



515 MILLERS RUN ROAD  
MORGAN, PA 15064  
412-221-8700  
FAX # 412-221-7798

---

## MAYVIEW STATE HOSPITAL PROPERTY REUSE RECOMMENDATION REPORT

**DATE OF REPORT:** January 13, 2009

In order to comply with the defined statements in the aforementioned studies, documents and plans the Township has formulated nine specific recommendations designed to not only be compatible with the Township's plans but also to advance the goals and objectives of each of these guiding principles.

1. Subdivide the property into two separate distinctive parcels, using Mayview Road as the boundary line between the two parcels.
2. Place conservation easements on environmentally sensitive areas including but not limited to wetlands, steep slopes, poor soils and scenic views. These easements should be placed on the property prior to sale.
3. Integrate trail easement into the properties in a manner to incorporate South Fayette Township Recreation Facilities, Upper St. Clair Recreation Facilities and the Allegheny Land Trust facilities.
4. Deed or dedicate the upper section of the property to South Fayette Township for incorporation into the Fairview Park Complex.
5. State should fund, under the guidance of either South Fayette Township and/or The Mayview Task Force, the development of a Specific Plan. This plan should propose a layout for development utilizing both existing and potential zoning ordinances.
6. Following completion of the Specific Site Plan, the state should fund and/or incorporate into the findings both a traffic impact study and a fiscal impact study. The traffic study should identify both on-site and off-site traffic infrastructures improvements that would be necessary to accommodate a full build out of the Specific Plan.
7. The State should develop a short-term property maintenance program. The program should include building security, property maintenance, use of facilities prior to sale. Further, the state should require any buyer to demolish abandoned or dilapidated structures not slated for reuse within 12 months of the sale date
8. The State should consider an interim use plan that would permit the use of the property and facilities for community use including athletic field usage, gym usage, building use and storage.
9. Following completion of the Specific Site Plan, the Traffic Study and Fiscal Impact Analysis the State should issue an RFP for the sale and redevelopment of the property. This RFP should require incorporation of the plan elements identified in the Specific Plan. Said RFP should be reviewed and approved by South Fayette Township and the Task Force.