



**PETERS
TOWNSHIP**
P E N N S Y L V A N I A

PETERS TOWNSHIP COMPREHENSIVE PLAN UPDATE

STEERING COMMITTEE MEETING NO. 2

JULY 8, 2025

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Engineering | Planning | Infrastructure Solutions

AGENDA

1. Introductions
2. Review Progress Made To Date and Project Schedule
3. Review Draft Trends Report
4. Review Draft Past Plans Review
5. Engagement and Outreach Events
 - Community Day Update and Results
 - Oline Survey and Mapping Toll- Now Live! Please Spread the Word!
 - Key Stakeholder Focus Groups- need to pick a date
 - 2nd Neighborhood pop Up Event
 - September Open House
6. Future Land Use Exercise and Discussion
7. Wrap-up and Next Steps
 - Next Steering Committee Meeting Date- September

TASKS COMPLETED TO DATE

- ✓ Staff Kickoff Meeting – April 9, 2025
- ✓ Community Tour – May 2, 2025
- ✓ Department Heads Interviews – May 2, 2025
- ✓ Initial Trends Report Draft
- ✓ Past Plans Review
- ✓ Steering Committee Kickoff Meeting – May 13, 2025
- ✓ Info on Comprehensive Plan added to Township website
- ✓ 1st Neighborhood Pop Up Event – Community Day on June 28, 2025
- ✓ Online Survey and Interactive Mapping Tool Now Live – June 27th through August 15th
- ✓ Ongoing Monthly Check-in Meetings with Twp staff and HRG staff

SCHEDULE

	April 2025	May 2025	June 2025	July 2025	August 2025	September 2025	October 2025	November 2025	December 2025	January 2026	February 2026	March 2026	April 2026	May 2026	June 2026	July 2026	
Phase 1: Visioning, Outreach, Needs Assessment, and Strategy Development	[Red Bar]																
Initial Trends Report	[Red Bar]	[Red Bar]															
Past Plans Review	[Red Bar]	[Red Bar]															
Info for Township Website	[Red Bar]																
Day of Interviews and Community Tour		[Red Bar]															
Online Survey and Tools		[Red Bar]	[Red Bar]	[Red Bar]													
Steering Committee Meetings	Ongoing / Schedule TBD																
Neighborhood Pop Up Events																	
Stakeholder Focus Groups			[Red Bar]														
Community Kickoff Meeting and Open House			[Red Bar]														
Theme Area Identification				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
Goal and Strategy Development				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
Transformative Sketches				[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]										
Phase 2: Plan Development, Capacity Building, and Implementation																	
Plan Development								[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]	[Red Bar]				
Capacity Building and Implementation											[Red Bar]	[Red Bar]	[Red Bar]				
Rounds of Edits and Revisions & Open House												[Red Bar]	[Red Bar]	[Red Bar]			
Public Display and Adoption																	[Red Bar] PC Board

PAST PLANS REVIEW

- The Review analyzed goals and strategies in previous and relevant plans to ensure goal alignment
- The Review evaluated the following relevant plans:
 - The Comprehensive Park, Recreation, and Open Space (PROs) Plan 2016
 - Rolling Hills Park Master Site Development Plan (2018)
 - Washington County Comprehensive Plan
 - Plan Peters, Peters Township's Comprehensive Plan (2013), and various supporting documents:
 - Market Analysis
 - Place Type Summaries
 - Scenario Planning Initiative Summary Document

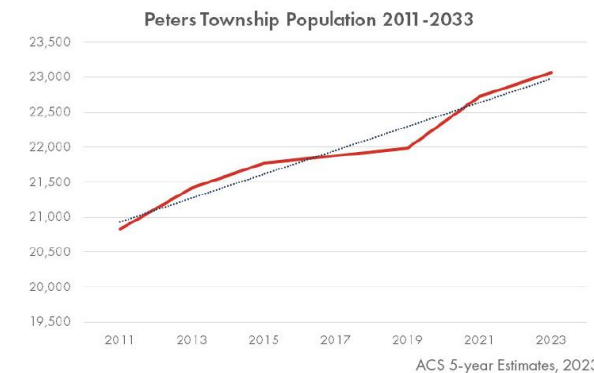
TRENDS REPORT FINDINGS

- The Report analyzed Census and ACS data for the Township and Allegheny/Washington Counties over time
- Compared Township statistics to neighboring municipalities
- Assessed current amenities and facilities
- The Report was broken into the following categories:
 - Demographics
 - Housing & Affordability
 - Transportation
 - Economy & Development
 - Land Use
 - Parks & Recreation
 - Public Facilities & Amenities

GENERAL DEMOGRAPHICS

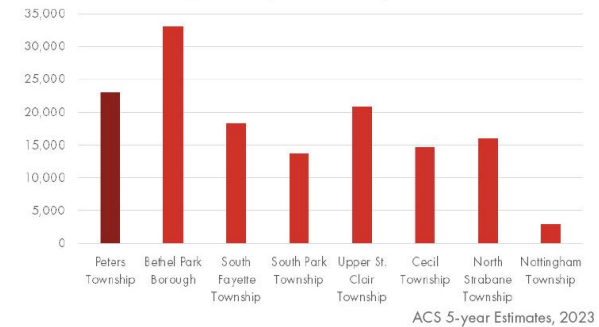
Population

Since 2011, the Township's population has consistently increased. The population was 20,832 residents in 2011, and by 2023, the population had increased to 23,070 residents. This represents a 10.7% change from 2011 to 2023.



Amongst its neighboring municipalities that it shares borders with, the Township has one of the largest populations. Peters Township is the largest Township, while the Municipality of Bethel Park has the largest population.

Regional Population Comparison

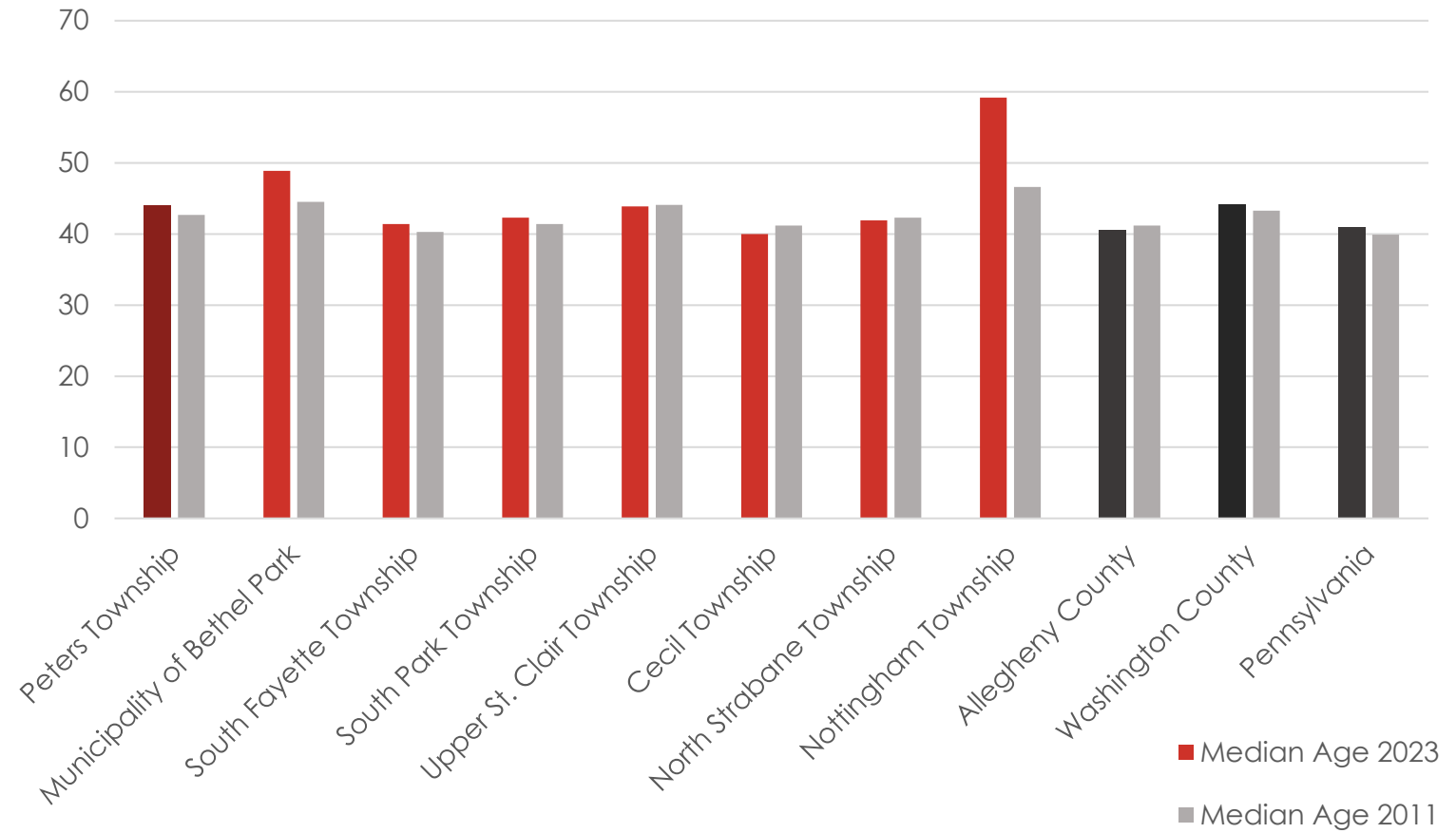


The Township is seeing greater growth than both Washington County and Allegheny County. Washington County's population increased by 1.1%, and Allegheny County's population increased by 1.4% from 2011 to 2023. This is significantly lower than the population growth of the Township, which was 10.7% during the same time period.

Not only is it important to understand recent growth in the Township but also to understand what might be expected in the future. To do this, population projections were developed based on a linear regression model, utilizing

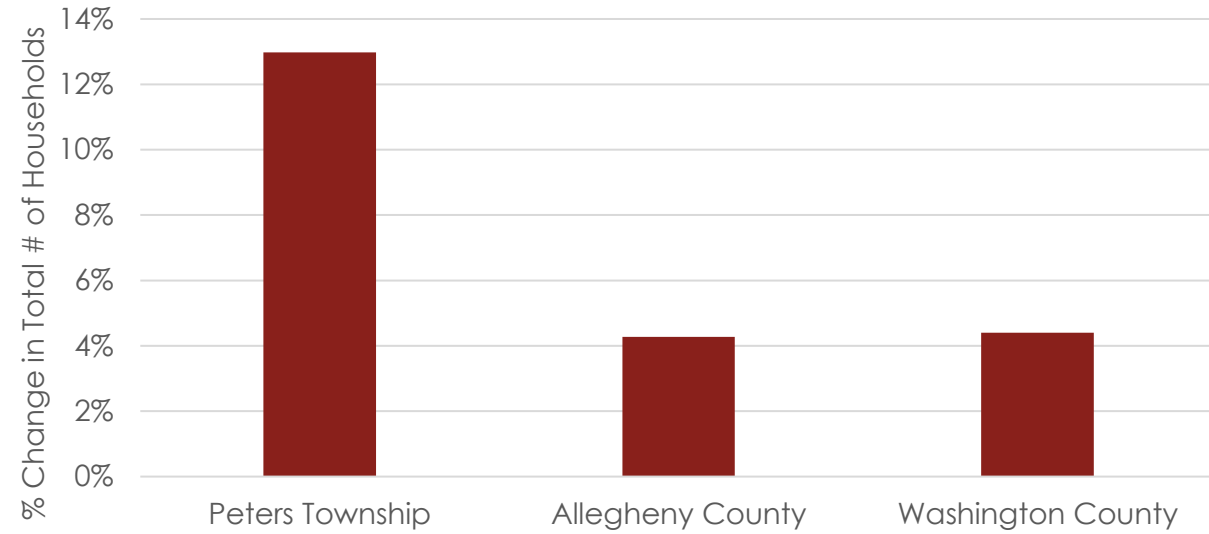
TRENDS REPORT FINDINGS

Regional Median Age Comparison

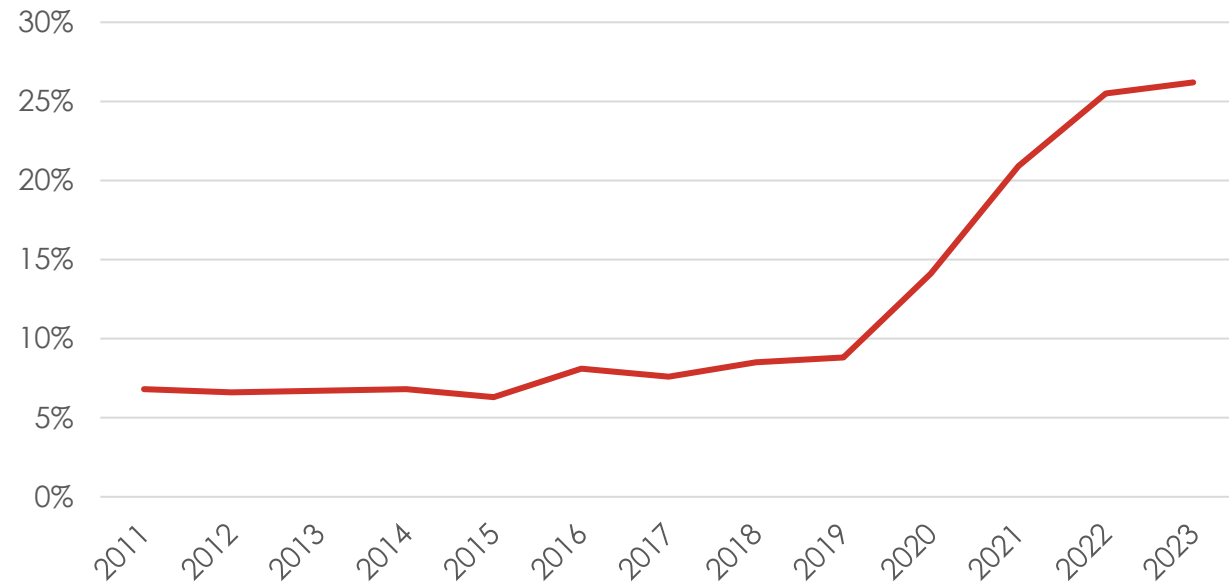


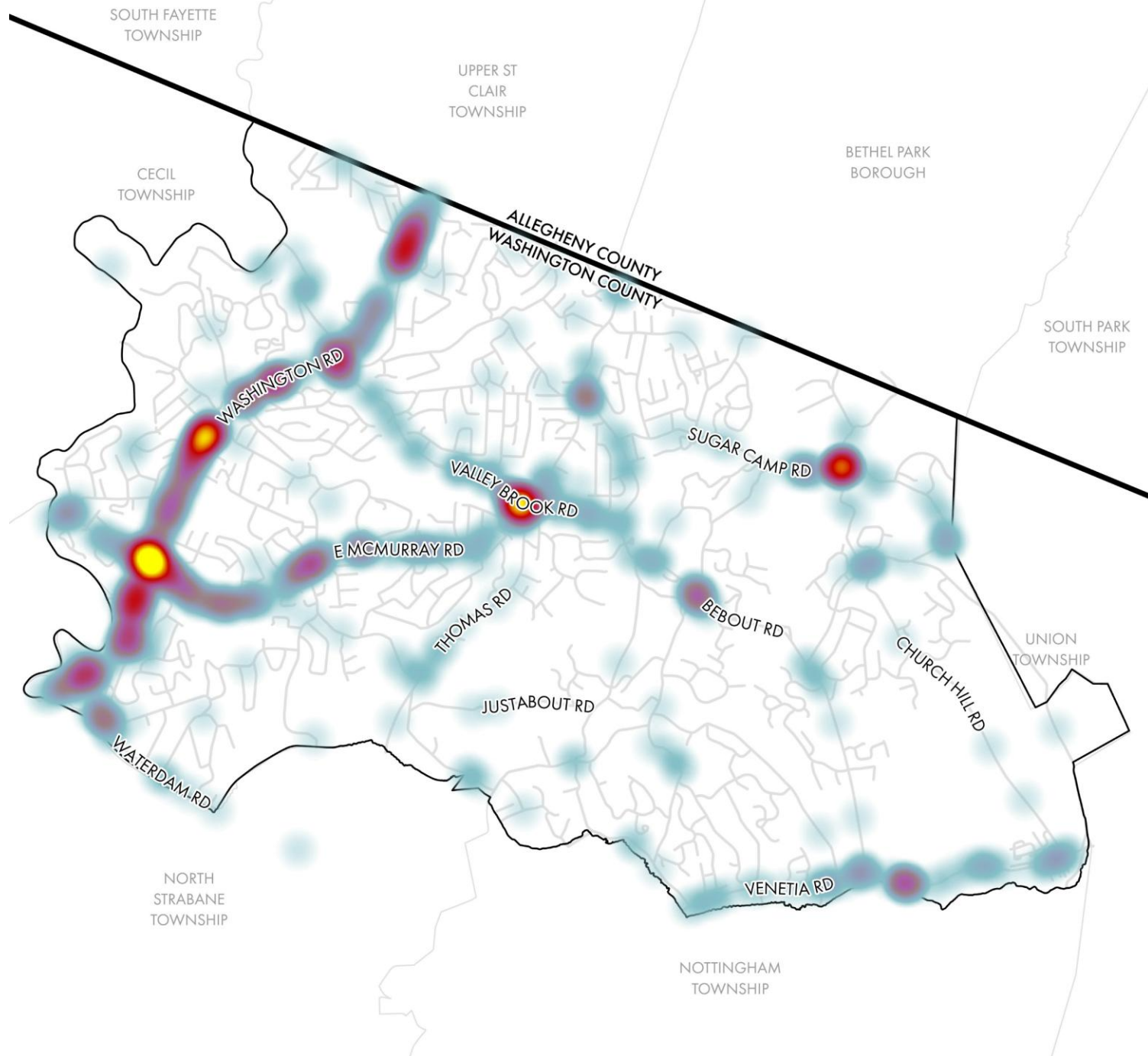
TRENDS REPORT FINDINGS

Household Growth, 2011-2023



Percent of Residents Working from Home, 2011-2023







Crashes

Dec 2019 to Dec 2024

Peters Township Comprehensive Plan

Legend

-  County Borders
-  Peters Township
- Crash Density, Dec 2019 to Dec 2024
-  Sparse
Dense



N



0 0.35 0.7 Miles

5/9/2025
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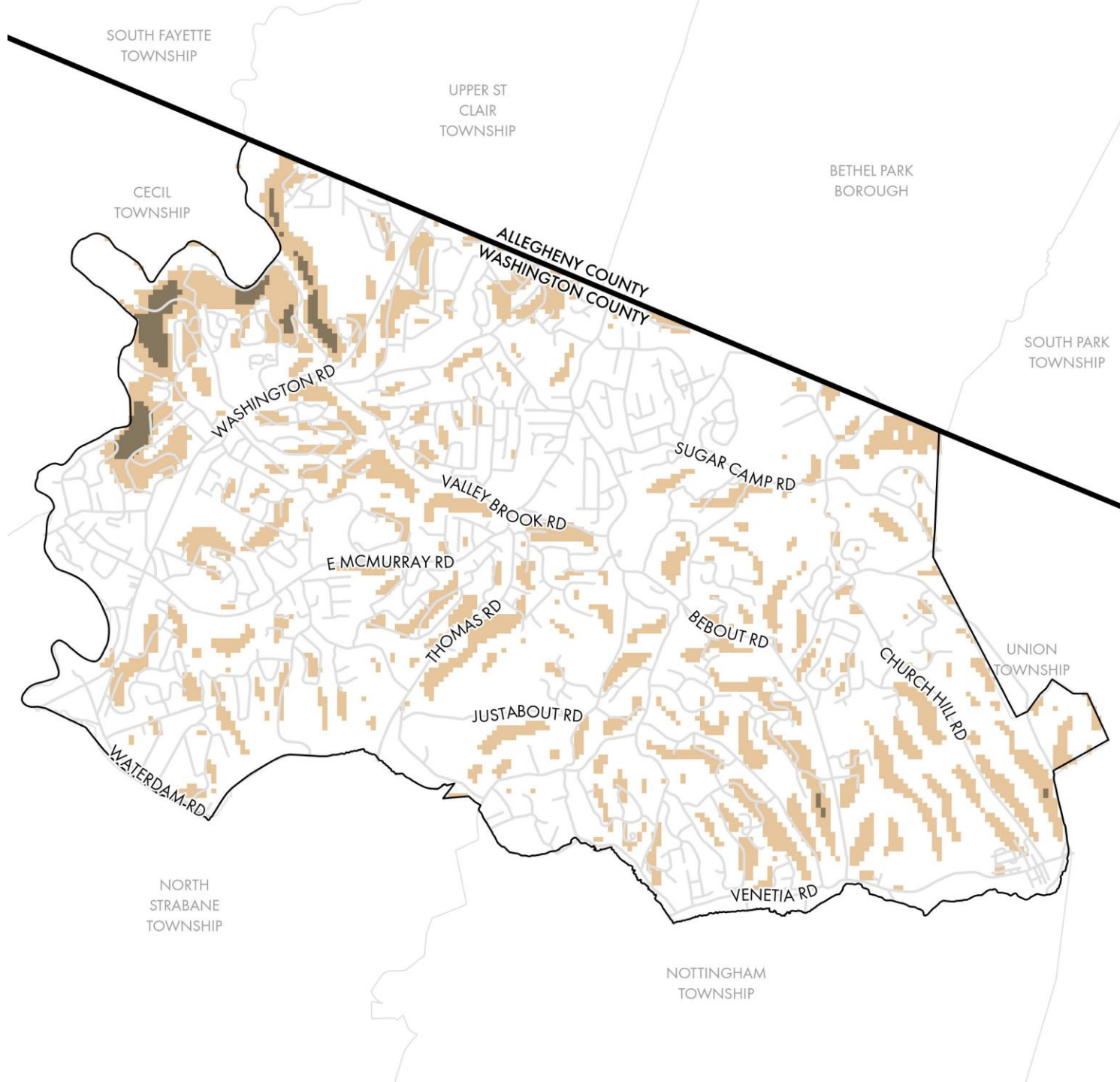


SLOPES

Peters Township Comprehensive Plan

Legend

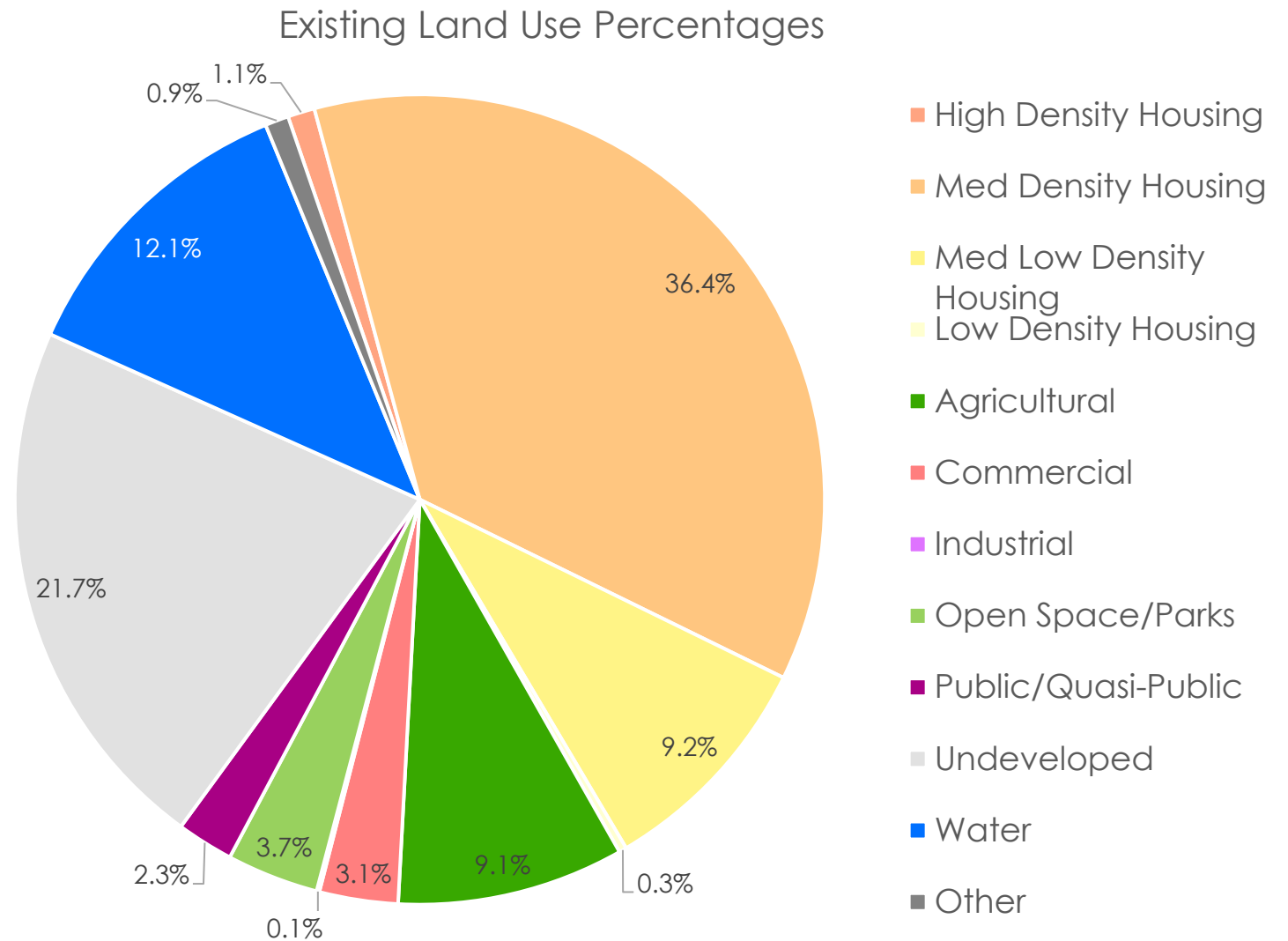
- Peters Township
- ▭ County Borders
- Roads
- Slope Value**
 - Under 15%
 - 15% - 25%
 - Over 25%



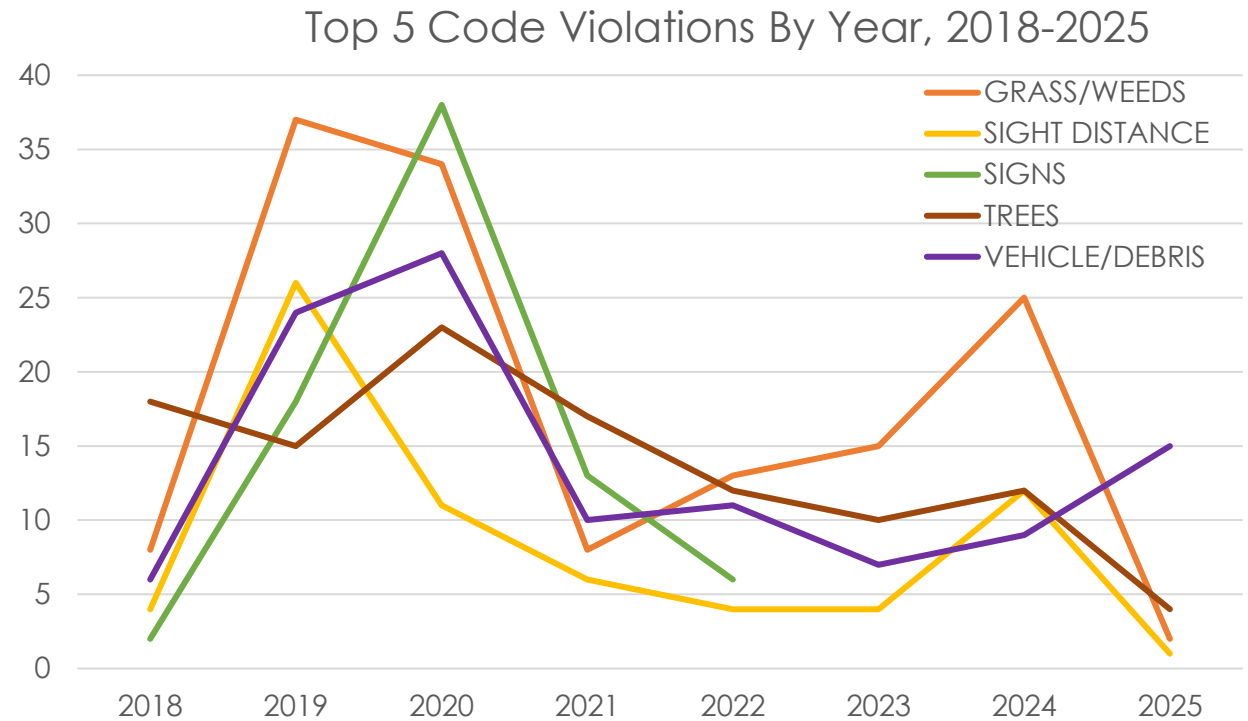
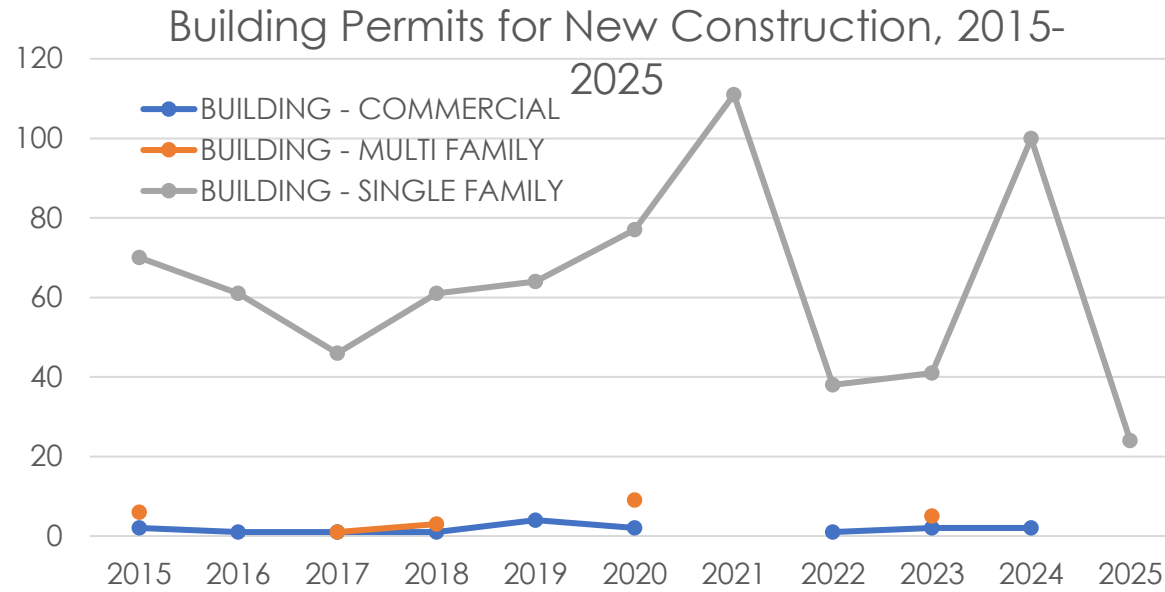
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TRENDS REPORT FINDINGS



TRENDS REPORT FINDINGS



ENGAGEMENT AND OUTREACH

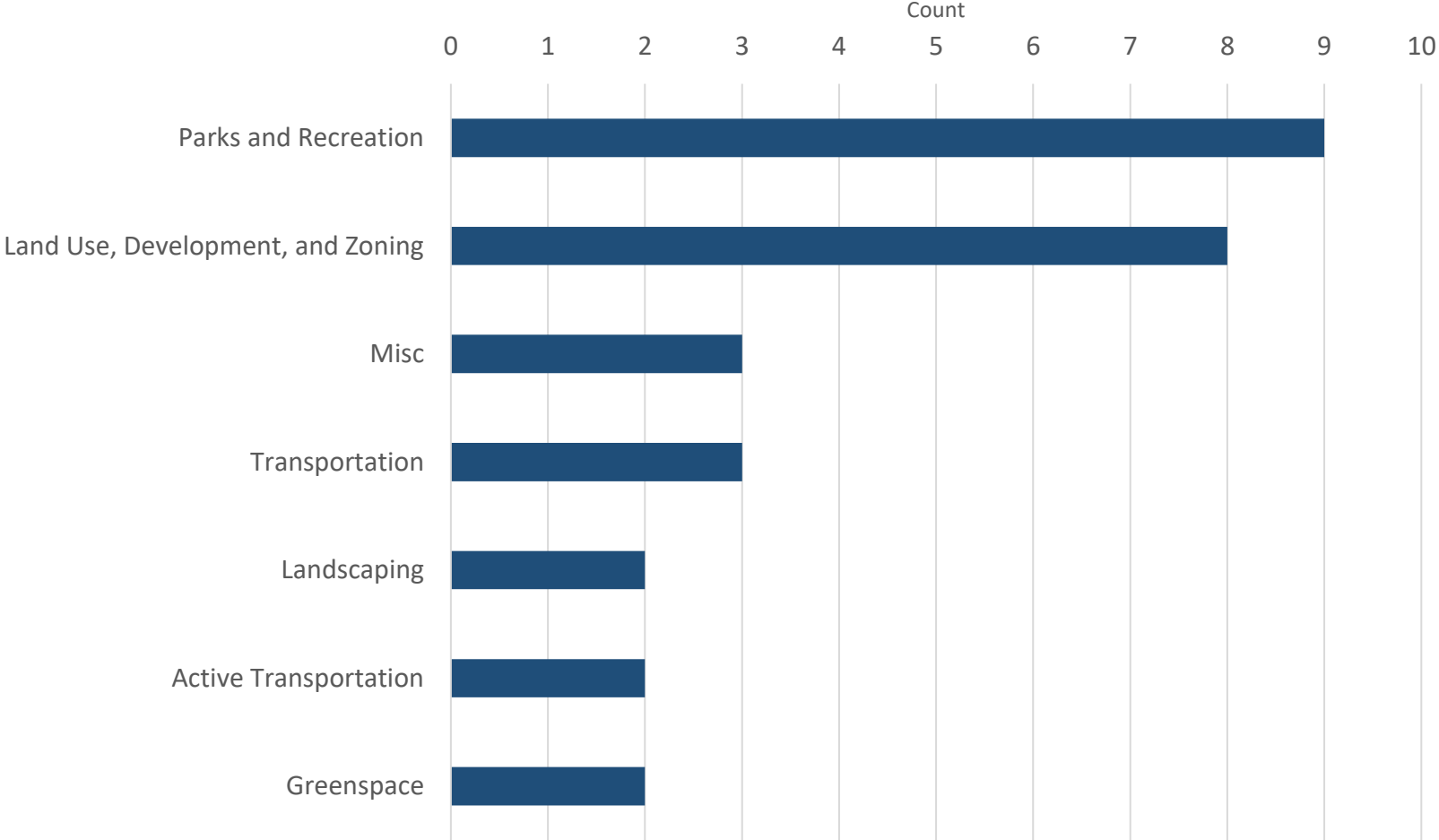
- ✓ Information for Township Website
- Neighborhood Pop Up Events
 - ✓ First one – Community Day June 28th
 - Ideas on second pop up event?
- ✓ Community Survey and Online Mapping Tool
 - Both are live. Will be open until at least August 15, 2025.
- Key Stakeholder Focus Groups
 - Contact lists generated by Twp staff
 - Need to pick date for the meetings
- Public Open House
 - Target for this is September
 - Ideas on Dates? Should we pick this now?

COMMUNITY DAY RESULTS AND FEEDBACK

- Survey was available for participants to take at the booth and QR codes could be taken for people to access the survey on their own time
- Dream Box Activity
 - People were able to share their thoughts on what they would like to see for their Community's future
 - 32 responses
 - Covered Land Use, Development and Zoning; Parks and Recreation, Active Transportation, Utilities, Transportation, Businesses, Greenspace, Land Scaping, and other Misc. comments

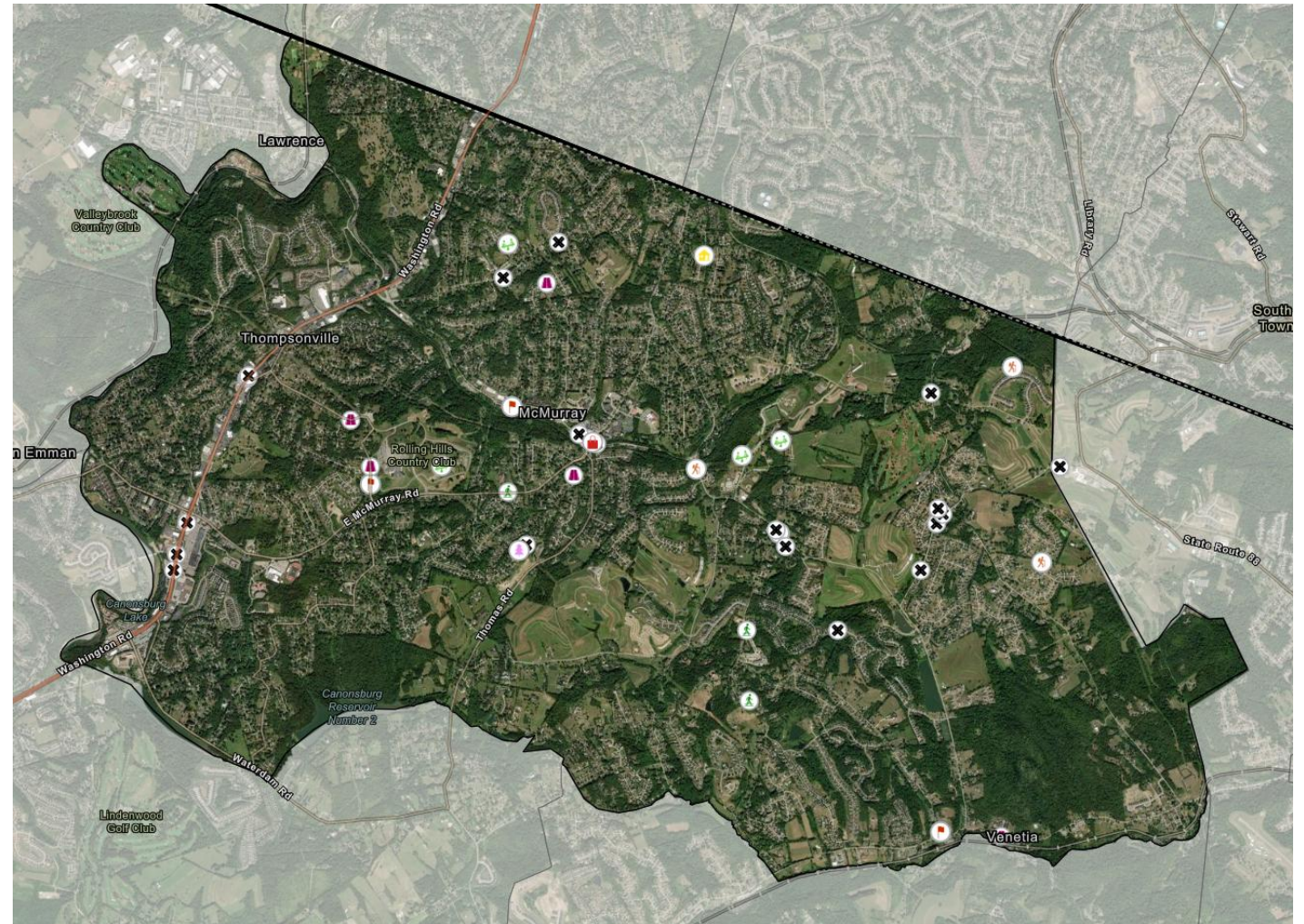
COMMUNITY DAY RESULTS AND FEEDBACK

Dream Box Results: Primary Categories



SURVEY AND WEB MAP UPDATES

- As of today, the survey has received 742 responses, and the web mapping tool has 51 points.



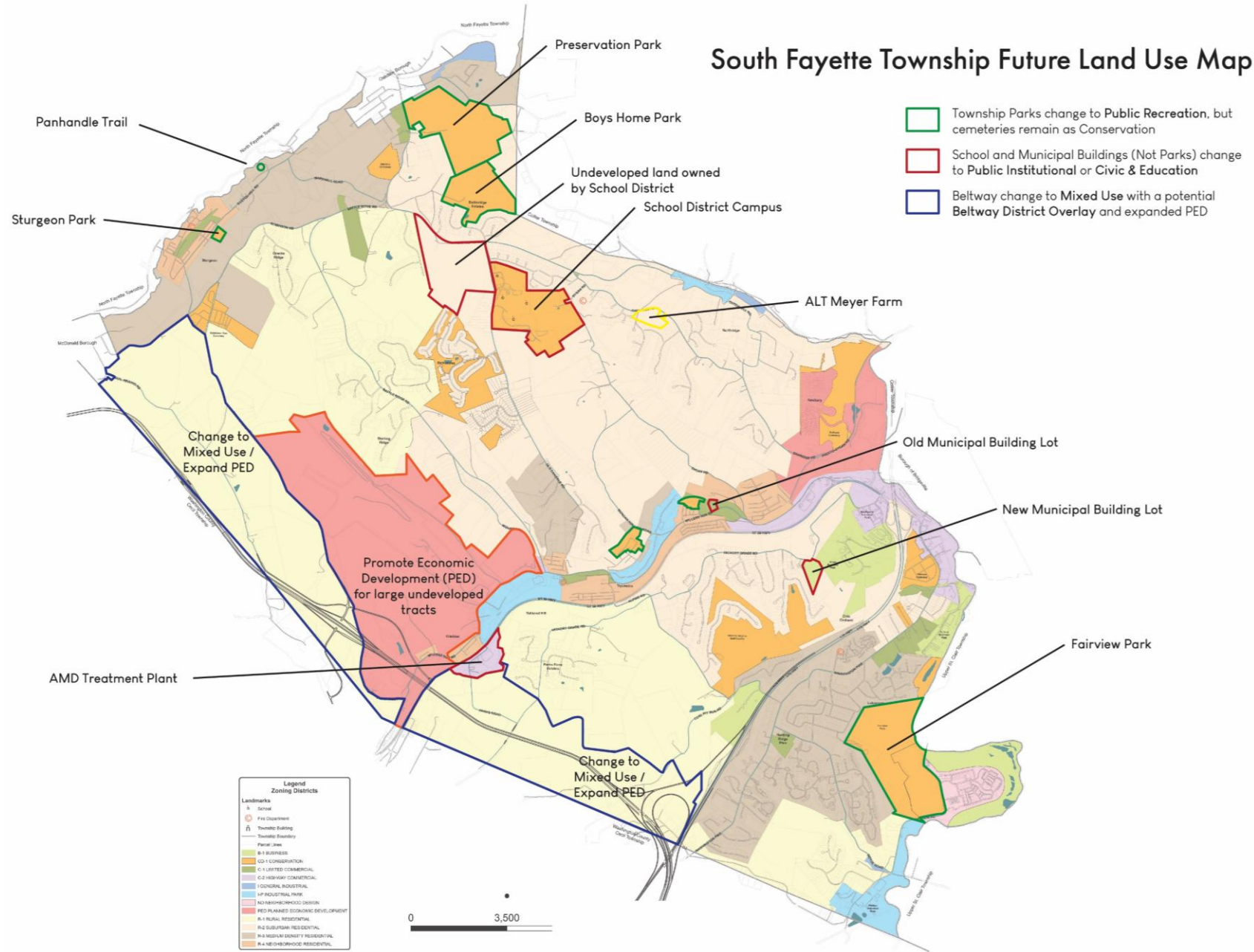
WHAT IS A FUTURE LAND USE MAP?

- The future land use map is a community's visual guide to future planning.
- The map should bring together most, if not all, of the elements of the Comprehensive Plan such as natural resources, economic development, housing, and transportation.
- The Future Land Use map is **not** an official map nor is it a zoning map
- Shows general land use categories (commercial, residential, agricultural, etc.)

WHY DO WE NEED A FUTURE LAND USE MAP?

- Pennsylvania's MPC requires a Future Land Use Map as part of the Comprehensive Planning process
- These maps can help guide future Zoning Ordinance changes
- It is useful for a community to share their vision for the future of their community

EXAMPLE: SOUTH FAYETTE TOWNSHIP



ACTIVITY INSTRUCTIONS

- Use sharpies to mark up the maps with places you'd like to see preserved, places you'd like to see developed/redeveloped (and what kind of development)
- Items to consider:
 - Areas that cannot be developed, such as water and steep slopes
 - Areas that are difficult to develop, such as flood plains and wetlands
 - Areas with prime soils
 - Consider existing and future development trends and where they should be concentrated
 - Consider existing and future facilities and utilities

PHASE 1

IMMEDIATE NEXT STEPS

- Close the Online Survey and Mapping Tool and Analyze the Results – Slated to close mid August right now
- Coordinate with Township On Key Stakeholder Focus Groups
- Coordinate with Township on September Open House
- Next Steer meeting – September

NEXT STEPS & TO-DOS

HRG

- Prep for Key Stakeholder Focus Group Meetings
- Finalize Future Land Use mapping
- Survey and web map results analysis

Steering Committee

- Review Drafts of Past Plans Review and Trends Report and send feedback to Mark at the Township
- Help spread the word that the online survey is available to neighbors and friends
- Attend next steering committee meeting – September date TBD