

**Mt. Lebanon**  
**Land Use Ad-Hoc Committee**  
**Parks Sub-group**

## Sub-Group Executive Summary

### Parks in question

- Twin Hills
- Rob Hollow/Cedar
- Rob Hollow/Driftwood
- Bird Park (Portion abutting Washington Road)
- Brafferton/Sunset Hills
- Williamsburg Park
- McNeilly Park
- Iroquois Playground
- Iroquois Woods
- Hoodridge Park
- Rockwood Playground/ Basketball Court

### Point 01 – Development of Bird Park Parcel

#### Benefits

- Two or three single family homes
- Revenue from initial sale of parcel
- Elimination of costs associated with this part of the park's maintenance
- Ongoing revenue from real estate taxes, earned income taxes and transfer taxes

#### Costs

- Loss of recreational use
- Reduced ecological value
- Increased congestion due to development
- Possible drop in surrounding residential home values due to the above three factors

## Point 02 – Sunset Hills/Brafferton Expansion and Enhancements vs. Sale

### Expansion and Enhancement of Sunset Hills/Brafferton

- Current Issues
  - Single access via Brafferton Drive
  - Lack of any significant parking
  - Lack of space
    - Baseball field/bench area undersized /no playground equipment
    - Practice field undersized
  - No storage
  - No bathrooms
  - Limited ecological value
    - Little green space
    - Invasive species
  - Poor drainage
  - Lack of Lighting
  - No concession stand
  
- Option 1: purchasing the entire Grace Lutheran Property (already tax exempt) would potentially help address the following:
  - Access
  - Parking
  - Space
  - Storage
  - Bathrooms
  - Ecological value
  - Drainage
  - Concession stand

- Option 2: purchasing just the parking lot and wooded area would potentially help address the following:
  - Access
  - Parking
  - Lack of space
  - Ecological value
  - Drainage
  
- Option 3: purchasing just the wooded area would potentially help address the following:
  - Lack of space
  - Ecological value
  - Drainage

Sale and Development of Sunset Hills/Brafferton

- Benefits
  - Approximately four to eight single family homes or eight to sixteen townhouse condominiums
  - Revenue from initial sale of parcel
  - Elimination of costs associated with the park's maintenance
  - Ongoing revenue from real estate taxes, earned income taxes and transfer taxes
  
- Cost
  - Loss of athletic and recreational use
  - Reduced ecological value
  - Increased congestion due to development
  - Possible drop in surrounding residential home values due to the above three factors

**Property Alternative Use Value  
Mt. Lebanon Land Use Ad-Hoc Committee**

December 8, 2010

	Known Major Zoning/Deed Restrictions	Topographical Issues Precluding Development	High Usage/Value to Surrounding Homes	Significant Ecological Value
Twin Hills	✓	✓	✓	✓
Rob Hollow/Cedar			✓	
Rob Hollow/Driftwood	✓		✓	✓
Bird Park (Portion on Washington Road)				
Sunset Hills/Brafferton Park				
Williamsburg Park			✓	
McNeilly Park	✓			✓
Iroquois Playground			✓	
Iroquois Woods	✓	✓		
Hoodridge Park	✓	✓	✓	✓
Rockwood	✓		✓	

**CONCLUSION:**

*Suggest further review of potential development of Bird Park (portion on Washington Road) and the Sunset Hills/Brafferton properties. The remaining have little or no development potential.*