
Request for Qualifications/ Request for Proposals



OHIOPYLE JOINT MASTER PLAN & IMPLEMENTATION STRATEGY

September 19, 2008



pennsylvania environmental council

pennsylvania environmental council • 22 terminal way • pittsburgh, pa 15218
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OHIOPYLE MASTER PLAN, JOINT IMPLEMENTATION STRATEGY and DEVELOPMENT ORDINANCES

Request for Qualifications and Request for Proposals

Strategic Implementation Plan and Ordinances to Define Recreational, Economic, Residential, and Infrastructure Development Alternatives To Benefit Ohiopyle Borough and Ohiopyle State Park

A. Statement of Intent

The Pennsylvania Environmental Council (PEC), in association with PA-DCNR, PA-DCED, the Borough of Ohiopyle and Ohiopyle State Park is seeking qualified firms/organizations to provide professional planning and design services for the development of a Joint Implementation Strategy for Ohiopyle Borough and Ohiopyle State Park to mutually benefit both parties. This project will appropriately address the needs, issues and goals of all entities, resulting in a cohesive framework to resolve the issues and provide a detailed implementation strategy for the points outlined in this document. The project will allow maximum public participation in the planning process, improve infrastructure to benefit all concerns, and continue to enhance and protect local, natural and cultural resources.

All firms and organizations interested in being considered for this process should submit a brief, non-binding *Indication of Intent* with:

- Name and address of firm/organization
- Primary contact person
- Contact phone number
- Contact email address

no later than close of business, October 10, 2008 to jsegedy@pecpa.org.

Note: Names of consultants/organizations submitting proposals and names of persons reviewing proposals will not be released prior to the statement of qualifications/proposal deadline.

B. Pre-Proposal Conference

The Pennsylvania Environmental Council (PEC) and representatives from each of the communities will hold a pre-proposal meeting and community “walk-about” on Monday, October 20, 2008 @ 1:00 p.m. at the Ohiopyle Community Center, 150 Sherman Street in Ohiopyle. At that time we will address any questions you might have and introduce potential respondents to the area.

Questions or points of clarification will be addressed via email, with responses being sent to all parties that have sent an *Indication of Intent*.



General Information and Community Background

Community Background

The following section provides background for the project area. Additional information gathered during previous planning efforts and Ohiopyle Charrette will be made available for download at the time of the Pre-Proposal Meeting.

Ohiopyle Borough is located in Fayette County, PA. It covers approximately one half square mile, and consists of approximately 77 year round residents. The borough is served by the Uniontown Area School District. Approximate borough parameters are designated to the west by PA 381 (Main Street), to the south by Sugarloaf Rd and State Park Land, to the north and to the east by State Park Land. The Youghiogheny River runs through the town. The borough is surrounded by Ohiopyle State Park. The area becomes welcomes many tourists during the warmer months, taking advantage of some of the best white water rafting east of the Mississippi. Commercial rafting companies provide tours in rafts, kayaks, and canoes. Over 100,000 people *shot the rapids* in 2007. The Great Allegheny Passage Bike/Hike Trail and the Laurel Highlands Hiking Trail have a significant impact on the borough. Annual estimates to the Ohiopyle area approach 1.5 million visitations per year.



As of the census of 2000, there were 77 people, 34 households, and 21 families residing in the borough. The median age was 38 years. The racial makeup of the borough is essentially, totally White, with one person reporting being White, of Hispanic or Latino of any race. The median income for a household in the borough was \$22,083, and the median income for a family was \$25,833. The per capita income for the borough was \$10,247. There were 18.2% of families and 20.8% of the population living below the poverty line, including no one under eighteen and 55.6% of those over 64.

Historically, Ohiopyle borough is a result of the lumbering industry, followed by the construction of the Baltimore and Ohio railroad, and the Western Maryland Railroad which accelerated the logging operations. The railroads also brought tourists to Ohiopyle to see the waterfalls. Resorts quickly sprouted up, with the abundance of natural amenities. When the automobile came into common usage, the area continued its importance a day trip from Pittsburgh. As a result, the resorts succumbed and were eventually torn down. Economic growth also slowed. Forests reestablished, with much of the land being purchased by the Western Pennsylvania Conservancy. Through the Project 70 program, the Commonwealth purchased the land, which surrounds the borough, from the conservancy for the establishment of the Ohiopyle State Park.

Stewart Township, which is not a part of the study area, but surrounds both the State Park and the Borough, has approximately 50.6 square miles with a population of 746. The township is bordered by Dunbar and Springfield Townships to the North, Somerset County and Henry Clay Township to the East, Henry Clay Township to the South and Wharton and Dunbar Townships to the West. Important to a township of this population and high amount of visitor traffic, Stewart Township is responsible for 40.34 miles of township roads and 30.29 miles of roads in the state highway system and numerous culverts servicing the many streams and drainage ways that feed the Youghiogheny River. The roads and streams of Stewart Township have a very distinct influence on both the river and the state park.

The race is predominately white, with a median age of 39. The majority of households are 'traditional family.' Most homes are owner occupied with about 13% being renter occupied. The 2000 census reported that the median income was \$32,917.

This low population density township boasts many natural water resources that include Rock Spring Run, Sheepskin Run, Cucumber Run, Stulls Run, Sugar Run, Camp Run, Bear Run, Jonathan Run and Jim Run. It is also home to Ohiopyle Borough and most of Ohiopyle State Park.

Ohiopyle State Park is located primarily in Fayette County and encompasses approximately 19,052 acres. Areas of the park border state game lands and the Bear Run Nature Reserve. Youghiogheny River Gorge is the spine of the park, with the heart of it being the well-photographed Ohiopyle Falls directly across from the borough. Ferncliff Peninsula, a National Natural Landmark, is wrapped in the falls and various sections of rapids. Campers and picnickers can enjoy the 79 miles of hiking trails, 27 miles of bicycle trails, 13.2 miles of mountain biking trails and 9.4 miles of horseback riding trails. There are various scenic water attractions along the trails. 18,000 acres are available to hunters and trappers, while anglers have their choice of streams for native trout fishing. Snowmobiling, cross-country skiing, sledding and tobogganing are winter activities in the park. A large draw to the park is the whitewater rafting on the Youghiogheny River. A concentrated seven-mile section, beginning at the waterfalls, has the busiest section of whitewater rafting in Class III and IV east of the Mississippi. During the peak season, the rapids attract visitors from all over the United States resulting in a heavy impact on the Ohiopyle Borough and Stewart Township, as well as the state highway system.

DCNR is currently in the design phase of a new interpretive center, to be located above the falls overlook, across the street from the borough. Factors being considered in the project scope include the private boaters launch area, parking, and change house. Criteria under consideration include location and site, interpretive areas, parking and pedestrian controls, staff, LEED certification, sustainable strategies, and the architectural aesthetics. The Implementation strategy should consider the elements of the interpretive center. DCNR understands the important symbiotic relationship between the park, borough and township.

C. Elements of the Project and Scope of Services

This project will develop an implementation strategy for Ohiopyle Borough and Ohiopyle State Park. This project will further require the successful consultant to develop design/development strategies, new ordinances compliant with the Pennsylvania Municipalities Planning Code, and other implementation tools that:

- Accommodate maximum **public participation** from residents, local businesses, organized and non-organized recreational groups, municipal, county and state officials, appointed committees, and the general public.
- Delineate and **prioritize** the stated desired **actions** for each entity.
- **Creatively** integrate the above efforts into a format that is **responsive** to environmental, cultural, economic and historic amenities in the borough, township and park.
- **Coordinate** with a local steering committee to help identify and clarify issues, projects and to direct the progress of the *Ohiopyle Implementation Strategy and Development Ordinances*.
- Develop a strategy to diversify, expand and enhance retail activity as well as general office space, to increase and support the non-resource related businesses
- Improve the appearance of the northern and southern gateways into the park.

The *Ohiopyle Implementation Strategy and Development Ordinances* must incorporate the efforts of current local and area planning initiatives, including the *Trail Town Program Assessment of Ohiopyle Borough*, the *Ohiopyle Community Charrette*, and the *Mountain Area Multi-Municipal Plan and Design Guide*. Other planning efforts have centered on individual components of the study area over the past 30 years. The Trail Town Program Assessment, the Ohiopyle Community Charrette and Mountain Area Multi-Municipal Plan and the

Mountain Area Design Guide and other recent planning documents will be made available for download at the time of the Pre-Proposal Meeting.

This RFP is seeking a process that will apply innovation and imagination to developing implementation tools that are environmentally sensitive and adhere to the principles of context sensitive design. Proposals will specifically address the following project outcomes:

1. A **Project Area Profile** to include a summary inventory and analysis of existing conditions, identification and analysis of trends for each of the following components, all at a local and area level:

- Demographics
- Economics
- Infrastructure Systems
- Social/Cultural/Historic Resources
- Community Services and Infrastructure
- Land Use
- Open Space and Recreation

The profile will include map presentations of the following elements, using ESRI® compatible GIS software:

- A natural resources inventory
- Existing land uses and land cover
- An updated map of community facilities and infrastructure
- Map of cultural and historic resources, including tourism features and attractions

2. **Strategies for Transportation, Corridor Management, Circulation and Access**

- Develop preliminary engineering / design for vehicular circulation alternatives, pedestrian access and crossings, bicycle access and crossings, and service and emergency routes, taking into account potential conflicts between vehicular and non-vehicular movement
- Identify and prepare preliminary designs for needed safety improvements, such as guard rails, warning signage, and pavement markers
- Develop preliminary designs for the integration of existing and planned bicycle and pedestrian trail systems
- Assess the sidewalk system within Ohiopyle Borough and recommend appropriate improvements
- Identify locations and provide preliminary design for community and area gateways
- Assess traffic management alternatives and develop preliminary design for bicycle lanes, traffic calming, signalization, marked crossings, etc.
- Conduct a parking study:
 - Potentials for parking as a revenue generator
 - Preliminary designs for parking in the project area, including bicycle and motor vehicle parking at trailheads, river access points and other key locations
 - Parking study must specifically address short-term and long-term parking and the potential for a shuttle between trailheads and river access points
- Assess road culverts and drainage systems, and provide recommendations / preliminary design for improvements
- Develop preliminary design for pedestrian / bicycle access to the proposed hotel in Ohiopyle Borough

3. Strategies for Infrastructure:

Wastewater and energy have been identified as two of several critical infrastructure systems in the project area that need improvement to support future development. This element will focus on assessing the existing capacity of current systems and expansion options that are available and practicable. Specific project activities include:

Stormwater/Wastewater collection and treatment systems

- Evaluate and recommend alternative storm water management systems
- Develop alternative management strategies for acid mine drainage in the project area

Energy

- Develop a preliminary feasibility study and design for the application of hydropower, solar, geothermal, wind and other appropriate technologies

4. Strategies for Economic and Community Development and Design

- Develop design guidelines and a program manual to implement a façade restoration program
- Develop design guidelines for streetscape, corridors, historic preservation, infill development, landscape standards, and other components of community design consistent with the Mountain Area Design Guide
- Assess the feasibility of creating a merchants' association/ Local Economic Development Organization
- Complete an economic resource inventory and analysis to support community revitalization
- Conduct a gap analysis to identify appropriate economic development strategies to stimulate a diverse, sustainable local economy
- Evaluate needs for workforce training for hospitality, service, and technical sectors
- Develop an effective marketing strategy/program
- Develop preliminary design for pedestrian-scale lighting, including energy-efficient options and "dark sky" lighting
- Complete a property boundary survey for Ohiopyle Borough to include individual parcels and streets in ESRI[®] compatible format
- Evaluate and update the Ohiopyle Borough Zoning Ordinance to ensure consistency with the Mountain Area Multi-Municipal Planning effort and the *Ohiopyle Joint Implementation Strategy*.

5. Strategies for Housing

- Develop a comprehensive affordable housing plan/strategy
- Prepare design guidelines for residential architecture, streetscapes, and neighborhoods that is consistent with community character and coordinates with the *Mountain Area Design Guide*
- Consider options for seasonal housing

6. Strategies for Public Facilities and Services

- Complete a comprehensive assessment of public facilities and essential services

7. Community Participation

- We are looking for the consulting team to propose a comprehensive community participation program that will yield the maximum community involvement. Please provide your strategy for public meetings, printed material, interactive web pages, community surveys, key person interviews, opportunities for community input and feedback. These will need to include the public input component(s), presentation component(s), and the review and approval process.

Note: The use of a charrette, or other similar generalized visioning processes is discouraged. The *Ohiopyle Implementation Strategy and Development Ordinances* is expected to develop strategies, policies and projects that builds on the charrette already completed in November, 2007 and presents projects, programs and policies that are more directly actionable and implementable.

8. Coordination

The consultant will coordinate activities and strategies with the following stakeholders, including:

- PA Department of Conservation and Natural Resources
- PA Department of Community and Economic Development
- PA Department of Environmental Protection
- PA Department of Transportation
- Utility Companies
- Elected local, county and state officials
- Other public and agency groups as appropriate

9. Public Review and Adoption

- Ohiopyle Implementation Strategy and Development Ordinances will meet all standards of the public review process required by the PA Municipalities Planning Code.
- Ohiopyle Implementation Strategy and Development Ordinances will support and be consistent with the Mountain Area Multi-Municipal Comprehensive Plan and therefore will be an amendment for Ohiopyle Borough to support future implementation including design requirements/improvements, zoning amendments, funding applications, etc. The selected consultant will prepare necessary resolutions and notices to support this process. Legal advertisement costs will be a line item in the contract budget.
- The consultant will be responsible for preparing documents to support the public review process.



D. Deliverables

The consultant shall provide a final document that covers all scope of work tasks in a logical order and in a 'user-friendly' format and with sufficiently detailed narrative and graphics detail to be directly actionable and implementable.

The Implementation Strategy, Program & Principles

This is a detailed series of reports consisting of narrative, maps, preliminary designs, feasibility analyses, and documentation of the public participation process as described above in the scope of services to be delivered in hard copy, digital copy (actual report and web-compatible format), and materials for public presentation.

Maps, Illustrations and Drawings

- All maps, illustrations and drawings will be submitted in hard copy ("display" copies, approximately 24" x 36" are encouraged) and in digital format (GIS layers must be compatible with ESRI/AutoDesk® programs).
- All maps, illustrations and drawings will also be submitted as integral parts of the draft and final *Ohioyle Implementation strategy and Development Ordinances* document.

Design/Development Guidelines and Architectural Theme

- The consultant will provide architectural renderings and sketches of appropriate examples illustrating recommendations for design improvements, the architectural theme or character. Note: Sketches will be suggestive only and not be construed as actual designs for specific buildings.
- The implementation of the *Architectural Theme* and other design-related components **must** be presented in the form of Design Guidelines and/or Development Ordinances.

Recommendations and Implementation Strategy

The consulting team will prepare the *Ohioyle Implementation Strategy and Development Ordinances* as a cohesive and easy-to-follow five-year implementation strategy with specific action steps.

- A detailed listing, description and explanation, including preliminary design (as appropriate) for all actionable items.
- Prioritize the recommendations.
- For each recommendation, identify the following:
 - Responsible parties
 - Targeted dates for implementation
 - Potential costs
 - Potential funding source(s)
 - Next steps/requirements for implementation

Executive Summary

The *Ohioyle Implementation Strategy and Development Ordinances* will include a brief executive summary that encapsulates the project.

Final Products

- A minimum of Twenty-five (25) bound, two-sided color copies of the Comprehensive Master Plan document will be provided, as well as 5 copies of a digital version in PDF format.
- All other materials produced in developing the plan, such as a promotional materials, executive summary and power point presentation, schematics of key sections, brochures, color-rendered drawing, etc. in reproducible hard copy and digital copy.

E. Access to Existing Resources

PEC will provide a current list of all published documents, plans, studies and mapping including electronic mapping files at the pre-proposal meeting. Complete documentation will be provided to the project consulting team upon award of contract.

F. Proposal Requirements, Review/Selection Criteria, Interview and Timeline

Proposals will clearly state the firm's/agency's qualifications and proposed scope and budget as follows:

- All proposals are limited to thirty (30) total pages (15 double-sided pages, exclusive of covers).
 - Letter of proposal 2 pages maximum
 - Statement of qualifications 10 pages maximum
 - List of project staff and their qualifications
 - List of related project experience with references (graphics encouraged)
 - Statement of proposal and approach..... 16 pages maximum
 - Proposed budget, presented *by task, in a la carte format* 2 pages maximum
- Twelve (12) copies of the proposal must be submitted by **Friday, November 14, 2008** to:
 Pennsylvania Environmental Council
 Attn: Dr. Jim Segedy, FAICP, AIA(Assoc.)
 22 Terminal Way
 Pittsburgh, PA 15219
- Criteria for Selection
 - The selection of finalists and the awarding of the contract for the Ohiopyle Implementation Strategy and Development Ordinances will be made by representatives of DCNR, DCED, Ohiopyle Borough, Ohiopyle State Park and the Pennsylvania Environmental Council.
 - Names of the selection committee shall not be released.
 - Names of firms submitting proposals will not be released. Proposals will be evaluated on the following criteria:
 - Qualifications/Experience of Consultantup to 40 points
 - Clarity, Soundness and Thoroughness of Proposal.....up to 30 points
 - Budget Considerations.....up to 20 points
 - Creativity and Other Factors.....up to 10 points
 - **Total..... 100 points**
- Interview of finalists
Finalists (up to three) will be invited to make a presentation to the selection Committee on a date to be arranged. Protocol for the interview shall be:
 - Twenty (20) minutes maximum presentation, up to forty-five (45) minutes for questions and discussion
 - Maximum of four (4) presenters
 - **No** Digital presentation (PowerPoint® or similar) will be allowed
 - A maximum of six (6) presentation boards will be allowed – presenters will supply their own easels
 - The decisions of the selection committee will be communicated within one week of the interviews
 - Project timetable
 - September 19, 2008.....Release of RFQ/RFP
 - October 10, 2008Indication of Intent due
 - October 20, 2008Pre-Proposal Meeting
 - November 14, 2008.....Deadline for proposal submission
 - Early December, 2008Selection/interviews of finalists

The Selection Team reserves the right to reject all proposals, to waive informalities, and to negotiate the scope of work based on budgetary considerations.

Appendix

Current Planning Initiatives and Issues and Outcomes Identified To Date

- Ohiopyle Borough and Stewart Township are involved in a multi-municipal planning effort known as the Mountain Area Multi-Municipal Plan that involves Markleysburg Borough, Henry Clay Township, Wharton Township, Springfield Township and Saltlick Township. Ohiopyle Implementation strategy and Development Ordinances will be expected to be cognizant of the Multi-Municipal Planning effort and inclusive of any pertinent recommendations. Additionally, a Mountain Area Design Guide will be produced as an outcome of the municipal planning effort and the Unified Plan should incorporate the broader guide as a building block to identify site specific design recommendations that would be consistent with the larger thematic approach adopted by the Mountain Area municipalities.
- Additionally, Ohiopyle, Stewart Township, and the State Park were involved in an intensive community charette in the fall of 2007. The process included numerous meetings with officials of all three entities, several community meetings, and the well attended Community Design Workshop or Charrette held Nov. 15-17 in Ohiopyle. The selected consultant must be cognizant of these issues and incorporate such into the development of recommendations.
- With this background, the selected consultant will be expected to adhere to *The Ohiopyle Principles* as outlined in the *Ohiopyle Charrette* report, prepared by the *Renaissance Planning Group*.

The Ohiopyle Principles

- Ohiopyle is a **community** of Ohiopyle State park, Ohiopyle Borough and Stewart Township
- The community is committed to maintaining and enhancing Ohiopyle's **sense of place**
- Members of the community recognize their **interdependence** and their **responsibilities** to each other
- The community is environmentally, economically and socially **sustainable**
- **Public safety** is addressed in all planning efforts
- The community strives to maintain and enhance the **enjoyment** of residents and visitors
- The community will strive to **eliminate its dependence on the power grid**
- The community is symbiotically **linked** to its neighbors and the Laurel and Chestnut Ridge
- **Natural and human resources** are the core of our future success
- Land development, land conservation and economic development recognize the value of **smart and sustainable practices**
- Our desired outcome is to **foster positive interaction** with the resources and the community for a **memorable and lasting experience**.

Note: The issues and ideas presented here are just that: issues and ideas that came out of the Charrette process. They are suggestions of possible solutions, but do not necessarily represent a consensus of opinion, nor the preferred outcome.

Summary of Issues and Outcomes Identified During the Ohiopyle Community Design Workshop

Issues and outcomes identified within Ohiopyle Borough:

- Maintain their historical structures and unique community character.
- Improve their roads and infrastructure. Many roads become over congested and fire and rescue emergency equipment cannot get through.
- Expand tax base.
- Expand and improve emergency services for visitors and local residents.
- Increase the number of year round citizens, increase single-family residents, create jobs, and increase base population.
- Improve parking for the Borough and State Park - Considerations need to be given to some type of shuttle service outside of the borough and metered parking inside the borough for revenue.
- Address lighting, pedestrian traffic, sidewalks, and traffic flow while keeping the historical aesthetics of the borough and maintaining dark skies for viewing.
- Assess sewage and drainage conditions, which is a major concern. The sanitary sewage lines, which are mostly old terra cotta, have gaps at the joints resulting in significant infiltration during heavy rains. During peak days, there is no more capacity at the sewage treatment plant. Considerations need to be given to alternatives of where the plant is discharging into the stream, as well as "Green Technologies" such as zero discharge systems, constructed wetlands, etc.
- Consider the feasibility of a wind power source, one that will not impair the viewshed as a method to generate renewable energy.
- Consider solar, geothermal, and hydro as alternative energy sources.
- Consider a possible acquisition of land to handle additional growth of the community.
- Consider the planning and implementation of a public/private partnership project to develop a "Nature Inn" in the Borough of Ohiopyle adjacent Ohiopyle State Park on 2.5 acres of property belonging to Ohiopyle Land Holdings, LLC.
- Consider the planning and implementation of a 2.65 acre residential development in the Borough of Ohiopyle adjacent Ohiopyle State Park along Sheridan and Blaine Streets. This property is to be acquired by the Borough of Ohiopyle in a land exchange with Ohiopyle State Park.
- Evaluate annual revenue, as well as grants, for the community to meet the goals set forth in the planning process. Consider a possible third party trust, which may be needed to maintain potential annual revenue streams and disbursements for expenditures.
- Determine property boundaries to aid in accuracy of the planning process.
- Evaluate current water system and consider a joint effort for park, borough, and where feasible, township facilities.

Issues and outcomes identified shared by the State Park, the Borough and immediately adjacent areas:

- Need for infrastructure enhancements:
 - Improving roads and fire and rescue services throughout the community; and
 - Need to identify deficiencies of low-volume roads that are used only for State Park access (drainage, culverts, etc)
 - Improve roadway safety issues and identify potential funding sources for road enhancement
- Need to develop revenue and tax base streams to cover future needs in roads, sewer, fire and rescue, first responders, and emergencies.
- Assess the potential of relocating the fire hall to Stewart Township to address access concerns during peak visitorship in Ohiopyle Borough.

- Investigate the feasibility of wind power that will have minimal impact on the viewshed.
- All considerations and recommendations must embrace a “Green Concept.”
- Need to develop community capacity to include such aspects as the Ohiopyle-Stewart Township Fire Company with applications for FEMA and Homeland Security grants. Review possible cost sharing for maintenance and enhancement with PennDOT on the highly traveled roads. Develop a strategy for the Township to generate matching funds to take advantage of its current enrollment in the Agility Program with PennDOT to share services as available.
- Update the Act 537 plan for wastewater treatment.

Actions desired by the Ohiopyle State Park include:

- Further explore and develop the ideas and community visioning work accomplished at the November, 2007 Design Charrette.
- Provide gateway treatments and aesthetically pleasing entry points on primary transportation corridors (north and south of Falls Area on SR 381).
- Provide exceptional visitor services and improved public safety at primary locations within the park:
 - Falls Area Interpretive Center and Day Use Area;
 - Lower Youghiogheny Launch;
 - Train Station Trail Head and Middle Yough Take-Out;
 - Meadow Run Stone House
 - River Corridor; and
 - Ferncliff Parking Gateway / Loop Take-Out.
- Provide functional and visually pleasing parking for primary locations in the park
 - Enhance the overall parking access, resources and operations; and
 - Decrease vehicular congestion and vehicular/pedestrian conflicts within the residential areas of Ohiopyle Borough.
- Ensure safe and enhanced visitor’s non-vehicular access, use and movement to and from the primary locations within the park.
- Develop greater connectivity for pedestrians and bicycles between the park and throughout the entire community.
- Achieve the highest level of operational sustainability through the use of “Green Technology”:
 - Develop a comprehensive local energy production and use plan incorporating alternative energy (i.e. hydro, wind, geothermal and solar), provided at the local level;
 - The goal needs to be funded, studied, designed, and implemented to be successful;
 - All future projects, including wastewater treatment for the Borough and Falls Area, should incorporate the highest level of environmentally sensitive practices, controls, materials, and technology for the desired results;
 - Explore alternative site locations for wastewater treatment plant on park property for lease to Borough;
 - Explore the park’s role and participation in a community trust or other appropriate organizational structure to manage future revenue and fund distribution; and enhance the functionality of the park’s role as the primary visitor portal location for the Laurel Highlands.
- For public safety:
 - Where guide rails are needed;
 - Where warning signs are needed at difficult curves, congested areas and areas of potential pedestrian/bike crossing conflicts;
 - Recommend pavement markers that will not be damaged by snowplowing (especially needed on Holland Hill Road); and
 - Effective wayfinding and directional signage to minimize buses, RVs or other large or heavy vehicles from using inadequate roads
- A bicycle circulation management strategy:
 - Defined and safe bicycle crossings
 - Parking and storage options (including on-street, businesses, and transit options)

- A pedestrian circulation management strategy
 - Defined and safe pedestrian crossing
 - Identification of sidewalk deficiencies and improvements
- Strategies for State Route 381
 - Gateway identification and design
 - Uniform wayfinding and route designation signage
 - Traffic calming treatments
 - Consider the potential reduction in speed limit
 - Consider the potential for a traffic signal (timed, traffic or pedestrian activated) at Sherman or Sheridan
 - Determine the need for additional railroad-crossing warning signs
 - Identify defined and potential safe pedestrian/bicycle crossings
 - Expanded and aesthetically pleasing on-street parking
 - Fully accessible enhancements at key locations (including barrier-free)
 - Stairs and/or ramp from trail bridge to Falls Park
 - Assessment of Laurel Highlands Scenic Byway for compliance to byways principles and provide recommendations for improvement or management
 - Recommended design guidelines to address corridor aesthetics and viewshed protection
- Parking Management
 - Comprehensive parking and shuttle management plan
 - Establishment of short and long-term parking options (including recreational vehicles)
 - Initiation of a parking fee program
 - Parking/storage for bicycles
- Transit/Shuttle Operations
 - Connector for parking, trailheads and launch/pickup points
 - Development of a regional Laurel Highlands/Trail Towns connector and
 - Wayfinding to identify transit/shuttle stops/destinations/schedules
- Trail Connections and Wayfinding
 - Development of a Falls Park connector trail
 - Develop wayfinding/orientation signage for the commercial areas, public parking, trail access
 - Orientation signage/markers and interpretation (natural history and heritage)
- Sherman Street “Main Street” enhancements
 - Streetscape and street furniture design and placement
 - Metered on-street parking
 - Façade enhancement program
 - 10’ shared use path, and wayfinding signage
- Gateway locations and treatments on primary transportation corridors (north and south of Falls Area on SR 381)
- Identification of transportation infrastructure deficiencies on major thoroughfares into the State Park to include:
 - Culverts
 - Guide rails
 - A functional and infrastructure analysis of low volume roads serving the state park
 - Assess and provide recommendations for critical thoroughfares in Stewart Township as they relate to overall traffic and visitor management as well as public infrastructure sustainability
- Investigate the feasibility of a third party trust to maintain potential annual revenue streams, distribute funds and apply for grants
- Build upon the *Mountain Area Design Guide* to prepare detailed and specific community design guidelines that are appropriate to the “Ohiopyle look,” which would include ordinance language to support:
 - Signage regulations and design standards

- Façade restoration and historic preservation and infill standards and guidelines
- Effective code enforcement
- Evaluate housing options and opportunities that would appeal to market demands for second homes, retirement housing
 - Evaluate the feasibility of relocating the community fire station (possible relocation adjacent to park office)
 - Determine reuse options including the possible rehab of existing building
 - Complete an evaluation of municipal revenue and tax base realities and prepare recommendations for future needs in roads, sewer, fire and rescue, first responders, and emergencies