

TRENDS REPORT



**PETERS
TOWNSHIP**
PENNSYLVANIA

Comprehensive Plan Update

Peters Township
Washington County, Pennsylvania
June 2025

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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 is based on a sample from about 1% of the total U.S. population and not a full count, so all estimates come with margins of error.**

Unless otherwise indicated and for the purposes of this Report, the data represented and discussed throughout this Report is from the 2023 ACS 5-year estimates. In addition, in some cases, the 2023 data was compared to previous years of 5-year ACS estimates and those instances are labeled respectively.

The Trends Report for Peters Township is broken down into the following categories:



Peters Township Community Day festivities

Demographics – Who lives in Peters Township? How many people live in each household? 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 Peters Township? Do more residents own or rent? Is it affordable to live in Peters Township? At what rate are new homes being built?

Transportation – How do residents of Peters Township travel and commute? What public transportation routes exist in the Township? What modes are accessible as part of the existing transportation network?

Economy & Development – What are the top industries in Peters Township? Are residents employed? Where are residents working? Are residents well-compensated? What was/is the impact of the Covid-19 Pandemic?

Land Use – What land uses currently exist in Peters Township? How does the Township's Zoning Ordinance currently provide for different land uses? How does Peters Township balance residential, commercial, and industrial districts? Where is the remaining undeveloped land in the Township?

Parks & Recreation – What park and recreation resources are available in the Township? Does Peters Township provide ample green space given the number of residents? How is the space used? What improvements have recently been made to the park facilities?

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



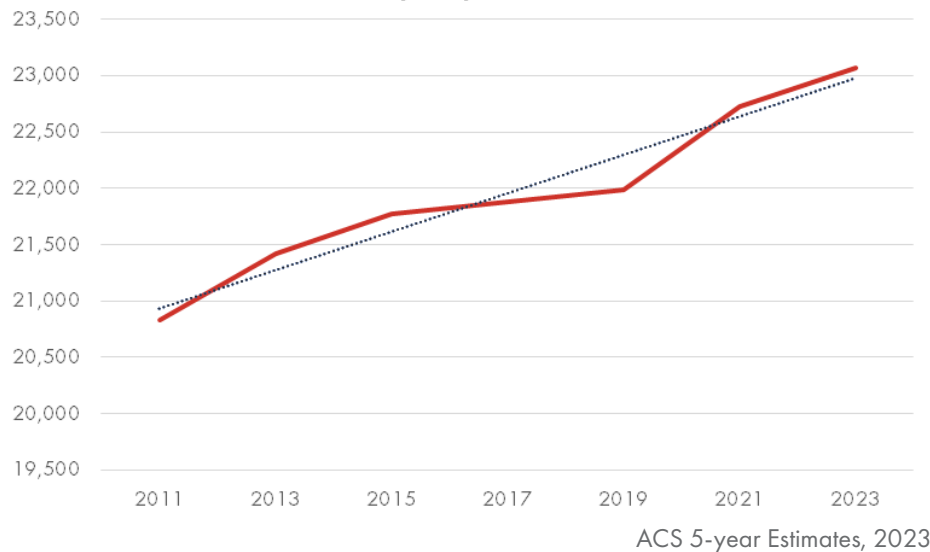
The Arrowhead Trail

GENERAL DEMOGRAPHICS

Population

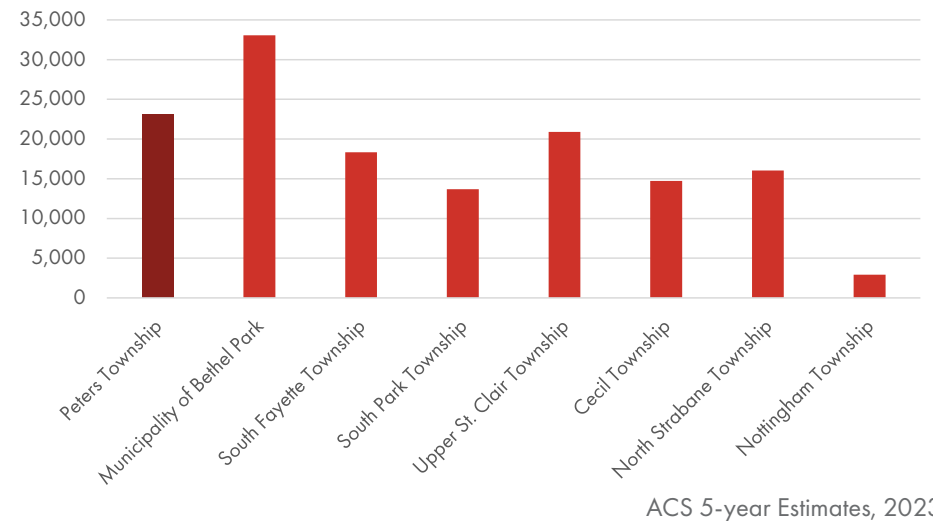
Since 2011, the Township's population has consistently increased. The population was 20,832 residents in 2011, and by 2023, the population had increased to 23,070 residents. This represents a 10.7% change from 2011 to 2023.

Peters Township Population 2011-2023



Amongst its neighboring municipalities that it shares borders with, the Township has one of the largest populations. Of its neighbors, Bethel Park has the highest population density, at 2,726 people per square mile. The

Regional Population Comparison



second highest population density is the Township of Upper St. Clair, with 2,131 people per square mile. Peters Township ranks fourth compared to its neighbors for population density, at a rate of 1,183 people per square mile.

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 the most recent twelve years of data (ACS 2011 to 2023). Based on the regression analysis, the projections anticipate that the Township’s population will increase by about 7%, to 24,681 over the next ten years (2033). This project is represented by the dashed line on the previous graph.

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.

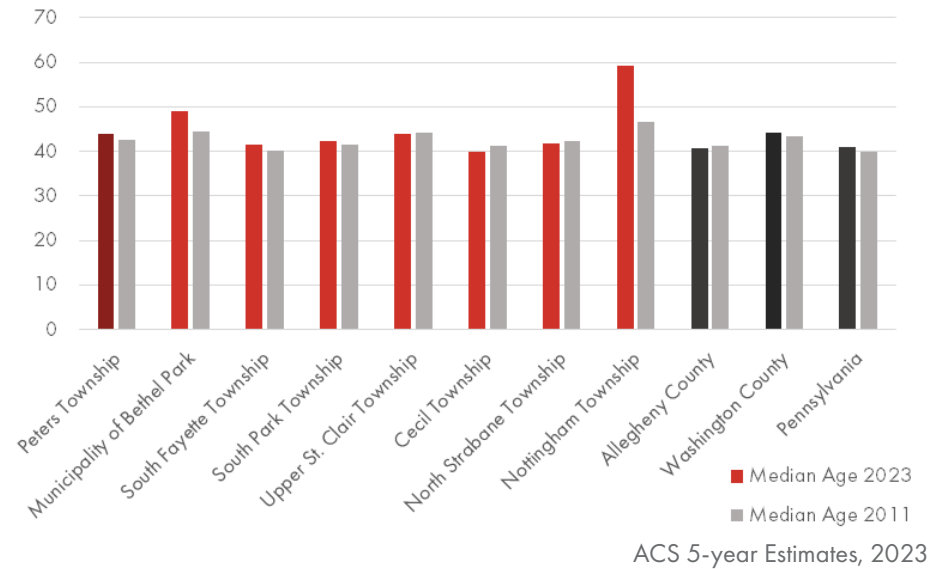
Age

The median age for Peters Township residents in 2023 was 44.0 years old, which is comparable to the median age for Washington County (44.2 years). However, the median age for the Township is higher than both neighboring Allegheny County (40.6 years), and Pennsylvania (40.9 years). As compared to bordering municipalities, Peters Township’s median age was the third highest of all municipalities, with Nottingham Township having the highest median age (59.2 years), followed by Bethel Park (48.9 years).

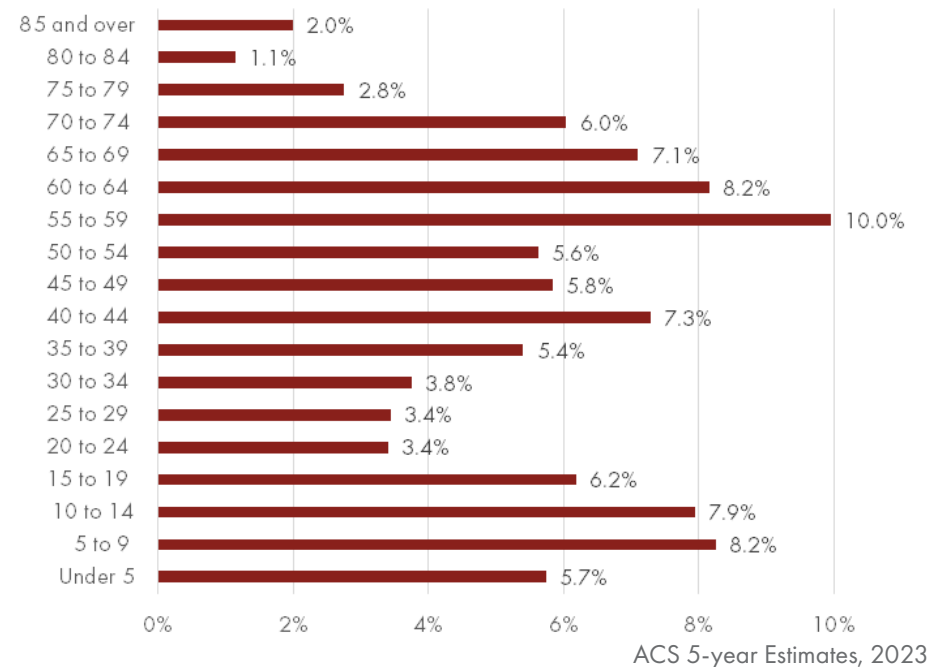
The Township and many of its surrounding municipalities have seen an increase in the median age of residents. Increases in median age across the Commonwealth is not uncommon as many communities are aging and have more residents living independently than previously, also referred to as aging in place.

The greatest percentage of the population includes those between the ages of 55 and 59, who represented 10% of Peters Township’s total population.

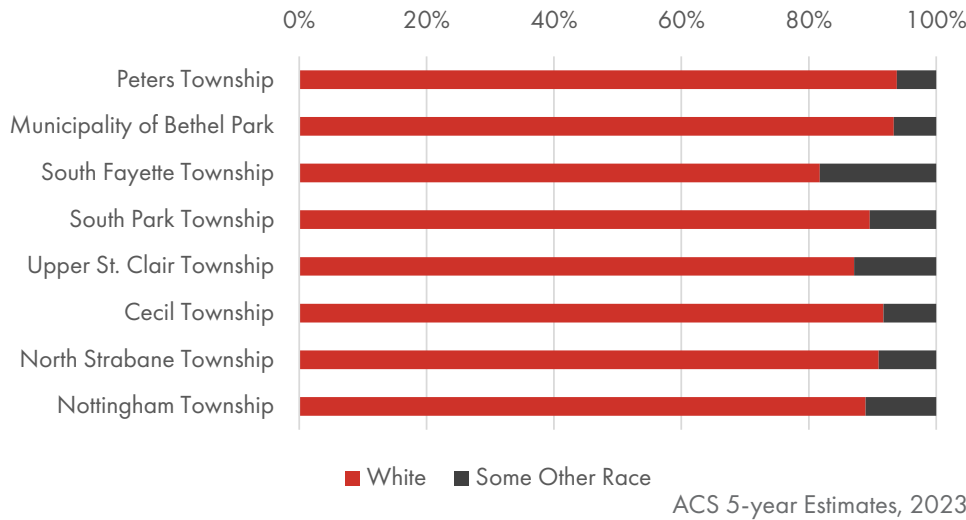
Regional Median Age Comparison



Percent of Population by Age



Race



The smallest percentage were those aged 80 to 84, with just 1% of the population. About 26% of the Township's population is under the age of 18, while 19% of the population is age 65 or over.

Race

Of the roughly 23,000 residents of Peters Township, about 6.6% of residents identified their race as being non-white. The Municipality of Bethel Park has a slightly higher non-white population percentage at 7.1%. Peters Township has the lowest rate of non-white residents when compared to its neighbors. The largest non-white percentage is in South Fayette Township, at 22.3%. Both Washington County and Allegheny County have higher rates of non-white residents, with 31.0% in Allegheny County and 10.9% in Washington County.

Households

Peters Township has experienced an increase in the number of households from 2011 to 2023, from 7,322 to 8,272 households, nearly a 13% increase.

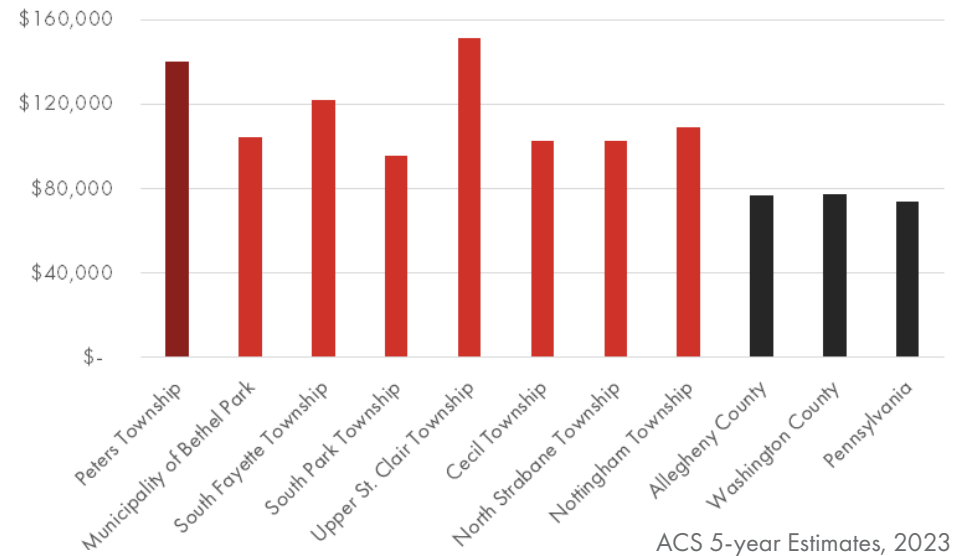
On the other hand, both Washington County and Allegheny County's households increased by 4.4% and 4.3%, respectively, during the same period.

Although households in the Township increased from 2011 to 2023, there was a decrease in the average household size from 3.26 persons in 2011 to 2.75 persons in 2023. This is over a 15% decrease in the average household size. The decrease in household size over the twelve years is also greater than that of Washington (2.98 to 2.33) and Allegheny (2.27 to 2.20) Counties.

Median Household Income

The median household income in Peters Township was \$140,361 in 2023, which was a 40% increase from 2011 when the median income was \$99,904. This rate is lower than that of Allegheny and Washington Counties, who saw a household income increase of 54% and 49%, respectively. Overall, median

Median Household Income, 2023



household income is over 1.8 times that of Washington County (\$77,450), Allegheny County (\$76,615), and Pennsylvania (\$73,824). In addition, half of the Township's households earn more than \$100,000 annually.

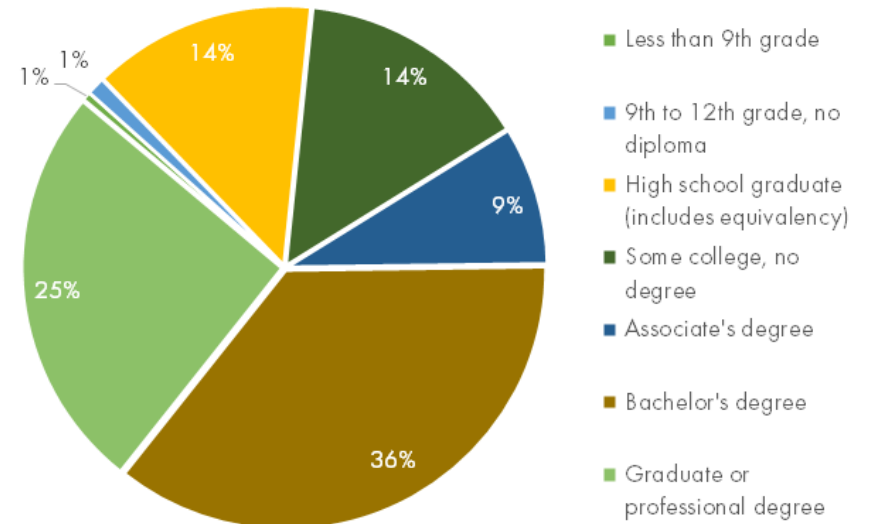
The Township is one of the two highest median incomes, with the Township of Upper St. Clair having the highest median income (\$151,563).

Education

Peters Township has about 15,801 residents aged 25 years or older. Of those over the age of 25, 98% have obtained a high school diploma or higher, and 61% have obtained a bachelor's degree or higher. This has remained consistent since 2011.

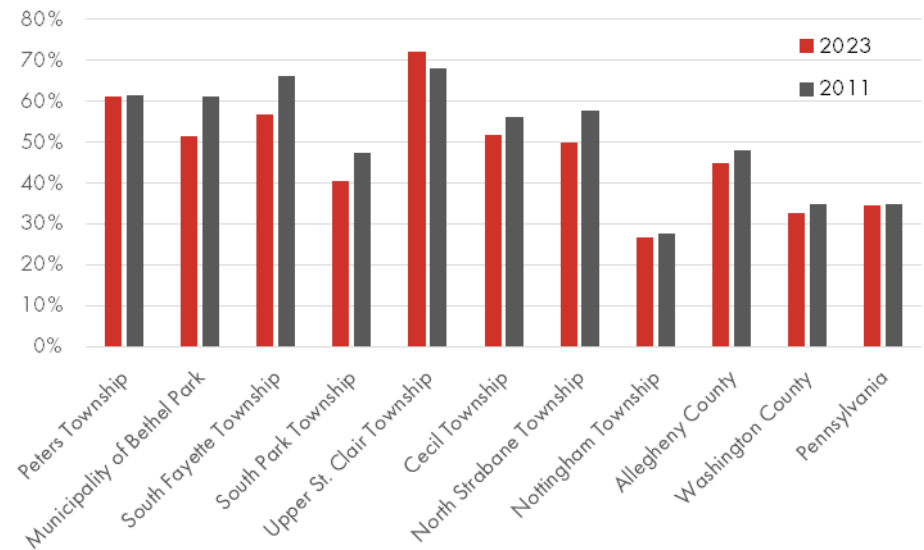
Compared to surrounding municipalities, Peters Township has the second highest percentage (61%) of the population aged 25 and older that has obtained a bachelor's degree or higher, after the Township of Upper St. Clair (72%). Additionally, the Township has a significantly higher percentage of residents aged 25 and older that have obtained a bachelor's degree or higher compared to Washington County (33%), Allegheny County (45%), and Pennsylvania (35%).

Educational Attainment, 2023



ACS 5-year Estimates, 2023

Bachelor's Degree or Higher (25+)



ACS 5-year Estimates, 2023

HOUSING & AFFORDABILITY

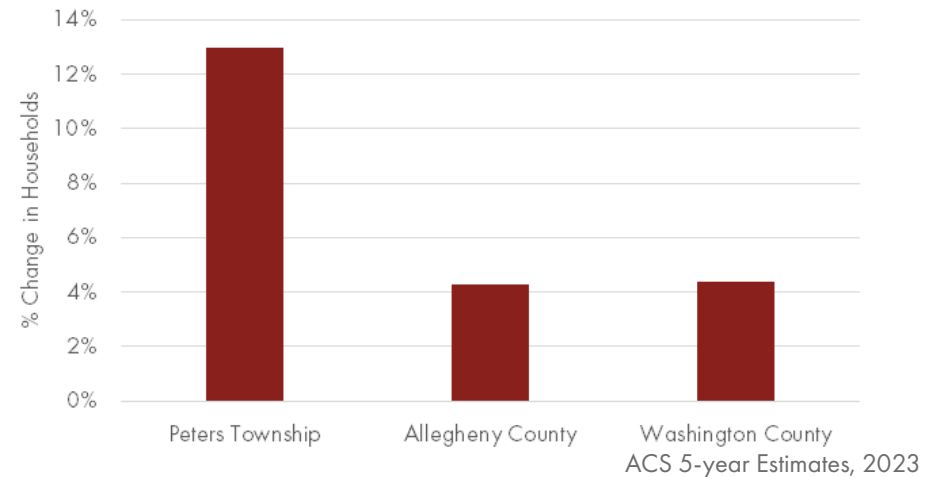
Households

Peters Township experienced an increase in the number of households from 2011 to 2023, with the ACS 5-year estimate changing from 7,322 to 8,272 households, a 13% increase. By comparison, Allegheny County also experienced a steady increase in households from 2011 to 2023 (from 523,175 in 2011 to 546,507 in 2023 – an 4.3% increase during the twelve-year period). In addition, Washington County experienced a 4.4% increase in households during the same time period, growing from 83,806 to 87,665 households. While the counties and the Township are all growing, Peters Township is growing at a faster rate, as the number of households in the Township increased at more than double the rate of both Allegheny and Washington Counties.

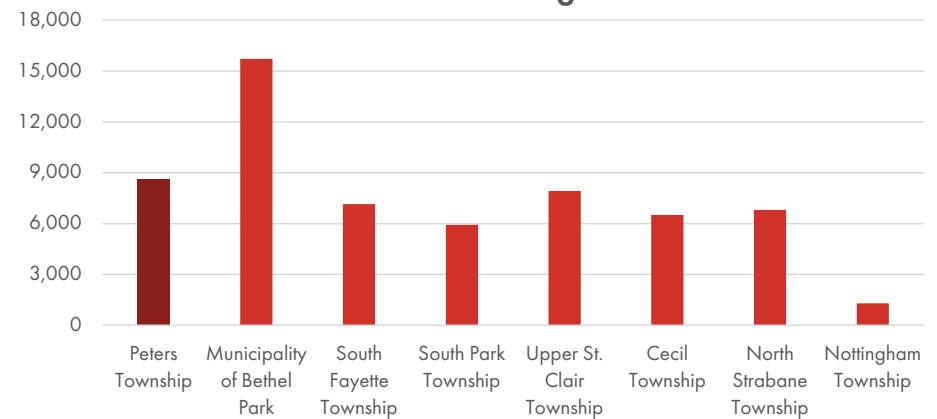
Housing Units

In 2023, there were 8,584 housing units within Peters Township. The following graph shows a comparison in the number of housing units for Peters Township and all neighboring area municipalities. Aside from the outlier of Bethel Park, Peters Township’s household count is comparable to the other surrounding municipalities.

Household Growth, 2011-2023

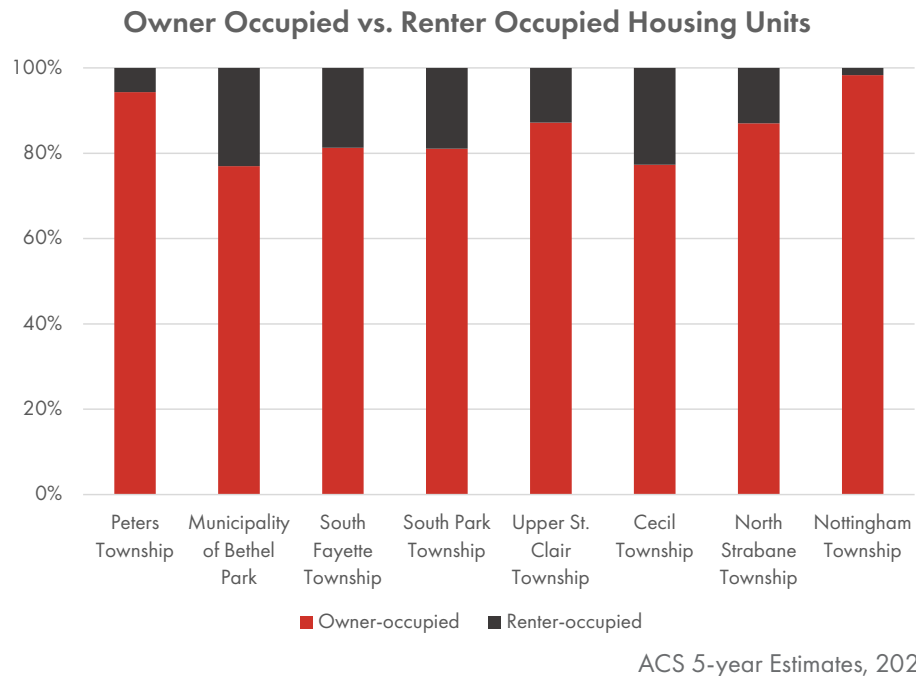


Number of Housing Units

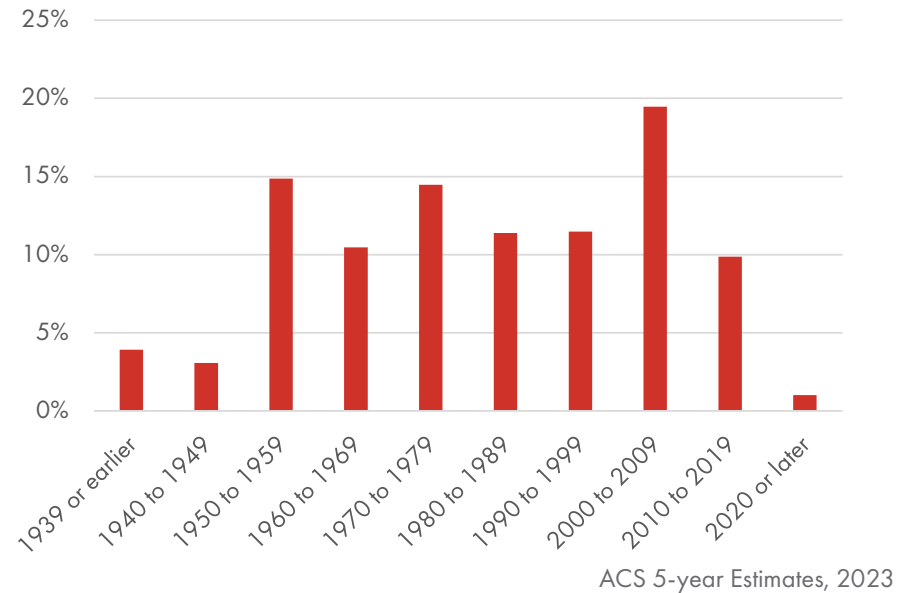


Renter/Owner Occupancy

Of Peters Township’s total housing units in 2023, 94.4% were owner-occupied and 5.6% were renter-occupied. Peters Township’s homeowner rates were higher than the ownership rates of all bordering municipalities besides Nottingham Township, which has an owner occupancy rate of 98.3%. The following chart provides a comparison of the Township to neighboring communities.



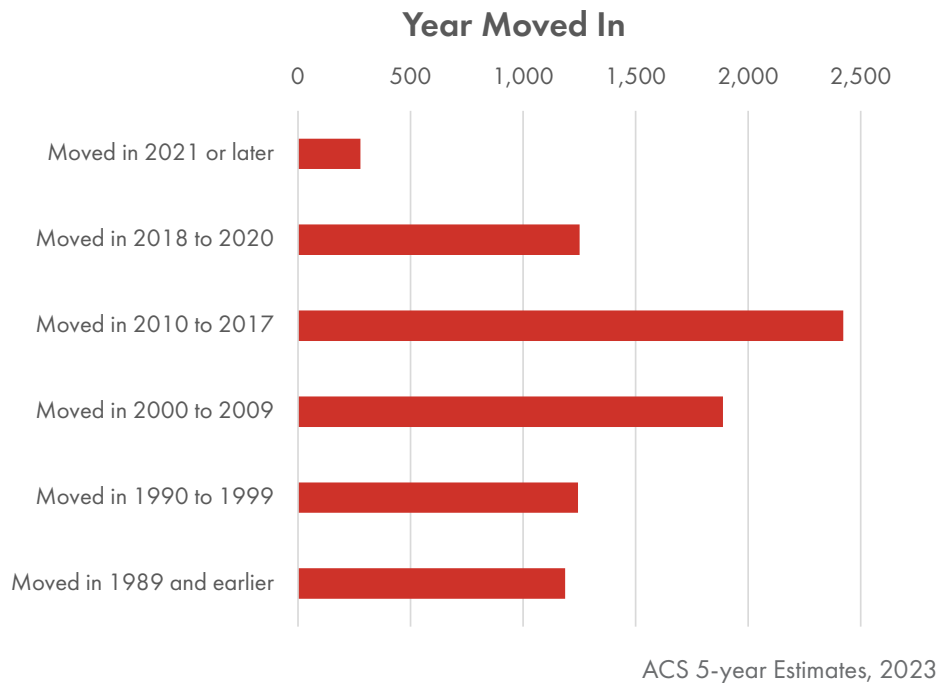
Year Housing Unit Was Built



Age of Housing Stock

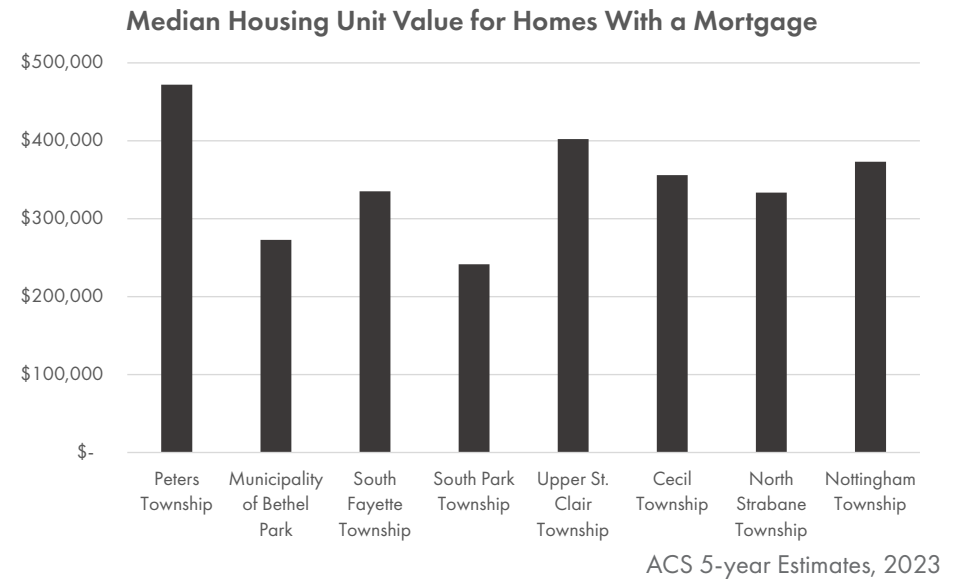
In general, the production of new housing in Peters Township has slowed down in the past decade. Home construction peaked from 2000 to 2009 and has not reached the same levels since then. The Township, however, has seen a mostly stable rate of new home construction since the 1950s.

The new home construction rates, however, do not directly correlate to the years that residents moved into their current homes. For example, 29.3% of all residents of Peters Township 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 housing stock.

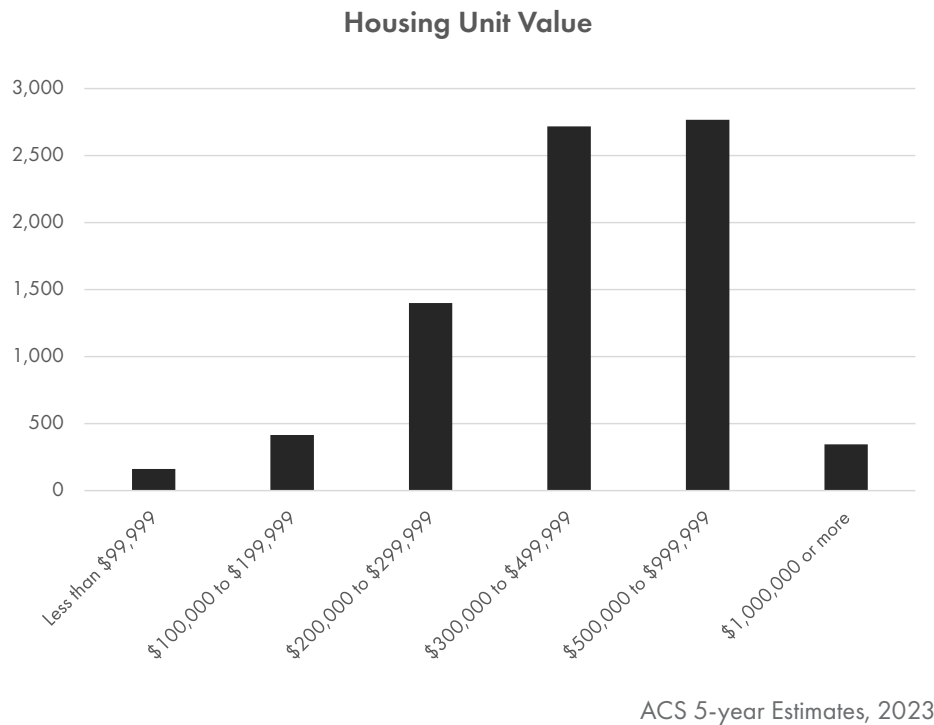


Home Value

The median value of owner-occupied units in Peters Township was \$440,300 in 2023, which is higher than both the median value County-wide (\$216,700 in Allegheny County and \$220,600 in Washington) and the State average (\$240,500). Peters Township's median home value is the highest among neighboring municipalities, with Upper St. Clair having the second highest median home value. The full valuation of the median home value for all neighboring municipalities can be seen in the chart below.



More than half of homes (70.3%) in the Township are valued between \$300,000 and \$999,999. The least represented housing value brackets include homes valued under \$99,999, which only make up about 2.1% of all homes in the Township.



Affordability

The National Association of Realtors® (NAR) 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 in the Township has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that a 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 in 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. However, by relying on median income figures, the HAI may not accurately represent affordability for lower-income households, potentially overlooking disparities in housing access.

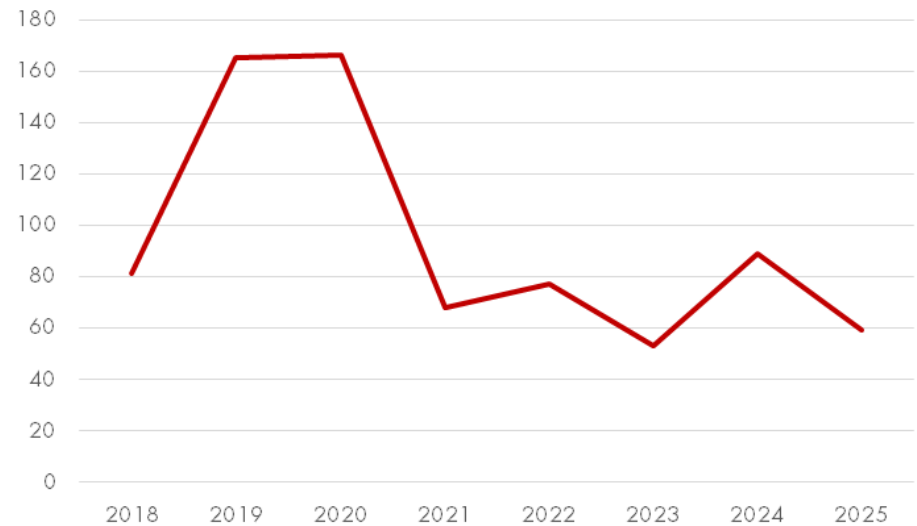
While homes in Peters Township remain affordable for existing residents, reflected by a 2023 Housing Affordability Index (HAI) of 125 for households earning the Township’s median family income, they are significantly less affordable for families in the surrounding region. Median-income earners in Allegheny County (\$76,615) and Washington County (\$77,450) would find home prices in Peters Township well above affordable levels, highlighting a growing affordability gap between the Township and the broader region.

Zoning Violations

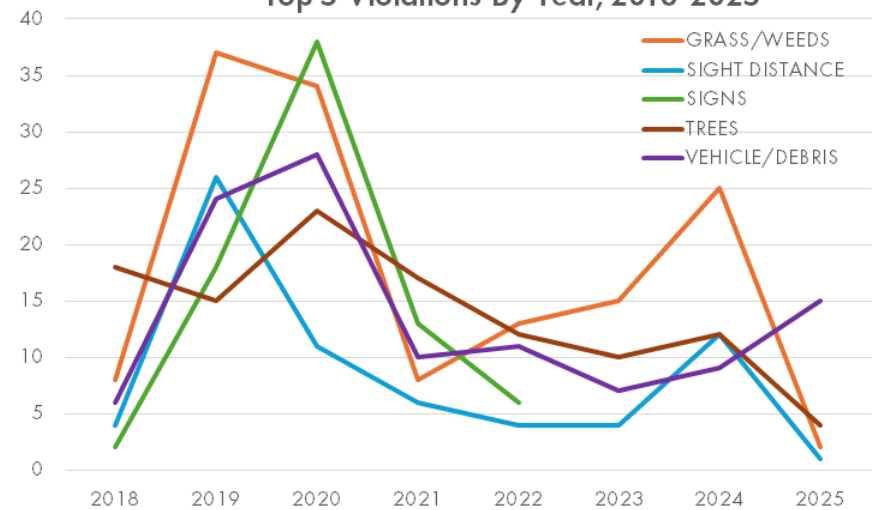
Understanding and analyzing zoning violations is essential for evaluating the effectiveness of current zoning regulations. By categorizing violations based on frequency, type, and location, municipalities can identify patterns and recurring issues within their communities. This information serves as a foundation for updating zoning ordinances to address community needs more precisely, streamline permitting processes, and ensure compliance while fostering sustainable urban development.

The Township has collected and categorized all zoning violations from 2018 to 2025. The dataset contains 760 distinct cases, which include the violation category, property owner names, and the status of each case. The data indicates a decrease in violation reports within the past four years. The years with the highest number of violations were 2019 and 2020, with 165 and 166 violations, respectively. The number of violations has remained relatively stable since 2021, with report numbers fluctuating between 53 and 89. Over the course of the past 7 years, the most common violation type was grass and weed issues (142), followed by tree issues (111), and vehicular issues (110).

Total Violations By Year, 2018-2025

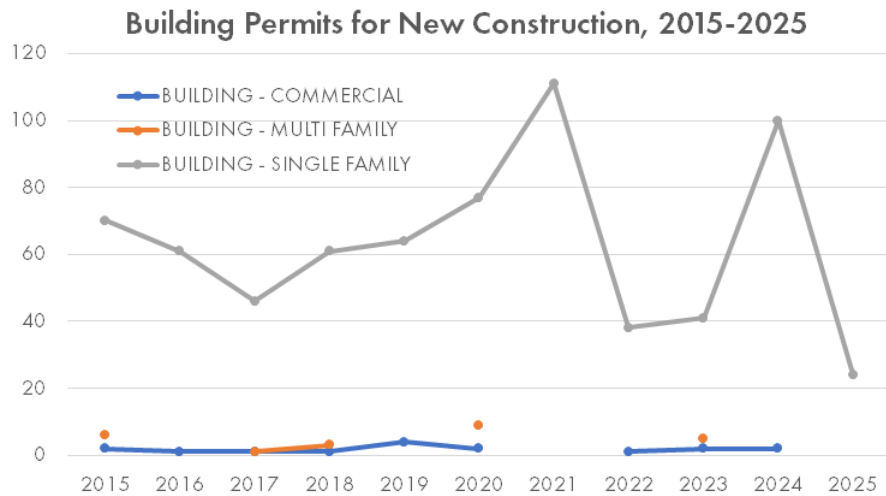


Top 5 Violations By Year, 2018-2025

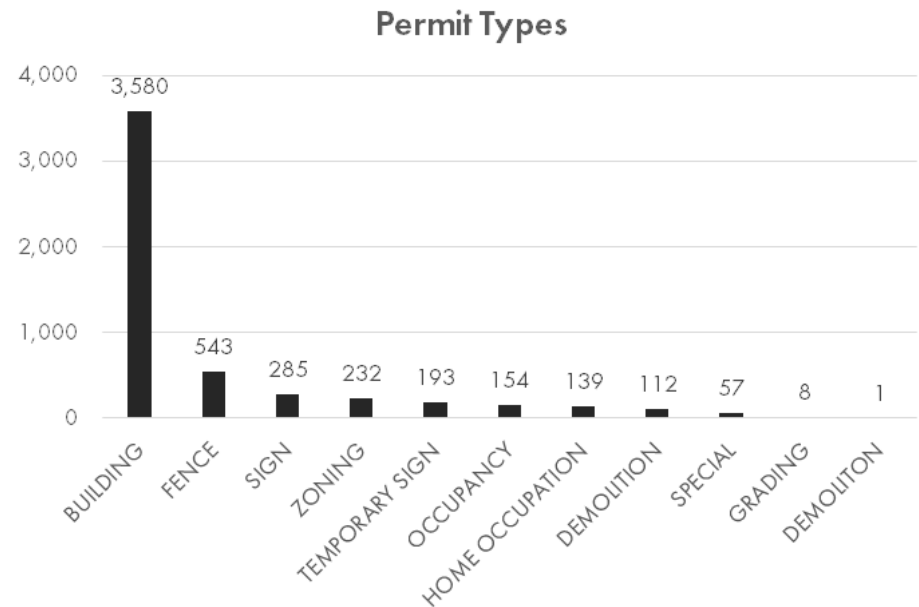


Building Permits

The Township has been collecting and tracking new building construction permit requests since 2015. Over the past ten years, there have been 733 permits issued. The majority of permits, almost 95%, were for the construction of single-family homes. Only 40 of the total permits were not single-family. These included a mix of multi-family units and commercial units. The following graph shows the building permits issued for new construction by type of permit from 2015-2025.



In addition to new construction building permit data, Peters Township also tracks all permit types from the past ten years. There have been 5,305 total permits issued over the past decade. While building permits represent the largest portion of permit applications, other significant categories include fences, signs, zoning, and occupancy. The following graph shows the counts for the permit categories over the past decade.



TRANSPORTATION

Transportation Network

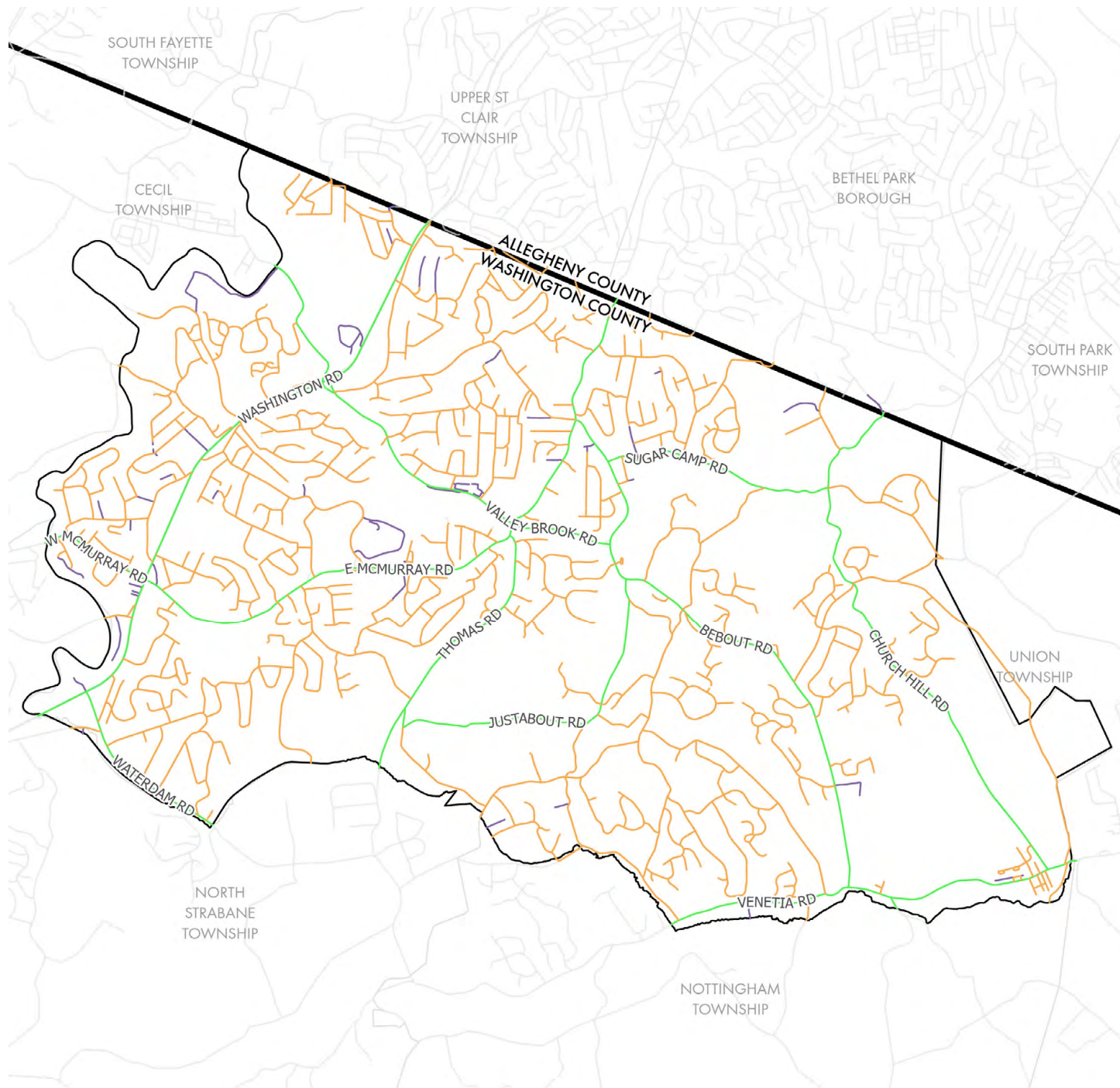
Peters Township has an extensive transportation network that connects and sustains the community. The roadway network jurisdiction and classifications can be seen on the maps on the following pages. The Township owns and maintains approximately 120 miles of local roadway. The remainder of the network is under private ownership or the control of the Pennsylvania Department of Transportation (PennDOT). PennDOT roadways include some of the Township's most traveled roads. Interstate 79 runs just west of the Township boundary, providing connectivity to the larger region.

Traffic volumes can be seen in the map on page 17 depicting Annual Average Daily Traffic (AADT) provided by PennDOT. 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. Pennsylvania Route 19/Washington Road is the Township's main arterial, providing north/south connectivity through the region and serving as the Township's major commercial corridor. For a major roadway like Route 19, AADT is captured in each direction, and these original values are shown in the map. From the Township's northern boundary to Valley Brook Road, Route 19 has a total bi-directional AADT of 26,458, decreasing slightly to 25,938 between Valley Brook Road and McMurray Road, and peaking at 26,952 between McMurray Road and the southern Township boundary. After Route 19, Venetia Road is the second most traveled roadway, with AADTs of approximately



Typical traffic patterns along Route 19/Washington Road

15,000 for all segments, except between Bebout Road and Sugar Run Road where the AADT is only 8,688, but this would still classify it as an arterial roadway. After Venetia Road, McMurray and Valley Brook Road have the highest AADT. McMurray Road varies from just under 12,000 at the southern end to just over 13,000 at the northern end. The central portion of Valley Brook Road, from Route 19 to Bebout Road, has an AADT of around 13,000, which decreases to between 7,000 and 8,000 at its extremities. Following these major roadways, smaller connector and collector streets, like Sugar Camp Road and Thomas Road, have AADTs between 4,000 and 5,000.



ROAD JURISDICTION

Peters Township Comprehensive Plan

Legend

- Peters Township
- County Borders
- Road Owner**
- Private Road
- State Road
- Township Road

N

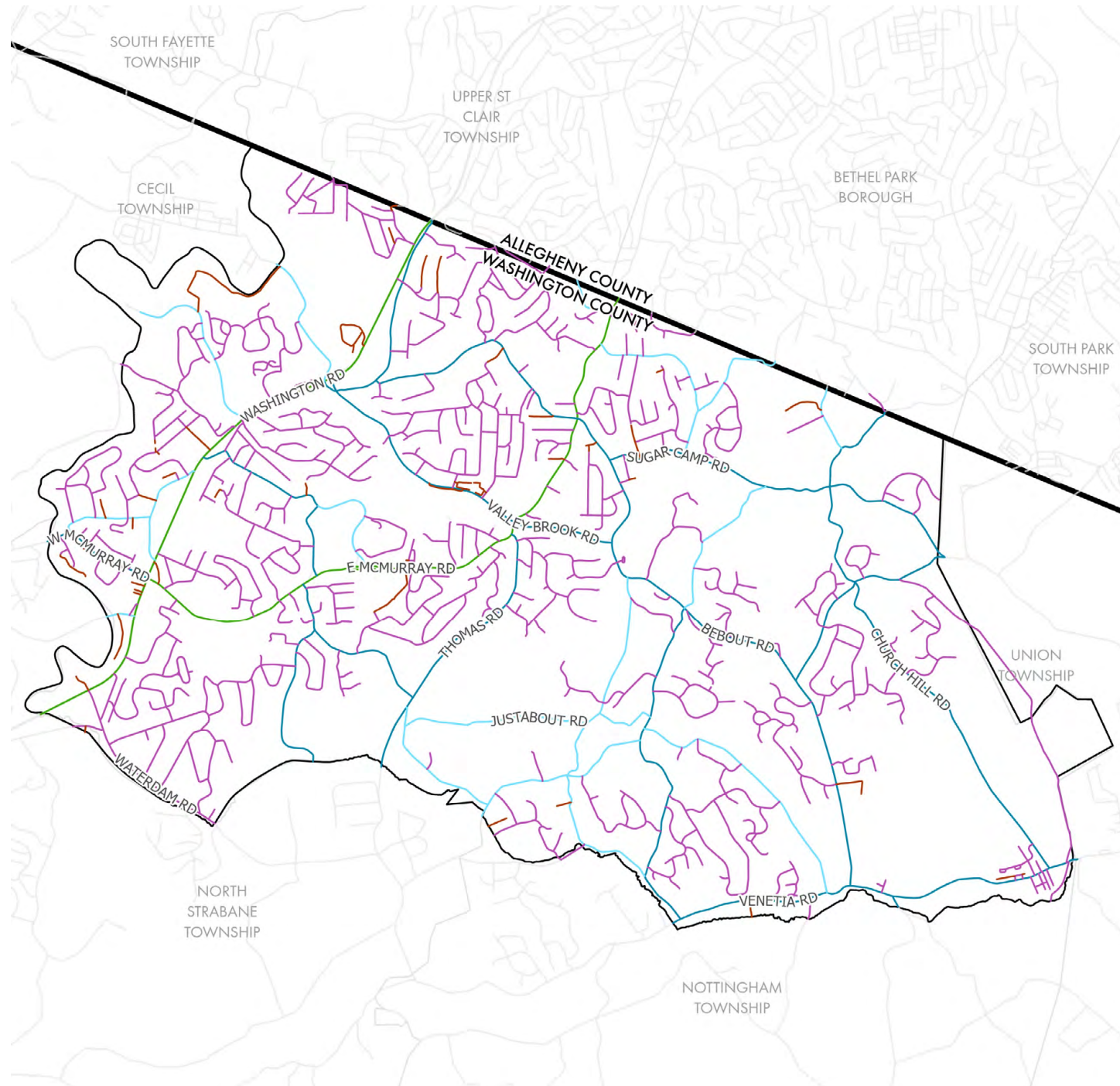
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ROAD CLASSIFICATION

Peters Township Comprehensive Plan

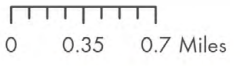
Legend

-  Peters Township
-  County Borders
- Classification**
-  Arterial
-  Major Collector
-  Minor Collector
-  Local
-  Private






N



0 0.35 0.7 Miles

6/16/2025 | P:\0018\001846_0443\GIS\Projects\PetersMapping

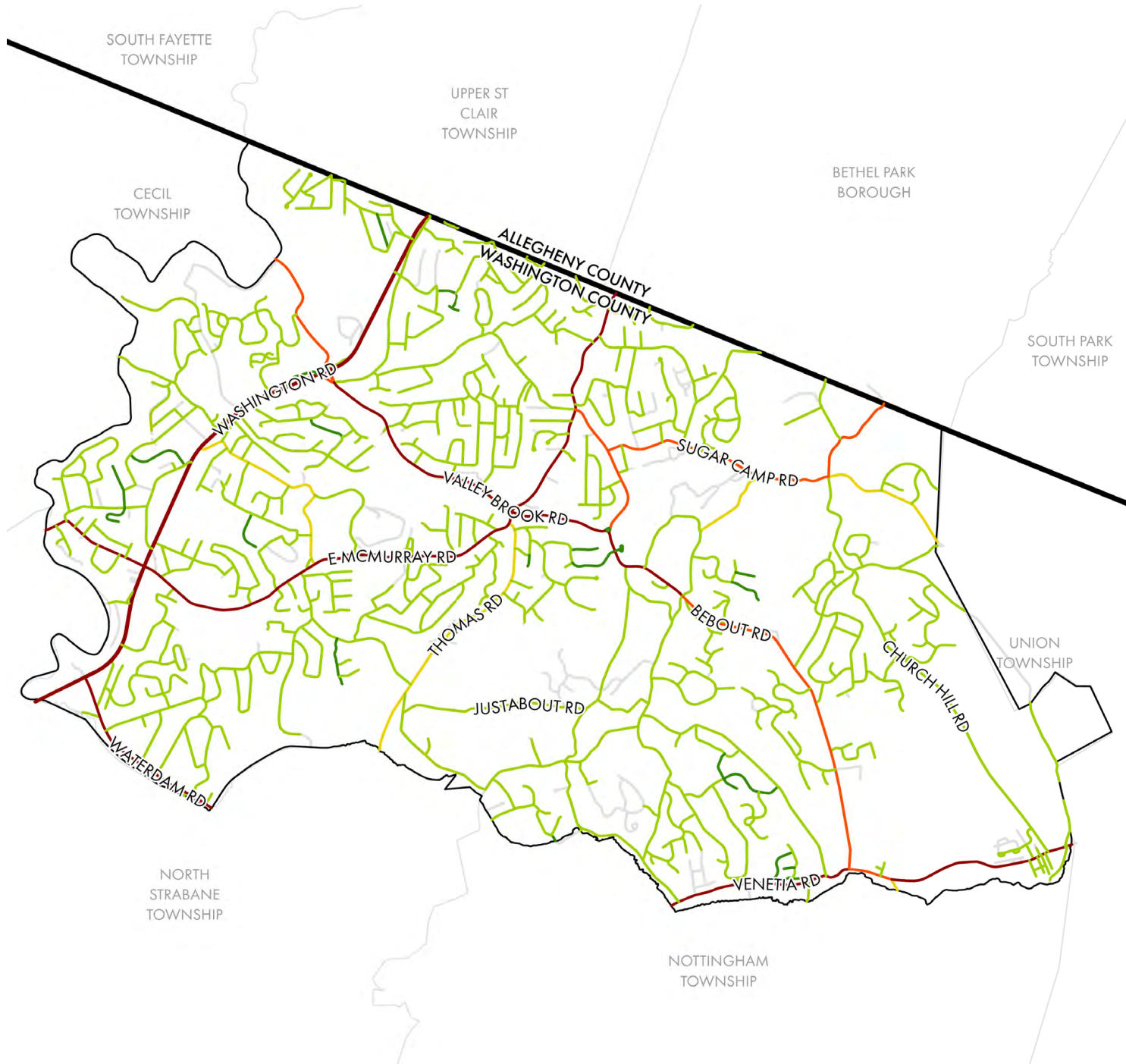


TRAFFIC

Peters Township Comprehensive Plan

Legend

- Peters Township
- ▭ County Borders
- Annual Average Daily Traffic (AADT), 2024**
- 0 - 200
- 201 - 1,328
- 1,329 - 4,097
- 4,098 - 8,688
- 8,689 - 15,984
- AADT Unavailable



5/9/2025

0 0.35 0.7 Miles

HRG

Speed limit can also be an important roadway characteristic, helping to dictate roadway safety for all users. The map on the following page depicts speed limits for roadways in the Township. In general, Township roads have a speed limit of 25 mph. Consistent with more heavily traveled roadways, major roads in the Township have speed limits of 35 or 40 mph. Only the southernmost portion of Route 19 and the easternmost portion of Waterdam Road have speed limits greater than 40 mph.

In general, crash frequency corresponds to traffic volumes along a given roadway, although other roadway characteristics can be a factor. The map on page 20 depicts crash density throughout the Township over a five-year period, from December of 2019 to December of 2024. The greatest densities can be seen at the intersections of Route 19 and McMurray Road, Route 19 and Center Church Road, Valley Brook Road and McMurray Road, and Sugar Camp Road and Churchill Road. These are all heavily traveled roadways with speed limits greater than 25 mph, increasing the likelihood of crashes. The density of crashes in these areas may indicate a need for intersection improvements.

The Township has adopted a Traffic Calming Program. In general, traffic calming refers to design and management strategies intended to reduce vehicle speeds and enhance crossing safety and comfort for all roadway users. The Township's Traffic Calming Program and Committee were established to provide guidance and standards for traffic calming study requests along Township owned roadways.



A 2021 vehicular collision on Washington Road, image courtesy of the Observer-Reporter



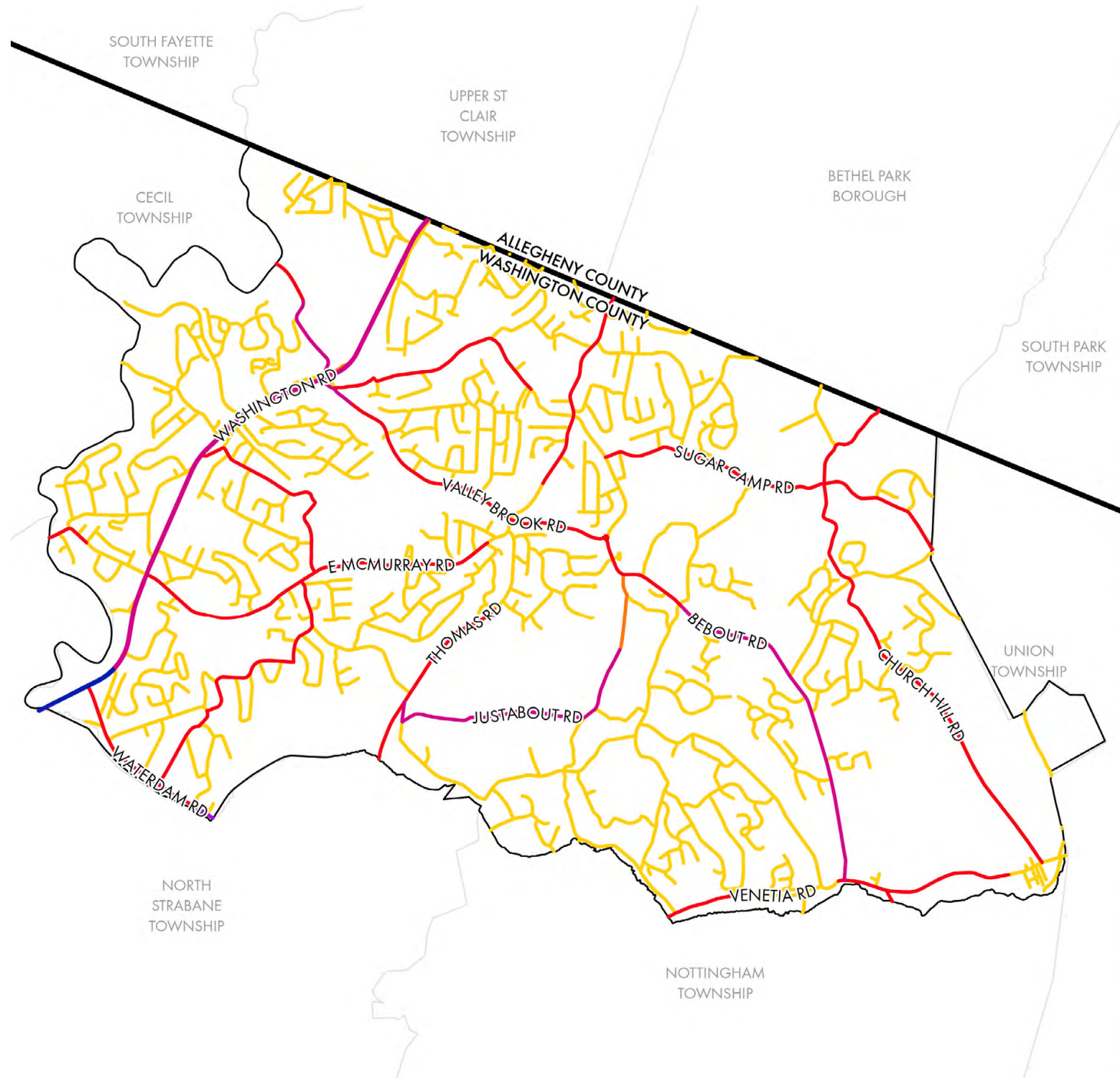
The Peters Township Traffic Calming Committee requests studies for traffic calming measures across the Township and suggests specific measures such as the proposed designs above for the intersection of Brush Run Road and Brookwood Road.

POSTED SPEED LIMITS

Peters Township Comprehensive Plan

Legend

- Peters Township
- ▭ County Borders
- Speed Limit (mph)**
- 25
- 30
- 35
- 40
- 45
- 50
- 55



N


5/6/2025
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Crashes

Dec 2019 to Dec 2024

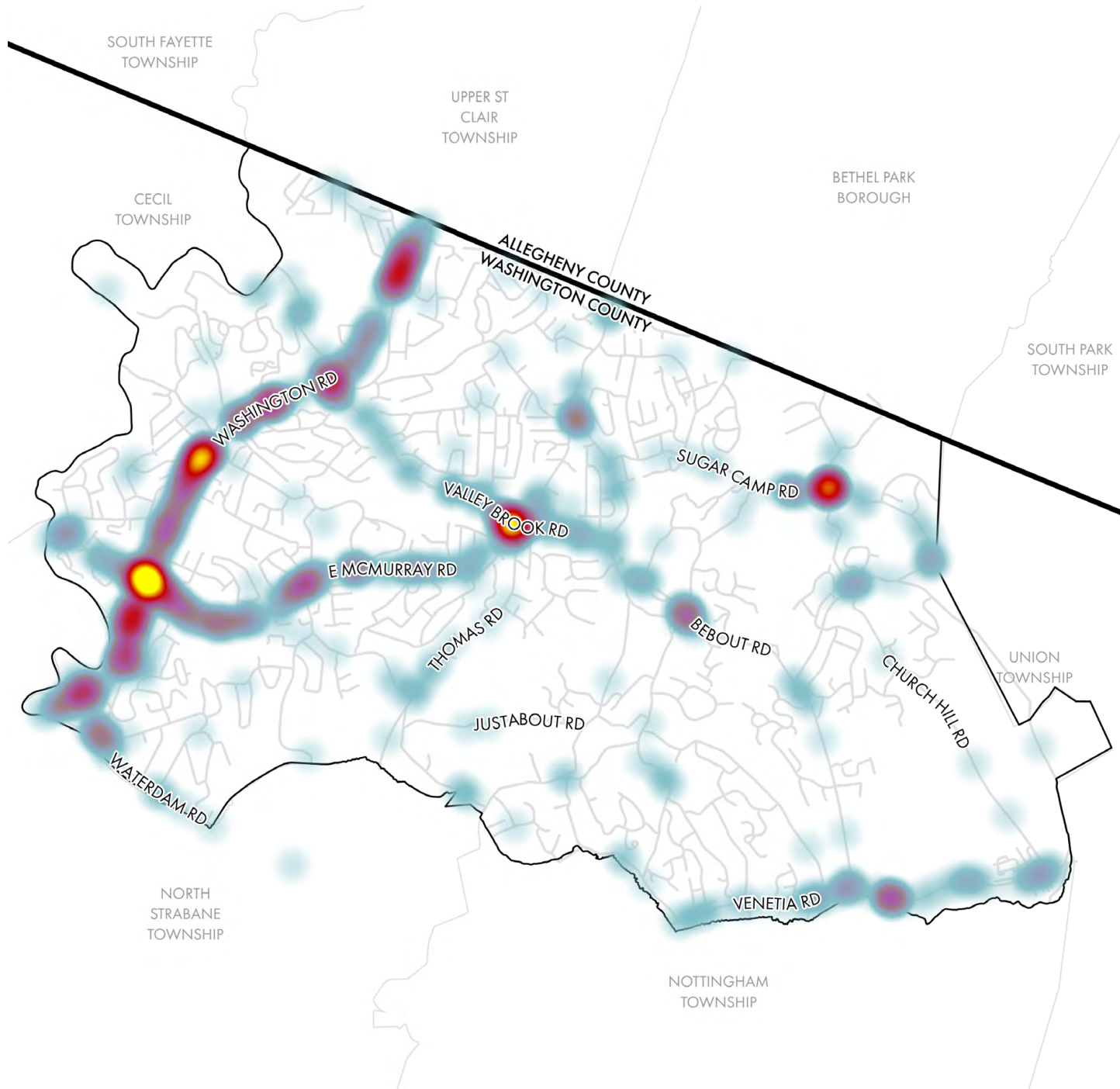
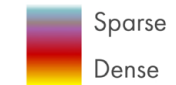
Peters Township Comprehensive Plan

Legend

 County Borders

 Peters Township

Crash Density, Dec 2019 to Dec 2024





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5/9/2025
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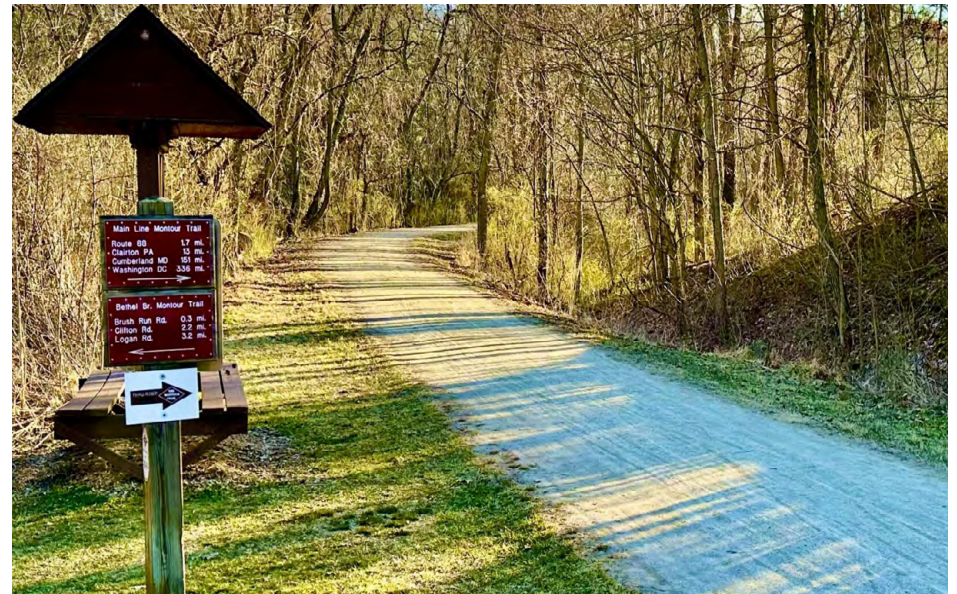
Sidewalks and Trails

Peters Township currently has sporadic sidewalk development, mostly allowing residents to walk and bike within residential development or near commercial areas. Existing sidewalks can be seen in the map on the following page. The Township's Code of Ordinances current Zoning Ordinance requires the construction of sidewalks in the MA Mixed-Activity Center District, VM Village Mixed-Use District, TC McMurray Town Center District, and VC Village Commercial District, as well as if adjacent lots have sidewalks, as recommended by the Planning Commission for public safety (Zoning Ordinance, Part 5, §440-513), in the vicinity of schools, along heavily traveled roadways, and areas of anticipated pedestrian use within all land developments (Subdivision and Land Development Ordinance, Article VI, §384-39).

While there is not a complete sidewalk and bikeway network within the Township, the Arrowhead Trail provides safe non-motorized connectivity to a large portion of the Township. The Arrowhead Trail is a 3.5 mile paved surface trail that runs from Route 19 to Brush Run Road, and connects to the Montour Trail. The Montour Trail is a regional trail system, which extends beyond the Township, with intentions of extending even further. Connections to this regional network provides residents of all ages and abilities with safe, comfortable access to many community destinations.



The Arrowhead Trail, image courtesy of Peters Township








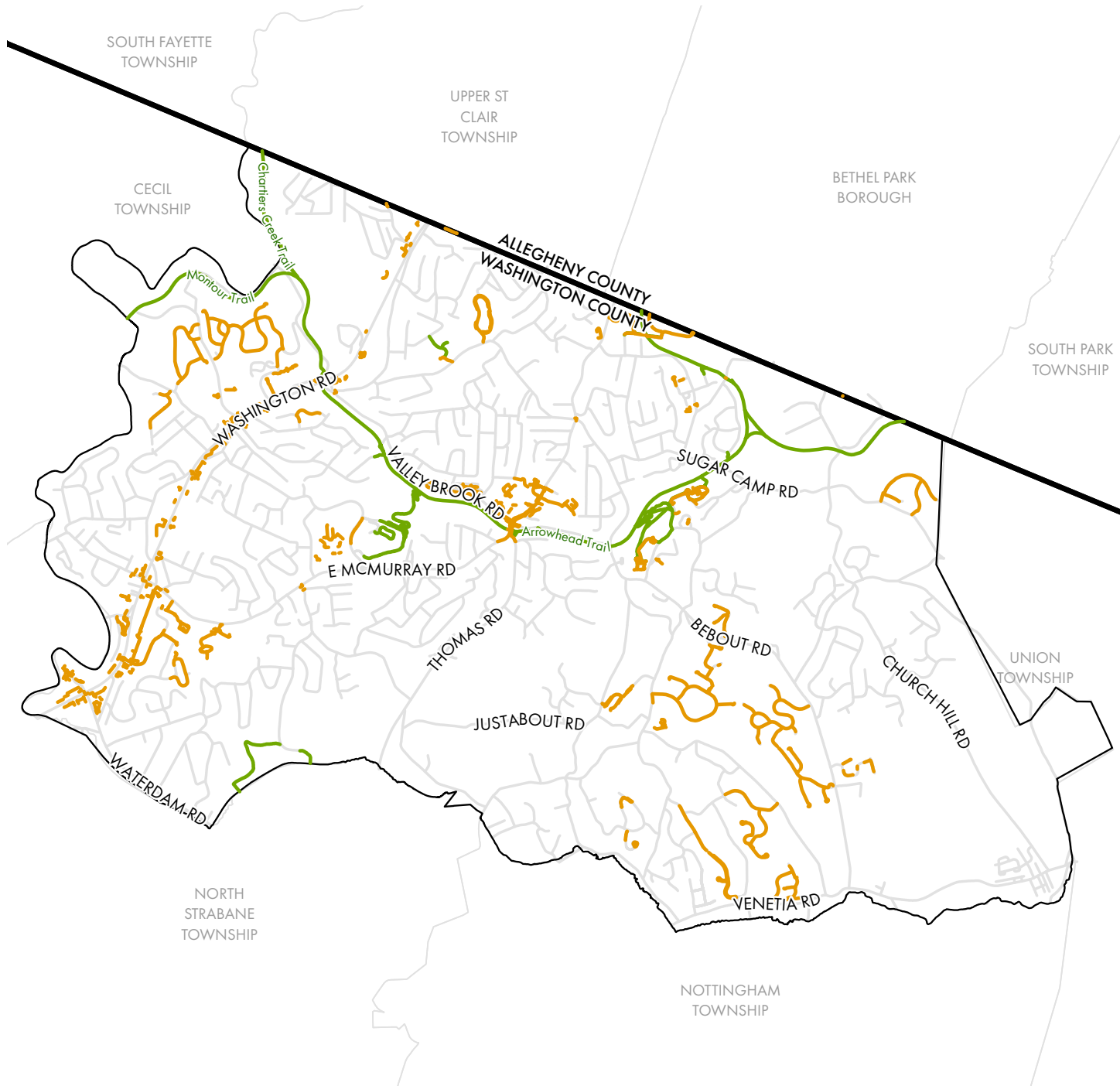
The Montour Trail, image courtesy of the Montour Trail Council

SIDEWALKS & TRAILS

Peters Township Comprehensive Plan

Legend

-  Peters Township
-  County Borders
-  Roads
-  Trails
-  Sidewalks





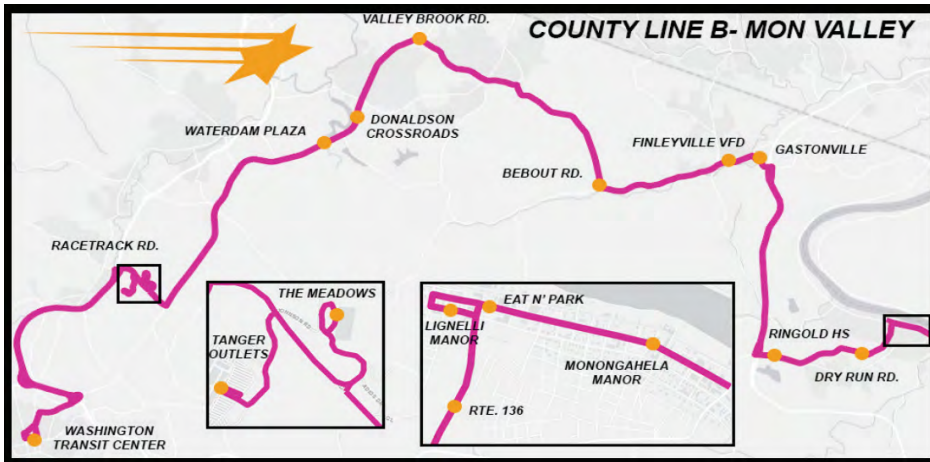
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0 0.35 0.7 Miles

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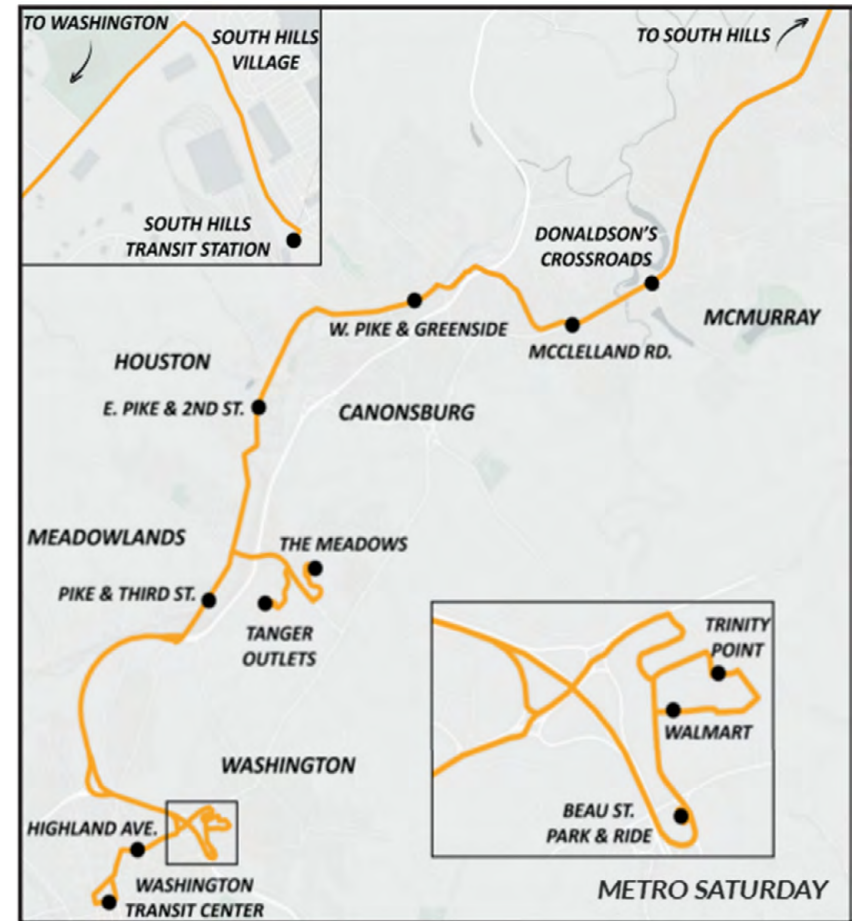


Freedom Transit County Line B- Mon Valley Bus Route

Regional Transit

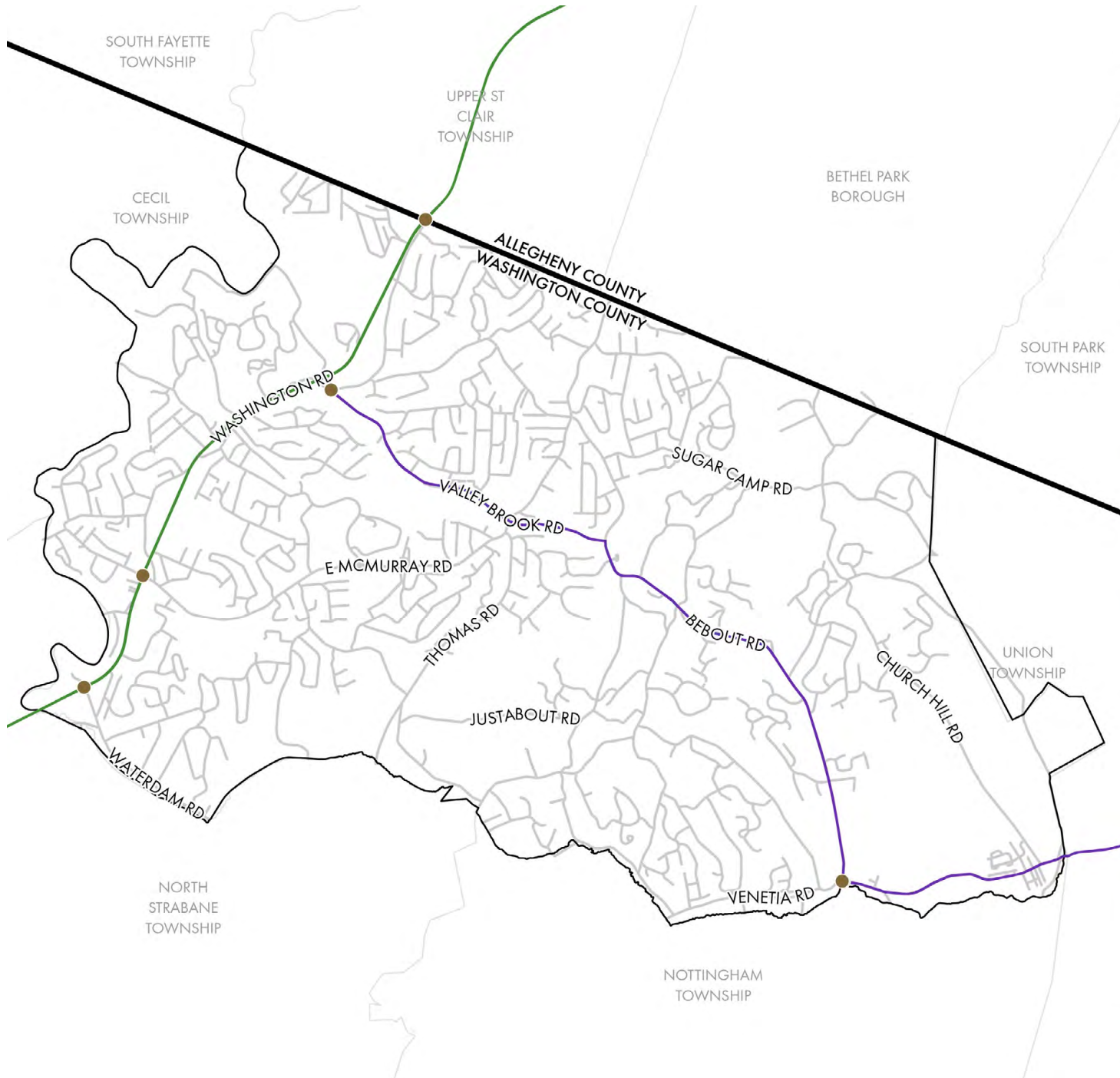
As a municipality within Washington County, Peters Township is served by Freedom Transit, operated by Washington County Transportation Authority. In July of 2015, the Washington County Transportation Authority and Washington City Transit combined, forming Freedom Transit, which provides several shared ride programs, as well as fixed route service. The shared ride programs provide scheduled door-to-door services for multiple riders at a time. These programs include General Public Service, Senior Shared Ride, Rural Transportation Program for Persons with Disabilities (PWD Program), Medical Assistance Transportation Program (MATP), Veterans Transportation Program, and ADA Complementary Paratransit Service. Some of these programs have specific eligibility requirements, but once registered as a shared ride user, all residents may access, at a minimum, the General Public Service.

Fixed route service is also available within Peters. Two bus lines run through the Township, County Line B- Mon Valley and Metro Commuter Saturday, providing access along their routes and connections to the larger regional service area. These routes and their associated bus stops can be seen in the



Freedom Transit Metro Commuter Saturday Bus Route

maps above and on the following page. The County Line B- Mon Valley provides service Monday through Friday from 7:00 am to 6:05 pm, running between Monongahela and the City of Washington. Metro Commuter provides service on Saturday between 9:15 am and 5:42 pm, running between the City of Washington and the South Hills Transit Station, where Pittsburgh Regional Transit (PRT) service into Pittsburgh can be picked up. While some stop locations are identified, a flag-stop system is used, where riders can raise their hand to flag down buses anywhere along designated routes.



TRANSIT ROUTES

Peters Township Comprehensive Plan

Legend

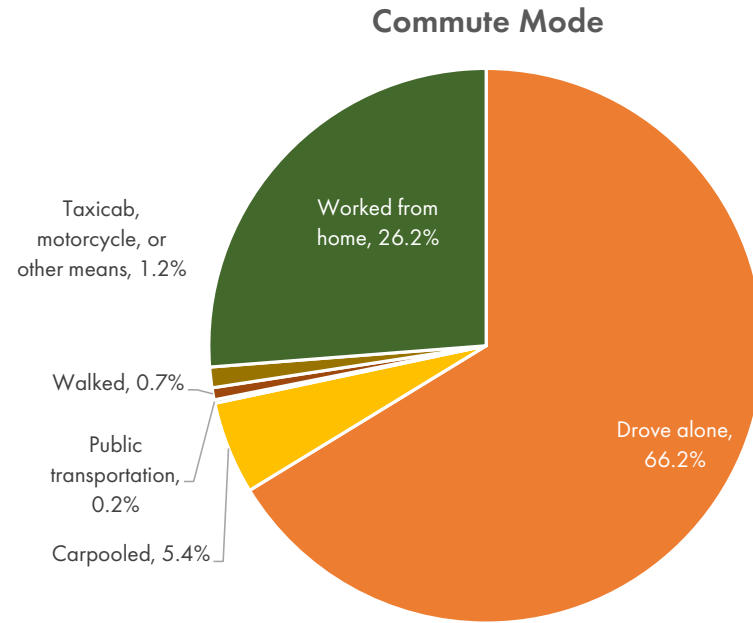
- Peters Township
- ▭ County Borders
- Roads
- Route Name**
- Freedom - County Line B
- Freedom - Metro Commuter Saturday
- Transit Route Stops

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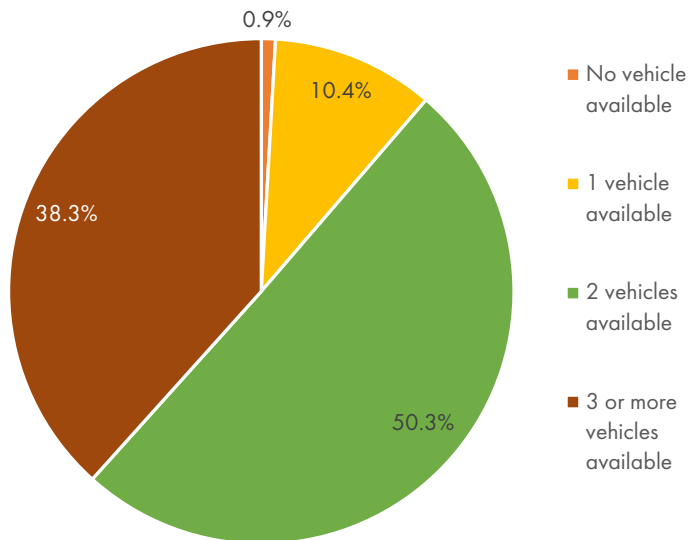
Travel Behavior

Just over 99% of Township residents have access to at least one vehicle, as indicated by the graph below. Therefore, it is not surprising that almost two-thirds of the workers 16 years and over in the Township choose to drive to work alone. The majority of the remaining third of the Township's working population works from home. The complete breakdown of commute mode can be seen in the graph below. Mean travel time to work may also dictate commute choice. The Township's mean travel time to work in 2024 was 28.4 minutes which is very similar to the surrounding municipalities but slightly higher than Washington County, Allegheny County, or the State, as shown in the graph below. These commute characteristics are consistent with the Township being a bedroom community, where most residents commute to work in a different municipality. Since the COVID-19 pandemic, the increased ability to work from home has also motivated some people to move further away from population centers.



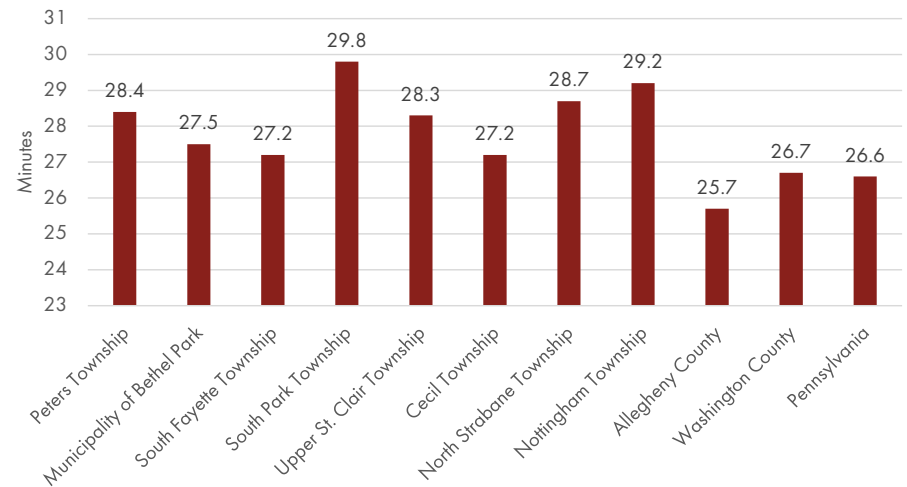
ACS 5-year Estimates, 2023

Vehicle Availability



ACS 5-year Estimates, 2023

Mean Travel Time to Work



ACS 5-year Estimates, 2023

ECONOMY & DEVELOPMENT

Employment

A thriving economy is the backbone of any community, and understanding the current state of economic development in Peters Township is crucial for crafting a plan that addresses the needs and aspirations of community leaders and residents. By examining various industries, employment trends, and economic drivers, key areas for growth and improvement can be identified, ensuring that the Township remains a vibrant and sustainable place to live, work, and play for years to come.

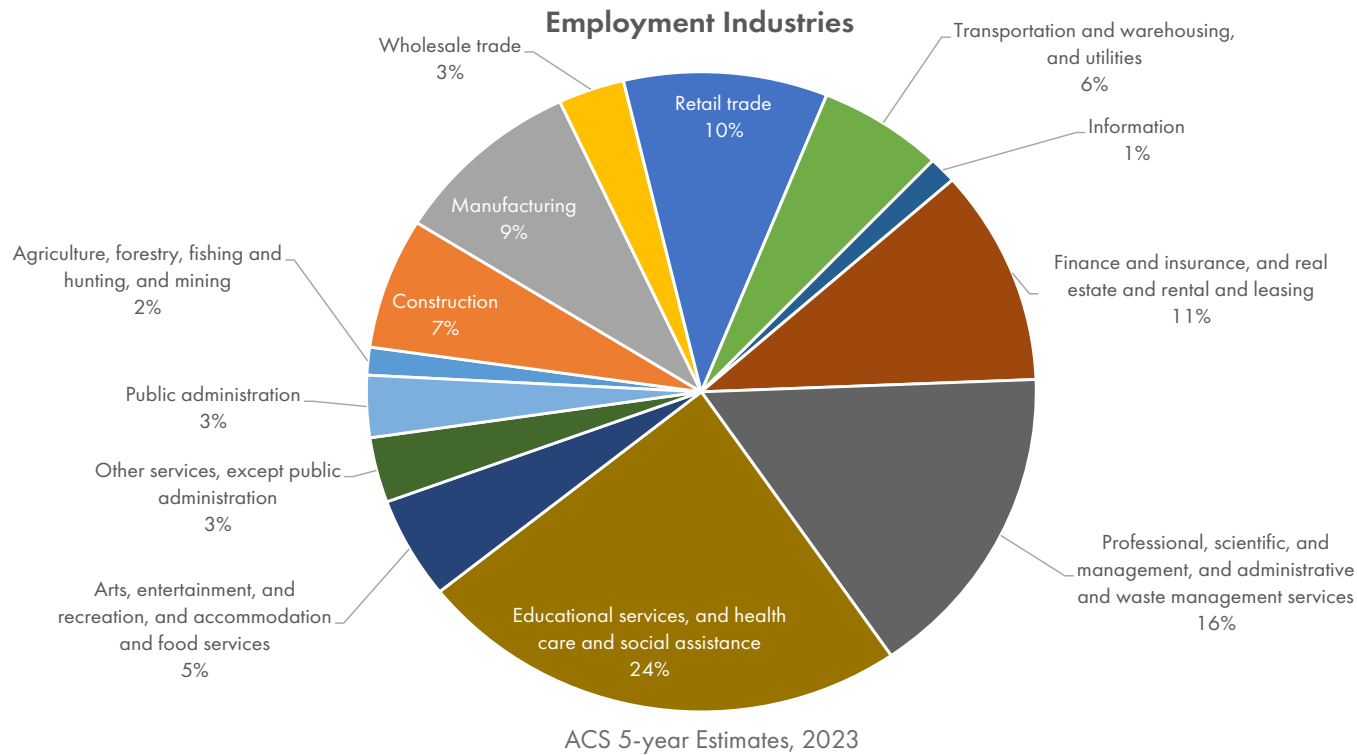
There are approximately 11,471 employed residents living in Peters Township who are 16 years of age or older. The top ten industries employing Township residents in 2023, as per the 5-year ACS report, included the following:

1. Educational services, and health care and social assistance (2,684 residents)
2. Professional, scientific, and management, and administrative and waste management services (1,803 residents)
3. Finance and insurance, and real estate and rental and leasing (1,226 residents)
4. Retail trade (1,108 residents)
5. Manufacturing (1,035 residents)
6. Construction (745 residents)

7. Transportation and warehousing, and utilities (679 residents)
8. Arts, entertainment, and recreation, and accommodation and food services (579 residents)
9. Other services, except public administration (370 residents)
10. Wholesale trade (360 residents)

Understanding where Township residents work is important for effective planning and development, as it helps to guide decisions on transportation, housing, and infrastructure by revealing commuting patterns. It also provides insights into the local economy, tax revenues, and needed community services. Additionally, knowing work locations supports emergency preparedness by identifying where people are during the day.

The graph on the following page shows the percentage of residents working in each industry. As compared to statewide rates, Peters Township has a proportionately higher percent of the population employed in professional, scientific, management, and administrative services (11.5% statewide). On the other hand, Peters has a proportionately lower percent of the population employed in the manufacturing sector as compared to the state (9% statewide).

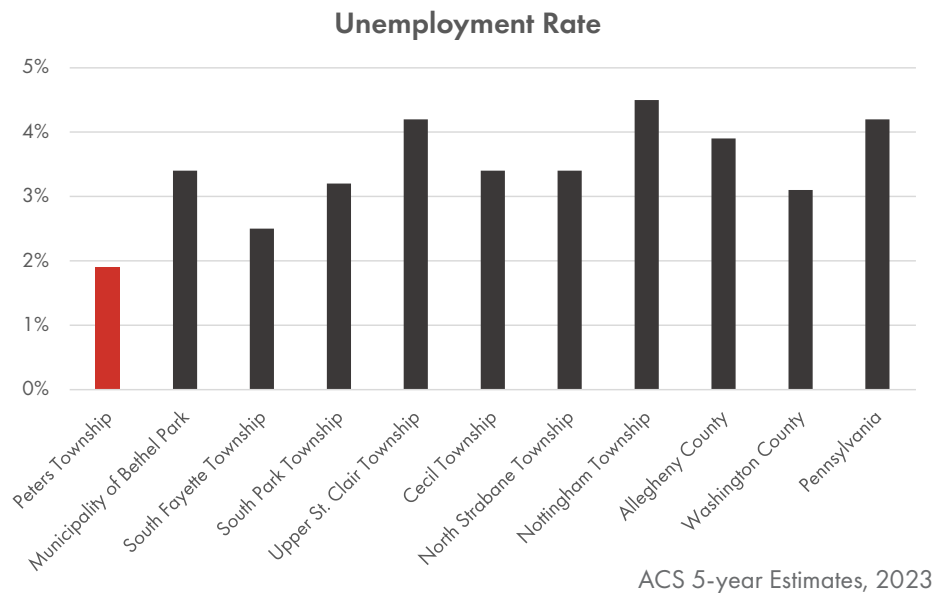


According to the 2022 OnTheMap Census report, only 11% of Township residents also work in the Township whereas 89% of residents work elsewhere. This suggests that most Township residents commute further distances to their place of employment. Of those that leave the Township for employment opportunities, 19.6% commute to the City of Pittsburgh. Another 14.2% of employed Township residents work in a nearby municipality (Cecil Township, Bethel Park, North Strabane Township, and Upper St. Clair). 46.9% of residents work in a non-listed municipality. The full employment location data from the report can be found in the table to the right:

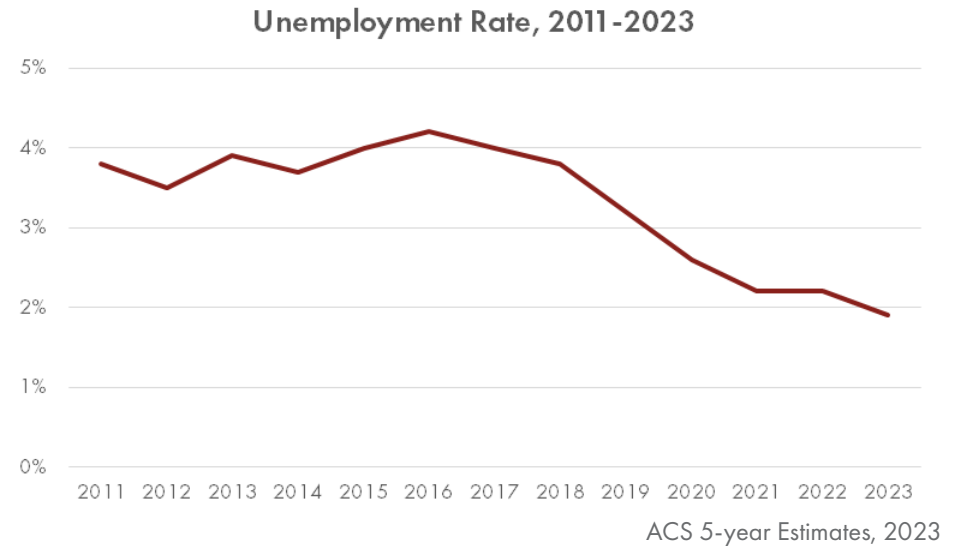
Municipality	% of Employed Residents
City of Pittsburgh	19.6%
Peters Township	11.0%
Cecil Township	6.2%
Municipality of Bethel Park	3.5%
North Strabane Township	2.4%
Robinson Township	2.3%
City of Washington	2.2%
Township of Upper St. Clair	2.1%
Scott Township	1.9%
Mt. Lebanon Township	1.8%
All other municipalities	46.9%

Unemployment

A healthy unemployment rate typically falls between 3% and 5% (the dashed lines on the following graph), balancing job availability with economic stability. If the unemployment rate is too high, it signals economic distress and underutilized labor. If it's too low, it can lead to labor shortages, higher business costs, and inflation. Monitoring this rate helps guide decisions around economic development, education, and infrastructure planning. The 2023 unemployment rate in Peters Township is the lowest among its neighboring municipalities at 1.9%. This value is also lower than the unemployment rates in Allegheny (3.9%) and Washington Counties (3.1%) as well as Pennsylvania (4.2%). Peters Township's lower unemployment rate generally indicates a strong labor market where most residents who want a job do have one. However, it may also contribute to employers struggling to find workers. This rate may indicate labor shortages and potential inflation due to wages rising too fast.



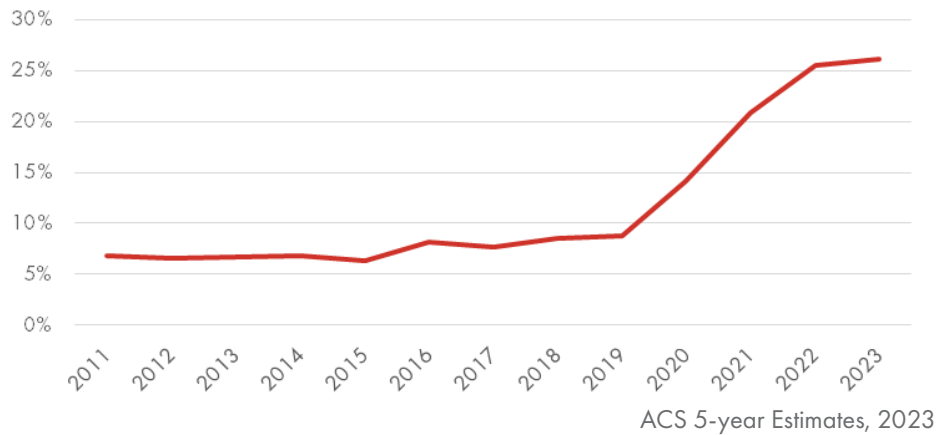
Generally, the Township's unemployment rate has been decreasing since 2016 after it peaked at 4.2%. This decrease suggests that more residents are finding work, consumer spending may be increased, or companies are expanding.



Impacts of Covid-19 on Employment Patterns

A significant shift in the labor force caused by the pandemic was the growing flexibility to work remotely from home. 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 8.1% and by 2023, the rate of residents working from home was 26.2%.

Percent of Residents Working from Home, 2011 - 2023

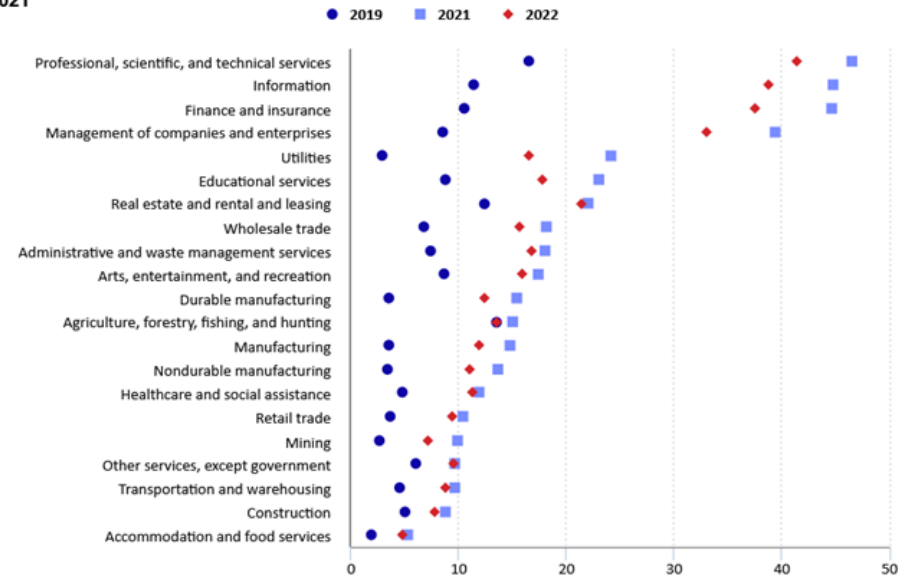


While the ACS data does not support a trend towards employers requiring their employees to return to the office, national trends indicate a slight decrease in the percentage of remote workers in the top largest 21 industries from 2021 to 2022. Since a large number of residents choose Peters Township for lower taxes, but easy access to major employment hubs in Pittsburgh, the Township may attract a higher portion of workers who have the option to work from home than other suburban communities in the greater Pittsburgh metropolitan area.

Retail Market Potential

The 2023 ESRI Retail Market Potential Report examined consumer behavior in Peters Township across sectors like Apparel, Automobiles, Electronics, Entertainment, and Financials. These were assessed using the Market

Chart 1. Percent of remote workers by major industry group, ranked from largest to smallest in 2021



Bureau of Labor Statistics (BLS) Data on national remote work trends from 2019 to 2022

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 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). The following page lists the average scores for selected categories analyzed in the Retail Market Report.

Product/Consumer Behavior	Average MPI Across Subcategories
Apparel	100
Automobiles	111
Cell Phones	98
Computers	117
Entertainment	110
Financial	119
Grocery	107
Health	112
Home	114
Restaurants	98
Travel	125
Insurance	106
Total Average	110

Generally, Peters Township performs above the national average for retail market potential, with a total mean MPI of 110. In all but two of the selected categories, Peters Township performs above the national average, with Cell Phones (98) and Restaurants (98) performing just a few points under the national average and may not lead to a significant different in spending habits.. 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.

LAND USE & ZONING

Overview

Prior to the 1950s, Peters Township consisted mostly of farmlands and woodlands. The Township has grown and changed significantly over the past 70 plus years. Over the past several decades, Peters Township has become a bedroom community of the City of Pittsburgh and a highly desirable place to live and raise a family. The reasons for this are plentiful, including the presence of the award-winning Peters Township School District, the parks and recreation amenities, the high quality housing stock, and the Township's beautiful landscape. In addition, Peters Township is a desirable place to live due to the lower taxes in Washington County, when compared to neighboring Allegheny County. Much of the growth that has occurred over the past 70 years in Peters has consisted of residential development. In addition, much of the commercial, office, and retail growth has occurred along the Township's main roadways and corridors, including East McMurray Road and Route 19/Washington Road.

Existing Land Use and Zoning

Peters Township offers opportunities for living, business and commerce, education, recreation, and more. The Township, located about 14 miles south of the City of Pittsburgh and 16 miles north of the City of Washington, is a suburban community in southwestern Pennsylvania. Peters Township has a total area of 19.8 square miles, of which 19.6 is land and 0.2 is water. In



The recently built Westbury neighborhood of Peters Township

addition, the Township is home to a mix of land uses, including residential, commercial, mixed use, industrial, parklands, open space, agricultural uses, and active farms.

The eastern and southern portions of Peters Township remain mostly undeveloped and consist of farms and agricultural uses. For example, Simmons Farm and Trax Farm Market are two popular local farms that are located, at least partially, within the Township. Much of the western and

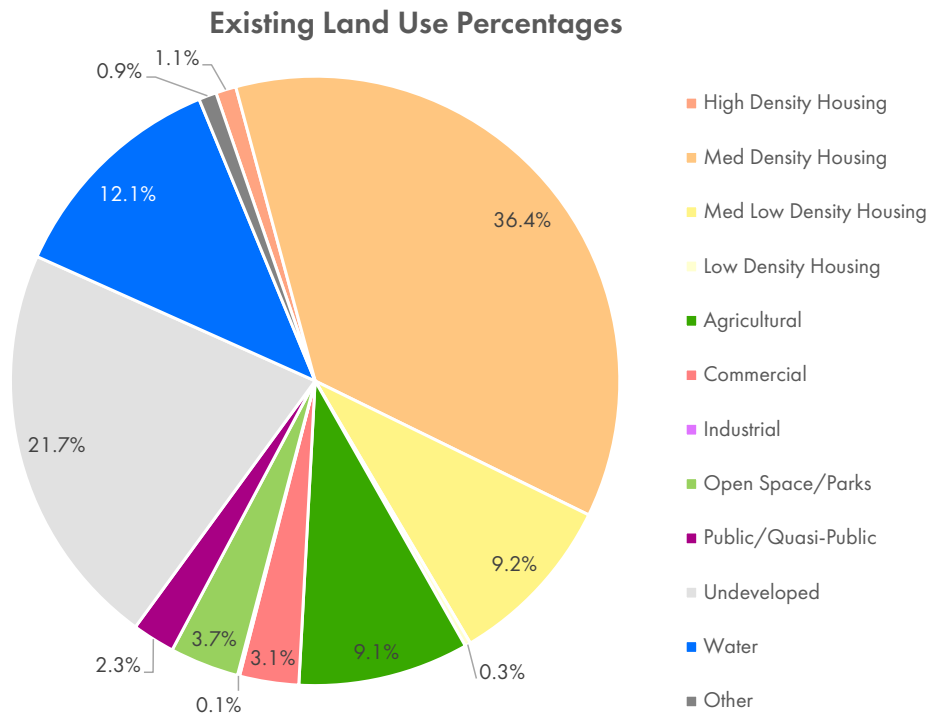
northern portions of the Township consist of residential, commercial, and mixed uses and these areas of the Township are more densely developed.

Land Use

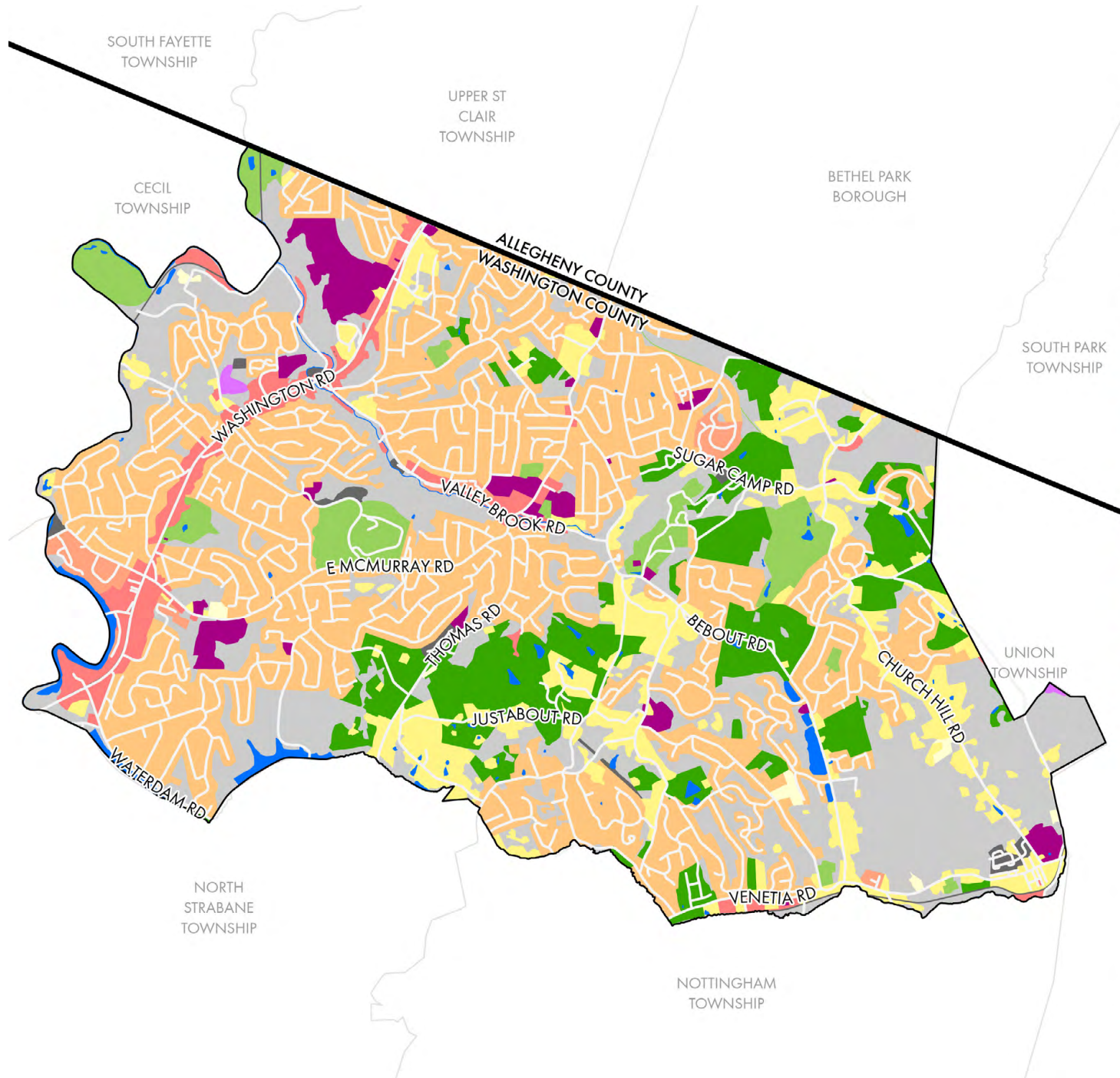
Data on land use and land cover in the region is available from the Southwestern Pennsylvania Commission (SPC). The map provided by SPC has land use/land cover (LULC) data for all 10 counties in the southwestern region of Pennsylvania. SPC’s classifications were determined based on a visual interpretation of Esri World Imagery with a 0.5-meter resolution. Furthermore, LULC were determined based on a three-tier hierarchical classification system. Categories were determined based on building footprint spacing, size, and road-type proximity. The categories of land use available

from SPC are as follows: high density housing, medium density housing, medium low density housing, low density housing, agricultural, commercial, industrial, open space / parks, public or quasi-public, undeveloped, water, and other.

According to SPC’s 2023 LULC data, 47.1% of land use is residential or housing – including mostly a mix of medium (36.4%) to medium low density housing (9.2%). In addition, 21.7% of the Township is undeveloped while 9.1% of land cover accounts for agricultural uses. Just over 3% of the Township’s land cover is commercial while 2.3% are public or quasi-public uses. Almost 4% of the Township’s land cover includes open space or parks.



Land Use Type	Definition	Acres	% of Total
High Density Housing	Multifamily units	153	1.1%
Med Density Housing	Cul-de-sac type development	5,150	36.4%
Med Low Density Housing	Suburbs (not Cul-de-sac)	1,306	9.2%
Low Density Housing	Low density single family	43	0.3%
Agricultural	All land used for agriculture	1,280	9.1%
Commercial	All densities of commercial use	443	3.1%
Industrial	All densities of industrial use	16	0.1%
Open Space/Parks	Parks and areas with open space	518	3.7%
Public/Quasi-Public	Institutional	321	2.3%
Undeveloped	No development	3,059	21.7%
Water	Waterbodies	1,708	12.1%
Other	All other land uses	133	0.9%



LAND USE 2023

Peters Township Comprehensive Plan

Legend

- Peters Township
- ▭ County Borders
- Land Use Type**
- High Density Residential
- Med Density Residential
- Med Low Density Residential
- Low Density Residential
- Agricultural
- Commercial
- Industrial
- Open Space/Parks
- Public/Quasi Public
- Undeveloped
- Water
- Other

N

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The charts below and the map on the following page provide graphic illustrations of the land use and land cover in Peters Township as of 2023.

Zoning

Peters Township’s current Zoning Ordinance and Zoning Map provide for six residential districts, four nonresidential districts, four mixed-use districts, and three overlays.

Zoning Type

-  I - Industrial
-  GC - General Commercial
-  TC - Town Center
-  MA - Mixed Use Activity Center
-  VB - Valley Brook Mixed Use
-  WVMX - West Venetia Road Mixed Use Corridor
-  VVMX - Village Mixed Use
-  VNC - Village Commercial
-  CL - Cluster Residential
-  VR - Village Residential
-  LD - Low Density Residential
-  MD - Medium Density Residential
-  RR - Rural Residential
-  WP - Woodland Protection
-  Conservation Residential Overlay
-  Mixed-Residential Overlay

The following sections provide an overview of the existing zoning districts and land uses present in Peters Township.

Residential

Residential areas dominate much of the Township, offering a variety of housing options throughout several various districts with varying densities. The residential zoning districts in Peters Township are as follows:

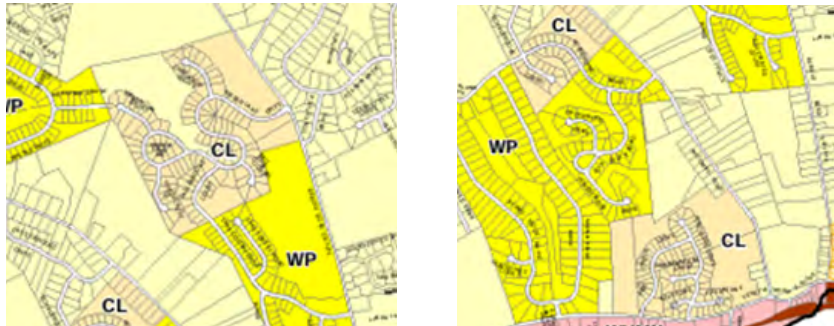
- **Low-Density Residential (LD):** This zoning district is characterized by single-family detached homes, and supports agricultural operations, community gardens, and public recreation facilities. It aims to preserve open spaces and the Township's rural character. The LD zoning district is the most prominent residential zone and is spread out throughout the Township.



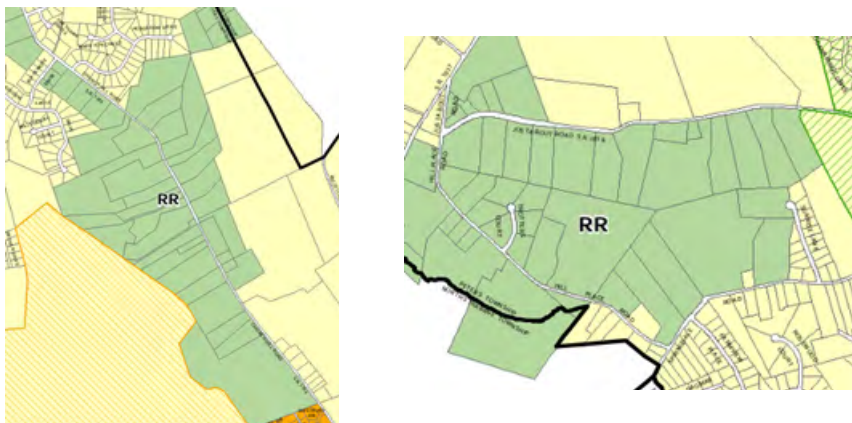
- **Medium-Density Residential (MD):** This district accommodates a mix of housing types, including single-family homes, townhouses, and multifamily units. It also permits community gardens, public recreation facilities, and certain service uses like bed-and-breakfast establishments. The MD zones in Peters are located mostly in the western or northern portions of the Township and are somewhat scattered throughout it.



- **Single-Family Cluster (CL):** The intent of this zoning district is to provide zoning regulations for existing residential neighborhoods that developed under cluster regulations. Uses allowed in this district include single-family detached homes, agricultural uses, and public recreation facilities. The CL zones in Peters are scattered throughout and can be found in the western, eastern, and central parts of the Township.



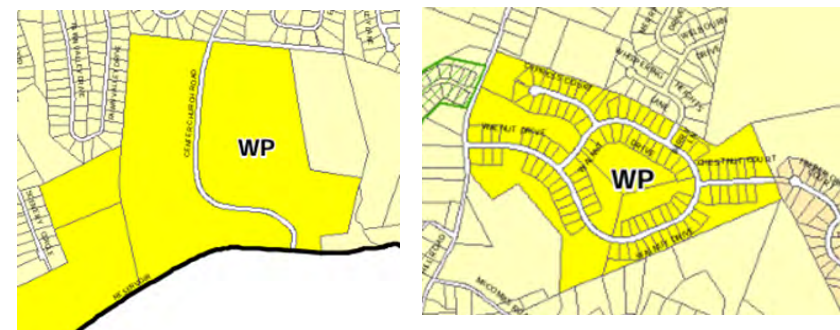
- **Rural Residential (RR):** This zoning district is designed to maintain the Township's rural heritage. It allows for single-family homes on larger lots, agricultural operations, and public recreation facilities. There are two main RR zones in the Township, one located in the western side of the Township along part of Church Hill Road and another in the southern portion of the Township along part of Justabout Road.



- **Village Residential (VR):** The intent of this district is to provide regulations in the Hackett area of the Township, located along part of Venetia Road, and to promote, encourage, and preserve this unique area of Peters. This is an older area of the Township and is more compact and denser than other areas of Peters. Additionally, walkability and pedestrian movement is a priority in this district. Both single-family detached and attached homes are permitted.



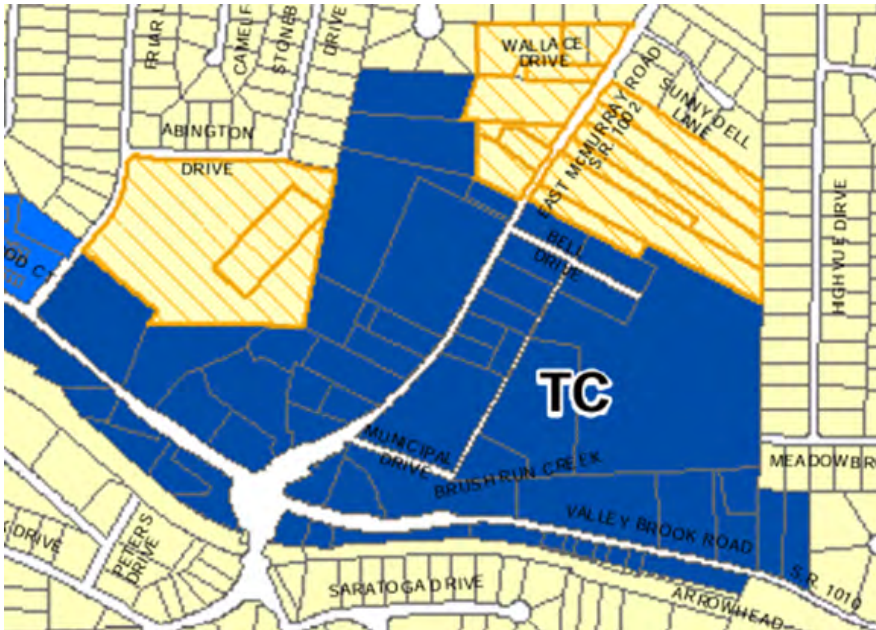
- **Woodland Protection (WP):** This district intends to promote the protection of open space and is focused on conserving natural features and resources. Single-family homes are permitted, and the preservation of woodlands and open spaces is a critical component within these areas of the Township. The WP zones are located throughout the Township. Some areas have been developed into residential communities while other WP zones remain undeveloped.



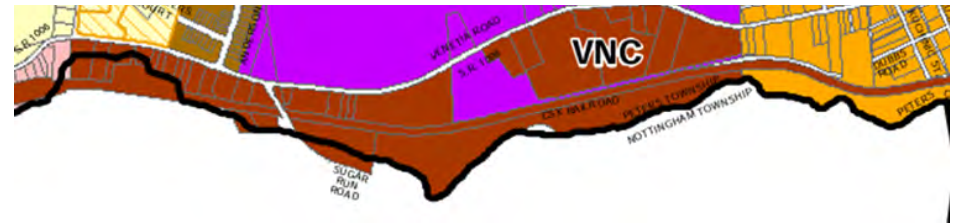
Nonresidential / Commercial

The commercial areas within Peters Township are located generally along some of the Township's main roadways, including Route 19/Washington Road, which is zoned mostly General Commercial, and also along Valley Brook Road and East McMurray Road.

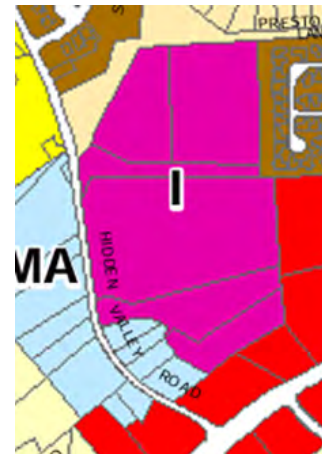
- McMurray Town Center (TC):** The purpose of this district is to provide a defined community scale residential, commercial, cultural, and entertainment district as well as a central gathering place for residents. Smaller scale commercial uses that are more neighborhood-based are permitted in this zone. The Township's TC area, shown below, is located along parts of Valley Brook and East McMurray Roads and includes the Township Municipal Complex and several commercial properties and a small shopping plaza.



- Village Commercial (VNC):** The intent of this zoning district is to provide a compatible and convenient mix of residential and commercial uses for part of Venetia Road in the southern portion of Peters Township. Both single-family detached and attached units (townhomes that include less than 6 total units, flats, and multi-family units with a maximum of 16 units) are allowed in the VNC district. The VNC district is located along southern portions of Venetia Road.



- Industrial (I):** The purpose of the Industrial district is to provide sufficient space to meet the anticipated future needs for industrial activity in the Township. Industrial areas of the Township are located along part of Valley Brook Road, part of Hidden Valley Road, and there is also a small I zone along Church Hill Road.



- **General Commercial (GC):** The intent of the GC district is to promote a mix of businesses that serve the daily needs of surrounding residential neighborhoods, i.e. suburban shopping centers. Much of the GC zone is located along much of Route 19/Washington Road, which serves as the commercial hub for the Township as well as residents of neighboring municipalities.

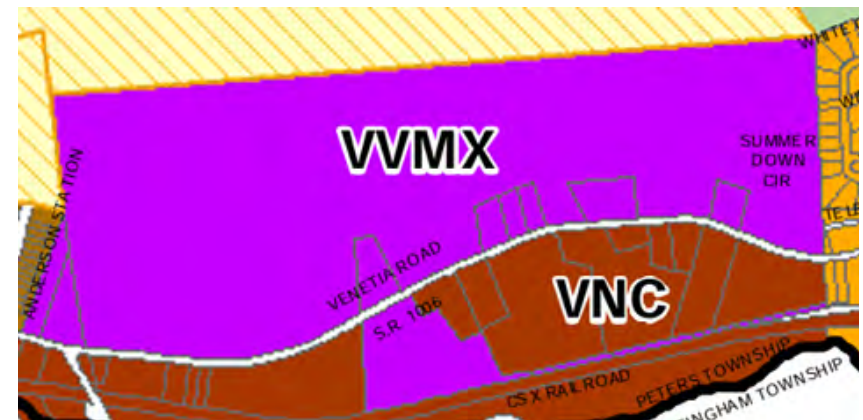


- **Village Mixed-Use (VVMX):** This zoning district includes mixed-use neighborhoods that offer residents the ability to live, shop, work, and play all in one community and place. A mix of housing types and densities are allowed in the VVMX district. There are two categories of VM zones, VM.1 and VM.2. This district is located along Venetia Road and is mostly undeveloped.

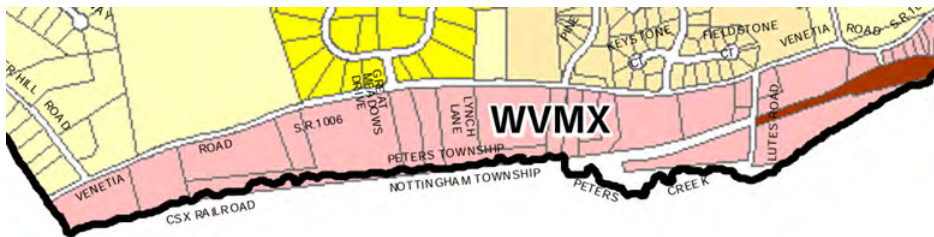
Mixed-Use

There are several mixed use districts within Peters Township. They are as follows:

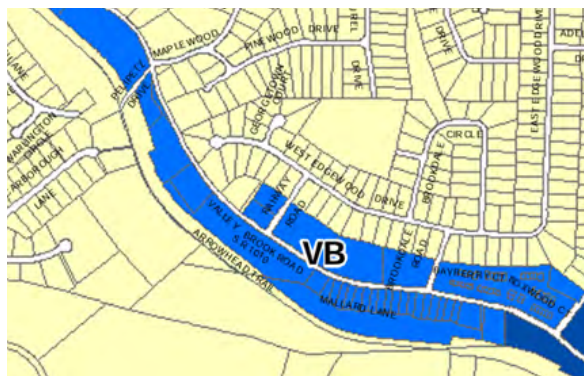
- **Mixed-Use Activity Center (MA):** The MA district is intended to provide an appropriate mix of compatible residential, commercial, and office space opportunities and to provide services to surrounding residential neighborhoods. There are two categories of MA zones, MA.1 and MA.2. In terms of residential uses allowed, single-family units, multi-family, and flats are permitted. The MA zones in Peters are concentrated mostly on the western side of the Township, along sections of some of the Township’s commercial corridors like Route 19/Washington Road and East McMurray Road, as well as a small section along Hidden Valley Road.



- **West Venetia Road Mixed-Use Corridor (WVMX):** This district is intended to provide a wide range of commercial uses that are oriented to business and high traffic and can accommodate larger buildings and sites for commercial activity. The commercial uses in this area serve the needs of residents in surrounding neighborhoods. In addition, any new development or infill development is required to have rear parking or some sort of central, shared parking. The WVMX zone is located along the southern properties along Venetia Road, bordering the railroad, Nottingham Township, and Peters Creek.



- **Valley Brook Road Mixed-Use Corridor (VB):** This mixed-use corridor is intended to provide a wide range of commercial establishments that are oriented to business or high traffic, accommodating a variety of building types and sites for commercial activity. This mixed use area located along Valley Brook Road is home to a mix of residential and commercial uses and borders GC, TC, and LD zones.



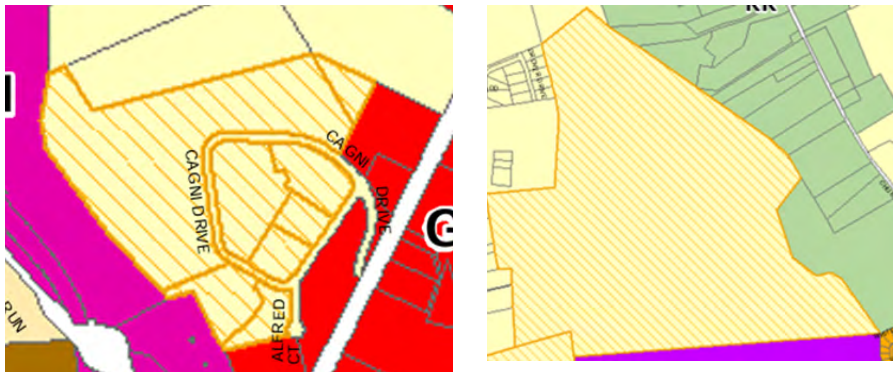
Overlays

The overlay districts in Peters are scattered throughout the Township. The three overlay districts are as follows:

- **Conservation Residential Overlay (CR):** The CR overlay, shown by the green hashing on the image below, was a result of the last comprehensive Plan, Plan Peters 2022, and was intended to support the sustainable development goals in the Plan by protecting natural resources and providing incentives for the creation of open spaces that add value to the community. By virtue of their sufficient size, potential recreation utility, provision of visual relief, preservation of sensitive natural features, proximity to dwellings and/or contribution to a connected system of open space, these spaces were meant to enhance the overall quality of life of the community and conserve important natural amenities. Conservation subdivision design preserves open space while maintaining the density of residential units across the overall site area. The CR overlays in Peters Township have been adjusted over the last year. Most of the parcels with the CR overlay are now developed.



- **Mixed Residential Overlay (MR):** The MR Mixed Residential Overlay District allows for the provision of a variety of housing types and residential densities organized in a cohesive, well-connected community. This overlay is designed to respect the character of existing neighborhoods while providing a mix of housing types to accommodate a wide range of households and people in different stages of life. The MR overlay is scattered on parcels throughout the Township, some of which have been developed while other remain as vacant land. The MR overlay is shown as orange hashed parcels, a few of which are shown in the images below.



- **Airport Hazard Overlay (AO):** The intent of this overlay is to regulate the development and the use of a lot in the Township that is situated in the flight path of present and projected aircraft operations at the Finleyville Airport.

Natural Features

Hydrography and Flood Zones

There are riverine areas and wetlands throughout Peters Township. These areas suggest potential flood risks and the need for environmental protection measures. Riverine areas, which are ecosystems influenced by rivers and streams, play a significant role in managing water flow, reducing erosion, and supporting biodiversity. Similarly, wetlands, which are land areas saturated

with water either permanently or seasonally, provide essential ecological benefits such as flood control, water filtration, and habitat for wildlife. Any future development must consider ecological preservation, particularly in the freshwater forested/shrub wetland zones, which serve as natural buffers against flooding and support local biodiversity.

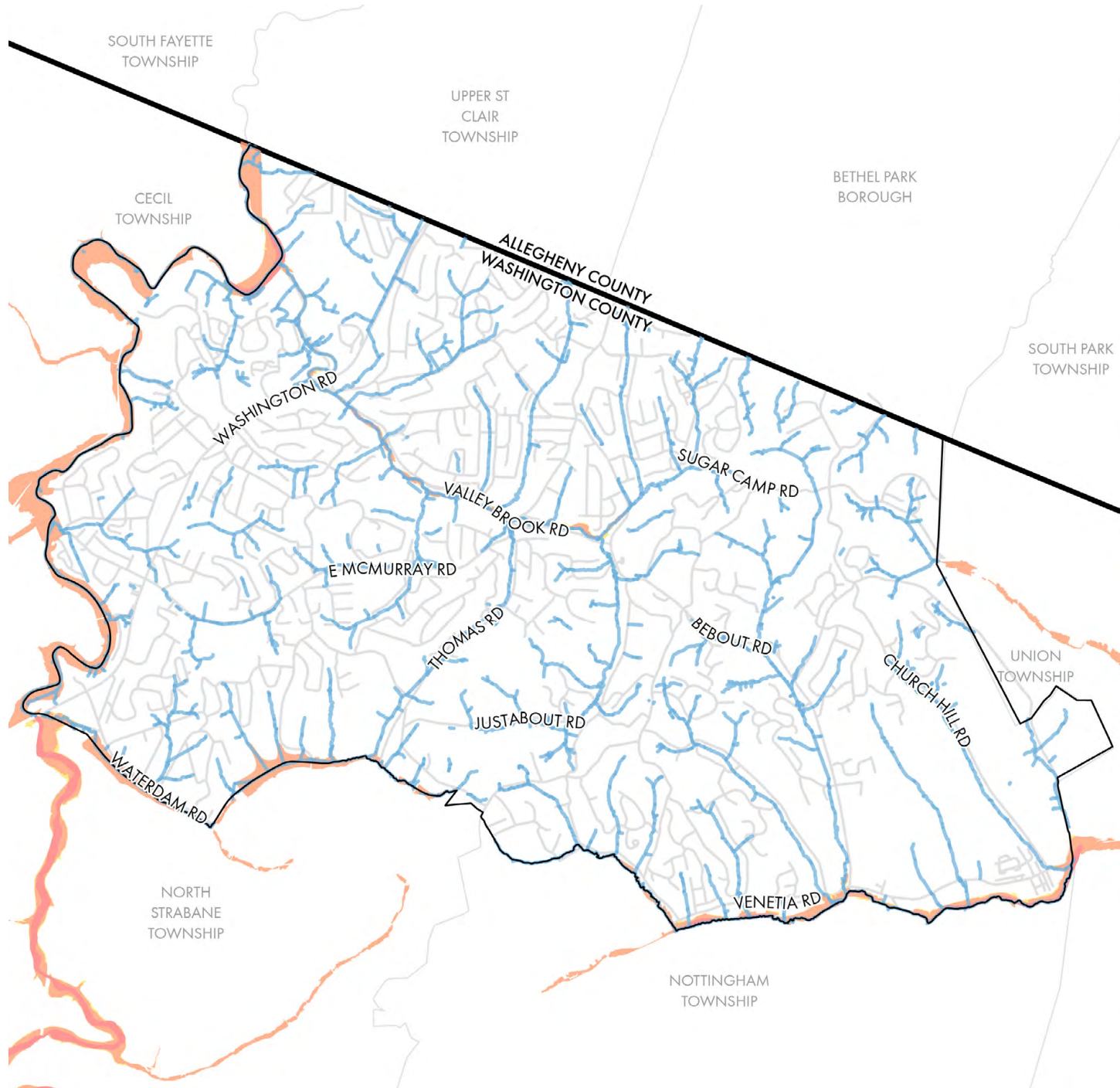
FEMA flood maps (Flood Insurance Rate Maps or FIRMs) show areas at risk of flooding based on historical data, climate models, and topographical analysis. These maps highlight flood zones, base flood elevations, and floodplain boundaries to help communities, homeowners, and businesses assess flood risk, determine insurance requirements, and guide land use planning. FEMA flood maps distinguish flood-prone areas by the annual likelihood of a flood. There are four primary categories indicated on the maps:

- Areas of minimal flood hazard,
- Areas with a 0.2% annual chance of a flood,
- Areas with a 1% annual chance of a flood, and;
- Floodway, or the channel of a river and the adjacent land areas, that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a certain designated height.

Much of Peters Township's western and southern border include flood hazard zones due to the presence of Chartiers Creek along the western boundary and Peters Creek along the southern boundary. Much of Township's flood areas are in the 1% Annual Chance Flood Hazard zone. As flooding events continue, it may be difficult in an emergency situation to evacuate quickly into or out of Peters via the western side of the Township due to the natural creek delineating the boundary. Developing in flood zones increases the risk of property damage, raises insurance costs, and requires strict building

WATERBODIES & FLOOD HAZARD ZONES

Peters Township
Comprehensive Plan



Legend

- Peters Township
- County Borders
- Roads
- Waterbodies
- Zone Type**
- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Floodway

N

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regulations. It can also disrupt natural water flow, limit financing options, and pose safety concerns. Proper planning and flood mitigation are essential within these areas of the Township.

Slopes

Slope plays a critical role in an area's suitability for development. Steep grade changes may render a parcel undevelopable due to instability and/or the prohibitive expense associated with making a parcel safe for development. The slopes are classified based on standard considerations for development suitability. Based on Township's Code of Ordinances, areas where the slope exceeds 25% within a 100 foot horizontal distance are considered to be steep slopes and developments in these areas must adhere to additional standards. Typical development standards usually allow unrestricted development on slopes of fifteen (15) percent or less. Land with steeper slopes will also have lower water infiltration rates and greater potential for runoff. The addition of impervious surfaces on these areas can create significant stormwater management issues. Slopes may be further compromised by the clearing of trees and other vegetation which help to stabilize the land. Based on a slope analysis of Peters Township, most of the neighborhood has slopes lower than 15%, meaning that they are within the developable range. Exceptions include an area in the northwestern section of the Township around Chartiers Creek and the railroad tracks near and around Hidden Valley Road. A map of the slopes in Peters Township is on the following page

Soils

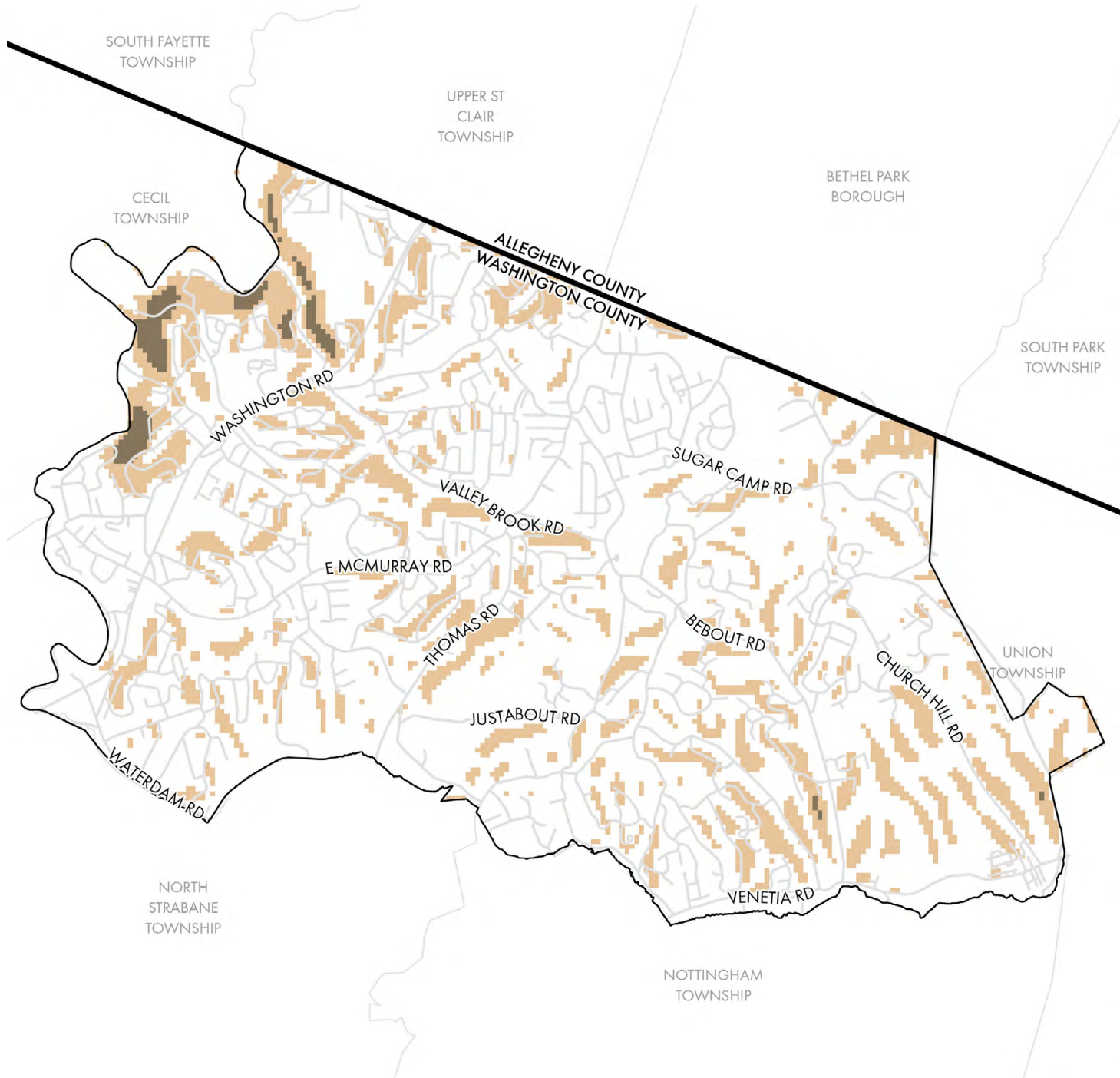
The soil types in an area play a critical role in the natural services the land is capable of as well as its suitability for development. The type of soil also plays a role in an area's natural ability to retain or drain water. Hydrologic soil groups, as seen in the following map, assess runoff potential. Soils are



Some of the agricultural land in Peters Township

assigned to one of four groups according to the rate of water infiltration when the ground is thoroughly wet. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Soils in Peters Township are primarily classified in the C, C/D, or D groups, meaning there is slow to very slow infiltration in much of the Township. This simply means these areas are less suitable for future development. Soils with slow infiltration are less suitable for development because they drain poorly, increasing the risk of flooding, foundation issues, and septic system failure. The incorporation of stormwater management best practices in these areas are critical as the balance of growth and development continues throughout Peters Township. Soils throughout the greater region share similar



SLOPES

Peters Township Comprehensive Plan

Legend

- Peters Township
- ▭ County Borders
- Roads

Slope Value

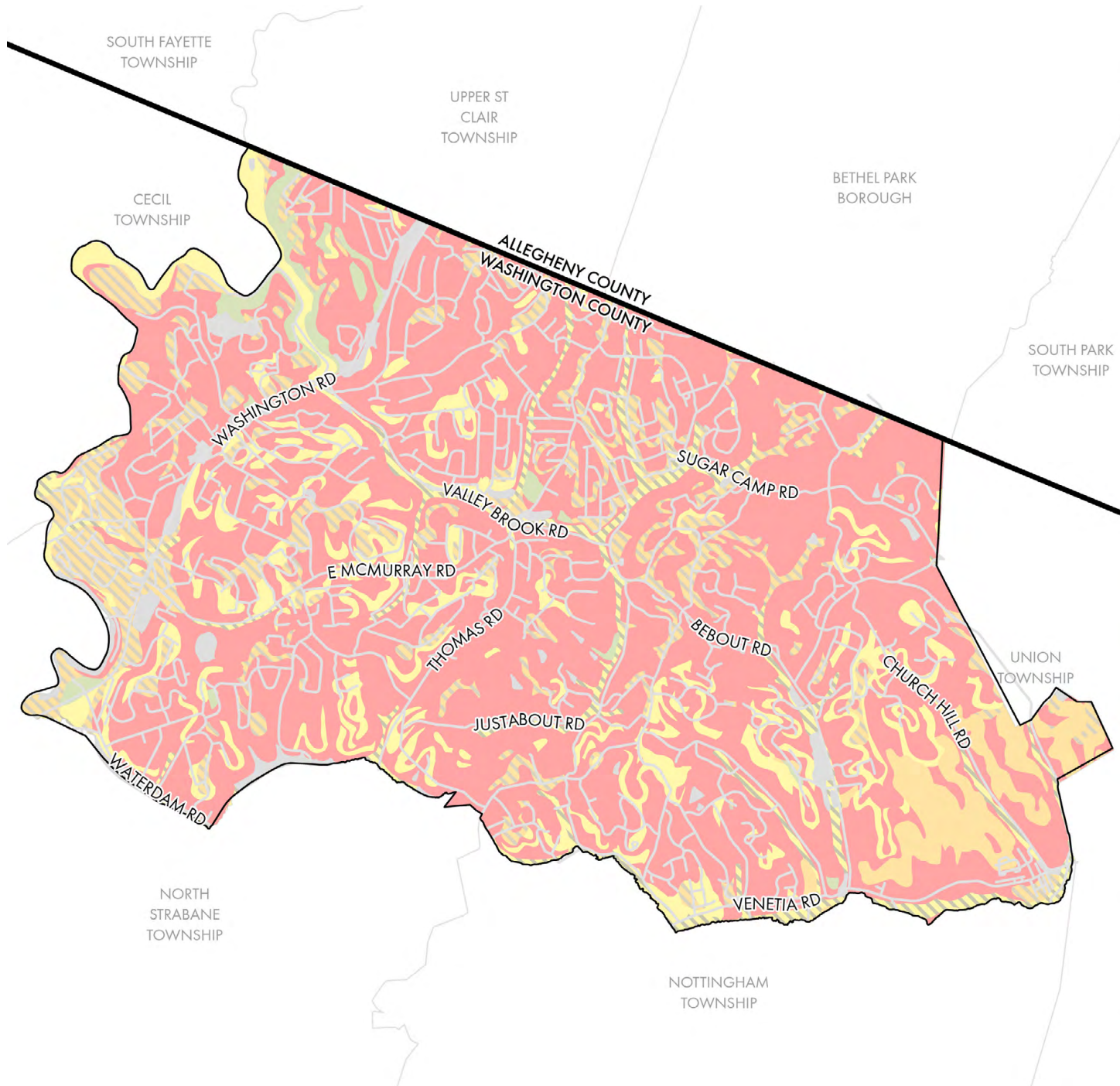
- Under 15%
- 15% - 25%
- Over 25%

N

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SOIL INFILTRATION

Peters Township Comprehensive Plan



Legend

- Peters Township
- ▭ County Borders
- Roads

Infiltration Rating

- A - High Infiltration
- B - Moderate Infiltration
- B/D - Moderate Infiltration/Very Slow Infiltration
- C - Slow Infiltration
- C/D - Slow Infiltration
- Infiltration/Very Slow Infiltration
- D - Very Slow Infiltration
- N/A - Other

N

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characteristics with those in Peters Township, suggesting that the challenges faced by nearby municipalities are likely present in the Township as well. A soils map is provided on page 43.

Future Land Use

Peters Township is a predominantly residential community but does offer 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 current land use patterns and trends will be used to create a future land use map for Peters Township that is designed to meet both current and future land use needs and goals.

Over the years and since its last comprehensive planning effort, the Township has tried to use innovative and flexible overlays to promote additional design standards and encourage other residential development. The growth of the Township over the last two decades has continued to include mostly residential developments with some scattered commercial development along the main transportation corridors. Peters Township supports many different land uses and provides immense park lands, open spaces, and recreational amenities for its residents and visitors. The focus for the next ten years will likely include strategies to expand the Township's tax base to include additional commercial, mixed-use, and nonresidential development where it makes sense and is feasible.



Peters Township is home to a variety of housing types with various lot coverages

PARKS & RECREATION

Overview

Peters Township has over 513 acres of outdoor recreational land, which is composed of seven parks and a portion of the Montour Trail, a Community Recreation Center, and a Tennis Center, which provide a range of amenities and opportunities for residents and visitors. The following is an overview of the Township's park and recreation facilities, programming, and planning.

Park & Recreation Facilities

The Township's seven parks include:

- **Peterswood Park**, which is the most robust Township park, and is over 133 acres in size. This community park features a number of active recreation facilities such as ball fields (5), multi-use fields (4), and a synthetic turf field. In addition to active recreation facilities, the park features other community-based amenities such as the Community Recreation Center, an outdoor amphitheater, pavilions, playground structures, and a skate park. Additionally, the park also has two access points to the Arrowhead Trail.
- **Rolling Hills Park** is comprised of over 90 acres and provides various passive recreation opportunities. The park features pavilions (3), a playground, a great lawn area, and a walking trail with access to the Arrowhead Trail. In addition, the Aqua Park splash pad is currently under construction and is scheduled to open to the public in July of 2025.

- **Peters Lake Park** is a 189 acre park, which features a woodchip walking trail, fishing pier, a kayak launch, and boat launches (2).
- **Rees Park** is a 15 acre park, that features a ball field, multi-use field, and a playground.
- **Elm Grove Park** is a 14 acre neighborhood park that features a soccer field, ball field, play structures, and a pavilion.
- **Old Trail Park** is a 7 acre neighborhood park that features play structures and open space.
- **Venetia Park** is a 7 acre park that features two t-ball fields and a multi-use field.

In addition to the parks, the Arrowhead Trail, which is a portion of the Montour Trail, is a popular amenity in the Township. This 3.5 mile trail segment runs from Route 19 to Brush Run Road. The Montour Trail Council is currently working on extending the trail to Bethel Park, and the library.

The Township has two recreational facilities which include the Community Recreation Center and the Tennis Center. The Community Recreation Center is located at Peterwoods Park and is home to the Township's Department of Parks and Recreation. The facility features full-size gyms (2), a 1/10th of a mile track, a multi-purpose room with a kitchen, a fitness and exercise room, a classroom, a conference room, and a concession stand. The Center is generally open seven days a week from 8:30 in the morning until 9:00 at night. These hours vary according to the day of the week, season, and

program demand. The map on the following page shows the various parks and trails in Peters Township.

The Township also has a Tennis Center, which offers both indoor and outdoor tennis courts and programming for residents and visitors. The Peters Township Tennis Center features nine tennis courts, with four clay courts and five hard courts, as well as four pickleball courts. The indoor season runs from mid-October to mid-April, with the outdoor courts remaining open through December if the weather allows.

NRPA Benchmark for Parkland Acres

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 residents per parkland acre is 2,026 and a total of 258 total park acres. Peters Township has about 45 residents per parkland acre, and 513 acres of parkland which means the community has significantly more park facilities for the population than other communities of a similar size. It is important to note that the NRPA metrics represent the average from communities across the nation, which may or may not match the needs of the Township and its residents.

Compared to comparable bordering municipalities, Peters Township performs most similarly to South Fayette. The chart below shows some park metrics for a selection of neighboring municipalities.

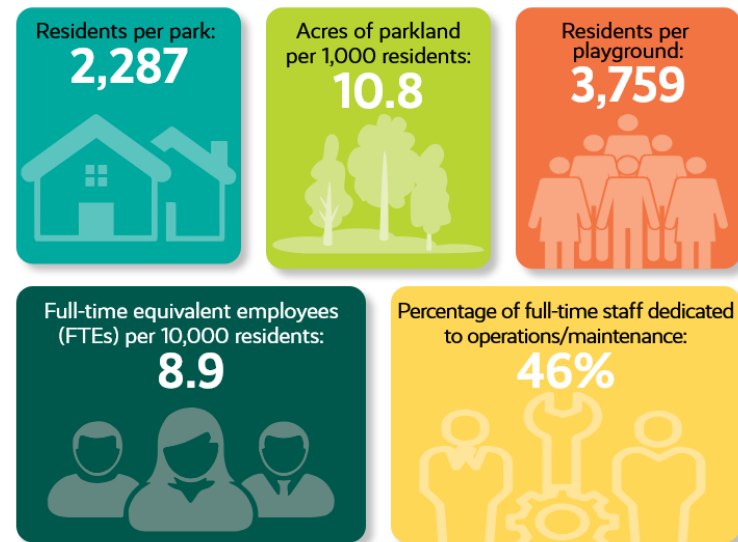
	Peters Township	Bethel Park	South Fayette	Upper St. Clair
Residents per Park	3,296	2,362	3,055	1,492
Acres of Parkland per 1,000 Residents	22	4	24	34

Programming

The Township’s Park and Recreation Department hosts more than 100 programs on an annual basis. Programming types can be classified within 10 different categories, which include:

- Exercise
- Fifty-Five Plus
- Holiday Events
- Instructional
- Pre-School
- Special Events
- Sports
- Summer Camps
- Teens
- Tennis

2023 NRPA Agency Performance Review Key Findings



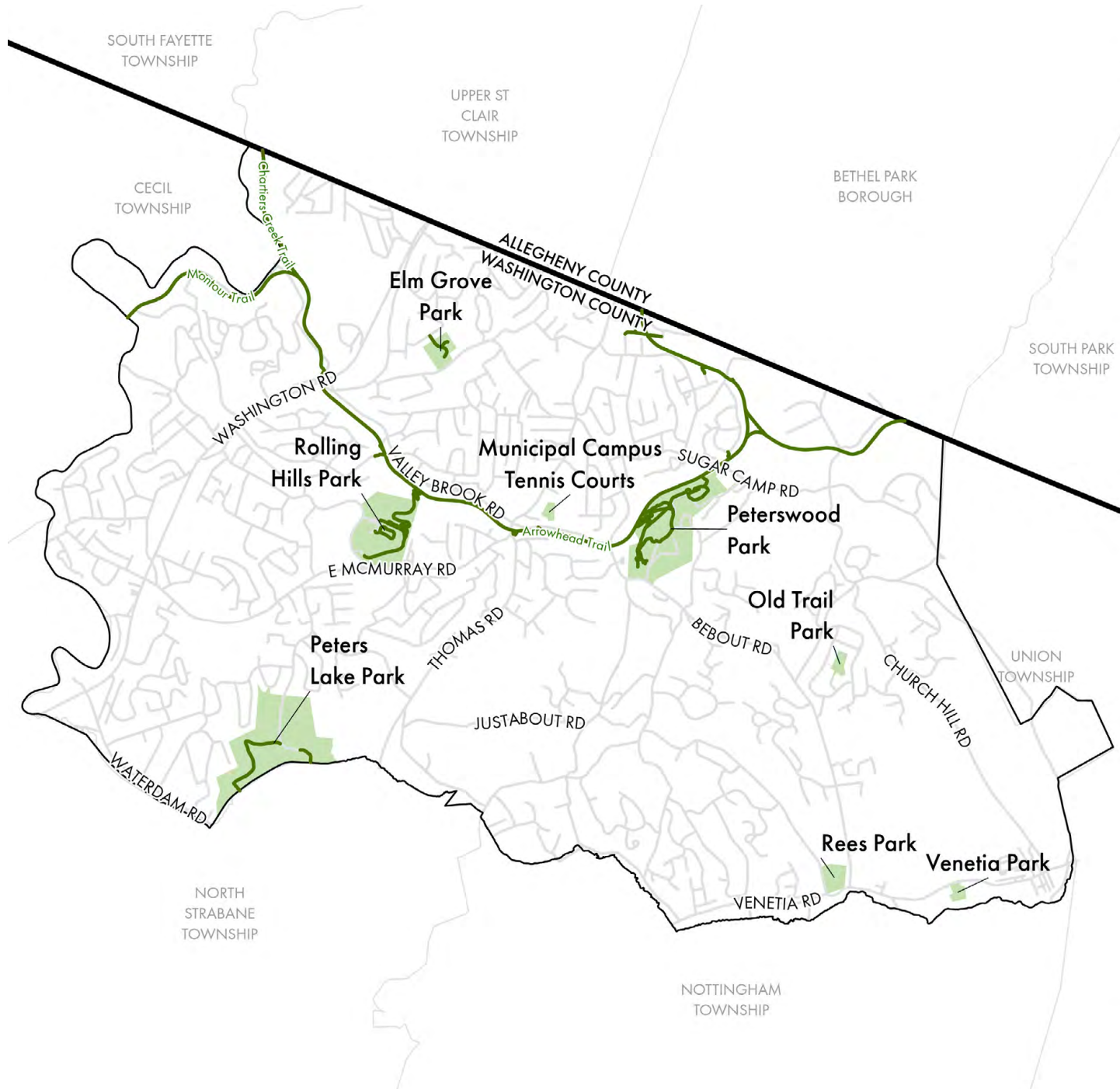
National Recreation and Parks Association (NRPA) aggregates over 1,000 parks and recreation agencies to assess trends in the industry. Above is the 2023 infographic summarizing key national-level findings for parks and recreation.

PARKS & TRAILS

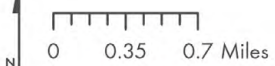
Peters Township Comprehensive Plan

Legend


-  Peters Township
-  Parks
-  County Borders
-  Trails



N



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In addition to the previously listed programming offered by the Township, many local Sports Organizations provide additional recreation programming opportunities for residents. In the 2016 Comprehensive Recreation, Park and Open Space Plan, sports and special events were the most popular programming.

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 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. During the development of the 2016 Comprehensive Recreation, Park and Open Space Plan, a thorough ADA analysis of each park was completed. This analysis found that all of the Township's parks have facilities that need to be brought into compliance with the ADA Guidelines. Specific recommendations for ADA compliance are described within the plan.

Previous Planning Efforts

The 2016 Comprehensive Recreation, Park and Open Space Plan, provides an overview of the Township's park and recreation network as a whole, and provides recommendations and guidance on how to reach the outlined goals. Within the plan, a few key issues were identified with goals and recommendations to address the issues. The key goals of the plan are as follows:

- To determine the feasibility of developing a Township-operated swimming facility for Peters residents and visitors.
- Provide, maintain, and operate high-quality parks and recreational facilities that are available to all residents.
- Preserve, enhance, and manage the Community Recreation Center as a first-rate facility, being responsive to the community's recreational needs.
- Plan and prepare for the Township's park and open space needs through the acquisition of park land, preservation of open space, and provision of recreational opportunities.
- Create a walking and bicycle friendly community.

In addition to the Comprehensive Recreation, Park and Open Space Plan, the Township developed a Master Site Development Plan for Rolling Hills Park in 2018, and conducted a study for a proposed Peters Township Aquatic Facility. Rolling Hills Park, formally a local golf course, has evolved over time and is now home to a playground facility, several pavilions available for community use, and will soon be home to a brand new Aqua Park. The Rolling Hills Aqua Park, currently under construction, is slated to open in June 2025. It will include a splash pad, a pavilion, and a party room that can be rented for private events.

Maintenance and improvements of all of the Township's parks and recreation facilities are ongoing. The Township has made significant progress since the 2016 Recreation, Park and Open Space Plan and the 2018 Rolling Hills Park Master Plan. Recent improvements to existing facilities include the construction of the Rolling Hills Aqua Park and the renovations at baseball fields 1 and 2 at Peterswood Park, which included the addition of artificial turf in the infields along with some new drainage to give these well-used fields a new look.

PUBLIC FACILITIES & INFRASTRUCTURE

Public Works

The Township currently has 24 employees within Public Works, which is composed of 19 full-time union employees, a director, three foremen, and a part-time secretary. The Peters Township Public Works Department is responsible for a variety of tasks to ensure the safety of the community. This includes maintaining roadways, snow removal on Township owned roadways and select state roads, storm sewer maintenance, and collection of yard waste. The Department helps to maintain nearly 120 miles of roadway, and 70 miles of storm sewer.

Utilities

Utilities for the Township are provided by a number of providers. Public water service throughout the Township is provided by Pennsylvania American Water and sanitary sewers are the responsibility of the Peters Township Sanitary Authority and the Peters Creek Sanitary Authority. Electric service is provided by West Penn Power, while gas services are provided by Columbia Gas of PA, and Peoples Natural Gas.

Internet and cable are offered by Comcast (Xfinity) and Verizon (Fios) while wireless phone service can be provided by any carrier.



The Township's Public Works Department Building, image courtesy of Peter's Township

Waste & Recycling

Waste and Recycling services are provided by Waste Management. Waste Management provides trash service including bulk items and recycling, including their Waste Management At Your Door program, which provides electronic recycling, paint, and household hazardous waste collection

services. Leaf and yard waste is collected in the fall for a five-week period, where the remainder of the year yard waste is collected with general waste, or residents can take yard waste to Woehler Landscape Supply and Recycling Yard for a fee. The Township provides leaf vacuuming in the fall for those who purchase a season pass.

In addition to at home services, the Township has both a glass recycling container and cardboard compactor located at the Fire Station #1 and is open from 8:00AM to 6:00PM daily.

Stormwater Management

As of 2004, Peters Township 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.

Schools

Peters Township is known for the quality of its schools, and this was frequently listed as a prime reason why families moved to Peters during the previous comprehensive planning process. The Peters Township School District serves more than 4,300 students in the northeastern portion of Washington County. The school district has three elementary schools (Bower Hill, Pleasant Valley, and McMurray), one middle school, and one high school.

Library

The Peters Township Public Library is open 6 days a week, providing a number of resources and programs to the community and is a part of the



The Peters Township Public Library, image courtesy of Peters Township

WAGGIN system (Washington, Green, and Fayette Counties). The library has over 110,000 items available for loan, including books, magazines, DVDs, and more. Services at the library include free Wi-Fi, public computers with printing, meeting and study rooms, a daily book sale, access online to movie/music streaming, and homebound delivery. In addition, the library features a makerspace, which is an area dedicated to hands-on learning. This space includes equipment such as, but not limited to, die-cut machines, sewing machines, 3D printers and pens, a Cricut and other cutting machines, Ozobots, and pyrography pens.

Emergency Services

Fire Department

The Township is served by the Peters Township Fire Departments' three stations and has been serving the Township and surrounding communities for over 70 years. The Department is served by both professionally trained volunteers and career firefighters. Currently, the Department staffing is composed of 13 career staff and 20 volunteers and are equipped with 9 emergency apparatus including 3 pumpers, an aerial ladder, a rescue truck and BLS and ALS squads. In addition, the Fire Department offers Fire and Life Safety Education, Home Safety Inspections, CPR and First Aid Classes, and car seat checks.

Police Department

The Peters Township Police Department has a mission to enhance the quality of life in Peters Township by working in partnership with the community to enforce the law, preserve peace, reduce fear, and maintain order. The Department has about 29 full-time staff, including 16 full-time patrol officers, three (3) detectives, seven (7) school resource officers, and three (3) executive officers. In addition, there is one (1) part-time patrol officer and two (2) administrative assistants within the Department. The Police Department not only provides law enforcement, but also provides a number of programs including:

- D.A.R.E Program
- Vacation Home Checks
- IndentiKid Program
- Child Safety Seat Checks
- Police Station Tours



Peters Township Police Department, image courtesy of The Almanac

Ambulance Service

The Township is served by the Peters Township Ambulance Service, which provides service to the Township and the Borough of Finleyville. The Peters Township Ambulance Service has about 30 paid and volunteer members of the ambulance service including Paramedics, A-EMTS, Emergency Medical Technicians, and office personnel. Emergency services are provided by trained and licensed Paramedics, A-EMTS, and Emergency Medical Technicians.

In addition to ambulance service, the Peters Township Ambulance Service offers ambulance awareness programs related to strokes, heart attack, sudden cardiac arrest, bicycle safety, and what to do in the event of an emergency.

FINDINGS

What We Learned

Demographics – The median age of Peters Township residents is 44, which is lower than the median age in Washington County but higher 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 is estimated at 23,070 residents. In addition, the median household income is higher than that of Allegheny County, Washington County, and the State. Growth in the number of households continues to occur, indicating that Peters Township 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, Peters Township has the second highest homeownership rate. New home construction rates peaked between 2000-2009. Median home values in Peters are higher than all neighboring municipalities, the counties, and the State. While Peters Township is an affordable place for its residents to live, it is not affordable for many people from neighboring communities in the area.

Transportation – Peters Township has an extensive network that connects and sustains the community, with easy access to I-79, 576, and Route 19. Commute times to work are slightly higher than some of the neighboring municipalities, Washington and Allegheny Counties, and the State. A large

percentage of the Township’s population works from home and therefore does not commute regularly. Traffic calming has traditionally been a focus of the Township, incorporating various design and management strategies to improve safety and traffic flows. Walkability and bikeability continue to be priorities, and future planning efforts should include enhanced and expanded connections to the Arrowhead Trail.

Economy & Development – Almost 25% of Township residents that are employed work in the education services, health care, and social assistance industry. In addition, Peters Township has the lowest unemployment rate (1.9%) of all of its surrounding municipalities. Generally, Peters Township performs above the national average for retail market potential.

Land Use – The Township is home to a mix of land uses including residential, commercial, and industrial uses. While the western and northern portions of the Township are mostly developed, the eastern and southern portions remain largely undeveloped. According to SPC’s land use data, almost half of the Township’s land uses consist of residential uses/housing. The Township’s Zoning Ordinance includes several zoning districts including residential, commercial, mixed use, and industrial. Balancing the preservation of farmlands, open space, and natural features with potential new development will be a continued topic in Peters for the next several years.

Parks & Recreation – Peters Township has over 513 acres of outdoor recreational land, including seven parks, a Community Recreation Center, the Arrowhead Trail, and a Tennis Center that provide a range of amenities for residents to enjoy. According to NRPA standards, the Township provides more than the recommended number of acres of parkland per 1,000 residents. Ongoing maintenance as well as modern improvements and enhancements of the Township’s parks and recreation facilities to meet the needs of residents will be important in the future.

Public Facilities & Amenities – Peters Township is meeting the current needs of its residents through well-coordinated service offerings, both internal within the Township’s various departments and external with area service and utility providers. The Library is a great resource that offers programming for residents of all ages. In addition, the Township has a paid Fire Department and an engaged and dedicated Police Department. Peters Township remains a successful municipality thanks in large part to the help of dedicated staff and volunteers across all organizations and departments.

Together the facts and findings from this Trends Report provide a foundation to begin working on a Comprehensive Plan Update for Peters Township that will meet the needs of residents, businesses, and stakeholders for many years to come. Issues that will likely be of particular importance and focus include continuing to provide parks and recreation programming and facilities that meet the needs of residents, to promote connectivity within the Township to create increased access to its various amenities, to foster greater walkability and bikeability, to promote a mix of land uses where appropriate, to diversify the tax base, and to improve traffic flows and safety at key intersections and along main corridors.



A typical residential road in Peters Township