

Ohiopyle Joint Master Plan and Implementation Strategy Existing Conditions



Prepared for the
Pennsylvania
Environmental Council

August 27, 2009



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Ohiopyle Master Plan Existing Conditions

Figure 1: Basemap







Ohiopyle Master Plan Existing Conditions

Figure 2: Elevation





Ohiopyle Master Plan Existing Conditions

Figure 3: Erosion Potential



Ohiopyle Master Plan Existing Conditions

Figure 4: Soil Type



Ohiopyle Master Plan Existing Conditions

Figure 5: Prime Farmland



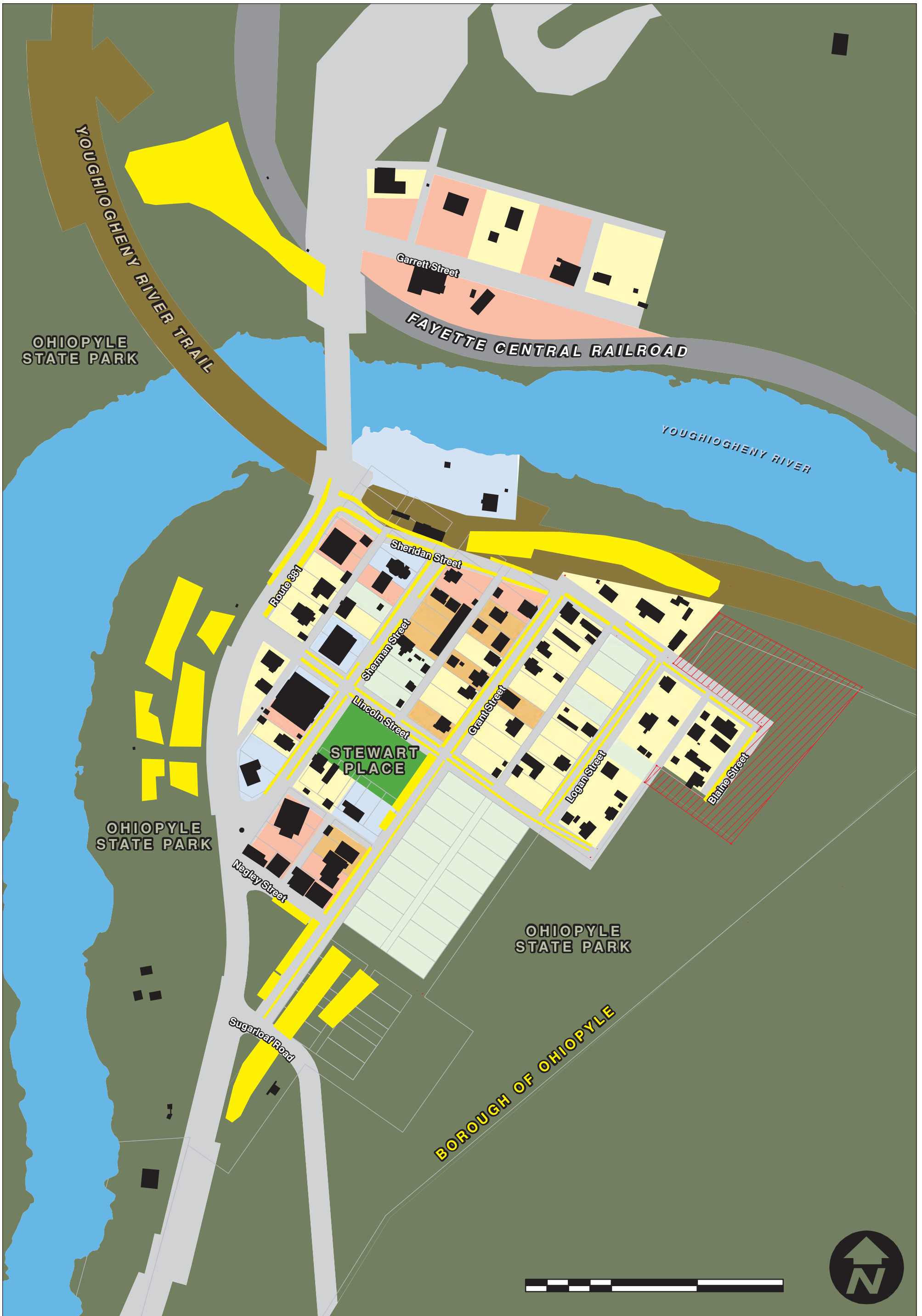






Ohiopyle Master Plan Existing Conditions

Figure 8: Existing Parking











Ohiopyle Joint Master Plan and Implementation Project

Ohiopyle Borough Existing Conditions Assessment Aesthetic and Design Elements



DRAFT: August 4, 2009

Prepared by: T&B Planning

Ohiopyle Joint Master Plan and Implementation Project

Ohiopyle Borough Existing Conditions Assessment Aesthetic and Design Elements

Prepared for:

The Ohiopyle Joint Master Plan Steering Committee

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Preface

T&B Planning is working in partnership with URS Corporation and California University of Pennsylvania on the *Ohiopyle Joint Master Plan and Implementation Project*. As part of this effort, T&B Planning will be preparing a Design Guide for Ohiopyle Borough, which will address aesthetic elements such as architecture, landscape, signage, lighting, conservation, and overall community character. The purpose of this Existing Conditions Assessment is to generally describe the physical setting, existing land use arrangements, future projects and improvements already in the planning stages, and existing aesthetics and design features present in Ohiopyle Borough and its immediate surroundings.

This Assessment is purposefully brief. It is meant to summarize existing conditions information and inform the Ohiopyle Design Guide preparation process from T&B Planning's perspective. Recommendations and observations are presented from T&B Planning's point-of-view, and do not necessarily reflect the opinions and views of Ohiopyle residents, property owners, business owners, visitors, and/or other parties of vested interest (collectively called "stakeholders"). During preparation of the Ohiopyle Design Guide, T&B Planning will continue to communicate and collaborate with various stakeholders to ensure that the Design Guide considers and properly addresses stakeholder concerns, including intangible elements of the existing condition.

1.0 Existing Setting and Land Use Arrangement

1.1 Regional Setting

Ohiopyle Borough and Ohiopyle State Park are located within Southwestern Pennsylvania's Appalachian Mountains, approximately 50 miles southeast of Pittsburgh. Ohiopyle Borough is situated within Fayette County and is surrounded by Stewart Township and Ohiopyle State Park. The setting is unique because Ohiopyle Borough is the only local municipality in Pennsylvania (and perhaps the United States) known to be completely surrounded by a state park. The State Park is managed by the Pennsylvania Department of Conservation and Natural Resources (DCNR), which has identified Ohiopyle as a visitors' portal to the Laurel Highlands region. The surrounding area contains mountainous topography with a thick, forested vegetative cover. Many eco-tourist and geo-tourist attractions are located in the region, including Frank Lloyd Wright's Fallingwater and Kentuck Knob, as well as several state parks, historic sites, and scenic byways. The Youghiogheny River (the "Yough") and its Gorge pass through the Park and Borough, providing outstanding recreational opportunities and scenic qualities. Beyond Ohiopyle State Park is a collection of scenic rural communities containing a mixture of forested and agricultural landscapes. (See Figure 1, Vicinity Map.)

1.2 Vehicle and Bicycle Access

Regional access to Ohiopyle is provided by the Pennsylvania Turnpike and U.S. Route 40, The Historic National Road. From these routes, local vehicular access is primarily provided to the Park and Borough via Pennsylvania Route 381. The segment of Route 381 passing through Ohiopyle is a two-lane undivided roadway designated as a Pennsylvania Scenic Byway. From the north, a bridge spans the Youghiogheny River leading into Ohiopyle Borough. Sidewalks with a low safety rail are provided along both sides of the bridge; walkers and bicyclists share the sidewalk.

Access for bicyclists is provided via the Youghiogheny River Trail, part of the Great Allegheny Passage (GAP), which is a 150-mile rail-trail (with all segments nearly completed) connecting Pittsburgh, Pennsylvania to Cumberland, Maryland. Linking to other trails, an uninterrupted route continues to Washington, DC. The GAP trail exists along the route of the former Baltimore and Ohio Railroad.

1.3 Ohiopyle State Park – Main Falls Area

Ohiopyle State Park is approximately 19,052 acres in size and is enjoyed by over 1.5 million visitors per year. Many of those visitors are also served by the tourist-serving businesses located in Ohiopyle Borough. (In comparison to the number of yearly visitors, Ohiopyle Borough has a permanent population of less than 80 persons.)

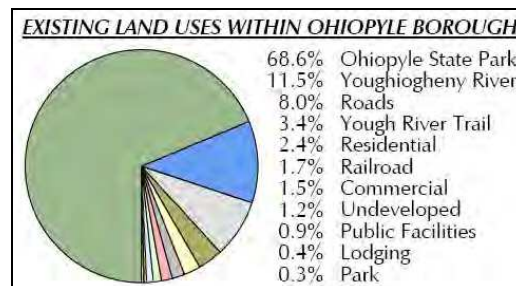




Ohiopyle Falls, a key feature in the State Park, has been attracting tourists for over a century, since the early 1900s when visitors from Pittsburgh began traveling here by rail. Today, a viewing platform is located at the river's edge that provides a clear view of the waterfall. The river is popular for whitewater rafting and kayaking, and is also used for swimming, fishing, and other leisure recreation. In addition to the viewing platform in the main falls area of the Park, amenities include a parking lot, bituminous walkways, bench seating, wrought iron fencing, ornamental planting bed, signs (directional, safety, and interpretive), trash receptacles, water fountains, and a visitor's center. The existing improvements are concentrated in the falls area, have a rustic/natural character, and generally complement the surrounding natural environment. The absence of improvements other than a few footpaths along other segments of the river's edge contributes to its appealing natural beauty. Visitors to the riverbank make use of natural rock outcrops and clearings while enjoying the outdoors.

1.4 Ohiopyle Borough – Land Use Mix

Ohiopyle Borough is approximately 260 acres in size, with about 68.6 percent of the Borough in public ownership as part of Ohiopyle State Park. The remaining area is either developed or vacant/undeveloped in private ownership. (See Figure 2, Aerial Photograph and Figure 3, Existing Land Use Pattern.)



1.5 Ohiopyle Borough: Specific Uses

Visitors to Ohiopyle Borough are largely drawn by outdoor recreation opportunities available in the surrounding State Park. Many businesses cater to the tourist community, and include outfitters, restaurants, and places of lodging. Borough residents include long-time residents and extended family members, business owners and employees, seasonal employees (rafting guides and others), and newcomers.

North of the Youghiogheny River are a few commercial businesses (Wilderness Voyageurs and the Falls City Restaurant and Pub), a vacant mixed-use structure, and several occupied residential homes. A parking area and change-house, a trailhead for the Laurel Highlands Hiking Trail, and an active railroad segment also are located in this area. The properties in this section of the Borough are physically separated from other Borough uses by the river and railroad, which gives this area a feeling of slight isolation.



The central activity node of Ohiopyle Borough is located southeast of the river. Abutting the east side of Route 381 just south of the Route 381 river crossing is the Laurel Highlands Information Center (visitor's

center), Falls Market and Inn, and three residential homes, one of which is vacant and in some disrepair. The visitor's center is accessed via Sheridan Street and the residences are accessed from the rear via Park View (alley) or by stairs leading to the sidewalk along Route 381. Views into the core of Ohiopyle Borough are somewhat limited from southbound Route 381 due to topography and orientation. Views are more transparent to northbound travelers.

The streets of Ohiopyle Borough are arranged in a modified grid pattern. Sherman Street, Negley Street, and Sheridan Street act as pseudo-main streets and together form an "I" pattern. These streets currently contain the main activity functions for residents and visitors. In the north, Sheridan Street provides access to the Laurel Highlands Information Center (visitor's center) and its parking lot, while in the south, Negley Street is occupied by two outfitter companies (Whitewater Adventures and Ohiopyle Trading Post). Sherman Street serves as the main collector road connecting the north and south ends of town. Grant Street parallels Sherman Street to the east, but because it contains several private single-family homes, is seen as having a residential character and is not perceived as a main activity road.

Sherman Street is lined with a variety of uses, including Falls City Baptist Church, United Methodist Church, the Ohiopyle-Stewart Community Center building (meeting rooms, retail shops, and a small outdoor veterans memorial), a walk-up Somerset Trust 24-hour automated teller machine (ATM), the Ohiopyle-Stewart Volunteer Fire Department building, Stewart Place on the Green community park, the Yough Plaza Motel, The Firefly Grill, The Kickstand (ice cream and bicycle rental shop on lower level), Laurel Highlands Outdoor Center (outfitter), three single-family residential homes, and several vacant/undeveloped lots. There are no designated bike lanes and the Sherman Street sidewalk system is incomplete. On-street parking is permitted, although no spaces are designated/striped. A small parking lot is located inside the community park lot, with its driveway taking access from Sherman Street.

Parallel to Sherman and to the southeast is Grant Street, which is lined with a U.S. Post Office branch, the Ohiopyle House Café and Tavern, several single-family residences, and several places of lodging (the MacKenzie Guest House, Ohiopyle Lodge, Ferncliff Guest House, and Laurel Guest House). Grant Street has an incomplete sidewalk system in various states of disrepair and no designated bicycle lanes. On-street parking is permitted although no spaces are designated/striped. East of Grant Street, the topography begins to noticeably rise and land uses are exclusively residential.



Sherman Street

Grant Street

Sheridan Street

Negley Street

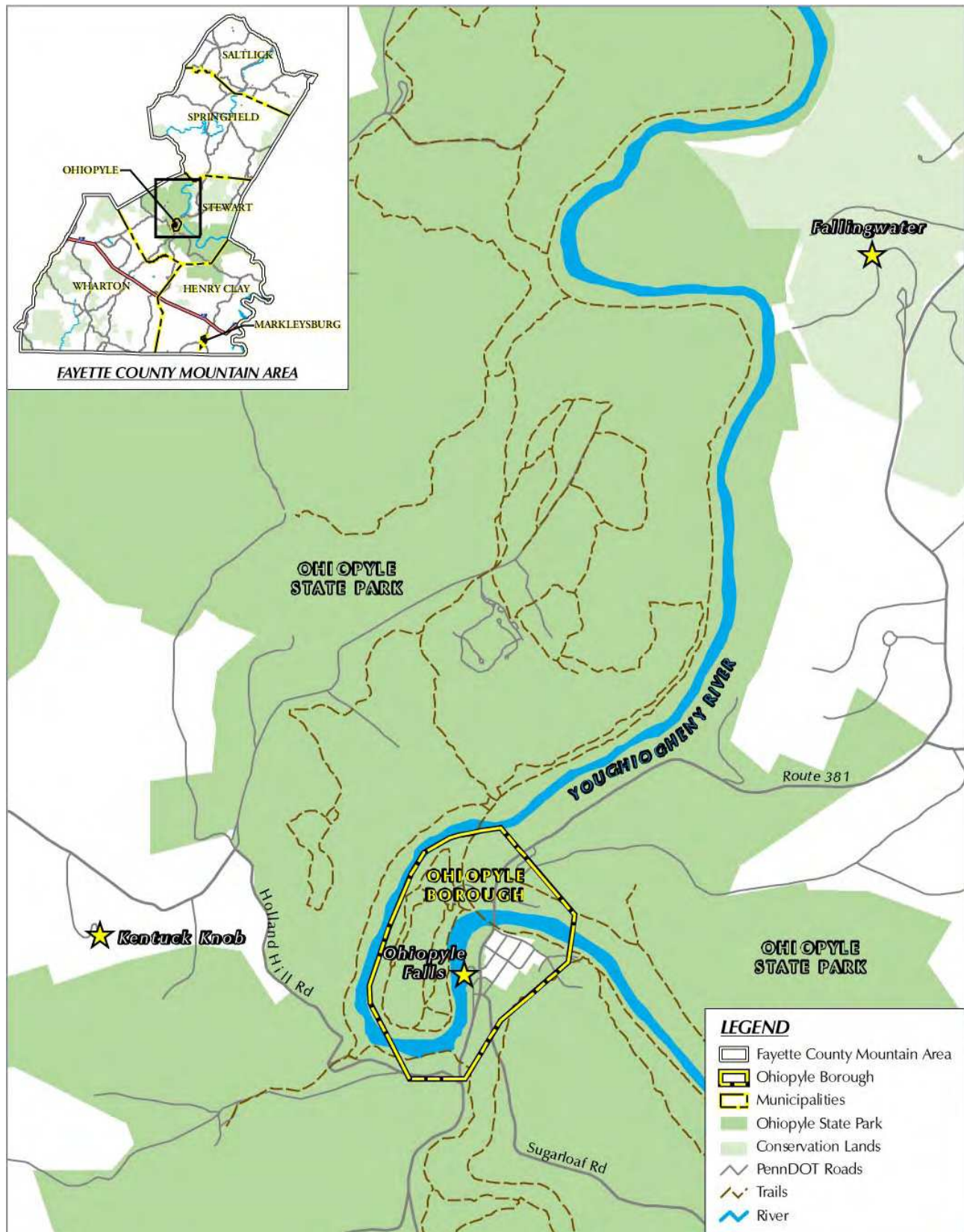


FIGURE I
Vicinity Map





FIGURE 2
Aerial Photograph of Existing Conditions

0 100 200 300
feet



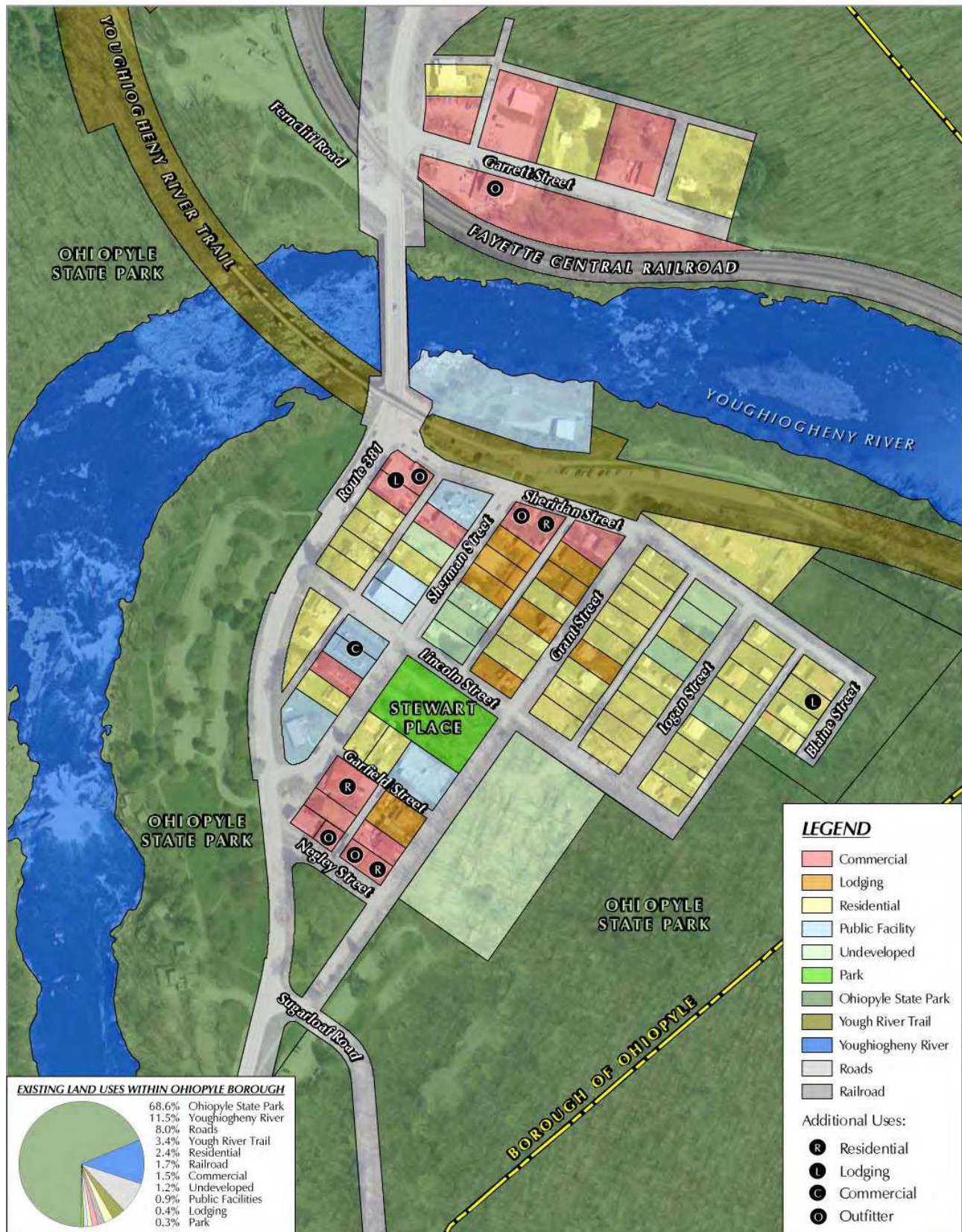


FIGURE 3
Ohiopyle Borough Existing Land Use Pattern



2.0 Existing Aesthetic and Design Elements

2.1 Architecture

The collection of buildings in Ohiopyle Borough exhibits an eclectic character. Structures vary in architectural style, age, size, and application of exterior façade materials and color. Although building heights were not measured, most buildings are low in profile and appear to be below 40 feet in height, exclusive of the Laurel Highlands Outdoor Center (mill structure) and architectural projections such as chimneys and church steeples. Most structures in the Borough appear custom-built; however, there are a few site-delivered structures (prefabricated) scattered throughout the community. None of the Borough's buildings have franchise (commercial chain) architecture. The existing, eclectic character of varying sizes, shapes, colors, and materials is not viewed as negative; in a way, it helps to define Ohiopyle's quaint community charm.

Primary exterior façade materials include wood (most with horizontal planking), aluminum siding, stone, brick, and concrete block. The use of stone and brick as a primary façade material occurs on the U.S Post Office building (brick), Falls City Baptist Church (brick), Somerset Trust ATM (brick), Falls City Market and Inn (brick – front façade), Ohiopyle Trading Post (brick – first level), vacant mixed use structure north of the river (brick), Laurel Highlands Outdoor Center (stone – first level), Ohiopyle-Stewart Community Center (stone), and Ohiopyle Lodge (stone). The Ohiopyle-Stewart Volunteer Fire Department building, a change-house north of the river, and several exposed residential structure foundations are made of concrete block. Uncommon façade materials include the use of shingle on two residential structures and smooth-finish stucco on one residential structure.

Rough sawn lumber is a visually distinctive building material that is used on the structures currently housing Wilderness Voyagers, Falls City Restaurant and Pub, Yough Plaza Motel, and White Water Adventures. The majority of structures in Ohiopyle Borough display exterior materials of wood plank or siding, with white being the most prevalent color, followed by natural wood and earth tones. Some structures with painted wood exteriors exhibit weathering and are in need of painting and other maintenance.

Building Material Example – Sherman Street



Rough Sawn Lumber

Concrete Block

Painted Wood Plank

Brick

Roofs are mostly of shingle construction, having medium pitches with limited changes in degree of pitch on individual structures. The Ohiopyle-Stewart Community Center, the Falls Market and Inn, and several accessory structures have flat roofs. A few buildings have metal roofs. Satellite dishes are present throughout the community, mounted on roofs and freestanding in yards.

Few structures have attached garages. Where garages are present, they are typically detached from the main structure. Many properties also have accessory buildings, such as storage sheds. Some accessory structures mimic the architectural theme of the primary structure, but most do not and some are likely remnants of older structures that once occupied the lot.

2.2 Landscape Character

Ohiopyle Borough is nestled into a vast and beautiful natural landscape. Many mature trees and plant materials occur in the Borough, which gives the community a feeling of being sheltered by nature. Manicured lawn areas are somewhat limited and there are very few areas of formal landscape pattern. Streetscapes are not formally landscaped. There is no repetitive pattern of street trees or other plantings. Planter boxes and flower gardens are present on many properties, reflecting the individual styles of their owners. Rocks are frequently used as landscape accent features.

Landscape Element Examples



Rock Accents



Informal Streetscape



Planter Boxes



Mature Trees

Throughout the Borough, there are many areas of visible outdoor storage (vehicles, watercraft, miscellaneous equipment) that are neither enclosed nor screened. These visible elements on the landscape contribute to its character. Another contributor to the landscape character is fencing type, which varies widely in Ohiopyle Borough. Fences are constructed of chain link, wire, lattice, open wood rail, solid wood plank, block, stone, and iron. There is no common fencing theme, pattern, or style.

Fencing Examples



Solid Wood Plank



Open Wood Rail



Wrought Iron



Chain Link

2.3 Signage and Wayfinding

Wayfinding signage is minimal. There are few directional signs other than street signs. A welcome sign is displayed along Route 381, but a comprehensive community directory is not displayed anywhere in the Borough or Park. Because the core activity area of Ohiopyle Borough is small, most people find their way by circling the roads or asking directions. Signs displayed in the community range widely in style, color theme, material, and method of nighttime illumination. Most signs display permanent messaging, although several signs use interchangeable copy/lettering with backlighting (such as the Ohiopyle-Stewart Community Center surface-mounted information board).

Freestanding Sign Examples



2.4 Public Art

Two public art displays are located in Ohiopyle Borough. Through the Great Allegheny Passage Trail Town Public Art Program, a display of carved rock art was installed at the Stewart Place on the Green community park in 2008. Also, a mural depicting images of outdoor recreation activities is painted on a concrete block wall below the Yough Bike Trail Bridge.



2.5 Night Lighting

Existing levels of night lighting in Ohiopyle Borough were found to be mostly adequate and appropriate. A lighting assessment was conducted by T&B Planning by field observation on June 10, 2009, from 10:00 PM to 10:40 PM. Atmospheric conditions were clear sky to light fog, following a light rain shower.

Streets are primarily illuminated by light fixtures mounted on arms projecting from utility poles. The fixtures are downward directed but unshielded. The level of illumination allows for safety and security in the nighttime hours along a majority of the Borough's roadways. Negley Street has no street lights. Nearly all homes and businesses have additional light sources mounted on the building façade, most of which are used at the owner's discretion. Although Stewart Place on the Green community park has no lights, it appears to be well-lit from the surrounding street lights. No additional light intensity is recommended in the Borough; however, there is one dark area along a path of frequent pedestrian travel where nighttime safety and security is a concern to visitors - the northbound shoulder of Route 381 between Sherman Street and Negley Street (from the Laurel Highlands Outdoor Center gazebo to Negley).

Very few existing artificial light sources present a concern for community character and aesthetics. Those that are of some minimal concern are outdoor vending machines and back-lit signs. The number of outdoor vending machines is not currently a nuisance in regard to artificial light, but could become a visual nighttime nuisance if additional night-lit vending machines are added. Back-lit signs that are low to the ground present

a lower light nuisance than back-lit signs that are elevated. The only elevated back-lit sign observed was located on the Ohiopyle-Stewart Township Community Building.

2.6 Social Considerations

Environmental Stewardship

The Borough's permanent and seasonal residents appear have a deep level of care and concern for their community. Ohiopyle residents and visitors also exhibit a high level of environmental consciousness as compared to the general American population. This is generally found to be the case in communities having unique environmental resources and/or areas that attract eco-tourists and outdoor recreation enthusiasts. The commitment to environmental stewardship is exhibited in the physical environment, evidenced by relatively low levels of obvious littering, vandalism, and damage to natural vegetation and water resources, as well as in tolerance (and even appreciation for) the lack of modern amenities and conveniences found in suburban and urban environs. Backyard Gardens, a supplier of natural, local foods, also recently opened a retail shop in the Borough, which shows local commitment to "buy local" food products, a component of environmental sustainability.

Municipal Capacity

Under existing conditions, Ohiopyle Borough has a low capacity for assuming any increased municipal responsibility. There are little to no human resources available in the current municipal government structure to handle increased maintenance responsibilities on public roads and properties, including streetscape and park care, parking enforcement, refuse removal, etc. Any recommended design improvements that would be municipal responsibility would need to be matched with a strategy or program for the funding of long-term care and maintenance.

Human Relations

Ohiopyle's form and function have developed over more than a century. Economic bases have included agriculture, lumbering, sawmills, gristmills, saltworks, coal and coke mining, railroading, and tourism. Ohiopyle State Park was designated as a public park in the 1960s; at that time, acreage was taken from private landholdings to form the Park and some of Ohiopyle's structures (on the westerly side of present-day Route 381) were demolished. Some permanent residents and their extended families have lived in Ohiopyle for generations and remember these and other historic events that have shaped the community's character. Other residents, including seasonal employees of outfitter companies, are newcomers (or are considered newcomers by long-standing residents). The present-day recreational outfitters serving the tourism industry have been operating in the Borough in a high-capacity nature since about the 1970s. The large volume of tourists attracted to Ohiopyle (approximately 1.5 million annually) is considered a modified social condition. Because tourism is a primary economic driver for the Borough, the attraction of tourists in increasing numbers is encouraged by some, tolerated by most, and disliked by few. Regardless of personal opinions of Borough residents, nearly all agree that the Borough's physical design can be improved to better accommodate tourists and to relieve some of the negative effects that tourism brings (privacy intrusion, parking overload, noise, pedestrian safety, and others).

Additionally, there appears to be a mild social conflict between some residents, outfitters, and seasonal residents (river raft guides and other seasonal workers). This is not uncommon in any community (or even household) where there is a generational gap or difference of lifestyle choice, experience, and common opinion. Some of the seasonal residents expressed that they do not feel overly welcome in Ohiopyle. As a result, the sense of community pride is diminished. Typically, when civic pride is not felt community-wide,

there is less care and concern for how the community looks, feels, and functions. Some of these intangible social elements can be addressed through community design improvements.



2.7 Strengths, Weaknesses, Opportunities, and Threats

A summary of Ohiopyle Borough's strengths, weaknesses, opportunities, and threats has been prepared based on T&B Planning's assessment of the Borough's existing conditions. Information was gathered both through field observation, as well as by conversations with Borough residents, business owners, municipal officials, and visitors. T&B Planning's observations also were compared against the recommendations that resulted from the "Ohiopyle Charrette," which took place in October 2007 (more information on the Charrette findings is presented in Section 3 of this document).

The below list is not exhaustive, as there are likely hundreds of points that could be noted. The intent of this list is to lay a basic foundation for building upon strengths and opportunities, improving upon weaknesses, and protecting against threats, to possible extents through recommendations that will be given in the Ohiopyle Borough Design Guide.

The points listed below are not organized in any particular order of priority or importance.

Strengths

- Unique setting, surrounded on all sides by Ohiopyle State Park.
- Scenic riverfront location, including the Ohiopyle Falls in Ohiopyle State Park.
- Located in close proximity to Frank Lloyd Wright's Fallingwater and Kentuck Knob, both known for their architectural significance.
- Strong regional place-name recognition.
- Abundance of nearby outdoor recreation opportunities, including hiking, biking, whitewater rafting, kayaking, climbing, and more.
- Recognized "Trail Town" of the Great Allegheny Passage (GAP) rail trail system.
- Satisfactory transportation access by Pennsylvania State Route 381.
- Significant and interesting history.
- Several historic structures have been repurposed. Baltimore and Ohio Railroad train station (1911) is repurposed as visitor's center. Potter's Mill (1890s) is repurposed as Laurel Highlands Outdoor Center. Warehouse is repurposed as Falls City Pub. Holts General Store (1918) is repurposed as Falls Market and Inn. Public school (1930s) is repurposed as the Ohiopyle-Stewart Community Center.
- A majority of existing buildings appear in good/satisfactory condition and are well-maintained.
- Architectural distinction present in several buildings, particularly the Ohiopyle United Methodist Church.
- Uses within the Borough's central core are within a short walking distance, on flat or gently sloping grade.
- Well-established modified grid street pattern.

- Existing development works with the natural topography. No obvious/large retaining walls or manufactured slopes.
- Collection of buildings and man-made features convey an authentic character. No franchise (retail chain) architecture is present.
- Several buildings are planned for improvement, including one with high visibility from Route 381 (Falls Market and Inn).
- The community park (Stewart Place on the Green) is well positioned in the center of town; plans are in place for improvement of its playground.
- Municipal service buildings (Ohiopyle-Stewart Community Center, Volunteer Fire Department, and U.S. Post Office) are present, of sturdy construction, and recognizable.
- Dark sky. Absence of artificial light pollution (skyglow).
- Public art is present in the form of engraved rocks and a painted mural.
- Engaged citizen groups (Playground Committee, Friends of Ohiopyle, etc).
- Community support for sustainable living and development practices.

Weaknesses

- Other than vista of railroad bridge (Yough Bike Trail Bridge) from southbound Route 381, there is a weak sense of arrival.
- CSX railroad staging area is not well screened.
- Building (brick) in prominent view at southern gateway is vacant and in disrepair.
- Directional/wayfinding signage is minimal.
- Lack of designated bikeways along Borough streets.
- Disrepair of sidewalk system, absence of crosswalks, and generally undefined pedestrian circulation system.
- Numerous points of conflict among pedestrian, bicycle, and vehicular traffic on Borough streets and along Route 381.
- Too few parking spaces for visitors and residents in peak tourist season.
- No recognizable streetscape rhythm or common theme.
- Degraded/disrepaired/underutilized alleys and side streets.
- Numerous utility poles, boxes, overhead utility lines.
- Physical separation of visitor-serving uses north and south of the river with limited connectivity.
- Visibility of outdoor storage areas, including “junk,” vehicles, and recreation equipment (unsightly).
- Visibility of outdoor service areas, including large trash receptacles.
- A few structures in the Borough’s main core are in a state of disrepair.
- Limited outdoor public seating areas (other than associated with restaurants/businesses).
- No common fencing and signage themes, patterns, or styles.
- Many historic structures and landmarks have been removed or destroyed by fire or other forces (including Meadow Run Cabin, Castle Rock, Ohiopyle Hotel, and others).
- Few historical markers and little interpretation of historically significant Borough buildings and sites.
- Minimal activity in winter months, including closed businesses.
- Low municipal service capacity (human resources).

Opportunities

- Strengthen visual gateways into Ohiopyle along Route 381.
- Increased visibility of the river from private businesses that have view opportunities.

- Make use of geo-tourism and eco-tourism principals by building upon the authenticity of Ohiopyle's character and charm.
- Enhance Sherman Street to serve as a welcoming small-town "main street" for visitor services, with Sheridan and Negley Streets as key extensions.
- Improve Stewart Place on the Green into a functional community gathering area, town square, and playground.
- Improve physical and visual connections between visitor serving uses north and south of the river.
- Capitalize on natural elements (wood, water, stone) and Ohiopyle's authentic historic/traditional character as strong visual themes.
- Increase historic interpretation and re-establish a local artifacts museum.
- Improve structures that are currently in a state of disrepair, particularly those with high visibility and those with historical and/or architectural significance.
- Make strategic use of vacant/undeveloped lots (e.g., add restaurant, lodging, and other visitor services in optimal places with architectural styles that complement authentic community character).
- Establish a theme for signs, fencing, and other elements accessory to main buildings, particularly in areas with high public visibility to visually tie uses together.
- Improve the function and visual appearance of alleys and underutilized roads.
- Lessen visual nuisances such as open outdoor storage and service areas by redesign, screening, and/or adding attractive, secured storage areas.
- Add visual elements of environmental sensitivity and awareness (e.g., use of natural systems for drainage, use of alternative energy systems, addition of recycling collection, use of native plant materials in landscaping, and more).

Threats

- Introduction of architecture styles and land uses that are incompatible with Ohiopyle's authentic community character.
- Increased vacancy of existing buildings.
- Continued deterioration and disrepair of existing buildings.
- Worsening safety for foot and bicycle traffic on Borough streets and Route 381.
- Increased littering and environmental degradation by increased tourist traffic.
- Increased noise pollution from traffic volumes (particularly motorcycles).
- Proliferation of night lighting – unshielded exterior lights, vending machines, back-lit signs, other sources of light pollution.
- General decline of maintenance on both public and private properties.
- Increased trespassing issues on private properties (particularly residential).
- Loss of traditional identity and authentic character, including continued loss and diminishment of buildings and sites with historic significance.
- Development of deeper dissent between permanent residents and visitors.
- Increased crime and vandalism; lack of enforcement, especially for parking and traffic during peak tourist season.

3.0 Summary Review of Existing Plans, Documents, and Reports

To avoid the duplication of work efforts previously completed, T&B Planning has reviewed a number of previously prepared plans, documents, and reports. Those that included any observations or recommendations related to community layout and design are summarized in this section. Relevant components of, or recommendations from, these previously prepared plans, documents, and reports will be incorporated into the Ohiopyle Borough Design Guide as appropriate.

After a brief description is given, T&B Planning's initial observations and/or recommendations about the plan, document, or report are summarized. Any noted comments and opinions are those of T&B Planning; these comments are meant to inform the Ohiopyle Design Guide preparation process and do not necessarily reflect the views of residents or other stakeholders. Prior to preparation of a final draft of the Ohiopyle Borough Design Guide, T&B Planning will address any comments or concerns of stakeholders about the opinions contained herein, so that the Design Guide accurately reflects the consensus reached by community residents, business owners, and other stakeholders.

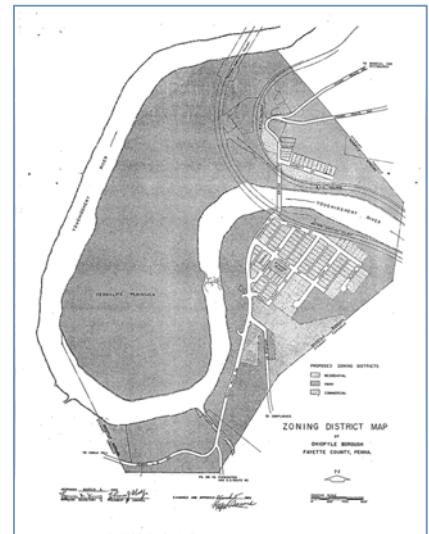
The following documents were reviewed (listed in date-consecutive date order):

Document	Date	Prepared By
Zoning Ordinance of the Borough of Ohiopyle, Pennsylvania	March 1965; as amended through December 1998	Fahringer, McCarty, Grey and Associates and Edwin B. Forrest, Zoning Consultant
Ohiopyle Borough Comprehensive Plan	June 2001	Mackin Engineering Company
Ohiopyle Charrette Summary	November 2007	Renaissance Planning Group
The Laurel Highlands Conservation Landscape Initiative Assessment	February 2008	Fermata, Inc.
Great Allegheny Passage: Trail Towns Community Design Workshop	2008	Community-Based Projects at Ball State University, Muncie, IN
Great Allegheny Passage Graphic Identity & Sign Guidelines Manual	August 2008	A collaboration of the Allegheny Trail Alliance and the Trail Town Program
Ohiopyle Community Park Master Plan for Stewart Place on the Green	September 2008	Pashek Associates
Ohiopyle Inn Schematic Study Report	2008 (not dated)	Studio • Three
Falls Visitor Center 10% Schematic Design Submission	January 2009	Civil & Environmental Consultants, Inc.
2008 Trail Town Economic Impact Study (Phase II: Trail User Survey)	March 2009	Campos, Inc.
Falls Market – Draft Architectural Renderings	2009	The Lettrich Group Architects/Planners, Inc.
Fayette County Mountain Area Design Guide	June 24, 2009 DRAFT	T&B Planning
Fayette County Mountain Area Multi-Municipal Comprehensive Plan	2009 DRAFT	Mackin Engineering Company

1. Zoning Ordinance of the Borough of Ohiopyle, Pennsylvania

The Ohiopyle Borough Zoning District Map was first approved on March 2, 1965. The map and its accompanying Zoning Ordinance were amended several times, most recently in 1998. As stated on page 1 of the Zoning Ordinance, it is “an ordinance to regulate and restrict the size of buildings and structures, their construction, alteration, extension, repair, and maintenance, and all facilities and services in or about such buildings or structures, size of yards, and other open spaces....within the Borough of Ohiopyle, Pennsylvania.”

Since 1965, the Zoning District Map designated residential, park, and commercial districts. In 1985, the Borough Council approved Ordinance No. 103, which supplemented the Zoning Ordinance to add additional provisions for new construction and development on properties subject to flooding. Ordinance No. 1 of 1998 again amended the Zoning Ordinance by changing the zoning designation on certain tracts of land from residential to commercial. The amendment recognized that there was an increased demand for tourism and other commercial facilities and a declining demand for other uses such as residential.



T&B Planning Comments

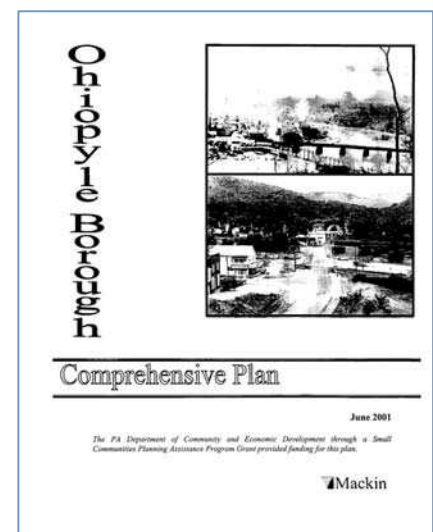
The Ohiopyle Borough Zoning Ordinance is dated. It is recommended that both the Ordinance and the accompanying Zoning District Map be updated to better achieve the goals of the Ohiopyle Joint Master Planning Project. Issues that may be addressed in an Ordinance update include revised standards for parking, landscaping, building heights and setbacks, outdoor signs, and outdoor lighting. All Ordinance updates should consider the recommendations given in the Ohiopyle Design Guide that will be prepared as part of the *Ohiopyle Borough/Ohiopyle State Park Joint Master Plan and Implementation Project*. As the Design Guide is being prepared, it should identify critical design elements that can best be controlled through an Ordinance or Map revision. Any revisions must result in a clear, simple-to-understand and easy-to-implement Ordinance and Map.

2. Ohiopyle Borough Comprehensive Plan

The Ohiopyle Borough Comprehensive Plan, which was adopted in June 2001 in accordance with the Pennsylvania Municipalities Planning Code (MCP), acts as a guide for future development in Ohiopyle Borough. Included in the Plan is an analysis of existing conditions and goals, recommendations, and objectives for: history and community character, housing, economic development, community amenities, movement of people and goods, and land use.

Comprehensive Plan recommendations that could affect community layout or design include:

- Preservation of community character and the small community atmosphere of Ohiopyle Borough;



- Development of gateways at vehicular (and trail) entry points through the use of signing and landscaping in order to increase visitor recognition of the Borough within the State Park;
- Ensuring proper construction, rehabilitation, and maintenance of structures.

T&B Planning Comments

The Ohiopyle Borough Comprehensive Plan provides a general summary of the Borough's existing conditions in the year 2000 and recommendations that can be used as a starting point for town improvements. No specific *design* recommendations were made (for example, no materials or plant palettes were recommended for gateway entry points, specific buildings in need of rehabilitation were not noted, etc.). Because this Comprehensive Plan will be replaced by a Multi-Municipal Joint Comprehensive Plan under preparation by Mackin Engineering for the Fayette County Mountain Area, refer to T&B Planning's comments on the Joint Comprehensive Plan (Item 12, below) for additional comments.

3. Ohiopyle Charrette

This document summarizes a design charrette held in Ohiopyle from November 15-17, 2007. This effort was conducted as part of the Pennsylvania Department of Conservation and Natural Resources' (DCNR's) Laurel Highlands Conservation Landscape Initiative (CLI). Eleven Ohiopyle principles are listed that reinforce the themes of sustainability, community, sense of place, linkages with the land and natural resources, a desire for independence, and conservation. The charrette process resulted in set of recommendations and conceptual ideas and designs for new gateways, shuttle systems, parking strategies, trail connections, land uses, and streetscape design. The charrette concept plan shows new pocket parks, new housing (in a variety densities), more retail shops on an extended commercial "main street" with sidewalks on both sides, and other uses that would encourage the visitor stay to be extended. A recommendation was also given to move the volunteer fire department to the State Park office and repurpose the existing building. Park improvements suggested included improving the boat launch, moving the private boating structure to the opposite side of Route 381, adding an ice rink, and moving and expanded the wastewater treatment plant, including the design of a spray irrigation field as an interpretive display at Ohiopyle's southern gateway.



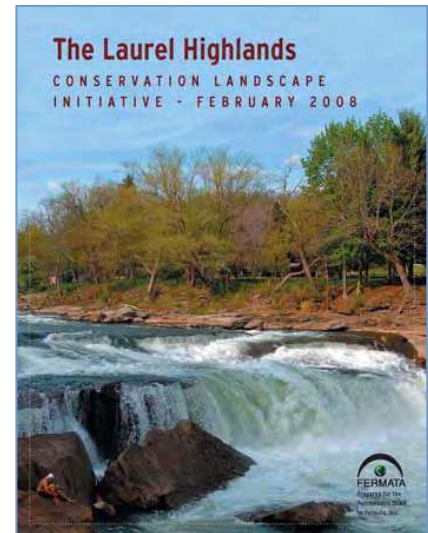
T&B Planning Comments

While the text of the Charette document includes some recommendations that reinforce the stated Ohiopyle principles and are still echoed by stakeholders today, the images alongside the text do not convey these recommendations in useful and practical ways. For example, the density of development shown on the final concept plan (page 4) is not desirable, particularly east of Grant Street. Also, the depiction of Sherman Avenue as a main street (page 6) appears to be in an urban town setting with wide sidewalks, two story storefronts adjacent to the sidewalks, and uniform street trees and lamp posts. The practicality of implementing this concept is physically impractical due to right-of-way width limitations, existing building configurations, and property ownership patterns. Also, this design style would not reinforce Ohiopyle's authentic and traditional community character. While T&B Planning agrees that Sherman Street should be improved to function as a main street, the streetscape character should be reflective of a small-scale mountain village community that respects the Borough's traditional past and that is tied to its natural surroundings. While some recommendations are useful and will be built upon in the Ohiopyle Design Guide,

others that don't reinforce or build upon the existing small-scale community character will need to be vetted and left out of the Design Guide.

4. The Laurel Highlands Conservation Landscape Initiative Assessment

Prepared for DCNR in the fall of 2008 by Fermata, Inc., the Laurel Highlands Conservation Landscape Initiative (CLI) Assessment presents initial impressions about the greater Laurel Highlands region (including the sub-landscapes of Laurel Ridge, Chestnut Ridge, Stoneycreek-Quemahoning, and the Great Allegheny Passage). The report highlights Ohiopyle as "the logical portal to usher visitors into the Laurel Highlands.... [Fermata believes] Ohiopyle State Park to be not only one of the finest parks in the Commonwealth, but one of the finest in the entire eastern U.S. Investments made by DCNR in this state park will be returned multifold. In other words, the recreational and tourism opportunities at Ohiopyle are obvious and immediate." A list of park needs (as expressed by Park staff), is included in the report, however none of these provide specific design recommendations. The report ends with a note on sustainability, and suggests that Ohiopyle Borough and State Park offer the opportunity to demonstrate sustainability in a tangible and coherent fashion.



T&B Planning Comments

The Laurel Highlands Conservation Landscape Initiative report covers an entire region, noting opportunities for improvements and connections throughout. Although is well written, on-point, and comprehensive, there are limited specific recommendations for Ohiopyle other than to enhance its position as a significant portal to the region. There is little to no discussion of design; therefore, this document will not strongly influence preparation of the Ohiopyle Borough Design Guide, other than to build upon this document's suggestion to incorporate elements of environmental sustainability. T&B Planning believes that introducing strong visual elements of environmental sustainability are feasible throughout the Borough and Park, both in functional systems (drainage, energy, water quality, etc.) and in the built environment (using sustainable building products, selling local goods, etc.).

5. Great Allegheny Passage (GAP): Trail Towns Community Design Workshop

This document presents visualizations of how the GAP can be integrated into the character and economic vitality of the surrounding communities; these visualizations came out of a weekend-long community design workshop / charrette process involving approximately 60 people from the community. Ohiopyle was not specifically discussed as part of this process (Rockwood, Confluence, and Garrett were, however).

General design guidelines are included for economic development, infill development, signage, and parking. These are very generalized and relate to "historic town and village centers" rather than specifically to towns along the GAP. Additional concepts were discussed in slightly more detail, including: community identity, trail heads and community interfaces, and borough streetscape and beautification. Very basic suggestions are provided, with visualizations and photographs included from communities across the United States.



T&B Planning Comments

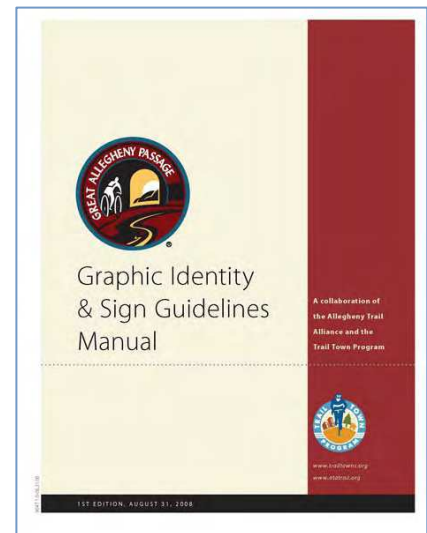
General concepts presented about trail town design can be incorporated into Ohiopyle Borough, such as the suggestions to include wayfinding systems, sidewalks, and street furniture (seating, waste containers, flower boxes, etc), to reduce light pollution by using shielded light fixtures and limiting signs with internal illumination, to create a community “identity,” to beautify streetscapes, and to support local business development by developing a friendly-feeling atmosphere. Little substance exists in this document with respect to design or community layout specific to Ohiopyle. Many of the general concepts that are included in this document will be built upon in the Ohiopyle Design Guide, which will thoroughly address how to implement recommendations just touched upon in the Trail Towns Community Design Workshop report.

6. Great Allegheny Passage Graphic Identity & Sign Guidelines Manual

This document, prepared under the direction of the Progress Fund and Allegheny Trail Alliance, provides guidelines for use of the Great Allegheny Passage and Trail Town Program logo formats; graphic and typographic specifications for signs; colors, finishes, and materials for signs; locations for signs and posts; height, shape, and construction of signs and posts, information kiosks, rules and etiquette / trail stewardship signs, directional signs, special feature signs, interpretive signs, etc.

T&B Planning Comments

This document is useful and specific regarding the use and placement of signs relating to the GAP and Trail Towns. Because Ohiopyle is a Trail Town located along the GAP, following the guidelines for signs and use of the GAP and Trail Town logos is important along the trail and for wayfinding signs directing visitors to the trail. The Ohiopyle Design Guide will incorporate and refer to this document for appropriate signs; however, most of the signage recommendations that will be given in the Design Guide will be specific to wayfinding within the Borough and away from the trail. Signage design recommended for Ohiopyle Borough should be different from, but complementary to the GAP/Trail Town signs.



7. Ohiopyle Community Park Master Plan for Stewart Place on the Green

Stewart Place on the Green is the community park in Ohiopyle Borough bounded on three sides by Sherman Street, Lincoln Street, and Grant Street. The park is in public ownership with maintenance responsibility by Ohiopyle Borough. A Master Plan was developed in September 2008 by Pashek Associates to update the park's layout, equipment, and surfacing. Recommended improvements include replacement of playground equipment, addition of a gazebo, removal of the surface parking lot parking and replacement by diagonal street parking on Lincoln Street, improvement to the basketball court, addition of trees and pedestrian pathways, and introduction of a simulated water surface. The plan incorporates outdoor recreation themes (rafting, canoes, the river) and identifies construction specifications for both safety and enjoyment. Grants and donations are currently being raised to finance this project. An established Playground Committee is in the process of selecting specific items for purchase.

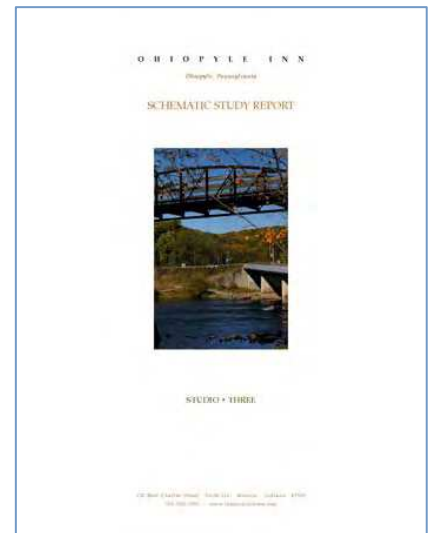


T&B Planning Comments

T&B Planning has reviewed the Master Plan design and recommends that equipment purchases not be made until the park design can be looked at in more specific detail in relation to planned improvements and design recommendations around its perimeter. There are opportunities to improve upon the current design to make the community park serve more functions than its primary use as a playground. Perimeter improvements, including the addition of more outdoor seating and public amenities, could improve the function of this area to serve as a quintessential town square without substantially increasing maintenance or improvement costs.

8. Ohiopyle Inn Schematic Study Report

This document presents preliminary design ideas for an 80-room inn in the Borough of Ohiopyle, positioned on a series of undeveloped lots west of Grant Street across from Stewart Place on the Green. The document was prepared for the Pennsylvania Environmental Council (PEC) by Studio•Three, a design firm from Muncie, Indiana. The report includes a design guideline manual among other pre-architecture estimates and three specific design concepts. The three design schemes were presented: traditional, courtyard, and pavilion. In the traditional concept, the main structure was designed as five stories with a double-loaded corridor of rooms, attached to a lower-profile component of restaurant and gathering area uses. The courtyard scheme presented lower-profile building elements arranged around an outdoor courtyard of public space. The pavilion scheme exhibits a residential scale with individual, disconnected structures. Various building and parking arrangements were considered. Accompanying the three design concepts are analyses of life cycle costs, design recommendations, and strategies for building design that considered environmental sustainability.

***T&B Planning Comments***

The design strategies presented in the report are relevant for Ohiopyle (environmental strategies such as green roof, pervious paving, and bioswales; contextual strategies to link pedestrians with the adjacent park and residential areas, and programmatic strategies like including recreational facilities on the ground floor for public use). The proposed design schemes do not appear to fit with current stakeholders desires for a place of lodging that seamlessly inter-relates to its natural surroundings and exhibits a small-town, authentic Ohiopyle community character. In speaking with the architect that has since been hired to design the inn (The Lettrich Group Architects/Planners, Inc.), a 'front-porch log cottage' theme is currently being considered, which T&B Planning believes to be an improvement from the three design schemes presented in the Schematic Study Report. Building orientation to Stewart Place on the Green also will be a key consideration as design plans move forward.

9. Falls Visitor Center 10% Schematic Design Submission

A new visitors Civil & Environmental Consultants, Inc. (CEC) has been charged with designing a new Visitor Center for Ohiopyle State Park, which will be located on the east side of Route 381, across from the core of Ohiopyle Borough. The Falls Visitor Center Schematic, prepared for DCNR's Bureau of Facility Design & Construction in January 2009, is based in part on workshops and meetings held with the Core Design Team in the fall of 2008 and subsequent comments.

The Visitor Center design is described as being sustainable, incorporating wood, stone, and salvaged and recycled materials where possible (for example redwood timber from the existing visitor center will be reused in the new Visitor Center). Also, a green roof is proposed. The submission states that "as design moves forward with the Visitor Center project, coordination and integration will occur with the development of the Ohiopyle Borough / Ohiopyle State Park Joint Master Plan" planning process.



T&B Planning Comments

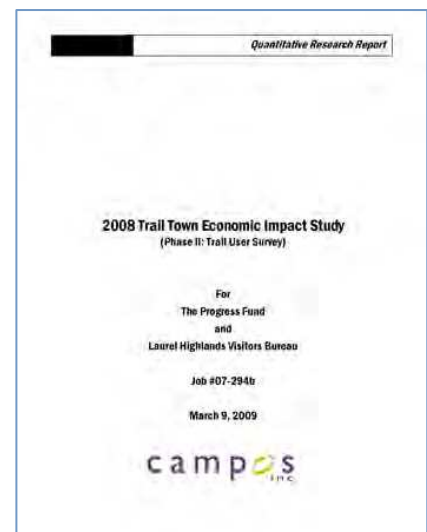
This document presents preliminary design ideas for the new Visitor Center, mostly focusing on large-scale design and uses, LEED-NC requirements, Zoning and Building Code summaries, etc. The Interpretive Zone and Exhibit Walk Through included as part of this document describes several design elements in more detail (for example the entry sign will be made of at-grade stone and metal). Design schematics show the architecture as having a contemporary woodland character with large panels of glass, accented with wood and stone façade materials. Overall, it is evident that the Visitor Center will have a natural sustainable theme and design. These themes could be echoed in the Ohiopyle Design Guide so that natural materials—especially those that are local, recycled, and/or salvaged—are used as much as possible, both in the Borough and the State Park. Alternatively, other complementary design concepts could be presented in the Design Guide for the Ohiopyle Borough core.

10. 2008 Trail Town Economic Impact Study (Phase II: Trail User Survey)

This report summarizes results of surveys administered to trail users (and in some cases, potential trail users that did not visit) in at eight locations along the Great Allegheny Passage (six in Pennsylvania, including Ohiopyle; two in Maryland).

While no specific design recommendations were made in the report, some statements in the report that may guide design decisions for Ohiopyle are:

- The most frequently mentioned suggestion for improving the trail was better signage both on and off the trail.
- Ohiopyle was the most popular as a starting and/or ending point along the trail.
- Those who visited the trail were asked to name any other Southwestern PA/northern MD activities and/or attractions that they



participated in addition to visiting the trail. Attractions such as Fallingwater and Ohiopyle were identified most often, by approximately six in ten.

T&B Planning Comments

The survey information was quantified and displayed in tables in a way that is understandable and useful, but in general very little input to design or community layout will come of the Economic Impact Study report. The bulleted statements above will be considered and incorporated into the text as the Ohiopyle Design Guide is prepared, as appropriate.

11. Falls Market – Draft Architectural Renderings

T&B Planning is in receipt of “existing conditions” renderings and sketches of proposed exterior improvements and interior floor plans for the Falls Market and Inn, prepared by The Lettrich Group Architects/Planners, Inc. The plans for exterior improvements call for retaining the front brick façade, cornice, and sign, and replacing the window. A building addition with a second floor deck is proposed with near the intersection of Route 381 and Sheridan Street. The building elevation facing Sheridan Street would feature fiber cement siding and cast stone panels, accented by exterior stairs, metal railings and columns, and window and door openings. The roof would be “green” (planted). The rear elevation would also have fiber cement siding, with one door opening and several windows.



T&B Planning Comments

The Falls Market and Inn is located in a highly visible location at the intersection of Route 381 and Sheridan Street. The building dates to 1918 and retains its original name (Holt’s Department Store) beneath the front façade’s cornice. Due to its highly visible location, continued use as a general store, age (nearly 100 years old) and historical significance, this building has the distinction of being a key contributor to community character definition. The architectural drawings convey an improvement concept for the Falls Market and Inn that retain the building’s front façade, thereby greatly contributing to historic character retention. The improvement plans appear to be in character with the desired vision for Ohiopyle. T&B Planning recommends that the corner of this property be designed to reflect a public plaza, to visually and functionally serve as an extension of the plaza constructed on the opposite side of Sheridan. Display of the building’s age through a date marker and posting of historic photos of the building in its interior space(s) will assist in increasing historical interpretation.

12. Fayette County Mountain Area Multi-Municipal Comprehensive Plan

The Fayette County Mountain Area Multi-Municipal Comprehensive Plan is a plan covering seven adjoining municipalities, including Ohiopyle Borough. The plan is expected to be released to the public in August 2009 for a 45-day public comment period, followed by approval of the Plan in the fall of 2009. It will direct future development in accordance with the vision and goals of each participating municipality. The collaboration is expected to “reduce negative impacts from rising traffic and tourism activity, build upon the natural beauty to develop an appropriate economic base, identify regional municipal service opportunities, and increase local awareness and understanding of land use planning.” The seven participating

municipalities of Fayette County are: Henry Clay Township, Markleysburg Borough, Ohiopyle Borough, Saltlick Township, Springfield Township, Stewart Township, and Wharton Township.

Related to design within Ohiopyle, the Multi-Municipal Comprehensive Plan indicates the following:

- Ohiopyle residents would like to see improvements to the community park (Stewart Place on the Green).
- In the 2000 Census, Ohiopyle had the oldest housing stock of the participating municipalities (the median year structures were built was in 1940), and 10 vacant housing units.
- The Ohiopyle Historic District is eligible to be listed on the National Register (4/29/1997).
- Other historical resources that should be recognized as such in Ohiopyle include: Falls Market, Flour Mill, and the United Methodist Church.

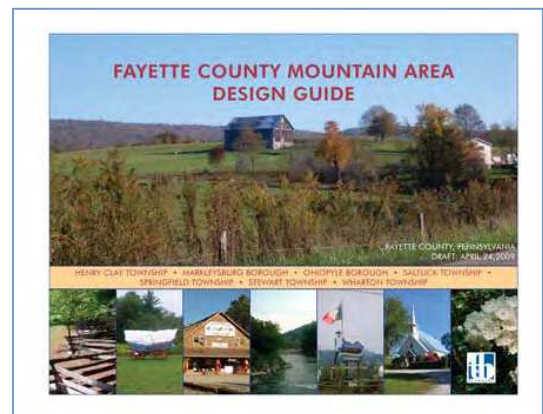


T&B Planning Comments

The Multi-Municipal Comprehensive Plan on its own does not offer much input for community layout or design for Ohiopyle. The Fayette Mountain Area Design Guide will accompany the Comprehensive Plan as a stand-alone document for municipalities to refer to for design assistance. T&B Planning will refer to the Mountain Area Design Guide while preparing the Ohiopyle Design Guide, and will expand upon and offer more detailed recommendations than those offered in that document.

13. Fayette County Mountain Area Design Guide

The Fayette County Mountain Area Design Guide presents guidelines for development for the seven municipalities in Fayette County that are working together as part of a multi-municipal comprehensive planning effort (see 12, above). Intrinsic qualities of the area are categorized, and guidelines are offered for building placement, architectural styles, building materials and colors, architectural features, signs, artificial lighting, walls and fences, and landscaping. Each of these general guidelines are also discussed within the context of nine land use categories (agriculture/open space, rural residential, medium density residential, mountain village, tourist commercial, scenic mountain corridor, recreational resort, seasonal recreation, and industrial). The main theme of the Design Guide is to shelter buildings by nature.



T&B Planning Comments

The Mountain Area Design Guide will be referenced while preparing the Ohiopyle Design Guide; however because the document covers a 294.6 square mile area, the design guidelines are generalized (by land use type). In comparison, the Ohiopyle Design Guide will provide detailed design recommendations for specific properties and land uses, building upon the recommendations within the Fayette County Mountain Area Design Guide.

Reference List

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- Civil & Environmental Consultants, Inc. "Falls Visitor Center 10% Schematic Design Submission." January 2009.
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- Renaissance Planning Group. "Ohiopyle Charette." November 2007.
- Studio • Three. "Ohiopyle Inn Schematic Study Report." 2008? (report not dated)
- T&B Planning. "Fayette County Mountain Area Design Guide." 2009 (DRAFT May 2009).
- The Trail Town Program website, a special project of The Progress Fund. May 2009. <http://www.trailtowns.org/>

Appendix A – Photographic Inventory



001 08-04-07 Ohiopyle
Welcome Sign.JPG



002 08-25-07 Ohiopyle State
Park.JPG



003 08-25-07 Ohiopyle State
Park.JPG



004 08-25-07 Ohiopyle State
Park.JPG



005 08-25-07 Ohiopyle State
Park.JPG



006 08-25-07 Ohiopyle State
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010 08-25-07 Ohiopyle State
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Park.JPG



015 08-25-07 Ohiopyle State
Park.JPG



016 08-25-07 Ohiopyle State
Park.JPG



017 09-03-08 Ohiopyle State
Park Entry Sign.JPG



018 09-03-08 Ohiopyle State
Park Entry Sign.JPG



019 09-03-08 GPS Ohiopyle
Yough Trail.jpg



020 09-03-08 GPS Ohiopyle
Visitor Center.jpg



021 09-03-08 GPS Ohiopyle
Visitor Center.jpg



022 09-03-08 Ohiopyle.JPG



023 09-03-08 Ohiopyle
Visitor Center.jpg



024 09-03-08 Ohiopyle
Borough.JPG



025 09-03-08 Ohiopyle
Visitor Center.jpg



026 09-03-08 Ohiopyle.JPG



027 09-03-08 Ohiopyle.JPG



028 09-03-08 Ohiopyle Rt
381.JPG



029 09-03-08 GPS Ohiopyle
Borough.jpg



030 09-03-08 GPS Ohiopyle
Borough.jpg



031 09-03-08 GPS Ohiopyle
Borough.JPG



032 09-03-08 Ohiopyle
Borough.JPG



033 09-03-08 GPS Ohiopyle
Borough.jpg



034 09-03-08 GPS Ohiopyle
Borough.jpg



035 09-03-08 Ohiopyle
Borough Monument.JPG



036 09-03-08 GPS Ohiopyle
Borough.jpg



037 09-03-08 Ohiopyle
Borough Comm Ctr Sign.J...



038 09-03-08 Ohiopyle
Borough Events Sign.JPG



039 09-03-08 Ohiopyle
Borough Fox's Pizza.JPG



040 09-03-08 GPS Ohiopyle
Borough Firefly Grill & Unit...



041 09-03-08 Ohiopyle
Borough Firefly Grill fence....



042 09-03-08 Ohiopyle
Borough Firefly Grill fence...



043 09-03-08 Ohiopyle
Borough Firefly Grill.JPG



044 09-03-08 Ohiopyle
Borough Firefly Grill.JPG



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046 09-03-08 Ohiopyle
Borough Firefly Grill.JPG



047 09-03-08 Ohiopyle
Borough United Methodist...



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049 09-03-08 Ohiopyle
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050 09-03-08 Ohiopyle
Borough United Methodist...



051 09-03-08 Ohiopyle
Borough Gazebo.JPG



052 09-03-08 Ohiopyle
Borough.JPG



053 09-03-08 Ohiopyle
Directional Signage.JPG



054 09-03-08 Ohiopyle
Kentuck Campground & A...



055 09-03-08 Ohiopyle
Kentuck Campground & A...



056 09-03-08 GPS
Directional Signage.jpg



057 09-03-08 GPS
Directional Signage.jpg



058 09-03-08 GPS Ohiopyle
State Park.jpg



059 09-03-08 GPS Ohiopyle
State Park.jpg



060 09-03-08 GPS Ohiopyle
State Park Sign.jpg



061 09-03-08 GPS Ohiopyle
State Park Scenic View.jpg



062 09-03-08 GPS Scenic
View.jpg



063 09-03-08 GPS Ohiopyle
State Park Scenic View.jpg



064 09-03-08 GPS Ohiopyle
State Park Scenic View.jpg



065 09-03-08 GPS
Cucumber Falls Ohiopyle...



066 09-03-08 GPS
Cucumber Falls Ohiopyle...



067 09-03-08 Cucumber
Falls Ohiopyle State Park...



068 09-03-08 Cucumber
Falls Ohiopyle State Park....



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Falls Ohiopyle State Park....



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073 09-03-08 Cucumber
Falls Ohiopyle State Park....



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076 09-03-08 GPS
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077 09-03-08 Cucumber
Falls Ohiopyle State Park...



078 09-03-08 Cucumber
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Falls Ohiopyle State Park....



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093 09-03-08 Cucumber
Falls Ohiopyle State Park....



094 09-03-08 Cucumber
Falls Ohiopyle State Park....



095 09-03-08 Ohiopyle
Directional Sign.JPG



096 09-12-08 Ohiopyle
United Methodist Church.jpg



097 09-12-08 Ohiopyle
United Methodist Church.jpg



098 09-12-08 Ohiopyle
United Methodist Church...



099 09-12-08 Ohiopyle Bike
Rental Place.jpg



100 09-12-08 Ohiopyle
United Methodist Church.jpg



101 09-12-08 Ohiopyle Brick
Sidewalk.jpg



102 09-12-08 Ohiopyle
Signs in Rain.jpg



103 09-12-08 Ohiopyle Falls
Market.jpg



104 09-12-08 Ohiopyle
Yough River above Falls i...



105 09-12-08 Footbridge in
Ohiopyle.jpg



106 09-12-08 Wood Siding
in Ohiopyle.jpg



107 10-07-08 GPS cemetery
on Sugar Loaf Road.JPG



108 10-07-08 GPS cemetery
on Sugar Loaf Road.JPG



109 10-07-08 GPS cemetery
on Sugar Loaf Road.JPG



110 10-07-08 GPS Sugar
Loaf Church.JPG



111 10-07-08 GPS Sugar
Loaf Church.JPG



112 10-07-08 Sugar Loaf
Road.JPG



113 10-07-08 GPS Sugar
Loaf Road.JPG



114 10-07-08 Ohiopyle
Mural.JPG



115 10-07-08 GPS Falls City
Restaurant and Pub.JPG



116 10-07-08 GPS trolley
car by Falls City Restaura...



117 10-07-08 GPS Falls City
Restaurant and Pub.JPG



118 10-07-08 house across
from Wilderness Voyageur...



119 10-07-08 Wilderness
Voyageurs Sign.JPG



120 10-07-08 Ohiopyle.JPG



121 10-07-08 GPS Ohiopyle
Stewart Vol Fire Dept.JPG



122 10-07-08 GPS
House.JPG



123 10-07-08 GPS Falls City
Baptist Church.JPG



124 10-07-08 GPS Falls City
Baptist Church.JPG



125 10-07-08 GPS Outfitters
Store Sign.JPG



126 10-07-08 GPS Laurel
Highlands Outdoor Center....



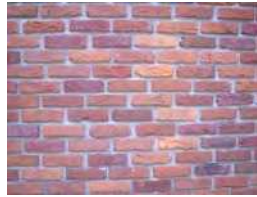
127 10-07-08 GPS
Whitewater Adventures in...



128 10-07-08 GPS Ohiopyle
Trading Post.JPG



129 10-07-08 GPS
Whitewater Adventures in...



130 10-07-08 GPS Brick
Wall.JPG



131 10-07-08 GPS Ohiopyle
Post Office.JPG



132 10-07-08 GPS Ohiopyle
Post Office.JPG



133 10-07-08 GPS Laurel
Guest House.JPG



134 10-07-08 GPS Laurel
Guest House.JPG



135 10-07-08 GPS Laurel
Guest House.JPG



136 10-07-08 GPS Laurel
Guest House.JPG



137 10-07-08 GPS Ferncliff
Guest House.JPG



138 10-07-08 GPS Ferncliff
Guest House.JPG



139 10-07-08 GPS Ferncliff
Guest House.JPG



140 10-07-08 GPS
MacKenzie Guest House.J...



141 10-07-08 GPS
MacKenzie Guest House.J...



142 10-07-08 GPS
MacKenzie Guest House.J...



143 10-07-08 GPS Ohiopyle
Lodge.JPG



144 10-07-08 GPS Ohiopyle
Lodge.JPG



145 10-07-08 GPS House
Cafe.JPG



146 10-07-08 GPS House
Cafe.JPG



147 10-07-08 GPS.JPG



148 10-07-08 GPS.JPG



149 10-07-08 GPS House
Cafe.JPG



150 10-07-08 GPS Pressley
Ridge Sign (before camp c...



151 10-07-08 Pressley
Ridge Sign (before camp c...



152 10-07-08 Ohiopyle State
Park.JPG



153 10-20-08 GPS Ohiopyle
Stewart Place on the Gree...



154 10-20-08 GPS Ohiopyle
Stewart Place on the Gree...



155 10-20-08 GPS
Ohiopyle.JPG



156 10-20-08 Ohiopyle
Visitor Parking.JPG



157 10-20-08 Ohiopyle
Sherman Street.JPG



158 10-20-08 Sign in
Ohiopyle.JPG



159 10-20-08 Ohiopyle
Yough Trail.JPG



160 10-20-08 Ohiopyle
Water Treatment Plant.JPG



161 10-20-08 Ohiopyle Trail
and Visitor Parking.JPG



162 01-10-09 Ohiopyle in
Winter.JPG



163 01-10-09 Ohiopyle
Stairs to Natural Waterslid...



164 01-10-09 Ohiopyle
Icicles at Natural Waterslid...



165 01-10-09 Ohiopyle
Icicles at Natural Waterslid...



166 01-10-09 Ohiopyle
Icicles at Natural Waterslid...



167 01-10-09 Laurel
Highlands Sign on Route 3...



168 01-10-09 Ohiopyle in
Winter.JPG



169 01-10-09 Ohiopyle in
Winter.JPG



170 01-10-09 Ohiopyle in
Winter.JPG



171 01-10-09 Ohiopyle in
Winter.JPG



172 01-10-09 Ohiopyle in
Winter.JPG



173 04-14-09 Ohiopyle
(TZ).JPG



174 04-14-09 Ohiopyle
(TZ).JPG



175 04-14-09 Ohiopyle
(TZ).JPG



176 04-14-09 Ohiopyle
(TZ).JPG



177 04-14-09 Ohiopyle
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178 04-14-09 Ohiopyle
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179 04-14-09 Ohiopyle
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180 04-14-09 Ohiopyle
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181 04-14-09 Ohiopyle
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182 04-14-09 Ohiopyle
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183 04-14-09 Ohiopyle
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184 04-14-09 Ohiopyle
(TZ).JPG



185 10-20-08 Ohiopyle
(RB).JPG



186 10-20-08 Ohiopyle
(RB).JPG



187 10-20-08 Ohiopyle
(RB).JPG



188 10-20-08 Ohiopyle
(RB).JPG



189 10-20-08 Ohiopyle
(RB).JPG



190 10-20-08 Ohiopyle
(RB).JPG



192 10-20-08 Ohiopyle
Stewart Place on the Gree...



193 10-20-08 Ohiopyle
Stewart Place on the Gree...



194 10-20-08 Ohiopyle
Stewart Place on the Gree...



197 10-20-08 Ohiopyle
(RB).JPG



198 05-30-09 Ohiopyle sign,
by RB.JPG



199 05-30-09 Ohiopyle
garden, by RB.JPG



200 05-30-09 Ohiopyle Falls
Overlook.JPG



201 05-30-09 Ohiopyle Falls
Overlook.JPG



202 05-30-09 Ohiopyle Falls
Overlook.JPG



203 05-30-09 Ohiopyle
Water Drinking Fountain.J...



204 05-30-09 Ohiopyle
Water Drinking Fountain.J...



205 05-30-09 Ohiopyle
Bench.JPG



206 05-30-09 Ohiopyle
Bench.JPG



207 05-30-09 Ohiopyle
Water Drinking Fountain.J...



208 05-30-09 Ohiopyle Falls
Overlook.JPG



209 05-30-09 Ohiopyle Falls
Overlook.JPG



210 05-30-09 Ohiopyle.JPG



211 05-30-09 Ohiopyle.JPG



212 05-30-09 Ohiopyle.JPG



213 05-30-09 Ohiopyle.JPG



214 05-30-09 Ohiopyle.JPG



215 05-30-09 Ohiopyle Bike
Rentals.JPG



216 05-30-09 Ohiopyle Bike
Rentals.JPG



217 05-30-09 Ohiopyle Bike
Rack.JPG



218 05-30-09 Ohiopyle Bike
Rack.JPG



219 05-30-09 Ohiopyle
Bollard.JPG



220 05-30-09 Ohiopyle
Bollard.JPG



221 05-30-09 Ohiopyle.JPG



222 05-30-09 Ohiopyle.JPG



223 05-30-09 Ohiopyle
Bench.JPG



224 05-30-09 Ohiopyle
Bench.JPG



225 05-30-09 Ohiopyle.JPG



226 05-30-09 Ohiopyle.JPG



228 05-30-09 Ohiopyle.JPG



229 05-30-09 Ohiopyle.JPG



230 05-30-09 Ohiopyle
Bench.JPG



231 05-30-09 Ohiopyle.JPG



232 05-30-09 Ohiopyle.JPG



233 05-30-09 Ohiopyle Falls
Market and Inn new sign.J...



234 05-30-09 Ohiopyle.JPG



235 05-30-09 Ohiopyle.JPG



236 05-30-09 Ohiopyle
Recycle Bin.JPG



237 10-08-07 Ohiopyle, by
CAnderson.jpg



238 10-08-07 Ohiopyle, by
CAnderson.jpg



239 10-08-07 Ohiopyle, by
CAnderson.jpg



240 05-30-09 Ohiopyle
Water.JPG



241 05-30-09 Ohiopyle
Water.JPG



242 05-30-09 Ohiopyle
Water.JPG



243 05-30-09 Ohiopyle
Water.JPG



244 10-08-07 Ohiopyle, by
CAnderson.jpg



245 10-08-07 Ohiopyle, by
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246 10-08-07 Ohiopyle, by
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252 10-08-07 Ohiopyle, by
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253 10-08-07 Ohiopyle, by
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254 10-08-07 Ohiopyle, by
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255 10-22-08 Ohiopyle, by
CAnderson.jpg



256 10-22-08 Ohiopyle, by
CAnderson.jpg



257 10-22-08 Ohiopyle, by
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258 10-22-08 Ohiopyle, by
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274 10-22-08 Ohiopyle, by
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275 06-06-09 Ohiopyle
Train.JPG



276 06-06-09 Ohiopyle
Train.JPG



277 06-06-09 Ohiopyle
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278 06-06-09 Ohiopyle
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279 06-06-09 Ohiopyle
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280 06-06-09 Ohiopyle
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281 10-08-07 Ohiopyle, by
CAnderson.jpg



282 10-08-07 Ohiopyle, by
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288 10-08-07 Ohiopyle, by
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289 10-08-07 Ohiopyle, by
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290 06-06-09 Ohiopyle, by
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431 06-06-09 Ohiopyle, by
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450 06-07-09 Ohiopyle, by SF.JPG



451 06-10-09 Ohiopyle, by SF.JPG



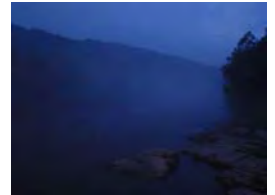
452 06-10-09 Ohiopyle, by SF.JPG



453 06-10-09 Ohiopyle, by SF.JPG



454 06-10-09 Ohiopyle, by SF.JPG



455 06-10-09 Ohiopyle, by SF.JPG



461 06-11-09 Ohiopyle, by SF - Blaine Street.JPG



462 06-11-09 Ohiopyle, by SF.JPG



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511 06-11-09 Ohiopyle, by SF.JPG



512 06-11-09 Ohiopyle, by SF.JPG



513 06-11-09 Ohiopyle, by SF - woodpecker in tree.JPG



514 06-11-09 Ohiopyle, by SF.JPG



515 06-11-09 Ohiopyle, by SF.JPG



516 06-11-09 Ohiopyle, by SF.JPG



517 06-11-09 Ohiopyle, by SF.JPG



518 06-11-09 Ohiopyle, by SF - siding of Wilderness...



519 06-11-09 Ohiopyle, by SF - Wilderness Voyageu...



520 06-11-09 Ohiopyle, by SF - Wilderness Voyageu...



521 06-11-09 Ohiopyle, by SF - Wilderness Voyageu...



522 06-11-09 Ohiopyle, by SF.JPG



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526 06-11-09 Ohiopyle, by SF.JPG



527 06-11-09 Ohiopyle, by SF - Jim Greenbaum.JPG



528 06-11-09 Ohiopyle, by SF - swap property above...



529 06-10-09 Ohiopyle, by RB - Falls Market.jpg



530 06-10-09 Ohiopyle, by RB - Falls Market.jpg



531 06-10-09 Ohiopyle, by RB - Falls Market.JPG



532 06-10-09 Ohiopyle, by RB - Falls Market.JPG



533 06-10-09 Ohiopyle, by RB - Falls Market.JPG



534 06-10-09 Ohiopyle Public Meeting, by RB.JPG



535 06-10-09 Ohiopyle Public Meeting, by RB.JPG



536 06-10-09 Ohiopyle, by RB - bridge at dusk.JPG



537 06-10-09 Ohiopyle, by RB - bridge at dusk.JPG



538 06-10-09 Ohiopyle, by RB - fuzzy view at dusk.JPG



539 06-10-09 Ohiopyle, by RB - fuzzy view at dusk.JPG



540 06-10-09 Ohiopyle, by RB - bridge at dusk.JPG



541 06-10-09 Ohiopyle, by RB - bridge at dusk.JPG



543 06-10-09 Ohiopyle, by RB - Falls City Pub.JPG



545 06-11-09 GPS Ohiopyle, by RB.JPG



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Ohiopyle, by SF.JPG



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Ohiopyle, by SF.JPG



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Ohiopyle, by SF.JPG



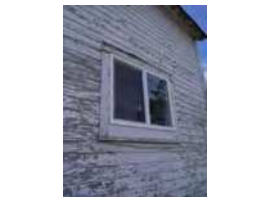
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1082 06-11-09 GPS
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1083 06-11-09 GPS
Ohiopyle, by SF.JPG



1084 06-06-09 Ohiopyle
Rafting, by SF.JPG



1085 06-06-09 Ohiopyle
Rafting, by SF.JPG



1086 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1087 06-06-09 Ohiopyle, by
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SF - Rafting.JPG



1089 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1091 06-06-09 Ohiopyle, by
SF - Falls.JPG



1092 06-06-09 Ohiopyle, by
SF - Falls.JPG



1093 06-06-09 Ohiopyle, by
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1094 06-06-09 Ohiopyle, by
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1095 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1096 06-06-09 Ohiopyle, by
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1101 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1102 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1104 06-06-09 Ohiopyle, by
SF - Railroad Rapids.JPG



1105 06-06-09 Ohiopyle, by
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SF - Rafting.JPG



1108 06-06-09 Ohiopyle, by
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1114 06-06-09 Ohiopyle, by
SF - Rafting.JPG



1115 06-06-09 Ohiopyle, by
SF - kayaker.JPG



1116 06-06-09 Ohiopyle, by
SF - kayaker.JPG



1117 06-06-09 Ohiopyle, by
SF - kayaker.JPG



1119 06-06-09 Ohiopyle, by
SF - Rafting.JPG



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1121 06-06-09 Ohiopyle, by
SF - kayaker.JPG



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SF - Rafting.JPG



1123 06-06-09 Ohiopyle, by
SF - shuttle bus.JPG



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SF - Laurel Highlands Riv...



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1138 06-07-09 Ohiopyle, by
SF - bridge.JPG



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