



# WHITE TOWNSHIP 2020 PRIORITIES



## COMPREHENSIVE PLAN UPDATE

WHITE TOWNSHIP BOARD  
OF SUPERVISORS

WHITE TOWNSHIP  
COMPREHENSIVE PLAN  
STEERING COMMITTEE

WHITE TOWNSHIP  
PLANNING COMMISSION



# WHITE TOWNSHIP 2020 PRIORITIES

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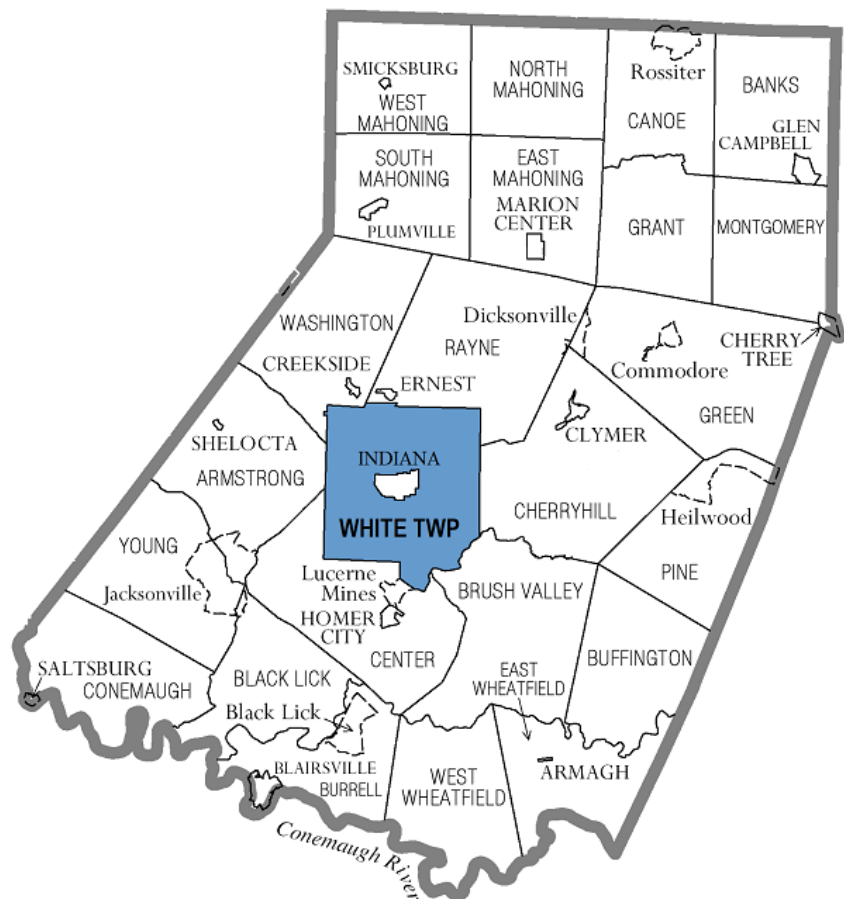
## PLANNING CONSULTANTS

Denny Puko, Planning  
Consultant LLC  
Richard Grossman, Community  
Planning Consultant

## COMPREHENSIVE PLAN UPDATE DECEMBER 2020

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# PLANNING FOR CHANGE

White Township is a progressive, forward-thinking community. Through comprehensive planning the Township keeps pace with change. The Township sets priorities, problems, needs and opportunities needing the most attention by studying projects, investments and regulations having the greatest impact. Setting priorities leads to meaningful action, wise use of public resources, and results.

In 2008, the White Township Board of Supervisors adopted the *White Township Comprehensive Plan, A Community Development Policy Guide* resulting in and guiding many projects – Kennedy King Park upgrade, Max Park Dog Park, Hoodlebug Trail Extension, stormwater facility upgrades, and updated regulations for land development, traffic planning, buffer and landscaping, and provision of public improvements. *White Township 2020 Priorities* is an update to the 2008 Comprehensive Plan updating Township priorities and outlining new projects to further improve the community.

*White Township 2020 Priorities* is a collection of maps, charts, data, pictures, and text to provide guidance for Township ordinances, public investments, and capital improvements. The 2020 plan was developed by the White Township Supervisors, Planning Commission, Comprehensive Plan Steering Committee, staff, and a community planning consultant.

The current and updated White Township Comprehensive Plan manages the impacts of growth, strengthens guidance for future development, protects the Township's natural resources, and enhances the quality of life for residents. The emphasis was to preserve the rural community while allowing for smart growth. In addition, the plan evaluates growth and projections of new development, outlines goals and objectives for future growth, reviews transportation infrastructure, makes open space recommendations, identifies community facilities and parks, and provides current land use and planning recommendations.

White Township is a changing community. It has evolved to become a full-service community with a variety of home types, places to work and a wealth of commerce. Utilizing a well-developed comprehensive plan will be the most effective way to manage an aging and leveling population with more people working from home, technology changing shopping and business services, and an increased need for infrastructure management including traffic and stormwater.

*White Township 2020 Priorities* is a collection of maps, charts, data, pictures, and text to provide guidance for Township ordinances, public investments, and capital improvements.



# RESULTS FROM THE 2008 PLAN

Planning leads to results! After completing the 2008 Comprehensive Plan, White Township set out to implement the plan. Listed below are the **PRIORITY AREAS** of the 2008 plan and the Township's **ACCOMPLISHMENTS** implementing the plan.

## LAND USE AND DEVELOPMENT

- ✓ Revised the Subdivision and Land Development Ordinance to improve buffer and landscaping standards, increase building heights in appropriate locations, add a traffic safety improvements section, and improve standards for signs and lighting.
- ✓ Assisted development of Windy Ridge Business and Technology Park.
- ✓ Assisted reinvestments in properties near the Kovalchick Convention and Athletic Complex.

## STORMWATER MANAGEMENT

- ✓ Enacted a user fee in 2016 to generate revenue for maintenance and improvements of stormwater facilities.
- ✓ Took over ownership and maintenance of eight stormwater ponds and completed major renovations on four of them.
- ✓ Increased maintenance of Township-owned stormwater facilities.
- ✓ Completed Chevy Chase phase 2 stormwater project in 2016. Phase 3 is currently in design for fall 2020 construction.
- ✓ Worked with PA DEP to construct log weirs on a stream with heavy erosion.

## TRANSPORTATION

- ✓ Enacted an Official Map Ordinance to reserve land for future sidewalks and connector roads.
- ✓ Worked with PennDOT on Oakland Avenue widening project to include bike lanes and sidewalks.
- ✓ Improved safety at railroad crossings by installation of gates.
- ✓ Completed the Hoodlebug Trail Extension in 2019.
- ✓ Regularly applied for grants to improve intersections and signals. Projects completed at Airport Road, South Sixth Street, and Warren Road.
- ✓ Upgraded all traffic signals to LED lighting.
- ✓ Completed the Mueller Road relocation project.
- ✓ Supported runway expansion project at Jimmy Stewart Airport.

## CONSERVATION

- ✓ Implementing a stewardship plan for Township forest properties, including removal of invasive plants and dead and diseased trees.
- ✓ Updated the floodplain management ordinance in 2012.

## PARKS

- ✓ Upgraded Getty Heights Park – pavilion, dog park, tree removal for safety, and playground equipment.
- ✓ Upgraded Kennedy King Park – pickleball courts, pavilion, ADA parking, and new softball field.
- ✓ Obtained \$850,000 grant in 2019 for S&T Arena roof, insulation, and equipment.
- ✓ New soccer field and other upgrades to the Township Rec Complex.

## COMMUNITY FACILITIES

- ✓ Obtained grant funding and constructed community sewer system serving 10 homes with failing on-lot systems at Fulton Run.
- ✓ Active in a joint sewer committee with Indiana Borough.
- ✓ Finished conversion of all small wastewater treatment plants to pump stations.

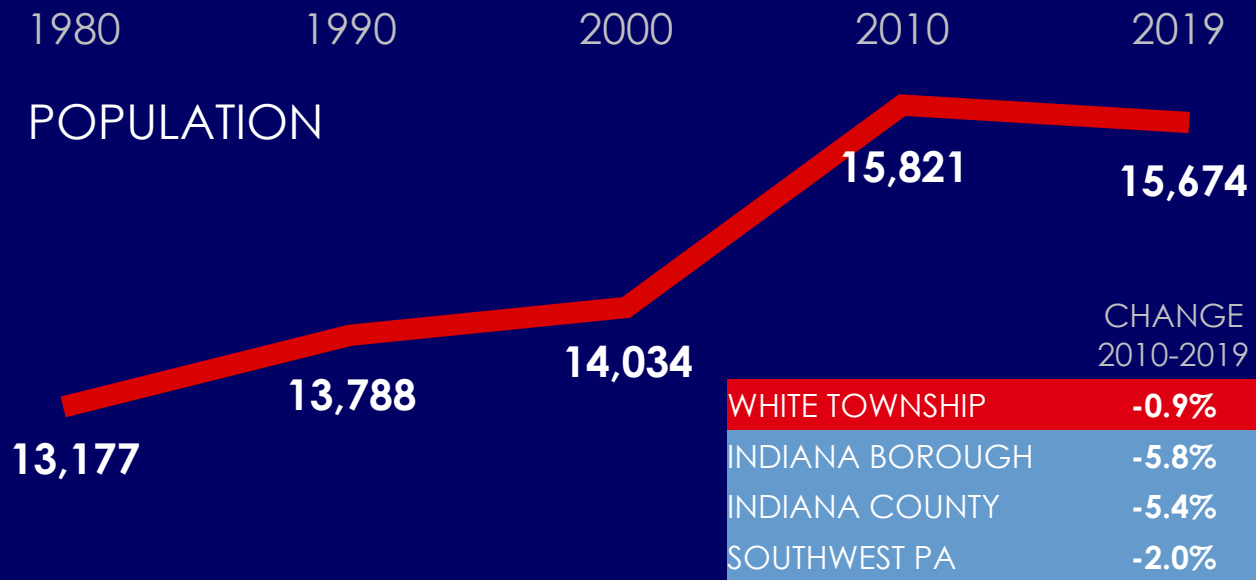
## HOUSING

- ✓ Actively enforced the Dangerous Structure Ordinance and demolished 120 dilapidated residential structures.
- ✓ Reviewed proposed senior and subsidized housing projects and provided support where projects were consistent with the comprehensive plan.

## COOPERATIVE PROJECTS

- ✓ Assisted YMCA of Indiana County in developing a Miracle League Field.
- ✓ Worked with Indiana Borough, Indiana County, and IUP to prepare the Indiana Community University District Plan to guide development in the area around IUP.
- ✓ Joined with the county and community groups to form the Stormwater Education Partnership.
- ✓ Jointly formed I-ACT with Indiana Borough, Indiana County, and IUP to manage safety and emergencies for large celebratory events.
- ✓ Assisted formation of Grandview Area Neighborhood Watch Group.
- ✓ Worked with the Indiana Fire Association to develop a Knox Box ordinance.

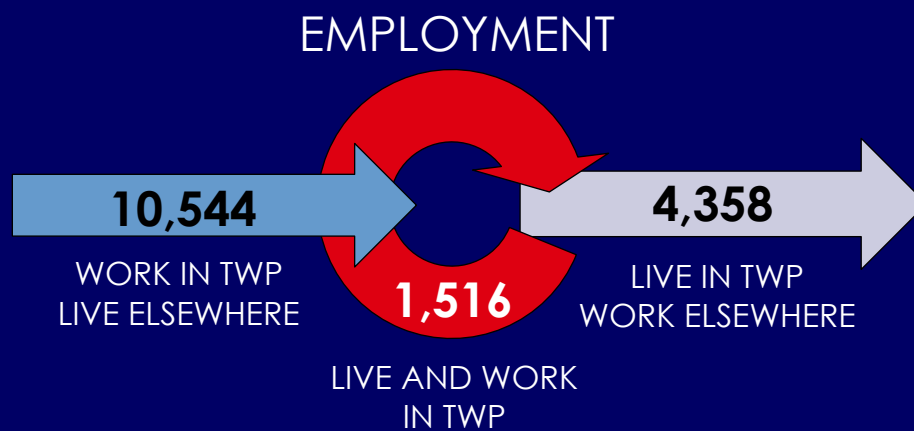
# WHITE TOWNSHIP PROFILE



Source: U.S. Census Counts & 2019 Estimate

AGE, INCOME & HOUSING	MEDIAN AGE	MEDIAN VALUE OWNED HOMES	MEDIAN FAMILY INCOME	PERSONS BELOW POVERTY
WHITE TOWNSHIP	47.3	\$168,800	\$72,033	12.1%
INDIANA BOROUGH	21.5	\$116,600	\$66,458	40.6%
INDIANA COUNTY	39.8	\$115,500	\$62,132	16.8%
PENNSYLVANIA	40.7	\$174,100	\$75,477	12.8%
UNITED STATES	37.9	\$204,900	\$73,965	14.1%

Source: 2014-2018 American Community Survey



Source: 2017 U.S. Census Bureau OnTheMap

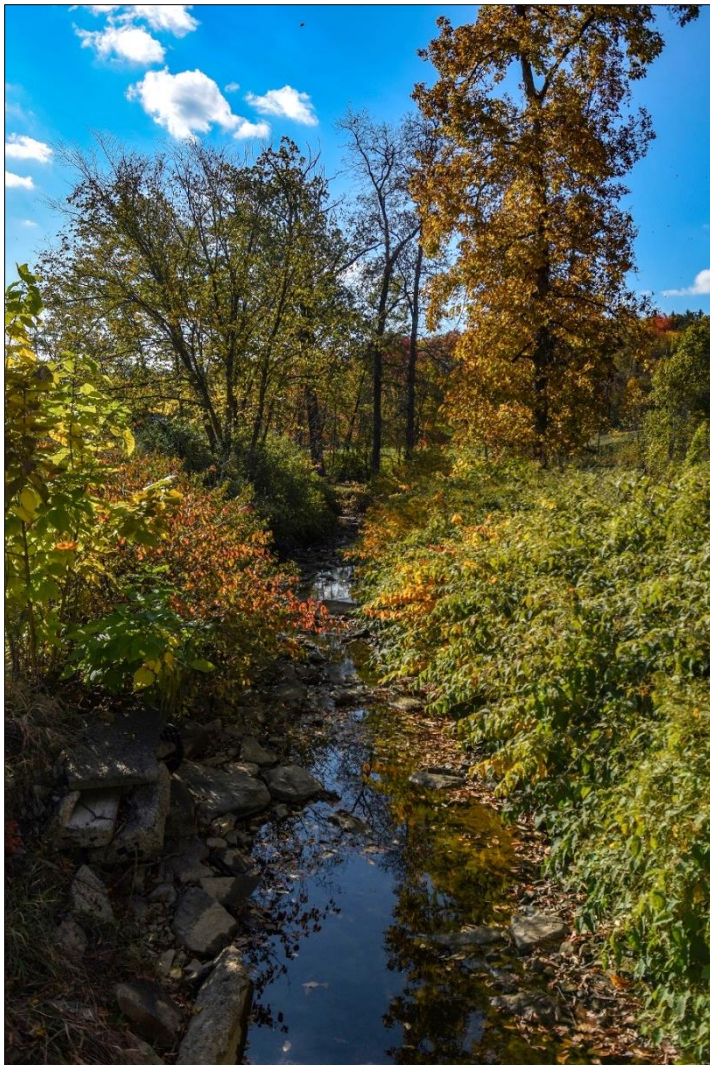
# PRIORITIES

White Township developed a set of priorities for policies and projects in the coming years. These priorities represent the values of the community and the matters citizens believe to be most important. They include:

- An overarching, big-picture goal for the character of the community
- Objectives identifying aspects of the Township that should be preserved, enhanced, and transformed
- Principles to be used to guide future development

Priorities are a basis for making decisions. In making decisions about programs, projects, ordinances, public spending, and private development proposals, White Township will consider the extent to which they align with the goal, objectives, and development principles herein.

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# GOAL

Promote quality residential areas in a variety of settings in a full service community



## QUALITY RESIDENTIAL AREAS

Safe  
Healthy  
Clean  
Well-maintained

## VARIETY OF SETTINGS

Traditional  
neighborhoods  
Single-family suburbs  
Rural areas



## FULL SERVICE COMMUNITY

Commercial services  
meeting daily needs  
Job opportunities  
Parks & rec for all  
Exceptional public  
services & facilities



# OBJECTIVES

## PRESERVE

High quality Township roads and infrastructure

High quality emergency services

Residential properties

Large areas of open, green space

Natural and historic resources

The rural farming community

Rights and freedoms of citizens and property owners



## ENHANCE

Job creation

Township park system

Walkability of main business corridors

Availability of bike routes

Use of public transportation

Stormwater management

Relationship between Township and IUP

Housing and services for an aging population

Availability of affordable housing

Community clean-up

Recycling



## TRANSFORM

Blighted properties

Brownfield properties

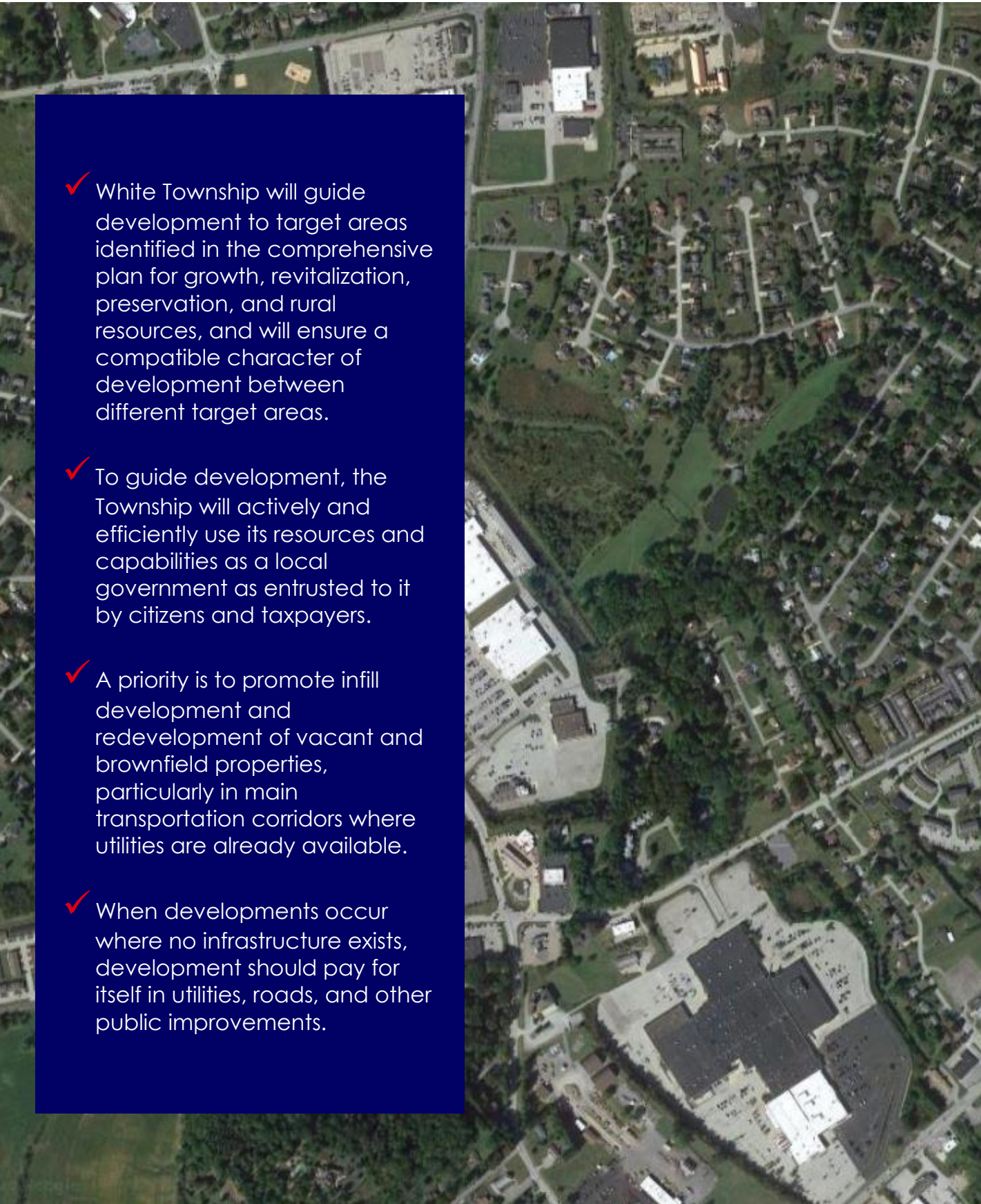
Abandoned/junk vehicles on properties

Impact of new development on natural features and the environment





# DEVELOPMENT PRINCIPLES

- 
- ✓ White Township will guide development to target areas identified in the comprehensive plan for growth, revitalization, preservation, and rural resources, and will ensure a compatible character of development between different target areas.
  - ✓ To guide development, the Township will actively and efficiently use its resources and capabilities as a local government as entrusted to it by citizens and taxpayers.
  - ✓ A priority is to promote infill development and redevelopment of vacant and brownfield properties, particularly in main transportation corridors where utilities are already available.
  - ✓ When developments occur where no infrastructure exists, development should pay for itself in utilities, roads, and other public improvements.

# PLANS

*White Township 2020 Priorities* is an update to the Township's comprehensive plan. As such, it contains elemental plans for several topics:


- Land use
- Housing
- Conservation
- Transportation
- Community facilities, including recreation
- Interrelationships

Each plan includes background on current issues and needs plus recommendations for Township actions. Recommendations range from specific actions like ordinance amendments and public improvement projects to problem-solving ideas that merit further consideration and action planning. The plans and their recommendations represent the best opportunities to maintain and improve White Township and the quality of life of its citizens.

The plans and recommendations represent the best opportunities to maintain and improve White Township and the quality of life of its citizens.







## LAND USE PLAN

White Township has long had a focus of protecting residential properties. Today it is a full-service community, supported by Township parks, public facilities, and regulations for public safety.

The Township will pursue a win-win of protecting property owners and promoting high-quality development. It will use the current and future revisions to its subdivision and land development ordinance (SALDO) to guide growth to appropriate target areas and ensure compatibility of new development with existing residential properties. The preference will be infill development of open, vacant properties and redevelopment of brownfields over extending development into rural parts of the township.

### Strategies

- Target infill and redevelopment to vacant and remaining open properties in main transportation corridors.
- Target revitalization of Wayne Avenue properties including the area around the Kovalchick Convention and Athletic Complex.
- Work closely with Indiana County Office of Planning and Development to plan further development at Windy Ridge and other target areas for job-creating development in the Township.
- Review and implement as appropriate policies from the 2016 Indiana Community University District Plan.
- Promote smart growth.

### PRIORITY ACTIONS

- ✓ Update and enhance the subdivision and land development ordinance to address:
  - Infill incentives such as increased density and height of development
  - Traffic safety
  - Signage and lighting
  - Improved buffer and landscaping
  - Revised parking standards that result in less unused space and pavement
- ✓ Consider use of special purpose ordinances:
  - Access and driveway management
  - Enhanced watershed-level stormwater plans and ordinances
  - More use of official map ordinance
  - Neighborhood improvement districts for new sidewalks



## HOUSING PLAN

Changes are taking place that affect needs for housing.

White Township has an aging population that will require more specialized services and housing. Aging homeowners will look to sell their homes, many of which will be older and require maintenance and renovation. Younger populations are trending toward walkable communities, so homes in traditional neighborhoods may become more desirable.

Aging of housing combined with turnover of homes from an aging population could increase threats of blight. White Township has created an inventory list of blighted structures. It has used its nuisance and dangerous structure ordinance to effectively address blighted and dangerous structures. Multiple blighted structures have been demolished and removed. Additional measures may be needed to address deteriorating structures with health and safety deficiencies.

Enrollment at IUP peaked in the 2012-2013 academic year, with over 15,000 students. In 2020, enrollment is just above 9,000 with the trend of decline likely to continue. Decline has led to an over-supply of student housing and an abundance of vacant housing and housing complexes in the Township.

### PRIORITY ACTIONS

- ✓ Promote development of condos, patio homes, and townhomes that offer seniors a downsized home and reduced maintenance in locations close to services and amenities.
- ✓ Consider use of a variety of blight ordinances:
  - Rental housing licensing
  - Property maintenance code
  - Denial of permits for chronic code violators
  - Attaching assets of owners of blighted properties
  - Blight ticketing
- ✓ Pursue grant funding for blight remediation
- ✓ Strengthen the subdivision and land development ordinance addressing student housing





Stormwater runoff is the greatest environmental issue facing the Township. Since implementing the stormwater user fee in 2016, the region experienced the third and first wettest years on record (2017 and 2018 respectively), raising awareness to stormwater and flooding concerns. The Township discovered problems with the functionality of many existing stormwater basins across the Township. Although these facilities met the standards of the previous ordinance(s), their designs proved to be ineffective in reducing downstream flooding. White Township acquired and modified several basins. The results have been significant and positive from this simple and relatively cheap action.

White Township adopted updated floodplain management ordinance language in 2012. Little new floodplain development has taken place, but the Township does receive concerns from residents that are trying to sell homes located in/near designated flood hazard areas.

### PRIORITY ACTIONS

- ✓ Develop a capital improvements schedule to:
  - Continue Township acquisition and modification of stormwater basins per the policy standards.
  - Work with private properties to inspect, repair, and enhance their existing stormwater facilities.
- ✓ Use proceeds from the stormwater management fee and pursue grants for capital improvements.
- ✓ Consider enhancements to Township ordinances to reduce negative impacts from flooding and storms.
- ✓ Consider implementation of FEMA's Community Rating System (CRS) to reduce flood insurance costs on property owners in flood hazard areas.
- ✓ Consider enhancement of ordinances to address steep slopes, wetlands, and riparian buffers.
- ✓ Consider inclusion in the SALDO of land development regulations for mining and mineral extraction.
- ✓ Prepare and implement forest stewardship plans for Township properties.
- ✓ Work with local, regional, and state organizations addressing stormwater/watershed management.
- ✓ Promote Tick and Mosquito awareness on Township owned property.
- ✓ Continue to apply for FEMA/state flood mitigation grants, use township stormwater fee as match.





## TRANSPORTATION PLAN

Transportation via multiple modes – motor vehicles, mass transit, biking, walking, rail and air – is critical infrastructure for quality of life and economic development. White Township has made it a priority to systematically pursue transportation improvements and to coordinate transportation planning between the Township, private developers, the county, and the Pennsylvania Department of Transportation.

### PRIORITY ACTIONS

- ✓ Focus on systematic functional improvements to the roadway system in critical areas.
  - Numerous traffic signal updates
  - Road geometry assessments
  - Shelly Drive traffic calming
  - Saltsburg Avenue paving and bike friendly improvements to connect to Rose Street
  - Acorn Street/West Point Circle Intersection and traffic calming Improvements
  - Coordination with PennDOT on Oakland Avenue widening.
- ✓ Update Official Map Ordinance to include plans for future traffic improvements on arterial, collector and local roads.
  - Lenz Road connector
  - Walmart connector and additional access point
  - Acorn Street extension
- ✓ Update the SALDO to address traffic safety improvements.
- ✓ Encourage expansion of sidewalks and pedestrian ways.
  - Hoodlebug Trail extension to White Township Recreation Complex.
  - Locate sidewalks on the Official Map.
  - Consider establishment of Neighborhood Improvement Districts to develop sidewalks in critical gaps.
  - Encourage sidewalks as part of land developments.
  - Encourage PennDot to include sidewalks and bike lanes on certain projects.
- ✓ Look for state and federal funding and traffic improvement grants.
  - ARLE
  - Green Light Go
  - Multimodal Transportation Fund

## COMMUNITY FACILITIES PLAN

White Township benefits from an excellent level of emergency services. Recent projects have included a new PA State Police barracks, new Citizens Ambulance station (West Pike Station), and new fire stations (White Township and Indiana Borough).

White Township and Indiana Borough work together maintaining a regional sanitary sewer system. Currently the Township's collection system experiences infiltration and inflows during precipitation events which contribute to overflows at the regional treatment plant. The Township is implementing a corrective action plan under orders from The PA Department of Environmental Protection. The Township has invested heavily into collecting data about the collection system – flows, camera inspections (with new camera truck), manhole inspections, and SCADA system at pump stations. In parts of the Township without public sewers, there are areas that have issues with failing on-lot sewer systems.

Since the last comprehensive plan, White Township took over maintenance responsibilities of all Township-owned parks. The Township has been diligent in maintaining and upgrading recreation facilities and has obtained grant dollars for upgrades.



### PRIORITY ACTIONS

- ✓ Maintain the high level of emergency services.
- ✓ Update the White Township Act 537 Sewage Plan.
- ✓ Continue a program of capital improvements to correct infiltration and inflows and expand services as needed.
- ✓ Seek outside funding for capital projects.
- ✓ Maintain parks at a high level and continue to grow recreational opportunities in the Township, including promoting recreation tourism and improving signage, access, and parking at township recreation and park facilities where appropriate.
- ✓ Undertake a recreation and open space plan to optimize operations and maintenance and evaluate further needed improvements.
- ✓ Conduct energy audits and install LED lighting in township facilities.
- ✓ Periodically search for optimum electric energy providers.



# RECREATION PROJECTS



## ✓ ONE TO THREE YEARS

- Recreation Complex amphitheater
- Recreation Complex multi-use trails
- Replace playground at Recreation Complex
- Storm water BMPs (currently awaiting grant approval at DCNR)
- Recreation Complex 18 hole disc golf course in conjunction with the Disc Golf Association
- Expand recreational, nature, and education programming
- Kennedy King softball field dugouts

## ✓ THREE TO FIVE YEARS

- Recreation Complex Public fishing pond
- Arena Turf side renovation - a multi-use space to support senior activities in the mornings and youth and adult activities in the evening. Sport court installation will provide opportunities for pickle ball, basketball, tennis, dance, and other hard court sports while still be usable for soccer, LAX and other turf sports.
- Getty Heights walking trail

## ✓ FIVE TO TEN YEARS

- Log cabins at the Recreation Complex that could be used to host camps for baseball, hockey, soccer, and education





## INTER- RELATIONSHIPS PLAN

White Township and Indiana Borough share multiple issues, examples being stormwater and flood management, sanitary sewers, the Indiana University of PA campus and student housing, recreation, and public transportation.

### PRIORITY ACTIONS

- ✓ Conduct joint planning periodically between White Township, Indiana Borough, IUP, and Indiana County.
- ✓ Continue to actively participate with Indiana Borough, Indiana County, and IUP in I-ACT, managing safety and emergencies for large celebratory events.

# FUTURE PROJECTS

## READY FOR CONSTRUCTION

- ✓ Bash Road Culvert – Replacing existing deficient dual 60” culvert pipes with a single 117”x79” Single Arch Pipe. The PA DEP Chapter 11 permit has been secured.
- ✓ Acorn Street Traffic Improvements – Installation of new stop signs, stop bars and thermoplastic rumble strips for traffic calming.
- ✓ Chevy Chase Stormwater phase 3 – Final phase of a complete stormwater infrastructure replacement in the Chevy Chase Community.
- ✓ Overlook Drive Stormwater – Replacement of approximately 4,000’ of stormwater pipe on Overlook, Susan and Dougherty Drives.

## CURRENTLY UNDER DESIGN

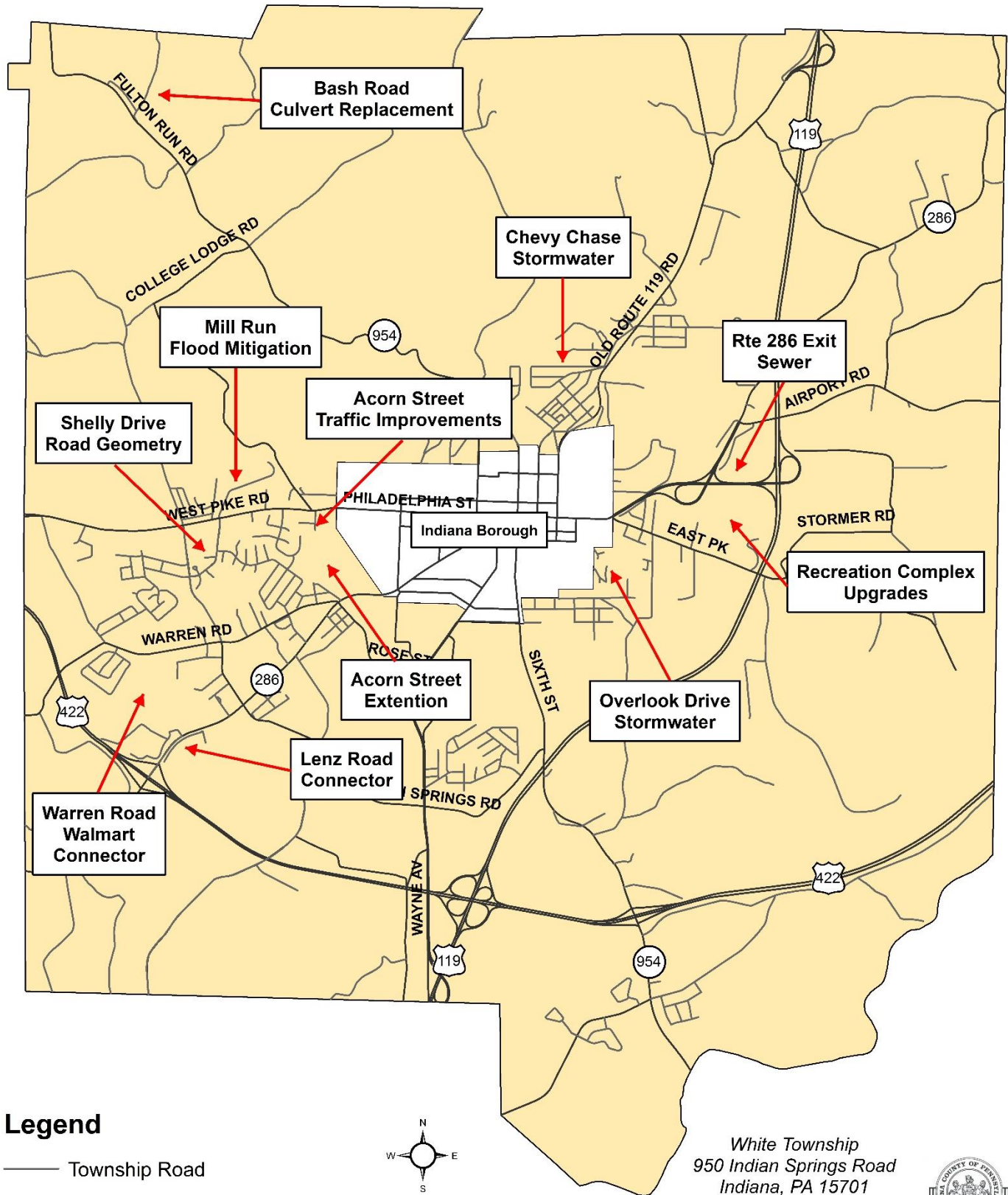
- ✓ Route 286 Hwy East Sanitary Sewer – Expand sanitary sewer to the Route 286/Airport Area to include approximately 30 connections.
- ✓ Recreation Complex Upgrades – See Recreation Projects on page 13.

## FUTURE PROJECTS GRANT DRIVEN

- ✓ White Township Official Map Projects – Acorn Street Extension, Lenz Road Connector, Warren Road/Walmart Connector.
- ✓ Shelly Drive Road Geometry – Traffic calming measures including road narrowing by removing center turn lane, adding chicanes, and removing a sharp curve to eliminate speeding and crashes around the curve.
- ✓ Mill Run Flood Mitigation – Project to address downstream flooding concerns by creating stormwater management at the headwaters of McCarthy Run.

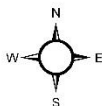
Above projects are identified on the map on page 18.  
Future stormwater pond projects are identified on the map on page 19.

# Future White Township Projects



## Legend

- Township Road
- State/Major Borough Roads
- White Township Boundary



0 0.5 1 Miles

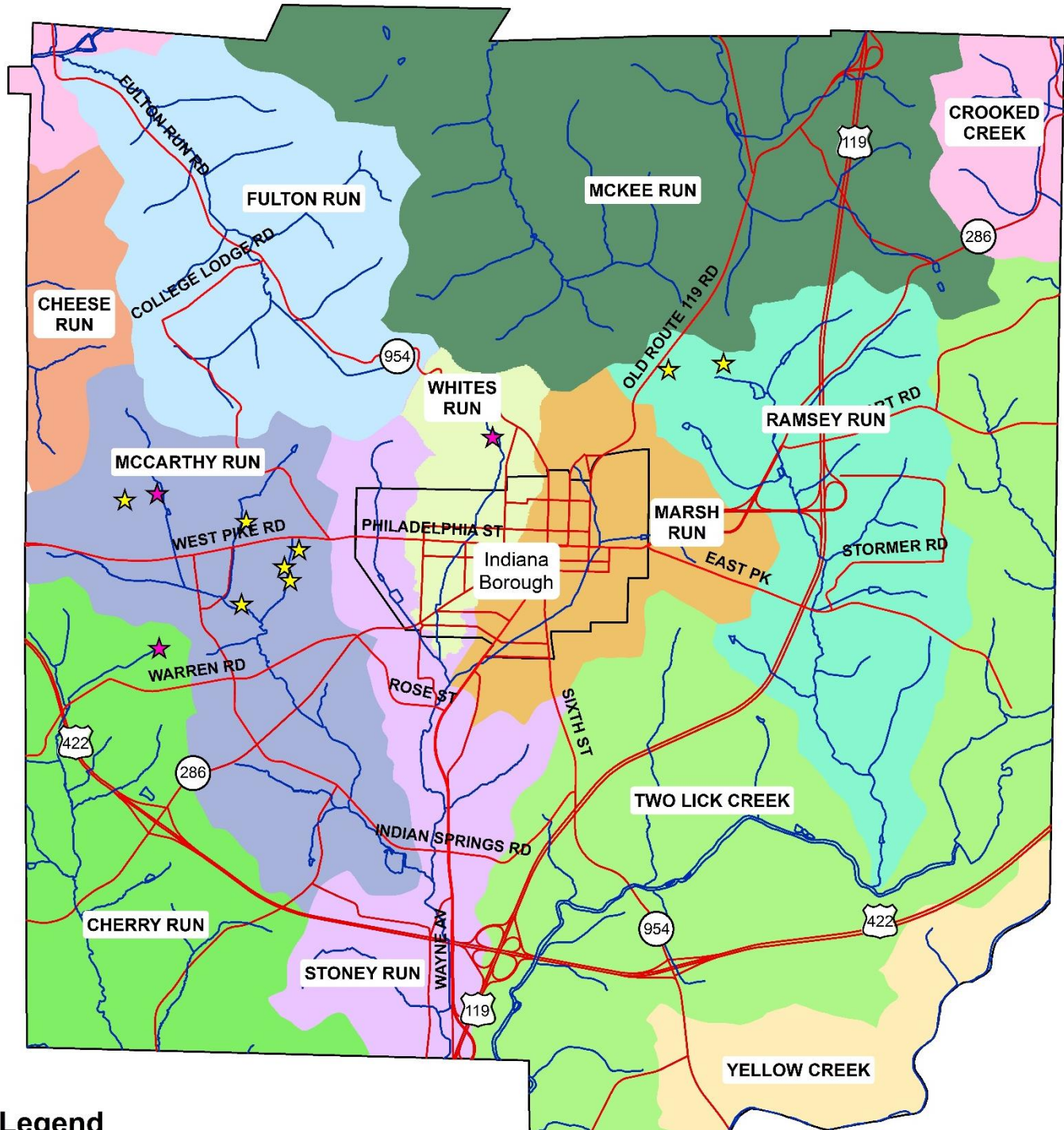
White Township  
950 Indian Springs Road  
Indiana, PA 15701  
Phone: 724-463-8585

Prepared May 2020



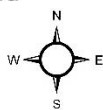


# White Township Comprehensive Plan: Stormwater



## Legend

- ★ White Township Owned Storm Pond
- ★ Future Storm Pond Project
- Township Streams
- Major Roads
- White Township Boundary



0 0.5 1 Miles

White Township  
950 Indian Springs Road  
Indiana, PA 15701  
Phone: 724-463-8585

Prepared May 2020



RESOLUTION R-15-20  
WHITE TOWNSHIP  
INDIANA COUNTY PENNSYLVANIA

A RESOLUTION ADOPTING THE WHITE TOWNSHIP 2020 PRIORITIES  
COMPREHENSIVE PLAN UPDATE

WHEREAS, the Pennsylvania Municipalities Planning Code provides for the development and adoption of a Comprehensive Plan for a municipality; and

WHEREAS, the White Township Comprehensive Plan Steering Committee prepared a Comprehensive Plan Update and the White Township Planning Commission recommended it to the Board of Supervisors for adoption; and

WHEREAS, the Board of Supervisors of White Township held a public hearing pursuant to public notice wherein it took public comments on the Comprehensive Plan Update;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of White Township that the "White Township 2020 Priorities Comprehensive Plan Update", a copy of which is attached hereto, the content of which, including all maps, charts, textual matter and other material forming the plan as attached, are incorporate herein by reference, is hereby adopted as the Comprehensive Plan of White Township.

RESOLVED this 16th day of December, 2020 by the Board of Supervisors in lawful session duly assembled.

WHITE TOWNSHIP BOARD OF SUPERVISORS

  
Chairman



ATTEST

  
Secretary

