



Conceptual Stage Survey Report

SR 0030 Section A10

US 30 Corridor Improvements Western Section MPMS #32040, #110900, #117945

*North Huntingdon Township, Westmoreland County
and North Versailles Township, Allegheny County*

March 2024

Prepared for:

Engineering District 12-0
825 N. Gallatin Ave. Ext.
Uniontown, PA 15401



**U.S. Department of Transportation
Federal Highway Administration**

Background Information

Arrow Land Solutions, LLC prepared a Conceptual Stage Survey Report for the US 30 Corridor Improvements Project in September 2021. Since that time, the project design and limits have been refined, the PennDOT Publication 378 Right-of-Way Manual has been updated (October 2023), and there have been changes in the housing market local to the proposed project. The Markosky Engineering Group, Inc. (Markosky) included an addendum to Arrow Land Solutions, LLC’s findings to present information related to anticipated displacements in light of these changes. The updated Conceptual Stage Survey was completed in January 2024 in accordance with Chapter 4.02 of the PennDOT Publication 378 Right-of-Way Manual dated October 2023. Estimates given for dwellings are for planning purposes only, to secure funding, and DO NOT constitute a valuation of real estate.

Proposed relocations are located in North Huntingdon Township, Westmoreland County, and North Versailles Township, Allegheny County. This portion of Route 30 travels through a commercialized suburban and residential corridor through rolling terrain, and the project area is relatively well-developed. Relocation impacts were minimized to the extent practicable, but some are unavoidable due to the widening, jughandles, and R-CUT treatments that are proposed. A total of 105+ property takes are anticipated for this project. These anticipated takes include:

- Three residential properties with displacements. One of these residences is located on a parcel that includes two separate buildings: one residence and one commercial duplex.
- Seven commercial properties with displacements. One of these commercial properties includes a duplex and thus has the potential to house two separate businesses. This same parcel also includes a separate residential building, as noted above.
- Two full takes affecting empty parcels. There are no structures located on these two parcels.

The following information is prepared and reflects the requirements found in the Commonwealth of Pennsylvania, Department of Transportation’s Right of Way (Publication Number 378) dated October 2023:

1. The information collected was obtained by visual inspection of the project area, preliminary reports, maps, plans, and from readily available online database searches. The property owners were not contacted, and the displacements in the report are not identified by owner. Alternate corridors do not apply to this project.
2. Based on available information, residential and commercial properties referenced are for sale or for rent within a five-mile distance of the project location. Zoning laws could impact the amount of suitable properties available. The websites used for these searches include the Westmoreland County Tax Mapping site, the Allegheny County GIS Viewer, Zillow.com, Redfin.com, Loopnet.com, Realtor.com, and thepreferredrealty.com (Berkshire Hathaway Home Services – The Preferred Realty website).
 - a. The following charts identify available replacements in various increments along with estimates of properties to be displaced. Estimated ranges are for planning purposes only and do not constitute a valuation of real estate value of affected properties. The property owner was not contacted.

Estimate of Households to be Displaced

Three single-family homes are expected to be displaced as a result of construction of the project. Specific family characteristics of the occupants are unknown.

One of these units is located on a mixed-use property that includes one commercial structure in addition to the residential structure. This full parcel take is also counted in Table 2 of the “Non-Residential Properties to Be Displaced” section of this report. It was not possible to verify the value of each individual unit on this parcel due to a lack of available data, so the estimated value used in this analysis for both of the structures on this property is the value of the entire parcel. This resulted in value overestimates for both the commercial and residential units. However, there are replacement units available at values above and below this value (Table 1 and Table 2). Square footage, total number of bedrooms, and rent estimates were also unavailable for this dwelling.

The other two dwellings are 3-bedroom owner-occupied homes, and square footage ranges from 956 sq ft to 1,960 sq ft. Rent at either property is estimated to be between \$1,400 - \$1,500 per month, though neither home is currently being used for this purpose.

Purchase costs for the displacements will be determined by a Board-Certified Appraiser. Additional details, including availability of replacement units, are presented below:

Table 1: Residences that will be displaced by the project and available residential replacements within 5 miles of the project.

Price Range	Type	Estimated Number of Residential Displacements	Estimated Number of Available Replacement Units
\$0-\$50,000	N/A	0	25
\$50,001-\$100,000	N/A	0	29
\$100,001-\$150,000	Single Family Home	2	40
\$150,001-\$200,000	Single Family Home	0	51
\$200,001-\$250,000	Single Family Home	0	32
\$250,001-\$300,000	Single Family Home	1	14
\$300,001+	Single Family Home	0	42

Estimate of Non-Residential Properties to be Displaced

There are no farms or nonprofit organizations being displaced. Seven commercial property displacements affecting eight potential businesses are anticipated to result from construction of the project. One property is a duplex with the capacity to support two businesses, but both sides are currently vacant. There is also a separate dwelling on the same parcel that is currently occupied by a tenant. As discussed in the “Estimate of Households to be Displaced” section, this full parcel take is also counted in Table 1 because the values of the residential and commercial structures on this parcel could not be independently determined. The value of the full parcel, including both structures, was used in both the residential and non-residential analysis. Though this represents an overestimate of the value in each category, replacement units above and below this value are available (Table 1 and Table 2).

Some business properties included in this analysis are no longer active, abandoned, and/or the property is currently for sale. Commercial properties assumed to be vacant were identified as such from driving through the corridor and utilizing Google Earth (Fall 2023). The relocated properties support or have a history of supporting the following business types: one automotive sales business, three restaurants, one antique shop, one general office, one business supplier, and one bank. Five of the business spaces are abandoned or appear to be inactive. One of the active businesses likely employs approximately five people. The remaining two likely employ between 10 and 20 people.

The applicability of functional displacements for relocated businesses is presented below. Estimated ranges are for planning purposes only and DO NOT constitute a valuation of the real estate value of affected properties. The property owner was not contacted. Purchase costs for the displacements will be determined by a Board-Certified Appraiser.

Table 2: Commercial properties that will be displaced by the project and available commercial replacements within 5 miles of the project.

Price Range	Estimated Number of Commercial Displacements	Estimated Number of Available Replacement Units
\$1-\$25,000	0	8
\$25,001-\$50,000	1	1
\$50,001-\$75,000	1	2
\$75,001-\$100,000	0	2
\$100,001-\$125,000	0	4
\$125,001-\$150,000	1	5
\$150,001-\$175,000	0	10
\$175,001-\$200,000	0	5
\$200,001-\$225,000	1	0
\$225,001-\$250,000	0	0
\$250,001-\$275,000	0	8
\$275,001-\$300,000	2*	4
\$300,001-\$325,000	0	1
\$325,001-\$350,000	0	5
\$350,001-\$375,000	0	0
\$375,001-\$400,000	0	1
\$400,001-\$425,000	0	3
\$425,001-\$450,000	0	1
\$450,001-\$475,000	1	1
\$475,001+	0	30

* One of these two properties includes a duplex building which has the potential to support two businesses.

Table 3: Commercial rental units that will be displaced by the project and available replacements within 5 miles of the project. Of the commercial unit takes anticipated by the project, one is a two-unit duplex that could impact up to two business owners (in addition to the property owner).

Price Range Per Month	Estimated Number of Commercial Tenant Displacements	Estimated Number of Available Replacement Units
\$1,000-\$1,500	0	69
\$1,501-\$2,000	0	16
\$2,001-\$2,500	2	2
\$2,501-\$3,000	0	1
\$3,001-\$3,500	0	0
\$3,501+	0	0

- b. There will be no divisive or disruptive effect on the community, such as separation of commercial use property from community facilities or separation of neighborhoods, due to the project.
 - c. No impact on neighborhood housing is likely to take place.
 - d. Seven business properties, including the potential for eight potential businesses (due to the commercial duplex) are expected to be displaced. Five of these eight business spaces, which includes the commercial duplex, are currently vacant.
 - e. Replacement housing is available and comparable to the affected dwelling in the local community for the displaced.
 - f. Relocation advisory services will be provided to the displaced occupants, additional information will be obtained and reviewed from the displaced so that any special conditions can be identified and addressed accordingly.
 - g. There is sufficient housing available in the area. Housing of last resort may be necessary.
 - h. Consultation with the local officials, social agencies, and community groups regarding the impact of the project has been addressed by the project manager and designers for the project. No impacts have been identified at this time.
3. There are no farms or nonprofit organizations being displaced.

The acquisition and relocation program will be conducted in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and that relocation resources are available to all displaced persons without discrimination.

Community Profile

Table 4: Geography and population information for project area townships.

Parameter	North Huntingdon Township	North Versailles Township
Population	31,800	9,821
Land Area (sq. miles)	27.3	8

Source: United States Census (V2022)

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March 19, 2024

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Date

Markosky Engineering Group

Approved: Gary Bojalad

Date

Right-of-Way Administrator

Engineering District 12-0