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
<table>
<thead>
<tr>
<th>Property</th>
<th>Known Major Zoning/Deed Restrictions</th>
<th>Topographical Issues Precluding Development</th>
<th>High Usage/Value to Surrounding Homes</th>
<th>Significant Ecological Value</th>
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</thead>
<tbody>
<tr>
<td>Twin Hills</td>
<td>✓</td>
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<tr>
<td>Rob Hollow/Cedar</td>
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<tr>
<td>Bird Park (Portion on Washington Road)</td>
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<td>Sunset Hills/Brafferton Park</td>
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**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.