Planning Commission – 2020 Concept Scoping Template

<b>Title</b>
Evaluation of Existing Parcels

<b>Owner</b>
T. Nath

## Summary Scope

One of Bridgeville's major challenges with respect to new development is the limited amount of existing undeveloped property. There are some properties and sites within the Borough though which may offer attractive development potential, and so should be explored by the Planning Commission in order to evaluate that potential. This effort would account for the initial research and inventorying of any lots (and potentially buildings) that Planning Commission should consider as sites for future development efforts. In order to facilitate a methodical approach to evaluating which (if any) of sites may provide opportunities for future development, it would be extremely helpful to have a consolidated list of these properties and owners, together with any knowledge of historical discussions that have taken place to date. From that list, the Planning Commission could evaluate approaches to engaging these owners in order to understand their current thinking and interest in development. Approaches could include designating a future Planning Commission meeting to include these individuals, or separate 1-on-1 contact where that might make more sense. Output of those discussions would inform any opportunities to be pursued in future phases.

## Potential Funding Sources / Solution Partners

The actual 'solution' phase of this effort would depend on what is found during the initial evaluation activities outlined above. Options for development, potential partnerships for those sites, and additional sources of funding would need to be considered in subsequent phases. Investment requirements for the *initial evaluation phase* are limited to the time/resources necessary in order to pull together conversations, document notes, etc.

<b>Anticipated Value to Community</b>
Medium/High

<b>ROM Budget Implication</b>
\$ (for evaluation phase; actual development estimates would be future phases)