

**WEST DEER
TOWNSHIP
SUPERVISORS
PUBLIC HEARING**

**November 17, 2021
6:00 p.m.
Conditional Use
Pittsburgh Buddhist Center**

PUBLIC HEARING – CONDITIONAL USE FOR PITTSBURGH
BUDDHIST CENTER:

- OPEN PUBLIC HEARING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING ADVERTISED IN COMPLIANCE WITH THE LAW.
- PROPERTY POSTED
- ADJOINING PROPERTY OWNERS NOTIFIED VIA MAIL
- COURT REPORTER PRESENT

***AT THIS POINT, ALL THOSE WHO ARE INTERESTED IN
SPEAKING THIS EVENING, PLEASE RISE TO BE SWORN-IN.....***

THE PUBLIC HEARING IS FOR A CONDITIONAL USE FOR A PLACE OF WORSHIP FILED BY THE APPLICANT, PITTSBURGH BUDDHIST CENTER TO UTILIZE AN EXISTING BUILDING LOCATED AT 58 QSI LANE, ALLISON PARK, PA 15101 AS A PLACE OF WORSHIP. THE BUILDINGS PRIOR USES INCLUDED CONFERENCE CENTER AND SINGLE-FAMILY RESIDENCE.

NAME OF BUILDING: PITTSBURGH BUDDIST CENTER
LOT/BLOCK NUMBERS: 1215-A-175 & 1215-B-268
ZONING DISTRICT: SU SPECIAL USE

A CONDITIONAL USE IS A PERMITTED USE AS LISTED IN THE ZONING ORDINANCE FOR THE PITTSBURGH BUDDIST CENTER IN THE SU SPECIAL USE ZONING DISTRICT. AFTER REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION, THE BOARD OF SUPERVISORS CAN PLACE ADDITIONAL CONDITIONS ON THIS PERMITTED USE.

AT THEIR OCTOBER 28, 2021 MEETING, THE PLANNING COMMISSION RECOMMENDED APPROVAL OF THE PITTSBURGH BUDDHIST CENTER WITH THE FOLLOWING CONDITIONS:

1. Recommended mitigations to improve the sightlines to the extent possible by removing the stump and changing the grading.

ALSO ATTACHED ARE THE REVIEW LETTERS BY SHOUP ENGINEERING DATED SEPTEMBER 23, 2021 AND OCTOBER 8, 2021 FOR TENTATIVE APPROVAL – AND LISTED THAT THE COMMENT CONTAINED IN SEPTEMBER 23, 2021 REVIEW LETTER HAS BEEN ADDRESSED.

- **FIRST:** WILL THE APPLICANT OR A REPRESENTATIVE COME FORWARD AND STATE YOUR NAME AND ANY COMMENTS YOU HAVE.....
- **SECOND:** WE WILL TAKE ANY PUBLIC COMMENTS AT THIS TIME.....PLEASE COME UP TO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS.

WHAT ACTION DOES THE BOARD WISH TO TAKE.

I MOVE TO TABLE.

OR

I MOVE TO APPROVE THE PITTSBURGH BUDDIST CENTER CONDITIONAL USE. AS PER THE RECOMMENDATION BY THE PLANNING COMMISSION WITH THE ABOVE LISTED CONDITIONS AND COMMENTS.

MOTION SECOND AYES NAYES

MRS. HOLLIBAUGH	___	___	___	___
MRS. JORDAN	___	___	___	___
DR MANN	___	___	___	___
MR. FORBES	___	___	___	___
MR. KARPUZI	___	___	___	___

ADJOURNMENT/PUBLIC HEARING

I MOVE TO ADJOURN THE PUBLIC HEARING AT _____ P.M.

	MOTION	SECOND	AYES	NAYES
MRS. JORDAN	_____	_____	_____	_____
DR. MANN	_____	_____	_____	_____
MR. FORBES	_____	_____	_____	_____
MRS. HOLLIBAUGH	_____	_____	_____	_____
MR. KARPUI	_____	_____	_____	_____

WEST DEER TOWNSHIP
109 East Union Rd. • Cheswick, PA 15024
724-265-2780 (Code Enforcement Office)

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

APPLICATION NO. _____

Application For:
☐ Preliminary Subdivision
☐ Final Subdivision
☐ Land Development
☐ PRO
☐ Lot Line Revision

Location of Property: 58, QSI LANE, ALLISON PARK, PA 15101

Parcel Lot and Block No.: 1215 - B - 268 and 1215 - A - 175

Name of Subdivision/Land Development: PITTSBURGH BUDDHIST CENTER

Name of Applicant: PITTSBURGH BUDDHIST CENTER

E-Mail Address: pittsburghbuddhistcenter@gmail.com

Address: 58, QSI LANE, ALLISON PARK, PA 15101

Telephone No.: 724 - 295 - 2525 / 814 - 280 - 5442 / 814 - 280 - 2841

Name of Property Owner(s): KAS ENTERPRISES LLC

E-Mail Address: kasenterprises1820@gmail.com

Address: 1820, 6th Avenue, Altoona, PA 16602

Telephone No.: 814 - 201 - 2631 / 814 - 280 - 2841

Surveyor/Engineer: _____

Address: _____

Telephone No.: _____

E-Mail: _____

Purpose of Development: PLACE OF WORSHIP

Proposed Use: Single Family ☐ Two Family ☐ Multi Family ☐
 Townhouse ☐ Commercial ☐ Industrial ☐
 Other PLACE OF WORSHIP

Total Acreage of Tract: _____

No. of Acres to be Developed: _____

Percentage of Lot Coverage: _____

Estimated Start of Construction: JULY 2021

Number of Lots: _____

Min. Lot Size: _____

Zoning District: SPECIAL USE (SU)

Use Permitted by: ☐ right ☐ special exception ☐ conditional use

Waivers requested (list section & hardship) and/or special situations or circumstances:

Traffic Survey & Impact Study - We travel Gibsonia Rd (RTE910) to QSI Lane
Aprivate lane without any thru traffic- Weekdays 6 cars, Weekend 20 cars

Water Supply: ☒ Public ☐ Other (specify _____)

Sewage Disposal: ☒ Public ☐ Other (specify _____)

Off-street Parking: ☐ Garage ☒ Driveways ☒ Other ☐ None
Parking Lot

Streets: Lineal feet of new streets _____

Proposed for Dedication: ☐ Yes ☐ No

Existing Use: MULTI USE

Number of Existing Lots: 2

Existing Acreage: 9.469 acres

Location of Existing Buildings: 58, QSI Lane

Current Parking Spaces: 30

Existing Parking Surface Area: _____

Access Driveway Location: QSI Lane Width: Existing

Proposed Use: Place of Worship

Description of Building(s): 3story building

Additional Parking Spaces: Existing

Access Driveway Location: QSI Lane

Width: Existing

Current Employees: 3

New Employees: 0

Percentage of Lot Coverage: _____

Phase:

Total Number of Phases: 1

Phase Number of this Application: _____

Total Acres: 9.469

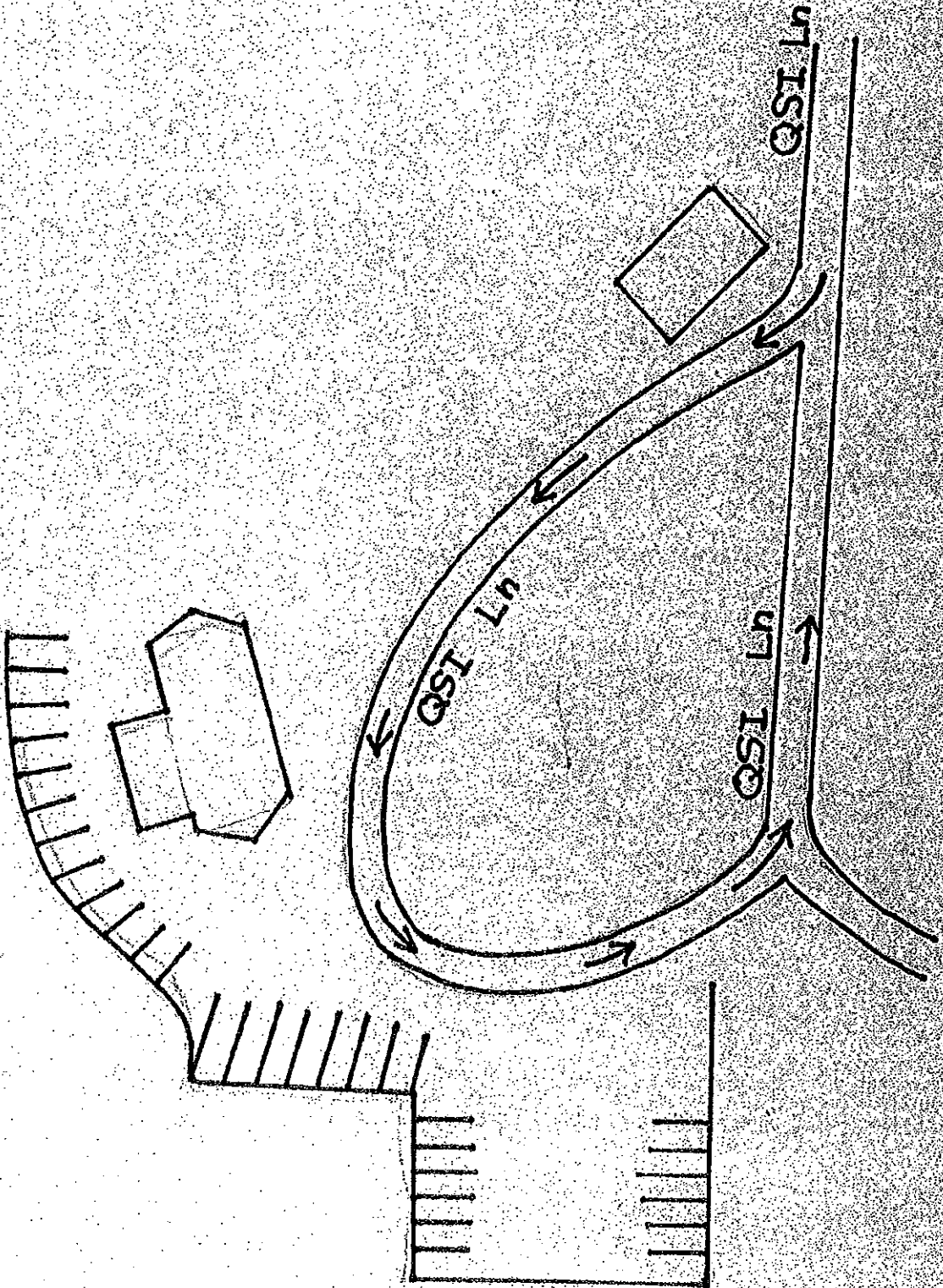
Acres this Phase: 9.469

Total Lots: 2

Lots this Phase: 2

Total Lineal Feet of Storm Sewer: Existing

Total Storm Sewer this Phase: Existing



Pittsburgh Buddhist Center

(EIN 20 – 5259277)

History & Future Goals

Pittsburgh Buddhist Center is the first Theravada Buddhist temple in western Pennsylvania established on September 6, 2006 to serve the needs of Buddhists, friends of Buddhism and peace loving people in the greater Pittsburgh region and beyond. The temple is open to people of all religions, plus all events, unless otherwise noted, are free to the public.

During last five years, Pittsburgh Buddhist Center has conducted regular meditation sessions on every Wednesdays, monthly programs on third Sunday of each month which included a Dhamma talk and meditation, Buddhist festivals of Vesak and Katina, Buddhism classes for children, Dhamma camps for children, blessing services, memorial services for departed relatives, spiritual counseling services, and chaplain services for Pittsburgh prison.

Currently, the temple provides religious services and educational programs with the direction of two resident monks. Regular meditation sessions are offered on every Wednesdays. Monthly public talks and meditations are conducted on one Sunday of the month as published in our website. Buddhism classes for children are conducted on regular basis on Sundays. Resident monks are available for religious counseling upon request.

Our future plan is to provide these services to a larger community. We will offer a certificate course in Buddhist Studies in near future for those who are interested in learning basic Buddhist doctrines and practices. We also planned to enhance our engagement with interfaith organizations of the area and support charity works organized by local churches.

Regular Programs

Pittsburgh Buddhist Center offers daily religious worship, weekly meditation programs and monthly public talks. Through these programs Pittsburgh Buddhist Center provides following services to general public including its directors.

Religious services

Spiritual counseling

Educational services

Prayer services

Blessing services

Affiliation

Pittsburgh Buddhist Center is affiliated to Great Lake Buddhist Vihara, Southfield, MI (EIN: 38 3341304) and Blue Lotus Temple, Crystal Lake, IL (EIN: 43-1990442). These three Buddhist temples follow Sri Lankan Theravada tradition of Buddhism. Venerable Brahmanagama Muditha Thero is the Chief Adviser to these three temples.

Summary of Beliefs

Religious beliefs of Pittsburgh Buddhist Center are those of Theravada tradition of Buddhism. Theravada Buddhism is the oldest of the surviving Buddhist traditions and it is practiced predominantly in Sri Lanka, Thailand, Myanmar, Cambodia and Laos. Its beliefs are based on early discourse of the Buddha, which are preserved in Pali language.

In Theravada, the cause of human suffering (*dukkha*) is identified as craving (*tanha*) based on ignorance of true nature of reality. These mental defilements bind beings to the cycle of birth and death (*samsara*). In order to get rid of suffering, one needs to achieve enlightenment (*nibbana*)

through following Noble Eightfold Path recommended by the Buddha. Theravada believes that every individual is personally responsible for their own actions and consequences as well as one's own liberation. It is through gradual practice of Noble Eightfold Path that one can be liberated.

Form of Worship

Pittsburgh Buddhist Center, following the Theravada tradition of Buddhism, worships the historical Buddha, Siddhartha Gauthama. Specific form of worship is called *Vandana* in which prostrations, chanting, and offering of various items such as flowers are performed. Chanting is done in Pali language. This worship is done daily on regular basis in morning and evening at the center.

Code of Doctrine and Discipline

Our code of doctrine is Theravada doctrine found in Pali canonical literature. Basic tenets of doctrine are Four Noble Truths, Doctrine of Dependent Origination, Doctrine of Kamma and Rebirth. Our code of discipline is moral precepts found in Pali canon. Basic moral precepts are fivefold: refraining from killing any living being, stealing, sexual misconduct, lying and taking intoxicants.

Religious History

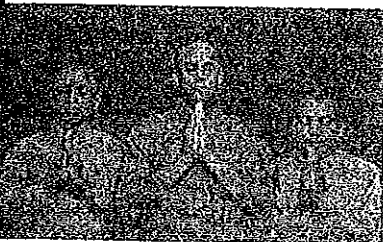
Religious history of our faith is that of Theravada Buddhism. Theravada school of Buddhism started after the Second Buddhist Council which was held roughly around 100 years after the passing away of the Buddha. Theravāda became prominent after the Third Buddhist Council held during the reign of the king Ashoka in India (circa 250 BCE). After the Third Council, a number

of missionary groups were also sent to other neighboring countries. As a result, Theravāda form of Buddhism reached Sri Lanka and Southeast Asia known as Swarnabhumi at that time. Since then Theravada tradition of Buddhism flourished in this part of Asia giving rise to a number of learning centers and monastic institutions. Mahavihara monastery in Sri Lanka was such an influential learning center. Theravāda commentaries and other treatises were produced by the monks of this monastery. According to Pali chronicles, two missionary monks, Venerable Sona and Venerable Uttara, reached Swarnabhumi and established Theravāda tradition there. Teachings of Theravāda Buddhism were gradually spread to the lands what we know today as Thailand, Cambodia, Laos and Vietnam. Kingdoms of these lands and Sri Lanka kept close contact since the medieval period. These countries exchanged texts, monks and other religious objects. With the close association of Theravāda monasteries in Sri Lanka, Theravāda tradition of Southeast Asian countries became stronger. These countries helped each other in different times of the history to continue their Theravāda ordination tradition. Until today, Theravada is the dominant form of Buddhism in the above countries. Since 20th century, Theravada Buddhism is also getting roots in Western countries.

The Pittsburgh Buddhist Center 2021 Programs & Events

"Loving kindness meditation is about generating a willingness in our hearts for others to be well. In this way, we do not have to expect or wait for others to be nice before sending them our loving-kindness."

—Bhante Pemaratana



Bhante Metta, Bhante Pemaratana, and Bhante Punna, Resident monks serving PBC and greater Pittsburgh. Photo by Heather Lill

Meditate with a Monk

Weekly guided Loving Kindness Meditation sessions on YouTube Live and Zoom

All are welcome from newcomers to beginners to advanced. Taught by Buddhist monks from Sri Lanka, these programs allow you to become familiar with basic meditation techniques. Learn how to gradually calm the mind and develop a sense of equanimity and loving kindness using methods rooted in the Vipassana (insight) tradition. Sessions consist of chanting, body awareness, guided meditation on Loving Kindness and breathing, discussion and blessing.

Donations are gratefully accepted but not required.

If you're on our mailing list, you'll receive weekly notifications with a link for each session. To join the list, please email us at:

events@pittsburghbuddhistcenter.org

We respect your privacy; emails will be not be shared!

YOUTUBE LIVE WEEKLY SESSIONS

PBC Live Youtube Channel:

<https://www.youtube.com/channel/UC4DsnT4ukBsmJF4NPfk3Gg>

Tuesdays: 6:00-7:00pm

Wednesdays: 7:00-9:00pm, with meditation plus chanting and discussion.

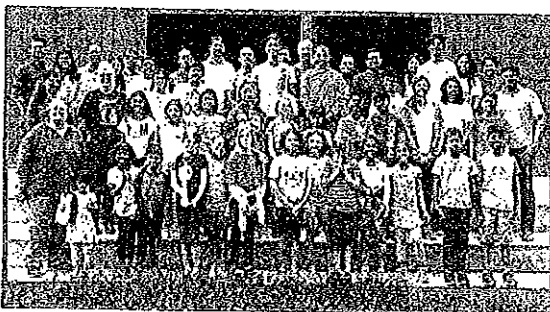
You may also watch a live podcast of this session at: <https://www.stitcher.com/channel/10091400>

Saturdays: 7:00-8:00pm. Community chanting to assist global COVID-19 recovery.

ZOOM WEEKLY SESSIONS

Alternate Fridays: (2nd & 4th Fridays of the month): 7:30-8:30pm, Dhamma Discussion in Sinhala language.

Sundays: 7:00-8:00pm Children's meditation program (ages 8-18).



— Please be sure to register on our website if attending a monthly program or special event —
For more on teachings, events, news & other information, please visit: www.PittsburghBuddhistCenter.org

Monthly Programs & Special Events

January

01 Happy New Year! 1-4:30

Blessing Service for the New Year & Forgiveness Meditation on YouTube Live

New Year's Day gives us an opportunity to reflect on the past and set goals for the future. We warmly invite all to start the year afresh with positive thoughts of compassion and loving-kindness and receive blessings for good health and well being.

3:00 Candle Vigil for Peace & New Resolves

3:20 Vandana (Devotional Chanting) and Offerings

3:40 Forgiveness Meditation

4:00 Resolutions for the New Year with Bodhi leaves

4:45 Blessing Service with Chanting for Good Health and Well-being

03 2-3:30 Buddhism Class for Children on Zoom

17 2-3:30 Virtual Monthly Gathering on Zoom

February

07 2-3:30 Buddhism Class for Children on Zoom

14 2-3:30 Virtual Monthly Gathering on Zoom

March

07 2-3:30 Buddhism Class for Children on Zoom

14 2-3:30 Virtual Monthly Gathering on Zoom

April

04 2-3:30 Buddhism Class for Children on Zoom

14 10-noon Sri Lankan New Year Celebration on Zoom

Everyone is welcome to participate in a meditation and asking forgiveness session.

May

02 2-3:30 Buddhism Class for Children on Zoom

03 9am-5pm Vesak Ceremony at PBC with Children's Program

The most sacred ceremony in the Buddhist calendar to celebrate the birth, enlightenment, and passing of Buddha. In this half day retreat, from 9am-3:30pm, participants observe 8 moral precepts and engage in meditation, chanting and listening to Dhamma talks. A display of lanterns and a session of singing devotional songs are held from 3:30-5pm. You may attend any part of the program.

June

06 2-3:30 Buddhism Class for Children on Zoom

20 2-3:30 Virtual Monthly Gathering on Zoom

July

04 2-3:30 Buddhism Class for Children on Zoom

18 2-3:30 Virtual Monthly Gathering on Zoom

August

01 2-3:30 Buddhism Class for Children on Zoom

15 11am-3:30pm Monthly Program at PBC

22 9:00am-4:30pm Children's Dhamma Camp

September

05 2-3:30pm Buddhism Class for Children

18 & 19 9am-4:30pm

Meditation Retreat with Bhante Y. Rahula

This non-stay meditation retreat is an opportunity to learn and practice various techniques of meditation with Bhante Y. Rahula, a well-experienced meditation teacher. It is open to practitioners at all levels. Vegetarian lunch and refreshments will be served. Registration at our website is free but donations are appreciated.

October

03 2-3:30 Buddhism Class for Children on Zoom

24 11am-4pm Khatina Ceremony (Khat PBC 77th)

An ancient Buddhist practice of offering robes to monks and other requisites to mark the successful completion of a three month long Rainy Retreat. A congregation of monks from other states travel to PBC to conduct this annual ceremony which consists of making offerings to the Buddha, aims round by monks, pot luck vegetarian lunch, offering of robes, Dhamma talk, and a blessing service.

November

07 2-3:30 Buddhism Class for Children on Zoom

21 11am-3:30pm Monthly Program at PBC

28 10:30am-4:30pm Monthly Program in Ohio

December

05 2-3:30 Buddhism Class for Children on Zoom

19 11am-3:30pm Christmas Lunch at PBC

Vegetarian lunch cooked by monks for all devotees and friends in appreciation for help given to PBC throughout the year. Consists of offerings, lunch, Dhamma talk, meditation, and blessing service.

26 10:30am-4:30pm Monthly Program in Ohio

Allegheny County Food Drive

Please drop off 2021 donations by: January 1, April 1, July 1, and October 1

As suggested by PBC Meditation Group. We kindly invite you to join this meritorious deed to thank the local community. Please bring your non-perishable donations to PBC.

Most needed items:

Cereal (high fiber, low sugar); canned tuna & chicken (in water); canned fruit; vegetables or beans; fruit juices (100%); peanut butter; granola bars; pasta and pasta sauce; baby diapers; paper products; toiletries; and laundry detergent

Children's Dhamma Camp

Helps children (ages 10 to 13) integrate mindfulness and compassion in their studies and lives.

Below are 8 photographs of children's Dhamma Camps in a portrait layout. From top left: 1. Children's Dhamma Camp at the Pittsburgh Buddhist Center and Dhamma Camp photo by Tim Krueger. 2. Children's Dhamma Camp photo by Susan F. 3. Children's Dhamma Camp photo by Susan F. 4. Children's Dhamma Camp photo by Susan F. 5. Children's Dhamma Camp photo by Susan F. 6. Children's Dhamma Camp photo by Susan F. 7. Children's Dhamma Camp photo by Susan F. 8. Children's Dhamma Camp photo by Susan F.

The Pittsburgh Buddhist Center

"Irrigators channel waters; fletchers
straighten arrows; carpenters bend
wood; the wise train their minds."

—The Buddha, Chaurmapada 86

May All Beings be Well and Happy

Meditating on the wellness of all beings means



Meditate with a Monk

Weekly guided meditation sessions
now on YouTube Live and Zoom!

All welcome (no experience necessary)

If you're on our mailing list, you'll receive
weekly notifications with a link for each
session. To join the list, please email us at:

events@pittsburghbuddhistcenter.org

We respect your privacy; emails will be not be shared!

YOUTUBE LIVE WEEKLY SESSIONS

PBC Live YouTube Channel:

<https://www.youtube.com/channel/UC40sm74k8smJFV4tPik3Gg>

Tuesdays: 6:00-7:00pm

Wednesdays: 7:00-9:00pm, with meditation
plus chanting and discussion.

You may also watch a live broadcast of this session at:
<https://www.youtube.com/watch?v=8124>

Saturdays: 7:00-8:00pm. Community
chanting to assist global COVID-19 recovery.

ZOOM WEEKLY SESSIONS

Alternate Fridays: (2nd & 4th
Fridays of the month): 7:30-8:30pm,
Dhamma Discussion in Sinhala language.

Sundays: 7:00-8:00pm Children's
meditation program (ages 8-18).

Special Events

See back for details and times

January 1

Blessing Service for the New Year

April 14

Sri Lankan New Year Celebration

May 23

Vesak Ceremony at PBC

August 22

Children's Dhamma Camp

Sept 18

Meditation Retreat at PBC

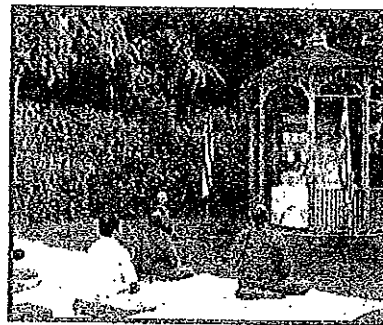
Oct 24

Katina Ceremony at PBC

Dec 19

Christmas Lunch at PBC

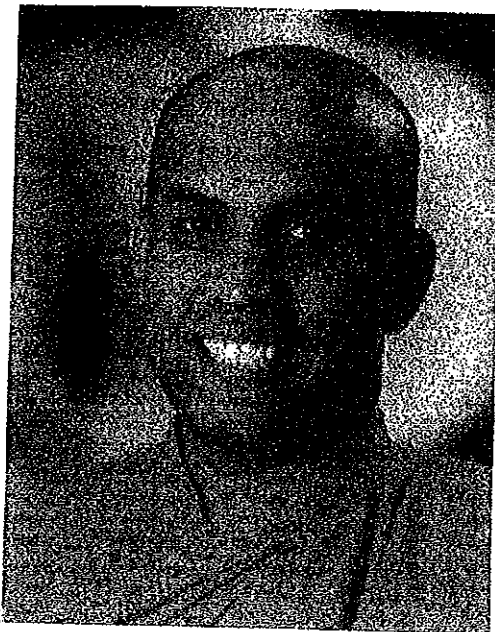
The Pittsburgh Buddhist Center is home to two large
statues of Buddha, brought from Sri Lanka by members
of the center. Made to invoke serenity in the minds of
viewers, the interior statue is 4' high; the exterior is 6'



Meditation Retreat • Sept 18 & 19

Join master teacher Bhante Y. Rahula for Dhamma
talks, mindfulness meditation and simple yoga stretches
to cultivate sustained body and mind awareness. Free
registration on our website under "events."

www.PittsburghBuddhistCenter.org



Bhante Pamaratana on Meditation:

“The quality of our lives is heavily determined by our ability to manage our emotions and to maintain the peace of mind. Though we live in a materially developed and technologically sophisticated world, we have not been able to reduce our unhappiness and stress due to the lack of the above ability. We earnestly need to learn ways to earn satisfaction and meaningful happiness in our lives. Bringing ancient wisdom to modern living can transform our lives to more meaningful ones. Meditation is one way to cultivate such an ability and to bring clarity and simplicity into our lives. It is possible for everyone.

About Bhante Pamaratana:

Bhante Pamaratana is the head-monk of the Pittsburgh Buddhist Center (<http://pittsburghbuddhistcenter.org/>) in Natrona Heights, PA. He has been practicing meditation for 18 years and teaching meditation for 8 years. Born in Sri Lanka, he moved to the US in 2008 and holds a PhD in religious studies from the University of Pittsburgh. Currently, he teaches at the University of Pittsburgh as a part-time faculty. He offers workshops on meditation at the Pittsburgh Buddhist Center, Yoga studios, and public libraries in the greater Pittsburgh area.

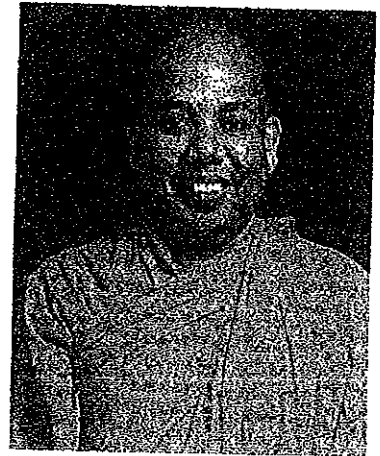
Pay What You Want

Bricolage is pleased to offer tickets to this event at any price! You can reserve your spot online for as little as \$5 or pay any amount at the door starting at 6:30pm. However, space is very limited (fewer than 20 spots available) and we recommend reserving your spot in advance. Tickets are available on a first come, first served basis.

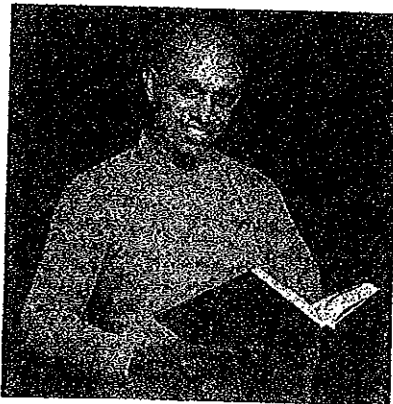
Accessibility



Bhante Akurugoda Punna is better known to his friends in Pittsburgh as "The Smiling Monk". He studied and was ordained in Sri Lanka in 1983, then spent time in Australia and Canada before joining the Pittsburgh Buddhist Center in 2011. He has taught meditation at various outreach centers in the area, currently at the Cooper-Seigel Library in Fox Chapel. He also leads the loving-kindness meditation sessions held each Wednesday evening at the Center. Bhante is also a US citizen.



Bhante frequently administers to the sick and grieving devotees and friends of the Pittsburgh Buddhist Center. He never hesitates to visit those who are in a hospital or a nursing home, providing additional family support and spiritual counseling for those in need.



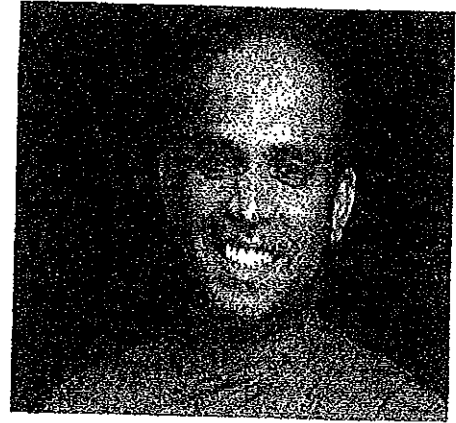
Bhante Balangoda Mettananda, the newest monk at the Pittsburgh Buddhist Center also received his training in Sri Lanka, was ordained in 1996 at the age of 12 and has been in this country since 2016. He is well known in the area for his beautiful chanting. During a memorial service held for Sri Lankan bombing victims, his inspirational chanting filled Heinz Chapel, moving all in attendance. Bhante also leads outreach meditation sessions, currently in the Oakmont Carnegie Library on Tuesday evenings. He also offers instruction in Pali, the language of the Buddha.

He is in charge of children's education programs at the Pittsburgh Buddhist Center including a back-to-school Buddhist Camp held each August at the YMCA Camp Kon-O-Kwee, Spencer in Zelienople.

For more information, you may contact: pittsburghbuddhistcenter.org

Meet the Monks of Pittsburgh Buddhist Center

Bhante Soorakkulame Pamaratana, the Abbot of the Pittsburgh Buddhist Center, was ordained as a Buddhist monk at the age of 10. Educated in Sri Lanka, he has lived in the US since 2008 when the Pittsburgh Buddhist Center opened in Natrona Heights. Now a US citizen he spends most of his time administering to the small Sri Lankan community in the Tri-State area and to an ever growing group of Pittsburghers interested in learning more about Buddhism, mindfulness, and meditation.

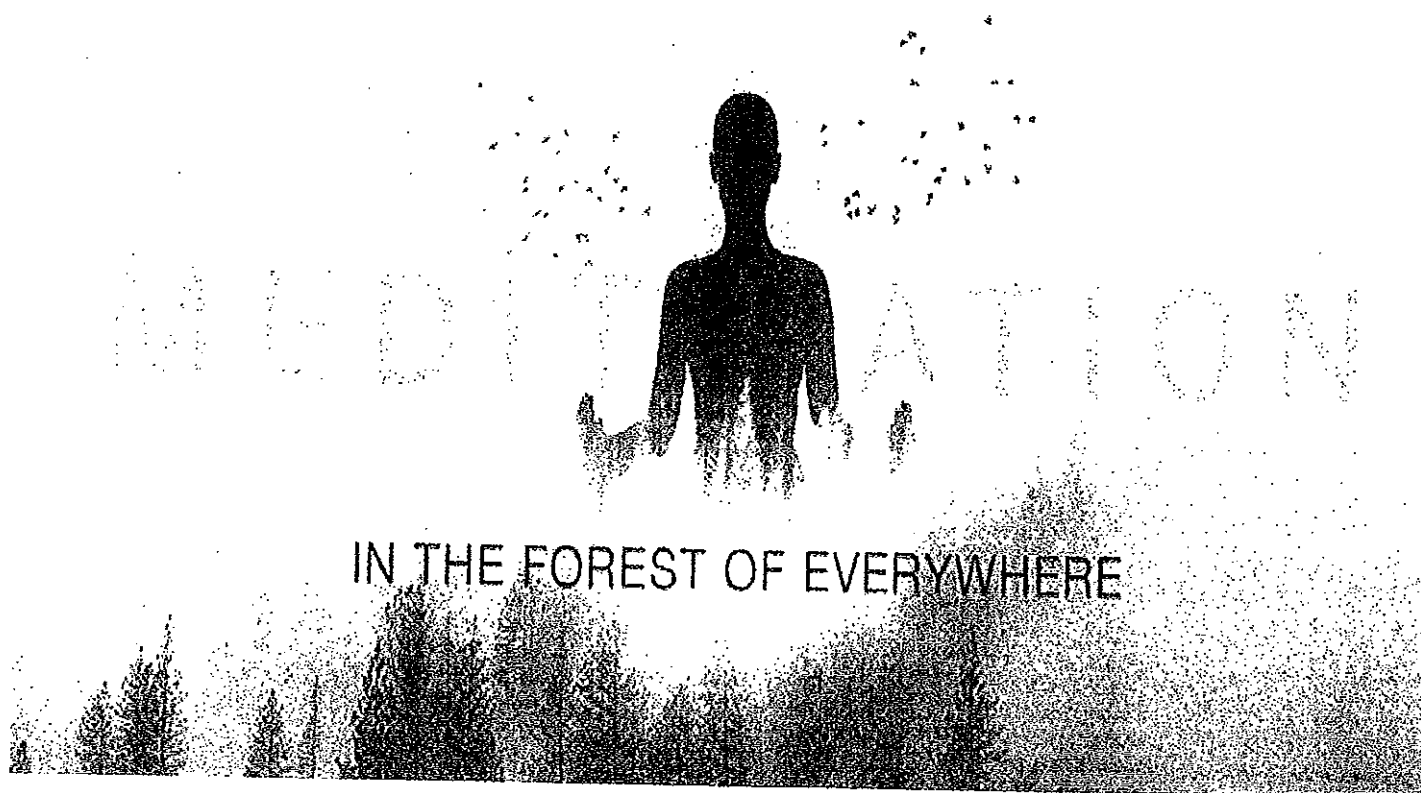


Bhante earned a PhD in Religious Studies from the University of Pittsburgh in 2017. He recently was awarded a two year, post-doctoral fellowship at the University of Pennsylvania in Philadelphia which he will begin in January, 2020. While there he will be teaching, writing and maintaining a robust academic schedule. During the fellowship, this busy monk will return to Pittsburgh on as many weekends as possible to participate in Pittsburgh Buddhist Center events occurring here.

In addition to speaking and teaching locally, he is frequently invited to address national audiences on topics as diverse as "Managing Negative Emotions", "How to Enrich Our Relationships", and "Gratitude as an Antidote to Ego". Most recently he has presented in Chicago, Dallas, Tempe, AZ, Ventura, CA, Boston and New York. In addition, he usually spends three months in the summer travelling to various countries in Southeast Asia where he offers traditional Buddhist studies.

Similar workshops and advanced study are also offered at Pittsburgh Buddhist Center throughout the year.

In spite of his busy schedule, Bhante is a visible, active member of his local community. He is a member of the "Interfaith Spiritual Leaders Forum of Pittsburgh", an organization of religious leaders who work together promoting peace and harmony in our area.



A meditation workshop inside the Forest of Everywhere led by Bhante Pamaratana.

Join Bhante Pamaratana for an intimate and inspiring meditation workshop nestled inside the enchanted immersive landscape from our latest adventure, The Forest of Everywhere (<http://www.bricolagepgh.org/programs/program-listings/the-forest-of-everywhere/>). Both newcomers and long-term practitioners can benefit from this engaged discussion and practice. Bhante will answer all your questions about starting or maintaining a meditation practice, expectations or worries you may have about meditation, different styles and schools of meditation, techniques, and postures, and how meditation relates to other spiritual practices.

Enjoy complimentary hot tea and the chance to explore the set of the Forest of Everywhere at the conclusion of the workshop. Chairs will be provided but you can bring your favorite cushion if you prefer to meditate on the floor.



Pittsburgh Buddhist Center

Following meditation programs allows you to be familiar with basic meditation techniques to gradually calm our mind and to develop a sense of equanimity and loving kindness. These techniques are rooted in the vipassana (insight) meditation tradition. Each session consists of body and breath awareness, guided seated meditation, discussion and blessing.

MONDAYS 6:15PM

Carnegie East Liberty Library
130 S Whitfield Street
Pittsburgh, PA 15206
Tel: (412) 363-8232

TUESDAYS 6:00PM

Oakmont Carnegie Library
700 Allegheny River Blvd
Oakmont, PA 15139
Tel: (412) 828-9532

WEDNESDAYS 7:00PM

Pittsburgh Buddhist Center
111 Route 908
Natrona Heights, PA 15065
Tel: (724) 295-2525

THURSDAYS 6:30PM

Cooper-Siegel
Community Library
403 Fox Chapel Road
Pittsburgh, PA 15238
Tel: (412) 828-9520



All classes are taught by Buddhist monks. There is no fee, only a free will donation.

www.pittsburghbuddhistcenter.org

"We should train ourselves
to make our mind as sky-
spacious and retaining
no trace of bitterness."

—The Buddha, Kakacupama Sutta

"By effort and heedfulness,
discipline and self-mastery,
the wise one makes for
himself an island which
no flood can overwhelm."

—The Buddha, Dhammapada 25

may all beings be well and happy

TRIB [LW \(/home/\)](#)

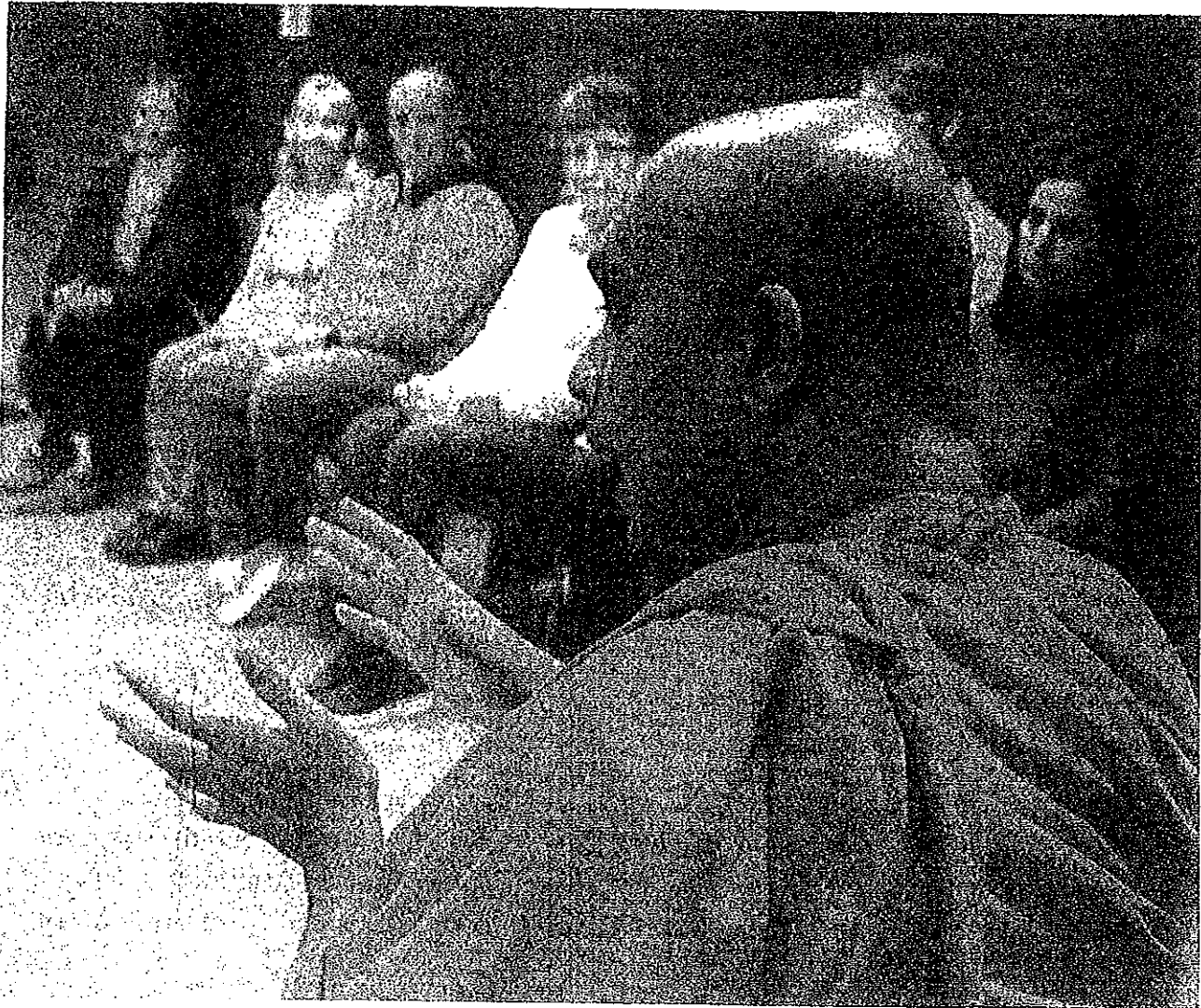
[Back \(https://triblive.com/local/plum/oakmont-library-patrons-say-meditation-with-a-monk-brings-mindfulness-health-benefits/\)](#) | Text Size: — +

<https://triblive.com/local/plum/oakmont-library-patrons-say-meditation-with-a-monk-brings-mindfulness-health-benefits/>

Oakmont library patrons say meditation with a monk brings mindfulness, health benefits



| Thursday, February 21, 2019 6:30 a.m.



**TaxSlayer****MAXIMIZE MY REFUND >**

Dressed in a traditional orange robe, the chief abbot of Pittsburgh Buddhist Center in Natrona Heights led a meditation class at 700 Allegheny River Blvd.

"You pay attention to your own mind," Pemarantana said. "You become an observer of yourself. That's a skill we want to develop."

Pemarantana begins each class with a short question-and-answer session. He talks about his background and the practice of meditation. After some light stretching, the lights are shut off and participants enter a state of mindfulness.

"Be in your body, here and now," Pemarantana told the class while occasionally ringing a bell and instructing people to lose and then regain focus on the world around them.

Participants said they like the program because it gives them a sense of calm and improves their health.

"I just do it to start my day in a nice positive way, being grateful for the body I have and not thinking about my aches and pains" Oakmont resident Sue Goodwin said. "It helps me move from place to place. I'm still standing and doing most of the things I want to do, and I'm pretty old."

Goodwin said she was introduced to meditation and the monks about 11 years ago while working on the first campaign of President Barack Obama.

Pemarantana, 42, moved to the Pittsburgh area in 2008. He began his journey to become a monk at age 10.

His monastic training was under the tutelage of the most Venerable Attangane Sasanaratana Maha Thero at Sripathi Pirivena Monastery in Kuliyaipitiya, Sri Lanka.

"I like the peace of the temple," he said. "I like robes, also. (Being a monk) is considered a blessing and honor in family."

Pemarantana talked about how people live most of their lives unconsciously and react to situations through habitual patterns.

"We don't really live a conscious life, a mindful life," he said. "Everyone is in auto-pilot mode. What meditation is doing is actually bringing more choice to life. You develop this awareness. When anything happens, before you react, you become aware of the mental fluctuation you're going through. Then you can make a choice. You can make an informed decision. That's one of the benefits."

Meditation with a Monk is offered every Tuesday at 6 p.m. at the library. Attendance is usually between 14 to 16 people.

"It's a pretty unique offering to get something authentic," said Robin Almendinger, the library's adult services coordinator. "They're genuine monks. This is an important component to our health and wellness program offerings."

The class is free and no registration is required. Call 412-828-9532 or go to oakmontlibrary.org for more information on library programs.

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VIGIL INTERFAITH GATHERING

Local faith leaders lead vigil for Sri Lanka

Hundreds gather inside Heinz Memorial Chapel for vigil for Sri Lanka.

By ADAM REINHHERZ

May 2, 2019, 12:35 pm



Many Pittsburgh faith leaders gathered at last week's vigil for Sri Lanka held at the Heinz Memorial Chapel in Oakland. Photo by Jim Busia

Pittsburgh's faith leaders offered ancestral prayers, laid a wreath and engaged in collective song during last week's vigil for Sri Lanka. Held at the Heinz Memorial Chapel in Oakland, the event enabled nearly 200 attendees to hear about Sri Lankan life and reflect on the 253 people killed during the April 21 bombings in the island republic.

As beautiful as the country is, it is the people who make it truly special, explained Hafeez Dheen, of the Muslim Association of Greater Pittsburgh. Dheen recalled his regular childhood visits and "deep ancestral roots" to the land before noting the recent attacks do not represent "the Sri Lanka I know."

With a population of 21 million, nearly 70 percent of Sri Lankans are Buddhists. Remaining residents are split between Hindus, Muslims and Christians, according to Sri Lanka's 2012 Census of Population and Housing.

Despite its diversity, "Sri Lanka has a long history of discrimination," said Ernest Rajakone, deputy manager, City of Pittsburgh Community Affairs. This matters to Pittsburgh, he added, because "we have a moral obligation to humanity to combat hate."

Rev. Liddy Barlow, executive minister of Christian Associates of Southwest Pennsylvania, said, "These moments are times when people of disparate beliefs can come together in solemnity in silence and contemplation and with a deep commitment to not only hoping for a better world but shaping a better world."

That need to remain hopeful is critical, explained Mayor Bill Peduto following the event.



The event enabled nearly 200 attendees to hear about Sri Lanka's life and reflect on the more than 350 people killed during the April 21 bombings in the island republic. Photo by Adam Reinherz

"There's a slow erosion that I believe has occurred over the past several years that has allowed hate speech to become more accepted and an increase in hate crime to become more prevalent," Peduto said. "And we have to find a way to reverse it like a tide rolling back out. I don't know what that is, but we just have to have those conversations and we have to constantly say that this is not right. There is good in the world. There are those that view an attack against any faith as an attack against all faith. There are far more people that believe in compassion and love than those that post on Facebook or Twitter words of hate."

Familiar faces, including Jeffrey Finkelstein, president and CEO of the Jewish Federation of Greater Pittsburgh, and Rabbi Ron Symons, senior director of Jewish Life at the Jewish Community Center of Greater Pittsburgh, were present at the vigil.

While addressing attendees, Symons invoked Rabban Gamliel's Mishnaic teaching that "the more charity, the

more peace," and encouraged people to place money in collection baskets. All donations were going to be sent to aid those in Sri Lanka, explained Ozzy Samad, president of Brother's Brother Foundation.

The ability to render assistance through financial support or physical demonstration transcends religion, explained Stephen Cohen, co-president of New Light Congregation — one of three congregations targeted in the Oct. 27, 2018 attack at the Tree of Life building.

"I'm not here as a Jew. I'm here as a person of religion, suffering another tragedy in another place where people have died simply because of the way they believe in God," said Cohen.

Attendees of the April 24 vigil can learn from Sri Lanka, its people and the events that transpired, explained Bhante Pamaratana, a Sri Lankan-born monk who traveled to the United States in 2008 to serve at the Pittsburgh Buddhist Center.

Said Pamaratana, "Dark moments allow for good to come to the surface." **PJC**

Adam Reinherz can be reached at areinherz@pittsburghjewishchronicle.org.

READ MORE:

• Sri Lanka • world

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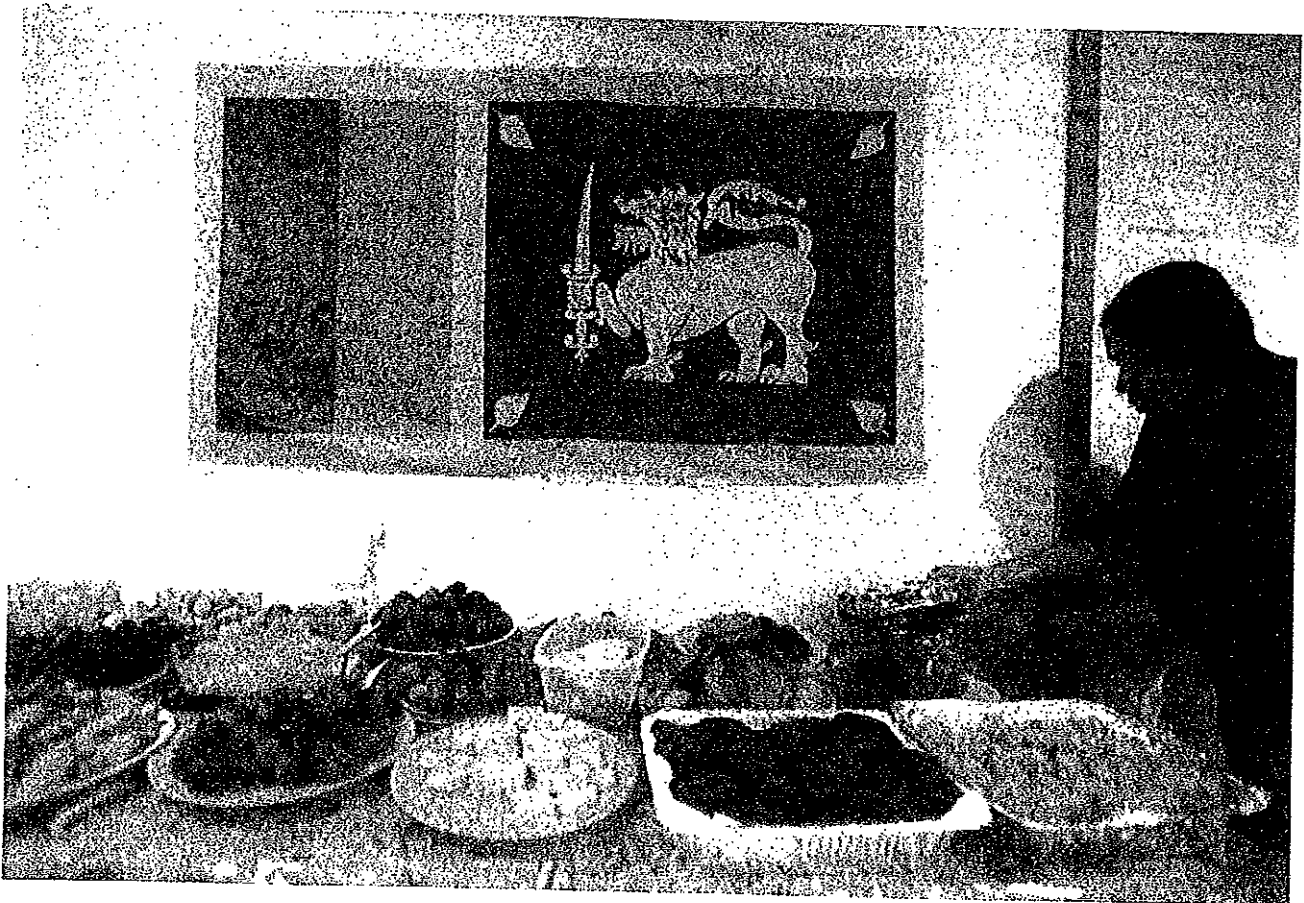
[Back \(https://archive.triblive.com/news/food-fellowship-mark-sri-lankan-new-year-celebration-at-pittsburgh-buddhist-center/\)](https://archive.triblive.com/news/food-fellowship-mark-sri-lankan-new-year-celebration-at-pittsburgh-buddhist-center/) | Text Size: [-](#) [+](#)

<https://archive.triblive.com/news/food-fellowship-mark-sri-lankan-new-year-celebration-at-pittsburgh-buddhist-center/>

Food, fellowship mark Sri Lankan New Year celebration at Pittsburgh Buddhist Center



| Monday, April 17, 2017 3:45 a.m.



ERICA DIETZ | FOR THE TRIBUNE REVIEW

A Sri Lankan flag is displayed over a table of Sri Lankan desserts during the Sri Lankan New Year Festival at the Pittsburgh Buddhist Center in Harrison on Sunday, April 16, 2017.

Children asked forgiveness of their parents, and spouses of each other, as members of the

region's Sri Lankan community and others gathered in Harrison Sunday to celebrate the start of a new year.

The Sri Lankan New Year, or Sinhalese New Year, follows a lunar calendar and was officially observed Friday. The Pittsburgh Buddhist Center holds its celebration and blessing service Sunday so everyone can attend, said Damitha Karunaratne, of State College, the center's secretary and a native of Sri Lanka, an island country off the southern tip of India.

"This is a new beginning, a new start for the year," said Rohan Seneviratne, who came to the United States from Sri Lanka in 1996 and now lives in Upper St. Clair.

Bhante Pamaratana, the center's chief monk, said the start of the new year is an opportunity to ask for forgiveness, make promise to be better and to rebuild relationships.

The ceremony included the traditional exchange of betel leaves, which are used for special occasions, in extending invitations and in asking forgiveness and expressing humility.

While there are many ways to renew one's self, such as with new clothes or a new hairstyle, "The best way to become new is renewing our relationships," Bhante Pamaratana said.

The day's festivities began with offerings to the Buddha accompanied by chanting in Pali, the sacred language of Theravada Buddhism. Attendees then enjoyed traditional Sri Lankan delicacies, from spicy to sweet.

Children didn't wait for the traditional games to start. While everyone was eating, many used the cushions they and the adults had been sitting on to build a house, while others played outside.

While coinciding with the start of spring in North America, in Sri Lanka the celebration comes at harvest time, Karunaratne said.

"It's a big feast," he said of festivities in Sri Lanka. "Everybody wants to eat."

All were smiles as they worked their way around the center, a small, nondescript house on Route 908 turned temple, and to the food set up in the basement. Established in 2006, the center has plans to build a new shrine on its property and is slowly raising money toward that long-range goal.

Bhante Pamaratana was honored by a visit of his own two masters from Sri Lanka, the venerable Attangane Ratanapala Thero and Attangane Sasanaratana Thero. They are here to attend his graduation from the University of Pittsburgh on April 29, when he'll receive a doctorate in religious studies.

Bhante Pamaratana translated for Ratanapala, who said the new year offers a chance to reflect on one's life, identify faults and make corrections.

"Anyone can change their life and change for good. We can be better than earlier," he said,

making a comparison to the moon coming out from behind clouds. "We can change and be brighter than earlier."

Sue Goodwin of Oakmont said she's been coming to the center for eight years. Going there for meditation classes, she said she found it to be a comforting, pleasant place.

"The monks are some of the most wonderful people in the world," she said. "You just keep coming back. You never leave here feeling bad. You leave here feeling good."

Jim Wasilowski, of Harrison, said coming to the center has been a life-changing experience for him. He's been coming for about a year, and Sunday was his first new year celebration there.

"I didn't know this place existed," he said. "The monks have helped me tremendously. I haven't felt this good in 30 years."

Compared to a traditional new year celebration often marked by drinking and partying, Wasilowski said the Sri Lankan New Year is more spiritual.

"It's more of a celebration of like-minded people," he said.

Celebrations in Sri Lanka turned tragic this year after a massive garbage mound collapsed Friday evening in a town outside the nation's capital, Colombo. The death toll had risen to 26 on Sunday, according to news reports, and more people were believed to be buried under debris. Nearly 80 houses were destroyed and more than 150 were damaged.

"We will think about them today," Bhante Pemasaratana said.

Brian C. Rittmeyer is a Tribune-Review staff writer. Reach him at 724-226-4701, brittmeyer@tribweb.com or on Twitter @BCRittmeyer.

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PITTSBURGH BUDDHIST CENTER

111 ROUTE 908, NATRONA HEIGHTS, PA 15065 USA

Fax & phone: 724-295-2525

www.pittsburghbuddhistcenter.org

E-mail: info@pittsburghbuddhistcenter.org

West Deer Township
109 East Union Road
Cheswick, PA 15024

18th July 2021

Attention: William Payne

Dear Sir,

In 2006 September, a group of five Sri Lankan families living in Pennsylvania established Pittsburgh Buddhist Center (PBC) in a small building with 3.1 acres land in Natrona Heights PA. In 2007, they convinced a young Sri Lankan monk to relocate to the area from Sri Lanka as the minister to serve their spiritual needs. Today, thirteen years later, we have three resident monks and over 300 supporters from all over the country as evident in the email list of the Pittsburgh Buddhist Center. Even though most of the weekly and monthly events held at the Center are rarely attended by more than 25-40 attendees, our small Center can no longer accommodate three resident monks and the occasional visiting monks from out of state and overseas and the two to three annual events that draw as many as 40 - 50 devotees.

This growth has been inspired by the international reputation of Bhante Pamaratana, the Center's chief abbot, and his growing influence in Pittsburgh and throughout the country. Live streaming and postings of his teachings have created a growing audience of people beyond Pittsburgh who are curious and eager to learn more or deepen their knowledge of Buddhism. As the Center's influence has grown, the PBC board members embarked on a search for an affordable, larger, facility that can also provide a residence for monks in a tranquil, meditative setting. As a result we were able to secure a building in your community at 58 QSI lane, Allison Park, PA. While meeting our growing needs, the relocation of the Pittsburgh Buddhist Center will bring positive rewards to the residents of Allison Park as well. International and national visitors may shop at local businesses and restaurants during their stays, Monthly visitors from Altoona, Ohio and New York may also contribute to your local economy. We have experienced that having peaceful Buddhist monks living in the area can be an asset by being able to interact with schools and local civic organizations to help create a renewed spirit of harmony and friendliness in the community. These benefits can produce deep and lasting results.

As we now have this ideal place for the monks to reside, we would like to ensure that property at 58 QSI lane gains the conditional approval for it to be a spiritual Centre. We appreciate the consideration shown to our application.

Thank you.

Sincerely,

Damitha Karunaratne – Secretary, Pittsburgh Buddhist Center

Pittsburgh Buddhist Center is a Non-Profit Organization

Zoning Ordinance Requirements and Responses

(34) Place of worship.

(a)

The minimum lot area shall be one acre.

→ Response: The lot area is 9.469 Including parcel #1215-A-00175 & 1215-B-00268

(b)

A place of worship's primary visitor drop-off and pick-up area shall be located in a manner that minimizes detrimental traffic impacts (both pedestrian and vehicular) on the surrounding neighborhood.

→ Response: See provided map of visitor drop-off and pick-up locations that demonstrate a circular traffic flow to minimize traffic congestion

(c)

A traffic impact study shall be prepared by a Transportation Engineer and based on the Institute of Transportation Engineers' (ITE) standards and the requirements defined by the Township's Transportation Engineer. Such a study shall, at a minimum, identify the following: potential peak hour traffic volumes, average daily traffic volumes, existing level of service (LOS) and proposed level of service of proposed development on the Township's roadway network. Upon assessment of the study's findings, the Township shall determine needed on-site and/or adjacent traffic improvements to accommodate projected volumes and/or level of service impacts.

→ Response: As per our schedule activities, we will have once a week on Wednesday Meditation participation of about 15 – 20 people from 7.00pm to 9.00pm which will take place after peak hours. This event may take about 7 to 12 vehicles that would use route 910 Gibsonia Road after peak hours will not have a negative impact on the existing traffic pattern.

Once a month on a Sunday we will have a monthly program which will include about 30 – 40 people from 11.00am to 3.00pm. There will be 15 to 25 vehicles will use route 910 Gibsonia Road during this weekend hours, will not have a negative impact on current weekend traffic pattern.

There will three larger events per year which will have about 40 – 50 people participation on Sundays.

(d)

The number of points of ingress/egress shall be based upon projected peak hour traffic for the use and approved by the Township Engineer to ensure employee and visitor safety.

→ Response: The number of points of ingress/ egress will be as you enter from and depart to Gibsonia road to and from QSI lane. Entrance to QSI lane from Gibsonia road has a very wide opening and assure excellent safety for visitors.

(e)

Hours of operation and events shall be scheduled to minimize negative impacts on the surrounding neighborhood.

→ Response: Pittsburgh Buddhist Center Hours as follows:

Monday, Tuesday, Thursday & Friday – 11.00am -7.00pm (appointments only)

Wednesday – 7.00pm – 9.00pm (meditation only)

Saturday - 11.00am -2.00pm (appointments only)

Sunday – 11.00am – 3.00pm (monthly program once a month)

(f)

For parking demands greater than 300 automobiles, additional setbacks, screening and buffering of off-street parking and loading areas may be required to be provided in order to protect the surrounding neighborhood from inappropriate noise, dust, light and other disturbances.

→ Response: We do not have a parking demand greater than 300 automobiles at any given time.

(g)

No place of worship's shall be located within the flight path of a runway facility of an airport.

→ Response: This location is not located within the flight path of a runway facility of an airport.

(h)

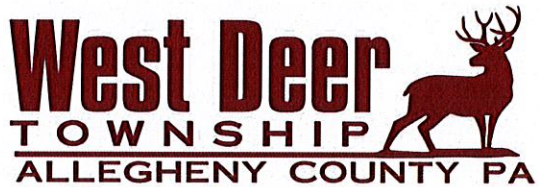
A place of worship shall utilize exterior lighting that does not pose a navigation hazard to an airport. All exterior lighting shall be in conformance with an

airport's and United States Federal Aviation Administration (FAA) guidelines or standards.

→ Response: We do not have exterior lighting pose a navigation hazard to an airport.

(i)

The Township may attach additional conditions pursuant to this Section, in order to protect the public's health, safety, and welfare. These conditions may include, but are not limited to, increased setbacks.



**West Deer Township Planning Commission
Meeting Report for October 28, 2021**

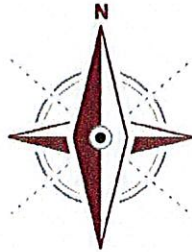
Project Name: **PITTSBURGH BUDDHIST CENTER – CONDITIONAL USE**

Property Location: West Deer Twp. – Allegheny County: 58 QSI Lane - Parcel # 1215-B-268

Zoned: SU – Special Use

First motion by Mr. Stark and second motion by Mr. Banks to **RECOMMEND APPROVAL**, voting was unanimous, of the Pittsburgh Buddhist Center with the following conditions:

1. Make recommended mitigations to improve sightlines to the extent possible by removing the stump and changing the grading.



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

October 8, 2021

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Pittsburgh Buddhist Center
Conditional Use Application (application not dated)

Dear Mr. Payne,

I have reviewed the above-referenced application for the conditional use of a place of worship in the SU Zoning District and have found that the comment contained in my September 23, 2021 review letter has been addressed. I have no additional comments concerning the application.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
Pittsburgh Buddhist Center, via email - pittsburghbuddhistcenter@gmail.com



SHOUP ENGINEERING

FOR OVER 50 YEARS

329 Summerfield Drive, Baden, PA 15005

Phone: 724-869-9560

info@shoupengineering.com

September 23, 2021

Mr. Bill Payne
West Deer Township
109 East Union Road
Cheswick, PA 15024

Via Email

Re: Pittsburgh Buddhist Center
Conditional Use Application (application not dated)

Dear Mr. Payne,

I have reviewed the above-referenced application for the conditional use of a place of worship in the SU Zoning District and the following comment should be considered.

1. Code Section 210-120.A(34)(c) requires that a transportation engineer prepare a Traffic Impact Study which contains certain elements. The conditional use application lists this requirement as a waiver request. It is unclear if such a requirement can be waived.

If you should have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

SHOUP ENGINEERING INC.

Scott A. Shoup, P.E.

cc: Daniel Mator, via email
Dorothy Moyta, via email
Gavin Robb, via email
Jodi French, via email
Pittsburgh Buddhist Center, via email - pittsburghbuddhistcenter@gmail.com

CRASH DATA APPENDIX

for the

PITTSBURGH BUDDHIST CENTER

West Deer Township, Allegheny County, PA

October 7, 2021

Prepared for: **Pittsburgh Buddhist Center**
58 Qsi Lane
Allison Park, PA 15101

Prepared by: **David E. Wooster and Associates, Inc.**
Two East Crafton Avenue
Pittsburgh, PA 15205

Project Engineer: Joshua A. Haydo, P.E., PTOE

Confidential – Traffic Engineering and Safety Study

This document is the property of the Commonwealth of Pennsylvania, Department of Transportation. The data and information contained herein are part of a traffic engineering and safety study. This safety study is only provided to those official agencies or persons who have responsibility in the highway transportation system and may only be used by such agencies or persons for traffic safety-related planning or research. The document and information are confidential pursuant to 75 Pa. C.S. §3754 and 23 U.S.C. §409 and may not be published, reproduced, released or discussed without the written permission of the Pennsylvania Department of Transportation.

**Crash Data Appendix
Pittsburgh Buddhist Center
West Deer Township, Allegheny County, Pennsylvania**

1.0 PROJECT DESCRIPTION

The Pittsburgh Buddhist Center is located at 58 Qsi Lane in West Deer Township, Allegheny County, Pennsylvania. The Center was formerly utilized for events and gatherings, but will now be considered a place of worship. The size of the Center is approximately 6,725 square feet.

The study area for this project includes one (1) existing intersection:

- Gibsonia Road (SR 0910) with Qsi Lane

2.0 OBTAINING CRASH DATA

Copies of crash data summaries for the five (5) most recent calendar years were obtained from the Pennsylvania Department of Transportation (PennDOT) Pennsylvania Crash Information Tool (PCIT) for the existing study intersection.

3.0 CRASH DATA SUMMARY

As the crash data is property of PennDOT, a summary of the identified crashes and the corresponding crash reports have been provided in this separately-bound appendix.

At the intersection of Gibsonia Road (SR 0910) with Qsi Lane, two (2) reportable crashes occurred between January 1, 2016 and December 31, 2020. Of the crashes, one (1) occurred in 2019 and one (1) occurred in 2020. One (1) of the crashes was a head-on collision and one (1) involved a motorist striking an embankment. None of the crashes involved a fatality.

4.0 SUMMARY / CONCLUSIONS

Based on a review of the crash data, there does not appear to be any identifiable crash patterns that would be mitigated with any traffic control or geometric improvements.

Copies of the crash data query results obtained from PCIT have been included in the Enclosures section of this appendix.

TRAFFIC IMPACT STUDY

for the

PITTSBURGH BUDDHIST CENTER

West Deer Township, Allegheny County, PA

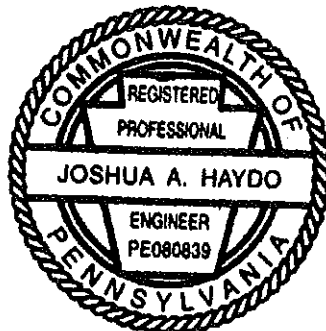
October 7, 2021

Prepared for: **Pittsburgh Buddhist Center**
58 Qsi Lane
Allison Park, PA 15101

Prepared by: **David E. Wooster and Associates, Inc.**
Two East Crafton Avenue
Pittsburgh, PA 15205

Project Engineer: Joshua A. Haydo, P.E., PTOE

Seal



A handwritten signature in black ink, appearing to read "J. Haydo", positioned above a horizontal line.

10/7/21
Date

**Traffic Impact Study
Pittsburgh Buddhist Center
West Deer Township, Allegheny County, Pennsylvania**

EXECUTIVE SUMMARY

Project Description

The Pittsburgh Buddhist Center is located at 58 Qsi Lane in West Deer Township, Allegheny County, Pennsylvania. The Center was formerly utilized for events and gatherings, but will now be considered a place of worship. The size of the Center is approximately 6,725 square feet.

This report analyzes the impact of this project on the traffic operations of the adjacent roadway network under Existing Year 2021 Pre- and Post-Development Conditions.

Trip Generation and Distribution

Trip Generation

The Institute of Transportation Engineers' (ITE) *Trip-Generation Manual*, 10th Edition, was used to determine the trip generation rates associated with the Center (specifically, ITE Land Use Code #560 – *Church*). These rates were then utilized to determine the additional trips anticipated to be generated by the proposed development on a typical weekday and during the PM, SAT, & SUN peak hours, which are summarized as follows:

- 58 additional vehicles during a typical weekday (29 entering and 29 exiting)¹
- 6 additional vehicles during the PM peak hour (3 entering and 3 exiting)
- 19 additional vehicles during the SAT peak hour (11 entering and 8 exiting)
- 119 additional vehicles during the SUN peak hour (57 entering and 62 exiting)²

Trip Distribution

The trip generation data, the distribution of traffic at the existing study intersection, and the location of the proposed development were all used to assign the site-generated traffic to the study area roadway network.

¹ ADT, or Average Daily Traffic [Volumes]

² The SUN peak hour rate prescribed by ITE should be considered conservative, as this facility's largest gathering is anticipated to draw only 40-50 participants.

List of Study Intersections

The study area for this project includes one (1) existing intersection:

- Gibsonia Road (SR 0910) with Qsi Lane

Conclusions and Recommendations

The Pittsburgh Buddhist Center development in West Deer Township, Allegheny County, Pennsylvania is not anticipated to impact traffic operations in the study area. The following is a summary of the results and recommended improvements at the study intersection:

Gibsonia Road (SR 0910) with Qsi Lane

- Impacts to this intersection will be negligible with increases in average overall intersection delay of less than 2.5 second per vehicle during the PM, SAT, & SUN peak hours.
- Improve available sight lines to the extent possible by way of on-site clearing and/or grading.
- No roadway improvements recommended.