



SOUTH FAYETTE TOWNSHIP

A Community Growing Together

Newsletter Winter 2015

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412-221-8700 (office) 911 (police)
515 Millers Run Road, South Fayette, PA 15064



Horizon Properties Group plans to redevelop the former Star City Cinemas site into a mixed-use commercial project to include a 30,000-square-foot office building, a hotel and 10,000 to 15,000 square feet of restaurants and retail stores. The project is expected generate at least \$25 million worth of new commercial taxable property in South Fayette Township.

Bring on the Business

By *Andrea Iglar*

Commercial growth on the upswing in South Fayette Township

Commercial development is on the upswing in South Fayette Township, with several major projects poised to continue the community's business growth trend.

Total assessed commercial value in South Fayette Township increased more than 40 percent, or \$63 million, during the 3 years 2012 through 2014, according to Allegheny County certified figures.

Also, the past 3 ½ years of township building permits have shown a greater amount of new commercial construction investment than during the entire prior decade.

Significant upcoming projects in South Fayette include a redevelopment of the former Star City movie theater, expansions of the Bursca and Abele business parks, additional storefronts in The Crossings at South Fayette, and construction of Newbury Market.

STAR CITY REDEVELOPMENT

The South Fayette Township Board of Commissioners in September approved selling the former Star City Cinemas site for \$5 million to Cecil-based Horizon Properties Group LLC for a major business development at Interstate 79 in South Fayette.

Horizon plans to demolish the former movie theater and redevelop the 8.5-acre site into a mixed-use commercial project to include a 30,000-square-foot office building, a nationally branded hotel and 10,000 to 15,000 square feet of restaurants and retail stores. The facilities are expected to open within 18 to 24 months.

The project will generate at least \$25 million worth of new commercial taxable property, according to township staff estimates.

"The sale brings the Star City property back onto the commercial tax rolls," said **Joseph Horowitz**, president of the commissioners. "And the development will create an attractive gateway to our community."

Horizon is the real estate development company also responsible for projects such as the Hampton Inn & Suites in South Fayette; Southpointe Town Center in Cecil; and the Dick's Sporting Goods headquarters in Findlay.

Proceeds from the Star City sale are to help fund an expansion and renovation of the existing municipal Community Center at 515 Millers Run Road. The project is expected to expand the library, police station and administrative offices, as well as improve and add spaces for recreation programs, senior events and community gatherings.

SOUTH FAYETTE TOWNSHIP COMMERCIAL GROWTH, 2012-2014

Total Taxable Commercial Growth	40.3%
Total Taxable Commercial Growth (in millions)	\$63.1
Commercial Real Estate Valuation, 2012 (in millions)	\$156.5
Commercial Real Estate Valuation, 2014 (in millions)	\$219.6

ABELE & BURSCA BUSINESS PARKS

Burns & Scalo Real Estate Services of Green Tree plans to invest \$25 million to expand and improve two business parks the company owns in South Fayette Township: Abele and Bursca.

“Both the parks are going to bring new projects,” president and CEO **Jim Scalo** said. “The goal is to bring more commercial development to South Fayette.”

The \$15 million investment in Abele will include construction of an 80,000-square-foot, 4-story office building, along with new signage, lighting and landscaping. The office building is expected to open in spring or summer 2017. Earlier this year, Burns & Scalo acquired the 19-building, 323,000-square-foot business park on Old Pond Road for about \$28 million.

A \$10 million investment in Bursca will include retail development in late 2016 or early 2017.

The Bursca entrance on Washington Pike will be improved as part of a \$1.46 million Pennsylvania Department of Transportation road and bridge project set for completion next summer. The work will add a traffic light and left-turn lane into Bursca.

NEWBURY MARKET

Progress continues at Newbury Market, a mixed-use commercial development bordered by Route 50, Presto-Sygan Road and I-79.

This fall, the developer was set to do site work for the Gateway Shoppes at Newbury Market, a 22,000-square-foot shopping center planned for the Route 50 entrance to Newbury.

“For the Gateway Shoppes, we are pushing hard for a summer 2016 opening,” said project manager **Eric Newhouse** of EQA Landmark Communities/Newbury Development Associates.

Nine tenants will include a bank, restaurants and service-oriented shops.

In Newbury Market, road paving for the first phase will be complete by early November, with building construction starting next spring.

Newbury Market is expected to open in early 2017 with a half-dozen large retail stores, a hotel, two office buildings and a pedestrian-friendly town center with shops, restaurants and outdoor gathering spots.

THE CROSSINGS AT SOUTH FAYETTE

More tenants are set to join the ALDI supermarket in The Crossings at South Fayette, a 37,000-square-foot shopping center being developed on 8 acres at Washington Pike and Route 50, near I-79.

Starbucks and Chipotle Mexican Grill were expected to open this fall, to be followed by Brentwood Bank, Jimmy John’s Gourmet Sandwiches and other eateries, according to **Dale Greco** of RBG Development Inc. and Bridgeville Realty LP.

TRAFFIC TASK FORCE

As a founder of the Traffic Task Force, South Fayette Township continues to work toward a comprehensive plan for easing traffic flow on Route 50 and Washington Pike, which are state-owned roads.

The task force has applied for a grant, and is working with the Pennsylvania Department of Transportation (PennDOT), to acquire funding for the project.

School Breaks Ground in South Fayette

By **Andrea Iglar**

A school for children with special needs is set to open in South Fayette Township.

The Watson Institute held a groundbreaking in September for a \$15 million facility that will serve 125 students and have the potential to expand for 180 students.

The school is expected to open in January 2017 on 18 acres at 230 Hickory Grade Road.

“We are pleased to welcome the Watson Institute as a partner in our community,” South Fayette township manager **Ryan Eggleston** said.

Watson will provide programs and support for children with autism spectrum disorders, neurological impairments or serious emotional challenges.

Many area school districts, including South Fayette, contract with Watson for their services. An Individualized Education Program (IEP) team of parents, therapists and school representatives can make the decision to send a student to Watson, with tuition paid by the school district and the state.

“We know that we will support you, and we know that this



Participating in the Watson Institute groundbreaking, from left: Dr. Bille Rondinelli, Superintendent of the South Fayette Township School District; Barry W. Bohn, CEO of the Watson Institute; State Rep. Jason Ortity; South Fayette Township Manager Ryan Eggleston; and Township Engineer Mike Benton.



Jacob Fawcett, a Watson Institute student, enjoys tossing some dirt at the groundbreaking.

community will support you 110 percent as well,” South Fayette school superintendent **Bille Rondinelli** said.

South Fayette will be Watson’s fourth location in Allegheny County. Other locations are Sewickley, Sharpsburg and Friendship.

“We are thrilled to be in this location,” Watson CEO **Barry W. Bohn** said. “We look forward to a continued partnership with South Fayette.”

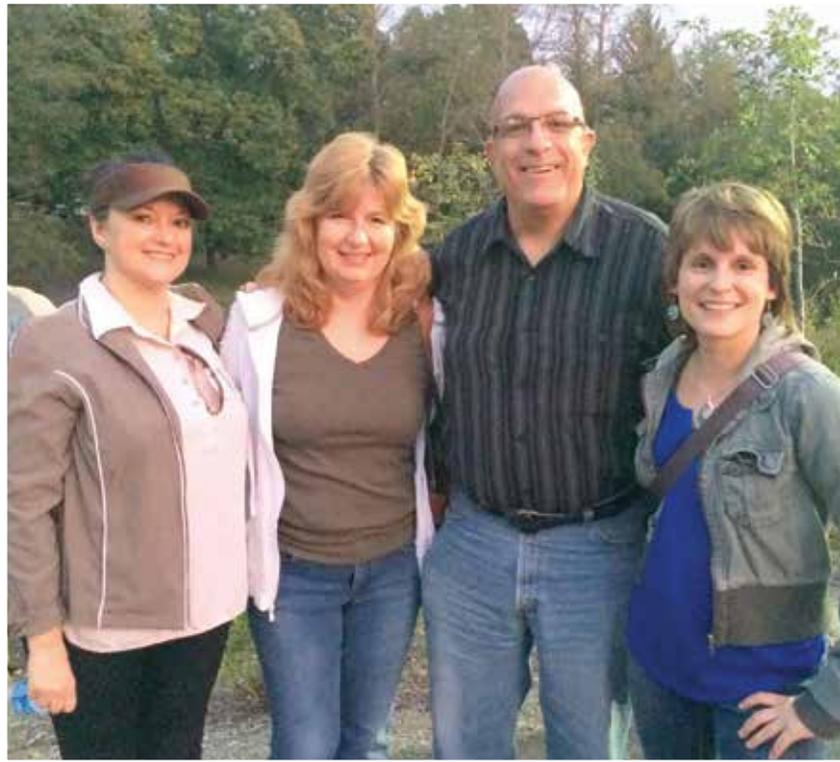
For more information on the Watson Institute, visit www.thewatsoninstitute.org.

Clean Water is Everybody's Business

Water quality is reflected in our everyday practices, and everyone can help keep local waterways clean.

South Fayette Township residents and staffers received that message during the special stormwater program "Clean Water is Everybody's Business" at Pittsburgh Botanic Garden in September.

Participants had the opportunity to learn about rain gardens, rain barrels, where rain drains, and more, thanks to South Fayette's partnership with ASSET STEM Education and fellow municipalities North Fayette, Findlay, Collier and Moon.



South Fayette Township residents Jeanine Gerstbrein and Cindy Cox, of the South Fayette Conservation Group, join township staffers John Kanaskie and Andrea Iglar next to a rain garden at Pittsburgh Botanic Garden.

Only Rain in the Storm Drain

Two separate types of sewer systems exist for different types of water:

■ **Sanitary Sewers.** Dirty household water from sinks, toilets, washing machines and so forth is directed into the sanitary sewer and destined for a treatment plant.

■ **Storm Sewers.** Outdoor storm drains (also known as inlets or catch basins) are designed to catch rainfall or snowmelt and direct it back into creeks, rivers and other bodies of water. Stormwater is not treated before returning to natural waterways.

To help keep the local watershed clean, everybody can take steps to ensure only rain enters the storm drains. Here are some healthy household habits for clean water:

- Pick up and flush pet waste.
- Wash vehicles in a commercial car wash, or on your lawn.
- Clean paint brushes in a sink, not outdoors.
- Allow chlorine levels to dissipate before draining your swimming pool.
- Clean up spilled auto fluid with sand or kitty litter. Don't dump down storm drain.
- Bag, compost or recycle grass clippings and yard waste. Don't wash down storm drain.
- Don't block storm drain openings or grates.
- Use pesticides and fertilizers sparingly, and avoid applying if the forecast calls for rain.

Visit www.southfayettepa.com/water for more information on stormwater and what you can do to help keep our water clean.

Getting a kick out of soccer

Four-year-olds (l-r) **Lili Fosdick, Yaseen Saeed and Liam Price** enjoy the HappyFeet Soccer program hosted by South Fayette Township Parks & Recreation this fall. Sign up for winter recreation programs at www.southfayettepa.com/rec.



Township to add four sports fields

South Fayette Township is moving forward with plans to build four new soccer/multipurpose fields on a portion of its undeveloped Boys Home property. The site, just off Seminary Avenue near Oakdale, is completely separate from the township's existing Boys Home Park.



The South Fayette Township Police Department serves the South Fayette community 24/7. Dial 9-1-1 for all emergency and dispatch calls. To schedule a special program with the police chief, call the police office at 412.221.2170.

South Fayette police focus on *community-oriented* programs

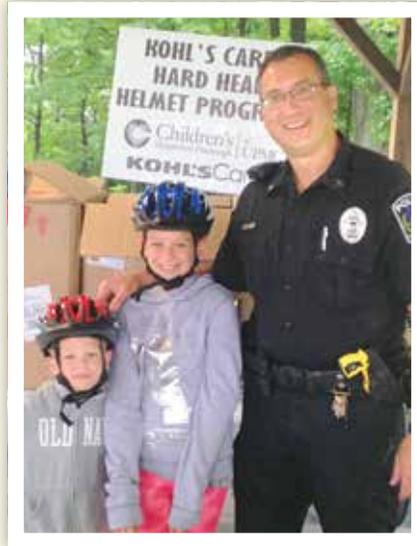
By **Andrea Iglar**

Connecting with the community is important to South Fayette Township Police Chief **John Phoennik**, and that philosophy is reflected in the department's public outreach and education efforts.

"We're civil servants of the community, and we owe it to the residents who pay our salaries to be as transparent and open as possible," Chief Phoennik said. "Part of that is accepting feedback so we can do our jobs to the best of our abilities for South Fayette Township."

Here is an overview of the police department's community-oriented programs:

- **Online Crime Tip Line.** The public can submit anonymous crime tips at www.southfayettepa.com/police.
- **Chief's Corner blog.** The police chief shares tips and information to enhance and encourage public safety at www.southfayettepa.com/chiefblog.
- **Coffee with the Chief.** Every other month, the police chief appears at a different township venue to give residents, business owners and community members the opportunity to share comments, ask questions and offer suggestions. The next session is set for 7 p.m. Tuesday, Dec. 8 in the Hunting Ridge Meeting House, 401 Meeting House Road, South Fayette, PA 15017.



South Fayette brothers Ryann and Nathan Milavec received free bike helmets from Sgt. Jeff Sgro this summer as part of the South Fayette Township Police Department's bicycle safety program.

- **Police Call Feedback.** The police chief randomly selects 1 percent of each month's police calls and contacts the complainants for feedback.
- **School Resource Officer.** A South Fayette Township police officer is assigned to the South Fayette School District campus during the 9-month school year. As a certified School Resource Officer (SRO), township police **Sgt. Jeff Sgro**

Coffee with the Chief
Tuesday, Dec. 8 • 7 p.m.
Hunting Ridge Meeting House

helps ensure a safe environment by responding to incidents, developing positive student relationships, and holding educational assemblies. The program is jointly funded by the township and school district.

- **Bicycle Safety Program.** Sgt. Sgro distributed more than 100 children's bike helmets and held a bicycle safety program this summer. Free helmets were provided by **Kohl's Cares Hard Head Helmet Program** and **UPMC Children's Hospital**.
- **Identity Theft and Scam Prevention.** Officer **James Jeffrey** in August spoke to the staffs and 110 residents at both Broadmore Senior Living and Country Meadows to help protect against identity theft and other scams.
- **Halloween Safety Patrols.** During trick-or-treat (Sat. Oct. 31 from 6 p.m. to 8 p.m.), police patrol the neighborhoods and pass out glow-in-the-dark necklaces.
- **Homeowner Association Meetings.** Police officers visit neighborhood meetings to hear concerns, suggestions and feedback.
- **Other Programs.** Officers patrol the Panhandle Trail on bicycle; provide special school programs; hold youth events; offer station tours; administer Project Lifesaver to help find missing persons ... and more!

Hitting the Road

John Barrett, left, and **Barry Miller** of South Fayette Township Public Works repair a section of Sygan Road in September. Township crews were busy this summer and fall with road improvements throughout the community.



Keep your Queen in the Game

Library chess club teaches life lessons

By Andrea Iglar

Like many South Fayette Township parents, **Naz Khilji** believes children can learn lessons from chess besides how to keep their queen on the board.

"It's a game that allows them to be an overall well-rounded person," Ms. Khilji said. "It helps them academically and socially and develops life skills, and it helps them be a good competitor and have good sportsmanship."

Her six-year-old daughter, **Safina Khilji**, was one of 30 students who participated in a chess camp and tournament this summer at South Fayette Township Library.

While only some participants could be declared winners, all students had the opportunity to benefit from the life skills that practicing chess can develop, instructor **Eric Berthoud** said.

While chess is more popular in other areas of the world, the game is gaining popularity in the U.S., Mr. Berthoud said.

South Fayette is one of the region's top communities for youth chess, thanks to a multicultural community that supports the international game, said **Jody Wilson**, Youth Services Manager at South Fayette Township Library.

"Traditionally, South Fayette had been a real powerhouse of chess in Allegheny County," she said.



One of South Fayette's star players is middle-schooler **Swathi Senthil**, who has earned multiple trophies in national chess tournaments.

Mr. Berthoud, 82, has held chess classes at the South Fayette library since 2001. A resident of Upper St. Clair, he was born in Switzerland and moved to the U.S. at age 17. He served in the Air Force and retired in 1995 from Wheeling Pittsburgh Steel. A member and former director of the Pittsburgh Chess League, he has taught chess to all four of his children—**Kevin, Kyle, Kent** and **Tia**.

Mr. Berthoud said the game teaches patience ("if you play fast, you won't last," he quipped), as well as determination, logic, strategy and even a little science.

"There's physics in chess—matter, space and time," Mr. Berthoud said.

He explained that matter refers to the physical game pieces (16 per side, with each queen being the "strongest piece"); space refers to the movement of pieces ("you must be able to move to be powerful"); and time refers to the clock that ensures no player delays a game.

Mr. Berthoud said a difficult part of chess can be learning to lose—and with 40 years of chess playing under his belt, he is familiar with the ups and downs of both chess and life.

"The kids that win, they are very happy playing," he said with a laugh.



Chess instructor Eric Berthoud



Clockwise from top: Beginners class winners (left to right): Allen Timco, 8; Deric Bono, 6; Abby Timco, 10; and Pragya Aggarwal, 8; Intermediate class winners (left to right): Ishaan Sharma, 8; Isaac Yap, 11; Dhiraj Sainani, 8; Irene Yap, 9; Nitish Sharma, 11; and Riya Tamhaney, 9; (left to right) Eashu Potdar, 5, and Safina Khilji, 6, get ready for the beginners chess tournament at South Fayette Township Library.

Tie-Dye at Junior Conservation Camp

Olivia Moore, 10, made her own tie-dye shirt at Junior Conservation Camp in August. About 40 children participated in the 8-day program, funded by a Pennsylvania Department of Environmental Protection grant. The South Fayette Township Library and South Fayette Conservation Group partnered to offer the hands-on camp to explore local ecology, geology, and environmental science.



Tea Time *and* Me Time South Fayette library enhances adult programming

By *Andrea Iglar*

While the South Fayette Township Library offers great youth activities, libraries aren't just for children.

"There should be something for adults of all ages," said **Sarah Grebinoski**, adult program coordinator for the South Fayette and Bridgeville libraries.

In August, Ms. Grebinoski added the newly created position to her regular library duties to help create more opportunities for adult patrons.

"I like the idea of getting a group together and sharing your ideas and your passions, and stepping out of your comfort zone and trying something different," Ms. Grebinoski said. "You can find people with similar interests, and you can form friendships."

In September, the library hosted a Victorian Tea Party for a half-dozen adults at the **Country Meadows of South Hills Nursing & Rehabilitation Center** in South Fayette.

The group enjoyed tea, pastries and cucumber sandwiches at tables set with pretty teacups and teapots from Ms. Grebinoski's personal collection.

"To share my teacups with other people makes them more precious to me," Ms. Grebinoski said.

Participants learned about the history of tea and smelled a variety of tea leaves, courtesy of a gift card donated by **Giant Eagle** in South Fayette.

Ms. Grebinoski also holds a monthly book discussion group at Country Meadows.

She has worked at the South Fayette library for nearly three years. She and her husband, **Mark**, live in South Fayette, where they have raised two children, **Stephanie** and **Matt**.

Calling herself "a total library junkie," Ms. Grebinoski says she always stops into the local library when she visits another city or town to see what types of programs they offer. She has made a list of dozens of program possibilities, such as an adult winter reading club, movie matinees and a meditation/relaxation workshop.

This fall, Ms. Grebinoski held a workshop for parents wanting to know how to help their children with school science fair projects, and she was planning many other events to provide educational, practical, and enjoyable "me" time for adults.

"As adults, we should strive to continue to learn, and what better place to do that than the public library," she said. "The possibilities are just huge for adult programming."

Residents are invited to suggest topics, events and activities for adult programming by stopping into the library or calling 412.257.8660. For upcoming adult programs, check the Calendar of Events at www.southfayettelibrary.org.



Sarah Grebinoski, adult program coordinator for South Fayette Township Library, enjoys a tea party at Country Meadows with **Melvin Rosner**.

South Fayette Township Library wins statewide award for preschool math program

South Fayette Township Library's Math Mites program is the Pennsylvania State Library's 2015 Best Practices Award Winner in the category of Preschool/Pre-K programs.

A total of 62 entries were received statewide, and a winner was chosen in each of 8 categories.

"It's like the Academy Awards for children's librarians," said **Jody Wilson**, the library's Youth Services Manager, who was invited to attend an awards ceremony in October.

Math Mites, developed by South Fayette library staff, prepares children ages 3 to 5 for formal schooling by promoting math awareness and building pre-literacy math skills through stories, songs and other activities.

WINTER 2015-2016 RECREATION PROGRAMS

Sign up: www.southfayettepa.com/rec or 412-221-8700 x17

Polar Express Pajama Party

All aboard the
Polar Express!

Calling kids of all ages!
Wear your PJs, and bring a
blanket and your favorite
stuffed animal to watch
the popular winter movie
with your friends &
family!

Sunday, December 13

@ 5:30 p.m.

South Fayette Senior Ctr.



Free admission with one
donated toy (per family) for
Toys for Tots

HappyFeet Soccer Program (Ages 2 - 4)

HappyFeet is a preschool fitness
program using songs, stories,
nursery rhymes & games to
introduce soccer to kids!

Tuesdays, \$60 per child

Nov. 17 – Dec. 15

Session A:

2-year-olds @ 6 p.m.

SF Middle School LGI Room

Session B:

3- & 4-yr-olds @ 6:45 p.m.

SF Middle School LGI Room

Session C:

2- to 4-yr-olds @ 12:30 p.m.

SF Community Rm @ Sr Ctr

Jan. 12 – Feb. 9

Session D:

2-yr-olds @ 6 p.m., LGI Room

Session E:

3- & 4-yr-olds @ 6:45 p.m., LGI

Session F:

2- to 4-yr-olds @ 12:30 p.m.

SF Community Rm @ Sr. Ctr.

Snapology LEGO®

Come join us for fun with
Lego® bricks.

Tuesdays

South Fayette Community
Room at the Senior Center
\$57 per child

Junior Creator Club

Ages 4 – 6

5:30 p.m. – 6:30 pm

Session A: Nov. 10 – Dec. 2

Session B: Jan. 12 – Feb. 2

Minecraft Lego

Ages 5 – 12

6:45 p.m. – 7:45 p.m.

Session C: Nov. 10 – Dec. 2

Session D: Jan. 12 – Feb. 2

Trick-or-Treat
Saturday, October 31
6 p.m. to 8 p.m.



ADULT PROGRAMS

Hatha Yoga

Mondays & Wednesdays

7:00 p.m. – 8:00 p.m.

Session A: Jan. 11 – Feb. 10

Session B: Feb. 22 – Mar. 23

\$50 once/week or any 5 classes

\$90 twice/week, or all 10 classes

SF Middle School LGI Room

Kettlebell

\$10/class or \$35/4-week session

Tuesdays

9:30 a.m. – 10:30 a.m.

Session A: Nov. 24 – Dec. 15

Session B: Jan 5 – Jan. 26

Community Room @ SF Sr. Ctr.

Wednesdays

7 p.m. – 8 p.m.

Session C: Nov. 4 – Dec. 9

(No class Nov. 25 & Dec. 2)

Session D: Jan. 6 – Jan. 27

South Fayette VFD (Cuddy)

Try it! Free holiday class Dec. 16

Winter
Festival of
Lights
at Oglebay

Friday, December 11

Bus departs @ 5:30 pm
from Morgan Park

\$60 per person
\$110 per couple

Includes bus ride, guided tour
of the lights & dinner buffet
at Wilson Lodge

Coming in Summer 2016...

SOUTH FAYETTE TOWNSHIP COMMUNITY DAY

South Fayette Township Parks & Recreation is seeking
residents to join the Community Day Committee.

We hope you will take part in planning and organizing
a great community event!

Contact Paula Simmons:

psimmons@sftwp.com or 412.221.8700 x 17

Registration: www.southfayettepa.com/rec

South Fayette Township Parks & Recreation

Paula Simmons, Recreation Director

412-221-8700 x 17 / psimmons@sftwp.com

515 Millers Run Road / Morgan, PA 15064



**SOUTH FAYETTE
TOWNSHIP**

A Community Growing Together



Engineering for Kids

Saturdays

South Fayette Community
Room at the Senior Ctr.

Aerospace

Nov. 21 – Dec. 12

1:00 p.m. – 2:00 p.m.

Ages 5 – 7

\$110 per child

Electrical Engineering

Nov. 21 – Dec. 12

2:30 p.m. – 4:30 p.m.

Grades 3 - 6

\$165 per child

Advanced Robotics 101

Jan. 23 – Feb. 13

Lego EV3

2:00 p.m. – 4:00 p.m.

Ages 10 +

\$160 per child

Live Well Community Day

Thanks to everyone who participated in the first-ever Live Well Community Day at Pittsburgh Botanic Garden in August. South Fayette Township, in partnership with neighbor North Fayette Township, welcomed about 300 visitors, 25 exhibitors, and representatives from Allegheny County. Guests enjoyed garden trails, free classes, locally grown apples, live music, a book bus, vendor giveaways and more.

Live Well South Fayette Township—in collaboration with the county's Live Well Allegheny initiative—is committed to promoting, encouraging and enhancing wellness and healthy living.

For more Live Well information and photos visit www.southfayettepa.com/livewell.



Enjoying Live Well Community Day on Aug. 20, from left, are Greg Nace, president of Pittsburgh Botanic Garden; Bob Grimm, manager of North Fayette Township; Nancy Zappala, garden board member; Jim Morosetti, chairman of the North Fayette supervisors; Beverlynn Elliott, chair of the garden board; Rich Fitzgerald, Allegheny County Chief Executive; Lisa Malosh, vice president of the South Fayette commissioners; Karen Hacker, director of the county health department; and Ryan Eggleston, manager of South Fayette Township.

Special thanks to our Live Well Community Day sponsors

PLATINUM SPONSORS:

First Commonwealth Bank & Pittsburgh Botanic Garden



GOLD SPONSORS:

Kiddie Academy of South Fayette & The Second Half of Life



SILVER SPONSORS:

Holistic Approach 4 Life & MedExpress Urgent Care



Meet...Peggy Patterson

Many residents know **Peggy Patterson**, a South Fayette Township staffer for five years. Whether she is greeting visitors, answering a phone call or undertaking other tasks, Peggy is always ready to lend a hand, a smile and a laugh. Betcha didn't know she skydives, too.



South Fayette Township staffer Peggy Patterson prepares for a skydiving jump in August with her son Josh.

Name: Peggy Patterson

Occupation: Administrative Assistant to the Manager

Age: 57

Family: Husband of 26 years, Tom; grown sons Michael (33), Thomas (30), Zack (25), Josh (22) and Tyler (21); and granddaughter, Clara (4)

Education: Turtle Creek High School (now Woodland Hills)

Hobbies: Reading and doing crossword puzzles

First Job: One of Santa's elves at the mall

Favorite Holiday: Christmas

Favorite Vacation Spot: Beach

Favorite Food: Lobster

Favorite Movie: The Shawshank Redemption

Favorite Sports: Football and basketball

Dream Car: Ford Mustang convertible

Best Quality of South Fayette: Friendly people

Little known fact about Peggy: She skydives!



To watch a short video of Peggy skydiving, scan the QR Code with a smart phone or visit the South Fayette Township channel on YouTube.



Curbside Leaf Pickup

Sat. Oct. 31 & Sat. Nov. 14

- Bag leaves and yard waste and place at curb.
- Maximum weight per bag is 40 pounds.