

**WESTMORELAND
COUNTY
COMPREHENSIVE PLAN**

JANUARY 2005

WESTMORELAND COUNTY COMPREHENSIVE PLAN

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1. EXECUTIVE SUMMARY

A. Summary

i. The Origin of the Comprehensive Plan

There is no shortage of good plans in Westmoreland County. Before work began on the comprehensive plan in 2002, Westmoreland County and its related agencies had completed transportation plans, parks and recreation plans, conservation plans, water and sewer plans, housing plans and community development plans.

The county comprehensive plan grew out of a need to consider the big picture of Westmoreland County and to plan for its growth and progress. Previously completed plans both impact and are impacted by one another. Plans cannot be implemented in a vacuum. Without coordination, the consequences of planning can sometimes be harmful.

The comprehensive plan is a broader undertaking. It is based on the recognition that the value of planning increases when people and organizations work together. The comprehensive planning process requires the involvement of many different groups and individuals, including citizens at large, public agencies, county departments, builders, developers, farmers, conservationists, economic development practitioners and elected officials. Each of these entities plays an important role in shaping the county's future.

For the first time in the history of the county, previous plans and the agencies that commissioned them have been meshed together along with newer planning initiatives to form a single comprehensive plan for development and preservation in Westmoreland County.

ii. The Motivation to Plan

The decision to undertake a comprehensive plan was inspired by change and choice. Different people need different things.

There are certain changes in the character of the county that we recognize immediately, such as land development or the loss of a major employer. There are other types of changes that are more gradual and that occur to us only after prolonged reflection. Going forward, there is an absolute certainty that continued change is inevitable.

As humans, we are influenced by change and therefore seek to understand and manage change to our benefit. Exerting our ability to understand and manage change is comforting and satisfying. On the other hand, feeling out of control of one's circumstance is disconcerting. Planning contributes to our sense of well being by providing a needed sense of direction and purpose.

iii. The Comprehensive Planning Process

The comprehensive planning process considers the choices people have for where they live, where they work, and how they move from one place to another. It also requires that, as a county, we consider the consequences of our choices. The enabling legislation for planning in Pennsylvania requires the county to consider certain specific issues or categories of planning and how they interrelate. These categories are referred to as “functional plans” and include issues such as housing, economic development, transportation, community facilities, water and sewer, natural resources, historic resources, open space and recreation and land use.

The comprehensive planning process involves a series of steps that lead to a sustainable future:

- Taking Stock
 - performing an assessment of the county
 - collecting and analyzing information
 - defining trends
 - what has changed?
 - what has remained the same?
 - establishing a baseline against which future comparisons can be made
- Defining the Issues
 - strengths: what works well?
 - weaknesses: what needs to be changed?
 - identify potential threats
- Communicating the Guiding Vision
 - what does the county want to become?
 - what will it look like in 10 years?
 - what are the county’s aspirations?
 - what are its priorities for the future?
 - statements of public policy
- Developing an Executable Strategy
 - define achievable goals
 - describe a series of action steps
 - establish a timetable
- Implementing the Plan
 - who will do what to advance the plan?
 - describe tools that can be used to implement the plan
 - identify the need for statutes, ordinances or regulations to effectuate desired change

- Evaluating the Effectiveness of the Plan
 - solicit feedback
 - monitor progress
 - re-examining the validity of the plan in light of changing circumstances
 - updating and revising the plan, as required

iv. The Nature of Change in Westmoreland County

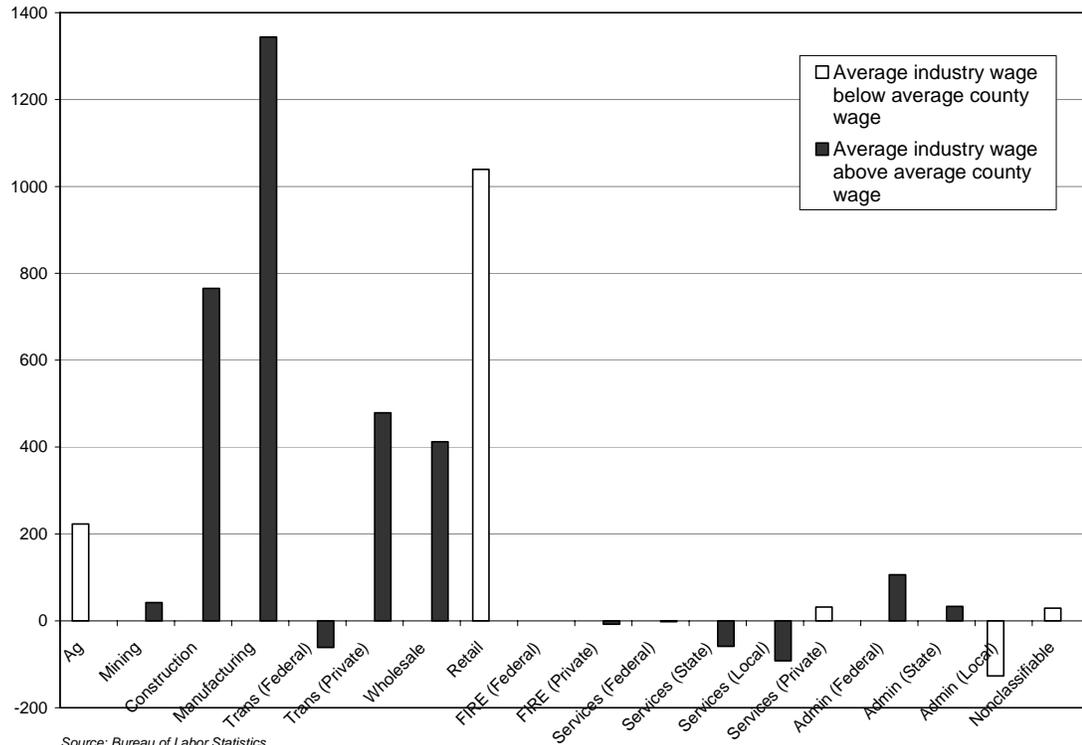
Westmoreland County is a study in contrasts. Some areas of the county are experiencing the classic growth model, i.e., jobs are increasing, the housing market is hot and commercial development is expanding to meet the consumptive needs of local residents. In other areas of the county, people are leaving and communities are experiencing substantial disinvestment. In the middle of these two extremes are areas of the county that are staying about the same.

Because of these sub-regional differences, it is difficult to arrive at a generalized description of change in Westmoreland County. There are, however, some underlying forces of change at work in the county that are significant in terms of potential impacts. The top ten list of trends that follows depicts the big picture of change in Westmoreland County.

- **Trend #1: More jobs for Westmoreland**

Despite stagnant population growth, employment in the county is increasing. The county's workforce grew by almost 6% between 1990 and 2000. Women in particular have entered the workforce in significant numbers. Not only is the number of jobs increasing, but job growth has occurred in economic sectors that pay above average wages, including the information, health care, services and education sectors.

Figure 1-1
Westmoreland County Job Growth by Economic Sector and Average Wage 1997-2000



- **Trend #2: Increasing number of households**

Although the county's overall population declined slightly in the past decade, the number of households increased by nearly 5% during the past ten years. This reflects a national trend towards longer life expectancies, younger people deferring marriage until later in life and more frequent divorces. Growth in new household formation is significant because it is one of several factors that drive the housing market and the demand for housing accessories.

- **Trend #3: Incomes are rising**

Westmoreland County is becoming more affluent. Household income grew by 44% in the county during the past decade. This increase in disposable income translates to increased consumption of goods and services. The county's poverty rate decreased by nearly 20% between 1990 and 2000. However, there were still 14 municipalities in the county that experienced increases in poverty.

- **Trend #4: The supply of housing is increasing**

How did the housing market respond to the growth in households and the increase in purchasing power? A total of 7,500 housing units were added in the past decade. This represents a 5% increase in the supply of housing, slightly less than the 6% increase statewide.

- **Trend #5: The value of sales housing is increasing, and homeownership is on the rise**

Median home values increased by nearly 60% during the past decade. This was double the rate of increase for the state as a whole. Increases in home values build wealth for those who own their homes, but can sometimes act as a barrier to renters who are attempting to attain the American dream of homeownership. Low interest rates contributed to home sales in all segments of the market.

- **Trend #6: Land continues to be absorbed for development at an increasing rate**

About 12% of the county's 656,000 acres is currently developed. On average, approximately 750 to 1,500 acres per year (or about one-tenth to two-tenths of one percent of the county's total land area) is being absorbed for development per year.

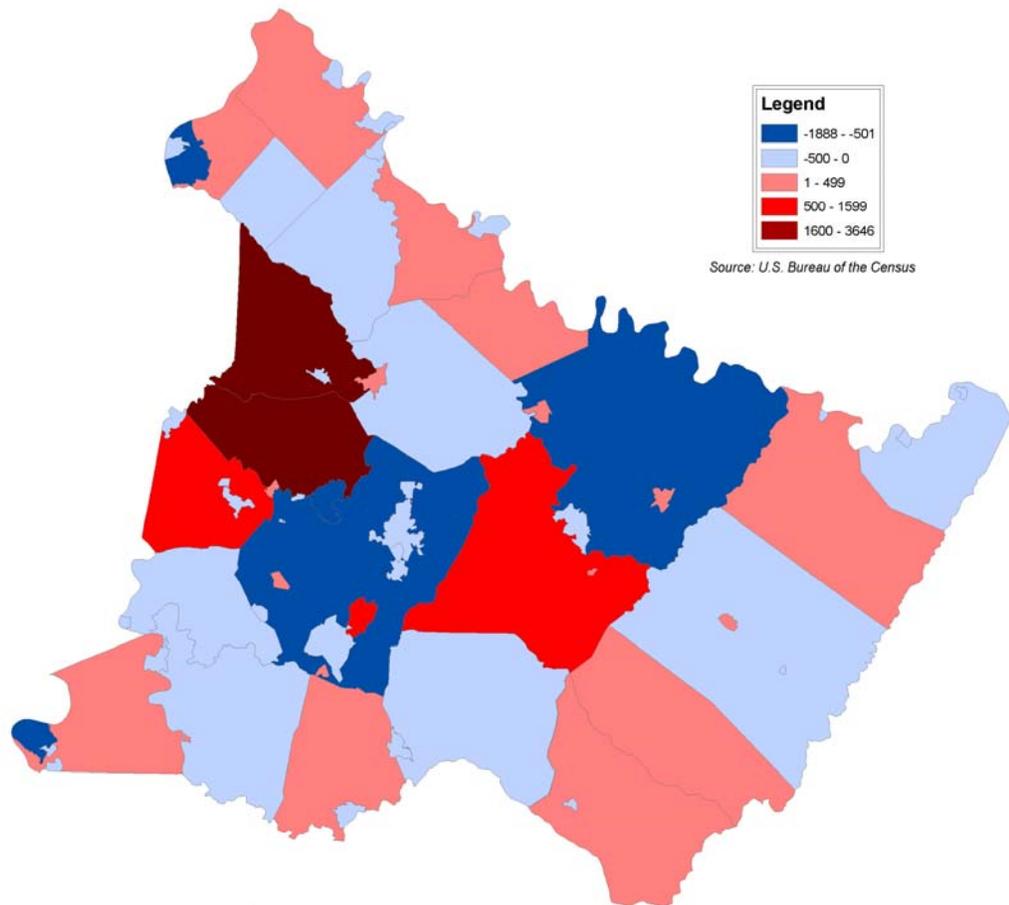
- **Trend #7: The number of farms and farm acreage is in decline**

The agricultural industry is changing. The number of farms in the county is decreasing by about 2% per year. The amount of acreage devoted to agriculture is also decreasing, although the average size of farms is increasing. Consolidation continues to occur within the agriculture industry as fewer younger people are interested in pursuing farming as a career.

- **Trend #8: Suburban growth and urban flight**

As a whole, the county's population has remained relative constant. But within the county, significant shifts in population have occurred. These shifts follow a consistent pattern of population migration from the cities to the suburbs. During the past decade, the county's first class townships experienced a population gain of over 9% while cities witnessed a population decline of nearly 5%. Boroughs and second class townships each lost about 2% of their populations.

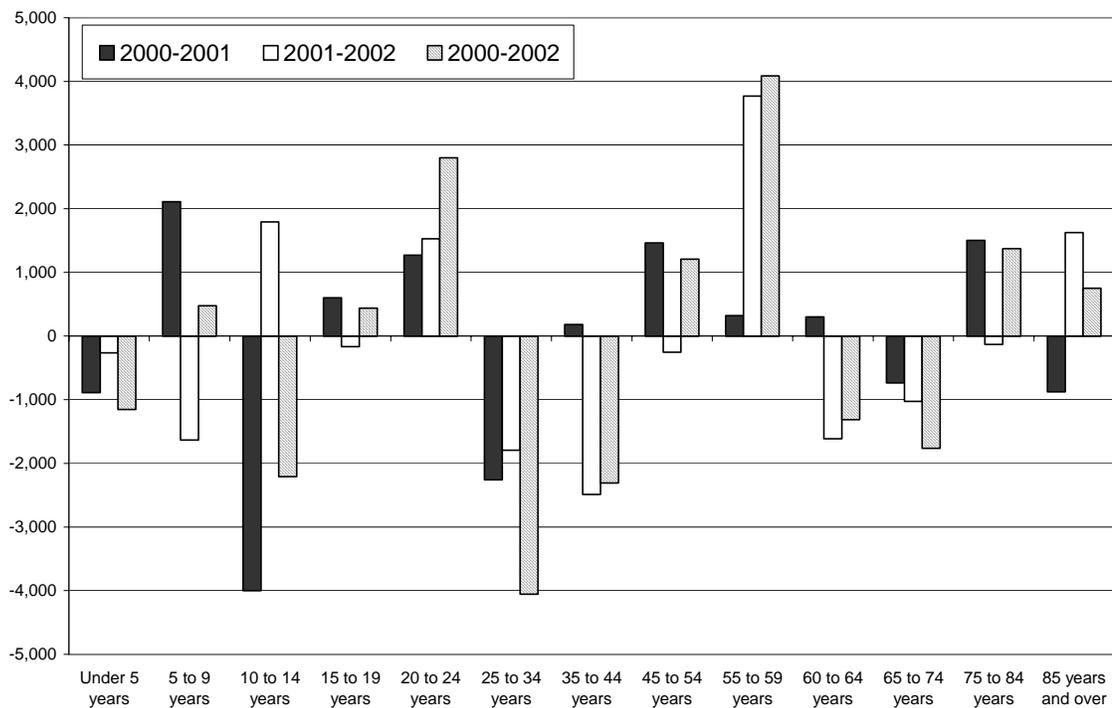
Figure 1-2
Population Change 1990-2000



- **Trend #9: The county's population is aging in place**

The number of older people in the county is increasing while the number of young people is decreasing. The county's median age has increased from 31 in 1960 to 41 in 2000. Younger people and highly educated people are moving out of the county. Westmoreland ranks 52nd out of the state's 67 counties in the absolute change in younger workers between the age of 25 and 34.

**Figure 1-3
Net Migrants by Age 2000-2002**



Source: U.S. Bureau of the Census

- **Trend #10: Educational attainment amongst county residents is increasing**

Despite the fact that younger people between the ages of 25 and 44 migrated out of the county during the period 1990 to 2000, educational attainment amongst residents who remained increased substantially. The percentage of residents with an associate's degree, bachelor's degree or graduate/professional degree increased by 19%, 35% and 46% respectively. However, the number of residents with a high school diploma decreased by nearly 2% during the same period.

v. Defining the Issues

Participants in the planning process were asked to think about what is at stake in the county in light of the fact that the forces of change are constantly at work. More specifically, participants were asked to identify the likely impacts of change on the county's economy, on local services and on the environment. What are the county's strengths and weaknesses? What should be encouraged? What should be discouraged?

Because the scope of the comprehensive plan is exceedingly broad, there are countless issues of importance to county residents that were identified during the telephone survey, public meetings, interviews and focus group meetings. Several major themes emerged in our efforts to define the issues most important to county residents. For example:

- There is a general overall public appreciation of the abundant beauty and natural resources in the county. It is the #1 reason why people choose to live in Westmoreland County. Preservation of the rural open space character of the county is important to almost everyone.
- Many people place a high value on the county's recreational resources. They take great pride in the fact that a natural area or recreational facility was within a five minute drive of their residence. A related issue involves a perceived decline in agriculture. (Comments from residents indicate that farms are shrinking in size and employment. Although statistics show the number of farms is decreasing in the county, the number of acres per farm is increasing – meaning farms are becoming larger and more productive.) Most people feel that farming should be preserved as a way of life in the county.
- There was concern on the part of some that the county was becoming overly developed with highway commercial uses. Others feel that the amount of commercial development was about right. Many people expressed concern about what they perceived as a proliferation of big box retailers.
- There is a general concern about sprawl and traffic congestion. Many people feel that traffic volumes and traffic signals have increased significantly in the county.
- There is concern about the county's inability to retain its younger educated workforce. Many younger people are leaving the county to seek employment in other states.
- Some people feel that there are too many units of local government in the county. They called for consolidation and merger of municipal services in order to achieve efficiency.

The above list is but a sampling of the issues that are critical to county residents. All of these issues are important pieces of the puzzle as we attempt to define a desirable future for our community.

vi. What Kind of Place Should Westmoreland County Be?

The county's primary concerns and aspirations can be summarized in ten basic guiding principles:

1. Maintain the county's predominant rural character, conserve key natural resources, and preserve agricultural uses.
2. Accommodate future development primarily within the urban/suburban development triangle, but also preserve contiguous tracts of unimproved open space within this area. In terms of public policy and public investment, do not encourage upscale development outside of the designated urban/suburban development area.
3. Prioritize transportation improvements that reduce travel time from key areas of the county, thus reducing congestion on local highways.
4. Implement planning techniques and enforce development standards that produce clustered commercial development and discourage the proliferation of curb cuts on commercial highways.
5. Provide more options and fewer roadblocks to varieties of housing types and residential neighborhoods, encourage mixed use development, utilize design techniques that instill a sense of place, and reduce travel time for everyday purchases.
6. Revitalize cities, downtown areas, and urban neighborhoods and restore their status as attractive and convenient places to live.
7. Promote new and enhance existing economic employment centers that are accessible to various areas of the county, thereby minimizing adverse traffic impacts on local neighborhoods and communities.
8. Elevate architectural and landscaping standards to achieve a higher quality of land and building development that improves the visual appearance of the county.
9. Preserve and expand the county's moderately priced housing stock.
10. Maintain and enhance the basic attributes that make the county an attractive place to live, work, and play; i.e., low taxes, low crime rate, quality schools, career opportunities, housing and neighborhood variety, and abundant leisure and recreation opportunities.

vii. The Plan

Planning requires a delicate sense of balance. On one hand, the plan must be practical enough to be perceived as realistic and achievable. Nobody embraces a “pie in the sky” plan.

On the other hand, the plan must be sufficiently far reaching in terms of its intended accomplishments to be worth the effort. Weak plans do not inspire enthusiastic participation. As Daniel Burnham, a 19th century architect/planner who was the chief architect for the 1892 World Columbian Exposition in Chicago, said,

“Make no little plans; they have no magic to stir men’s blood and probably will themselves not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die.”

The overall plan for Westmoreland County is embodied in the 14 policy statements, 57 goal statements and 207 action steps outlined at the end of each functional plan in the technical document. We hope you will take the time to read the action steps. They constitute the essence of the county’s game plan for the next ten years. At the risk of oversimplifying the policy direction provided in the technical document, we have summarized some of the key concepts of the plan in the paragraphs that follow.

a. Housing

Housing growth in the county is a reflection of a healthy economy. Good paying jobs and low interest rates make it possible for county residents to afford better housing.

Housing growth also contributes to the county’s economy. It is estimated that 15% of the county’s overall economy is related to housing. Job creation within this industry is generated by developers, contractors, and suppliers of construction materials. New housing construction and rehab of existing housing generates demand for appliances, furnishings, construction materials, hardware, landscaping, and other consumables.

The housing goal for suburban areas in the county is to create alternatives to large lot subdivisions and to create housing for people in various phases of life. The population forecast for fewer younger residents and more older residents signals a need for additional low maintenance housing alternatives such as patio homes, condominiums and independent living facilities. In addition to providing housing for more established families that prefer bigger houses and yards, suburban areas should provide housing for homebuyers on a budget and those who prefer easy access to services.

In urban areas, the goal is to reclaim residential neighborhoods through concentrated revitalization activities. In particular, there is a need to

upgrade residential neighborhoods located contiguous to downtown areas. Statistics show that county residents continue to leave urban neighborhoods and move to the suburbs. Urban residential neighborhoods are worthy of preservation. New housing in urban areas would attract residents who seek to be less dependent on the automobile and who enjoy being able to live within walking distance of commercial, recreational, and cultural amenities.

The goal for rural areas is to preserve the integrity of existing housing in rural villages. In rural areas that lack public water and sewer service, density should be limited to that which can be supported by on site well and septic systems.

Builders and developers in the county are generally pleased with the level of housing growth. Their businesses have flourished. They struggle to understand and comply with local building code requirements, permitting requirements and inspection procedures. Each local unit of government has different requirements. Local governments and builders alike could benefit from the standardization of the approval process. There is a need to establish an ongoing dialogue between local planning agencies and builders/developers.

Affordable housing for non elderly households should be located within proximity to jobs. Another goal is to mix affordable housing together with market rate housing in new developments.

b. Economic Development

Job creation leads to economic growth and an increase in the standard of living of county residents. The absence of job creation leads to economic decline and a reduction in the standard of living of county residents. The goal is to stimulate job creation in economic sectors that offer above average wages, such as manufacturing, information, health care and education.

The business of attracting high wage employers and nurturing the growth of existing high wage employers is highly competitive. It is an industry unto itself. Westmoreland County needs to be equipped with the tools that permit it to compete in this industry. The primary mechanism for job creation is the availability of ready to go sites and building space for prospective employers.

Based on the build out projections of existing development sites and the lag time needed to bring additional sites on line, we need to begin NOW to expand the inventory of planned business sites and real estate resources. In order for the county to maintain its competitiveness, these real estate assets must be located in high demand areas.

To insure our economic future, we intend to maintain a balance of job creation activities on both brownfield and greenfield development sites. Site selection procedures will focus primarily on areas already served by existing infrastructure. Our goal is to select locations and to provide

transportation access to business sites in a manner that does not adversely impact existing residential neighborhoods.

Other economic development goals include:

- Linking education and jobs in an effort to retain the county's younger educated workforce
- Increase focus on economic sectors capable of generating increased economic activity:
 - Tourism
 - Agriculture
 - Value added lumber products

We view urban centers as economic development resources. Presently, there are many business districts in the county that are only marginally viable.

Our goal is to create vibrant urban centers as resources for the development and expansion of smaller businesses. This goal is based on the recognition that not every business is well suited to locate in a strip plaza, in business parks or in highway commercial areas. Low overhead expenses in business districts make them particularly suitable for small businesses.

Urban revitalization is needed in order to improve the economic viability of business districts. The model for downtown revitalization in the county includes several key concepts:

- Revitalization planning to identify strengths, weaknesses and development opportunities
- Downsize the business district, as needed, to keep it in scale with market support
- Preservation of older buildings, especially historic buildings
- Introduce a mixture of business uses, including retail, services, and "clean" manufacturing
- Re-introduce housing to the upper floors of commercial structures
- Revitalize the housing stock surrounding the business district; create an environment for residents to live within walking distance of their jobs
- Introduce new housing, preferably a mix of affordable housing and market rate units
- Undertake smaller scale redevelopment projects in support of blight removal, housing development and business expansion
- Construct water, sewer and street improvements

- Design and construct streetscape improvements to create a place where people want to be

A key policy is to create a downtown partnership that would include communities committed to downtown revitalization. The partnership would instill a multi-municipal approach to revitalization and would encourage standardized approaches to planning and fundraising.

Another key downtown related policy is to select at least one community for designation under Pennsylvania's Elm Street and Main Street programs.

c. Land Use

The changing use of land is an indicator of what the county's future holds in store. Absorption of land for development in the county has proceeded at a rate of approximately 700 acres per year on average. In everything we do, we need to be conscious of the fact that land is a precious resource. We need to recognize that the supply of land is finite and should therefore be used wisely.

Historically, development in the county has been concentrated in a triangular shaped area bounded roughly by New Kensington in the north, Latrobe in the east and Monessen in the south. Due to the availability of building sites and public water and sewer, it is expected that development will continue to be concentrated in this triangle. Without using formal growth boundaries, our aim is to direct future development to the development triangle while preserving the low density character of areas outside of the triangle.

Every land use decision determines the future character of our county. It is not the intent of the county to dictate or interfere in any way with the local government land use decision making process. It is our policy, however, to encourage both developers and local government planners to think more deliberately about how land is subdivided. A key action step in the plan involves monitoring the utilization of land in the county through subdivision records, earth disturbance records and local government records.

This thought process should include a consideration of the interrelationship between contiguous development tracts. Wherever possible, development sites should be linked by roadways, walkways, bicycle trails and contiguous tracts of unimproved open space.

Not every square foot of land within the development triangle should be developed. Value is added to development sites when land is preserved for unimproved open space. We should focus our preservation efforts not just on steep slope areas, floodplains, wetlands and other difficult to develop areas, but on wooded areas and other forms of open space as well. Frequently, developers interpret the dedication of land for open space to mean formal playgrounds, basketball courts and other recreational amenities. Oftentimes, an unimproved walking trail through

a wooded area can add more value than a formal playground or basketball court. These thought processes should be reflected in both county and local land use regulations.

The land use goal for urban areas is to provide for a wider variety of uses and sizing the retail district to the market. There are certain areas of the county outside of business districts that require remedial attention.

The land use goal for suburban areas is to encourage a higher quality of development that improves the visual environment and reduces traffic congestion. Towards this end, the number of curb cuts on commercial highways should be limited and contiguous development tracts should be linked. Mixed uses should be encouraged wherever possible. Shopping areas should be connected to residential areas in a way that reduces dependency on the automobile.

The land use goal for rural areas is to preserve the low density character of areas outside of the development triangle. In rural villages, public water and sewer facilities should be improved in order to eliminate threats to environmental quality and public health. Public investment in water and sewer facilities outside of rural villages should be limited.

There is one issue on which nearly everyone in the planning process strongly agreed, and that involves the need to preserve key tracts of open space. Almost everyone in the county treasures our farms, mountains, forests, streams, gorges and views of the Chestnut Ridge. A key policy is to create a legal entity known as a land trust to accept donations of cash and property with the intent of preserving critical tracts of open space. The land trust would be able to acquire property and development easements.

Pennsylvania's policy is to encourage communities to engage in multi-municipal planning and zoning activities. We generally support this policy, but we also support communities that wish to "go it alone" by preparing their own plans and policies. We encourage the Smart Growth Partnership of Westmoreland County (SGPWC) to develop model ordinances and render land use technical assistance to local units of government. We will provide support to SGPWC to carry out this function. Furthermore, we hope that intergovernmental cooperation in planning and zoning will lead to other forms of cost sharing and consolidation of public services.

d. Transportation

A critical step in the life of every transportation improvement project is to be included on the regional TIP, or Transportation Improvement Plan. We have worked diligently to insure that many worthwhile projects in Westmoreland County have been included on the regional TIP. But only a fraction of the county's transportation projects that become included on the TIP are ever built. With the support of our legislative delegation and in light of our active participation in regional transportation planning, we

will strive to achieve a 75% TIP implementation rate. If we succeed in this undertaking, many of our major transportation needs will be addressed.

Transportation and economic development are closely linked. There are several types of “economic development highways” that are important to our future. The Route 119 corridor between New Stanton and Mount Pleasant is an example of an economic development highway that provides access to jobs in a way that minimizes adverse traffic impacts on local roads. A new interchange is planned on Route 119 in the vicinity of the Sony plant.

One of our highest transportation priorities is to link the Route 119 corridor with a new PA Turnpike interchange near its intersection with Route 981. This economic development highway is part of the proposed Laurel Valley Improvement Project. This project also calls for the improvement of existing Route 981 between the PA Turnpike and its intersection with Route 30 near the Arnold Palmer Regional Airport.

Another type of economic development highway involves the provision of improved access from downtown areas to regional highways. One example of this type of highway is a proposed truck route from Route 30 to industrial sites in downtown Jeannette. This route would generally follow existing rights of way, but would eliminate difficult turning movements and shorten the driving time to the regional transportation network. This improvement will improve the marketability of industrial land in Jeannette.

As commercial development expands along major highways, through roadways often evolve into local service highways and become clogged with traffic. One of our goals is to preserve the function of major arterials by preventing their gradual transformation to service roads.

Sometimes, access to a limited access highway can be overly limited. A case in point is the PA Turnpike. New EZ Pass interchanges at Route 130 and Route 981 would alleviate traffic congestion on local roads.

Not all of our transportation goals are capital intensive. One of the causes of congestion on major highways involves the inappropriate timing of traffic signals. Once installed, signals are rarely timed with nearby signals to facilitate the flow of traffic. The re-timing of traffic signals is an example of a relatively easy and inexpensive measure to ease congestion.

Certain areas of the county could benefit from a “belt network” that involves upgrades to existing secondary roads. An example of this type of improvement is an alternative route from the Delmont area of Route 66 north of Greensburg to the Westmoreland Mall area. Upgrades and signage improvements on secondary roads would reduce travel times and ease congestion on major highways.

One final element of the transportation game plan involves bicycle trails. We need to think of bicycle trails not just as recreational amenities but also as alternatives to the use of automobiles. Our goal is to link residential areas to jobs and commercial amenities wherever possible via trail networks. A key action step in the transportation plan is to develop a master trail plan for the county.

e. Natural Resources, Open Space and Recreation

Open space and access to recreation areas is an important reason why many people are attracted to Westmoreland County and choose to remain in the county. The vast majority of survey respondents indicated their willingness to use county tax dollars for acquisition of land for open space and recreation. A key action step in the plan involves the formation of a land trust to acquire easements on properties that constitute open space, woodlands and other sensitive land areas. A related goal is to preserve prime farmland through acquisition of easements.

One way of expanding recreational facilities in the county is to introduce passive recreational opportunities at existing reservoirs and lakes. This type of project could be undertaken at the scenic Beaver Run Reservoir that forms the border between Washington and Bell Townships.

Other goals include:

- Creating a greenway system along major corridors
- Providing technical assistance to local governments during the site plan review process to minimize erosion and reduce stormwater runoff
- Increase the number of value added lumber industries in the county

f. Community Facilities and Community Services

This section of the plan deals with municipal buildings, schools and emergency services. The primary goal of this section is to encourage inter-municipal cooperation / consolidation with the ultimate objective of improving the quality and quantity of community services.

viii. Acting on the Vision

The sheer volume of policy, goals, and action steps in the plan seems overwhelming.

However, every complicated task is made more manageable by reducing it to a series of individual steps. Some action steps are relatively simple and can be implemented quickly and inexpensively. Others are more complicated and will require considerable resources and decades of concerted effort.

But how exactly do we take steps to achieve the vision?

- First and foremost, it requires leadership at the very highest level of county government to understand and embrace the vision and to assemble the human and financial resources needed to implement the plan.
- Second, new public policies and adjustments to existing policies will be required to implement the plan.
- Third, the comprehensive plan must be used as a tool for decision making. Every major activity to be carried out by the county should be evaluated in terms of its consistency with the comprehensive plan. This will insure that today's decision will lead to tomorrow's goal.
- Last, but certainly not least, the overall effort will require management. The Director of the county's Department of Planning and Development or his appointee would serve as the central coordinator of implementation,
 - establishing an organizational framework for implementation, i.e., assembling those agencies and organizations that agree to assist in implementing the plan
 - delegating responsibility for individual action steps to the appropriate agencies and organizations
 - coordinating the activities of diverse groups and individuals without becoming bogged down in the day to day details of implementation
 - convening "meetings of the whole" to insure communication between participating organizations so that the left hand always knows what the right hand is doing
 - maintaining a focus on the big picture, keeping the process on track and making incremental course corrections as necessary
 - monitoring progress and effectiveness of activities in meeting overall goals, and
 - amending the plan from time to time in response to changing circumstances

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2. INTRODUCTION

A. What is the Purpose of a Comprehensive Plan

A county comprehensive plan is a document that provides information on the existing conditions within a county, assesses the issues facing the county, establishes a vision for the county's future, and formulates goals and strategies to implement the county's vision. The Pennsylvania Municipalities Planning Code (MPC) requires every county in the state to prepare and adopt a comprehensive plan.

The Westmoreland County Comprehensive Plan is a document for guiding the future of the county. This plan is the product of a two year planning process involving the director and staff of the Westmoreland County Department of Planning and Development, a 15-member advisory committee, a countywide telephone survey, numerous focus group meetings, the Board of County Commissioners, and most importantly, the citizens of Westmoreland County. This plan reflects input from a wide variety of sources.

The county will use the policy statements within this document to guide day-to-day decisions relative to funding opportunities and development/redevelopment issues.

Comprehensive plans are not static documents. They are guides that must be reviewed and revised in light of changing conditions. The MPC requires that county comprehensive plans be updated every 10 years to ensure that they address the needs of current and future county residents.

This is the first comprehensive plan ever prepared for Westmoreland County. As such, it is expected to serve as a benchmark against which future changes in Westmoreland County can be measured.

B. Planning Process and Citizen Participation

The Westmoreland County Comprehensive Plan planning process began in September 2002. Public participation in the process was obtained via the following:

- The county was divided into seven planning districts. Public meetings were held in each district in October and November 2003. These seven meetings attracted varying numbers of residents and special interest groups, based on location. Meeting attendees provided feedback to information presented, and offered input on a variety of planning issues.
- The county's website (www.co.westmoreland.pa.us) was used to post information about the comprehensive plan. It included results from the telephone survey, demographic and economic information about both the county overall and the seven planning districts, and meeting notes from each regional meeting with the residents.
- The Board of County Commissioners appointed a 15-member comprehensive plan advisory committee consisting of county residents representing various planning and community development interests and expertise. The steering committee met quarterly during the planning process to provide advice, guidance and recommendations on planning issues.
- Key stakeholders and practitioners in the fields of housing, economic development, transportation, natural resources, social services, education, historic preservation and other areas were interviewed for their insights. Focus group meetings were convened with many of these practitioner groups.
- A countywide telephone survey was conducted to obtain the opinions of county residents on a number of comprehensive planning issues. A total of 400 county residents participated in this survey.
- In fall 2004, the draft plan was posted on the county website. Hard copies of the plan were placed on public display at various locations throughout the county.
- In fall 2004, another series of meetings was advertised and conducted within each of the seven planning districts. The purpose of these meetings was to present the draft plan to the public and special interest groups and to receive feedback on all aspects of the plan.
- In November 2004, a formal public hearing on the plan was duly advertised and convened by the Board of County Commissioners.

C. Smart Growth

In 1996, a national Smart Growth Network was formed and supports a specific style of community development addressing quality of life issues that planners, policy makers, and community residents alike are now starting to ponder. It incorporates a synergy between the community, the environment and the economy simultaneously, as all are interrelated.

Locally, the Smart Growth Partnership of Westmoreland County (SGPWC) is a community-based non-profit organization located at the University of Pittsburgh, Greensburg campus. They suggest that communities need to make good long-term decisions about where, when and how they should grow. SGPWC espouses the type of growth that improves the quality of life for residents and businesses, and wants to insure vibrant, high quality growth for the future generations in Westmoreland County. The ten principles that form the first step in articulating the goals of smart growth include:

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions

The following narrative illustrates the ways in which the smart growth principles are or are not being employed in Westmoreland County.

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices

Westmoreland County has several characteristics implicit in the smart growth movement that are an integral part of the county's makeup. One such characteristic is the mix of land uses that naturally formed in the county's urban areas. Throughout the county's thirty-seven boroughs, six cities, and villages throughout the townships, land uses have been mixed naturally,

because of the time period in which the county's more densely populated areas developed. With few exceptions, urban areas in the county center on a central business district, sometimes with residential units found above. Industrial sites are usually integral to the urban areas' core, and are (or were at one time) rail-accessible. Dense residential uses generally surround the central core, with public and semi-public uses scattered throughout. This basic land use mix is standard in communities that developed before widespread use of the automobile, thus they tend to be more friendly to the pedestrian who can walk from their home to the store, etc.

Although the urban areas display a mix of land uses, the bulk of the townships in the county (outside of unincorporated villages) do not. Aside from the land that is primarily used for agriculture, or not developed at all (providing open space or wooded areas), land developed in the townships generally follows the separation of land uses advocated in Euclidean zoning. With commercial uses lining major roadways, and residential uses relegated to subdivisions, navigating these suburban areas is possible only by automobile.

- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place

The boroughs of Ligonier and Vandergrift are prime examples of communities that radiate a sense of place upon entering. In addition, they contain historic districts that are listed on the National Register. They also provide a range of housing opportunities from single-family detached homes to smaller apartments. The boroughs provide both a physical and subconscious gateway upon entering, and the centralized commercial area is conveniently surrounded by residential uses. Open space and parklets, and public and semi-public uses are intermingled within the commercial and residential uses. Simple additions of aesthetic features such as street lamps and benches make the communities attractive. The communities have a strong sense of place in that people from outside of the community can identify them easily when brought to mind.

- Preserve open space, farmland, natural beauty, and critical environmental areas

The county's natural beauty has many advocates for its preservation. Through various means, approximately 210,748 acres of the county's natural resources have been preserved.¹ This acreage represents 32.1% of the county's land – almost three times its entire developed area (estimated at 77,076 acres, or 11.7% of its land). The Agricultural Preservation Board has agricultural easements on 48 farms (~7,000 ac.), and approximately 83,000 acres held in Agricultural Security Areas. In addition, there are over 30 non-

¹ Areas designated as preserved include the following categories: floodplain, steep slopes, wetlands, open space, parks, gamelands, camping grounds, reservoirs, agricultural security areas, and golf clubs.

profit environmental organizations, not associated with local, state or federal government, that strive and coordinate amongst themselves toward preservation and protection of important natural resources.

- Strengthen and direct development toward existing communities

Although a significant amount of land has been preserved, the bulk of the land in the county is undeveloped and unpreserved – approximately 368,176 acres, or 56.1%. And certain areas of the county, those that have already seen large amounts of development, exert strong development pressure on those unpreserved parcels of land.

Recommended in the newly crafted policy statements included in this plan, the county intends to support those developments that are proposed to strengthen existing communities rather than developments in the undeveloped and unpreserved areas mentioned above.

- Provide a variety of transportation choices

As one of Westmoreland County's weaknesses, transportation in the county is primarily accomplished by private automobiles. Bus service is provided chiefly as commuter service to Allegheny County, with infrequent local service. According to a countywide telephone survey conducted for this plan, 93.4% of respondents do not utilize public transit. There is no commuter rail service; however, there are several park and ride locations throughout the county, mainly for commuters traveling into the City of Pittsburgh.

Within limited means, Westmoreland County Transit Authority (WCTA) plans to increase its service for commuters and local users. Additionally, a study jointly completed with WCTA, the Port Authority of Allegheny County (PAAC) and the Southwestern Pennsylvania Commission (SPC) highly recommends two commuter rail routes, as well as additional park & ride lots, to be implemented in the county. Highway improvements (from additional Turnpike interchanges to construction of a new connector to making existing roadways function more efficiently) will also increase the transportation options in the county. Strengthening the transportation network by these means will expand the options for travel in the county.

- Make development decisions predictable, fair and cost-effective

Local municipalities have the final authority on how development will occur in Westmoreland County. By coordinating with the SGPWC throughout the entire comprehensive planning process, county staff has become educated on how to make the most fair and cost-effective development decisions in order to benefit the residents of the county. The county and SGPWC intend to support municipalities to further this effort.

- Encourage community and stakeholder collaboration in development decisions

The community and key stakeholders were involved in the comprehensive planning process from beginning to end. As with any major development in

the county, there is a public review period for comments. An ad hoc committee could be formed by community members and key stakeholders who support smart growth for review of larger development projects. Their comments can be submitted to the Planning Department and County Commissioners as feedback.

D. Statement of Objectives

Many of the Smart Growth principles stated in the prior section are also established in the following set of objectives in response to issues identified during the comprehensive planning process:

i. Housing

- **POLICY:**

Promote efficient residential development countywide to accommodate current and future residents.

GOAL:

Provide a variety of housing types countywide that are affordable to a wide range of households, regardless of income, and that can be supported by market demand.

GOAL:

Stabilize condition of housing stock in the county by continuing housing rehabilitation initiatives.

GOAL:

Support affordable housing initiatives countywide, and especially in urban areas, in locations in proximity to lower income employment opportunities, and preferably in locations with access to existing public transit service.

GOAL:

Streamline process of new residential construction in county.

GOAL:

Focus growth areas near existing development.

- **POLICY:**

Revitalize the housing stock in urban areas.

GOAL:

Create a strategic revitalization approach for urban areas.

GOAL:

Reduce housing unit decline in urban areas.

GOAL:

Expand homeownership opportunities in urban areas.

GOAL:

Improve market rate housing opportunities in urban areas.

GOAL:

Revitalize housing in neighborhoods that are contiguous to downtown/commercial centers.

GOAL:

Rebuild infrastructure in support of housing improvements in urban areas.

- **POLICY:**
Promote efficient residential development in suburban areas.

GOAL:

Accommodate residential growth in areas near existing infrastructure.

- **POLICY:**
Promote efficient, orderly residential development in rural areas.

GOAL:

Accommodate new housing development near existing villages and/or infrastructure.

GOAL:

Encourage low density housing served by well and septic systems in rural areas that are not served by public water and sewer systems. (See also 9. Public Utilities and 11. Land Use.)

ii. Economic Development

- **POLICY:**
Maintain/expand the county's economic development efforts to attract/ retain/expand industrial and manufacturing enterprises, thus increasing jobs in other economic sectors in the county.

GOAL:

Identify, target and support industries that show promise for employment retention and growth

GOAL:

Provide leadership to increase effective collaboration and partnerships among county and regional economic development providers.

GOAL:

Provide leadership and support to provide a well- trained and educated workforce for area businesses.

GOAL:

Provide county municipalities with the tools to assist economic development activities.

GOAL:

Support infrastructure improvements needed for economic development. (See 7. Transportation and 9. Public Utilities.)

GOAL:

Promote tourism as an economic development generator.

GOAL:

Promote agri-business as economic development generator.

GOAL:

Market Westmoreland County as a good place to live and do business.

- **POLICY:**
Continue to provide technical assistance to communities implementing downtown business district revitalization projects.

GOAL:

Encourage municipalities with business districts to take a comprehensive approach when preparing or updating downtown revitalization plans.

iii. **Transportation**

- **POLICY:**
Develop an integrated transportation system to encourage economic development and to move people and goods efficiently and safely to serve both present and future needs.

GOAL:

Maximize the commitment and utilization of available funding to complete priority projects within scheduled time frames.

GOAL:

Upgrade major corridors to create an effective network connecting each region in the county.

GOAL:

Protect integrity of through traffic on primary highway system.

GOAL:
Reduce/manage congestion on existing roadways to provide improved access to and through urban activity areas.

GOAL:
Promote the utilization of limited access highways to divert traffic from local roads.

GOAL:
Develop transportation improvements to serve major economic generator centers in the county.

GOAL:
Encourage improved transit services to provide alternative means of transportation within Westmoreland County where feasible.

GOAL:
Improve commuter services to Pittsburgh.

GOAL:
Promote expansion of current walking/biking trails and connection of existing and planned developments.

GOAL:
Continue improvements to Arnold Palmer Regional and Rostraver Airports to enhance air service.

GOAL:
Encourage highway alternative means of moving goods inter-county/state.

GOAL:
Analyze improvements necessary to create alternative routes to reduce congestion and improve traffic flow.

GOAL:
Add community value to transportation improvements by developing a coordinated landscaped corridor or streetscape.

GOAL:
Improve transportation safety.

iv. **Open Space/Natural Resources**

• **POLICY:**

Encourage the open, rural character of Westmoreland County by supporting and protecting our natural resources.

GOAL:

Support existing agricultural operations.

GOAL:

Conserve and protect forest resources.

GOAL:

Manage stormwater runoff in all developments.

GOAL:

Consider the protection of natural resources in all developments.

GOAL:

Utilize previously developed and abandoned mine sites for productive purposes.

GOAL:

Insure the preservation of open space.

• **POLICY:**

Coordinate with other regional natural resource studies and organizations in order to decrease time needed for specific research.

GOAL:

Obtain data and research regarding natural resources in the most coordinated and efficient manner.

v. **Public Utilities**

WATER SERVICES

• **POLICY:**

Support efforts to maintain an adequate and reliable supply of potable water to protect public health and the environment.

GOAL:

To support the development and implementation of an equitable and cost efficient method for water service provision that meets the needs of county residents and businesses.

SEWER SERVICES

- **POLICY:**
Support the provision of wastewater collection, treatment, and disposal facilities to meet existing and future demand, facilitate water conservation, and protect the environment.

GOAL:

To support the development of cost efficient sanitary sewage collection and treatment that protects the environment and provides for economic development in existing growth areas.

vi. **Community Facilities/Services**

- **POLICY:**
Consider location and structural conditions to determine support for construction, rehabilitation or repair of new and existing community facilities.

GOAL:

Promote and support the location of new community facilities near established communities with public infrastructure.

GOAL:

Where possible, assist in the reuse of former schools and community buildings.

GOAL:

Support the rehabilitation, repair, and construction of community facilities.

EDUCATION

- **POLICY:**
Maintain the high quality of education in the public, private and post secondary schools.

GOAL:

Support and promote the educational opportunities of the county's citizenry through involvement in the educational programs of the school districts and beyond.

RECREATION

- **POLICY:**
Provide both passive and active accessible recreational facilities to meet the public's needs.

GOAL:

Improve the quality of life for the residents of Westmoreland County through the maintenance and improvement of existing park and recreational facilities.

GOAL:

Improve the quality of life for the residents of Westmoreland County through the possible creation of new park and recreational facilities.

- **POLICY:**
Support historic preservation efforts.

GOAL:

Support efforts for preservation of historically significant buildings and places in Westmoreland County.

GOAL:

Promote historic preservation in municipalities that have historically significant buildings, places and architecture.

GOAL:

Support the formation and/or improved organization of historic preservation groups, including increased and improved communications among preservation groups.

GOAL:

Promote significant historic sites and events in the county as tourist attractions. (See also 6. Economic Development)

POLICE & FIRE PROTECTION

- **POLICY:**
Maintain a high level of public services (e.g., police, fire, emergency management) in the county to protect life and property.

GOAL:

Promote a more efficient provision of public services in the county's municipalities.

vii. **Land Use**

- **POLICY:**
Maintain a balance between development and the preservation of open space.

GOAL:

Encourage a thoughtful process in how land is subdivided and developed that considers the importance of preserving open space and the interrelationship between adjacent developments.

URBAN AREAS

GOAL:

Reverse the outmigration of population from urban areas and encourage reinvestment in these areas to attract new development.

SUBURBAN AREAS

GOAL:

Encourage quality development that emphasizes conservation-based design while minimizing adverse impact to adjacent land use or the community.

RURAL AREAS

GOAL:

Preserve the character and function of rural areas by supporting the preservation of agriculture, encouraging villages to continue to function as community and service centers, and by conserving natural resources.

E. County Vision Statement

1. Maintain the rural character of much of the county, protect key natural resources, and preserve agriculture.
2. Development should continue to be concentrated in the urban/suburban development triangle. Avoid overdevelopment by preserving contiguous tracts of unimproved open space within this area.
3. Prioritize transportation improvements that reduce travel time for through traffic, thus reducing congestion on local highways.
4. Utilize planning techniques and enforce development standards that achieve clustering of commercial development; discourage miles of continuous highway frontage commercial development.
5. Provide for a variety of housing types and residential neighborhoods, encourage mixed use development and walkable communities that instill a sense of place and reduce reliance on the automobile.
6. Revitalize cities, downtown areas, and urban neighborhoods and restore their status as attractive and convenient places to live.
7. Create economic employment centers at locations which are accessible to various geographic regions of the county; minimize adverse traffic impacts on local neighborhoods and communities.
8. Reach for a higher quality of land and building development that improves the visual appearance of the county; elevate architectural and landscaping standards.
9. Preserve the county's moderately priced housing stock.
10. Maintain and enhance the basic attributes that make the county an attractive place to live, work, and play; i.e., low taxes, low crime rate, quality schools, job opportunities, choices of housing and neighborhoods, and abundant opportunities for leisure and recreation.

F. Statement of Compatibility

Westmoreland County is surrounded by eight counties – Butler, Armstrong, and Indiana Counties to the north, Cambria County to the east, Somerset County to the southeast, Fayette County to the south, Washington County to the southwest, and Allegheny County to the west.

Allegheny County is an urban county. Armstrong, Indiana, Somerset, and Fayette Counties are rural counties. Butler, Cambria, and Washington Counties are predominantly rural, but Butler and Washington Counties are becoming increasingly suburban along their borders with Allegheny County.

Westmoreland County is predominantly rural, but it has a number of urban areas. Most of the county's larger urban areas (e.g., Greensburg, Jeannette, Latrobe, et.

al.) are in the center of the county, but some (e.g., New Kensington, Vandergrift, Scottsdale, Monessen, and Trafford) are located along the county's border. Other land uses along the county's border include suburban, residential, and commercial uses along the border with Allegheny County and rural uses along most of the border with other surrounding counties. There is often a continuous flow of compatible land uses (e.g., urban-to-urban or rural-to-rural) across these county boundaries.

Some of the eight surrounding counties have comprehensive plans, while the other counties are in various stages of the comprehensive planning process. Butler, Cambria, and Fayette Counties have updated comprehensive plans, and Somerset County is currently updating its plan. Armstrong County is in the public agency review phase of its comprehensive planning process, and Allegheny County has just begun its multiyear comprehensive plan preparation process. Washington County is also preparing its first comprehensive plan.

As the Future Land Use Map in Section 11 indicates, most of Westmoreland County's existing and proposed land uses along its borders with Butler, Cambria, Somerset, Fayette, and Indiana Counties are rural in nature and are compatible with similar adjoining uses in these counties. Existing and proposed land uses along Westmoreland County's border with Allegheny, Armstrong, and Washington Counties are a mixture of rural, suburban, and urban uses that closely correspond to, and are therefore compatible with, existing adjoining uses in these three counties. Although Westmoreland County does not anticipate any conflicts with proposed development in adjacent counties, there are a number of natural features that separate Westmoreland County from neighboring counties that will serve as buffers to minimize any potential conflicts. These natural buffers include the following:

- Allegheny River – separates northwestern Westmoreland County from Allegheny, Butler, and Armstrong Counties
- Kiskiminetas and Conemaugh Rivers – separates northern Westmoreland County from Armstrong and Indiana Counties
- Laurel Mountains – separates eastern Westmoreland County from Cambria and Somerset Counties
- Jacobs Creek – separates southern Westmoreland County from Fayette County
- Monongahela and Youghiogheny Rivers – separates southwestern Westmoreland County from Washington and Allegheny Counties

In sum, based on the future land use plans contained in the Butler County, Cambria County, and Fayette County comprehensive plans and Westmoreland County's knowledge of existing and anticipated development in other surrounding counties, Westmoreland County does not foresee any substantial conflicts between its existing and proposed land uses and those of surrounding counties. As surrounding counties complete or update their comprehensive plans, Westmoreland County will review them to determine the compatibility and potential impacts of proposed land

uses in surrounding counties with Westmoreland County's proposed land uses along shared borders.

Westmoreland County will also attempt to maintain long-term cooperative planning efforts with neighboring counties to insure continued compatibility of land uses and development and to implement mutually beneficial development actions. For example, Westmoreland County will maintain its liaison with Indiana County to promote improvements to Route 22 and compatible development along the Route 22 corridor. Also, Westmoreland County is a participant in Southwestern Pennsylvania Commission's (SPC) Regional Planning Directors' Forum, which discusses planning issues of regional significance and intends to coordinate plan consistency across county borders.

G. Statement of Interrelationships

There are many interrelationships among the elements in the Westmoreland County Comprehensive Plan. For example, the way in which people, goods and services are transported is linked to the way in which land can be used. Improved and expanded recreation facilities are linked to both housing goals to improve the quality of life for current and future county residents and to economic development goals to generate tourism dollars.

The following are some examples of the interrelationships and linkages among comprehensive plan components:

- Housing recommendations to promote efficient residential development near existing infrastructure are linked to land use recommendations to encourage municipalities to adopt ordinances that incorporate preservation of open space and to public utility recommendations to provide cost-efficient water and sewer systems in densely populated areas.
- Economic development recommendations to support infrastructure improvements needed for economic development are linked to recommendations to target transportation, public utility and community facilities improvements/extensions in anticipated development areas.
- Land use recommendations to preserve the rural character of the county are linked to public utility recommendations that encourage provision/extension of public water and sewer lines near existing developments.
- Housing recommendations to provide a range of affordable housing types are linked to recommendations that encourage municipalities with zoning to insure that their zoning ordinances permit a variety of dwelling types.
- Economic development recommendations to revitalize business districts are linked to housing recommendations to revitalize housing in neighborhoods that are contiguous to business districts. They are also

linked to historic preservation recommendations concerning the preservation of buildings within older business districts.

- Historic preservation recommendations to identify and preserve historic resources are linked to economic development recommendations that encourage capitalizing on historic preservation as a tourist attraction.
- Transportation recommendations to promote expansion of bicycle/pedestrian trails are linked to community facility recommendations to establish a trail network to link communities with recreation areas.

There are many other interrelationships among the components of the Westmoreland County Comprehensive Plan. The following table shows the number of linkages between the policies, goals, and action steps of the various comprehensive plan elements.

Plan Elements	No. of Linkages
Housing and Land Use	10
Housing and Public Utilities	1
Economic Development and Transportation	3
Economic Development and Public Utilities	1
Economic Development and Community Facilities	3
Economic Development and Land Use	2
Transportation and Community Facilities	4
Natural Resources and Land Use	6
Natural Resources and Housing	1
Total Occurrences	31

Source: Mullin & Lonergan Associates, Inc.

H. Statement of Regional Impact and Significance

Westmoreland County has a number of current and proposed land uses that have (or will have) a regional impact. These uses include Westmoreland County's industrial and business parks, transportation facilities, and large shopping centers.

- **Industrial and Business Parks**

Westmoreland County's industrial and business parks are major employment centers. The creation of new parks and/or expansion of existing parks will create hundreds of additional jobs in Westmoreland County and may have regional impacts on traffic patterns and volumes, housing demand, community facilities, and public services.

- **Transportation Facilities**

- Road Network

Westmoreland County contains a number of federal and state highways. In addition to Interstates 70 and 76 (PA Turnpike), the county has several major federal roads – Routes 22, 30, and 119 – and numerous state roads. These roads are the principal components of the county's transportation network.

Improvements, upgrades, or expansions of the road system affect traffic flow and vehicular access, economic development opportunities, and other issues. Among the county's proposed transportation improvements/expansions that may have a regional impact are the following:

- ◆ Completion of the Route 22 upgrade (widening and reconstruction)
 - ◆ Laurel Valley Improvement Program (including the Laurel Valley Connector)
 - ◆ Upgrades of Route 30 and state Routes 66 and 356
 - ◆ Construction of new turnpike "EZPass" interchanges at state Routes 130 and 981
- Arnold Palmer Regional Airport

Arnold Palmer Regional Airport does not provide regularly scheduled commuter flights, but it does offer limited air cargo capacity. The proposed development and expansion of the adjacent Westmoreland County Airpark, combined with an upgrade of the airport's air cargo capacity, may attract companies that require air cargo services.

- Westmoreland County Rail Freight Intermodal Terminal

In August 2003, Westmoreland County opened the Rail Freight Intermodal Terminal at the Westmoreland Logistics Park. This facility is adjacent to the Westmoreland Technology Park, the Sony facility, and the American Video Glass facility. The terminal is located on the county-owned Southwest Pennsylvania Railroad and has access to I-76, I-70, and state Route 119.

Due to convenient road and rail access, continued development of the Westmoreland Logistics Park and adjacent employment generators may have an impact on economic development, transportation, housing, and other community development issues in Westmoreland County and surrounding counties.

- Maglev

Maglev, or magnetic levitation technology, has the potential to provide high-speed train service to Westmoreland County.

Federal funding is being sought for this project that, if constructed, would substantially alter the transportation network of Southwestern Pennsylvania. With trains capable of reaching 240 miles per hour, a trip from Westmoreland County to Pittsburgh International Airport could be completed in approximately 35 minutes. This linkage would bring

Westmoreland County within easy commuting distance of job opportunities in eastern Allegheny County, downtown Pittsburgh, and the airport. It would place Westmoreland County in the enviable position of attracting employers and residents due to the county's low taxes, inexpensive land, and diverse workforce.

Maglev's future in the region is not certain, but should the maglev project proceed, the landscape of Westmoreland County could change significantly. The impact of maglev service needs to be considered carefully if the project proceeds.

- **Shopping Centers**

Major shopping centers like the Westmoreland Mall and the (under construction) Greengate Centre have regional impacts on transportation, economic development, land use, and other community development issues. While such facilities provide jobs, shopping opportunities, and increased municipal revenues, they also generate traffic and often place additional demands on public infrastructure.

- **Natural Infrastructure**

The Natural Infrastructure Project for Southwestern Pennsylvania: NI Atlas identified the following features that may have a regional impact and significance: acid mine drainage, large-scale wind energy collection areas, and landfill areas. The county will continue to monitor and evaluate the problems or opportunities presented by these features.

Westmoreland County will maintain liaisons with adjacent counties to identify land uses that may have regional impacts, to promote mutually beneficial projects, and to identify and address the issues and opportunities that such land uses present.

I. Document Layout

This concludes *Section 2* of the Comprehensive Plan.

Section 3 begins with a brief history of the county, and concludes with a plan for historic preservation. It identifies the county's valuable historic resources and provides recommendations for preserving them.

Section 4 provides the number, ages, and race of persons who make up the county's demographic profile. These numbers are analyzed and projected in order to provide an estimate of the population's future needs. Population trends are discussed. In addition, there are cross-references to other types of trends underlying in the county, for example, in the housing sector, with employment and industry, and land use.

Sections 5 - 11 are the core components of the comprehensive plan. There are seven main elements: housing, economic development, transportation,

recreation/open space/natural resources, water and sewer facilities, community facilities/services, and land use. Each element contains an in-depth profile, trends, conclusions and recommendations, policy statements/goals/objectives, and an implementation timetable.

Supporting documentation and detailed tables are found in the Appendix.

J. Municipal Planning Code Requirements

Comprehensive plan elements required by the PA Municipal Planning Code (MPC) can be found throughout the comprehensive plan. Several elements are located in the introduction, including:

- statement of objectives
- county vision statement
- statement of interrelationships
- statement of compatibility with adjacent municipalities
- current and proposed land uses of regional significance

The seven main sections of the comprehensive plan are required MPC elements. Short- and long-term implementation strategies can be found at the end of each main section as implementation matrices. The Historic Preservation plan can be found in Section 3, County History, and the Agricultural Preservation plan is located in Section 8, Open Space/Natural Resources.

3. COUNTY HISTORY

A. History of Westmoreland County

Westmoreland County was established on February 26, 1773 by the Act of Assembly. It was the first county west of the Allegheny Mountains, and the 11th (and last) county established by the Colony of Pennsylvania. Its territory originally included the whole southwestern corner of Pennsylvania (16 current day counties). It was named after Westmoreland County in northwestern England. The Commonwealth of Virginia is the other entity that currently possesses a county by the same name. Westmoreland County was established to demonstrate Penn's claim to the territory. The Dominion of Virginia claimed the territory and encouraged pioneers through the Ohio Company to settle the land. After the Revolutionary War, Pennsylvania and Virginia negotiated an end to the border disputes by extending the Mason Dixon line westward.

The first court hearing was held in Robert Hanna's home, a site now listed on the National Register as being historically significant. Hanna's Town near Greensburg was the first county seat, and is remembered for the Hanna's Town Resolves of May 16, 1775. The Resolves stated that the settlers, along with Arthur St. Clair, would bind themselves together and take up arms if necessary to resist further tyrannical acts of Parliament. More than one year later, a Declaration of Independence was signed in Philadelphia. Hannastown was destroyed by fire by the Seneca Indians, lead by Chief Guyasota on July 13, 1782, and the county seat was relocated to Greensburg shortly thereafter. The first court in the new Greensburg county seat took place in 1797 in a log cabin where the current County Courthouse is located.

After the Colonial War for Independence, five counties were carved from the original boundary of Westmoreland County, and after 1800, eleven other counties were created in part from these counties. Since 1803, Westmoreland County has had the same boundary lines as it has today.

Several great political leaders, veterans and visionary entrepreneurs alike were either born in Westmoreland County or somehow made a mark on the community: Henry Clay Frick, Thomas Mellon, General Richard Coulter, George F. Huff, Robert S. Jamison, William Findley, John Covode, William Freame Johnson, John White Geary, Edgar Cowan, Joseph Finch Guffey, and Cyrus E. Woods.

The first federal census of 1790 recorded a population of 16,018, although boundaries have since shifted. By the beginning of the twentieth century, economic opportunity in the county's mills and mines brought Italian and Slavic immigrants in large numbers. Other ethnic backgrounds include German, Irish, Scotch-Irish, immigrants from other eastern and southern European countries, and African-Americans from the southern part of the United States.

Throughout the twentieth century, Westmoreland County reflected the nation's industrial growth and change that followed. Agriculture served as the county's economic base for most of the nineteenth century. After the Civil War, the county relied upon the metals industry and mining for its economic base well into the late twentieth century. These industries dominated the communities in which they were located. By the end of the 1950's, Westmoreland County ranked fifth among Pennsylvania's counties in the mining of bituminous coal. The center of the aluminum industry in the United States was located at New Kensington. Monessen led the county in steel and tin plate production producing immense quantities of woven wire and tubes. The glass industry was centered in Jeannette where six different plants produced glass for almost every domestic, industrial and military use. Glass was also manufactured in Mt. Pleasant, Greensburg and Arnold. Large population centers developed around these cities.

The demise of the steel industry in the United States through the 1970's and 1980's was mirrored in Westmoreland County, as over 40% of the manufacturing jobs in the county were lost after 1980. Coal also experienced more than a 50% reduction in jobs during the same period.

Westmoreland County's economy continues to change. New industrial parks and the continued development of small business have led the way to a diversification of the county's economy. Traditional employers such as Alcoa, Allegheny Ludlum Steel, Elliott Company, and Kennametal still form a significant part of the county's economic base. The addition of Sony and many small firms such as specialty machine shops, fabrication and electronic businesses continue to grow.

Changes in the county's economy have also resulted in changes where people reside. The county's boroughs and cities are no longer major employment centers and are slowly losing population to the first and second class townships where land and infrastructure are abundant. Suburban growth continues to take place in areas such as Hempfield Township, Penn Township, Unity Township, and Murrys ville, which have gained steadily in population. Many county residents still find employment in the City of Pittsburgh or outside of Westmoreland County; therefore, these communities have become "bedroom communities" for those who make the commute.

Today, Westmoreland County is composed of six cities, thirty-six boroughs, three 1st class townships, eighteen 2nd class townships, and two home rule municipalities (see the following figure). From its first federal census in 1790, Westmoreland has grown from a population of 16,018 to a population of 369,993 as of the 2000 Census. Westmoreland County has had the same boundary lines and acreage since 1803. Today, it is the seventh largest in land area of Pennsylvania's 67 counties. Westmoreland County is the tenth largest county in the Commonwealth in terms of population.

**Figure 3-1
Westmoreland County Location Map**

Currently, Westmoreland County is composed of 65 municipalities of various sizes. In the future, some of these municipalities may consider consolidation or merger under Pennsylvania Act 90. The county will support municipal consolidation or merger measures that its municipalities choose to pursue.

B. Historic Preservation Plan

i. The National Register of Historic Places

The National Register of Historic Places is the nation's official list of historical and cultural resources worthy of preservation. These properties may include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture at the local, state or national level. The Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation is the agency that maintains this list in the Commonwealth of Pennsylvania.

Any property or site can be nominated for placement on the National Register. Historic places are nominated to the National Register by the State Historic Preservation Officer (SHPO) in Harrisburg. Generally, nomination forms are documented by property owners, local governments, citizens or SHPO staff. Nomination forms are submitted to the state review board, composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archeology, and other related disciplines. The review board makes a recommendation to the SHPO either to approve the nomination if, in the board's opinion, it meets the National Register criteria, or to disapprove the nomination if it does not. Once full evaluation is made, the properties are considered to be "listed" on the National Register. Properties either in the review phase, or those that have not achieved listed status, are recorded as properties being "eligible" for the National Register.

Placement on the National Register allows local government oversight, and provides some protection from federal agencies that assist, permit, or license activities that have an effect on historic resources. In addition, income producing properties on the National Register may qualify for certain federal tax incentives, or become eligible for various grant opportunities.

In Westmoreland County, the National Register of Historic Places listed 33 sites that exhibit considerable historic significance. Specific criteria include age (must be > 50 years), quality of significance in American history, architecture, archeology, engineering, and culture. Listings include districts, sites, buildings, structures, and objects.

The historic places currently listed on the National Register are inventoried in the following table. The first site designated was the site of Old Hannastown in 1972. The most recent additions include Citizen's National Bank and Mt. Saint Peter's Catholic Church.

**Table 3-1
National Register of Historic Places**

	Name	Address	Municipality	Year Designated	Period of Significance
Planning District 1	Mt. Saint Peter Roman Catholic Church	100 Freeport Rd.	New Kensington	1998	1925 - 1949
	Byerly House	115 Menk Rd.	Upper Burrell Township	1985	1825 - 1849
	St. Gertrude Roman Catholic Church	311 Franklin Ave.	Vandergrift Borough	1983	1900 - 1924
	John Walter Farmstead	166 Mamont Dr.	Washington Township	1995	1825 - 1924
Planning District 2	Brush Hill	651 Brush Hill Rd.	Irwin Borough	1975	1750 - 1799
	Fullerton Inn	11029 Old Trail Rd.	North Huntingdon Township	1983	1750 - 1899
	Bells Mills Covered Bridge	L.R. 64180 off PA 136 (over Big Sewickley Creek)	Sewickley Township, South Huntingdon Township	1980	1850 - 1874
Planning District 3	Charleroi-Monessen Bridge	L.R. 247	Monessen	1988	N/A
	Household Site No. 1 "36WM61", or "Fisher No. 34"	Address Restricted	Rostraver Township	1986	1000 - 500AD, 1499 - 1000AD, 1500 - 1599
	Webster-Donora Bridge	L.R. 143	Rostraver Township	1988	1900 - 1924
	Plumer House	Vine & S. Water St.	West Newton Borough	1979	1800 - 1849
Planning District 4	Mt. Pleasant Armory	Eagle & Spring Sts.	Mt. Pleasant Borough	1989	1900 - 1949
	Samuel Warden House	200 S. Church St.	Mt. Pleasant Borough	1995	1875 - 1899
	Adam Fisher Homestead	Brinkerton Rd., near Mt. Pleasant Rd.	Mt. Pleasant Township	1991	1825 - 1849
	Sewickley Manor	T 830 & L.R. 64136	Mt. Pleasant Township, Unity Township	1982	1825 - 1899
	Scottdale Armory	501 N. Broadway St.	Scottdale Borough	1991	1925 - 1949
Planning District 5	Greensburg Railroad Station	Harrison Ave.	Greensburg	1977	1900 - 1924
	Westmoreland County Courthouse	N. Main St.	Greensburg	1978	1850 - 1949
	Brush Creek Salem Reformed Church	Brush Creek Rd.	Hempfield Township	1987	1800 - 1824
	Site of Old Hannastown	4 miles northeast of Greensburg	Hempfield Township	1972	1750 - 1799
	Citizen's National Bank	816 Ligonier St.	Latrobe Borough	2002	1925 - 1974
	Latrobe Armory	1017 Ridge Ave.	Latrobe Borough	1989	1925 - 1949
	Pennsylvania Railroad Station at Latrobe	Depot St.	Latrobe Borough	1986	1900 - 1924
	Saint Vincent Arch Abbey Gristmill	St. Vincent Arch Abbey & College	Unity Township	1978	1850 - 1899
Planning District 6	Kingston House	US 30 at Kingston Bridge	Derry Township	1983	1800 - 1874
	Samuel Patterson House	US 22 & Rte. 981 Crossroads (north side)	Derry Township	1985	1825 - 1849, 1875 - 1899
Planning District 7	Ross Furnace	L.R. 64067 (Rte. 1007 - Ross Mt Golf Course)	Fairfield Township	1991	1825 - 1874
	Fort Ligonier Site	S. Market St.	Ligonier Borough	1975	1750 - 1799
	Ligonier Armory	358 W. Main St.	Ligonier Borough	1991	1925 - 1949
	Compass Inn	Junction of US 30 & California Ave.	Ligonier Township	1995	1750 - 1874
	Squirrel Hill Site	Address Restricted	New Florence Borough	1980	1499 - 1000 AD
	Laurel Hill Furnace	Baldwin Run	St. Clair Township	1975	1825 - 1849
Multi-Municipal	Western Division of the Pennsylvania Canal	Along Conemaugh River (Blairsville to Torrance)	N/A	1974	1825 - 1874

Source: Pennsylvania Historical Museum Commission, October 1, 2003

ii. Historic Districts

a. National Register Historic Districts

In Pennsylvania, there are two main types of historic districts: National Register Historic Districts and Municipally Regulated Historic Districts. Municipalities have a choice in determining which type of district to pursue. It can either list the area or neighborhood (the district) in the National Register of Historic Places, or protect the area (the district) by means of a local historic ordinance (see next section).

National Register historic districts are permitted by Act 167 (the Pennsylvania Historic District Act), and are applied in areas possessing a significant concentration, linkage or continuity of historic buildings, structures, objects, or sites which have been designated by the National Park Service as worthy of preservation. These properties in these districts are not subject to regulation and protection by local ordinance, but properties located in the district may qualify for certain federal tax incentives and grant opportunities.

There are currently 13 national register historic districts designated in the county. For these districts, a full application and inventory was completed and submitted and reviewed by the Bureau for Historic Preservation of the Pennsylvania Historical and Museum Commission (SHPO) before the designation was made.

**Table 3-2
National Register Historic Districts**

	Name	Address	Municipality	Year Designated	Period of Significance
Planning District 1	New Kensington Production Works Historic District	Schreiber Industrial Park, 12th St.	Arnold New Kensington	1998	1900 - 1949
	New Kensington Downtown Historic District	Roughly bounded by 8th Ave., 3rd St., 11th Ave., & Barnes Ave.	New Kensington	1998	1875 - 1949
	Vandergrift Historic District	Roughly bounded by Lincoln, Sherman, Franklin & Washington	Vandergrift Borough	1995	1875 - 1949
Planning District 4	West Overton Historic District	Frick Ave., West Overton	East Huntingdon Township	1985	1825 - 1899
	Mt. Pleasant Historic District	Main, S. Church, Eagle, Walnut & College Sts.	Mt. Pleasant Borough	1998	1800 - 1949
	Scottdale Historic District	Roughly bound by Walnut St., Constitution Way, Arthur Ave. & Jacob's Creek	Scottdale Borough	1996	1850 - 1949
Planning District 5	Academy Hill Historic District	N. Main St., N. Maple St. & Walnut Ave.	Greensburg	1999	1875 - 1949
	Greensburg Downtown Historic District	Roughly bounded by Tunnel St., Main St., 3rd St.	Greensburg	1995	1850 - 1949
Planning District 6	Salem Cross Roads Historic District	Pittsburgh & Greensburg Streets	Delmont Borough	1978	1825 - 1924
	Slickville Historic District	S.R. 819	Salem Township	1994	1900 - 1949
	Hannastown Farm	Junction of L.R. 64054 & T-825	Salem Township	1994	1850 - 1949
Planning District 7	Linn Run State Park Family Cabin District	Linn Run State Park	Cook Township	1987	1925 - 1949
	Ligonier Historic District	Junction of Main St. & Market St.	Ligonier Borough	1994	1750 - 1949

Source: Pennsylvania Historical Museum Commission, October 1, 2003

b. Municipally Regulated Historic Districts

Municipally regulated historic districts are areas that are either residential or commercial neighborhoods, or a combination of both. They are established under the Historic District Act of the General Assembly, EL. 282, No. 167 of the Commonwealth of Pennsylvania of June 1961, amended April 1963, and are subject to regulation and protection by a local ordinance. The municipality adopts the local ordinance to create the local historic district(s), and contain provisions that regulate demolition and exterior alteration of buildings and structures within the historical district. Normally, these ordinances are included in the local zoning ordinance, or in some instances they are free-standing. Subsequently, a Historical Architectural Review Board (HARB) is then appointed to regulate the districts. The HARB reviews the appropriateness of proposed "exterior changes visible from a public way" when a building permit is sought for a property in a local historic district. HARBs throughout the country are guided by The Secretary of Interior's Standards for Rehabilitation to determine what constitutes an appropriate change.

Currently, there are no municipally regulated historic districts that pursue historic preservation with a local ordinance and corresponding HARB in Westmoreland County. However, municipalities can incorporate provisions of the Municipal Planning Code (Act 67 & 68, Article 6, Section 603-8-7-G-2 and Section 604) into their zoning ordinances as a means of protection and preservation purposes. Examples of this include:

- Historic District Overlay District (i.e., additional standards are applied to properties in this district)
- Historic District Cluster Zoning (i.e., allows higher density housing than normally permitted in exchange for historic preservation efforts)
- Special Exception Ordinance (i.e., demolition of historic buildings granted only as a special exception)
- Village Commercial District (i.e., a zoning district that contains design standards for new construction; allows, but controls, additional uses, etc.)

It is unknown at this point what municipalities in Westmoreland County currently employ these methods in their local zoning ordinances.

iii. Eligible properties

While the National Register of Historic Places considers properties based on their historical significance, there are many places that contain historic value that are yet to be designated, or do not fulfill all of the criteria in order to be listed. Westmoreland County has played a pivotal role throughout our country's history and there are many sites that could be considered historically valuable due to the type of event, role or persons that are associated with it. The following list provides the number of sites that are determined "eligible" for historic preservation (full listing in the Appendix). There are 119 total "eligible" properties and sites in Westmoreland County. Planning District 5 possesses the highest number of these properties and sites, while Planning District 7 possesses the least.

Table 3-3
“Eligible” Sites for the National Register in Each Planning District

Planning District	Number of Historic Places Eligible for the National Register
1	7
2	8
3	9
4	13
5	43
6	34
7	5
Total Eligible	119

Source: Pennsylvania Historical Museum Commission, October 1, 2003

iv. National Historic Landmarks

There are 158 National Historic Landmarks in the United States. One of them is located in Westmoreland County, specifically the Bushy Run Battlefield in Penn Township. It was designated in 1960 as a National Historic Landmark, and is significant in being the key battle site of Pontiac's War in 1763. If the battle had not been a victory for Bouquet, all of the territory west of the Allegheny Mountains would have been lost by England and the colonial settlers.

v. Historical Societies

There are nine active historical societies in Westmoreland County: Westmoreland County Historical Society (Greensburg), Baltzer Meyer Historical Society (Greensburg), Bell Township Historical Preservation Society (Saltsburg), Chestnut Ridge Historical Society (Jones Mills), Derry Area Historical Society (Loyalhanna), Latrobe Historical Society (Latrobe), Ligonier Valley Historical Society (Ligonier), Victorian Vandergrift Museum & Historical Society (Vandergrift), Westmoreland-Fayette Historical Society (Scottdale).

vi. Important Archeological Sites

In addition to important historical sites, the national Archeological Conservancy, based out of New Mexico, has recently purchased an important archeological site in Westmoreland County for \$32,000. The conservancy is the only national non-profit organization that acquires endangered archeological sites, and has preserved more than 275 sites across the country. The Dividing Ridge site is an example of a Late Woodland period fortified village located on approximately 10 acres. The Monongahela culture is most likely responsible for the habitations on the site, but due to the lack of professional work done there, little is known about the people who inhabited this hilltop site more than 900 years ago.

C. Recommendations for Preserving Historical Resources

1. Maintain liaison with the Pennsylvania Historical and Museum Commission's Bureau for Historic Preservation to receive current information on state and local historical preservation programs, grants, and opportunities.
2. Provide assistance to the boroughs in applying for National Register historic district designation where significant historic resources exist.
3. Provide assistance to the boroughs in creating a municipally regulated historic district where significant historic resources exist.
4. Provide assistance and education to municipalities in applying for grants that support historic preservation (Keystone Historic Preservation Grant, Certified Local Government Grant, Pennsylvania History and Museum Grant Program, Historic Homesite Grant Program, transportation enhancement funds).
5. Educate municipalities on the tools authorized by the MPC to incorporate historic preservation into local zoning ordinances (see Section B.ii.b).
6. Provide education and technical assistance to central business district organizations or individual businesses about the 20% Rehabilitation Tax Credit (must be income-producing property).
7. Establish and maintain liaison with the historical societies operating in the county, support their historic preservation efforts, and encourage communication amongst them.
8. Where warranted, encourage municipal officials and interested citizens to pursue the formation of historical societies as a first step in preserving historic resources.
9. Maximize use of existing programs such as Keystone Opportunity Zones and Community Development Block Grants to revitalize historic communities.
10. Work in close collaboration with state and local governments, businesses, and community development corporations to encourage communities to apply for designation and funding under these programs
11. Support studies on the economic impacts of preservation and supply the communities with the findings.
12. Support expansion of the Main Street program to more communities in Westmoreland County, working in partnership with the Pennsylvania Department of Community and Economic Development, the Pennsylvania Downtown Center, non-profit preservation groups and others.
13. Promote flexible building-code interpretation and streamlining of local approval processes to facilitate rehabilitation of historic properties.
14. Develop new user-friendly technical assistance materials. This will include establishing a clearinghouse of information on preservation-related grants, incentives, techniques, regulations, contractors and consultants, and making this data available on the Internet, as well as in brief written form.

15. Develop a technical assistance outreach program. This will include outreach efforts directed at historic property owners, non-profit organizations and local governments. A variety of approaches will be considered to get more technical assistance out into the field, particularly into smaller and more rural communities.
16. Put state and local historic resource data on a Geographic Information System (GIS) available via the Internet. This will provide important information for individuals, local governments, and the development community, during planning and development decisions.
17. Build partnerships with Westmoreland County's colleges and universities to advance heritage education initiatives, cultural resource management, and historic preservation programs.
18. Provide more educational materials and events directed at state and local elected officials, including making presentations at annual conferences and events they attend, inviting them to workshops designed specifically for them, and providing briefings on request.
19. Provide more educational materials and events directed at public- and private-sector professionals involved in law, planning, real estate and land development. Effort will be placed on creating technical assistance materials directed at these professionals. Workshops will be offered for code administrators and others regarding current laws and regulations related to preservation, and ways to use preservation tools and incentives.
20. Develop a leadership institute for historic preservation. This will be directed at leaders in preservation non-profits, historical societies, Main Street programs, heritage parks, and other organizations and individuals interested in building their expertise in preservation practice. It will offer instruction on existing preservation techniques, real estate and preservation finance, fundraising, outreach, and consensus building.

4. DEMOGRAPHIC TRENDS

A. Population

Westmoreland County's population is relatively stable. A minor decrease in population – 461 residents, a 0.1% decrease – occurred between 1990 and 2000. In comparison, the state population increased by 3.4% during this time period. The following figure outlines population growth and decline for the county by municipality.

Planning districts:

Two districts, 2 and 7, had population increases between 1990 and 2000 (6.7% and 1.5%, respectively). The other five districts had population decreases ranging from –1.5% (District 5) to –3.5% (District 1).

Municipalities that gained population in this time period include:

- Allegheny Township
- Arona
- Bell Township
- Cook Township
- Delmont
- Derry Borough
- Donegal Township
- East Huntingdon Township
- Fairfield Township
- Hunker
- Ligonier
- Lower Burrell
- Loyalhanna Township
- Manor
- Murrysville
- New Alexandria
- North Huntingdon Township
- Penn Township
- Rostraver Township
- Smithton
- Unity Township
- Youngstown

The county has six cities, thirty-six boroughs, twenty-one townships, and two home rule municipalities (one grouped as a city, and one as a first-class township, for comparison purposes). When population is compared between municipality types, the shifting of the county's population is confirmed. Boroughs witnessed a 3.0% decrease in residents between 1990 and 2000, and cities had a 4.7% decrease. First-class townships had the only population increase during this time period (9.2%), while the population of second class townships declined by 0.9%.

The proportion of residents who live in cities, boroughs, or townships mirrored the countywide population trend. Boroughs witnessed a small decrease in population, from 16.6% to 16.2%, as did cities (from 21.9% to 20.9%). The proportion of

county residents who live in townships increased from 61.5% to 63.0%. The following tables outline population changes in more detail.²

² Although Murrysville is under home rule, it exhibits the characteristics (acreage and population density) of a first class township and is categorized as such for illustration purposes. Latrobe is characterized as a city because it identifies itself as such.

**Figure 4-1
Population Change 1990-2000**

**Table 4-1
County Population 1990-2000**

	1990	2000	% Change	
Pennsylvania	11,881,643	12,281,054	3.4%	
Westmoreland County	370,321	369,993	-0.1%	
Planning District 1	Allegheny	7,895	8,002	1.4%
	Arnold	6,113	5,667	-7.3%
	East Vandergrift	787	742	-5.7%
	Hyde Park	542	513	-5.4%
	Lower Burrell	12,251	12,608	2.9%
	New Kensington	15,894	14,701	-7.5%
	Oklahoma	977	915	-6.3%
	Upper Burrell	2,258	2,240	-0.8%
	Vandergrift	5,904	5,455	-7.6%
	Washington	7,725	7,384	-4.4%
	West Leechburg	1,359	1,290	-5.1%
	Total	61,705	59,517	-3.5%
	Planning District 2	Export	981	895
Irwin		4,604	4,366	-5.2%
Manor		2,627	2,796	6.4%
Murrysville		17,240	18,872	9.5%
North Huntingdon		28,158	29,123	3.4%
North Irwin		956	879	-8.1%
Penn Township		15,945	19,591	22.9%
Sewickley		6,642	6,230	-6.2%
Sutersville		755	636	-15.8%
Trafford		3,255	3,205	-1.5%
Total		81,163	86,593	6.7%
Planning District 3	Monessen	9,901	8,669	-12.4%
	North Belle Vernon	2,112	2,107	-0.2%
	Rostraver	11,224	11,634	3.7%
	Smithton	388	444	14.4%
	South Huntingdon	6,352	6,175	-2.8%
Planning District 4	West Newton	3,152	3,083	-2.2%
	Total	33,129	32,112	-3.1%
	East Huntingdon	7,708	7,781	0.9%
	Mount Pleasant Borough	4,787	4,728	-1.2%
Planning District 5	Mount Pleasant Township	11,341	11,153	-1.7%
	Scottdale	5,184	4,772	-7.9%
	Total	29,020	28,434	-2.0%
	Adamsburg	257	221	-14.0%
	Arona	397	407	2.5%
	Greensburg	16,318	15,889	-2.6%
	Hempfield*	42,609	41,555	-2.5%
	Hunker	328	329	0.3%
	Jeanette	11,221	10,654	-5.1%
	Latrobe	9,265	8,994	-2.9%
	Madison	539	510	-5.4%
	New Stanton	2,081	1,906	-8.4%
	Penn Borough	511	460	-10.0%
	South Greensburg	2,293	2,280	-0.6%
	Southwest Greensburg	2,456	2,398	-2.4%
Unity	20,109	21,137	5.1%	
Youngstown	370	400	8.1%	
Youngwood*	3,372	3,304	-2.0%	
Total	112,126	110,444	-1.5%	
Planning District 6	Avonmore	1,089	820	-24.7%
	Bell	2,353	2,458	4.5%
	Delmont	2,041	2,497	22.3%
	Derry Borough	2,950	2,991	1.4%
	Derry Township	15,446	14,726	-4.7%
	Loyalhanna	2,171	2,301	6.0%
	New Alexandria	571	595	4.2%
	Salem	7,282	6,939	-4.7%
Total	33,903	33,327	-1.7%	
Planning District 7	Bolivar	544	501	-7.9%
	Cook	2,033	2,403	18.2%
	Donegal Borough	212	165	-22.2%
	Donegal Township	2,419	2,442	1.0%
	Fairfield	2,276	2,536	11.4%
	Laurel Mountain	195	185	-5.1%
	Ligonier Borough	1,638	1,695	3.5%
	Ligonier Township	6,979	6,973	-0.1%
	New Florence	854	784	-8.2%
	St. Clair	1,603	1,398	-12.8%
Seward	522	484	-7.3%	
Total	19,275	19,566	1.5%	

source: US Bureau of the Census

* Because of an error by the Census Bureau, data reports that Youngwood has a higher group quarter population than actually exists (the facility in question is located in Hempfield). Data in this table has been calculated to reflect the actual, and not the reported, populations of Hempfield and Youngwood.

**Table 4-2
County Population by Municipality Type 1990-2000**

	1990	2000	% change	
Boroughs	Adamsburg	257	221 -14.0%	
	Arona	397	407 2.5%	
	Avonmore	1,089	820 -24.7%	
	Bolivar	544	501 -7.9%	
	Delmont	2,041	2,497 22.3%	
	Derry Borough	2,950	2,991 1.4%	
	Donegal Borough	212	165 -22.2%	
	East Vandergrift	787	742 -5.7%	
	Export	981	895 -8.8%	
	Hunker	328	329 0.3%	
	Hyde Park	542	513 -5.4%	
	Irwin	4,604	4,366 -5.2%	
	Laurel Mountain	195	185 -5.1%	
	Ligonier Borough	1,638	1,695 3.5%	
	Madison	539	510 -5.4%	
	Manor	2,627	2,796 6.4%	
	Mount Pleasant Borough	4,787	4,728 -1.2%	
	New Alexandria	571	595 4.2%	
	New Florence	854	784 -8.2%	
	New Stanton	2,081	1,906 -8.4%	
	North Belle Vernon	2,112	2,107 -0.2%	
	North Irwin	956	879 -8.1%	
	Oklahoma	977	915 -6.3%	
	Penn Borough	511	460 -10.0%	
	Scottdale	5,184	4,772 -7.9%	
	Seward	522	484 -7.3%	
	Smithton	388	444 14.4%	
	South Greensburg	2,293	2,280 -0.6%	
	Southwest Greensburg	2,456	2,398 -2.4%	
	Sutersville	755	636 -15.8%	
	Trafford	3,255	3,205 -1.5%	
	Vandergrift	5,904	5,455 -7.6%	
	West Leechburg	1,359	1,290 -5.1%	
	West Newton	3,152	3,083 -2.2%	
Youngstown	370	400 8.1%		
Youngwood	3,372	3,304 -2.0%		
Borough Total	61,590	59,758	-3.0%	
	16.6%	16.2%	-2.9%	
Cities	Arnold	6,113	5,667 -7.3%	
	Greensburg	16,318	15,889 -2.6%	
	Jeannette	11,221	10,654 -5.1%	
	Latrobe*	9,265	8,994 -2.9%	
	Lower Burrell	12,251	12,608 2.9%	
	Monessen	9,901	8,669 -12.4%	
	New Kensington	15,894	14,701 -7.5%	
City Total	80,963	77,182	-4.7%	
	21.9%	20.9%	-4.6%	
Townships	Murrysville*	17,240	18,872 9.5%	
	North Huntingdon	28,158	29,123 3.4%	
	Penn Township	15,945	19,591 22.9%	
	Rostraver	11,224	11,634 3.7%	
	1st Class	72,567	79,220 9.2%	
	Township Total	19.6%	21.4%	9.3%
	Allegheny	7,895	8,002 1.4%	
	Bell	2,353	2,458 4.5%	
	Cook	2,033	2,403 18.2%	
	Derry Township	15,446	14,726 -4.7%	
	Donegal Township	2,419	2,442 1.0%	
	East Huntingdon	7,708	7,781 0.9%	
	Fairfield	2,276	2,536 11.4%	
	Hempfield	42,609	41,555 -2.5%	
	Ligonier Township	6,979	6,973 -0.1%	
	Loyalhanna	2,171	2,301 6.0%	
	Mount Pleasant Township	11,341	11,153 -1.7%	
	Salem	7,282	6,939 -4.7%	
	Sewickley	6,642	6,230 -6.2%	
	South Huntingdon	6,352	6,175 -2.8%	
	St. Clair	1,603	1,398 -12.8%	
	Unity	20,109	21,137 5.1%	
	Upper Burrell	2,258	2,240 -0.8%	
	Washington	7,725	7,384 -4.4%	
	2nd Class	155,201	153,833 -0.9%	
	Township Total	41.9%	41.6%	-0.8%
		227,768	233,053	2.3%
		61.5%	63.0%	2.4%
	County Total	370,321	369,993	-0.1%

Source: U.S. Bureau of the Census

* Although Murrysville is under home rule, it exhibits the characteristics (acreage and population density) of a first class township and is characterized as such for illustration purposes. Latrobe is characterized as a city because it identifies itself as such.

B. Population by Race

The county population is predominantly Caucasian. In 2000, 96.6% of the county population was white, down slightly from 97.5% in 1990. African Americans make up 2.0% of the population, Asian/Pacific Islanders make up 0.5%, other/two or more races make up 0.8%, and American Indian/Alaska Natives make up 0.1%. Hispanic or Latino residents make up 0.5% of the county population. The following figure outlines 2000 minority distribution for the county by municipality.

Although the county minority population is small, all minority groups gained population between 1990 and 2000. African Americans gained 7.4%, American Indian/Alaska Natives gained 24.8%, and Asian/Pacific Islanders gained 26.7%. The Hispanic or Latino population increased the most between 1990 and 2000, up 37.5%.

Planning districts:

All districts had populations over 90% white (ranging from 93.7% in District 3 to 99.1% in District 7). Only Arnold (84.8%), New Kensington (87.9%), and Monessen (83.7%) had populations less than 90% white.

Figure 4-2
Percentage of Minority Population 2000

C. Households

The number of households in Westmoreland County is increasing. According to the Bureau of the Census, a household includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. (People not living in households are classified as living in group quarters.)

Although the population of the county declined slightly over the past ten years, the number of households in the county increased by 4.0%. During the same time period, the number of households in the state also rose (by 6.3%). The following figure outlines household growth and decline for the county by municipality.

Planning districts:

Five districts – 2, 4, 5, 6, and 7 – had increases in the number of households between 1990 and 2000. These increases range from 2.8% in District 5 to 11.5% in District 2. Districts 1 and 3 had declines of 0.2% and 1.0%, respectively.

The following table highlights household breakdown of the county by planning district and municipality in more detail.

Figure 4-3
Change in Households 1990-2000

**Table 4-3
Household Breakdown**

	1990	2000	% Change	
Pennsylvania	4,495,966	4,777,003	6.3%	
Westmoreland County	144,080	149,813	4.0%	
Planning District 1	Allegheny	2,866	3,053	6.5%
	Arnold	2,741	2,589	-5.5%
	East Vandergrift	362	333	-8.0%
	Hyde Park	224	212	-5.4%
	Lower Burrell	4,775	5,133	7.5%
	New Kensington	6,817	6,519	-4.4%
	Oklahoma	398	375	-5.8%
	Upper Burrell	802	856	6.7%
	Vandergrift	2,603	2,414	-7.3%
	Washington	2,748	2,809	2.2%
	West Leechburg	553	542	-2.0%
	Total	24,889	24,835	-0.2%
Planning District 2	Export	452	455	0.7%
	Irwin	2,150	2,084	-3.1%
	Manor	937	1,001	6.8%
	Murrysville	6,031	7,083	17.4%
	North Huntingdon	10,214	11,216	9.8%
	North Irwin	381	381	0.0%
	Penn Township	5,486	6,874	25.3%
	Sewickley	2,553	2,519	-1.3%
	Sutersville	298	267	-10.4%
	Trafford	1,438	1,516	5.4%
Total	29,940	33,396	11.5%	
Planning District 3	Monessen	4,360	3,916	-10.2%
	North Belle Vernon	935	928	-0.7%
	Rostraver	4,323	4,590	6.2%
	Smithton	181	188	3.9%
	South Huntingdon	2,395	2,461	2.8%
	West Newton	1,348	1,318	-2.2%
Total	13,542	13,401	-1.0%	
Planning District 4	East Huntingdon	2,902	3,142	8.3%
	Mount Pleasant Borough	2,042	2,057	0.7%
	Mount Pleasant Township	4,216	4,385	4.0%
	Scottdale	2,131	2,034	-4.6%
Total	11,291	11,618	2.9%	
Planning District 5	Adamsburg	94	84	-10.6%
	Arona	162	166	2.5%
	Greensburg	6,968	7,144	2.5%
	Hempfield	15,499	15,997	3.2%
	Hunker	128	136	6.3%
	Jeannette	4,735	4,630	-2.2%
	Latrobe	4,073	3,966	-2.6%
	Madison	198	219	10.6%
	New Stanton	907	870	-4.1%
	Penn Borough	194	182	-6.2%
	South Greensburg	1,024	1,048	2.3%
	Southwest Greensburg	1,109	1,097	-1.1%
	Unity	7,228	7,963	10.2%
	Youngstown	165	177	7.3%
Youngwood	1,472	1,506	2.3%	
Total	43,956	45,185	2.8%	
Planning District 6	Avonmore	463	344	-25.7%
	Bell	850	932	9.6%
	Delmont	875	1,070	22.3%
	Derry Borough	1,224	1,235	0.9%
	Derry Township	5,590	5,716	2.3%
	Loyalhanna	800	879	9.9%
	New Alexandria	237	254	7.2%
	Salem	2,880	2,932	1.8%
	Total	12,919	13,362	3.4%
Planning District 7	Bolivar	214	200	-6.5%
	Cook	751	927	23.4%
	Donegal Borough	73	72	-1.4%
	Donegal Township	833	950	14.0%
	Fairfield	821	950	15.7%
	Laurel Mountain	83	78	-6.0%
	Ligonier Borough	840	827	-1.5%
	Ligonier Township	2,763	2,914	5.5%
	New Florence	336	331	-1.5%
	St. Clair	620	568	-8.4%
Seward	209	199	-4.8%	
Total	7,543	8,016	6.3%	

Source: U.S. Bureau of the Census

D. Population Breakdown by Age and Sex

The number of older people in the county is increasing, while the number of younger people in the county is decreasing. The following figures demonstrate the county's population in 1990 and 2000 by 5-year age increments and sex.

Comparing the two figures shows that the 'baby boom' generation (25-44 years in 1990 and 35-54 in 2000) is increasing slightly and the elderly population is increasing and aging in place. However, the county's population under the age of thirty is shrinking. This trend is consistent with anecdotal evidence of the county's aging population and inability to retain its young people. Section F Brain Drain outlines this phenomenon in more detail.

Figure 4-4
County Population by Age and Sex 2000

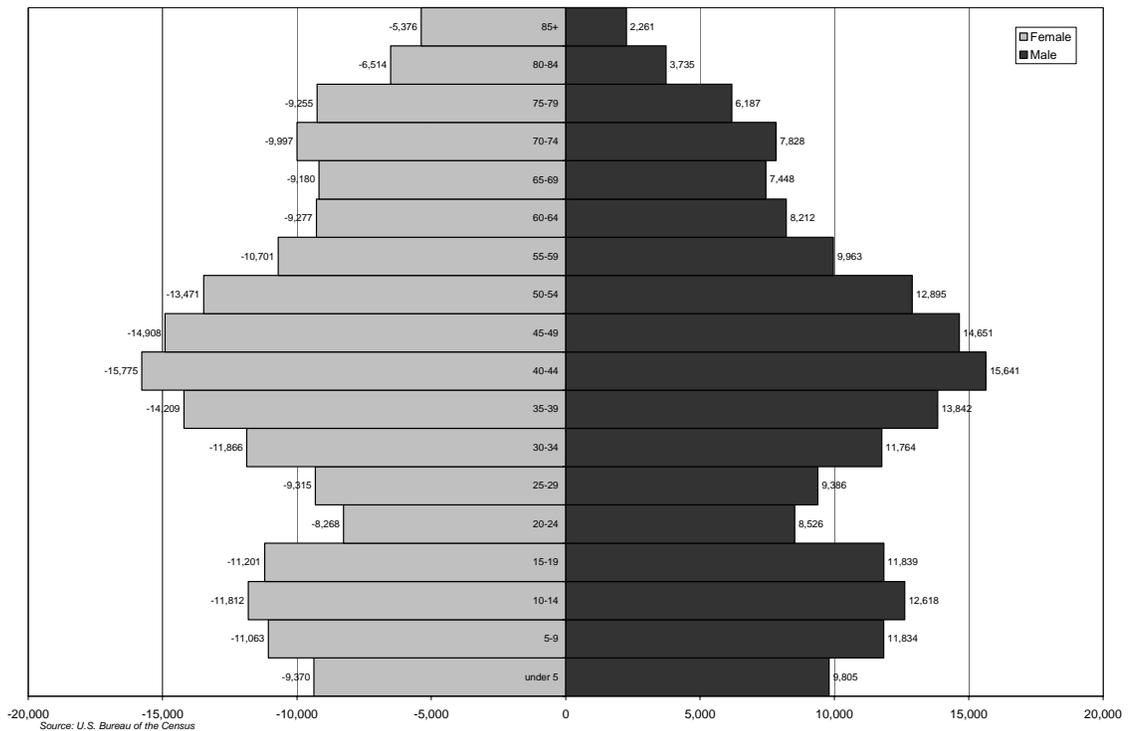
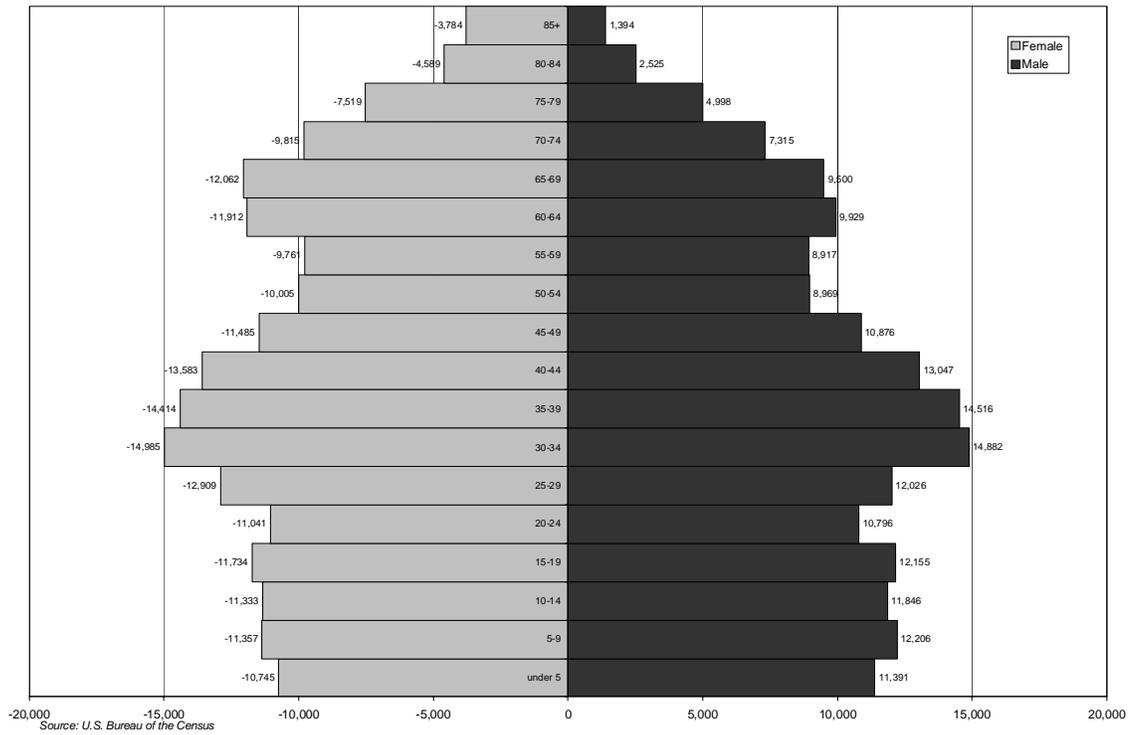


Figure 4-5
County Population by Age and Sex 1990



E. Net Migration

There are more people moving out of Westmoreland County than moving into Westmoreland County. The Census Bureau tracked in-migration and out-migration on a county-by-county basis between 1995 and 2000. This information is then compiled to produce the net level of migration between counties. During this time period, 38,152 people moved into Westmoreland County, and 43,494 people moved out of the county, for a net migration of -5,342.

Westmoreland County gained the most residents from neighboring Allegheny County (3,223 residents), and lost the most to Butler County (-903 residents). The following table highlights the top net migration locations for Westmoreland County.

**Table 4-4
Selected Net Migration and Source/Destination County 1995-2000**

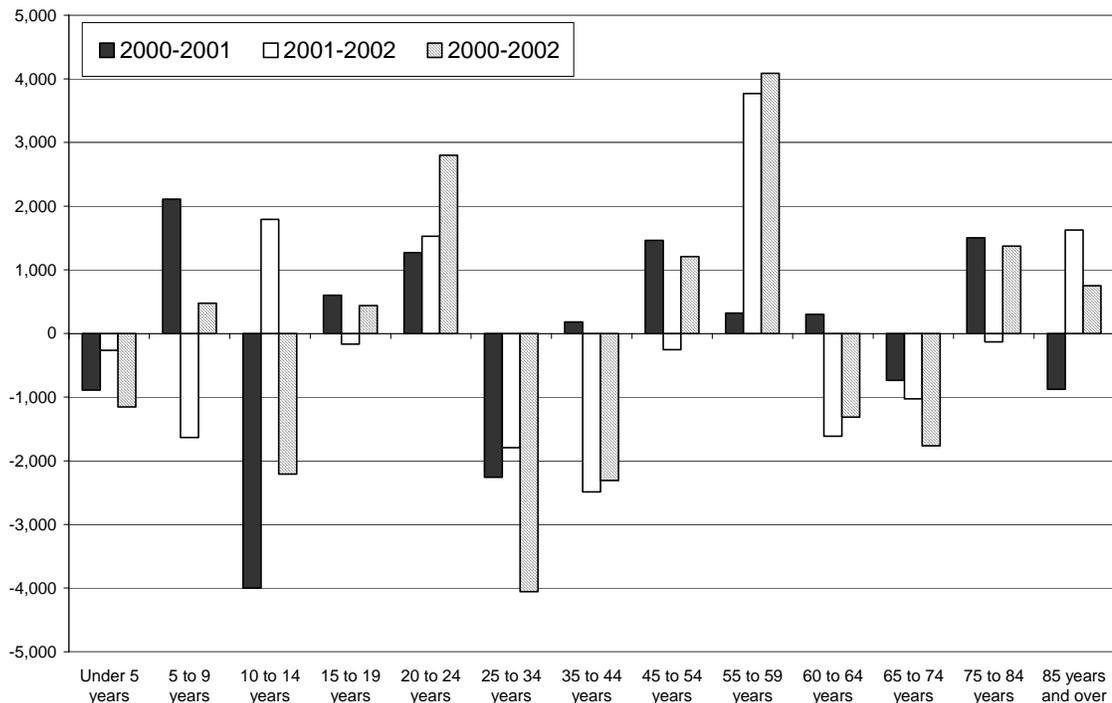
Allegheny County, Pennsylvania	3,223
Armstrong County, Pennsylvania	620
Clarion County, Pennsylvania	-129
Mercer County, Pennsylvania	-155
York County, Pennsylvania	-161
Cumberland County, Pennsylvania	-166
Cambria County, Pennsylvania	-187
Maricopa County, Arizona	-208
Washington County, Pennsylvania	-217
Lancaster County, Pennsylvania	-229
Philadelphia County, Pennsylvania	-247
Erie County, Pennsylvania	-299
Fayette County, Pennsylvania	-332
Centre County, Pennsylvania	-593
Indiana County, Pennsylvania	-834
Butler County, Pennsylvania	-903

Source: U.S. Bureau of the Census

F. Brain Drain

An often-cited problem throughout Pennsylvania, a “brain drain” of young, educated residents relocating to areas with greater potential for skilled employment is also occurring in Westmoreland County. When net migration is broken down by age, the brain drain phenomenon begins to become apparent. Although net migration was positive for persons ages 24 and under, persons 45-59, and 75 and over between 2000 and 2002, net migration was negative for persons between the ages of 25 and 44. The following figure outlines net migration by age in the county.

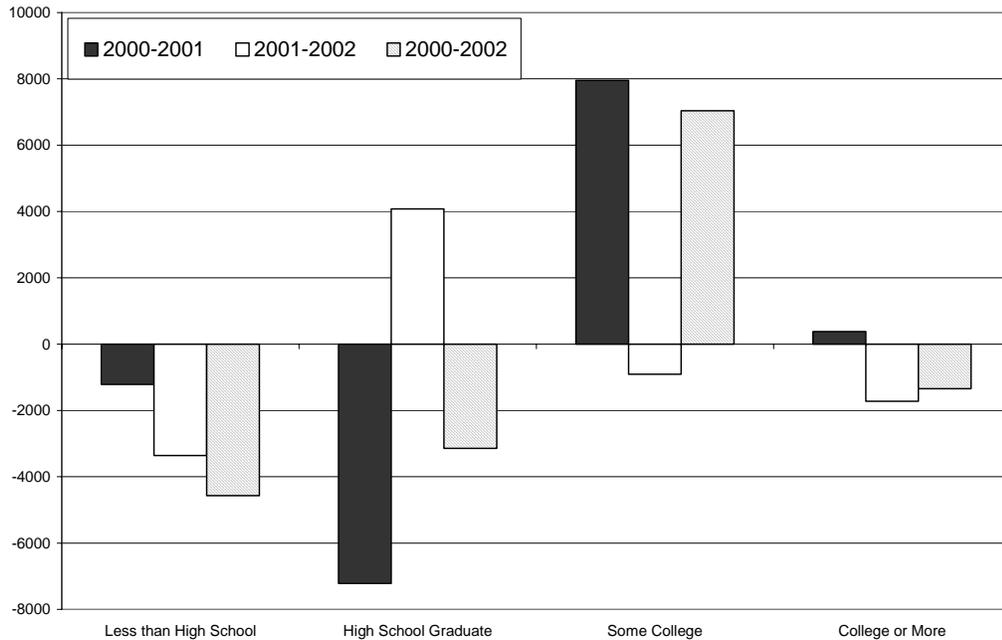
Figure 4-6
Net Migrants by Age 2000-2002



Source: U.S. Bureau of the Census

Net migration by educational attainment for the county also accounts for the brain drain to some extent. The county had positive net migration between 2000 and 2002 for persons who were high school graduates and those who had some college education. Negative net migration occurred for those with less than high school degrees (most likely due to attrition of older residents without high school diplomas), and college degrees or more. The following figure outlines net migration by educational attainment in the county.

Figure 4-7
Net Migrants by Educational Attainment of Migrants 2000-2002



Source: U.S. Bureau of the Census

In comparison to the other counties in the state, Westmoreland County ranks favorably with regard to educational attainment of its residents, but poorly in other indicators of brain drain. Of the 67 counties in Pennsylvania, Westmoreland County is ranked as follows:

- 12th in the state in the percent of residents with a bachelor's degree or higher in 2000
- 13th in the state in the percent change of residents with a bachelor's degree or higher between 1990 and 2000
- 49th in the state in the percent change of total population between 1990 and 2000, meaning that 48 other counties experienced a higher percent increase in population
- 52nd in the state in the absolute change of young workers (ages 15-24 in 1990; ages 25-34 in 2000) between 1990 and 2000, meaning that 51 other counties in the state experienced larger gains (or smaller losses) of young workers.
- 36th in the state in the percent change of young workers between 1990 and 2000, meaning that 35 other counties in the state experienced a higher percent increase of young workers.
- 64th in the state in absolute net migration between 1995 and 2000, meaning that 63 other counties in the state experienced larger gains (or smaller losses) of net migration.

Tables outlining brain drain rankings can be found in the Appendix.

G. Household Income

Westmoreland County is becoming more affluent. The county's median household income increased 9.6% between 1990 and 2000 (after adjusting for inflation³). This increase was greater than the state's 4.9% median household income increase during the same time period. The following figures outline median household income, and growth and decline in median household income for the county by municipality.

Planning districts:

Although all seven districts experienced absolute gains in median income between 1990 and 2000, the increases ranged from 4.6% in District 7 to 13.3% in District 3. Within districts, there was an even wider range of changes. Districts 3 and 4 were the only districts that had no decreases in median income by municipality.

- **District 1:**

Two municipalities, Upper Burrell and Washington townships, had decreases in median income, while the remaining nine municipalities experienced increases in income. Changes ranged from an 8.6% decrease in Washington Township to a 20.6% increase in Lower Burrell.

- **District 2:**

Two municipalities (Manor and Murrysville) experienced decreases in median household income between 1990 and 2000, while eight others showed increases. Changes in median household income ranged from a 3.9% decrease in Murrysville to a 19.1% increase in Irwin.

- **District 3:**

All six municipalities in District 3 had increases in median household income. Changes within this district range from a 4.0% increase in West Newton to a 21.7% increase in Smithton.

- **District 4:**

None of the four municipalities in District 4 had decreases in median household income. Changes ranges from a 2.6% increase in East Huntingdon Township to a 26.5% increase in Mount Pleasant Borough.

- **District 5:**

Only one municipality, New Stanton, experienced a decrease in median household income (-19.5%). The remaining fourteen municipalities had

³ 1990 median income data was adjusted for inflation using the Bureau of Labor Statistics' Consumer Price Index annual rates between 1990 and 2000. The data was multiplied by the inflation rate over that time period and the amount added to the original 1990 figure to obtain the 1990 figure equivalent to 2000 dollars. This calculation allows for direct comparison between the 1990 adjusted and 2000 figures.

increases ranging from 4.6% (Unity Township) to 28.2% (Penn Borough).

- **District 6:**

One municipality, New Alexandria, had a decrease in median household income between 1990 and 2000 (-2.1%). Increases ranged from 6.7% in Derry Township to 17.3% in Delmont.

- **District 7:**

Three municipalities experienced declines in median household income, while eight increased. Changes ranged from a 36.8% decrease in Donegal Borough to a 26.3% increase in Fairfield Township.

The following table highlights the median household income of the county by planning districts and municipality in more detail.

**Figure 4-8
Median Household Income 2000**

**Table 4-5
Median Household Income**

	1990	adjusted 1990	2000	% Change (unadjusted)	% Change (adjusted)	
Pennsylvania	\$ 29,069	\$ 38,226	\$ 40,106	38.0%	4.9%	
Westmoreland County	\$ 25,736	\$ 33,843	\$ 37,106	44.2%	9.6%	
Planning District 1	Allegheny	\$ 31,156	\$ 40,970	\$ 43,168	38.6%	5.4%
	Arnold	\$ 19,375	\$ 25,478	\$ 26,190	35.2%	2.8%
	East Vandergrift	\$ 19,271	\$ 25,341	\$ 25,817	34.0%	1.9%
	Hyde Park	\$ 23,750	\$ 31,231	\$ 34,722	46.2%	11.2%
	Lower Burrell	\$ 25,852	\$ 33,995	\$ 41,000	58.6%	20.6%
	New Kensington	\$ 21,525	\$ 28,305	\$ 30,505	41.7%	7.8%
	Oklahoma	\$ 26,382	\$ 34,692	\$ 38,667	46.6%	11.5%
	Upper Burrell	\$ 31,214	\$ 41,046	\$ 39,880	27.8%	-2.8%
	Vandergrift	\$ 20,114	\$ 26,450	\$ 26,935	33.9%	1.8%
	Washington	\$ 34,030	\$ 44,749	\$ 40,908	20.2%	-8.6%
	West Leechburg	\$ 27,708	\$ 36,436	\$ 38,167	37.7%	4.8%
Total	\$ 25,489	\$ 33,518	\$ 35,087	37.7%	4.7%	
Planning District 2	Export	\$ 19,031	\$ 25,026	\$ 28,350	49.0%	13.3%
	Irwin	\$ 20,923	\$ 27,514	\$ 32,758	56.6%	19.1%
	Manor	\$ 32,042	\$ 42,135	\$ 41,266	28.8%	-2.1%
	Murrysville	\$ 50,713	\$ 66,688	\$ 64,071	26.3%	-3.9%
	North Huntingdon	\$ 32,066	\$ 42,167	\$ 45,376	41.5%	7.6%
	North Irwin	\$ 23,214	\$ 30,526	\$ 33,750	45.4%	10.6%
	Penn Township	\$ 33,219	\$ 43,683	\$ 51,316	54.5%	17.5%
	Sewickley	\$ 22,784	\$ 29,961	\$ 32,677	43.4%	9.1%
	Sutersville	\$ 19,850	\$ 26,103	\$ 30,066	51.5%	15.2%
Trafford	\$ 23,625	\$ 31,067	\$ 33,050	39.9%	6.4%	
Total	\$ 27,747	\$ 36,487	\$ 39,268	41.5%	7.6%	
Planning District 3	Monessen	\$ 18,131	\$ 23,842	\$ 26,686	47.2%	11.9%
	North Belle Vernon	\$ 19,957	\$ 26,243	\$ 30,721	53.9%	17.1%
	Rostraver	\$ 25,615	\$ 33,684	\$ 39,538	54.4%	17.4%
	Smithton	\$ 18,026	\$ 23,704	\$ 28,854	60.1%	21.7%
	South Huntingdon	\$ 24,898	\$ 32,741	\$ 35,431	42.3%	8.2%
West Newton	\$ 18,949	\$ 24,918	\$ 25,912	36.7%	4.0%	
Total	\$ 20,929	\$ 27,522	\$ 31,190	49.0%	13.3%	
Planning District 4	East Huntingdon	\$ 24,070	\$ 31,652	\$ 32,460	34.9%	2.6%
	Mount Pleasant Borough	\$ 18,482	\$ 24,304	\$ 30,738	66.3%	26.5%
	Mount Pleasant Township	\$ 24,784	\$ 32,591	\$ 35,431	43.0%	8.7%
	Scottdale	\$ 20,885	\$ 27,464	\$ 32,000	53.2%	16.5%
Total	\$ 22,055	\$ 29,003	\$ 32,657	48.1%	12.6%	
Planning District 5	Adamsburg	\$ 25,357	\$ 33,344	\$ 38,750	52.8%	16.2%
	Arona	\$ 24,375	\$ 32,053	\$ 36,016	47.8%	12.4%
	Greensburg	\$ 20,223	\$ 26,593	\$ 30,324	49.9%	14.0%
	Hempfield	\$ 29,856	\$ 39,261	\$ 42,288	41.6%	7.7%
	Hunker	\$ 25,114	\$ 33,025	\$ 40,313	60.5%	22.1%
	Jeannette	\$ 18,482	\$ 24,304	\$ 29,091	57.4%	19.7%
	Latrobe	\$ 23,500	\$ 30,903	\$ 33,268	41.6%	7.7%
	Madison	\$ 27,500	\$ 36,163	\$ 41,875	52.3%	15.8%
	New Stanton	\$ 30,417	\$ 39,998	\$ 32,206	5.9%	-19.5%
	Penn Borough	\$ 21,324	\$ 28,041	\$ 35,962	68.6%	28.2%
	South Greensburg	\$ 21,000	\$ 27,615	\$ 32,540	55.0%	17.8%
	Southwest Greensburg	\$ 24,929	\$ 32,782	\$ 35,750	43.4%	9.1%
	Unity	\$ 29,516	\$ 38,814	\$ 40,585	37.5%	4.6%
Youngstown	\$ 21,471	\$ 28,234	\$ 31,029	44.5%	9.9%	
Youngwood	\$ 23,108	\$ 30,387	\$ 32,917	42.4%	8.3%	
Total	\$ 24,411	\$ 32,101	\$ 35,528	45.5%	10.7%	
Planning District 6	Avonmore	\$ 21,058	\$ 27,691	\$ 30,156	43.2%	8.9%
	Bell	\$ 27,176	\$ 35,736	\$ 40,202	47.9%	12.5%
	Delmont	\$ 25,744	\$ 33,853	\$ 39,700	54.2%	17.3%
	Derry Borough	\$ 19,505	\$ 25,649	\$ 29,785	52.7%	16.1%
	Derry Township	\$ 24,381	\$ 32,061	\$ 34,208	40.3%	6.7%
	Loyalhanna	\$ 22,437	\$ 29,505	\$ 33,561	49.6%	13.7%
	New Alexandria	\$ 29,250	\$ 38,464	\$ 37,656	28.7%	-2.1%
	Salem	\$ 23,810	\$ 31,310	\$ 34,467	44.8%	10.1%
	Total	\$ 24,170	\$ 31,784	\$ 34,967	44.7%	10.0%
Planning District 7	Bolivar	\$ 20,096	\$ 26,426	\$ 30,268	50.6%	14.5%
	Cook	\$ 23,710	\$ 31,179	\$ 39,205	65.4%	25.7%
	Donegal Borough	\$ 28,750	\$ 37,806	\$ 23,875	-17.0%	-36.8%
	Donegal Township	\$ 21,250	\$ 27,944	\$ 29,741	40.0%	6.4%
	Fairfield	\$ 19,828	\$ 26,074	\$ 32,927	66.1%	26.3%
	Laurel Mountain	\$ 36,250	\$ 47,669	\$ 44,750	23.4%	-6.1%
	Ligonier Borough	\$ 22,056	\$ 29,004	\$ 31,947	44.8%	10.1%
	Ligonier Township	\$ 25,747	\$ 33,857	\$ 36,817	43.0%	8.7%
	New Florence	\$ 19,063	\$ 25,068	\$ 24,688	29.5%	-1.5%
	St. Clair	\$ 21,346	\$ 28,070	\$ 29,000	35.9%	3.3%
Seward	\$ 18,312	\$ 24,080	\$ 29,583	61.5%	22.9%	
Total	\$ 23,310	\$ 30,652	\$ 32,073	37.6%	4.6%	

Source: U.S. Bureau of the Census

H. Individuals Below the Poverty Level

Poverty is on the decline in Westmoreland County. The county's poverty rate declined 19.4% between 1990 and 2000, from 10.7% to 8.6%. The state's poverty rate also declined slightly during this period, from 11.1% to 11.0%. Although the state had an increase in the number of individuals in poverty between 1990 and 2000, it was concurrently gaining population overall. In contrast, the number of individuals below the poverty in the county declined while population remained relatively stable. The following figure displays the amount of individuals below the poverty level for the county by municipality.

Planning districts:

All seven planning districts experienced declines in their poverty rates between 1990 and 2000, ranging from a 13.2% decrease in District 2 to a 28.8% decrease in District 3. Poverty rates in all districts were below the state average in 2000. Rates in 2000 ranged from 5.4% in District 2 to 10.8% in District 7. Only fourteen municipalities in the county experienced increases in their poverty rates.

The following table outlines the number and percentage of individuals below the poverty level in more detail.

Figure 4-9
Individuals Below Poverty Level 2000

**Table 4-6
Individuals Below Poverty Level 1990-2000**

	1990		2000		1990 (%)	2000 (%)	% change	
	Population	Below	Population	Below				
Pennsylvania	11,536,049	1,283,629	11,879,950	1,304,117	11.1%	11.0%	-1.4%	
Westmoreland County	363,781	38,992	362,608	31,284	10.7%	8.6%	-19.4%	
Planning District 1	Allegheny	7,888	750	7,992	627	9.5%	7.8%	-17.5%
	Arnold	6,113	1,098	5,531	979	18.0%	17.7%	-1.5%
	East Vandergrift	823	136	757	121	16.5%	16.0%	-3.3%
	Hyde Park	526	77	511	72	14.6%	14.1%	-3.7%
	Lower Burrell	12,144	783	12,375	809	6.4%	6.5%	1.4%
	New Kensington	15,843	2,523	14,665	2,010	15.9%	13.7%	-13.9%
	Oklahoma	973	121	914	61	12.4%	6.7%	-46.3%
	Upper Burrell	2,250	229	2,236	142	10.2%	6.4%	-37.6%
	Vandergrift	5,899	1,131	5,422	864	19.2%	15.9%	-16.9%
	Washington	7,589	621	7,180	542	8.2%	7.5%	-7.7%
	West Leechburg	1,337	107	1,290	66	8.0%	5.1%	-36.1%
Total	61,385	7,576	58,873	6,293	12.3%	10.7%	-13.4%	
Planning District 2	Export	981	153	894	68	15.6%	7.6%	-51.2%
	Irwin	4,604	729	4,366	384	15.8%	8.8%	-44.5%
	Manor	2,589	201	2,771	149	7.8%	5.4%	-30.7%
	Murrysville	16,993	441	18,660	525	2.6%	2.8%	8.4%
	North Huntingdon	27,794	1,479	28,832	1,590	5.3%	5.5%	3.6%
	North Irwin	946	116	879	51	12.3%	5.8%	-52.7%
	Penn Township	15,901	597	19,500	680	3.8%	3.5%	-7.1%
	Sewickley	6,633	864	6,219	829	13.0%	13.3%	2.3%
	Sutersville	772	167	637	67	21.6%	10.5%	-51.4%
	Trafford	3,255	290	3,188	329	8.9%	10.3%	15.8%
Total	80,468	5,037	85,946	4,672	6.3%	5.4%	-13.2%	
Planning District 3	Monessen	9,766	1,798	8,573	1,343	18.4%	15.7%	-14.9%
	North Belle Vernon	2,084	165	2,107	144	7.9%	6.8%	-13.7%
	Rostraver	11,182	1,214	11,634	766	10.9%	6.6%	-39.4%
	Smithton	366	42	445	65	11.5%	14.6%	27.3%
	South Huntingdon	6,347	598	6,137	433	9.4%	7.1%	-25.1%
West Newton	3,128	625	3,040	320	20.0%	10.5%	-47.3%	
Total	32,873	4,442	31,936	3,071	13.5%	9.6%	-28.8%	
Planning District 4	East Huntingdon	7,659	1,063	7,747	823	13.9%	10.6%	-23.5%
	Mount Pleasant Borough	4,655	582	4,501	493	12.5%	11.0%	-12.4%
	Mount Pleasant Township	11,285	1,414	11,100	974	12.5%	8.8%	-30.0%
	Scottdale	5,177	758	4,763	394	14.6%	8.3%	-43.5%
Total	28,776	3,817	28,111	2,684	13.3%	9.5%	-28.0%	
Planning District 5	Adamsburg	258	43	211	22	16.7%	10.4%	-37.4%
	Arona	358	49	407	22	13.7%	5.4%	-60.5%
	Greensburg	15,413	2,654	15,227	2,076	17.2%	13.6%	-20.8%
	Hempfield	40,735	3,178	38,987	2,353	7.8%	6.0%	-22.6%
	Hunker	349	38	330	20	10.9%	6.1%	-44.3%
	Jeannette	11,128	1,805	10,606	1,485	16.2%	14.0%	-13.7%
	Latrobe	9,222	1,021	8,877	834	11.1%	9.4%	-15.1%
	Madison	535	29	507	30	5.4%	5.9%	9.2%
	New Stanton	2,204	379	1,899	241	17.2%	12.7%	-26.2%
	Penn Borough	528	40	445	33	7.6%	7.4%	-2.1%
	South Greensburg	2,288	276	2,280	117	12.1%	5.1%	-57.5%
	Southwest Greensburg	2,463	257	2,398	162	10.4%	6.8%	-35.3%
	Unity	18,950	1,570	19,907	1,741	8.3%	8.7%	5.6%
	Youngstown	385	48	422	86	12.5%	20.4%	63.5%
Youngwood	3,359	336	3,292	187	10.0%	5.7%	-43.2%	
Total	108,175	11,723	105,795	9,409	10.8%	8.9%	-17.9%	
Planning District 6	Avonmore	1,074	140	790	73	13.0%	9.2%	-29.1%
	Bell	2,350	251	2,466	171	10.7%	6.9%	-35.1%
	Delmont	2,041	143	2,503	173	7.0%	6.9%	-1.4%
	Derry Borough	2,944	471	2,968	368	16.0%	12.4%	-22.5%
	Derry Township	14,810	1,749	14,213	1,440	11.8%	10.1%	-14.2%
	Loyalhanna	2,158	314	2,283	288	14.6%	12.6%	-13.3%
	New Alexandria	578	56	595	26	9.7%	4.4%	-54.9%
	Salem	7,226	783	6,882	533	10.8%	7.7%	-28.5%
Total	33,181	3,907	32,700	3,072	11.8%	9.4%	-20.2%	
Planning District 7	Bolivar	541	76	513	60	14.0%	11.7%	-16.7%
	Cook	1,997	353	2,392	153	17.7%	6.4%	-63.8%
	Donegal Borough	216	28	165	33	13.0%	20.0%	54.3%
	Donegal Township	2,229	364	2,338	283	16.3%	12.1%	-25.9%
	Fairfield	2,257	348	2,496	386	15.4%	15.5%	0.3%
	Laurel Mountain	189	6	185	37	3.2%	20.0%	530.0%
	Ligonier Borough	1,638	140	1,678	173	8.5%	10.3%	20.6%
	Ligonier Township	6,871	539	6,839	564	7.8%	8.2%	5.1%
	New Florence	855	280	751	162	32.7%	21.6%	-34.1%
	St. Clair	1,603	287	1,398	172	17.9%	12.3%	-31.3%
Seward	527	69	492	60	13.1%	12.2%	-6.9%	
Total	18,923	2,490	19,247	2,083	13.2%	10.8%	-17.8%	

Source: U.S. Bureau of the Census

I. Number of Workers, Place of Work

Despite stagnant population growth for the county as a whole, the number of actively employed people in the county is increasing. In 2000, 165,205 county residents (44.7%) were classified as workers⁴, up 5.9% from the 1990 worker rate of 42.2%. The county's percentage of workers is slightly lower than the state's, which posted 45.0% of its residents as workers in 1990 and 45.2% in 2000.

Of all the workers in the county, 99.1% reported that they worked in Pennsylvania in 2000 (slightly higher than the 1990 rate of 99.0%). This percentage is somewhat higher than the state average of 95.7% in 1990 and 95.4% in 2000. In contrast, the percentage of workers who work in the county was 64.2% in 2000, 8.2% less than the statewide average of 72.4%. The rate of workers who worked in the county rose slightly from the 63.9% rate in 1990. The state's rate dropped during that time period by 2.5%. The following figures outline this data in more detail.

Planning districts:

In 2000, the percentage of workers in each district varies from 41.5% in District 7 to 47.6% in District 2. All seven districts experienced increases in the number of workers as a percentage of the district's population between 1990 and 2000, ranging from a 1.7% increase in District 5 to a 18.3% increase in District 3.

Over 98% of workers in each district work within the state boundaries. This figure remained relatively constant for each district over time, with no district having an increase or decrease greater than 1.0%. The largest change occurred in District 3, with a 0.8% increase in the number of workers employed in Pennsylvania.

The percentage of workers who worked in the county varied considerably in both 1990 and 2000. District 1 posted the lowest percentage of workers who worked in the county in 1990 (40.9%) and 2000 (43.6%), while District 5 had the highest rates in both years (82.9% and 82.7%, respectively). Changes in the rates of workers who work in the county between 1990 and 2000 range from a 4.3% decrease in District 3 to a 6.5% increase in District 1.

The following tables outline the number of workers and their place of work in more detail.

⁴ The Census Bureau defines workers, in this instance, as employed civilians 16 years or older who were considered "at work." However, people who were "temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons are not included in the place-of-work data. Therefore, the data on place of work understates the total number of jobs or total employment." People who had "irregular, casual, or unstructured jobs...may have erroneously reported themselves as not working." This data set differs from that referred to in 6. Economic Development, which states that there were 167,853 employed persons in the county in 2000. That 2000 Census data set includes workers as defined above, as well as persons who were employed but temporarily absent, persons on temporary layoff, and persons actively looking for and were available to work.

**Figure 4-10
Percent of Workers who Work within Westmoreland County 2000**

Figure 4-11
Change in Number of Workers who Work within Westmoreland County 1990-2000

**Table 4-7
Workers 16 Years and Over and Place of Work 1990**

	1990 population	total workers	% of population	worked in state of residence	% of workers	worked in county of residence	% of workers	
Pennsylvania	11,881,643	5,348,132	45.0%	5,116,725	95.7%	4,006,525	74.9%	
Westmoreland County	370,321	156,108	42.2%	154,568	99.0%	99,738	63.9%	
Planning District 1	Allegheny	7,895	3,460	43.8%	3,387	97.9%	1,145	33.1%
	Arnold	6,113	2,450	40.1%	2,442	99.7%	1,039	42.4%
	East Vandergrift	787	242	30.7%	242	100.0%	109	45.0%
	Hyde Park	542	216	39.9%	212	98.1%	87	40.3%
	Lower Burrell	12,251	5,261	42.9%	5,237	99.5%	2,279	43.3%
	New Kensington	15,894	5,997	37.7%	5,957	99.3%	2,825	47.1%
	Oklahoma	977	397	40.6%	397	100.0%	113	28.5%
	Upper Burrell	2,258	1,008	44.6%	1,000	99.2%	432	42.9%
	Vandergrift	5,904	1,982	33.6%	1,936	97.7%	875	44.1%
	Washington	7,725	3,412	44.2%	3,377	99.0%	1,141	33.4%
	West Leechburg	1,359	562	41.4%	562	100.0%	172	30.6%
Total	61,705	24,987	40.5%	24,749	99.0%	10,217	40.9%	
Planning District 2	Export	981	368	37.5%	368	100.0%	216	58.7%
	Irwin	4,604	2,050	44.5%	2,024	98.7%	1,241	60.5%
	Manor	2,627	1,235	47.0%	1,228	99.4%	712	57.7%
	Murrysville	17,240	8,191	47.5%	8,074	98.6%	2,821	34.4%
	North Huntingdon	28,158	12,694	45.1%	12,522	98.6%	5,904	46.5%
	North Irwin	956	444	46.4%	444	100.0%	304	68.5%
	Penn Township	15,945	7,278	45.6%	7,219	99.2%	3,734	51.3%
	Sewickley	6,642	2,758	41.5%	2,743	99.5%	1,896	68.7%
	Sutersville	755	262	34.7%	262	100.0%	133	50.8%
	Trafford	3,255	1,366	42.0%	1,352	99.0%	349	25.5%
Total	81,163	36,646	45.2%	36,236	98.9%	17,310	47.2%	
Planning District 3	Monessen	9,901	2,831	28.6%	2,755	97.3%	1,365	48.2%
	North Belle Vernon	2,112	704	33.3%	691	98.2%	286	40.6%
	Rostraver	11,224	4,430	39.5%	4,400	99.3%	1,754	39.6%
	Smithton	388	132	34.0%	130	98.5%	102	77.3%
	South Huntingdon	6,352	2,528	39.8%	2,484	98.3%	1,741	68.9%
	West Newton	3,152	1,058	33.6%	1,058	100.0%	724	68.4%
Total	33,129	11,683	35.3%	11,518	98.6%	5,972	51.1%	
Planning District 4	East Huntingdon	7,708	3,046	39.5%	3,002	98.6%	2,349	77.1%
	Mount Pleasant Borough	4,787	1,784	37.3%	1,763	98.8%	1,437	80.5%
	Mount Pleasant Township	11,341	4,696	41.4%	4,662	99.3%	4,029	85.8%
	Scottdale	5,184	2,050	39.5%	2,033	99.2%	1,506	73.5%
Total	29,020	11,576	39.9%	11,460	99.0%	9,321	80.5%	
Planning District 5	Adamsburg	257	109	42.4%	109	100.0%	84	77.1%
	Arona	397	166	41.8%	166	100.0%	133	80.1%
	Greensburg	16,318	6,746	41.3%	6,671	98.9%	5,632	83.5%
	Hempfield	42,609	19,565	45.9%	19,425	99.3%	15,402	78.7%
	Hunker	328	162	49.4%	160	98.8%	152	93.8%
	Jeannette	11,221	4,394	39.2%	4,354	99.1%	3,548	80.7%
	Latrobe	9,265	3,864	41.7%	3,840	99.4%	3,546	91.8%
	Madison	539	234	43.4%	234	100.0%	184	78.6%
	New Stanton	2,081	1,179	56.7%	1,163	98.6%	878	74.5%
	Penn Borough	511	265	51.9%	265	100.0%	220	83.0%
	South Greensburg	2,293	1,040	45.4%	1,038	99.8%	907	87.2%
	Southwest Greensburg	2,456	1,241	50.5%	1,226	98.8%	1,045	84.2%
	Unity	20,109	9,024	44.9%	8,949	99.2%	7,977	88.4%
	Youngstown	370	153	41.4%	153	100.0%	144	94.1%
Youngwood	3,372	1,519	45.0%	1,507	99.2%	1,295	85.3%	
Total	112,126	49,661	44.3%	49,260	99.2%	41,147	82.9%	
Planning District 6	Avonmore	1,089	411	37.7%	408	99.3%	226	55.0%
	Bell	2,353	1,009	42.9%	982	97.3%	411	40.7%
	Delmont	2,041	935	45.8%	922	98.6%	546	58.4%
	Derry Borough	2,950	1,174	39.8%	1,174	100.0%	1,056	89.9%
	Derry Township	15,446	6,191	40.1%	6,157	99.5%	5,089	82.2%
	Loyalhanna	2,171	830	38.2%	827	99.6%	501	60.4%
	New Alexandria	571	258	45.2%	252	97.7%	177	68.6%
	Salem	7,282	3,133	43.0%	3,118	99.5%	2,219	70.8%
Total	33,903	13,941	41.1%	13,840	99.3%	10,225	73.3%	
Planning District 7	Bolivar	544	180	33.1%	180	100.0%	86	47.8%
	Cook	2,033	795	39.1%	784	98.6%	607	76.4%
	Donegal Borough	212	84	39.6%	84	100.0%	54	64.3%
	Donegal Township	2,419	882	36.5%	881	99.9%	625	70.9%
	Fairfield	2,276	839	36.9%	825	98.3%	594	70.8%
	Laurel Mountain	195	78	40.0%	75	96.2%	62	79.5%
	Ligonier Borough	1,638	659	40.2%	657	99.7%	578	87.7%
	Ligonier Township	6,979	3,090	44.3%	3,014	97.5%	2,455	79.4%
	New Florence	854	241	28.2%	241	100.0%	145	60.2%
	St. Clair	1,603	553	34.5%	553	100.0%	248	44.8%
Seward	522	213	40.8%	211	99.1%	92	43.2%	
Total	19,275	7,614	39.5%	7,505	98.6%	5,546	72.8%	

Source: U.S. Bureau of the Census

**Table 4-8
Workers 16 Years and Over and Place of Work 2000**

		2000 population	total workers	% of population	worked in state of residence	% of workers	worked in county of residence	% of workers
	Pennsylvania	12,281,054	5,556,311	45.2%	5,298,536	95.4%	4,023,014	72.4%
	Westmoreland County	369,993	165,205	44.7%	163,707	99.1%	106,015	64.2%
Planning District 1	Allegheny	8,002	3,602	45.0%	3,580	99.4%	1,651	45.8%
	Arnold	5,667	2,262	39.9%	2,221	98.2%	1,099	48.6%
	East Vandergrift	742	321	43.3%	320	99.7%	130	40.5%
	Hyde Park	513	209	40.7%	209	100.0%	89	42.6%
	Lower Burrell	12,608	5,355	42.5%	5,312	99.2%	2,293	42.8%
	New Kensington	14,701	5,881	40.0%	5,859	99.6%	2,363	40.2%
	Oklahoma	915	399	43.6%	396	99.2%	177	44.4%
	Upper Burrell	2,240	1,065	47.5%	1,056	99.2%	495	46.5%
	Vandergrift	5,455	2,184	40.0%	2,137	97.8%	878	40.2%
	Washington	7,384	3,457	46.8%	3,457	100.0%	1,595	46.1%
	West Leechburg	1,290	572	44.3%	572	100.0%	254	44.4%
Total	59,517	25,307	42.5%	25,119	99.3%	11,024	43.6%	
Planning District 2	Export	895	414	46.3%	413	99.8%	252	60.9%
	Irwin	4,366	2,240	51.3%	2,221	99.2%	1,399	62.5%
	Manor	2,796	1,349	48.2%	1,331	98.7%	679	50.3%
	Murrysville	18,872	8,987	47.6%	8,853	98.5%	3,691	41.1%
	North Huntingdon	29,123	13,908	47.8%	13,775	99.0%	6,325	45.5%
	North Irwin	879	412	46.9%	401	97.3%	272	66.0%
	Penn Township	19,591	9,521	48.6%	9,436	99.1%	4,797	50.4%
	Sewickley	6,230	2,755	44.2%	2,736	99.3%	1,858	67.4%
	Sutersville	636	232	36.5%	232	100.0%	110	47.4%
	Trafford	3,205	1,428	44.6%	1,422	99.6%	473	33.1%
Total	86,593	41,246	47.6%	40,820	99.0%	19,856	48.1%	
Planning District 3	Monessen	8,669	3,035	35.0%	3,012	99.2%	1,342	44.2%
	North Belle Vernon	2,107	926	43.9%	916	98.9%	435	47.0%
	Rostraver	11,634	5,291	45.5%	5,265	99.5%	2,013	38.0%
	Smithton	444	182	41.0%	180	98.9%	124	68.1%
	South Huntingdon	6,175	2,682	43.4%	2,667	99.4%	1,830	68.2%
	West Newton	3,083	1,278	41.5%	1,264	98.9%	810	63.4%
Total	32,112	13,394	41.7%	13,304	99.3%	6,554	48.9%	
Planning District 4	East Huntingdon	7,781	3,565	45.8%	3,545	99.4%	2,832	79.4%
	Mount Pleasant Borough	4,728	2,011	42.5%	1,945	96.7%	1,619	80.5%
	Mount Pleasant Township	11,153	5,257	47.1%	5,213	99.2%	4,295	81.7%
	Scottdale	4,772	2,061	43.2%	2,043	99.1%	1,603	77.8%
Total	28,434	12,894	45.3%	12,746	98.9%	10,349	80.3%	
Planning District 5	Adamsburg	221	127	57.5%	124	97.6%	97	76.4%
	Arona	407	202	49.6%	202	100.0%	146	72.3%
	Greensburg	15,889	7,006	44.1%	6,986	99.7%	5,841	83.4%
	Hempfield	40,721	18,844	46.3%	18,605	98.7%	14,967	79.4%
	Hunker	329	182	55.3%	182	100.0%	152	83.5%
	Jeannette	10,654	4,619	43.4%	4,585	99.3%	3,716	80.5%
	Latrobe	8,994	3,812	42.4%	3,796	99.6%	3,393	89.0%
	Madison	510	283	55.5%	281	99.3%	228	80.6%
	New Stanton	1,906	1,004	52.7%	998	99.4%	748	74.5%
	Penn Borough	460	187	40.7%	183	97.9%	143	76.5%
	South Greensburg	2,280	1,113	48.8%	1,106	99.4%	974	87.5%
	Southwest Greensburg	2,398	1,312	54.7%	1,312	100.0%	1,095	83.5%
	Unity	21,137	9,359	44.3%	9,308	99.5%	8,211	87.7%
	Youngstown	400	210	52.5%	210	100.0%	194	92.4%
Youngwood	4,138	1,476	35.7%	1,476	100.0%	1,242	84.1%	
Total	110,444	49,736	45.0%	49,354	99.2%	41,147	82.7%	
Planning District 6	Avonmore	820	308	37.6%	303	98.4%	220	71.4%
	Bell	2,458	1,089	44.3%	1,072	98.4%	570	52.3%
	Delmont	2,497	1,276	51.1%	1,272	99.7%	770	60.3%
	Derry Borough	2,991	1,155	38.6%	1,150	99.6%	1,033	89.4%
	Derry Township	14,726	6,447	43.8%	6,413	99.5%	5,348	83.0%
	Loyalhanna	2,301	961	41.8%	961	100.0%	572	59.5%
	New Alexandria	595	269	45.2%	263	97.8%	193	71.7%
	Salem	6,939	3,005	43.3%	2,937	97.7%	2,195	73.0%
	Total	33,327	14,510	43.5%	14,371	99.0%	10,901	75.1%
Planning District 7	Bolivar	501	173	34.5%	173	100.0%	99	57.2%
	Cook	2,403	1,124	46.8%	1,114	99.1%	919	81.8%
	Donegal Borough	165	63	38.2%	63	100.0%	47	74.6%
	Donegal Township	2,442	976	40.0%	963	98.7%	733	75.1%
	Fairfield	2,536	1,031	40.7%	1,015	98.4%	708	68.7%
	Laurel Mountain	185	93	50.3%	90	96.8%	65	69.9%
	Ligonier Borough	1,695	706	41.7%	689	97.6%	585	82.9%
	Ligonier Township	6,973	2,954	42.4%	2,910	98.5%	2,534	85.8%
	New Florence	784	269	34.3%	267	99.3%	131	48.7%
	St. Clair	1,398	547	39.1%	539	98.5%	300	54.8%
	Seward	484	182	37.6%	170	93.4%	63	34.6%
Total	19,566	8,118	41.5%	7,993	98.5%	6,184	76.2%	

Source: U.S. Bureau of the Census

**Table 4-9
Workers 16 Years and Over and Place of Work 1990-2000 (Percent Change)**

		2000 population	total workers	% of population	worked in state of residence	% of workers	worked in county of residence	% of workers
	Pennsylvania	3.4%	3.9%	0.5%	3.6%	-0.3%	0.4%	-3.4%
	Westmoreland County	-0.1%	5.8%	5.9%	5.9%	0.1%	6.3%	0.4%
Planning District 1	Allegheny	1.4%	4.1%	2.7%	5.7%	1.5%	44.2%	38.5%
	Arnold	-7.3%	-7.7%	-0.4%	-9.0%	-1.5%	5.8%	14.6%
	East Vandergrift	-5.7%	32.6%	40.7%	32.2%	-0.3%	19.3%	-10.1%
	Hyde Park	-5.4%	-3.2%	2.2%	-1.4%	1.9%	2.3%	5.7%
	Lower Burrell	2.9%	1.8%	-1.1%	1.4%	-0.3%	0.6%	-1.2%
	New Kensington	-7.5%	-1.9%	6.0%	-1.6%	0.3%	-16.4%	-14.7%
	Oklahoma	-6.3%	0.5%	7.3%	-0.3%	-0.8%	56.6%	55.9%
	Upper Burrell	-0.8%	5.7%	6.5%	5.6%	-0.1%	14.6%	8.5%
	Vandergrift	-7.6%	10.2%	19.3%	10.4%	0.2%	0.3%	-8.9%
	Washington	-4.4%	1.3%	6.0%	2.4%	1.0%	39.8%	38.0%
	West Leechburg	-5.1%	1.8%	7.2%	1.8%	0.0%	47.7%	45.1%
Total	-3.5%	1.3%	5.0%	1.5%	0.2%	7.9%	6.5%	
Planning District 2	Export	-8.8%	12.5%	23.3%	12.2%	-0.2%	16.7%	3.7%
	Irwin	-5.2%	9.3%	15.2%	9.7%	0.4%	12.7%	3.2%
	Manor	6.4%	9.2%	2.6%	8.4%	-0.8%	-4.6%	-12.7%
	Murrysville	9.5%	9.7%	0.2%	9.6%	-0.1%	30.8%	19.3%
	North Huntingdon	3.4%	9.6%	5.9%	10.0%	0.4%	7.1%	-2.2%
	North Irwin	-8.1%	-7.2%	0.9%	-9.7%	-2.7%	-10.5%	-3.6%
	Penn Township	22.9%	30.8%	6.5%	30.7%	-0.1%	28.5%	-1.8%
	Sewickley	-6.2%	-0.1%	6.5%	-0.3%	-0.1%	-2.0%	-1.9%
	Sutersville	-15.8%	-11.5%	5.1%	-11.5%	0.0%	-17.3%	-6.6%
	Trafford	-1.5%	4.5%	6.2%	5.2%	0.6%	35.5%	29.6%
Total	6.7%	12.6%	5.5%	12.7%	0.1%	14.7%	1.9%	
Planning District 3	Monessen	-12.4%	7.2%	22.4%	9.3%	2.0%	-1.7%	-8.3%
	North Belle Vernon	-0.2%	31.5%	31.8%	32.6%	0.8%	52.1%	15.6%
	Rostraver	3.7%	19.4%	15.2%	19.7%	0.2%	14.8%	-3.9%
	Smithton	14.4%	37.9%	20.5%	38.5%	0.4%	21.6%	-11.8%
	South Huntingdon	-2.8%	6.1%	9.1%	7.4%	1.2%	5.1%	-0.9%
Total	-2.2%	20.8%	23.5%	19.5%	-1.1%	11.9%	-7.4%	
Planning District 4	East Huntingdon	-3.1%	14.6%	18.3%	15.5%	0.8%	9.7%	-4.3%
	Mount Pleasant Borough	0.9%	17.0%	15.9%	18.1%	0.9%	20.6%	3.0%
	Mount Pleasant Township	-1.2%	12.7%	14.1%	10.3%	-2.1%	12.7%	-0.1%
	Scottdale	-1.7%	11.9%	13.8%	11.8%	-0.1%	6.6%	-4.8%
Total	-7.9%	0.5%	9.2%	0.5%	0.0%	6.4%	5.9%	
Planning District 5	Total	-2.0%	11.4%	13.7%	11.2%	-0.1%	11.0%	-0.3%
	Adamsburg	-14.0%	16.5%	35.5%	13.8%	-2.4%	15.5%	-0.9%
	Arona	2.5%	21.7%	18.7%	21.7%	0.0%	9.8%	-9.8%
	Greensburg	-2.6%	3.9%	6.7%	4.7%	0.8%	3.7%	-0.1%
	Hempfield	-4.4%	-3.7%	0.8%	-4.2%	-0.6%	-2.8%	0.9%
	Hunker	0.3%	12.3%	12.0%	13.8%	1.3%	0.0%	-11.0%
	Jeannette	-5.1%	5.1%	10.7%	5.3%	0.2%	4.7%	-0.4%
	Latrobe	-2.9%	-1.3%	1.6%	-1.1%	0.2%	-4.3%	-3.0%
	Madison	-5.4%	20.9%	27.8%	20.1%	-0.7%	23.9%	2.5%
	New Stanton	-8.4%	-14.8%	-7.0%	-14.2%	0.8%	-14.8%	0.0%
	Penn Borough	-10.0%	-29.4%	-21.6%	-30.9%	-2.1%	-35.0%	-7.9%
	South Greensburg	-0.6%	7.0%	7.6%	6.6%	-0.4%	7.4%	0.3%
	Southwest Greensburg	-2.4%	5.7%	8.3%	7.0%	1.2%	4.8%	-0.9%
	Unity	5.1%	3.7%	-1.3%	4.0%	0.3%	2.9%	-0.8%
Youngstown	8.1%	37.3%	27.0%	37.3%	0.0%	34.7%	-1.8%	
Youngwood	22.7%	-2.8%	-20.8%	-2.1%	0.8%	-4.1%	-1.3%	
Total	-1.5%	0.2%	1.7%	0.2%	0.0%	0.0%	-0.2%	
Planning District 6	Avonmore	-24.7%	-25.1%	-0.5%	-25.7%	-0.9%	-2.7%	29.9%
	Bell	4.5%	7.9%	3.3%	9.2%	1.1%	38.7%	28.5%
	Delmont	22.3%	36.5%	11.5%	38.0%	1.1%	41.0%	3.3%
	Derry Borough	1.4%	-1.6%	-3.0%	-2.0%	-0.4%	-2.2%	-0.6%
	Derry Township	-4.7%	4.1%	9.2%	4.2%	0.0%	5.1%	0.9%
	Loyalhanna	6.0%	15.8%	9.2%	16.2%	0.4%	14.2%	-1.4%
	New Alexandria	4.2%	4.3%	0.1%	4.4%	0.1%	9.0%	4.6%
	Salem	-4.7%	-4.1%	0.7%	-5.8%	-1.8%	-1.1%	3.1%
Total	-1.7%	4.1%	5.9%	3.8%	-0.2%	6.6%	2.4%	
Planning District 7	Bolivar	-7.9%	-3.9%	4.4%	-3.9%	0.0%	15.1%	19.8%
	Cook	18.2%	41.4%	19.6%	42.1%	0.5%	51.4%	7.1%
	Donegal Borough	-22.2%	-25.0%	-3.6%	-25.0%	0.0%	-13.0%	16.0%
	Donegal Township	1.0%	10.7%	9.6%	9.3%	-1.2%	17.3%	6.0%
	Fairfield	11.4%	22.9%	10.3%	23.0%	0.1%	19.2%	-3.0%
	Laurel Mountain	-5.1%	19.2%	25.7%	20.0%	0.6%	4.8%	-12.1%
	Ligonier Borough	3.5%	7.1%	3.5%	4.9%	-2.1%	1.2%	-5.5%
	Ligonier Township	-0.1%	-4.4%	-4.3%	-3.5%	1.0%	3.2%	8.0%
	New Florence	-8.2%	11.6%	21.6%	10.8%	-0.7%	-9.7%	-19.1%
	St. Clair	-12.8%	-1.1%	13.4%	-2.5%	-1.5%	21.0%	22.3%
Seward	-7.3%	-14.6%	-7.8%	-19.4%	-5.7%	-31.5%	-19.9%	
Total	1.5%	6.6%	5.0%	6.5%	-0.1%	11.5%	4.6%	

Source: U.S. Bureau of the Census

J. Travel Time to Work

Westmoreland County residents are experiencing longer commutes to work. The number of county workers who commute 30 minutes or more to work daily increased by 24.1% between 1990 and 2000. In contrast, the amount of workers in the state who commuted 30 minutes or more to work increased by 19.4%. The following figure outlines travel time to work for the county by municipality.

Planning districts:

All seven planning districts experienced increases in the rate of workers who drive 30 minutes or more to work between 1990 and 2000. District 1 had the lowest increase, 19.1%, while District 3 had the highest increase, 41.0%. Rates in municipalities varied widely, from a 35.1% decrease in Penn Borough to a 173.1% increase in Smithton.

The following tables outline travel time to work in more detail.

Figure 4-12
Workers who Travel 30 Minutes or More to Work 2000

**Table 4-10
Travel Time to Work 1990**

		Less than 5 minutes	5 to 9 minutes	10 to 14 minutes	15 to 19 minutes	20 to 24 minutes	25 to 29 minutes	30 minutes or more	Worked at home
	Pennsylvania	209,293	663,562	873,894	874,134	762,843	306,291	1,513,564	144,551
	Westmoreland County	6,531	21,304	27,050	24,994	21,156	8,412	42,986	3,675
Planning District 1	Allegheny	92	287	604	599	547	215	1,049	67
	Arnold	118	369	362	326	413	187	646	29
	East Vandergrift	4	30	33	26	29	29	91	-
	Hyde Park	2	53	30	34	37	21	35	4
	Lower Burrell	235	663	893	990	700	306	1,359	115
	New Kensington	264	968	1,183	813	768	335	1,592	74
	Oklahoma	7	46	63	58	34	30	155	4
	Upper Burrell	22	66	148	190	149	81	332	20
	Vandergrift	105	245	285	246	250	136	688	27
	Washington	84	294	336	512	513	290	1,346	37
West Leechburg	9	116	99	69	86	47	129	7	
	Total	942	3,137	4,036	3,863	3,526	1,677	7,422	384
Planning District 2	Export	23	63	74	29	40	12	125	2
	Irwin	90	318	284	328	238	98	638	56
	Manor	26	63	165	225	214	110	416	16
	Murrysville	227	723	874	1,117	1,413	461	3,174	202
	North Huntingdon	344	1,194	1,634	1,479	1,940	1,006	4,867	230
	North Irwin	17	61	97	61	71	26	105	6
	Penn Township	205	457	986	1,379	1,185	403	2,507	156
	Sewickley	130	233	350	408	451	238	924	24
	Sutersville	30	25	32	19	46	33	71	6
	Trafford	41	155	181	305	144	41	499	-
	Total	1,133	3,292	4,677	5,350	5,742	2,428	13,326	698
Planning District 3	Monessen	132	572	675	416	231	76	677	52
	North Belle Vernon	32	136	136	105	76	24	167	28
	Rostraver	98	599	753	705	435	242	1,510	88
	Smithton	12	26	10	3	15	20	26	20
	South Huntingdon	48	158	335	428	396	158	934	71
	West Newton	112	177	122	109	157	51	322	8
	Total	434	1,668	2,031	1,766	1,310	571	3,636	267
Planning District 4	East Huntingdon	145	421	637	469	310	158	760	146
	Mount Pleasant Borough	131	389	298	272	179	137	346	32
	Mount Pleasant Township	202	587	657	868	886	353	1,011	132
	Scottdale	197	407	367	293	226	81	436	43
	Total	675	1,804	1,959	1,902	1,601	729	2,553	353
Planning District 5	Adamsburg	8	13	28	16	7	7	21	9
	Arona	5	15	34	39	22	7	37	7
	Greensburg	503	1,642	1,492	915	553	228	1,154	259
	Hempfield	663	2,940	4,426	3,586	2,512	731	4,292	415
	Hunker	5	36	23	22	24	10	40	2
	Jeannette	274	979	883	835	393	133	772	125
	Latrobe	248	955	955	454	457	188	555	52
	Madison	23	18	54	41	37	9	48	4
	New Stanton	26	157	121	194	254	62	343	22
	Penn Borough	5	23	41	49	59	12	74	2
	South Greensburg	43	195	270	195	113	22	178	24
	Southwest Greensburg	90	281	231	245	113	55	193	33
	Unity	356	1,254	1,961	2,060	1,225	229	1,650	289
Youngstown	11	40	32	20	16	9	23	2	
Youngwood	56	194	417	436	219	57	116	24	
	Total	2,316	8,742	10,968	9,107	6,004	1,759	9,496	1,269
Planning District 6	Avonmore	36	87	36	23	62	21	144	2
	Bell	22	65	91	90	162	78	460	41
	Delmont	44	136	109	107	140	64	303	32
	Derry Borough	78	226	177	204	127	46	269	47
	Derry Township	222	895	1,413	1,045	825	320	1,342	129
	Loyalhanna	48	66	72	91	95	54	374	30
	New Alexandria	23	21	17	39	64	4	81	9
	Salem	178	231	366	497	540	230	1,007	84
	Total	651	1,727	2,281	2,096	2,015	817	3,980	374
Planning District 7	Bolivar	6	12	15	24	17	2	95	9
	Cook	29	47	87	90	86	70	356	30
	Donegal Borough	14	10	5	6	17	-	18	14
	Donegal Township	55	100	88	120	84	51	342	42
	Fairfield	32	67	99	142	68	39	356	36
	Laurel Mountain	2	13	13	10	5	11	22	2
	Ligonier Borough	53	149	100	87	68	24	155	23
	Ligonier Township	132	398	553	339	468	165	887	148
	New Florence	11	42	48	10	27	9	80	14
	St. Clair	33	64	57	60	81	45	203	10
Seward	13	32	33	22	37	15	59	2	
	Total	380	934	1,098	910	958	431	2,573	330

Source: U. S. Bureau of the Census

**Table 4-11
Travel Time to Work 2000**

		Less than 5 minutes	5 to 9 minutes	10 to 14 minutes	15 to 19 minutes	20 to 24 minutes	25 to 29 minutes	30 minutes or more	Worked at home
	Pennsylvania	196,492	615,919	825,199	836,006	782,790	327,459	1,807,800	164,646
	Westmoreland County	6,729	20,584	24,533	23,825	22,693	9,827	53,355	3,659
Planning District 1	Allegheny	73	383	529	552	543	277	1,112	133
	Arnold	224	340	410	279	311	119	539	40
	East Vandergrift	13	24	57	42	26	11	144	4
	Hyde Park	5	20	33	25	19	14	88	5
	Lower Burrell	174	723	851	654	861	360	1,635	97
	New Kensington	322	653	943	624	781	341	2,140	77
	Oklahoma	5	32	76	37	36	30	175	8
	Upper Burrell	8	117	133	192	111	87	377	40
	Vandergrift	98	320	255	266	205	127	907	6
	Washington	116	195	479	360	433	202	1,528	144
	West Leechburg	2	82	79	83	52	58	198	18
	Total	1,040	2,889	3,845	3,114	3,378	1,626	8,843	572
Planning District 2	Export	23	23	23	23	23	23	138	23
	Irwin	176	231	354	207	344	154	717	57
	Manor	38	137	134	187	184	98	538	33
	Murrysville	205	806	1,026	1,100	1,093	589	3,855	313
	North Huntingdon	326	1,396	1,522	1,512	2,038	1,136	5,816	162
	North Irwin	20	44	48	52	59	30	153	6
	Penn Township	158	657	1,129	1,546	1,459	635	3,719	218
	Sewickley	115	180	274	445	470	266	978	27
	Sutersville	10	25	21	23	40	14	93	6
	Trafford	50	118	164	227	252	59	523	35
	Total	1,121	3,617	4,695	5,322	5,962	3,004	16,530	880
Planning District 3	Monessen	170	554	494	387	199	99	1,085	47
	North Belle Vernon	60	137	151	97	54	46	358	23
	Rostraver	96	605	635	896	655	331	1,967	106
	Smithton	12	30	7	12	34	14	71	2
	South Huntingdon	106	156	388	334	358	223	1,071	46
	West Newton	84	92	74	124	192	86	575	51
	Total	528	1,574	1,749	1,850	1,492	799	5,127	275
Planning District 4	East Huntingdon	250	455	527	654	478	197	901	103
	Mount Pleasant Borough	100	396	305	225	251	126	540	68
	Mount Pleasant Township	152	616	678	909	1,091	339	1,370	102
	Scottdale	161	477	241	321	180	99	531	51
	Total	663	1,944	1,751	2,109	2,000	761	3,342	324
Planning District 5	Adamsburg	7	4	36	13	30	7	30	-
	Arona	-	7	39	46	36	20	50	4
	Greensburg	403	1,504	1,194	1,066	804	191	1,709	135
	Hempfield	544	2,484	3,834	3,098	2,942	1,003	4,547	392
	Hunker	22	29	16	31	38	8	38	-
	Jeannette	265	765	749	880	581	243	1,066	70
	Latrobe	213	915	654	523	407	198	878	24
	Madison	7	24	34	64	40	21	78	15
	New Stanton	84	141	154	190	159	44	223	9
	Penn Borough	2	32	33	32	32	8	48	-
	South Greensburg	45	211	250	171	122	51	229	34
	Southwest Greensburg	90	228	297	191	139	32	275	60
	Unity	462	1,489	1,884	1,627	1,197	404	2,051	245
	Youngstown	51	30	39	25	27	-	36	2
Youngwood	107	252	258	239	155	129	294	42	
	Total	2,302	8,115	9,471	8,196	6,709	2,359	11,552	1,032
Planning District 6	Avonmore	26	59	27	23	32	21	118	2
	Bell	38	59	121	140	154	92	451	34
	Delmont	51	119	146	146	209	84	492	29
	Derry Borough	39	112	244	223	100	23	402	12
	Derry Township	371	868	1,025	1,025	834	327	1,848	149
	Loyalhanna	32	75	92	86	151	107	394	24
	New Alexandria	21	20	14	39	56	25	85	9
	Salem	129	205	461	510	506	157	1,004	33
		Total	707	1,517	2,130	2,192	2,042	836	4,794
Planning District 7	Bolivar	8	16	12	12	11	11	93	10
	Cook	16	26	105	194	174	74	500	35
	Donegal Borough	8	16	5	2	-	-	25	7
	Donegal Township	67	108	85	90	138	35	417	36
	Fairfield	13	44	132	120	98	67	512	45
	Laurel Mountain	7	7	25	2	17	2	25	8
	Ligonier Borough	98	164	68	70	56	25	207	18
	Ligonier Township	110	396	366	450	446	150	944	92
	New Florence	2	28	15	16	32	30	125	21
	St. Clair	18	87	40	42	72	30	247	11
Seward	10	19	7	15	37	21	69	4	
	Total	357	911	860	1,013	1,081	445	3,164	287

Source: U. S. Bureau of the Census

**Table 4-12
Travel Time to Work 1990-2000 (change)**

		Less than 5 minutes	5 to 9 minutes	10 to 14 minutes	15 to 19 minutes	20 to 24 minutes	25 to 29 minutes	30 minutes or more	Worked at home
	Pennsylvania	(12,801)	(47,643)	(48,695)	(38,128)	19,947	21,168	294,236	20,095
	Westmoreland County	198	(720)	(2,517)	(1,169)	1,537	1,415	10,369	(16)
Planning District 1	Allegheny	(19)	96	(75)	(47)	(4)	62	63	66
	Arnold	106	(29)	48	(47)	(102)	(68)	(107)	11
	East Vandergrift	9	(6)	24	16	(3)	(18)	53	4
	Hyde Park	3	(33)	3	(9)	(18)	(7)	53	1
	Lower Burrell	(61)	60	(42)	(336)	161	54	276	(18)
	New Kensington	58	(315)	(240)	(189)	13	6	548	3
	Oklahoma	(2)	(14)	13	(21)	2	-	20	4
	Upper Burrell	(14)	51	(15)	2	(38)	6	45	20
	Vandergrift	(7)	75	(30)	20	(45)	(9)	219	(21)
	Washington	32	(99)	143	(152)	(80)	(88)	182	107
West Leechburg	(7)	(34)	(20)	14	(34)	11	69	11	
Total	98	(248)	(191)	(749)	(148)	(51)	1,421	188	
Planning District 2	Export	-	(40)	(51)	(6)	(17)	11	13	21
	Irwin	86	(87)	70	(121)	106	56	79	1
	Manor	12	74	(31)	(38)	(30)	(12)	122	17
	Murrysville	(22)	83	152	(17)	(320)	128	681	111
	North Huntingdon	(18)	202	(112)	33	98	130	949	(68)
	North Irwin	3	(17)	(49)	(9)	(12)	4	48	-
	Penn Township	(47)	200	143	167	274	232	1,212	62
	Sewickley	(15)	(53)	(76)	37	19	28	54	3
	Sutersville	(20)	-	(11)	4	(6)	(19)	22	-
	Trafford	9	(37)	(17)	(78)	108	18	24	35
Total	(12)	325	18	(28)	220	576	3,204	182	
Planning District 3	Monessen	38	(18)	(181)	(29)	(32)	23	408	(5)
	North Belle Vernon	28	1	15	(8)	(22)	22	191	(5)
	Rostraver	(2)	6	(118)	191	220	89	457	18
	Smithton	-	4	(3)	9	19	(6)	45	(18)
	South Huntingdon	58	(2)	53	(94)	(38)	65	137	(25)
	West Newton	(28)	(85)	(48)	15	35	35	253	43
Total	94	(94)	(282)	84	182	228	1,491	8	
Planning District 4	East Huntingdon	105	34	(110)	185	168	39	141	(43)
	Mount Pleasant Borough	(31)	7	7	(47)	72	(11)	194	36
	Mount Pleasant Township	(50)	29	21	41	205	(14)	359	(30)
	Scottdale	(36)	70	(126)	28	(46)	18	95	8
	Total	(12)	140	(208)	207	399	32	789	(29)
Planning District 5	Adamsburg	(1)	(9)	8	(3)	23	-	9	(9)
	Arona	(5)	(8)	5	7	14	13	13	(3)
	Greensburg	(100)	(138)	(298)	151	251	(37)	555	(124)
	Hempfield	(119)	(456)	(592)	(488)	430	272	255	(23)
	Hunker	17	(7)	(7)	9	14	(2)	(2)	(2)
	Jeannette	(9)	(214)	(134)	45	188	110	294	(55)
	Latrobe	(35)	(40)	(301)	69	(50)	10	323	(28)
	Madison	(16)	6	(20)	23	3	12	30	11
	New Stanton	58	(16)	33	(4)	(95)	(18)	(120)	(13)
	Penn Borough	(3)	9	(8)	(17)	(27)	(4)	(26)	(2)
	South Greensburg	2	16	(20)	(24)	9	29	51	10
	Southwest Greensburg	-	(53)	66	(54)	26	(23)	82	27
	Unity	106	235	(77)	(433)	(28)	175	401	(44)
	Youngstown	40	(10)	7	5	11	(9)	13	-
Youngwood	51	58	(159)	(197)	(64)	72	178	18	
Total	(14)	(627)	(1,497)	(911)	705	600	2,056	(237)	
Planning District 6	Avonmore	(10)	(28)	(9)	-	(30)	-	(26)	-
	Bell	16	(6)	30	50	(8)	14	(9)	(7)
	Delmont	7	(17)	37	39	69	20	189	(3)
	Derry Borough	(39)	(114)	67	19	(27)	(23)	133	(35)
	Derry Township	149	(27)	(388)	(20)	9	7	506	20
	Loyalhanna	(16)	9	20	(5)	56	53	20	(6)
	New Alexandria	(2)	(1)	(3)	-	(8)	21	4	-
	Salem	(49)	(26)	95	13	(34)	(73)	(3)	(51)
Total	56	(210)	(151)	96	27	19	814	(82)	
Planning District 7	Bolivar	2	4	(3)	(12)	(6)	9	(2)	1
	Cook	(13)	(21)	18	104	88	4	144	5
	Donegal Borough	(6)	6	-	(4)	(17)	-	7	(7)
	Donegal Township	12	8	(3)	(30)	54	(16)	75	(6)
	Fairfield	(19)	(23)	33	(22)	30	28	156	9
	Laurel Mountain	5	(6)	12	(8)	12	(9)	3	6
	Ligonier Borough	45	15	(32)	(17)	(12)	1	52	(5)
	Ligonier Township	(22)	(2)	(187)	111	(22)	(15)	57	(56)
	New Florence	(9)	(14)	(33)	6	5	21	45	7
	St. Clair	(15)	23	(17)	(18)	(9)	(15)	44	1
Seward	(3)	(13)	(26)	(7)	-	6	10	2	
Total	(23)	(23)	(238)	103	123	14	591	(43)	

Source: U. S. Bureau of the Census

**Table 4-13
Travel Time to Work 1990-2000 (percent change)**

		Less than 5 minutes	5 to 9 minutes	10 to 14 minutes	15 to 19 minutes	20 to 24 minutes	25 to 29 minutes	30 minutes or more	Worked at home
	Pennsylvania	-6.1%	-7.2%	-5.6%	-4.4%	2.6%	6.9%	19.4%	13.9%
	Westmoreland County	3.0%	-3.4%	-9.3%	-4.7%	7.3%	16.8%	24.1%	-0.4%
Planning District 1	Allegheny	-20.7%	33.4%	-12.4%	-7.8%	-0.7%	28.8%	6.0%	98.5%
	Arnold	89.8%	-7.9%	13.3%	-14.4%	-24.7%	-36.4%	-16.6%	37.9%
	East Vandergrift	225.0%	-20.0%	72.7%	61.5%	-10.3%	-62.1%	58.2%	-
	Hyde Park	150.0%	-62.3%	10.0%	-26.5%	-48.6%	-33.3%	151.4%	25.0%
	Lower Burrell	-26.0%	9.0%	-4.7%	-33.9%	23.0%	17.6%	20.3%	-15.7%
	New Kensington	22.0%	-32.5%	-20.3%	-23.2%	1.7%	1.8%	34.4%	4.1%
	Oklahoma	-28.6%	-30.4%	20.6%	-36.2%	5.9%	0.0%	12.9%	100.0%
	Upper Burrell	-63.6%	77.3%	-10.1%	1.1%	-25.5%	7.4%	13.6%	100.0%
	Vandergrift	-6.7%	30.6%	-10.5%	8.1%	-18.0%	-6.6%	31.8%	-77.8%
	Washington	38.1%	-33.7%	42.6%	-29.7%	-15.6%	-30.3%	13.5%	289.2%
	West Leechburg	-77.8%	-29.3%	-20.2%	20.3%	-39.5%	23.4%	53.5%	157.1%
Total	10.4%	-7.9%	-4.7%	-19.4%	-4.2%	-3.0%	19.1%	49.0%	
Planning District 2	Export	0.0%	-63.5%	-68.9%	-20.7%	-42.5%	91.7%	10.4%	1050.0%
	Irwin	95.6%	-27.4%	24.6%	-36.9%	44.5%	57.1%	12.4%	1.8%
	Manor	46.2%	117.5%	-18.8%	-16.9%	-14.0%	-10.9%	29.3%	106.3%
	Murrysville	-9.7%	11.5%	17.4%	-1.5%	-22.6%	27.8%	21.5%	55.0%
	North Huntingdon	-5.2%	16.9%	-6.9%	2.2%	5.1%	12.9%	19.5%	-29.6%
	North Irwin	17.6%	-27.9%	-50.5%	-14.8%	-16.9%	15.4%	45.7%	0.0%
	Penn Township	-22.9%	43.8%	14.5%	12.1%	23.1%	57.6%	48.3%	39.7%
	Sewickley	-11.5%	-22.7%	-21.7%	9.1%	4.2%	11.8%	5.8%	12.5%
	Sutersville	-66.7%	0.0%	-34.4%	21.1%	-13.0%	-57.6%	31.0%	0.0%
	Trafford	22.0%	-23.9%	-9.4%	-25.6%	75.0%	43.9%	4.8%	-
Total	-1.1%	9.9%	0.4%	-0.5%	3.8%	23.7%	24.0%	26.1%	
Planning District 3	Monessen	28.8%	-3.1%	-26.8%	-7.0%	-13.9%	30.3%	60.3%	-9.6%
	North Belle Vernon	87.5%	0.7%	11.0%	-7.6%	-28.9%	91.7%	114.4%	-17.9%
	Rostraver	-2.0%	1.0%	-15.7%	27.1%	50.6%	36.8%	30.3%	20.5%
	Smithton	0.0%	15.4%	-30.0%	300.0%	126.7%	-30.0%	173.1%	-90.0%
	South Huntingdon	120.8%	-1.3%	15.8%	-22.0%	-9.6%	41.1%	14.7%	-35.2%
Total	21.7%	-5.6%	-13.9%	4.8%	13.9%	39.9%	41.0%	3.0%	
Planning District 4	East Huntingdon	72.4%	8.1%	-17.3%	39.4%	54.2%	24.7%	18.6%	-29.5%
	Mount Pleasant Borough	-23.7%	1.8%	2.3%	-17.3%	40.2%	-8.0%	56.1%	112.5%
	Mount Pleasant Township	-24.8%	4.9%	3.2%	4.7%	23.1%	-4.0%	35.5%	-22.7%
	Scottdale	-18.3%	17.2%	-34.3%	9.6%	-20.4%	22.2%	21.8%	18.6%
Total	-1.8%	7.8%	-10.6%	10.9%	24.9%	4.4%	30.9%	-8.2%	
Planning District 5	Adamsburg	-12.5%	-69.2%	28.6%	-18.8%	328.6%	0.0%	42.9%	-100.0%
	Arona	-100.0%	-53.3%	14.7%	17.9%	63.6%	185.7%	35.1%	-42.9%
	Greensburg	-19.9%	-8.4%	-20.0%	16.5%	45.4%	-16.2%	48.1%	-47.9%
	Hempfield	-17.9%	-15.5%	-13.4%	-13.6%	17.1%	37.2%	5.9%	-5.5%
	Hunker	340.0%	-19.4%	-30.4%	40.9%	58.3%	-20.0%	-5.0%	-100.0%
	Jeannette	-3.3%	-21.9%	-15.2%	5.4%	47.8%	82.7%	38.1%	-44.0%
	Latrobe	-14.1%	-4.2%	-31.5%	15.2%	-10.9%	5.3%	58.2%	-53.8%
	Madison	-69.6%	33.3%	-37.0%	56.1%	8.1%	133.3%	62.5%	275.0%
	New Stanton	223.1%	-10.2%	27.3%	-2.1%	-37.4%	-29.0%	-35.0%	-59.1%
	Penn Borough	-60.0%	39.1%	-19.5%	-34.7%	-45.8%	-33.3%	-35.1%	-100.0%
	South Greensburg	4.7%	8.2%	-7.4%	-12.3%	8.0%	131.8%	28.7%	41.7%
	Southwest Greensburg	0.0%	-18.9%	28.6%	-22.0%	23.0%	-41.8%	42.5%	81.8%
	Unity	29.8%	18.7%	-3.9%	-21.0%	-2.3%	76.4%	24.3%	-15.2%
	Youngstown	363.6%	-25.0%	21.9%	25.0%	68.8%	-100.0%	56.5%	0.0%
Youngwood	91.1%	29.9%	-38.1%	-45.2%	-29.2%	126.3%	153.4%	75.0%	
Total	-0.6%	-7.2%	-13.6%	-10.0%	11.7%	34.1%	21.7%	-18.7%	
Planning District 6	Avonmore	-27.8%	-32.2%	-25.0%	0.0%	-48.4%	0.0%	-18.1%	0.0%
	Bell	72.7%	-9.2%	33.0%	55.6%	-4.9%	17.9%	-2.0%	-17.1%
	Delmont	15.9%	-12.5%	33.9%	36.4%	49.3%	31.3%	62.4%	-9.4%
	Derry Borough	-50.0%	-50.4%	37.9%	9.3%	-21.3%	-50.0%	49.4%	-74.5%
	Derry Township	67.1%	-3.0%	-27.5%	-1.9%	1.1%	2.2%	37.7%	15.5%
	Loyalhanna	-33.3%	13.6%	27.8%	-5.5%	58.9%	98.1%	5.3%	-20.0%
	New Alexandria	-8.7%	-4.8%	-17.6%	0.0%	-12.5%	525.0%	4.9%	0.0%
	Salem	-27.5%	-11.3%	26.0%	2.6%	-6.3%	-31.7%	-0.3%	-60.7%
Total	8.6%	-12.2%	-6.6%	4.6%	1.3%	2.3%	20.5%	-21.9%	
Planning District 7	Bolivar	33.3%	33.3%	-20.0%	-50.0%	-35.3%	450.0%	-2.1%	11.1%
	Cook	-44.8%	-44.7%	20.7%	115.6%	102.3%	5.7%	40.4%	16.7%
	Donegal Borough	-42.9%	60.0%	0.0%	-66.7%	-100.0%	-	38.9%	-50.0%
	Donegal Township	21.8%	8.0%	-3.4%	-25.0%	64.3%	-31.4%	21.9%	-14.3%
	Fairfield	-59.4%	-34.3%	33.3%	-15.5%	44.1%	71.8%	43.8%	25.0%
	Laurel Mountain	250.0%	-46.2%	92.3%	-80.0%	240.0%	-81.8%	13.6%	300.0%
	Ligonier Borough	84.9%	10.1%	-32.0%	-19.5%	-17.6%	4.2%	33.5%	-21.7%
	Ligonier Township	-16.7%	-0.5%	-33.8%	32.7%	-4.7%	-9.1%	6.4%	-37.8%
	New Florence	-81.8%	-33.3%	-68.8%	60.0%	18.5%	233.3%	56.3%	50.0%
	St. Clair	-45.5%	35.9%	-29.8%	-30.0%	-11.1%	-33.3%	21.7%	10.0%
Seward	-23.1%	-40.6%	-78.8%	-31.8%	0.0%	40.0%	16.9%	100.0%	
Total	-6.1%	-2.5%	-21.7%	11.3%	12.8%	3.2%	23.0%	-13.0%	

Source: U. S. Bureau of the Census

K. Educational Attainment

Westmoreland County's residents are becoming more highly educated. The Census Bureau tracks the level of educational attainment for persons over the age of 25. In 2000, 41.2% of the county's residents over 25 had a high school diploma, 7.3% had an associate's degree, 13.6% had a bachelor's degree, and 6.6% had a graduate or professional degree. Although the high school graduate rate declined slightly from 1990, all other rates increased, where they were 42.5%, 6.0%, 10.4%, and 5.0%, respectively. These percentages contrast with the statewide average, where 38.1% of residents over 25 had high school diplomas in 2000, 5.9% had associate's degrees, 14.0% had bachelor's degrees, and 8.4% had graduate or professional degrees. The rates for both bachelor's and graduate/professional degrees in the county were slightly less than the statewide average in both 1990 and 2000. The figure below highlights the amount of residents with bachelor's degrees or higher by municipality.

Planning districts:

In 2000, percentage of residents with high school diplomas ranged from 36.3% in District 3 to 47.7% in District 4. The district with the highest percentage of residents with bachelor's or graduate/professional degrees was District 2, with 18.2% and 9.0%, respectively. Rates for those degrees varied considerably within each district.

- **District 1:**

In 2000, the rate of residents with bachelor's degrees was highest in Allegheny Township (16.9%), and graduate/professional degrees were highest in Lower Burrell (7.2%). East Vandergrift had the lowest rates, at 3.8% and 1.5%, respectively. Hyde Park had the highest gain between 1990 and 2000 residents with a bachelor's degree (up 157.3%), and Lower Burrell had the highest rise in residents with graduate/professional degrees (up 61.9%).

- **District 2:**

In 2000, Murrysville had the highest rate of residents with a bachelor's degree (27.6%) and a graduate/professional degree (18.5%). Sutersville had the lowest rates (2.2% and 1.8%, respectively). The largest bachelor's degree gain between 1990 and 2000 was in North Irwin (up 115.5%), and the largest graduate/professional degree gain was in Export (83.9%).

- **District 3:**

In 2000, Rostraver's 9.6% bachelor's degree rate and 5.3% graduate/professional degree rate were the highest in this district. Smithton's 6.3% bachelor's degree rate and South Huntingdon's 2.1% graduate/professional degree rate were the lowest. South Huntingdon posted the largest gain in the bachelor's degree rate (44.7%), while

Monessen posted the largest gain in the graduate/professional degree rate (16.5%) between 1990 and 2000.

- **District 4:**

In 2000, Scottdale had the highest bachelor's degree rate (12.0%) and graduate/professional degree rate (6.2%). Mount Pleasant Township had the lowest bachelor's degree rate (7.4%), while East Huntingdon had the lowest graduate/professional degree rate (2.5%). Mount Pleasant Borough had the largest gain in the rate of residents with bachelor's degrees between 1990 and 2000 (36.5%), and Mount Pleasant Township had the largest gain in the rate of residents with graduate/professional degrees (32.3%).

- **District 5:**

In 2000, the highest rate of residents with bachelor's degrees was found in Greensburg (18.9%), as was the highest graduate/professional degree rate (10.4%). The lowest rates were found in Penn Borough (7.6% and 0.3%, respectively). The largest gain in both rates between 1990 and 2000 were found in Hunker.

- **District 6:**

Delmont had the highest rate of residents with bachelor's degrees in 2000 at 18.5%, as well as the highest graduate/professional degree rate at 8.1%. The lowest rates were found in Avonmore (4.4% and 1.0%, respectively). The largest increase in the bachelor's degree rate between 1990 and 2000 was found in New Alexandria (74.1%), while the largest increase in the graduate/professional degree rate was in Derry Township (103.2%).

- **District 7:**

In 2000, Laurel Mountain had the highest bachelor's degree and graduate/professional degree rates (27.7% and 21.8%, respectively). Seward had the lowest bachelor's degree rate (4.8%), while Donegal Borough had no residents with graduate/professional degrees. St. Clair Township had the largest increase in bachelor's degree rate between 1990 and 2000 (90.6%), while Seward had the largest increase in graduate/professional degree rate (266.0%).

The following tables outline educational attainment in more detail.

Figure 4-13
Educational Attainment 2000

**Table 4-14
Educational Attainment 1990**

		less than high school	high school graduate	some college	associate's degree	bachelor's degree	graduate/professional degree
	Pennsylvania	25.3%	38.6%	12.9%	5.2%	11.3%	6.6%
	Westmoreland County	22.3%	42.5%	13.8%	6.0%	10.4%	5.0%
Planning District 1	Allegheny	19.5%	45.9%	15.0%	5.0%	9.0%	5.6%
	Arnold	29.7%	39.8%	15.3%	5.1%	8.0%	2.2%
	East Vandergrift	34.7%	47.4%	9.1%	4.3%	3.1%	1.3%
	Hyde Park	29.4%	49.9%	13.9%	1.9%	2.7%	2.2%
	Lower Burrell	19.8%	44.3%	15.7%	6.5%	9.2%	4.5%
	New Kensington	24.1%	41.0%	14.5%	5.9%	8.8%	5.7%
	Oklahoma	22.5%	41.8%	13.8%	5.6%	11.8%	4.5%
	Upper Burrell	20.7%	43.8%	16.3%	7.6%	8.3%	3.3%
	Vandergrift	29.1%	43.1%	15.1%	4.8%	5.7%	2.2%
	Washington	20.1%	42.1%	14.3%	6.7%	10.9%	5.8%
	West Leechburg	27.3%	45.8%	11.5%	6.2%	6.6%	2.5%
	Total	23.4%	42.9%	14.8%	5.8%	8.6%	4.5%
Planning District 2	Export	35.9%	43.2%	8.7%	4.8%	5.7%	1.8%
	Irwin	12.3%	44.0%	17.3%	8.0%	12.6%	5.8%
	Manor	13.6%	47.8%	13.4%	10.9%	10.3%	4.0%
	Murrysville	9.3%	28.0%	14.9%	7.2%	24.9%	15.6%
	North Huntingdon	17.1%	43.8%	15.3%	7.6%	12.3%	3.9%
	North Irwin	15.3%	57.0%	13.6%	8.6%	3.6%	1.9%
	Penn Township	17.7%	38.6%	14.9%	7.8%	14.6%	6.4%
	Sewickley	26.7%	46.2%	12.1%	4.6%	7.6%	2.8%
	Sutersville	33.2%	44.0%	10.1%	4.7%	5.1%	2.9%
	Trafford	21.5%	45.2%	11.7%	7.0%	11.5%	3.1%
	Total	16.6%	40.0%	14.6%	7.4%	14.6%	6.8%
Planning District 3	Monessen	33.4%	44.0%	10.0%	3.1%	6.4%	3.1%
	North Belle Vernon	25.2%	40.5%	13.2%	6.3%	10.1%	4.8%
	Rostraver	22.7%	42.8%	15.5%	5.9%	8.4%	4.7%
	Smithton	30.8%	39.0%	10.8%	2.9%	7.9%	8.6%
	South Huntingdon	25.3%	47.2%	13.9%	5.2%	5.6%	2.7%
	West Newton	22.3%	49.4%	13.3%	6.5%	5.9%	2.6%
	Total	26.8%	44.4%	13.0%	4.9%	7.1%	3.7%
Planning District 4	East Huntingdon	24.2%	51.9%	10.9%	4.2%	5.8%	3.0%
	Mount Pleasant Borough	27.9%	45.2%	10.8%	6.1%	7.2%	2.8%
	Mount Pleasant Township	28.9%	47.3%	9.6%	4.6%	6.8%	2.7%
	Scottdale	24.8%	42.1%	12.3%	5.7%	9.7%	5.4%
	Total	26.8%	47.2%	10.6%	5.0%	7.1%	3.3%
Planning District 5	Adamsburg	17.5%	40.7%	13.0%	6.2%	15.3%	7.3%
	Arona	30.5%	50.2%	5.2%	9.6%	4.4%	0.0%
	Greensburg	20.1%	35.6%	17.0%	6.4%	14.6%	6.4%
	Hempfield	20.3%	39.9%	14.3%	6.9%	12.3%	6.2%
	Hunker	22.8%	53.9%	14.2%	6.0%	0.9%	2.2%
	Jeannette	31.9%	42.5%	11.7%	5.5%	5.7%	2.7%
	Latrobe	23.3%	44.5%	12.0%	5.2%	10.3%	4.7%
	Madison	22.7%	40.1%	15.0%	6.9%	11.6%	3.7%
	New Stanton	18.4%	36.9%	18.9%	5.9%	15.6%	4.4%
	Penn Borough	30.3%	43.1%	10.3%	10.3%	5.3%	0.8%
	South Greensburg	26.2%	47.6%	12.6%	5.6%	5.3%	2.7%
	Southwest Greensburg	14.8%	43.6%	15.7%	7.3%	15.0%	3.7%
	Unity	22.9%	39.7%	12.9%	5.6%	12.2%	6.7%
	Youngstown	30.5%	45.1%	15.6%	4.0%	4.7%	0.0%
Youngwood	17.3%	47.9%	18.8%	5.2%	8.4%	2.4%	
	Total	22.2%	40.5%	14.2%	6.2%	11.5%	5.5%
Planning District 6	Avonmore	23.7%	46.4%	15.2%	7.3%	4.5%	2.9%
	Bell	24.9%	49.4%	11.7%	4.9%	6.7%	2.5%
	Delmont	16.7%	42.2%	16.5%	6.2%	13.5%	5.0%
	Derry Borough	23.8%	46.7%	15.0%	5.1%	6.6%	2.8%
	Derry Township	28.5%	49.6%	10.4%	4.5%	5.3%	1.7%
	Loyalhanna	28.2%	43.4%	11.5%	5.7%	7.7%	3.5%
	New Alexandria	13.0%	47.9%	17.6%	9.3%	8.6%	3.7%
	Salem	23.9%	44.8%	12.6%	7.0%	8.3%	3.5%
	Total	25.6%	47.3%	12.1%	5.5%	6.9%	2.6%
Planning District 7	Bolivar	18.2%	58.4%	11.1%	4.1%	4.9%	3.3%
	Cook	26.3%	42.0%	12.9%	5.8%	7.9%	5.2%
	Donegal Borough	29.2%	46.9%	13.1%	3.1%	6.2%	1.5%
	Donegal Township	37.8%	39.2%	9.1%	3.7%	6.7%	3.4%
	Fairfield	27.4%	50.2%	9.9%	4.5%	5.7%	2.4%
	Laurel Mountain	6.6%	29.2%	19.7%	10.2%	27.0%	7.3%
	Ligonier Borough	21.4%	36.9%	14.4%	4.3%	14.4%	8.5%
	Ligonier Township	17.4%	43.1%	16.8%	5.0%	10.1%	7.5%
	New Florence	27.2%	48.4%	10.8%	5.8%	4.9%	2.8%
	St. Clair	28.1%	53.4%	9.0%	3.1%	3.4%	3.0%
	Seward	22.1%	61.9%	9.5%	1.6%	4.4%	0.5%
	Total	23.7%	44.6%	13.2%	4.6%	8.5%	5.4%

Source: U.S. Bureau of the Census

**Table 4-15
Educational Attainment 2000**

		less than high school	high school graduate	some college	associate's degree	bachelor's degree	graduate/ professional degree
	Pennsylvania	18.1%	38.1%	15.5%	5.9%	14.0%	8.4%
	Westmoreland County	14.4%	41.2%	16.9%	7.3%	13.6%	6.6%
Planning District 1	Allegheny	8.3%	54.5%	8.3%	8.9%	16.9%	3.1%
	Arnold	22.2%	46.0%	14.0%	7.8%	7.2%	2.7%
	East Vandergrift	21.5%	50.7%	16.3%	6.1%	3.8%	1.5%
	Hyde Park	21.3%	44.2%	18.9%	5.2%	7.0%	3.4%
	Lower Burrell	11.1%	43.5%	17.6%	8.4%	12.2%	7.2%
	New Kensington	17.1%	41.4%	17.0%	8.6%	10.7%	5.2%
	Oklahoma	15.7%	43.6%	20.4%	6.6%	10.2%	3.5%
	Upper Burrell	18.3%	38.0%	18.6%	9.7%	10.3%	5.2%
	Vandergrift	18.0%	46.0%	17.2%	5.9%	9.6%	3.3%
	Washington	10.8%	43.2%	17.1%	8.9%	13.7%	6.2%
West Leechburg	17.8%	44.0%	16.7%	6.1%	11.4%	4.0%	
	Total	14.7%	44.6%	16.0%	8.2%	11.5%	5.0%
Planning District 2	Export	15.3%	51.9%	15.7%	5.5%	8.2%	3.3%
	Irwin	10.2%	34.2%	20.9%	9.3%	16.6%	8.8%
	Manor	7.1%	46.6%	18.7%	9.9%	13.0%	4.7%
	Murrysville	6.1%	25.5%	16.1%	6.2%	27.6%	18.5%
	North Huntingdon	10.8%	41.2%	19.1%	7.7%	15.5%	5.6%
	North Irwin	8.9%	56.6%	16.8%	7.9%	7.8%	2.0%
	Penn Township	10.2%	35.6%	16.6%	10.0%	18.5%	9.2%
	Sewickley	17.0%	45.9%	17.7%	6.8%	10.0%	2.6%
	Sutersville	22.8%	44.6%	15.2%	13.4%	2.2%	1.8%
	Trafford	15.5%	40.2%	15.5%	7.4%	16.7%	4.7%
	Total	10.3%	37.0%	17.7%	8.0%	18.2%	9.0%
Planning District 3	Monessen	36.5%	37.2%	10.4%	3.7%	8.6%	3.6%
	North Belle Vernon	32.8%	35.4%	12.9%	5.5%	9.1%	4.3%
	Rostraver	28.7%	34.1%	15.0%	7.3%	9.6%	5.3%
	Smithton	32.3%	42.4%	12.6%	1.8%	6.3%	4.5%
	South Huntingdon	33.5%	38.3%	13.2%	4.8%	8.2%	2.1%
	West Newton	34.5%	37.5%	14.5%	4.3%	6.9%	2.4%
	Total	32.7%	36.3%	13.1%	5.3%	8.7%	3.9%
Planning District 4	East Huntingdon	15.6%	49.4%	17.7%	7.2%	7.5%	2.5%
	Mount Pleasant Borough	17.5%	43.2%	19.1%	6.7%	9.8%	3.7%
	Mount Pleasant Township	17.3%	49.7%	16.2%	5.9%	7.4%	3.6%
	Scottdale	12.8%	44.7%	16.5%	7.8%	12.0%	6.2%
	Total	16.1%	47.7%	17.1%	6.7%	8.6%	3.8%
Planning District 5	Adamsburg	17.2%	52.9%	10.8%	2.5%	12.1%	4.5%
	Arona	13.5%	51.9%	15.2%	7.1%	8.8%	3.7%
	Greensburg	14.4%	32.6%	16.9%	6.9%	18.9%	10.4%
	Hempfield	13.6%	37.2%	17.4%	7.2%	16.6%	8.0%
	Hunker	11.9%	53.4%	13.6%	7.2%	9.3%	4.7%
	Jeannette	21.3%	43.0%	16.1%	6.7%	9.8%	3.0%
	Latrobe	13.4%	44.3%	17.9%	6.6%	10.9%	6.9%
	Madison	7.1%	46.6%	18.7%	9.9%	13.0%	4.7%
	New Stanton	11.0%	44.6%	19.6%	6.7%	12.6%	5.4%
	Penn Borough	19.7%	41.9%	20.8%	9.7%	7.6%	0.3%
	South Greensburg	15.6%	43.1%	18.2%	7.8%	13.8%	1.5%
	Southwest Greensburg	9.2%	38.8%	20.3%	7.9%	17.6%	6.3%
	Unity	13.9%	38.9%	15.9%	8.2%	15.0%	8.1%
	Youngstown	14.9%	40.1%	22.2%	2.0%	12.3%	8.6%
	Youngwood	19.3%	47.7%	15.6%	5.3%	9.6%	2.5%
	Total	14.5%	39.1%	17.0%	7.2%	15.0%	7.2%
Planning District 6	Avonmore	21.4%	55.9%	13.1%	4.2%	4.4%	1.0%
	Bell	18.6%	46.5%	15.1%	8.3%	8.1%	3.4%
	Delmont	11.4%	34.6%	17.8%	9.6%	18.5%	8.1%
	Derry Borough	18.8%	43.7%	19.7%	5.1%	8.6%	4.1%
	Derry Township	18.3%	48.8%	16.7%	6.4%	6.4%	3.4%
	Loyalhanna	19.4%	47.2%	15.1%	8.2%	5.9%	4.1%
	New Alexandria	11.5%	43.3%	19.4%	7.9%	14.9%	2.9%
	Salem	17.9%	44.3%	14.5%	5.6%	13.0%	4.8%
	Total	17.8%	46.2%	16.3%	6.6%	9.1%	4.1%
Planning District 7	Bolivar	19.0%	57.3%	9.4%	6.6%	5.8%	1.9%
	Cook	17.3%	43.7%	12.4%	8.0%	13.3%	5.3%
	Donegal Borough	22.9%	45.8%	15.3%	5.1%	11.0%	0.0%
	Donegal Township	23.4%	42.2%	16.7%	6.6%	7.7%	3.4%
	Fairfield	20.0%	43.4%	12.7%	6.9%	10.8%	6.1%
	Laurel Mountain	0.0%	16.0%	17.6%	16.8%	27.7%	21.8%
	Ligonier Borough	13.4%	32.8%	15.0%	8.5%	20.9%	9.5%
	Ligonier Township	16.8%	34.5%	16.7%	5.5%	16.8%	9.8%
	New Florence	18.8%	51.6%	16.1%	5.5%	5.1%	2.9%
St. Clair	18.6%	51.5%	14.3%	5.7%	6.5%	3.4%	
	Seward	21.1%	51.0%	14.2%	6.8%	4.8%	2.0%
	Total	18.0%	40.3%	15.1%	6.6%	13.2%	6.9%

Source: U.S. Bureau of the Census

**Table 4-16
Educational Attainment 1990 – 2000 (Percent Change)**

		less than high school	high school graduate	some college	associate's degree	bachelor's degree	graduate/ professional degree
	Pennsylvania	-28.5%	-1.2%	20.2%	12.5%	23.3%	26.6%
	Westmoreland County	-35.4%	-3.1%	22.7%	21.0%	31.5%	31.5%
Planning District 1	Allegheny	-57.5%	18.7%	-44.7%	79.5%	87.2%	-44.3%
	Arnold	-25.0%	15.6%	-8.2%	53.2%	-9.5%	23.3%
	East Vandergrift	-38.1%	6.8%	79.5%	42.9%	22.2%	16.1%
	Hyde Park	-27.5%	-11.3%	36.0%	171.7%	157.3%	53.8%
	Lower Burrell	-44.0%	-1.8%	12.3%	27.6%	33.0%	61.9%
	New Kensington	-28.9%	1.1%	17.7%	44.3%	21.0%	-9.4%
	Oklahoma	-30.2%	4.4%	47.5%	17.3%	-13.6%	-22.7%
	Upper Burrell	-11.9%	-13.1%	13.7%	27.2%	24.5%	57.0%
	Vandergrift	-38.1%	6.7%	14.2%	22.6%	67.3%	51.3%
	Washington	-46.4%	2.7%	19.6%	34.0%	25.7%	5.8%
	West Leechburg	-34.8%	-3.8%	44.7%	-2.2%	72.4%	56.3%
	Total	-37.0%	4.0%	8.2%	40.0%	33.5%	11.1%
Planning District 2	Export	-57.4%	20.2%	81.2%	14.9%	45.8%	83.9%
	Irwin	-17.2%	-22.2%	20.9%	16.8%	31.2%	52.0%
	Manor	-47.6%	-2.4%	39.7%	-9.8%	25.6%	19.2%
	Murrysville	-34.9%	-9.0%	7.8%	-13.3%	10.7%	18.7%
	North Huntingdon	-36.7%	-6.1%	25.1%	1.2%	26.8%	44.7%
	North Irwin	-41.9%	-0.6%	23.6%	-8.0%	115.5%	5.4%
	Penn Township	-42.4%	-7.7%	11.3%	27.2%	26.7%	43.3%
	Sewickley	-36.6%	-0.6%	46.4%	48.8%	31.8%	-7.8%
	Sutersville	-31.3%	1.4%	49.6%	184.3%	-56.0%	-38.4%
	Trafford	-28.0%	-11.1%	32.3%	6.0%	44.8%	54.2%
Total	-38.1%	-7.7%	20.8%	8.2%	24.0%	33.0%	
Planning District 3	Monessen	9.2%	-15.4%	3.6%	19.1%	35.0%	16.5%
	North Belle Vernon	30.4%	-12.6%	-2.1%	-11.7%	-10.4%	-10.4%
	Rostraver	26.2%	-20.5%	-2.9%	23.7%	14.5%	13.5%
	Smithton	5.0%	8.6%	17.0%	-38.1%	-20.5%	-47.0%
	South Huntingdon	32.7%	-18.9%	-5.6%	-7.6%	44.7%	-24.9%
West Newton	54.4%	-24.2%	9.2%	-34.2%	18.2%	-10.2%	
Total	22.0%	-18.3%	0.5%	7.7%	22.3%	4.2%	
Planning District 4	East Huntingdon	-35.5%	-4.8%	63.1%	72.6%	29.9%	-17.9%
	Mount Pleasant Borough	-37.4%	-4.5%	77.1%	10.5%	36.5%	31.2%
	Mount Pleasant Township	-40.3%	5.0%	67.7%	26.3%	9.8%	32.3%
	Scottdale	-48.5%	6.1%	34.0%	36.3%	23.9%	15.4%
Total	-39.9%	1.0%	61.2%	34.7%	21.2%	13.8%	
Planning District 5	Adamsburg	-1.8%	30.0%	-16.7%	-59.0%	-20.7%	-39.3%
	Arona	-55.9%	3.3%	190.2%	-26.6%	98.2%	-
	Greensburg	-28.3%	-8.5%	-0.8%	8.9%	29.2%	62.9%
	Hempfield	-33.0%	-6.9%	21.8%	3.7%	35.5%	27.9%
	Hunker	-48.1%	-0.9%	-4.7%	19.4%	981.4%	116.3%
	Jeannette	-33.1%	1.4%	37.7%	21.3%	72.3%	10.2%
	Latrobe	-42.5%	-0.3%	48.6%	26.1%	6.3%	47.4%
	Madison	-68.6%	16.2%	24.4%	44.0%	11.6%	27.8%
	New Stanton	-40.3%	21.0%	4.0%	14.2%	-19.2%	24.8%
	Penn Borough	-34.9%	-2.8%	102.0%	-5.7%	44.2%	-58.5%
	South Greensburg	-40.4%	-9.4%	44.4%	38.6%	161.9%	-44.9%
	Southwest Greensburg	-38.1%	-10.8%	29.4%	7.5%	17.3%	70.7%
	Unity	-39.4%	-2.1%	23.0%	46.9%	23.8%	20.5%
Youngstown	-51.2%	-11.1%	41.9%	-50.3%	159.2%	-	
Youngwood	11.1%	-0.3%	-17.0%	1.8%	14.6%	3.7%	
Total	-34.7%	-3.4%	20.4%	15.8%	30.2%	31.5%	
Planning District 6	Avonmore	-9.7%	20.7%	-14.0%	-42.5%	-3.7%	-65.2%
	Bell	-25.4%	-5.8%	29.2%	71.4%	20.1%	39.2%
	Delmont	-31.4%	-17.9%	7.9%	55.1%	37.1%	62.0%
	Derry Borough	-21.2%	-6.4%	31.8%	-1.3%	30.6%	48.4%
	Derry Township	-35.7%	-1.6%	59.5%	42.1%	21.2%	103.2%
	Loyalhanna	-31.3%	8.8%	31.1%	44.6%	-23.3%	19.0%
	New Alexandria	-11.2%	-9.6%	10.3%	-15.0%	74.1%	-20.0%
	Salem	-25.1%	-1.1%	15.3%	-20.1%	56.2%	36.7%
Total	-30.6%	-2.4%	34.4%	19.8%	32.7%	56.2%	
Planning District 7	Bolivar	4.4%	-1.9%	-15.9%	62.2%	18.3%	-40.9%
	Cook	-34.2%	4.2%	-3.6%	37.6%	68.7%	2.2%
	Donegal Borough	-21.7%	-2.5%	16.7%	65.3%	79.0%	-100.0%
	Donegal Township	-38.0%	7.5%	83.0%	79.3%	15.1%	-2.3%
	Fairfield	-26.8%	-13.6%	28.7%	55.6%	90.0%	156.3%
	Laurel Mountain	-100.0%	-45.3%	-10.5%	64.5%	2.7%	199.3%
	Ligonier Borough	-37.4%	-11.3%	3.9%	97.1%	44.9%	11.2%
	Ligonier Township	-3.4%	-20.1%	-1.1%	10.0%	66.0%	30.5%
	New Florence	-30.9%	6.7%	49.0%	-6.1%	3.3%	3.3%
	St. Clair	-33.7%	-3.4%	58.9%	82.4%	90.6%	12.2%
Seward	-4.5%	-17.6%	49.4%	318.2%	11.1%	266.0%	
Total	-23.9%	-9.7%	13.7%	42.4%	55.6%	28.1%	

Source: U.S. Bureau of the Census

L. Population Projections

Two techniques, Cohort-Component and Economic Base, were used to project the county population to 2010. The Cohort-Component method takes birth, death, and net migration rates into account, using 2000 Census data as a base. County birth and death rates as reported by the state Department of Health, and net migration rates from the Bureau of the Census' Population Estimates division were then applied to the base. The population is then projected out to 2010 in 5-year increments.

The Economic Base method projects the number of new residents between 2000 and 2010. This method uses Bureau of the Census' 1998-2001 County Business Patterns data for the number of employees by industry classification, the output of each industry, and the growth rate of each industry in the county in comparison to the state. The number of new residents is then added to 2000 Census data.

A third estimate of population in 2010 combines the Cohort-Component and Economic Base methods. This combination recognizes that looking solely at birth/death/migration trends without acknowledging economic factors may be too limiting, and vice versa. To obtain this estimate, the number of new residents calculated in the Economic Base method was added to the Cohort-Component method projection.

Finally, 2010 forecast data developed by the Southwestern Pennsylvania Commission (SPC) as part of its *Long Range Forecast of Population, Households, and Employment 1997-2025* was also evaluated. The SPC data uses 1997 population estimates from the Bureau of the Census as its base. As the forecast includes impacts of transportation user benefits and effects of economic development projects, it assumes that the projects outlined in the Long Range Plan will be complete by 2025.

In general, the SPC forecast projects the highest number of residents in 2010, while the Cohort-Component method projects the lowest. This gap is explained by the methods involved: while the Cohort-Component method only uses past trends as the basis for future population, the SPC model incorporates planned economic development and transportation projects and calculates these effects on population. These two methods can then be seen as the "best-case" and "worst-case" scenarios for the county population in 2010, while the Economic Base method and the combination method are more "mid-range" scenarios.

The table and figures below display the various estimates by district and for the county as a whole. Of the four estimates, the SPC forecast projects the largest population increase in 2010 (up 63,420 residents, or 17.1%, from 2000). The most conservative estimate, the Cohort-Component estimate, projects a 1.4% decrease (a loss of 5,344 residents) in 2010. The projection numbers, when examined by district, are relatively similar, with the exceptions of districts 2 and 5. The SPC forecast projects 25,321 more residents in District 2 than the Economic Base estimate, the next highest estimate. In District 5, the Cohort-Component estimate

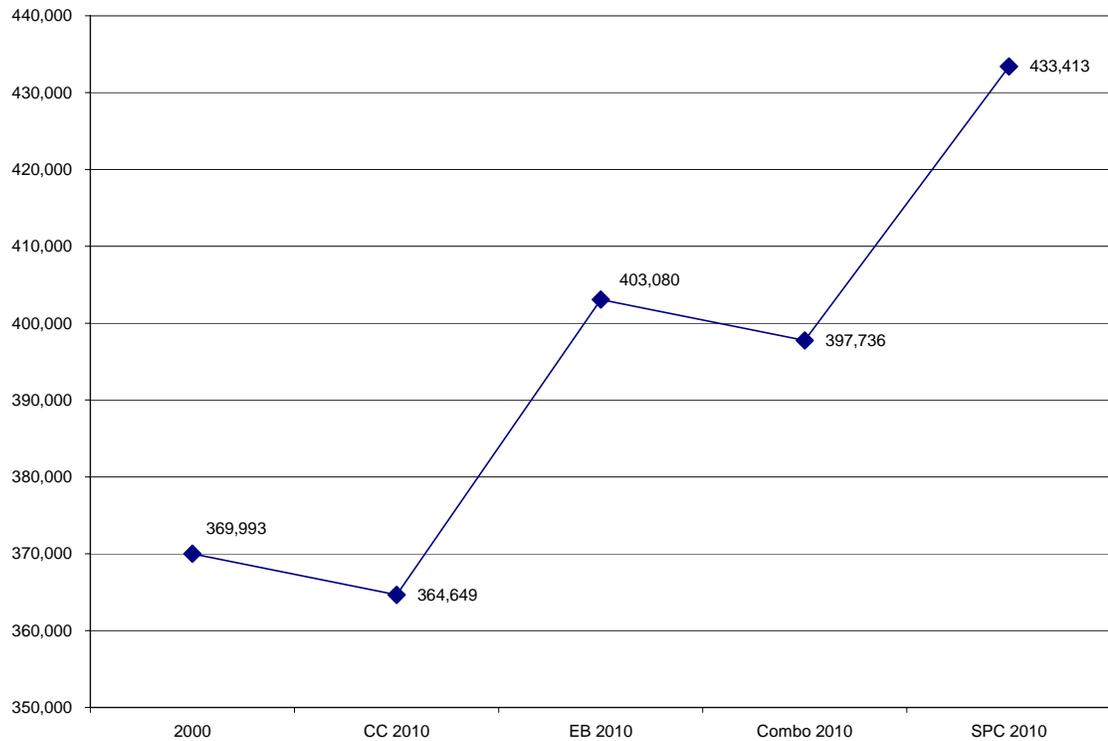
projects a population 9,506 residents less than the combination estimate, the next lowest estimate.

Table 4-17
County and District Population Projections

	2000 Census	Cohort-Component 2010	Economic Base 2010	CC/EB Combo 2010	SPC 2010
Westmoreland County	369,993	364,649	403,080	397,736	433,413
District 1	59,534	58,397	64,560	63,423	67,513
District 2	86,648	85,135	94,909	93,396	120,230
District 3	32,112	31,494	34,739	34,121	34,284
District 4	28,434	28,206	30,984	30,756	31,978
District 5	110,375	109,358	119,881	118,864	120,953
District 6	33,333	32,897	36,275	35,839	38,792
District 7	19,557	19,136	21,169	20,748	19,663

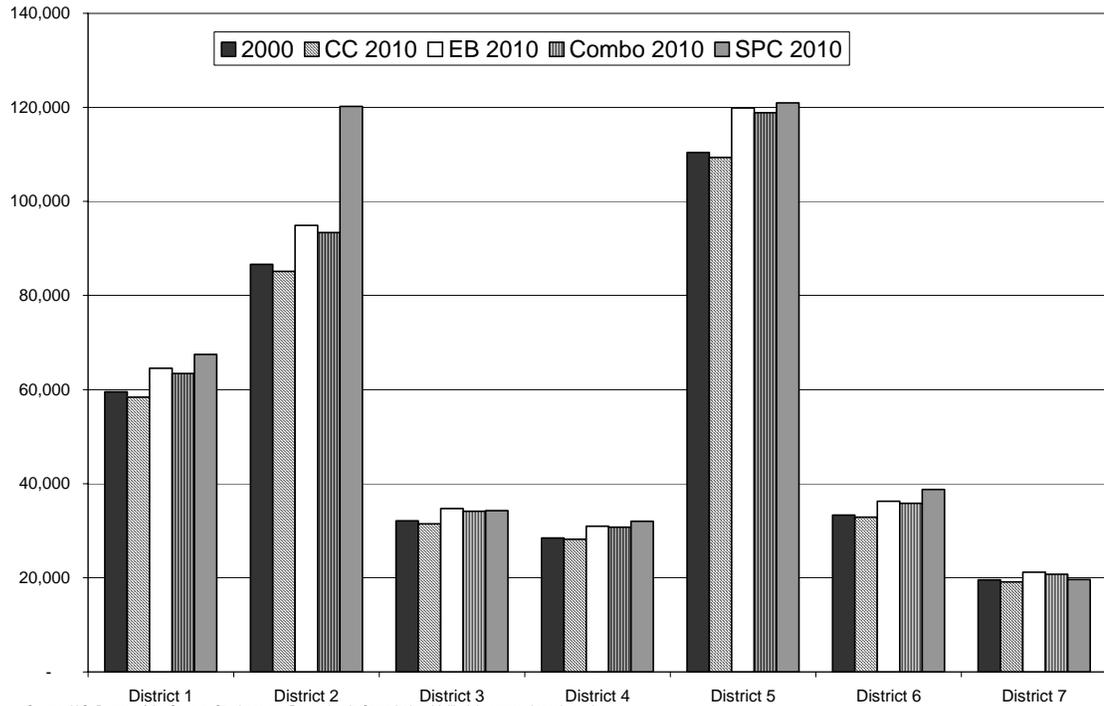
Source: U.S. Bureau of the Census; Southwestern Pennsylvania Commission; Mullin & Lonergan Associates, Inc.

Figure 4-14
County Population Projections



Source: U.S. Bureau of the Census; Southwestern Pennsylvania Commission; Mullin & Lonergan Associates, Inc.

**Figure 4-15
District Population Projections**



Projections for population, households, and housing units were also obtained from Claritas, Inc. for the county by block group. Where gains occur in each of the three categories, they are fairly low, with the exception of municipalities along the Route 22 and 30 corridors, and portions of Scottdale and Rostraver, Allegheny, and Donegal townships.

The largest gains in *population* are projected to occur in portions of Allegheny, Hempfield, Murrysville, North Huntingdon, Penn Township, and Unity. The largest gains in *households* are projected to occur in the above municipalities, as well as Rostraver and Scottdale. The largest gains in *housing units* are also projected to occur in all the above municipalities, in addition to Donegal Township.

M. Summary of Demographic Trends

1. Overall population in the county remained stable, decreasing by only 0.1% (461 residents) between 1990 and 2000.
2. Two planning districts (2 and 7) gained population between 1990 and 2000, while twenty-two municipalities gained population.
3. Cities lost the highest percentage of population (-4.7%), while boroughs lost 3.0% and townships (2.3%) gained population.
4. Between 1990 and 2000, the “baby boom” generation increased slightly, elderly population increased steadily, and the population of persons under age 30 decreased.
5. Although the county population decreased slightly, the number of households increased by 4.0%.
6. Median household income increased by 9.6% between 1990 and 2000.
7. The decrease in poverty level between 1990 and 2000 for the county was greater (-19.4%) than within the state (-1.4%) during the same time period.
8. The percentage of residents with a high school diploma decreased by 3.1%. The percentage of residents with an associate’s degree, bachelor’s degree, or graduate/professional degree increased by 21.0%, 31.5%, and 31.5%, respectively.
9. Although the county had an increase in residents with bachelor’s degrees or higher between 1990 and 2000, the number of residents between the ages of 25 and 44 decreased, as did the number of young workers.
10. The percentage of county residents who work in the county rose 6.3% between 1990 and 2000.

5. HOUSING

A. Profile

Westmoreland County is a highly desirable place to live. Low cost of living, relatively low taxes, and close proximity to a large city are some of the county's many assets. Adding to the attractiveness of living in the county is its rural character and small-town charm. Westmoreland County was repeatedly noted as a great place to raise a family by regional meeting attendees. A countywide telephone survey notes that over 80% of residents find their housing needs being met. The county's cities and boroughs offer a more urban setting in which to live, while townships in the county have a steady supply of new housing units. Understandably there is a high degree of satisfaction amongst county residents in terms of Westmoreland County as a place to live.

Even though the county has many positive attributes, it also faces challenges regarding housing. Housing investment in Westmoreland County is shifting to the suburbs. As suburban land is absorbed for residential development, the number of vacant and substandard housing units in the cities, boroughs, and villages increases. Older residents, low-income residents, and those without automobiles have limited housing choices in this suburban county. And while inexpensive housing is available in certain areas of the county, quality affordable housing is scarce – but needed by many.

This section will endeavor to establish future housing priorities for the county. The housing portion of the plan strives to be thorough in its research on existing conditions, while focusing on major trends facing the county.

A primary source of information on county housing stock is the U.S. Bureau of the Census. Ranging from general counts of dwelling units to specific housing information, census data is the main source of information on existing conditions and underlying trends. For this plan, 1990 and 2000 census data are the primary data sources, discussed below. Data is organized by county planning district, and where pertinent, by municipality type.⁵

⁵ All data sets referenced can be found in the Appendix, with breakdowns by planning district, municipality, census tract and block group.

i. Number of Housing Units

Between 1990 and 2000, Westmoreland County gained 7,504 housing units, a 4.9% gain (slightly less than the statewide average of 6.3%). All but one of the seven planning districts gained housing units during this time. Districts 2 and 7 had the largest gains (12.4% and 7.2%, respectively), while District 3 had a 0.9% loss. The five municipalities that had gains of over 500 units – Hempfield (699), Murrysville (1,179), North Huntingdon (1,105), Penn Township (1,449), and Unity (786) – are located in districts 2 or 5, and account for 69.5% of the new housing units in the county. All of these fast-growing municipalities lie along the county’s major transportation corridors.

When arranged by municipality, a pattern emerges in the change in housing units. Although both boroughs and cities had modest gains in housing units overall, townships gained such a large number of housing units that the percentage of units in boroughs and cities as a portion of the county total declined from 1990 to 2000. The three first-class townships and the municipality of Murrysville⁶ had especially large gains. Their 4,031 unit increase represents over half of the county’s housing unit gain between 1990 and 2000. The following figure and table outline the change in housing units for 1990 and 2000 by municipality type.

⁶ Although Murrysville is under home rule, it exhibits the characteristics (acreage and population density) of a first-class township and is categorized as such for comparison purposes.

Figure 5-1
Change in Number of Housing Units 1990-2000

**Table 5-1
Housing Units by Municipality Type 1990 to 2000**

		1990	2000	% change
Boroughs	Adamsburg	99	92	-7.1%
	Arona	171	170	-0.6%
	Avonmore	488	376	-23.0%
	Bolivar	229	220	-3.9%
	Delmont	923	1,139	23.4%
	Derry Borough	1,320	1,317	-0.2%
	Donegal Borough	81	79	-2.5%
	East Vandergrift	387	375	-3.1%
	Export	504	513	1.8%
	Hunker	133	138	3.8%
	Hyde Park	241	231	-4.1%
	Irwin	2,289	2,277	-0.5%
	Latrobe	4,316	4,258	-1.3%
	Laurel Mountain	115	109	-5.2%
	Ligonier Borough	903	907	0.4%
	Madison	207	225	8.7%
	Manor	978	1,044	6.7%
	Mount Pleasant Borough	2,189	2,227	1.7%
	New Alexandria	248	271	9.3%
	New Florence	356	365	2.5%
	New Stanton	943	957	1.5%
	North Belle Vernon	986	992	0.6%
	North Irwin	405	393	-3.0%
	Oklahoma	406	390	-3.9%
	Penn Borough	203	187	-7.9%
	Scottdale	2,289	2,214	-3.3%
	Seward	224	226	0.9%
	Smithton	197	208	5.6%
	South Greensburg	1,081	1,129	4.4%
	Southwest Greensburg	1,180	1,187	0.6%
	Sutersville	318	277	-12.9%
	Trafford	1,516	1,621	6.9%
Vandergrift	2,852	2,772	-2.8%	
West Leechburg	580	573	-1.2%	
West Newton	1,453	1,410	-3.0%	
Youngstown	182	189	3.8%	
Youngwood	1,573	1,601	1.8%	
Borough Total	32,565	32,659	0.3%	
	21.2%	20.3%	-4.4%	
Cities	Arnold	3,022	2,976	-1.5%
	Greensburg	7,552	7,734	2.4%
	Jeannette	5,159	5,139	-0.4%
	Lower Burrell	4,916	5,324	8.3%
	Monessen	4,902	4,468	-8.9%
	New Kensington	7,269	7,309	0.6%
	City Total	32,820	32,950	0.4%
	21.4%	20.5%	-4.3%	
Townships	Murrysville*	6,217	7,396	19.0%
	North Huntingdon	10,473	11,578	10.6%
	Penn Township	5,640	7,089	25.7%
	Rostraver	4,622	4,920	6.4%
	1st Class	26,952	30,983	15.0%
	Township Total	17.6%	19.2%	9.6%
	Allegheny	2,953	3,196	8.2%
	Bell	892	982	10.1%
	Cook	964	1,181	22.5%
	Derry Township	6,039	6,200	2.7%
	Donegal Township	1,077	1,207	12.1%
	East Huntingdon	3,108	3,289	5.8%
	Fairfield	977	1,141	16.8%
	Hempfield	16,100	16,799	4.3%
	Ligonier Township	3,411	3,556	4.3%
	Loyalhanna	907	964	6.3%
	Mount Pleasant Township	4,508	4,668	3.5%
	Salem	3,071	3,117	1.5%
	Sewickley	2,680	2,669	-0.4%
	South Huntingdon	2,557	2,585	1.1%
	St. Clair	667	665	-0.3%
	Unity	7,586	8,372	10.4%
	Upper Burrell	853	914	7.2%
	Washington	2,867	2,961	3.3%
	2nd Class	61,217	64,466	5.3%
	Township Total	39.9%	40.0%	0.4%
		88,169	95,449	8.3%
	57.4%	59.3%	3.2%	
County Total	153,554	161,058	4.9%	

source: US Bureau of the Census

ii. New Households vs. New Housing Units

Gains occurred both in the number of households and housing units in the county between 1990 and 2000. In all planning districts but one, the growth in housing units outpaced household growth. In the county as a whole, housing unit growth was 0.9% higher than household growth. The following table outlines housing unit and household growth in the county by planning district.

**Table 5-2
Household and Housing Unit Growth 1990 to 2000**

	households			housing units			hsg units -	
	1990	2000	% change	1990	2000	% change	households	
Pennsylvania	4,495,966	4,777,003	6.3%	4,938,140	5,249,750	6.3%	0.1%	
Westmoreland County	144,080	149,813	4.0%	153,554	161,058	4.9%	0.9%	
Planning District 1	Allegheny	2,866	3,053	6.5%	2,953	3,196	8.2%	1.7%
	Arnold	2,741	2,589	-5.5%	3,022	2,976	-1.5%	4.0%
	East Vandergrift	362	333	-8.0%	387	375	-3.1%	4.9%
	Hyde Park	224	212	-5.4%	241	231	-4.1%	1.2%
	Lower Burrell	4,775	5,133	7.5%	4,916	5,324	8.3%	0.8%
	New Kensington	6,817	6,519	-4.4%	7,269	7,309	0.6%	4.9%
	Oklahoma	398	375	-5.8%	406	390	-3.9%	1.8%
	Upper Burrell	802	856	6.7%	853	914	7.2%	0.4%
	Vandergrift	2,603	2,414	-7.3%	2,852	2,772	-2.8%	4.5%
	Washington	2,748	2,809	2.2%	2,867	2,961	3.3%	1.1%
	West Leechburg	553	542	-2.0%	580	573	-1.2%	0.8%
Total	24,889	24,835	-0.2%	26,346	27,021	2.6%	2.8%	
Planning District 2	Export	452	455	0.7%	504	513	1.8%	1.1%
	Irwin	2,150	2,084	-3.1%	2,289	2,277	-0.5%	2.5%
	Manor	937	1,001	6.8%	978	1,044	6.7%	-0.1%
	Murrysville	6,031	7,083	17.4%	6,217	7,396	19.0%	1.5%
	North Huntingdon	10,214	11,216	9.8%	10,473	11,578	10.6%	0.7%
	North Irwin	381	381	0.0%	405	393	-3.0%	-3.0%
	Penn Township	5,486	6,874	25.3%	5,640	7,089	25.7%	0.4%
	Sewickley	2,553	2,519	-1.3%	2,680	2,669	-0.4%	0.9%
	Sutersville	298	267	-10.4%	318	277	-12.9%	-2.5%
	Trafford	1,438	1,516	5.4%	1,516	1,621	6.9%	1.5%
Total	29,940	33,396	11.5%	31,020	34,857	12.4%	0.8%	
Planning District 3	Monessen	4,360	3,916	-10.2%	4,902	4,468	-8.9%	1.3%
	North Belle Vernon	935	928	-0.7%	986	992	0.6%	1.4%
	Rostraver	4,323	4,590	6.2%	4,622	4,920	6.4%	0.3%
	Smithton	181	188	3.9%	197	208	5.6%	1.7%
	South Huntingdon	2,395	2,461	2.8%	2,557	2,585	1.1%	-1.7%
West Newton	1,348	1,318	-2.2%	1,453	1,410	-3.0%	-0.7%	
Total	13,542	13,401	-1.0%	14,717	14,583	-0.9%	0.1%	
Planning District 4	East Huntingdon	2,902	3,142	8.3%	3,108	3,289	5.8%	-2.4%
	Mount Pleasant Borough	2,042	2,057	0.7%	2,189	2,227	1.7%	1.0%
	Mount Pleasant Township	4,216	4,385	4.0%	4,508	4,668	3.5%	-0.5%
	Scottdale	2,131	2,034	-4.6%	2,289	2,214	-3.3%	1.3%
Total	11,291	11,618	2.9%	12,094	12,398	2.5%	-0.4%	
Planning District 5	Adamsburg	94	84	-10.6%	99	92	-7.1%	3.6%
	Arona	162	166	2.5%	171	170	-0.6%	-3.1%
	Greensburg	6,968	7,144	2.5%	7,552	7,734	2.4%	-0.1%
	Hempfield	15,499	15,997	3.2%	16,100	16,799	4.3%	1.1%
	Hunker	128	136	6.3%	133	138	3.8%	-2.5%
	Jeannette	4,735	4,630	-2.2%	5,159	5,139	-0.4%	1.8%
	Latrobe	4,073	3,966	-2.6%	4,316	4,258	-1.3%	1.3%
	Madison	198	219	10.6%	207	225	8.7%	-1.9%
	New Stanton	907	870	-4.1%	943	957	1.5%	5.6%
	Penn Borough	194	182	-6.2%	203	187	-7.9%	-1.7%
	South Greensburg	1,024	1,048	2.3%	1,081	1,129	4.4%	2.1%
	Southwest Greensburg	1,109	1,097	-1.1%	1,180	1,187	0.6%	1.7%
	Unity	7,228	7,963	10.2%	7,586	8,372	10.4%	0.2%
Youngstown	165	177	7.3%	182	189	3.8%	-3.4%	
Youngwood	1,472	1,506	2.3%	1,573	1,601	1.8%	-0.5%	
Total	43,956	45,185	2.8%	46,485	48,177	3.6%	0.8%	
Planning District 6	Avonmore	463	344	-25.7%	488	376	-23.0%	2.8%
	Bell	850	932	9.6%	892	982	10.1%	0.4%
	Delmont	875	1,070	22.3%	923	1,139	23.4%	1.1%
	Derry Borough	1,224	1,235	0.9%	1,320	1,317	-0.2%	-1.1%
	Derry Township	5,590	5,716	2.3%	6,039	6,200	2.7%	0.4%
	Loyalhanna	800	879	9.9%	907	964	6.3%	-3.6%
	New Alexandria	237	254	7.2%	248	271	9.3%	2.1%
	Salem	2,880	2,932	1.8%	3,071	3,117	1.5%	-0.3%
Total	12,919	13,362	3.4%	13,888	14,366	3.4%	0.0%	
Planning District 7	Bolivar	214	200	-6.5%	229	220	-3.9%	2.6%
	Cook	751	927	23.4%	964	1,181	22.5%	-0.9%
	Donegal Borough	73	72	-1.4%	81	79	-2.5%	-1.1%
	Donegal Township	833	950	14.0%	1,077	1,207	12.1%	-2.0%
	Fairfield	821	950	15.7%	977	1,141	16.8%	1.1%
	Laurel Mountain	83	78	-6.0%	115	109	-5.2%	0.8%
	Ligonier Borough	840	827	-1.5%	903	907	0.4%	2.0%
	Ligonier Township	2,763	2,914	5.5%	3,411	3,556	4.3%	-1.2%
	New Florence	336	331	-1.5%	356	365	2.5%	4.0%
	St. Clair	620	568	-8.4%	667	665	-0.3%	8.1%
Seward	209	199	-4.8%	224	226	0.9%	5.7%	
Total	7,543	8,016	6.3%	9,004	9,656	7.2%	1.0%	

source: US Bureau of the Census

iii. Type and Size of Housing

In 2000, Westmoreland County’s housing stock was composed of 77.8% single family units, 14.6% multifamily units, and 7.6% mobile homes. The county’s housing type breakdown differs slightly from the statewide average, which had a lower single family rate (73.8%), higher multifamily rate (21.2%), and lower mobile home rate (4.9%).

Between 1990 and 2000, the ratio of county housing units by type remained relatively stable, with a 2.2% gain in percent of single family units, a 3.4% loss in percent of multifamily units, and a 0.2% loss in percent of mobile homes. Each of the seven planning districts also had modest changes in rates, with all but District 1 posting small gains in the single family rate.

Municipalities with significant changes in housing stock type include:

<i>Single family</i>	<i>Multifamily</i>	<i>Mobile homes</i>
• Avonmore (+14.1%)	• Arona (-96.5%)	• Hunker (+107.2%)
• Bolivar (+11.0%)	• Avonmore (-55.4%)	• Hyde Park (+106.9%)
• Donegal Borough (+13.9%)	• Bolivar (-72.6%)	• North Belle Vernon (+119.7%)
• Irwin (+20.4%)	• Cook (+94.5%)	• North Irwin (+106.6%)
• Sutersville (+13.3%)	• Hunker (-100%)	• Vandergrift (+208.8%)
	• Madison (+86.2%)	
	• Sutersville (-57.0%)	

iv. Occupancy and Vacancy

Occupied units in the county made up 93.0% of the housing stock in 2000, down slightly from 93.8% in 1990. After removing units for seasonal use and units in transition (rented or sold, not occupied), the county's year-round vacancy rate was calculated as 5.3% in 2000. This rate was slightly higher than the 1990 rate of 4.6%.

Year-round vacancy rates increased in all planning districts but 3 and 6. The year-round vacancy rate in District 1 had the largest vacancy rate increase between 1990 and 2000, at 50.5%.

v. Tenure

Westmoreland County's owner-occupied rate rose from 76.3% in 1990 to 78.0% in 2000. This rate is higher than the state owner-occupied rates (70.7% in 1990 and 71.3% in 2000). Rates vary widely across the county, from 72.8% in District 1 to 85.0% in District 2. Owner-occupied rates have a larger range at the municipality level, from 44.5% in Irwin to 92.8% in Penn Township.

When categorized by municipality, boroughs had a 66.7% owner-occupied rate in 2000. Cities had a 65.1% rate. Townships, however, had a significantly higher rate of 86.1%. The three first-class townships and Murrysville had a combined owner-occupied rate of 89.7%. Between 1990 and 2000, cities, boroughs, and townships all had modest gains in their owner-occupancy rates.

Although all municipality types had gains in owner-occupancy rates overall, it is important to note two facts: cities and boroughs have significantly lower owner-occupancy rates than do townships, and the rates within a municipality class, especially boroughs, vary widely. Some of these trends can be attributed to the typical distribution of renter-occupied units in larger quantities in urban areas.

However, owner-occupied/renter-occupied trends should be closely monitored. Census data indicates that, overall, boroughs and cities had moderate increases in owner-occupancy rates between 1990 and 2000. In contrast, slipping owner-occupancy rates, the concurrent rise in renter-occupancy rates, and the potential for neighborhood change and/or decline that occurs with such a shift was noted repeatedly in both regional meetings and housing focus groups. Even though data at the municipality level does not currently support this perception, it nonetheless exists. The reasons behind neighborhood decline, if not attributed to renter-occupancy rates, should be identified in order to accurately address decline.

The following figures and table outline tenure for the county by municipality in more detail.

**Figure 5-2
Owner-occupied Housing Units 2000**

**Figure 5-3
Renter-occupied Housing Units 2000**

**Table 5-3
Tenure by Municipality Type 1990-2000**

		1990					2000				
		occupied units	owner occupied	owner occupied (%)	renter occupied	renter occupied (%)	occupied units	owner occupied	owner occupied (%)	renter occupied	renter occupied (%)
Boroughs	Adamsburg	90	73	81.1%	17	18.9%	87	56	64.4%	31	35.6%
	Arona	157	144	91.7%	13	8.3%	166	150	90.4%	16	9.6%
	Avonmore	463	355	76.7%	108	23.3%	342	299	87.4%	43	12.6%
	Bolivar	207	174	84.1%	33	15.9%	205	181	88.3%	24	11.7%
	Delmont	875	579	66.2%	296	33.8%	1,070	733	68.5%	337	31.5%
	Derry Borough	1,224	871	71.2%	353	28.8%	1,235	868	70.3%	367	29.7%
	Donegal Borough	77	52	67.5%	25	32.5%	74	42	56.8%	32	43.2%
	East Vandergrift	355	276	77.7%	79	22.3%	341	274	80.4%	67	19.6%
	Export	452	279	61.7%	173	38.3%	454	267	58.8%	187	41.2%
	Hunker	125	114	91.2%	11	8.8%	135	119	88.1%	16	11.9%
	Hyde Park	221	173	78.3%	48	21.7%	213	157	73.7%	56	26.3%
	Irwin	2,150	889	41.3%	1,261	58.7%	2,084	928	44.5%	1,156	55.5%
	Latrobe	4,073	2,580	63.3%	1,493	36.7%	3,966	2,589	65.3%	1,377	34.7%
	Laurel Mountain	83	76	91.6%	7	8.4%	77	70	90.9%	7	9.1%
	Ligonier Borough	840	478	56.9%	362	43.1%	830	494	59.5%	336	40.5%
	Madison	190	164	86.3%	26	13.7%	218	171	78.4%	47	21.6%
	Manor	937	792	84.5%	145	15.5%	1,000	859	85.9%	141	14.1%
	Mount Pleasant Borough	2,042	1,362	66.7%	680	33.3%	2,048	1,320	64.5%	728	35.5%
	New Alexandria	243	180	74.1%	63	25.9%	254	203	79.9%	51	20.1%
	New Florence	333	238	71.5%	95	28.5%	325	240	73.8%	85	26.2%
	New Stanton	936	464	49.6%	472	50.4%	870	399	45.9%	471	54.1%
	North Belle Vernon	959	687	71.6%	272	28.4%	928	638	68.8%	290	31.3%
	North Irwin	385	248	64.4%	137	35.6%	381	248	65.1%	133	34.9%
	Oklahoma	398	327	82.2%	71	17.8%	375	303	80.8%	72	19.2%
	Penn Borough	197	155	78.7%	42	21.3%	180	139	77.2%	41	22.8%
	Scottdale	2,131	1,499	70.3%	632	29.7%	2,034	1,437	70.6%	597	29.4%
	Seward	219	167	76.3%	52	23.7%	200	169	84.5%	31	15.5%
	Smithton	175	140	80.0%	35	20.0%	189	136	72.0%	53	28.0%
	South Greensburg	1,024	677	66.1%	347	33.9%	1,048	738	70.4%	310	29.6%
	Southwest Greensburg	1,140	609	53.4%	531	46.6%	1,097	648	59.1%	449	40.9%
	Sutersville	314	236	75.2%	78	24.8%	268	215	80.2%	53	19.8%
	Trafford	1,438	967	67.2%	471	32.8%	1,516	1,060	69.9%	456	30.1%
Vandergrift	2,603	1,625	62.4%	978	37.6%	2,406	1,528	63.5%	878	36.5%	
West Leechburg	563	476	84.5%	87	15.5%	542	460	84.9%	82	15.1%	
West Newton	1,348	921	68.3%	427	31.7%	1,318	898	68.1%	420	31.9%	
Youngstown	165	107	64.8%	58	35.2%	176	119	67.6%	57	32.4%	
Youngwood	1,472	948	64.4%	524	35.6%	1,506	955	63.4%	551	36.6%	
Borough Total	30,604	20,102	65.7%	10,502	34.3%	30,158	20,110	66.7%	10,048	33.3%	
	21.2%	18.3%		30.8%		20.1%	17.2%		30.5%		
Cities	Arnold	2,741	1,592	58.1%	1,149	41.9%	2,586	1,464	56.6%	1,122	43.4%
	Greensburg	6,937	3,616	52.1%	3,321	47.9%	7,148	3,734	52.2%	3,414	47.8%
	Jeannette	4,735	3,115	65.8%	1,620	34.2%	4,665	3,097	66.4%	1,568	33.6%
	Lower Burrell	4,775	3,879	81.2%	896	18.8%	5,135	4,164	81.1%	971	18.9%
	Monessen	4,307	3,286	76.3%	1,021	23.7%	3,916	3,008	76.8%	908	23.2%
	New Kensington	6,817	4,163	61.1%	2,654	38.9%	6,522	4,040	61.9%	2,482	38.1%
	City Total	30,312	19,651	64.8%	10,661	35.2%	29,972	19,507	65.1%	10,465	34.9%
		21.0%	17.9%		31.3%		20.0%	16.7%		31.7%	
Townships	Murrysville*	6,031	5,431	90.1%	600	9.9%	7,079	6,434	90.9%	645	9.1%
	North Huntingdon	10,211	8,870	86.9%	1,341	13.1%	11,229	9,956	88.7%	1,273	11.3%
	Penn Township	5,486	4,992	91.0%	494	9.0%	6,881	6,384	92.8%	497	7.2%
	Rostraver	4,323	3,607	83.4%	716	16.6%	4,590	3,936	85.8%	654	14.2%
	1st Class	26,051	22,900	87.9%	3,151	12.1%	29,779	26,710	89.7%	3,069	10.3%
	Township Total	18.1%	20.8%		9.2%		19.9%	22.9%		9.3%	
	Allegheny	2,866	2,473	86.3%	393	13.7%	3,052	2,694	88.3%	358	11.7%
	Bell	850	739	86.9%	111	13.1%	934	813	87.0%	121	13.0%
	Cook	747	640	85.7%	107	14.3%	925	815	88.1%	110	11.9%
	Derry Township	5,590	4,651	83.2%	939	16.8%	5,716	4,770	83.4%	946	16.6%
	Donegal Township	833	714	85.7%	119	14.3%	950	828	87.2%	122	12.8%
	East Huntingdon	2,902	2,308	79.5%	594	20.5%	3,142	2,563	81.6%	579	18.4%
	Fairfield	821	718	87.5%	103	12.5%	950	843	88.7%	107	11.3%
	Hempfield	15,499	12,719	82.1%	2,780	17.9%	15,986	13,529	84.6%	2,457	15.4%
	Ligonier Township	2,763	2,303	83.4%	460	16.6%	2,907	2,425	83.4%	482	16.6%
	Loyalhanna	800	639	79.9%	161	20.1%	879	743	84.5%	136	15.5%
	Mount Pleasant Township	4,216	3,452	81.9%	764	18.1%	4,394	3,690	84.0%	704	16.0%
	Salem	2,880	2,422	84.1%	458	15.9%	2,932	2,499	85.2%	433	14.8%
	Sewickley	2,553	2,073	81.2%	480	18.8%	2,518	2,055	81.6%	463	18.4%
	South Huntingdon	2,395	1,995	83.3%	400	16.7%	2,460	2,066	84.0%	394	16.0%
	St. Clair	620	487	78.5%	133	21.5%	568	497	87.5%	71	12.5%
	Unity	7,228	5,902	81.7%	1,326	18.3%	7,926	6,426	81.1%	1,500	18.9%
	Upper Burrell	802	685	85.4%	117	14.6%	856	731	85.4%	125	14.6%
	Washington	2,748	2,430	88.4%	318	11.6%	2,809	2,533	90.2%	276	9.8%
	2nd Class	57,113	47,350	82.9%	9,763	17.1%	59,904	50,520	84.3%	9,384	15.7%
	Township Total	39.6%	43.0%		28.6%		40.0%	43.2%		28.5%	
	Township Total	83,164	70,250	84.5%	12,914	15.5%	89,683	77,230	86.1%	12,453	13.9%
		57.7%	63.9%		37.9%		59.9%	66.1%		37.8%	
	County Total	144,080	110,003	76.3%	34,077	23.7%	149,813	116,847	78.0%	32,966	22.0%

source: U.S. Bureau of the Census

vi. Age of Housing

The county's housing stock is slightly younger than the state as a whole, with 36.2% of its housing units 50 years old or older (compared with the state's 40.3%). The county and state experienced similar growth in housing units built since 1990, at 9.4% and 10.4%, respectively. Units over 50 years old ranged from 24.2% of the total housing stock in District 2 to 43.6% in District 4, while units built since 1990 ranged from 6.1% in District 1 to 13.4% in District 2.

Age of housing stock, as expressed by the number of units over 50 years old, varies widely at the municipal level. Extremes range from 11.9% in Murrysville to 95.5% in East Vandergrift. Units built since 1990 range from 0.0% in Adamsburg, East Vandergrift, Laurel Mountain, Penn Borough, and Smithton, to 21.1% in Penn Township. This variance illustrates the diversity of the county's housing stock in terms of housing age.

The older housing stock in the county is concentrated in the boroughs and cities. Boroughs in the county have 18,495 units built prior to 1950, making up 56.6% of housing stock in boroughs. Similarly, cities have 16,595 units over 50 years old, accounting for 50.3% of their housing units. While townships have 23,208 units over 50 years old, this number accounts for only 24.3% of the total housing units. Out of all the units over 50 years old in the county, 31.7% are found in boroughs, 28.8% in cities, and 39.8% in townships.

The county's newer housing stock is concentrated in its townships. Townships have the bulk of new units, with 83.2% of units built since 1990. This concentration of older units in urban areas and new units in townships exemplifies the suburbanization of Westmoreland County that has occurred in the past 50 years.

For the foreseeable future, there will be strong consumer demand for suburban housing in Westmoreland County. The likely outcome of this trend will be continued underutilization of housing resources in urban areas and continued absorption of undeveloped land in suburban areas and to a lesser degree in rural areas of the county.

The following table outlines housing by age for municipalities in the county in more detail.

**Table 5-4
Age of Housing Units by Municipality Type 2000**

		1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier	1990 - 2000	1949 or earlier	
Boroughs	Adamsburg	-	-	-	3	6	7	13	5	62	-	67	
	Arona	2	2	2	16	18	12	15	19	85	6	104	
	Avonmore	2	12	10	12	27	36	71	26	178	24	204	
	Bolivar	2	2	-	13	25	9	15	10	151	4	161	
	Delmont	34	69	106	122	275	136	127	68	202	209	270	
	Derry Borough	5	15	38	121	92	88	134	170	654	58	824	
	Donegal Borough	-	-	2	-	-	9	18	12	8	30	2	38
	East Vandergrift	-	-	-	-	-	8	9	60	299	-	359	
	Export	6	3	3	7	25	34	33	40	375	12	415	
	Hunker	2	2	-	9	13	12	35	13	51	4	64	
	Hyde Park	2	4	-	25	12	16	35	16	123	6	139	
	Irwin	9	9	113	96	359	434	361	166	730	131	896	
	Latrobe	50	50	50	106	448	395	639	681	1,839	150	2,520	
	Laurel Mountain	-	-	-	2	5	11	20	55	18	-	73	
	Ligonier Borough	-	15	4	30	83	89	140	79	472	19	551	
	Madison	-	6	4	9	43	32	26	12	86	10	98	
	Manor	8	39	133	133	82	191	110	49	294	180	343	
	Mount Pleasant Borough	11	26	59	175	193	241	362	254	897	96	1,151	
	New Alexandria	2	7	4	14	35	19	49	38	104	13	142	
	New Florence	-	4	7	38	23	44	53	54	135	11	189	
	New Stanton	12	16	18	93	389	150	120	40	134	46	174	
	North Belle Vernon	-	10	5	22	32	41	173	204	505	15	709	
	North Irwin	-	2	6	4	16	46	67	45	207	8	252	
	Oklahoma	-	4	2	19	45	66	44	26	184	6	210	
	Penn Borough	-	-	-	2	20	10	18	18	112	-	130	
	Scottdale	-	6	24	81	152	178	336	164	1,273	30	1,437	
	Seward	4	2	3	23	16	12	20	33	113	9	146	
	Smithton	-	-	-	14	16	14	8	23	136	-	159	
	South Greensburg	4	17	31	84	81	80	156	147	529	52	676	
	Southwest Greensburg	-	7	3	20	45	147	191	170	604	10	774	
	Sutersville	-	-	4	5	32	37	53	32	115	4	147	
	Trafford	-	30	45	152	137	179	232	208	638	75	846	
	Vandergrift	20	7	7	61	108	209	216	313	1,830	34	2,143	
	West Leechburg	-	17	11	66	64	63	125	48	179	28	227	
West Newton	-	25	14	145	63	88	176	143	756	39	899		
Youngstown	-	5	5	13	11	12	22	24	96	10	120		
Youngwood	-	28	19	55	131	260	270	262	576	47	838		
Borough Total	175	441	732	1,790	3,131	3,424	4,486	3,723	14,772	1,348	18,495		
	9.2%	7.4%	10.0%	12.5%	12.5%	15.5%	17.2%	23.8%	34.6%	8.9%	31.7%		
Cities	Arnold	-	5	41	152	160	202	402	655	1,359	46	2,014	
	Greensburg	20	288	141	552	799	877	1,196	995	2,870	449	3,865	
	Jeannette	15	13	43	125	374	466	859	821	2,482	71	3,303	
	Lower Burrell	73	136	190	477	723	951	1,693	615	468	399	1,083	
	Monessen	-	38	39	36	303	504	1,276	746	1,526	77	2,272	
	New Kensington	12	60	79	390	483	791	1,436	1,432	2,626	151	4,058	
	City Total	120	540	533	1,732	2,842	3,791	6,862	5,264	11,331	1,193	16,595	
		6.3%	9.1%	7.3%	12.1%	11.3%	17.2%	26.3%	33.6%	26.6%	7.9%	28.5%	
Townships	Murrysville*	112	449	852	1,049	1,705	1,234	1,097	452	426	1,413	878	
	North Huntingdon	198	486	416	586	2,242	2,678	2,909	685	1,393	1,100	2,078	
	Penn Township	224	408	866	722	1,389	963	1,075	444	1,007	1,498	1,451	
	Rostraver	169	267	421	620	789	482	798	416	958	857	1,374	
	<i>1st Class</i>	703	1,610	2,555	2,977	6,125	5,357	5,879	1,997	3,784	4,868	5,781	
	Township Total	37.0%	27.1%	34.9%	20.8%	24.4%	24.3%	22.5%	12.8%	8.9%	32.1%	9.9%	
	Allegheny	56	168	283	462	509	523	424	325	444	507	769	
	Bell	23	66	50	119	197	76	73	51	329	139	380	
	Cook	4	50	64	176	236	145	116	141	254	118	395	
	Derry Township	89	270	359	678	1,175	870	699	529	1,530	718	2,059	
	Donegal Township	41	77	84	179	303	175	118	68	157	202	225	
	East Huntingdon	73	279	151	551	555	408	329	165	778	503	943	
	Fairfield	19	76	61	185	254	114	90	68	274	156	342	
	Hempfield	189	853	741	1,733	3,888	3,156	2,775	1,149	2,268	1,783	3,417	
	Ligonier Township	52	116	156	370	599	568	593	335	757	324	1,092	
	Loyalhanna	14	34	68	92	194	126	144	67	225	116	292	
	Mount Pleasant Township	43	156	254	539	718	533	561	295	1,578	453	1,873	
	Salem	38	247	180	377	828	366	327	164	590	465	754	
	Sewickley	41	88	111	212	449	325	319	251	872	240	1,123	
	South Huntingdon	19	89	117	323	547	304	276	203	704	225	907	
	St. Clair	3	7	41	98	172	85	67	69	123	51	192	
	Unity	140	608	529	1,077	1,508	1,221	1,310	526	1,422	1,277	1,948	
	Upper Burrell	14	23	52	120	190	120	207	91	97	89	188	
	Washington	45	135	192	514	695	386	466	167	361	372	528	
<i>2nd Class</i>	903	3,342	3,493	7,805	13,017	9,501	8,894	4,664	12,763	7,738	17,427		
Township Total	47.5%	56.3%	47.8%	54.6%	51.8%	43.0%	34.0%	29.8%	29.9%	51.1%	29.9%		
Township Total	1,606	4,952	6,048	10,782	19,142	14,858	14,773	6,661	16,547	12,606	23,208		
	84.5%	83.5%	82.7%	75.4%	76.2%	67.3%	56.6%	42.6%	38.8%	83.2%	39.8%		
County Total	1,901	5,933	7,313	14,304	25,115	22,073	26,121	15,648	42,650	15,147	58,298		

source: US Bureau of the Census

vii. Housing Quality Indicators

Along with housing age, overcrowded units (having more than 1.01 persons per room) and lack of complete plumbing facilities are general indicators of housing quality. Housing units that are overcrowded or lack plumbing facilities may be at risk of becoming substandard. Overcrowded, older housing stock without updated facilities leads to increased wear and tear on a structure, requires additional maintenance, and often results in deteriorating housing both in terms of condition and value.

In 2000, 0.7% of the housing units in the county were overcrowded, and 0.3% lacked complete plumbing facilities. Although the percentages of total housing units are very low in both instances, the absolute numbers indicate that 460 housing units in the county lack complete plumbing, and 1,159 are overcrowded. Both of these rates were lower than the state, which had a 1.7% overcrowded rate, and 0.5% of its units lack complete plumbing. In addition, the county saw decreases from 1990, when they were 0.8% and 0.6%, respectively. No planning district had a rate of over 1.0% in either category.

The following table identifies communities that had higher rates of housing units with potentially substandard conditions in 2000. These municipalities may have concentrated areas of housing units at risk of becoming substandard.

**Table 5-5
Housing Quality Indicator Concentration 2000**

	Lacking Complete Plumbing		Overcrowded	
	absolute numbers	percentage	absolute numbers	percentage
Bell		1.0%		
Cook				2.2%
Derry Township	34		46	
Donegal Township		1.0%		
East Huntingdon	16			
Greensburg	17		52	
Hempfield	55		97	
Hyde Park				3.0%
Jeannette	35			
Monessen	25			
Mount Pleasant Borough	15			
Mount Pleasant Township			47	
New Kensington			89	
Penn Borough				2.8%
Penn Township	15			
Rostraver	18			
Salem	15		62	2.0%
Seward				2.2%
Smithton		1.4%		
Sutersville				4.0%
Unity	34		76	
Washington	25			
West Newton				2.6%
Youngstown		4.3%		

source: U.S. Bureau of the Census

viii. Housing Prices

Tracking housing values helps to identify the relative cost of living in Westmoreland County. Using median gross rent and median home value data from the 1990 and 2000 Census allows for evaluation in comparison to inflation. Additionally, comparing increases in housing costs with increases with household income shows relative affordability in both the renter and homeowner markets.

Both monthly rent and home value in the county rose (after adjusting for inflation) between 1990 and 2000. Overall, rents in the county rose 2.3% over inflation, from \$321 in 1990 to \$432 in 2000. While rent in some planning districts remained relatively stable, with increases at or below the county average, districts 6 and 7 had larger increases in rent (13.0% and 6.8%, respectively). Municipalities with large gains in median rents include:

South Huntingdon.....	+10.2%
East Vandergrift.....	+10.5%
Hunker.....	+11.5%
Derry Borough.....	+13.9%
Monessen.....	+16.6%
New Alexandria.....	+19.9%
Loyalhanna.....	+20.6%
Laurel Mountain.....	+22.8%
Seward.....	+25.1%
New Florence.....	+25.1%
Avonmore.....	+36.8%
Smithton.....	+44.5%
Bolivar.....	+54.6%

The value of owner-occupied housing value in the county increased dramatically between 1990 and 2000. Housing value rose 21.7% over inflation, from \$56,600 in 1990 to \$90,600 in 2000. In contrast, the statewide rate of growth in home value was only 6.8%. Planning district rates range from 15.5% in District 1 to 26.6% in District 7.

Municipalities with large increases in median home value include:

Adamsburg.....	+31.4%
Madison.....	+31.5%
Ligonier Township.....	+32.2%
Rostraver.....	+32.9%
Hunker.....	+34.7%
Unity.....	+37.0%
Derry Borough.....	+37.5%
Donegal Borough.....	+125.9% ⁷

⁷ Although census data states this increase, comparison to recent home sales in Donegal Borough could not confirm the increase in home value.

Additionally, several municipalities in the county have median gross rents and/or housing value considerably higher than the county average.

County Average.....	\$432
Unity	\$492
New Alexandria	\$492
New Stanton.....	\$500
Laurel Mountain	\$575
Murrysville	\$615

Municipalities that have housing values notably higher than the county median include the following

County Average.....	\$90,600
New Stanton.....	\$108,000
Hempfield	\$108,900
Delmont	\$109,200
Washington	\$109,900
Ligonier Township	\$112,100
Unity	\$118,400
Donegal Borough	\$118,800
Penn Township.....	\$121,300
Murrysville	\$156,200

These high housing values increase the wealth of municipality residents, but make housing in the county less affordable overall.

The following figures outline housing prices in more detail.

**Figure 5-4
Median Gross Rent 2000**

**Figure 5-5
Value of Owner-occupied Housing Units 2000**

Using census data, an analysis was undertaken to determine the amount of rent and the value of a sales housing unit that is affordable to a household in Westmoreland County at the median income level. Because household incomes are increasing, residents can afford to pay more for rents and sales housing. Growth in household income fuels demand for new housing and makes it possible for existing homeowners to move up to a more expensive property or make needed repairs to their existing dwelling.

Using 2000 median homeowner income as the standard for measurement, potential home purchase price was calculated by determining 30% of homeowner household income,⁸ and calculating that amount on a monthly basis. Using that calculation, the average amount per month that a homeowner at median income in Westmoreland County can afford to pay towards principal, interest, taxes, and insurance is \$1,066. At that monthly payment level, the average potential purchase price for a home in the county is \$154,900.⁹ This is significantly higher than the 2000 average home value in the county, \$90,600.

Likewise, using 2000 median renter income as a base, affordable rents were calculated by determining 30% of renter household income, and calculating that amount on a monthly basis. Using that calculation, the average amount per month that a tenant at median income in Westmoreland County can afford to pay in rent is \$546, over \$100 more than the median gross rent figure in 2000.

Household income, rents, and values are all increasing in Westmoreland County. But are the increases in household income keeping pace with increases in housing costs?

As noted previously, income rose 9.6% between 1990 and 2000 in the county overall. In comparison, the median gross rent rate rose only 2.3% during that time. In theory, rental housing has become more affordable. However, the 21.7% increase in the value of sales housing units in the county is more than twice the increase in median household income. In theory, purchasing a home in Westmoreland County has become more difficult.

The smallest discrepancies between incomes and housing value were found in districts 3 and 4, where the increase in housing values were still substantially higher than increases in income. The largest gap exists in District 7, where income grew by 4.6% but housing value grew by more than four times that amount, 26.6%. This gap between income and housing costs highlight the increasing difficulty of finding affordable sales housing in the county. The following table depicts this issue by planning district and municipality.

⁸ 30% of household income is a standard housing expense to income ratio.

⁹ Assumptions made to determine the purchase price include a 5% downpayment, with mortgage value of 95% and an interest rate of 5.75% on a 30 year loan.

**Table 5-6
Growth in Household Income, Gross Rent, and Housing Value 1990 to 2000**

		1990 - 2000 % change income (adjusted)	1990 - 2000 % change rents (adjusted)	1990 - 2000 % change value (adjusted)
	Pennsylvania	4.9%	0.0%	6.8%
	Westmoreland County	9.6%	2.3%	21.7%
Planning District 1	Allegheny	5.4%	0.9%	19.4%
	Arnold	2.8%	8.7%	0.8%
	East Vandergrift	1.9%	10.5%	4.4%
	Hyde Park	11.2%	3.1%	24.4%
	Lower Burrell	20.6%	1.0%	14.1%
	New Kensington	7.8%	6.6%	6.4%
	Oklahoma	11.5%	-7.3%	24.1%
	Upper Burrell	-2.8%	-5.4%	18.6%
	Vandergrift	1.8%	8.6%	20.3%
	Washington	-8.6%	-2.8%	17.7%
	West Leechburg	4.8%	-5.2%	12.4%
Total	4.7%	1.2%	15.5%	
Planning District 2	Export	13.3%	6.9%	14.3%
	Inwin	19.1%	3.7%	24.7%
	Manor	-2.1%	0.1%	23.9%
	Murrysville	-3.9%	4.2%	13.6%
	North Huntingdon	7.6%	-4.8%	23.3%
	North Irwin	10.6%	-1.9%	23.8%
	Penn Township	17.5%	-7.8%	32.3%
	Sewickley	9.1%	3.1%	26.9%
	Sutersville	15.2%	-2.1%	13.5%
	Trafford	6.4%	-1.1%	15.6%
Total	7.6%	0.0%	21.1%	
Planning District 3	Monessen	11.9%	16.6%	18.9%
	North Belle Vernon	17.1%	7.0%	13.4%
	Rostraver	17.4%	-12.9%	32.9%
	Smithton	21.7%	44.5%	28.8%
	South Huntingdon	8.2%	10.2%	25.2%
	West Newton	4.0%	-2.3%	23.9%
Total	13.3%	8.7%	24.5%	
Planning District 4	East Huntingdon	2.6%	1.3%	22.4%
	Mount Pleasant Borough	26.5%	2.3%	21.0%
	Mount Pleasant Township	8.7%	1.3%	17.5%
	Scottdale	16.5%	9.9%	29.5%
	Total	12.6%	3.6%	22.3%
Planning District 5	Adamsburg	16.2%	-20.3%	31.4%
	Arona	12.4%	-8.2%	17.6%
	Greensburg	14.0%	3.5%	14.8%
	Hempfield	7.7%	1.6%	24.7%
	Hunker	22.1%	11.5%	34.7%
	Jeannette	19.7%	-3.5%	13.7%
	Latrobe	7.7%	-0.8%	18.1%
	Madison	15.8%	-3.0%	31.5%
	New Stanton	-19.5%	4.5%	24.4%
	Penn Borough	28.2%	0.0%	5.9%
	South Greensburg	17.8%	-11.6%	27.0%
	Southwest Greensburg	9.1%	-5.5%	25.4%
	Unity	4.6%	0.0%	37.0%
	Youngstown	9.9%	6.2%	27.5%
Youngwood	8.3%	-7.8%	26.2%	
Total	10.7%	-2.5%	24.6%	
Planning District 6	Avonmore	8.9%	36.8%	8.8%
	Bell	12.5%	0.9%	27.2%
	Delmont	17.3%	9.4%	26.4%
	Derry Borough	16.1%	13.9%	37.5%
	Derry Township	6.7%	4.8%	21.0%
	Loyalhanna	13.7%	20.6%	28.8%
	New Alexandria	-2.1%	19.9%	27.6%
	Salem	10.1%	0.3%	20.2%
Total	10.0%	13.0%	24.6%	
Planning District 7	Bolivar	14.5%	54.6%	17.3%
	Cook	25.7%	0.0%	20.9%
	Donegal Borough	-36.8%	-0.6%	125.9%
	Donegal Township	6.4%	-9.2%	12.6%
	Fairfield	26.3%	-21.8%	29.8%
	Laurel Mountain	-6.1%	22.8%	24.9%
	Ligonier Borough	10.1%	1.8%	29.1%
	Ligonier Township	8.7%	1.7%	32.2%
	New Florence	-1.5%	25.1%	0.9%
	St. Clair	3.3%	8.0%	16.6%
Seward	22.9%	11.8%	-11.2%	
Total	4.6%	6.8%	26.6%	

Source: U.S. Bureau of the Census

ix. New Housing Starts

The U.S. Bureau of the Census tracks building permit statistics on new privately-owned residential construction by municipality. This information augments the data reported in the 2000 Census, giving more accurate counts from authorities issuing building permits. This information is updated on a monthly basis.¹⁰ Data for Westmoreland County can be found from 1996-2003.

In the past eight years, 8,333 housing units were constructed in the county, at a cost of \$1,270,680,042. The pace of construction has remained relatively constant, at approximately 1,000 – 1,100 units per year. New units have been built mainly in District 2 (2,891 units, 34.7%) and District 5 (2,629 units, 31.5%), with districts 3, 4, 6 and 7 accounting for less than 10.0% each of the county's total units. The bulk of units constructed have been single-family units, with 7,330 units (88.0%) built since 1996. Approximately 1,000 multifamily units were constructed during this time period. Multifamily construction was concentrated in District 5, where 357 units were added to the housing stock.

When sorted by municipality type, it is clear that the vast majority of new construction occurs in Westmoreland County's townships. New units constructed in townships account for 85.5% of the total units built. The three first-class townships and Murrysville alone account for 37.1% of new construction in the county. The following tables outline new housing start data for the county by municipality.

¹⁰ Data is not available for Cook Township, Donegal Borough, Fairfield, and Seward.

**Table 5-7
New Housing Starts 1996 to 2003**

	single family		two family		three and four family		five or more family		total	
	units	construction cost	units	construction cost	units	construction cost	units	construction cost	units	construction cost
Pennsylvania	-	-	-	-	-	-	-	-	-	-
Westmoreland County	7,330	1,230,133,902	269	12,104,004	419	18,773,986	315	9,668,150	8,333	1,270,680,042
Planning District 1										
Allegheny	285	33,229,636	-	-	-	-	-	-	285	33,229,636
Arnold	-	-	-	-	-	-	-	-	-	-
East Vandergrift	1	60,000	-	-	-	-	-	-	1	60,000
Hyde Park	3	182,000	-	-	-	-	-	-	3	182,000
Lower Burrell	177	20,909,586	50	2,222,000	30	1,375,000	35	1,061,000	292	25,567,586
New Kensington	22	1,075,350	-	-	9	360,000	27	1,181,250	58	2,616,600
Oklahoma	-	-	-	-	-	-	-	-	-	-
Upper Burrell	58	5,510,087	-	-	-	-	-	-	58	5,510,087
Vandergrift	-	-	-	-	-	-	-	-	-	-
Washington	214	21,928,043	-	-	-	-	-	-	214	21,928,043
West Leechburg	24	2,128,200	-	-	-	-	-	-	24	2,128,200
Total	784	85,022,902	50	2,222,000	39	1,735,000	62	2,242,250	935	91,222,152
Planning District 2										
Export	3	283,000	-	-	-	-	-	-	3	283,000
Irwin	10	1,227,200	-	-	-	-	-	-	10	1,227,200
Manor	82	10,088,251	-	-	-	-	-	-	82	10,088,251
Murrysville	757	153,487,154	4	682,900	24	3,369,970	10	520,000	795	158,060,024
North Huntingdon	986	151,943,287	2	185,000	-	-	-	-	988	152,128,287
North Irwin	14	1,881,520	-	-	-	-	-	-	14	1,881,520
Penn Township	859	140,086,430	10	1,095,000	14	1,410,000	-	-	883	142,591,430
Sewickley	101	11,752,794	-	-	-	-	-	-	101	11,752,794
Sutersville	1	40,000	-	-	-	-	-	-	1	40,000
Trafford	11	1,041,200	-	-	3	125,000	-	-	14	1,166,200
Total	2,824	471,830,836	16	1,962,900	41	4,904,970	10	520,000	2,891	479,218,706
Planning District 3										
Monessen	25	2,782,709	2	60,000	-	-	20	376,400	47	3,219,109
North Belle Vernon	3	265,000	-	-	4	100,000	-	-	7	365,000
Rostraver	353	52,475,263	26	2,795,000	55	5,225,000	-	-	434	60,495,263
Smithton	1	10,000	-	-	-	-	-	-	1	10,000
South Huntingdon	60	6,795,683	-	-	-	-	-	-	60	6,795,683
West Newton	5	286,250	-	-	-	-	-	-	5	286,250
Total	447	62,614,905	28	2,855,000	59	5,325,000	20	376,400	554	71,171,305
Planning District 4										
East Huntingdon	111	13,156,581	15	784,320	44	2,065,680	11	523,500	181	16,530,081
Mount Pleasant Borough	1	250,000	6	141,684	-	-	-	-	7	391,684
Mount Pleasant Township	212	27,449,547	-	-	-	-	-	-	212	27,449,547
Scottdale	13	2,750,000	-	-	-	-	8	75,000	21	2,825,000
Total	337	43,606,128	21	926,004	44	2,065,680	19	598,500	421	47,196,312
Planning District 5										
Adamsburg	-	-	-	-	-	-	-	-	-	-
Arona	1	61,000	-	-	-	-	-	-	1	61,000
Greensburg	76	8,385,767	38	1,374,100	58	1,013,000	25	1,106,000	197	11,878,867
Hempfield	1,472	385,006,709	12	615,000	9	372,000	-	-	1,493	385,993,709
Hunker	1	80,000	-	-	-	-	-	-	1	80,000
Jeannette	22	2,202,100	-	-	-	-	10	350,000	32	2,552,100
Latrobe	18	1,260,000	6	115,000	6	550,000	8	300,000	38	2,225,000
Madison	7	469,000	-	-	-	-	-	-	7	469,000
New Stanton	126	13,959,553	-	-	-	-	14	500,000	140	14,459,553
Penn Borough	-	-	-	-	-	-	-	-	-	-
South Greensburg	23	1,956,777	20	1,114,000	4	170,000	-	-	47	3,240,777
Southwest Greensburg	3	215,000	-	-	-	-	-	-	3	215,000
Unity	512	79,812,795	-	-	-	-	147	3,675,000	659	83,487,795
Youngstown	-	-	-	-	-	-	-	-	-	-
Youngwood	11	973,500	-	-	-	-	-	-	11	973,500
Total	2,272	494,382,201	76	3,218,100	77	2,105,000	204	5,931,000	2,629	505,636,301
Planning District 6										
Avonmore	5	440,000	-	-	-	-	-	-	5	440,000
Bell	75	6,929,215	-	-	-	-	-	-	75	6,929,215
Delmont	103	10,222,750	2	130,000	19	1,425,000	-	-	124	11,777,750
Derry Borough	7	630,400	-	-	-	-	-	-	7	630,400
Derry Township	148	12,772,375	-	-	-	-	-	-	148	12,772,375
Loyalhanna	29	2,070,000	-	-	-	-	-	-	29	2,070,000
New Alexandria	1	109,000	-	-	-	-	-	-	1	109,000
Salem	117	13,423,390	74	740,000	140	1,213,336	-	-	331	15,376,726
Total	485	46,597,130	76	870,000	159	2,638,336	-	-	720	50,105,466
Planning District 7										
Bolivar	-	-	-	-	-	-	-	-	-	-
Cook	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Donegal Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Donegal Township	40	5,322,596	-	-	-	-	-	-	40	5,322,596
Fairfield	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Laurel Mountain	-	-	-	-	-	-	-	-	-	-
Ligonier Borough	5	575,000	-	-	4	300,000	-	-	9	875,000
Ligonier Township	140	22,260,218	2	50,000	-	-	-	-	142	22,310,218
New Florence	-	-	-	-	-	-	-	-	-	-
St. Clair	21	1,412,135	-	-	-	-	-	-	21	1,412,135
Seward	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total	181	26,079,800	2	50,000	-	-	-	-	183	26,129,800

source: US Bureau of the Census

**Table 5-8
New Housing Starts 1996 to 2003 by Municipality Type**

	single family		two family		three and four family		five or more family		total	
	units	construction cost	units	construction cost	units	construction cost	units	construction cost	units	construction cost
Boroughs										
Adamsburg	-	-	-	-	-	-	-	-	-	-
Arona	1	61,000	-	-	-	-	-	-	1	61,000
Avonmore	5	440,000	-	-	-	-	-	-	5	440,000
Bolivar	-	-	-	-	-	-	-	-	-	-
Delmont	103	10,222,750	2	130,000	19	1,425,000	-	-	124	11,777,750
Derry Borough	7	630,400	-	-	-	-	-	-	7	630,400
Donegal Borough	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
East Vandergrift	1	60,000	-	-	-	-	-	-	1	60,000
Export	3	283,000	-	-	-	-	-	-	3	283,000
Hunker	1	80,000	-	-	-	-	-	-	1	80,000
Hyde Park	3	182,000	-	-	-	-	-	-	3	182,000
Irwin	10	1,227,200	-	-	-	-	-	-	10	1,227,200
Latrobe	18	1,260,000	6	115,000	6	550,000	8	300,000	38	2,225,000
Laurel Mountain	-	-	-	-	-	-	-	-	-	-
Ligonier Borough	5	575,000	-	-	4	300,000	-	-	9	875,000
Madison	7	469,000	-	-	-	-	-	-	7	469,000
Manor	82	10,088,251	-	-	-	-	-	-	82	10,088,251
Mount Pleasant Borough	1	250,000	6	141,684	-	-	-	-	7	391,684
New Alexandria	1	109,000	-	-	-	-	-	-	1	109,000
New Florence	-	-	-	-	-	-	-	-	-	-
New Stanton	126	13,959,553	-	-	-	-	14	500,000	140	14,459,553
North Belle Vernon	3	265,000	-	-	4	100,000	-	-	7	365,000
North Irwin	14	1,881,520	-	-	-	-	-	-	14	1,881,520
Oklahoma	-	-	-	-	-	-	-	-	-	-
Penn Borough	-	-	-	-	-	-	-	-	-	-
Scottdale	13	2,750,000	-	-	-	-	8	75,000	21	2,825,000
Seward	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Smithton	1	10,000	-	-	-	-	-	-	1	10,000
South Greensburg	23	1,956,777	20	1,114,000	4	170,000	-	-	47	3,240,777
Southwest Greensburg	3	215,000	-	-	-	-	-	-	3	215,000
Sutersville	1	40,000	-	-	-	-	-	-	1	40,000
Trafford	11	1,041,200	-	-	3	125,000	-	-	14	1,166,200
Vandergrift	-	-	-	-	-	-	-	-	-	-
West Leechburg	24	2,128,200	-	-	-	-	-	-	24	2,128,200
West Newton	5	286,250	-	-	-	-	-	-	5	286,250
Youngstown	-	-	-	-	-	-	-	-	-	-
Youngwood	11	973,500	-	-	-	-	-	-	11	973,500
Borough Total	483	51,444,601	34	1,500,684	40	2,670,000	30	875,000	587	56,490,285
	6.6%	4.2%	12.6%	12.4%	9.5%	14.0%	9.5%	9.1%	7.0%	4.4%
Cities										
Arnold	-	-	-	-	-	-	-	-	-	-
Greensburg	76	8,385,767	38	1,374,100	58	1,013,000	25	1,106,000	197	11,878,867
Jeannette	22	2,202,100	-	-	-	-	10	350,000	32	2,552,100
Lower Burrell	177	20,909,586	50	2,222,000	30	1,375,000	35	1,061,000	292	25,567,586
Monessen	25	2,782,709	2	60,000	-	-	20	376,400	47	3,219,109
New Kensington	22	1,075,350	-	-	9	360,000	27	1,181,250	58	2,616,600
City Total	322	35,355,512	90	3,656,100	97	2,748,000	117	4,074,650	626	45,834,262
	4.4%	2.9%	33.5%	30.2%	22.9%	14.4%	37.1%	42.1%	7.5%	3.6%
Townships										
Murrysville*	757	153,487,154	4	682,900	24	3,369,970	10	520,000	795	158,060,024
North Huntingdon	986	151,943,287	2	185,000	-	-	-	-	988	152,128,287
Penn Township	859	140,086,430	10	1,095,000	14	1,410,000	-	-	883	142,591,430
Rostraver	353	52,475,263	26	2,795,000	55	5,225,000	-	-	434	60,495,263
1st Class	2,955	497,992,134	42	4,757,900	93	10,004,970	10	520,000	3,100	513,275,004
Township Total	40.2%	40.4%	15.6%	39.3%	22.0%	52.5%	3.2%	5.4%	37.1%	40.3%
Allegheny	285	33,229,636	-	-	-	-	-	-	285	33,229,636
Bell	75	6,929,215	-	-	-	-	-	-	75	6,929,215
Cook	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Derry Township	148	12,772,375	-	-	-	-	-	-	148	12,772,375
Donegal Township	40	5,322,596	-	-	-	-	-	-	40	5,322,596
East Huntingdon	111	13,156,581	15	784,320	44	2,065,680	11	523,500	181	16,530,081
Fairfield	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hempfield	1,472	385,006,709	12	615,000	9	372,000	-	-	1,493	385,993,709
Ligonier Township	140	22,260,218	2	50,000	-	-	-	-	142	22,310,218
Loyalhanna	29	2,070,000	-	-	-	-	-	-	29	2,070,000
Mount Pleasant Township	212	27,449,547	-	-	-	-	-	-	212	27,449,547
Salem	117	13,423,390	74	740,000	140	1,213,336	-	-	331	15,376,726
Sewickley	101	11,752,794	-	-	-	-	-	-	101	11,752,794
South Huntingdon	60	6,795,683	-	-	-	-	-	-	60	6,795,683
St. Clair	21	1,412,135	-	-	-	-	-	-	21	1,412,135
Unity	512	79,812,795	-	-	-	-	147	3,675,000	659	83,487,795
Upper Burrell	58	5,510,087	-	-	-	-	-	-	58	5,510,087
Washington	214	21,928,043	-	-	-	-	-	-	214	21,928,043
2nd Class	3,595	648,831,804	103	2,189,320	193	3,651,016	158	4,198,500	4,049	658,870,640
Township Total	48.9%	52.6%	38.3%	18.1%	45.6%	19.1%	50.2%	43.4%	48.4%	51.7%
Township Total	6.550	1,146,823,938	145	6,947,220	286	13,655,986	168	4,718,500	7,149	1,172,145,644
	89.1%	93.0%	53.9%	57.4%	67.6%	71.6%	53.3%	48.8%	85.5%	92.0%
County Total	7,355	1,233,624,051	269	12,104,004	423	19,073,986	315	9,668,150	8,362	1,274,470,191

source: US Bureau of the Census

x. Multi-List Data

Housing sales data was obtained from the West Penn Multi-List, a 14-county housing sales database of available homes for purchase by prospective homebuyers. Data was obtained from 1999-2003 to track trends in sales housing.

As can be seen in the following table, both sales volume and sales price have steadily increased over the past five years. The average sales price in 2000 (\$116,893) was significantly higher than the median owner-occupied housing unit value that same year (\$90,600).

**Table 5-9
Sales Housing Data 1999-2003**

	1999	2000	2001	2002	2003	change 1999-2003
Sales Volume	2,968	3,044	3,224	3,311	3,344	376
Total Sales Value	\$ 341,836,231	\$ 355,821,759	\$ 388,898,790	\$ 409,453,518	\$ 436,040,758	\$ 94,204,527
Total List Price Value	\$ 355,993,477	\$ 370,688,940	\$ 403,469,876	\$ 423,934,936	\$ 452,489,014	\$ 96,495,537
Average Sales Price	\$ 115,174	\$ 116,893	\$ 120,626	\$ 123,665	\$ 130,395	\$ 15,221
Average List Price	\$ 119,944	\$ 121,777	\$ 125,146	\$ 128,038	\$ 135,314	\$ 15,370
Average Difference Between List and Sales Price	\$ 4,770	\$ 4,884	\$ 4,520	\$ 4,374	\$ 4,919	\$ 149
Average # of Days on Market	89	91	84	84	80	(9)

Source: West-Penn Multi-List

xi. Real Estate Tax Comparisons

One of the reasons for increased residential development in the western portion of Westmoreland County is real estate taxes. Although property taxes in Westmoreland County are higher than in some surrounding counties, they are substantially lower than real estate taxes in Allegheny County to the west. The average real estate tax burden on a \$100,000 house in Westmoreland County and surrounding counties is as follows:

<u>County</u>	<u>Tax Burden on \$100,000 House</u>
Washington	\$3,298
Armstrong.....	\$3,276
Allegheny.....	\$3,139
Westmoreland	\$2,170
Indiana.....	\$2,091
Butler	\$2,001
Somerset	\$1,738
Cambria.....	\$1,492
Fayette.....	\$1,457

xii. Major Subdivisions

As seen in the following figure, the county has seen significant residential development in the past 35 years. This development has occurred throughout the county. However, most new housing has been constructed in clusters: along the western side of the county, or along major transportation routes.

Housing built on the western side of the county is most prevalent in Murrysville, Penn Township, and other parts of the county with good highway access to employment centers (primarily Allegheny County). Other developments appear to follow the Route 30 corridor (with much development surrounding Greensburg), the Route 22 corridor, and to a lesser extent the Route 51 corridor. The remainder of recent development is scattered throughout the more rural areas of the county.

**Figure 5-6
Post-1967 Residential Development**

xiii. Affordable Housing Inventory

The Pennsylvania Housing Finance Agency (PHFA) maintains a database of private and publicly-owned subsidized rental units statewide. Housing included on this list has been constructed with funding provided by PHFA, the Pennsylvania Department of Community and Economic Development, public housing authorities, the United States Department of Housing and Urban Development, the United States Department of Agriculture's Rural Development division, and equity from the sale of housing tax credits. In Westmoreland County, there are approximately 5,200 such units. These units make up approximately 3.2% of the county's total housing stock, and 22.1% of multifamily units. The following table depicts the inventory of assisted rental housing in Westmoreland County.

Although there are several assisted housing units located in townships, the majority of the assisted affordable housing in the county is located in urban areas. This geographic distribution is typical of where affordable housing is located for several reasons:

- Multifamily housing units are more easily assimilated into the urban fabric of cities and boroughs.
- Housing tends to be generally more affordable in urban areas.
- Urban areas tend to be more supportive of lower-income households, especially if the household does not have access to an automobile.
- Supportive services are generally more highly accessible in urban areas. Assisted affordable housing units are found primarily in districts 1, 3 and 5.

**Table 5-10
Assisted Rental Housing Inventory 2004**

Municipality	Development	Subsidized Units	Elderly Units	Family Units	Accessible Units	General Units	Total
Allegheny	Sandalwood	85		80	5		85
Arnold	Arnold House			8			8
Arnold	Arnold Manor		80				80
Arnold	Arnold Towers		111		14		125
Arnold	Arnold Townhouses			19	1		20
Avonmore	Faith Manor Apartments	36	34		2		36
Delmont	Valley Stream Apartments			154			154
Derry	Derry Manor		30		2		32
Derry	Derry Round House Court Apartments			24	2		26
Derry	Derry Area Senior Housing		17		1		18
Derry	Derry Station	40	36		4		40
East Huntingdon	Laurel Hill Apartments	48		45	3		48
Export	Export Senior Housing		22		2		24
Greensburg	Eastmont Estates			96	7		103
Greensburg	Greensburg Townhouses			19	1		20
Greensburg	Pershing Square		103		12		115
Greensburg	Willowbrook Apartments			48			48
Greensburg	Hawksworth Garden I	50				108	108
Greensburg	Hawksworth Garden II	135				138	138
Greensburg	New Salem Acres	148		150			150
Greensburg	Penn Towers	96	87		9		96
Greensburg	Troutman Building						27
Harrison City	Harrison City Commons	38		36	2		38
Hempfield	Hempfield Towers	202	190		12		202
Hunker	New Stanton Commons		28	2			30
Hunker	Huntingdon Village	95		79	6	10	95
Irwin	Irwin Manor		70		4		74
Irwin	Penn Manor	16		15	1		16
Irwin	West Hempfield Townhouses	54		54			54
Jeannette	Jeannette Manor		95		5		100
Jeannette	Jeannette Townhouses			28	2		30
Jeannette	Jeannette Gardens	64		63	7		70
Latrobe	Derry Townhouses	50		47	3		50
Latrobe	Holiday Acres	150		150			150
Latrobe	Latrobe Manor		79		5		84
Latrobe	Latrobe Townhouses			19	1		20
Latrobe	Loyalhanna Apartments		86		10		96
Latrobe	Summit Apartments			100			100
Latrobe	Wimmerton Place I		43		5		48
Leechburg	Creekside Manor	30		28	2		30
Lower Burrell	Lower Burrell Manor		112		13		125
Lower Burrell	Lower Burrell Townhouses			28	2		30
Lower Burrell	Highland Terrace					100	100
Monessen	Eastgate Manor		45		5		50
Monessen	Highland Manor			47	3		50
Monessen	Monessen Senior Housing				12		12
Monessen	Park Manor		100		2		102
Monessen	Valley Manor		65		7		72
Monessen	Westgate Manor		68		4		72
Mount Pleasant	Greenwood Apartments		34		2		36
Mount Pleasant	Independence Apartments	28	26		2		28
Mount Pleasant	Pleasant Manor		24	23	3		50
Mount Pleasant	Pleasant Acres	36		36			36
Mount Pleasant	Ridgeview Apartments	57	52		5		57
Mount Pleasant	Maple Hill Apartments	71	8	59	4		71
New Florence	New Florence Manor		15	23	2		40
New Kensington	East Ken Manor I		37	88	1		126
New Kensington	East Ken Manor II		52				52
New Kensington	Kensington Manor		53	52			105
New Kensington	Parnassus Manor		99		5		104
New Kensington	Valley Royal Court			68	2		70
New Kensington	Citizen's Plaza Apartments	100	90	-	10		100
New Stanton	New Stanton Manor			68	4		72
North Huntingdon	Markhaven Apartments	80				80	80
Rostraver	Rostraver Apartments	95		89	6		95
Scottdale	Scottdale Manor		66		4		70
Scottdale	Scottdale Plaza Apartments	22	20		2		22
Scottdale	Scottmor Apartments	7	6		1		7
Scottdale	Westmoreland Hills Apartments	36			2	34	36
Seward	Saint Clair Manor		20	37	3		60
Sewickley	Shaner Heights Townhomes						11
South Greensburg	Gilbert Straub Plaza	49	44		5		49
Trafford	Trafford Manor		90		10		100
Unity	Olympia Place	48	43		5		48
Vandergrift	McMurtry Towers		90		10		100
Vandergrift	Vandergrift Townhouses			19	1		20
Vandergrift	West-In-Arms		24				24
West Newton	Filbern Manor	126	116		10		126
West Newton	White Valley Apartments	40		38	2		40
Totals		2,132	2,510	1,939	279	470	5,236

source: Pennsylvania Housing Finance Agency; Mullin & Lonergan Associates, Inc.

xiv. Growth/Decline in Households and Housing Units

Despite stagnant population growth, new household formation can fuel demand for housing. Household growth is part of a nationwide phenomenon resulting from longer life expectancies, frequent divorces and younger people remaining single for a longer period of time. Five-year projections were obtained from Claritas, Inc. for the county. The following table outlines household and housing unit projections by planning district.¹¹

**Table 5-11
Households and Housing Units 1990 to 2008**

District	1990 Households	2000 Households	Estimated 2003 Households	Projected 2008 Households	% change 2000 - 2008	1990 Housing Units	2000 Housing Units	Estimated 2003 Housing Units	Projected 2008 Housing Units	% change 2000 - 2008
1	24,889	24,835	24,810	24,776	-0.2%	26,346	27,021	26,986	26,935	-0.3%
2	29,759	33,309	34,196	35,733	7.3%	30,852	34,796	35,718	37,327	7.3%
3	13,542	13,401	13,362	13,305	-0.7%	14,717	14,583	14,535	14,464	-0.8%
4	11,332	11,618	11,768	12,034	3.6%	12,142	12,398	12,557	12,849	3.6%
5	45,007	46,367	46,800	47,521	2.5%	47,706	49,542	50,005	50,781	2.5%
6	12,444	12,756	12,840	12,994	1.9%	13,386	13,709	13,803	13,979	2.0%
7	7,107	7,527	7,618	7,789	3.5%	8,405	9,009	9,130	9,363	3.9%
County	144,080	149,813	151,394	154,152	2.9%	153,554	161,058	162,734	165,698	2.9%

source: Claritas, Inc.

Overall, the county is expected to experience a 2.9% rate of growth in both households and housing units through 2008. By district, housing units and households in districts 1 and 3 are expected to decline, while the remainder of the county is expected to experience increases in both households and housing units. District 2 will have the largest amount of growth, with an increase of approximately 2,500 households and 2,500 housing units.

As mentioned above, the county's population is expected to remain at or near current levels. However, since household growth, and not necessarily population growth, drives housing demand, the projected household growth rate of 2.9% indicates a need for additional housing units. Because this growth rate is relatively low, existing housing units could conceivably support much of the new household growth. Where new housing may be needed, the county encourages local municipalities to direct growth in a manner generally consistent with the policies of this plan.

xv. Conclusions from Housing Focus Group Meetings

On January 13, 2004, developers and builders active in the county voiced what they perceived to be the strengths, weaknesses, opportunities, and threats regarding housing in Westmoreland County. Participants included local real estate agents, developers, builders, Westmoreland Professional Builders Association, and the Smart Growth Partnership of Westmoreland County. The meeting closed with the following outcomes:

¹¹ 1990 and 2000 data by district differs slightly from previously discussed Census data because the projection was compiled by block group. A small number of block group boundaries do not correspond to municipality boundaries, which are the basis of planning district boundaries.

- The Route 30 corridor and Rostraver Township are the strongest housing markets in the county.
- Local municipalities' zoning ordinances are not progressive. Such zoning ordinances still emphasize the separation of uses, which contributes to a car-dependent lifestyle. Developers are open to building different housing types/configurations but are often stopped by incompatible zoning.
- Communities often resist affordable housing. New affordable housing construction is difficult to provide in the for-profit market.
- Developers are concerned that their payments in lieu of taxes to some municipalities are not being used appropriately. Developers are not averse to paying such fees if they are used responsibly.
- Much of the county's older housing stock needs to be rehabilitated.
- There is a growing need for multi-family and patio homes for an aging population.
- Demand is more for amenities and less for housing size/lot size.
- Conservation subdivisions would make construction more efficient.
- Developers' profits are decreasing due to impact fees, new statewide building codes, third party inspections, etc. Estimating the final cost of a home is increasingly difficult.
- Land costs are escalating, due in part to township fees, which dictates the type of housing that must be built to turn a profit.
- Small-scale subdivisions are becoming economically unfeasible.
- The county's urban areas need market rate housing, and municipalities need to help builders to make it financially feasible to build in urban areas.

On January 28, 2004, affordable housing practitioners voiced what they perceived to be the strengths, weaknesses, opportunities, and threats regarding affordable housing in Westmoreland County. Participants included representatives from the Westmoreland County Housing Authority, The Redevelopment Authority of the County of Westmoreland, non-profit practitioners, Westmoreland County Department of Planning and Development, the Smart Growth Partnership of Westmoreland County, and other interested parties. The meeting closed with the following outcomes:

- NIMBYism occurs in many municipalities.
- Affordable transportation is lacking. Available jobs and affordable housing are not necessarily in the same place.
- Zoning codes in the county tend to disperse density, which raises construction costs, making affordable new construction difficult.
- Infrastructure in urban areas is outdated and needs to be upgraded before infill construction can occur.

- Social services are centralized in Greensburg. This makes it difficult for residents in other parts of the county without affordable transportation to access the needed services.
- Demand for quality affordable housing is high. Many people end up living in substandard housing. Existing housing stock often is not properly maintained.
- Housing providers increasingly have to become full service providers.
- Permanent supportive housing is the largest unmet homeless housing need.
- Quality affordable housing units aren't available where services are offered – needed in central part of county, Mon Valley, New Kensington.
- Larger-scale revitalization projects have more of a positive impact than incremental rehabilitation. Recognizing when buildings need to be removed is necessary in some cases.

B. Major Housing Issues

Although living in Westmoreland County has many advantages, several issues related to housing have repeatedly surfaced. These issues represent the core problems that the county faces right now with regard to housing. Working to ameliorate these issues will ensure a higher quality of life for all residents of Westmoreland County.

i. Develop a broader range of housing alternatives

There is a strong consumer preference for detached single family housing in Westmoreland County. As noted previously, 77.8% of the county's housing stock was single-family housing in 2000. Additionally, the prevalence of single family housing continues, as 88.0% of new housing starts have been single family units. Most of these units have been constructed in the county's first-class townships and Murrysville, as well as in smaller, but increasing, numbers in more rural areas of the county.

With single family units as the dominant housing form, those county residents who wish to, or must, live in a housing unit with a higher density, or who do not wish to deal with the maintenance burden of a single family home, have limited options. New multifamily construction, unless subsidized in some way, is sometimes out of the price range of many county residents. Older rental units are often not properly maintained, and multifamily for sale units are rare in the county.

The dominance of single family home development in suburban locations has several impacts. Purchasing a home in the county's townships instills dependency on the automobile. This indirectly adds to the cost (to the municipality, for infrastructure expense, and to the homeowner, for vehicle purchase and maintenance). The relative absence of new single family

construction in urban areas also means that those who do purchase single family homes in boroughs or cities generally purchase older homes in need of repair and with higher maintenance costs.

In Westmoreland County, affluent households live primarily in suburban locations. Those who choose not to live in single family units, or cannot afford to live in townships, are channeled into living in cities or boroughs. This effect tends to place low and moderate income households in the places with highest maintenance costs.

A related issue involves the shift in demographics occurring in the county. As the county's population ages, different housing types are becoming increasingly popular with the baby boom generation. Downsizing from a single family home to a patio home, townhouse, condominium, or apartment offers a different lifestyle. A smaller home for a smaller household, fewer maintenance costs, and easy walkable access to facilities and services if the unit is in an urban area are attractive alternatives. Newer developments of this type may also offer amenities for active persons and support services for elderly. The relative absence of alternative housing units means that many older residents have no choice but to remain in their maintenance-intensive homes.

Developing a broader range of housing alternatives in the county involves many actions:

- Accurately assess the market demand for alternative housing types. Working with local developers open to constructing alternatives to single family detached housing. Although discussing a broader range of housing types is easy, determining the market support for such a mix of housing units is much more complex. Conferring with active developers and builders enables the county to understand the challenges of the housing market.
 - Actively work to revitalize urban areas, including
 - Assistance for rehabilitation and maintenance of older housing units
 - Rehabilitation and/or construction of all types of residential uses
 - Ensuring that local zoning ordinances employ a variety of housing densities and types, including single family, multifamily, and combined zoning categories. Aggressive rehabilitation and sensitive infill housing construction in urban areas is another way of increasing housing diversity in addition to new construction of a mix of housing types. Encouraging reuse of existing residential resources lowers demand for greenfield sites for housing and works toward the goal of revitalizing urban areas. Zoning ordinances in urban areas, especially those not recently updated, can disregard the reality of land uses. Instead, they impose a suburban ideal unattainable

in urban areas. Ensuring the following characteristics will strengthen the county's urban areas:

- ✓ Accurately reflect existing land uses
- ✓ Preserve the unique characteristics of the municipality
- ✓ Incorporate a level of flexibility to deal with future issues
- Working with suburban municipalities to ensure that alternatives to single family housing are permitted by local zoning ordinance, including:
 - ✓ Alternatives to large-lot subdivisions
 - ✓ Denser development with open space provisions.

The inflexibility of suburban zoning ordinances has been repeatedly noted as barriers to more efficient development. Demand for alternative housing types apparently exists in the county's housing market, and developers are willing to build alternative types of units. Zoning ordinances in municipalities are often one of the few factors that prevent alternative development from occurring. Educating local officials on the limitations of existing ordinances, and benefits of zoning alternatives, will work towards improving the built environment in suburban areas.

ii. Revitalize housing stock in urban areas

Urban areas in the county have features unique unto themselves. The density of an urban neighborhood, and the number of housing units in such an area are on a different scale than isolated rural housing or suburban subdivisions. Housing issues in urban areas are also unique.

As noted previously, boroughs and cities represent a large portion of the county's older housing stock. Inherent in older housing is the increased cost of maintenance. Inherent in an urban location is a higher possibility that the resident of urban housing units cannot financially support the level of required maintenance, especially elderly residents on fixed incomes. Years of deferred maintenance leads to an overall decline in existing housing stock. Individual housing unit decline is the first step in the larger process of urban decay.

When housing units decline in quality, their market value also declines. When such a unit is placed on the real estate market, its low cost could make it affordable for a low-income household to purchase. However, its low cost can also make it attractive to an absentee landlord interested in investment properties, converting it to apartments or renting it "as is." When several units in an area undergo a transition to rental housing, the owner-occupancy rate in the area decreases. The new owners are less likely to have an interest in maintaining the property and upholding neighborhood values. Tenants sometimes have less of a commitment to maintenance and cleanliness, further distressing the housing unit. If code enforcement in the municipality is lax, or property maintenance codes do not exist, the problem is exacerbated.

Density of an area is another housing quality factor. In rural areas, a transition from an owner- to renter-occupied housing unit would have little effect on surrounding property. However, when decaying units are in close proximity to surrounding property, the effect caused by one dilapidated property can quickly spread, continuing the cycle of decay. Once this process is underway, one bad housing unit swiftly grows into a rundown block or seedy neighborhood. This process has occurred in small- and large-scale sections of urban areas throughout Westmoreland County.

Addressing declining housing quality in urban areas is one of the most important actions the county can take to stem the flow of residents from boroughs and cities to townships. Working to maintain and improve urban areas is efficient from a land use standpoint. It builds upon existing infrastructure and developed land, lessening development pressure in townships. It supports the county's most sustainable and efficient form of development, where persons of different income levels and housing preferences can easily live and work. And it preserves distinctive, well-constructed housing units that are financially difficult to recreate in today's market.

Revitalizing the housing stock in the county's urban areas involves a multi-pronged approach to actively support the many facets of urban housing:

- *Creating a strategic revitalization approach for urban areas.*

This targeted approach involves:

- Identifying neighborhoods in boroughs and cities in need of revitalization
- Undertaking planning studies in urban areas with emphasis on rehabilitation of existing housing stock and new housing development
- Establishing a demonstration project of up to three communities in which to focus private and public revitalization efforts over a ten year period
- Prioritizing communities that have adopted a revitalization plan and have a clear goal of long-term revitalization¹²
- Concentrating affordable housing in priority communities. This approach tackles a larger swath of a municipality than private entities would be willing or able to manage, and recognizes that not all buildings can be saved. Demolishing the worst buildings, rehabilitating those for which it is economically

¹² Communities that currently have revitalization plans (or plans with revitalization components) include: Arnold, Greensburg, Jeannette, Mt. Pleasant Borough, New Kensington, and West Newton. Derry Borough and New Alexandria are two of three municipalities currently undertaking a multi-municipal comprehensive plan, and Trafford and Ligonier have local groups interested in revitalization that meet periodically.

feasible to do so, and constructing infill housing sensitive to its context is the most efficient long term solution for reversing neighborhood decline. Supportive assistance should be provided in the form of street, sidewalk, or infrastructure improvements, ongoing technical assistance, and targeting rehab grants and loans to nearby property owners.

- *Reducing housing unit decline in urban areas.*

Work with local units of government and local developers/builders to identify vacant lots. Identify buildings in need of demolition. Construct infill housing sensitive to existing urban fabric. In order to curb the slow decline of the housing stock in urban areas, those units that are not feasible to rehabilitate, or that have already been demolished, need to be replaced with quality housing units. Connecting with local units of government to identify target properties, and developers to explore innovative ways to reuse such properties, will work towards reducing housing unit decline.

- *Expanding homeownership opportunities in urban areas.*

Work with non-profit partners to expand first-time homebuyer programs and acquisition/rehab/resale programs. Facilitate programs to encourage home renovation and rehabilitation of existing neighborhoods. Create county program providing incentives to county workers to locate in urban areas/within walking distance of jobs. Work with local employers to participate in program. Facilitating the return of homeowners to urban areas is crucial to long-term residential success in urban areas. Reversing the trend toward renter-occupied dominance in urban areas will bring the positive attributes of homeownership back to the county's cities and boroughs. Increased care and pride in homeownership, rising property values, and an increased tax base can be achieved through homeownership opportunities.

- *Improve market rate opportunities in urban area.*

Work with developers to identify market, land/buildings to construct/rehab as a pilot project for market rate rehab/infill (including housing aimed at empty nester market). Identify and provide programs designed to increase attractiveness of urban living. Although assisting lower-income families in achieving homeownership is a worthwhile goal, neglecting the market rate segment of the housing market will only serve to turn urban areas into low-income enclaves. Vibrant communities are those that have a mix of incomes in its residents, and market-rate housing (and the care that goes into such housing) contributes to that vibrancy. Supporting market-rate housing also supports a broader variety of housing stock in the county, which is a previously stated goal.

- *Apply for designation under the state's Elm Street program.*

Encourage local municipalities to participate in the Elm Street Program and prioritizing revitalization assistance for communities that are participating in the Elm Street program. The state has recently designated funding for its Elm Street program, which supports residential revitalization in neighborhoods adjacent to business districts. The county should select a neighborhood that is the best possible candidate for Elm Street designation, then work with the selected community to submit an application to the state Department of Community and Economic Development (DCED).

iii. Promote efficient residential development in suburban areas

Focusing revitalization efforts in urban areas will have little effect unless measures are taken to more effectively direct growth in townships. Municipalities faced with high growth today need to ensure that their local tools for regulating development are highly effective. And those places where growth is not yet an issue need to arm themselves with tools to deal effectively with growth when it does arrive.

Promoting efficient residential development in townships by accommodating residential growth in areas near existing infrastructure involves:

- Providing assistance to municipalities interested in updating codes and ordinances.
- Working with local municipalities to amend/create zoning ordinances that include alternatives to large-lot subdivisions, including denser development with open space provisions, alternatives to single family detached structures, preservation of contiguous tracts of open space, and view corridors.
- Maintain a database on land subdivisions to calculate the amount of land absorbed for development over time.

iv. Promote efficient, orderly residential development in rural areas with minimal land fragmentation.

The third land use type in the county, rural areas, have distinct characteristics and unique housing issues. Of primary importance is the need to ensure residents' safety and health through adequate water and sewer systems, whether they are private or public. The current residential landscape in rural areas is dominated by haphazard land subdivision, generally accomplished without regard to adjacent land uses, and at times without a full understanding of the limitations of the private water and sewer systems in place. Although rural living is one of the county's prime assets, rural residential development must take place at a scale that can be properly supported by private water and sewer infrastructure.

Promoting efficient, orderly residential development in rural areas with minimal land fragmentation involves:

- Accommodating new housing developments near existing villages and/or infrastructure.
- Supporting public water and sewer improvements in rural villages in a manner that preserves existing uses and protects natural resources, but does not result in large- scale new development.
- Encouraging low density housing served by well and septic systems in rural areas that are not served by public water and sewer systems.
- Encouraging single residential lots to be of sufficient size to adequately accommodate wells and septic systems.

- Where multiple residences are desired, limiting the number of residential lots to an amount that can be properly supported by well and septic systems.
- Limiting financial support of water and sewer improvements to areas already serviced by public water and sewer systems.

v. Supporting affordable housing initiatives countywide

Affordable housing is in high demand in Westmoreland County. The Westmoreland County Housing Authority (WCHA) reports a waiting list of over 1,600 for its Section 8 voucher program. WCHA has insufficient voucher capacity, and insufficient funding, to meet demand. Those persons who are not eligible for WCHA housing can work with several private non-profit groups to attempt to find housing, depending on income eligibility and locational preferences. The private market provides inexpensive housing, but lacks the quality of subsidized housing. Working with housing providers to increase the supply of quality affordable housing, in areas of high demand throughout the county (both in urban areas and in growth areas of the county), is necessary to adequately house those in need.

Steps the county can take to increase the supply of affordable housing include:

- Supporting affordable housing initiatives in urban areas, in proximity to lower income employment opportunities, and in locations with access to existing public transit service.
- Utilizing the Westmoreland Coalition on Housing to recommend priorities for funding requests via a review mechanism that strives to achieve consistency between county housing policy and the use of public funds for housing activities.
- Encourage affordable housing in areas that have demand for and low supply of such housing.

C. Implementation Tools

The role of the county in comprehensive planning is, in general, an advisory role which depends on the support of the local municipalities in order to become truly effective. However, the county has several tools that it can use to implement comprehensive planning initiatives.

- **Direct funding sources in a manner consistent with the county comprehensive plan.**

Directing county-controlled funds in ways consistent with the policies of the comprehensive plan is the most direct way to ensure a desirable outcome. Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funds are the primary sources under county control that can be used for this purpose. Financially supporting projects that further efficient development goals demonstrates the

county's willingness to support its goals with a limited amount of funding.

- **Implement a subdivision review process.**

Subdivision review is one of the county's functions under the MPC that can exert a positive impact on the quality of neighborhoods. Fully reviewing subdivision plans in the context of comprehensive plan consistency, and maintaining a database to actively track subdivision development, gives the county a more active role in local development.

- **Comment on local plans.**

Under the MPC, the county has a 45 day period in which to comment on local plans. This opportunity for comment on the local planning process enables the county to determine if a local plan is generally consistent with the county plan.

- **Provide technical assistance to local municipalities.**

Assisting local municipalities with development and/or amendment of comprehensive plans or zoning ordinances lends the expertise of county planning staff to municipalities, enables county staff to promote documents that are consistent with the county plan, and fosters good county-municipality relations.

- **Encourage implementation of state programs in the county.**

Statewide programs, such as the newly formed Elm Street program or the brownfields for housing program, offer opportunities for the municipalities in the county to receive funding for revitalization activities consistent with the county plan. Active participation and partnering with local municipalities to support such programs enables the county to become a partner in local revitalization efforts.

D. Policy Statements

POLICY:

Promote efficient residential development countywide to accommodate current and future residents.

GOAL:

Provide a variety of housing types countywide that are affordable to a wide range of households, regardless of income, and that can be supported by market demand.

ACTION STEP:

Work with local municipalities to amend/create zoning ordinances that include alternatives to large-lot subdivisions, including denser development with open space provisions and alternatives to single family detached structures.

ACTION STEP:

Work with local municipalities to amend/create zoning ordinances that employ a variety of housing densities and types, including single family, multi-family, and combined zoning categories in urban areas.

ACTION STEP:

Encourage municipalities with urban areas to rehabilitate/construct all types of residential uses, including medium and higher density housing for empty nesters and seniors.

ACTION STEP:

Evaluate the need for additional assisted living facilities to meet the needs of the county's aging population.

GOAL:

Stabilize condition of housing stock in the county by continuing housing rehabilitation initiatives.

ACTION STEP:

Expand existing countywide rehabilitation grant program and find new revenue streams (e.g., Pennsylvania Housing Finance Agency).

ACTION STEP:

Work with local units of government to identify residential areas in need of selective demolition and code enforcement.

ACTION STEP:

Encourage ongoing maintenance of rehabilitated structures through homeowner education programs and code enforcement measures.

GOAL:

Support affordable housing initiatives countywide, and especially in urban areas, in locations in proximity to lower income employment opportunities, and preferably in locations with access to existing public transit service.

ACTION STEP:

Utilize the Westmoreland Coalition on Housing to recommend priorities for funding requests via a review mechanism that strives to achieve consistency between county housing policy and the use of public funds for housing activities.

ACTION STEP:

Encourage affordable housing creation in areas that have demand for and low supply of such housing.

GOAL:

Streamline process of new residential construction in county.

ACTION STEP:

Encourage municipal cooperation (especially those municipalities in the urban/suburban development triangle) through standardization of the building permit process. Encourage communication between participating municipalities and builders/developers to promote a common understanding of the permit and inspection process. Encourage use of inspection process agreed to by the home builders organization and major municipalities (see the Appendix for forms). (See also 11. Land Use.)

GOAL:

Focus growth areas near existing development.

ACTION STEP:

Prioritize the use of public resources in areas with existing roads, water, sewer, and in areas within proximity to jobs and services.

ACTION STEP:

Prioritize the use of HOME Investment Partnerships Program funds in areas with existing infrastructure and resources.

POLICY:

Revitalize the housing stock in urban areas.

GOAL:

Create a strategic revitalization approach for urban areas.

ACTION STEP:

Identify neighborhoods in need of revitalization.

ACTION STEP:

Undertake revitalization planning studies in urban areas with emphasis on rehabilitation and new housing development as key goals.

ACTION STEP:

Establish up to three communities as demonstration areas in which to focus public and private revitalization efforts over a ten year period. Provide planning assistance in year one and implementation assistance in subsequent years.

ACTION STEP:

Give funding priority to communities that have adopted a revitalization plan.

ACTION STEP:

Emphasize affordable housing creation in priority communities.

ACTION STEP:

Encourage multi-year activities in targeted areas for maximum impact.

GOAL:

Reduce housing unit decline in urban areas.

ACTION STEP:

Work with local units of government, local developers/builders to identify buildings in need of demolition and vacant lots, and to construct infill housing sensitive to existing urban fabric.

GOAL:

Expand homeownership opportunities in urban areas.

ACTION STEP:

Work with non-profit partners (e.g., Westmoreland Human Opportunities, Mon Valley Initiative) to expand first-time homebuyer programs and acquisition/rehab/ resale programs.

ACTION STEP:

Facilitate programs to encourage home renovation and rehabilitation of existing neighborhoods.

ACTION STEP:

Create county program providing incentives to county workers to locate in urban areas and/or within walking distance of jobs. Work with local employers to participate in program.

GOAL:

Improve market rate housing opportunities in urban areas.

ACTION STEP:

Work with the state administration and legislature to create an effective market rate housing program for urban areas.

ACTION STEP:

Work with developers to identify market demand and appropriate locations for a pilot project for market rate rehab/infill, especially housing aimed at empty nester market.

ACTION STEP:

Identify and provide programs designed to increase attractiveness of urban living.

GOAL:

Revitalize housing in neighborhoods that are contiguous to downtown/commercial centers.

ACTION STEP:

Encourage local municipalities to participate in state programs that combine housing and neighborhood improvements with downtown revitalization programs (Elm Street/Main Street programs).

ACTION STEP:

Give funding priority to communities that have developed revitalization plans.

GOAL:

Rebuild infrastructure in support of housing improvements in urban areas.

ACTION STEP:

Support improvement to existing infrastructure in areas where housing improvements are planned.

POLICY:

Promote efficient residential development in suburban areas.

GOAL:

Accommodate residential growth in areas near existing infrastructure.

ACTION STEP:

Provide assistance to municipalities interested in updating codes and ordinances.

ACTION STEP:

Work with local municipalities to amend/create zoning ordinances that include alternatives to large-lot subdivisions, including denser development with open space provisions, alternatives to single family detached structures, preservation of contiguous tracts of open space, and view corridors.

ACTION STEP:

Work with local municipalities to amend/create zoning ordinances that employ a variety of housing densities and types, including single family, multi-family, and combined zoning categories in urban areas.

ACTION STEP:

Maintain a database on land subdivisions to calculate the amount of land absorbed for development over time. (See also 11. Land Use.)

POLICY:

Promote efficient, orderly residential development in rural areas.

GOAL:

Accommodate new housing development near existing villages and/or infrastructure.

ACTION STEP:

Support public water and sewer improvements in rural villages in a manner that preserves existing uses and protects natural resources, but does not result in large- scale new development. (See also 11. Land Use.)

GOAL:

Encourage low density housing served by well and septic systems in rural areas that are not served by public water and sewer systems. (See also 9. Public Utilities and 11. Land Use.)

ACTION STEP:

Encourage low density pattern of residential development.

ACTION STEP:

Encourage single residential lots to be of sufficient size to adequately accommodate wells and septic systems.

ACTION STEP:

Where multiple residences are desired, limit the number of residential lots to an amount that can be properly supported by well and septic systems.

E. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CLGGP	Certified Local Government Grant Program (PHMC)
CLGS	Center for Local Government Studies
COP	Communities of Opportunity (PA DCED)
CRP	Community Revitalization Program (PA DCED)
DCED	Pennsylvania Department of Community and Economic Development
HBH	Homes Build Hope
HOME	Home Investment Partnerships Program
KHPG	Keystone Historic Preservation Grants (PHMC)
LHG	Local History Grants (PHMC)
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MVI	Mon Valley Initiative
OGP	Opportunity Grant Program
PCAP	Pennsylvania Capital Access Program
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PP	Preservation Pennsylvania
PSR	Pennsylvania Street Relief (DEP)
RACW	Redevelopment Authority of the County of Westmoreland
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit
RHS	Rural Housing Services (USDA)
RUS	Rural Utilities Service (USDA)
SGPWC	Smart Growth Partnership of Westmoreland County
USDA	United States Department of Agriculture
WCDPD	Westmoreland County Department of Planning and Development
WCOH	Westmoreland Coalition on Housing
WPBA	Westmoreland Professional Builders Association
WHO	Westmoreland Human Opportunities

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
HOUSING PLAN

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Promote efficient residential development countywide to accommodate current and future residents.				
GOAL: Provide a variety of housing types countywide that are affordable to a wide range of households, regardless of income, and that can be supported by market demand.		WCDPD, SGPWC, local municipalities	N/A	Short - middle
Action Step:	Work with local municipalities to amend/create zoning ordinances that include alternatives to large-lot subdivisions, including denser development with open space provisions and alternatives to single family detached structures.	WCDPD, SGPWC, local municipalities, CLGS	LUPTAP, local government general fund contributions	Short - middle
Action Step:	Work with local municipalities to amend/create zoning ordinances that employ a variety of housing densities and types, including single family, multi-family, and combined zoning categories in urban areas.	WCDPD, SGPWC, local municipalities, CLGS	LUPTAP, local government general fund contributions	Short - middle
Action Step:	Encourage municipalities with urban areas to rehabilitate/construct all types of residential uses, including medium and higher density housing for empty nesters and seniors.	WCDPD, SGPWC, local municipalities	N/A	Short - middle
Action Step:	Evaluate the need for additional assisted living facilities to meet the needs of the county's aging population.	WCDPD, local municipalities	N/A	Ongoing
GOAL: Stabilize condition of housing stock in the county by continuing housing rehabilitation initiatives.		WCDPD, SGPWC, local municipalities	CDBG, USDA, Rural Development Division, Single-family Home Repair Loans and Grants and Housing Preservation Grants Program, COP, CRP,	Ongoing

		municipal revenues, HOME ACCESS BHI, Act 137 funds, Act 94 funds, landlords, lending institutions, and homeowners	
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Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Expand existing countywide rehabilitation grant program and find new revenue streams (e.g., Pennsylvania Housing Finance Agency).	WCDPD, RACW, non-profits	CDBG, HOME, PHFA	Short - middle
Action Step:	Work with local units of government to identify residential areas in need of selective demolition and code enforcement.	WCDPD, SGPWC, local municipalities	N/A	Short - middle
Action Step:	Encourage ongoing maintenance of rehabilitated structures through homeowner education programs and code enforcement measures.	WCDPD, SGPWC, local municipalities, RACW, non-profits	SGPWC	Short - middle
GOAL: Support affordable housing initiatives countywide, and especially in urban areas, in locations within proximity to lower income employment opportunities, and preferably in locations with access to existing public transit service.		WCDPD, WCOH	N/A	Ongoing
Action Step:	Utilize the Westmoreland Coalition on Housing to recommend priorities for funding requests via a review mechanism that strives to achieve consistency between county housing policy and the use of public funds for housing activities.	WCDPD, WCOH	N/A	Ongoing
Action Step:	Encourage affordable housing creation in areas that have demand for and low supply of such housing.	WCDPD, WCOH	WCDPD, lending institutions, housing counseling agencies	Ongoing
GOAL: Streamline process of new residential construction in county.		WCDPD, local municipalities, WPBA	N/A	Short

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Encourage municipal cooperation (especially those municipalities in the urban/suburban development triangle) through standardization of the building permit process. Encourage communication between participating municipalities and builders/developers to promote a common understanding of the permit and inspection process. Encourage use of inspection process agreed to by the home builders organization and major municipalities (see Appendix __ for forms). (See also 11. Land Use.)	WCDPD, local municipalities, WPBA	N/A	Short
GOAL: Focus growth areas near existing development.		WCDPD, local municipalities		Short
Action Step:	Prioritize the use of public resources in areas with existing roads, water, sewer, and in areas within proximity to jobs and services.	WCDPD, local municipalities, municipal water/sewer authorities	PennVest, CDBG	Short
Action Step:	Prioritize the use of HOME Investment Partnerships Program funds in areas with existing infrastructure and resources.	WCDPD	HOME	Short
POLICY: Revitalize the housing stock in urban areas.				
GOAL: Create a strategic revitalization approach for urban areas.		WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	N/A	Middle – long
Action Step:	Identify neighborhoods in need of revitalization.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	N/A	Short
Action Step:	Undertake revitalization planning studies in urban areas with emphasis on rehabilitation and new housing development as key goals.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	LUPTAP, municipal revenues	Short – middle

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Establish up to three communities as demonstration areas in which to focus public and private revitalization efforts over a ten year period. Provide planning assistance in year one and implementation assistance in subsequent years.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	LUPTAP CDBG HOME Municipal revenues	Middle – long
Action Step:	Give funding priority to communities that have adopted a revitalization plan.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	N/A	Short – middle
Action Step:	Emphasize affordable housing creation in priority communities.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	N/A	Short – middle
Action Step:	Encourage multi-year activities in targeted areas for maximum impact.	WCDPD, SGPWC, WHO, MVI, WCHA, WCOH, HBH	N/A	Middle – long
GOAL: Reduce housing unit decline in urban areas.		WCDPD, local municipalities, WPBA	N/A	Short – middle
Action Step:	Work with local units of government, local developers/builders to identify buildings in need of demolition and vacant lots, and to construct infill housing sensitive to existing urban fabric.	WCDPD, local municipalities, WPBA	CDBG, COP, CRP, municipal revenues, HOME, ACCESS, BHI, Act 137 funds, Act 94 funds, landlords, lending institutions, homeowners	Short – middle
GOAL: Expand homeownership opportunities in urban areas.		WCDPD, WHO, MVI, HBH	N/A	Ongoing
Action Step:	Work with non-profit partners (e.g., Westmoreland Human Opportunities, Mon Valley Initiative) to expand first-time homebuyer programs and acquisition/rehab/resale programs.	WCDPD, WHO, MVI, HBH	CDBG, COP, CRP, municipal revenues, HOME, ACCESS, BHI, Act 137 funds, Act 94 funds, landlords, lending institutions, homeowners	Ongoing
Action Step:	Facilitate programs to encourage home renovation and rehabilitation of existing neighborhoods.	WCDPD, WHO, MVI, HBH	N/A	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Create county program providing incentives to county workers to locate in urban areas and/or within walking distance of jobs. Work with local employers to participate in program.	WCDPD		Short
GOAL: Improve market rate housing opportunities in urban areas.		WCDPD, state, legislators, WPBA, Realtors, local municipalities		Middle
Action Step:	Work with the state administration and legislature to create an effective market rate housing program for urban areas.	WCDPD, state, legislators	N/A	Middle
Action Step:	Work with developers to identify market demand and appropriate locations for a pilot project for market rate rehab/infill, especially housing aimed at empty nester market.	WCDPD, WPBA, Realtors, local municipalities	N/A	Middle
Action Step:	Identify and provide programs designed to increase attractiveness of urban living.	WCDPD, WPBA, Realtors, local municipalities	N/A	Middle
GOAL: Revitalize housing in neighborhoods that are contiguous to downtown/commercial centers.		WCDPD, state, local municipalities, SGPWC, WHO, MVI		Middle – long
Action Step:	Encourage local municipalities to participate in state programs that combine housing and neighborhood improvements with downtown revitalization programs (Elm Street/Main Street programs).	WCDPD, state, local municipalities, SGPWC, WHO, MVI	State Main Street – Elm Street funds	Middle – long
Action Step:	Give funding priority to communities that have developed revitalization plans.	WCDPD, state, local municipalities, SGPWC, WHO, MVI	N/A	Short
GOAL: Rebuild infrastructure in support of housing improvements in urban areas.		WCDPD, local municipalities, municipal authorities		Short – middle

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support improvement to existing infrastructure in areas where housing improvements are planned.	WCDPD, local municipalities, municipal authorities		Short – middle
POLICY: Promote efficient residential development in suburban areas.				
GOAL:	Accommodate residential growth in areas near existing infrastructure.	WCDPD, local municipalities, SGPWC		Short – middle
Action Step:	Provide assistance to municipalities interested in updating codes and ordinances.	WCDPD, SGPWC, CLGS	LUPTAP, municipal revenues	Short – middle
Action Step:	Work with local municipalities to amend/create zoning ordinances that include alternatives to large-lot subdivisions, including denser development with open space provisions, alternatives to single family detached structures, preservation of contiguous tracts of open space, and view corridors.	WCDPD, SGPWC, local municipalities, CLGS	LUPTAP, municipal revenues	Ongoing
Action Step:	Work with local municipalities to amend/create zoning ordinances that employ a variety of housing densities and types, including single family, multi-family, and combined zoning categories in urban areas.	WCDPD, SGPWC, local municipalities, CLGS	LUPTAP, municipal revenues	Ongoing
Action Step:	Maintain a database on land subdivisions to calculate the amount of land absorbed for development over time. (See also 11. Land Use.)	WCDPD, SGPWC	N/A	Ongoing
POLICY: Promote efficient, orderly residential development in rural areas.				
GOAL:	Accommodate new housing development near existing villages and/or infrastructure.	WCDPD, local municipalities	N/A	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support public water and sewer improvements in rural villages in a manner that preserves existing uses and protects natural resources, but does not result in large- scale new development. (See also 11. Land Use.)	WCDPD, local municipalities, municipal authorities	N/A	Ongoing
GOAL:	Encourage low density housing served by well and septic systems in rural areas that are not served by public water and sewer systems. (See also 9. Public Utilities and 11. Land Use.)	WCDPD, local municipalities, municipal authorities	N/A	Ongoing
Action Step:	Encourage low density pattern of residential development.	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Encourage single residential lots to be of sufficient size to adequately accommodate wells and septic systems.	WCDPD, local municipalities, municipal authorities	N/A	Ongoing
Action Step:	Where multiple residences are desired, limit the number of residential lots to an amount that can be properly supported by well and septic systems.	WCDPD, local municipalities, municipal authorities	N/A	Ongoing

6. ECONOMIC DEVELOPMENT

A. Profile - Census Data

i. Number of Workers, Places of Work

In 2000, 165,205 county residents (44.7%) were classified as workers¹³, up 5.9% from the 1990 worker figures of 156,108 (42.2%). The county's percentage of workers is slightly lower than the state's, which posted 45.0% of its residents as workers in 1990 and 45.2% in 2000.

Of all the workers in the county, 99.1% reported that they worked in Pennsylvania in 2000 (slightly higher than the 1990 rate of 99.0%). This percentage is somewhat higher than the state average of 95.7% in 1990 and 95.4% in 2000. In contrast, the percentage of workers who work in the county was 64.2% in 2000, 8.2% less than the statewide average of 72.4%. The rate of workers who worked in the county rose slightly from the 63.9% rate in 1990. The state's rate dropped during that time period by 2.5%

More detailed information on workers and their places of work by planning district and municipality is contained in tables 4-7, 4-8, and 4-9.

ii. Educational Attainment – Improving by Degrees

A well-educated work force is an essential component of the county's efforts to attract new businesses and support existing ones. The census bureau tracks the level of educational attainment for persons over the age of 25. The post-secondary educational attainment of county residents increased between 1990 and 2000. In that decade, the percentage of county residents over 25 with

- High school diplomas decreased from 42.5% to 41.2%
- An associate's degree increased from 6.0% to 7.3%
- A bachelor's degree increased from 10.4% to 13.6%
- A graduate degree or professional degree increased from 5.0% to 6.6%

These percentages contrast with the statewide average in 2000 when 38.1% of residents over 25 had high school diplomas in 2000, 5.9% had associate's degrees, 14.0% had bachelor's degrees, and 8.4% had graduate or professional degrees. The county rates for both bachelor's and graduate/

¹³ The Census Bureau defines workers, in this instance, as employed civilians 16 years or older who were considered "at work" (actively employed). However, people who were "temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons are not included in the place-of-work data. Therefore, the data on place of work understates the total number of jobs or total employment." People who had "irregular, casual, or unstructured jobs...may have erroneously reported themselves as not working."

professional degrees were slightly lower than the state's in both 1990 and 2000.

Tables 4-14, 4-15 and 4-16 outline educational attainment in county municipalities in more detail.

Although the county's high school graduate rate (41.2%) was slightly higher than the state rate (38.1%), it was the third lowest when compared with eight neighboring counties. However, Westmoreland County compares favorably with its neighbors in terms of post-secondary educational attainment. Among the nine counties, Westmoreland County ranks:

- First in percentage of residents with associates degrees
- Third in percentage of residents with bachelor degrees
- Fourth in percentage of residents with graduate or professional degrees

While the county associate degree rate is higher than the state rate, both the bachelor and graduate degree rates are slightly lower. The following table highlights educational attainment for the county, surrounding counties, and the state in more detail.

**Table 6-1
Educational Attainment Compared to State and Surrounding Counties 2000**

	Less than 9th grade	9th to 12th grade, no diploma	High school graduate (includes equivalency)	Some college, no degree	Associate degree	Bachelor's degree	Graduate or professional degree
Pennsylvania	5.5%	12.6%	38.1%	15.5%	5.9%	14.0%	8.4%
Allegheny County	3.7%	10.0%	33.9%	17.0%	7.1%	17.3%	11.0%
Armstrong County	7.2%	12.9%	51.1%	12.7%	5.7%	7.1%	3.3%
Butler County	4.0%	9.2%	39.0%	17.0%	7.3%	16.1%	7.4%
Cambria County	7.6%	12.4%	47.4%	13.0%	5.9%	9.0%	4.7%
Fayette County	8.5%	15.5%	47.9%	11.9%	4.8%	7.2%	4.3%
Indiana County	7.5%	11.4%	46.4%	13.2%	4.5%	9.3%	7.7%
Somerset County	8.7%	13.8%	50.3%	11.4%	4.8%	7.2%	3.7%
Washington County	5.6%	11.8%	42.6%	14.6%	6.6%	12.8%	6.0%
Westmoreland County	4.7%	9.7%	41.2%	16.9%	7.3%	13.6%	6.6%

Source: U. S. Bureau of the Census

iii. Employment is on the Rise

In 2000, a total of 167,853 Westmoreland County civilian residents aged 16 and over were employed in the workforce, compared to 158,570 in 1990.¹⁴ Thus, the number of employees increased by 9,283 (5.9%) from 1990 to 2000.

¹⁴ The Census Bureau defines employed persons in this instance as employed civilians 16 years or older, who were considered at work; persons who were employed but temporarily absent; persons on temporary layoff; and persons actively looking for and were available to work. This data set differs from that referred to in 4. Demographic Trends, which states that there were 165,205 workers in the county in 2000. That 2000 Census data set is restricted to those persons who were physically working at the time the question was asked, and does not include the other categories defined above.

According to the U.S. Census Bureau, the county had a 2000 unemployment rate of 5.4%, lower than the state rate of 6.0%. By planning district, the lowest unemployment rate (3.7%) was found in District 2, while the highest (8.5%) was in District 7. The table below outlines employment characteristics for the county in more detail.

**Table 6-2
County Employment Characteristics 2000**

	Total in labor force	Armed Forces	Civilian			
			Employed	Unemployed	Rate	
Pennsylvania	6,000,512	7,626	5,653,500	339,386	6.0%	
Westmoreland County	177,124	165	167,853	9,106	5.4%	
Planning District 1	Allegheny	3,839	-	3,677	162	4.4%
	Arnold	2,513	-	2,309	204	8.8%
	East Vandergrift	346	-	330	16	4.8%
	Hyde Park	219	-	210	9	4.3%
	Lower Burrell	5,668	-	5,460	208	3.8%
	New Kensington	6,519	22	6,025	472	7.8%
	Oklahoma	428	-	410	18	4.4%
	Upper Burrell	1,142	-	1,104	38	3.4%
	Vandergrift	2,414	6	2,227	181	8.1%
	Washington	3,651	-	3,490	161	4.6%
	West Leechburg	614	-	582	32	5.5%
	Total	27,353	28	25,824	1,501	5.8%
Planning District 2	Export	441	-	422	19	4.5%
	Irwin	2,388	-	2,269	119	5.2%
	Manor	1,456	7	1,370	79	5.8%
	Murrysville	9,265	-	9,065	200	2.2%
	North Huntingdon	14,641	7	14,084	550	3.9%
	North Irwin	465	6	419	40	9.5%
	Penn Township	9,953	6	9,644	303	3.1%
	Sewickley	2,977	-	2,782	195	7.0%
	Sutersville	266	-	248	18	7.3%
	Trafford	1,482	6	1,446	30	2.1%
Total	43,334	32	41,749	1,553	3.7%	
Planning District 3	Monessen	3,460	-	3,123	337	10.8%
	North Belle Vernon	971	-	936	35	3.7%
	Rostraver	5,583	-	5,353	230	4.3%
	Smithton	201	-	186	15	8.1%
	South Huntingdon	2,824	8	2,718	98	3.6%
	West Newton	1,369	-	1,308	61	4.7%
Total	14,408	8	13,624	776	5.7%	
Planning District 4	East Huntingdon	3,868	7	3,608	253	7.0%
	Mount Pleasant Borough	2,134	4	2,048	82	4.0%
	Mount Pleasant Township	5,604	6	5,329	269	5.0%
	Scottdale	2,318	-	2,091	227	10.9%
Total	13,924	17	13,076	831	6.4%	
Planning District 5	Adamsburg	127	-	127	-	0.0%
	Arona	206	-	205	1	0.5%
	Greensburg	7,728	14	7,197	517	7.2%
	Hempfield	19,974	32	18,989	953	5.0%
	Hunker	192	-	185	7	3.8%
	Jeannette	5,072	-	4,764	308	6.5%
	Latrobe	4,046	-	3,876	170	4.4%
	Madison	295	-	288	7	2.4%
	New Stanton	1,135	-	1,016	119	11.7%
	Penn Borough	217	-	193	24	12.4%
	South Greensburg	1,154	-	1,116	38	3.4%
	Southwest Greensburg	1,368	11	1,329	28	2.1%
	Unity	10,072	18	9,432	622	6.6%
	Youngstown	228	-	218	10	4.6%
Youngwood	1,606	-	1,492	114	7.6%	
Total	53,420	75	50,427	2,918	5.8%	
Planning District 6	Avonmore	332	-	318	14	4.4%
	Bell	1,195	-	1,107	88	7.9%
	Delmont	1,308	-	1,276	32	2.5%
	Derry Borough	1,289	-	1,181	108	9.1%
	Derry Township	6,897	-	6,583	314	4.8%
	Loyalhanna	1,053	-	976	77	7.9%
	New Alexandria	286	-	277	9	3.2%
	Salem	3,286	-	3,106	180	5.8%
Total	15,646	-	14,824	822	5.5%	
Planning District 7	Bolivar	216	-	175	41	23.4%
	Cook	1,276	-	1,148	128	11.1%
	Donegal Borough	72	-	67	5	7.5%
	Donegal Township	1,073	-	1,011	62	6.1%
	Fairfield	1,179	-	1,057	122	11.5%
	Laurel Mountain	106	-	98	8	8.2%
	Ligonier Borough	771	5	710	56	7.9%
	Ligonier Township	3,220	-	3,042	178	5.9%
	New Florence	297	-	269	28	10.4%
	St. Clair	597	-	562	35	6.2%
Seward	232	-	190	42	22.1%	
Total	9,039	5	8,329	705	8.5%	

source: US Bureau of the Census

iv. Shrinking Unemployment

According to the Pennsylvania Department of Labor and Industry, the unemployment rate in Westmoreland County in 2002 was only one-third of its 1983 peak level. It remained fairly steady between 1996 and 2002, with a slight decrease in unemployment between 1999 and 2001. The following table provides a detailed look at county, state and national unemployment rates since 1980.

**Table 6-3
Unemployment Rate 1980-2002**

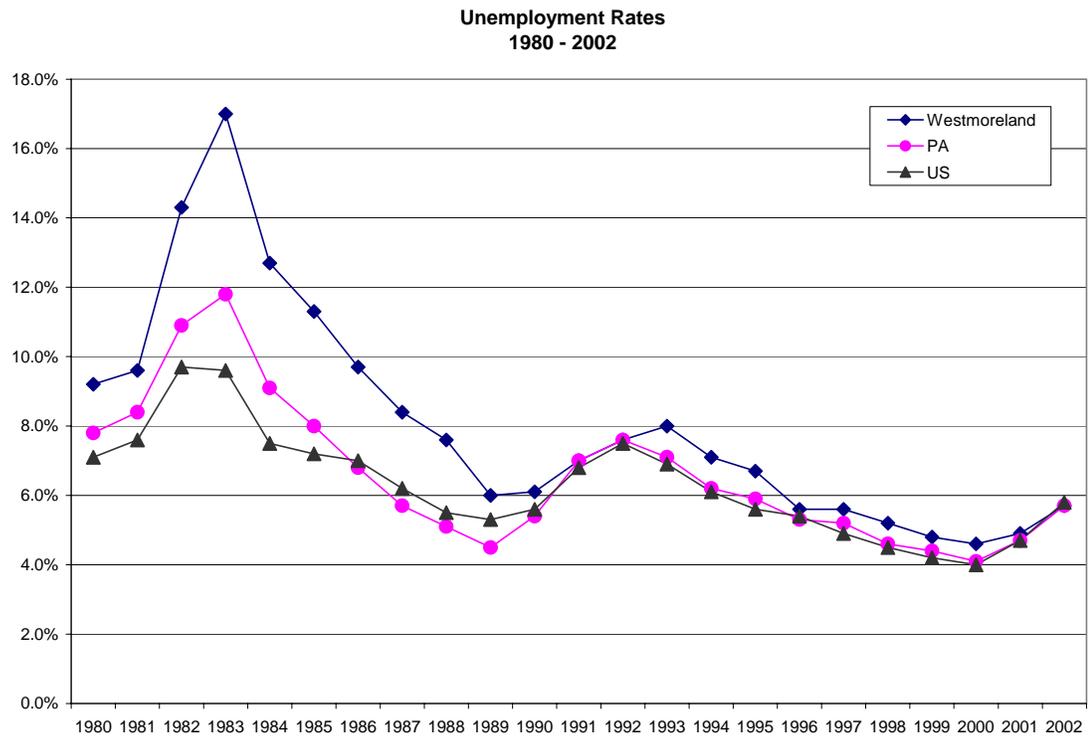
	Westmoreland	PA	US
2002	5.7%	5.7%	5.8%
2001	4.9%	4.7%	4.7%
2000	4.6%	4.1%	4.0%
1999	4.8%	4.4%	4.2%
1998	5.2%	4.6%	4.5%
1997	5.6%	5.2%	4.9%
1996	5.6%	5.3%	5.4%
1995	6.7%	5.9%	5.6%
1994	7.1%	6.2%	6.1%
1993	8.0%	7.1%	6.9%
1992	7.6%	7.6%	7.5%
1991	7.0%	7.0%	6.8%
1990	6.1%	5.4%	5.6%
1989	6.0%	4.5%	5.3%
1988	7.6%	5.1%	5.5%
1987	8.4%	5.7%	6.2%
1986	9.7%	6.8%	7.0%
1985	11.3%	8.0%	7.2%
1984	12.7%	9.1%	7.5%
1983	17.0%	11.8%	9.6%
1982	14.3%	10.9%	9.7%
1981	9.6%	8.4%	7.6%
1980	9.2%	7.8%	7.1%

Source: PA Department of Labor & Industry

The above table indicates the following:

- Unemployment over the last two decades peaked in 1983 for all levels – county, state, and federal.
- With few exceptions (i.e., 1991, 1992, and 2002), Westmoreland County’s unemployment rate has always been higher than both the state and the national rate, sometimes substantially so.
- The disparities between the county unemployment rate and state and/or national unemployment rates were much greater in the 1980s than during the period 1990 to 2002.

Figure 6-1
Unemployment Rates 1980 - 2002



v. Employment Shifts to Service Industries

According to the Census, 167,853 Westmoreland County residents over age 16 were employed in 2000. The largest percentages of residents were employed in the manufacturing industry (17.1%), health care and social assistance (13.5%), and retail trade (12.8%). Between 1990 and 2000, the industries with the greatest percentage increases and decreases in number of employees were:

**Table 6-4
Greatest Percentage Changes (25% or more) in
Number of Employees by Industry (1990-2000)**

Industry	# of employees		% Change
	1990	2000	
Arts, entertainment, recreation, accommodation, and food service	2,024	13,424	563.2
Utilities, information, and communication	4,715	7,170	52.1
Health care and social assistance	16,903	22,716	34.4
Professional, scientific, management, administration, and waste management services	9,877	12,739	29.0
Public administration	3,905	4,989	27.8
Retail trade	32,538	21,545	-33.8
Mining	1,214	702	-42.2
Agriculture, forestry, fishing and hunting	1,896	732	-61.4

Source: U. S. Bureau of the Census

Between 1990 and 2000, the industries with the greatest changes in number of employees were:

**Table 6-5
Greatest Changes in Number of Employees
(1,000 employees or more) by Industry (1990-2000)**

Industry	# of employees		Change
	1990	2000	
Arts, entertainment, recreation, accommodation, and food service	2,024	13,424	11,400
Health care and social assistance	16,903	22,716	5,813
Professional, scientific, management, administrative, and waste management services	9,877	12,739	2,862
Utilities, information, and communication	4,715	7,170	2,455
Construction	9,523	10,857	1,334
Educational services	11,214	12,472	1,258
Public administration	3,905	4,989	1,084
Agriculture, forestry, fishing and hunting	1,896	732	-1,164
Other services (except public administration)	10,562	9,067	-1,495
Manufacturing	31,896	28,734	-3,162
Retail trade	32,538	21,545	-10,993

Source: U. S. Bureau of the Census

Between 1990 and 2000, the county experienced more growth than the state of Pennsylvania in the following industries:

- Construction
- Transportation and warehousing
- Utilities, information and communications
- Finance, insurance, real estate, and rental and leasing
- Educational services
- Public administration

The following table describes employment by industry at the state, county, and planning district level for 1990 and 2000.

**Table 6-6
Employment Rate by Industry at State, County & Planning District**

		Agriculture, forestry, fishing, and hunting	% of total	Mining	% of total	Construction	% of total	Manufacturing	% of total	Wholesale trade	% of total	Retail trade	% of total	Transportation and warehousing	% of total	Utilities, Information and Communication	% of total
Pennsylvania	1990	97,811	1.8%	31,396	0.6%	331,161	6.1%	1,087,220	20.0%	234,880	4.3%	931,987	17.1%	241,749	4.4%	134,992	2.5%
	2000	56,890	1.0%	16,569	0.3%	339,363	6.0%	906,398	16.0%	201,084	3.6%	684,179	12.1%	248,823	4.4%	204,353	3.6%
	% change	-41.8%	-0.8%	-47.2%	-0.3%	2.5%	-0.1%	-16.6%	-4.0%	-14.4%	-0.8%	-26.6%	-5.0%	2.9%	0.0%	51.4%	1.1%
Westmoreland County	1990	1,896	1.2%	1,214	0.8%	9,523	6.0%	31,896	20.1%	7,720	4.9%	32,538	20.5%	7,391	4.7%	4,715	3.0%
	2000	732	0.4%	702	0.4%	10,857	6.5%	28,734	17.1%	7,068	4.2%	21,545	12.8%	7,665	4.6%	7,170	4.3%
	% change	-61.4%	-0.8%	-42.2%	-0.3%	14.0%	0.5%	-9.9%	-3.0%	-8.4%	-0.7%	-33.8%	-7.7%	3.7%	-0.1%	52.1%	1.3%
Planning District 1	1990	150	0.6%	235	0.9%	1,486	5.8%	6,089	23.9%	1,002	3.9%	5,247	20.6%	1,011	4.0%	608	2.4%
	2000	53	0.2%	54	0.2%	1,343	5.2%	5,523	21.4%	833	3.2%	3,288	12.7%	996	3.9%	911	3.5%
	% change	-64.7%	-0.4%	-77.0%	-0.7%	-9.6%	-0.6%	-9.3%	-2.5%	-16.9%	-0.7%	-37.3%	-7.9%	-1.5%	-0.1%	49.8%	1.1%
Planning District 2	1990	349	0.9%	84	0.2%	2,326	6.3%	6,955	18.8%	2,230	6.0%	7,247	19.6%	1,674	4.5%	1,040	2.8%
	2000	70	0.2%	92	0.2%	2,847	6.8%	6,563	15.7%	1,873	4.5%	5,516	13.2%	1,916	4.6%	2,020	4.8%
	% change	-79.9%	-0.8%	9.5%	0.0%	22.4%	0.5%	-5.6%	-3.1%	-16.0%	-1.5%	-23.9%	-6.3%	14.5%	0.1%	94.2%	2.0%
Planning District 3	1990	157	1.3%	104	0.9%	826	6.9%	2,147	17.9%	594	5.0%	2,519	21.0%	656	5.5%	407	3.4%
	2000	18	0.1%	155	1.1%	1,031	7.6%	1,970	14.5%	600	4.4%	1,854	13.6%	877	6.4%	530	3.9%
	% change	-88.5%	-1.2%	49.0%	0.3%	24.8%	0.7%	-8.2%	-3.5%	1.0%	-0.6%	-26.4%	-7.4%	33.7%	1.0%	30.2%	0.5%
Planning District 4	1990	254	2.2%	72	0.6%	760	6.5%	2,695	22.9%	619	5.3%	2,419	20.6%	767	6.5%	286	2.4%
	2000	114	0.9%	44	0.3%	871	6.7%	2,586	19.8%	596	4.6%	1,714	13.1%	728	5.6%	557	4.3%
	% change	-55.1%	-1.3%	-38.9%	-0.3%	14.6%	0.2%	-4.0%	-3.1%	-3.7%	-0.7%	-29.1%	-7.5%	-5.1%	-1.0%	94.8%	1.8%
Planning District 5	1990	373	0.7%	171	0.3%	2,400	4.8%	9,340	18.6%	2,493	5.0%	11,178	22.2%	2,190	4.4%	1,737	3.5%
	2000	107	0.2%	89	0.2%	2,688	5.3%	8,133	16.1%	2,350	4.7%	6,627	13.1%	2,150	4.3%	2,238	4.4%
	% change	-71.3%	-0.5%	-48.0%	-0.2%	12.0%	0.6%	-12.9%	-2.4%	-5.7%	-0.3%	-40.7%	-9.1%	-1.8%	-0.1%	28.8%	1.0%
Planning District 6	1990	364	2.6%	257	1.8%	1,004	7.0%	3,526	24.7%	568	4.0%	2,536	17.8%	683	4.8%	410	2.9%
	2000	221	1.5%	181	1.2%	1,161	7.8%	2,968	20.0%	571	3.9%	1,638	11.0%	575	3.9%	603	4.1%
	% change	-39.3%	-1.1%	-29.6%	-0.6%	15.6%	0.8%	-15.8%	-4.7%	0.5%	-0.1%	-35.4%	-6.7%	-15.8%	-0.9%	47.1%	1.2%
Planning District 7	1990	249	3.2%	291	3.7%	721	9.3%	1,144	14.7%	214	2.8%	1,392	17.9%	410	5.3%	227	2.9%
	2000	149	1.8%	87	1.0%	916	11.0%	991	11.9%	245	2.9%	908	10.9%	423	5.1%	311	3.7%
	% change	-40.2%	-1.4%	-70.1%	-2.7%	27.0%	1.7%	-13.4%	-2.8%	14.5%	0.2%	-34.8%	-7.0%	3.2%	-0.2%	37.0%	0.8%

Source: U.S. Bureau of the Census

Westmoreland County
Comprehensive Plan

		Finance, insurance, real estate and rental and leasing % of total	Professional, scientific, management, administrative, and waste management services % of total	Educational services % of total	Health care and social assistance % of total	Arts, entertainment, recreation, accommodation and food services % of total	Other Services (except public administration) % of total	Public administration % of total	Total							
Pennsylvania	1990	351,519	6.5%	352,988	6.5%	448,888	8.3%	539,555	9.9%	56,928	1.0%	374,852	6.9%	218,606	4.0%	5,434,532
	2000	372,148	6.6%	478,937	8.5%	497,054	8.8%	740,036	13.1%	397,871	7.0%	274,028	4.8%	235,767	4.2%	5,653,500
	% change	5.9%	0.1%	35.7%	2.0%	10.7%	0.5%	37.2%	3.2%	598.9%	6.0%	-26.9%	-2.1%	7.9%	0.1%	4.0%
Westmoreland County	1990	7,192	4.5%	9,877	6.2%	11,214	7.1%	16,903	10.7%	2,024	1.3%	10,562	6.7%	3,905	2.5%	158,570
	2000	7,973	4.7%	12,739	7.6%	12,472	7.4%	22,716	13.5%	13,424	8.0%	9,067	5.4%	4,989	3.0%	167,853
	% change	10.9%	0.2%	29.0%	1.4%	11.2%	0.4%	34.4%	2.9%	563.2%	6.7%	-14.2%	-1.3%	27.8%	0.5%	5.9%
Planning District 1	1990	948	3.7%	1,774	7.0%	1,719	6.8%	2,630	10.3%	233	0.9%	1,731	6.8%	595	2.3%	25,458
	2000	1,296	5.0%	1,996	7.7%	1,692	6.6%	3,606	14.0%	1,994	7.7%	1,658	6.4%	581	2.2%	25,824
	% change	36.7%	1.3%	12.5%	0.8%	-1.6%	-0.2%	37.1%	3.6%	755.8%	6.8%	-4.2%	-0.4%	-2.4%	-0.1%	1.4%
Planning District 2	1990	2,011	5.4%	2,878	7.8%	2,707	7.3%	3,804	10.3%	587	1.6%	2,522	6.8%	633	1.7%	37,047
	2000	2,286	5.5%	4,066	9.7%	3,195	7.7%	5,160	12.4%	3,025	7.2%	2,082	5.0%	1,038	2.5%	41,749
	% change	13.7%	0.0%	41.3%	2.0%	18.0%	0.3%	35.6%	2.1%	415.3%	5.7%	-17.4%	-1.8%	64.0%	0.8%	12.7%
Planning District 3	1990	616	5.1%	529	4.4%	985	8.2%	1,223	10.2%	144	1.2%	718	6.0%	362	3.0%	11,987
	2000	598	4.4%	800	5.9%	972	7.1%	1,942	14.3%	1,027	7.5%	746	5.5%	504	3.7%	13,624
	% change	-2.9%	-0.7%	51.2%	1.5%	-1.3%	-1.1%	58.8%	4.1%	613.2%	6.3%	3.9%	-0.5%	39.2%	0.7%	13.7%
Planning District 4	1990	380	3.2%	455	3.9%	670	5.7%	1,277	10.9%	102	0.9%	741	6.3%	265	2.3%	11,762
	2000	446	3.4%	685	5.2%	774	5.9%	1,829	14.0%	1,117	8.5%	615	4.7%	400	3.1%	13,076
	% change	17.4%	0.2%	50.5%	1.4%	15.5%	0.2%	43.2%	3.1%	995.1%	7.7%	-17.0%	-1.6%	50.9%	0.8%	11.2%
Planning District 5	1990	2,425	4.8%	3,032	6.0%	3,815	7.6%	5,621	11.2%	658	1.3%	3,215	6.4%	1,645	3.3%	50,293
	2000	2,371	4.7%	3,537	7.0%	4,213	8.4%	7,321	14.5%	4,205	8.3%	2,551	5.1%	1,847	3.7%	50,427
	% change	-2.2%	-0.1%	16.7%	1.0%	10.4%	0.8%	30.2%	3.3%	539.1%	7.0%	-20.7%	-1.3%	12.3%	0.4%	0.3%
Planning District 6	1990	511	3.6%	718	5.0%	850	6.0%	1,562	11.0%	148	1.0%	897	6.3%	217	1.5%	14,251
	2000	624	4.2%	1,028	6.9%	1,025	6.9%	1,795	12.1%	1,154	7.8%	947	6.4%	333	2.2%	14,824
	% change	22.1%	0.6%	43.2%	1.9%	20.6%	0.9%	14.9%	1.1%	679.7%	6.7%	5.6%	0.1%	53.5%	0.7%	4.0%
Planning District 7	1990	301	3.9%	491	6.3%	468	6.0%	786	10.1%	152	2.0%	738	9.5%	188	2.4%	7,772
	2000	352	4.2%	627	7.5%	601	7.2%	1,063	12.8%	902	10.8%	468	5.6%	286	3.4%	8,329
	% change	16.9%	0.4%	27.7%	1.2%	28.4%	1.2%	35.2%	2.6%	493.4%	8.9%	-36.6%	-3.9%	52.1%	1.0%	7.2%

Source: U.S. Bureau of the Census

The Appendix contains tables with detailed information on employment by industry for all county municipalities.

The information in the above tables indicates that industries that once dominated the state and local economies (e.g., mining and manufacturing) have experienced tremendous change in recent decades. An economy once highly dependent on the goods producing sector has shifted toward service producing industries. Westmoreland County's employment shift from goods producing industries to service producing industries is reflected in the following table.

Table 6-7
Manufacturing and Service Employment
As a percentage of all employment in Westmoreland County

	1970	1980	1990	2000	Change 1970-2000
Manufacturing	32.97%	27.13%	16.64%	15.97%	-17.00%
Services	16.06%	20.69%	27.48%	27.63%	11.57%

Source: U. S. Dept. of Commerce

The above table indicates that, as a percentage of all employment, the county's manufacturing employment in 2000 was less than half of what it was in 1970, while its services employment was 72% greater.

This trend is reflected in recent data reported by the Census Bureau. County business patterns between 1998 and 2001 show a decline in manufacturing establishments and employees, and an increase in service establishments and employees. Overall, the total number of establishments in the county declined slightly (-0.9%), while the number of employees increased by 3.2%. County business patterns by industry can be seen in the following table.

**Table 6-8
Establishments and Employees by Industry 1998-2001**

	1998	1999	2000	2001	% change
Agriculture, forestry & fishing					
Establishments	14	11	9	10	-28.6%
Employees	47	45	42	48	2.1%
Mining					
Establishments	27	29	34	32	18.5%
Employees	291	241	283	305	4.8%
Utilities					
Establishments	20	20	20	21	5.0%
Employees	1,767	1,745	1,535	1,438	-18.6%
Construction					
Establishments	1,038	1,018	1,026	997	-3.9%
Employees	6,705	6,696	7,567	7,358	9.7%
Manufacturing					
Establishments	612	609	598	601	-1.8%
Employees	23,694	24,461	23,770	23,249	-1.9%
Wholesale Trade					
Establishments	460	465	462	441	-4.1%
Employees	6,477	6,888	7,330	7,355	13.6%
Retail Trade					
Establishments	1,518	1,490	1,454	1,469	-3.2%
Employees	19,975	19,102	20,464	19,884	-0.5%
Transportation & warehousing					
Establishments	217	214	203	215	-0.9%
Employees	7,237	7,718	7,870	8,435	16.6%
Information					
Establishments	96	99	104	113	17.7%
Employees	2,099	2,074	2,219	2,197	4.7%
Finance, Insurance & Real Estate					
Establishments	768	775	776	737	-4.0%
Employees	5,037	4,760	4,595	4,493	-10.8%
Services					
Establishments	4,233	4,301	4,330	4,285	1.2%
Employees	50,106	52,900	52,744	52,572	4.9%
Total					
Establishments	9,003	9,031	9,016	8,921	-0.9%
Employees	123,435	126,630	128,419	127,334	3.2%

Source: U.S. Bureau of the Census

vi. Other Economic Development Information

In addition to Census data, the county also solicited input from county residents and economic development agencies concerning economic development conditions and initiatives. Participants in the countywide phone survey identified the following types of development as most desirable for Westmoreland County:

**Table 6-9
Type of Development**

Type of Development	% of Survey Respondents Favoring
Brownfield development	81.0%
Additional industrial/business parks	76.0%
Additional commercial development	34.0%

Source: Countywide telephone survey, 2003

Through meetings with business associations and economic development agencies, the county identified the following economic development needs, perceptions, and suggestions:

- The county needs a clearinghouse to collect and disseminate economic development data.
- There should be regular meetings of the county’s economic development practitioners to discuss problems, issues and opportunities.
- Brownfield development should be an important part of the county’s economic development strategy.
- Municipalities with business districts need to take a comprehensive approach to economic development.
- Tourism’s potential as an economic development generator should be maximized.
- Civic leadership and cooperation are essential to local municipal economic development efforts.
- Some business districts may need to be downsized to reflect decreased consumer demands.
- Agriculture’s potential as an economic development generator should be maximized.
- There needs to be a system to link students with jobs.
- Creating a business incubator somewhere along the border with Allegheny County may be feasible.
- Westmoreland County’s federal and state legislators need to be energized to lobby for county projects.

- Common business district problems include upper floor vacancies, deteriorated buildings, absentee landlords and deteriorating infrastructure.
- Business districts need both physical and economic revitalization.
- Business retention (not just business attraction) is an essential part of any revitalization effort.
- Urban areas need developable sites for new commercial development.
- Business districts cannot compete with malls and big box retailers (e.g., Wal-Mart) at mass market merchandising. Instead, business districts must identify and cater to niche markets, and offer the type of personal service that malls cannot offer.
- Some situations call for a multi-municipal approach to business district problems and issues.
- Promotions (e.g., annual festivals) are very important to the economic vitality of business districts.
- Housing stock improvements (both targeted and widespread efforts) are often needed in neighborhoods immediately adjacent to business districts.

vii. Economic Development Generators

Westmoreland County's major economic development generators include industrial parks, Keystone Opportunity Zones, and numerous employment centers, i.e., business districts, the Route 22 and Route 30 commercial corridors, and the Arnold Palmer Regional Airport. More detailed information on these economic development generators follows.

a. Westmoreland County Business and Industrial Parks

County-Owned Parks

In 2003, the Westmoreland County Industrial Development Corp.'s industrial park system consisted of 14 facilities. These facilities ranged from the county's first industrial park – Westmoreland County Industrial Park I (1977) -- to the county's newest park – Westmoreland Logistics Park (2003).

The following table contains information on the county's industrial park system. A figure showing the locations of these parks follows.

**Table 6-10
County Industrial/Business Parks and Properties**

Name of Facility	Location	Year Est.	Acres Available	Total Acres	Pct. Of Facility Currently Utilized
Westmoreland County Industrial Park I	Hempfield Township	1977	0	106	100%
Westmoreland County Industrial Park II	Allegheny Township	1986	0	23	100%
Westmoreland County Industrial Park III	Murraysville and Penn Township	1989	0	116	100%
Westmoreland County Industrial Park IV	N. Huntingdon Township	1991	0	44	100%
Westmoreland Business and Research Park	Upper Burrell and Washington Township	1992	88	215	59%
Westmoreland Technology Park	E. Huntingdon and Hempfield Townships	1992	25	100	75%
I-70 Industrial Park	S. Huntingdon Township		154	273	44%
Monessen Riverfront Industrial Park	City of Monessen	1996	34	34	0%
Jeannette Industrial Park	City of Jeannette	1998	8	8	0%
Westmoreland Distribution Park	E. Huntingdon Township	1999	37	122	70%
South Greensburg Commons	Borough of South Greensburg	1998	114,652 sq.ft.	242,517 sq. ft.	53%
Westmoreland County Airpark	Unity Township	2001	139	157	11%
Mt. Pleasant Glass Center	Mt. Pleasant Township	2002	54,106 sq. ft.	146,689 sq. ft.	63%
Westmoreland Logistics Park	E. Huntingdon Township	2003	70,000 sq. ft.	70,000 sq. ft.	0%

Source: Westmoreland County Industrial Development Corporation

As this table indicates, the county's business and industrial park system has expanded substantially beyond the four parks that existed in 1989 when the county prepared its "Economic Development Strategy for the 90's." Since then, the county has developed 10 additional parks. The original four parks are completely built out, as is the Monessen Riverfront Industrial Park that was developed in 1996. Utilization of land within other county parks ranges from 0% at the new Westmoreland Logistics Park to 88% at the Westmoreland Technology Park.

**Figure 6-2
County Industrial & Business Parks**

Privately Owned Parks

In addition to the county-owned parks, Westmoreland County contains numerous privately owned industrial and business parks. No one has a complete inventory of such facilities, but Westmoreland County does maintain a website that includes a list of privately owned commercial and industrial space that is available for development. In April 2004, the county's website listed the following available space:

Table 6-11
Available Space at Privately Owned Industrial/Business Parks

Type of Space	Space Available (sq.ft.)
Office	255,494
Flex	11,500
Industrial/Warehouse	398,261
Terminal	37,200
Industrial	230,620
Industrial/Office	238,956
Office/Warehouse	12,400
Unclassified	2,738,221
Warehouse	20,000
Office/Light Industrial	148,000
Total	4,090,652

Source: Westmoreland County Industrial Development Corporation, April 2004

b. Keystone Opportunity Zones and Keystone Innovation Zones

Through the Pennsylvania Department of Community and Economic Development's (DCED) Keystone Opportunity Zone (KOZ) and Keystone Opportunity Extension Zone (KOEZ) Programs, areas that are granted KOZ or KOEZ status offer businesses virtually tax-free sites upon which to locate and grow.

DCED's new Keystone Innovation Zone (KIZ) Program, which began accepting application in spring 2004, offers tax credits to companies located in KIZ areas.

Westmoreland County has eleven KOZ or KOEZ sites. The county's KOZ/KOEZ sites contain 289 acres of land occupied by 15 companies that employed a total of 155 people in 2003.

**Table 6-12
Keystone Opportunity Zone (KOZ) and
Keystone Opportunity Expansion Zone (KOEZ Sites)**

Site	Size	Tax-Free Status Expiration
Monessen Riverfront Industrial Park (KOZ)	80 acres	December 31, 2010
Jeannette Industrial Park (KOZ)	29 acres	December 31, 2010
Derry Industrial Park (KOZ)	20 acres	December 31, 2010
City of New Kensington (KOEZ)	12 acres	December 31, 2013
City of Arnold (KOEZ)	10 acres	December 31, 2013
City of Lower Burrell (KOEZ)	43 acres	December 31, 2013
Timken Latrobe Steel - Capworks Site (KOEZ)	25 acres	December 31, 2010
MSI Corporation - Vandergrift Industrial Park (KOEZ)	21 acres	December 31, 2013
Wilder Business Park - Hyde Park (KOEZ)	14 acres	December 31, 2013
Valley Vulcan KOZ Site	31 acres	December 31, 2013
New Kensington Riverfront Industrial (KOEZ)	4 acres	December 31, 2013
TOTAL	289 acres	

Source: Westmoreland County Industrial Development Corp.

**Figure 6-3
KOZ and KOEZ Locations**

c. Other Employment Centers

In addition to its industrial/business parks, Westmoreland County has numerous employment centers. As the county seat, Greensburg is the location of most county government-related activity and employment, and numerous businesses that serve county government and its clients are located in the city. Greensburg is also the location of health care and university-related employment.

Other business district employment centers within the county include Arnold, Irwin, Jeannette, Latrobe, Ligonier, Monessen, Mt. Pleasant, New Kensington, Vandergrift, and West Leechburg. These urban areas contain many of the county's larger employers, including hospitals and universities.

The county's other major employment centers include Arnold Palmer Regional Airport and the various malls and shopping centers located along the Route 22 and Route 30 corridors. A list of other major employment centers follows.

- I-70 and Route 201 area – hodgepodge of retail, industrial and distribution uses; this would qualify as an employment center.
- Route 30/981 intersection – Kennametal, Arnold Palmer Airport, Westmoreland County Airpark, St. Vincent College, three shopping centers
- Route 22 from Murrysville to Delmont: “strip” development
- Route 30 from Greensburg to Unity Township – Greensburg Sheraton Four Points, Westmoreland County Industrial Park #1, Route 30 strip development
- Route 356/56 area in the northern tier of county
- North Huntingdon – Route 30 highway commercial
Irwin – traditional downtown
Manor Borough
- New Kensington/Arnold – Alcoa; both have traditional downtown commercial areas; both have brownfield sites; hospital
Lower Burrell – highway commercial
Upper Burrell – Penn State
- Mt. Pleasant – Scottdale area – both have traditional downtown areas; Mt. Pleasant Glass; Route 119 highway commercial; hospital
- New Stanton – highway commercial and industry
Youngwood – traditional downtown and community college
Route 119 technology corridor, Sony, etc.

The figure below shows the location of various employment centers.

**Figure 6-4
Major Employment Centers**

viii. Major Employers

Another indication of economic change within Westmoreland County is the list of major employers within the county. The following tables are lists of the top 15 private sector employers in Westmoreland County in 1988, 1998, and 2003.

**Table 6-13
Largest Private Sector Employers in Westmoreland County – 1988**

Employer	No. of Employees
Westinghouse Electric Corp.	1,700
Westmoreland Hospital Association	1,414
Latrobe Area Hospital, Inc.	1,250
Kennametal	1,243
Aluminum Company of America	1,215
Elliott Turbomachinery Company	1,075
Wetterau, Inc.	1,000
Latrobe Steel Company	958
United Parcel Service, Inc.	874
Citizens General Hospital	790
Robertshaw Controls Company	775
Henry Clay Frick Hospital	750
Allegheny Power Service	741
Jeannette District Memorial Hospital	710
West Penn Power Company	630

Source: 1988 Community Economic Recovery Program (CERP)

Table 6-14
Largest Private Sector Employers in Westmoreland County – 1998

Employer	Total Employees
Sony Technology Center/Pittsburgh	3,000
Westmoreland Regional Hospital	1,800
Latrobe Area Hospital	1,587
United Parcel Service, Inc.	1,347
SuperValu Holdings, Inc.	1,330
Allegheny Power Service Corporation	1,271
Elliott Turbomachinery Co., Inc.	1,200
Kennametal, Inc.	1,000
Williamhouse-Regency	900
Wal-Mart Associates, Inc.	750
Frick Community Health Center	712
Allegheny Ludlum Corporation	704
Jeannette District Memorial Hospital	700
Citizen General Hospital	650
Aluminum Co. of America	600

Source: Harris Selectory

Table 6-15
Largest Private Sector Employers in Westmoreland County 2003

Company	Employee Count (Individual Site)
Sony Technology Center	3,200
Westmoreland Health System	2,000
SUPERVALU Inc.	1,500
Latrobe Area Hospital Inc.	1,460
United Parcel Service	1,300
West Penn Power Co.	1,200
Elliott Turbomachinery Co.	1,198
Kennametal Inc.	900
Westinghouse Electric Corp.	840
National Envelope Corp.	800
Seven Springs Farm Inc.	800
Timken Latrobe Steel	800
Alcoa Technical Center	700
Frick Hospital	700
Jeannette District Memorial	700

Source: Harris Selectory 2003

Some notable changes in the list of major private sector employers in the last 15 years include:

- Employment at Westinghouse Electric Corp., the county's top employer in 1988, decreased by approximately 50% between 1988 and 2003 – from 1,700 to 840.
- Health care is a major employment industry in the county.
- Although manufacturing employment has generally decreased since 1988, some manufacturers (e.g., Elliott Turbomachinery Co., Kennametal, Timken Latrobe Steel, et. al.) remain among the county's largest employers.

Westmoreland County also has a number of large public sector employers, including government and school districts. The Pennsylvania Department of Labor and Industry reported the following public sector employment levels in the county in 2003:

- Federal government employment – 1,045 (Includes government agencies, but the bulk of the employment is in the U.S. Postal Service.)
- State government employment – 2,814 (Includes state hospitals, liquor stores, employment services, highway construction, correctional facilities, law enforcement, etc.)
- County government employment – 3,831 (Includes county executive functions, community colleges, the Intermediate Unit, housing programs, water facilities, etc.)

- Other local government employment – 8,640 (Consists primarily of public elementary and secondary schools, but also includes municipal executive functions, water and sewerage systems, public libraries, police and fire protection, etc.)

Data reporting confidentiality restrictions do not permit a complete breakdown of this public sector employment.

ix. Vacant/Underutilized Economic Development Sites

Westmoreland County contains a number of vacant or underutilized economic development sites. Such sites include available parcels and future phase development land in the county's industrial parks, as well as brownfields and greyfields (i.e., former industrial and commercial sites) scattered throughout the county. At public meetings held during the comprehensive planning process, attendees supported the development of these types of sites. Also, 81% of the participants in the countywide telephone survey favored redevelopment of brownfields.

Redevelopment of brownfields and greyfields will take advantage of existing infrastructure and help retain the rural nature of the county by minimizing the development of greenfield sites, i.e., land currently devoted to agricultural uses or open space.

Brownfield and greyfield sites identified during the comprehensive planning process include sites located in the following communities:

- Jeannette
- Monessen
- New Kensington
- Arnold
- Derry Township (ceramics plant)
- Latrobe – several vacant industrial sites
- Hempfield – Grapeville glass plant site

**Figure 6-5
Brownfield and Greyfield Sites**

x. Economic Development Initiatives

Every year, the Westmoreland County Industrial Development Corporation (public sector) and the Economic Growth Connection of Westmoreland (private sector) issue a joint report of the past year's economic development accomplishments. This annual report also includes the county's economic development priorities for the following years.

The county's 2003 report contains the following economic development priorities for 2004-2005:

**Table 6-16
2004-2005 Economic Development Priorities**

Projects	Total Project Cost	Project Description
Westmoreland Technology Park Phase II (adjacent to Sony)	\$ 1,000,000	Site preparation to create a 20-acre pad development-ready site
Westmoreland Office and Technology Park (Hempfield Township)	\$ 6,000,000	Development of a 114-acre office park
Westmoreland Distribution Park Phase II (East Huntingdon Township)	\$ 6,800,000	Development of a 200-acre parcel to accommodate up to 22 pre-manufacturing and distribution businesses
Arnold-New Kensington Renewal and Rehabilitation of 5th Avenue Corridor	\$ 7,540,000	Redevelopment of vacant and/or deteriorated properties to provide development-ready sites for commercial and industrial uses.
Jeannette Downtown Redevelopment Project	\$ 4,000,000	Redevelopment of sites within the business district to provide sites for commercial and light industrial uses
Mount Pleasant Glass Centre	\$ 2,600,000	Redevelopment of a vacant industrial plant for use as a multi-tenant facility
Monessen Riverfront Park	\$ 14,000,000	Demolition, environmental remediation, site improvements, walking trails, and recreation facility at former steel plant
Arnold Industrial Redevelopment Project - former American St. Gobian Site	\$ 5,000,000	Acquisition, construction, rehabilitation, and site development of former glass plants and deteriorated properties for commercial and industrial uses.
Delmont-Murrysville Industrial Park	\$ 6,000,000	Creation of a new industrial park to meet market demand
Westmoreland County Airpark - Phase II	\$ 1,000,000	Development of a 100-acre parcel to accommodate demand for commercial and light industrial space.
New Stanton - I-76 Mixed-Use Development	\$ 15,000,000	Creation of a 1,500-acre park to provide a mixed use (industrial, commercial, and residential) development

Source: Westmoreland County Industrial Development Corp.

Other long-range economic development initiatives for Westmoreland County include:

**Table 6-17
Long Range Economic Development Initiatives**

Municipality	Project Description
New Kensington	Site assembly along Allegheny River in the vicinity of 9th Street bridge for residential, commercial, and recreational development
Allegheny Township	Construction and infrastructure development for the River Forest Development Project
Greensburg	Redevelopment of the city's cultural district in support of Seton Hill University's Theatre Arts and Music Program. This project has five elements (theater, music, transient lodging, business incubator, and archives/museum) and is being financed by a combination of public (city, county and state) and private (university and foundation) funds. This project exemplifies the type of urban redevelopment project that is one of the priorities of the comprehensive plan.
South Greensburg Borough	Rehabilitation and infrastructure improvements to the borough's business district
Trafford Borough	Property acquisition, construction, rehabilitation, and infrastructure improvements within the borough's business district
Upper Burrell Township	Property acquisition and rehabilitation of former Alcoa laboratory

Source: Westmoreland County Industrial Development Corp.

xi. Future Economic Development - Job Growth

The Pennsylvania Department of Labor and Industry (DLI) has created 10-year employment projections for its designated workforce areas. Westmoreland County and Fayette County comprise the Westmoreland-Fayette Workforce Investment Area (WFWIA) workforce. DLI has projected the following employment changes in the WFWIA between 2000 and 2010:

<u>Category</u>	<u>Change</u>	
	<u>Number</u>	<u>Percentage</u>
Goods Producing Sector	-4,440	-10.4%
Service Producing Sector	3,220	2.4%

There are many industry sectors that are projected to lose employees in the WFWIA between 2000 and 2010. The sub-sectors with the greatest projected loss of employees include:

<u>Industry</u>	<u>Change in No. of Employees</u>	<u>Percent</u>
Primary Metals Industry	-1,440	-30.1%
Electronic and Other Electric Equipment	-1,000	-19.2%
General Merchandise Stores	-810	-15.3%
Industrial Machinery and Equipment	-700	-10.7%
Government	-610	-7.2%
Food Stores	-350	-4.9%

While the entire service producing sector is projected to increase by 3,220 employees (2.4%), the sub-sectors with the greatest projected employment gains in the service producing sector between 2000 and 2010 include:

<u>Industry</u>	<u>Change in No. of Employees</u>	<u>Percent</u>
Eating and Drinking Places	1,240	9.4%
Health Services	960	5.3%
Social Services	790	15.0%
Business Services	750	12.8%
Wholesale Trade	540	5.3%
Educational Services	440	3.2%
Transportation	320	4.1%

DLI identified specific occupations that are expected to be in demand in the WFWIA through 2010. The occupations with the greatest demand include:

- Cashiers
- Wait staff
- Retail salespersons
- Registered nurses
- Laborers and freight, stock and material movers and handlers
- Food preparation and serving workers

While each of these occupations anticipates having at least 100 annual openings, only nursing provides an average annual wage over \$25,000.

The occupations that are the most likely to have at least 50 annual openings and pay over \$35,000 include elementary and secondary school teachers and truck drivers.

More details regarding the industries with the greatest projected increases and decreases in employment between 2000 and 2010 in the two-county workforce area can be found in the following three tables.

**Table 6-18
Industries with Projected Increases**

SIC	Industry Title	Employment		Change		Average Annual Change
		2000	2010	Level	Percent	
07	Agricultural Services	1130	1290	160	14.2	16
Goods Producing						
15-17	Construction	9,350	9,630	280	3.0	28
15	General Building Contractors	2,260	2,270	10	0.4	1
16	Heavy Construction, Ex Bldg	2,350	2,470	120	5.1	12
17	Special Trade Contractors	4,740	4,890	150	3.2	15
25	Furniture & Fixtures	190	190	0	0.0	0
28	Chemicals & Allied Products	200	200	0	0.0	0
29	Petroleum & Coal Products	250	250	0	0.0	0
30	Rubber & Misc Plastics Prods	2,130	2,150	20	0.9	2
Service Producing						
41	Local & Interurban Pass Trans	1,420	1,650	230	16.2	23
42	Trucking & Warehousing	2,310	2,310	0	0.0	0
45	Transportation By Air	2,150	2,340	190	8.8	19
47	Transportation Services	260	310	50	19.2	5
48	Communications	1,210	1,210	0	0.0	0
50,51	Wholesale Trade	10,240	10,780	540	5.3	54
50	Wholesale Trade, Durables	6,200	6,600	400	6.5	40
51	Wholesale Trade, Nondurables	4,040	4,180	140	3.5	14
52-59	Retail Trade	39,690	39,900	210	0.5	21
52	Bldg Mtrls, Garden Supplies	2,000	2,050	50	2.5	5
58	Eating & Drinking Places	13,180	14,420	1,240	9.4	124
59	Misc Retail	4,500	4,770	270	6.0	27
61	Nondepository Institutions	270	290	20	7.4	2
62	Security & Commodity Brokers	200	230	30	15.0	3
63	Insurance Carriers	680	720	40	5.9	4
64	Ins Agents, Brokers, Service	770	830	60	7.8	6
07,70-89	Services	60,810	63,920	3,110	5.1	311
72	Personal Services	2,150	2,180	30	1.4	3
73	Business Services	5,850	6,600	750	12.8	75
75	Auto Repair, Services, Parking	1,450	1,490	40	2.8	4
79	Amusement, Recreation Services	2,500	2,590	90	3.6	9
80	Health Services	18,120	19,080	960	5.3	96
81	Legal Services	650	670	20	3.1	2
82	Educational Services	13,540	13,980	440	3.2	44
83	Social Services	5,260	6,050	790	15.0	79
87	Engineering & Management Services	2,700	2,950	250	9.3	25
88	Private Households	340	380	40	11.8	4
89	Services, NEC	260	320	60	23.1	6
93	Local Government	4,310	4,340	30	0.7	3
99	Nonclassifiable	60	80	20	33.3	2

Source: Pennsylvania Department of Labor & Industry

**Table 6-19
Industries with Projected Decreases**

SIC	Industry Title	Employment		Change		Average Annual Change
		2000	2010	Level	Percent	
Goods Producing						
12-14	Mining	710	620	-90	-12.7	-9
14	Nonmetallic Minerals, Ex Fuels	490	460	-30	-6.1	-3
20	Food & Kindred Products	1,370	1,240	-130	-9.5	-13
22	Textile Mill Products	380	280	-100	-26.3	-10
23	Apparel & Other Textiles	400	260	-140	-35.0	-14
24	Lumber & Wood Products	1,190	1,140	-50	-4.2	-5
26	Paper & Allied Products	1,490	1,290	-200	-13.4	-20
27	Printing & Publishing	1,720	1,590	-130	-7.6	-13
32	Stone, Clay, Glass Products	1,700	1,460	-240	-14.1	-24
33	Primary Metal Industries	4,780	3,340	-1,440	-30.1	-144
34	Fabricated Metal Products	2,790	2,600	-190	-6.8	-19
35	Industrial Machinery & Equip	6,560	5,860	-700	-10.7	-70
36	Electronic & Other Elec Equip	5,200	4,200	-1,000	-19.2	-100
37	Transportation Equipment	270	240	-30	-11.1	-3
38	Instruments & Related Prods	1,420	1,240	-180	-12.7	-18
39	Misc Manufacturing Industries	160	130	-30	-18.8	-3
Service Producing						
40	Railroads	370	320	-50	-13.5	-5
43	United States Postal Service	1,200	1,110	-90	-7.5	-9
48,49	Public Utilities	4,320	4,020	-300	-6.9	-30
49	Electric, Gas, Sanitary	3,110	2,810	-300	-6.9	-30
53	General Merchandise Stores	5,290	4,480	-810	-15.3	-81
54	Food Stores	7,080	6,730	-350	-4.9	-35
55	Auto Dirs & Service Stations	5,080	4,930	-150	-3.0	-15
56	Apparel & Accessory Stores	1,310	1,270	-40	-3.1	-4
57	Furniture, Homefurn, Equip	1,260	1,250	-10	-0.8	-1
60-67	Finance, Insurance, and Real Estate	5,340	5,290	-50	-0.9	-5
60	Depository Institutions	2,260	2,090	-170	-7.5	-17
65	Real Estate	840	830	-10	-1.2	-1
67	Holding & Investment Offices	320	310	-10	-3.1	-1
70	Hotels & Other Lodging Places	2,000	1,840	-160	-8.0	-15
76	Misc Repair Services	420	410	-10	-2.4	-1
78	Motion Pictures	330	300	-30	-9.1	-3
84	Museums, Botan, Zoolog Gardens	160	150	-10	-6.3	-1
86	Membership Organizations	3,960	3,640	-320	-8.1	-32
91-93	Government (SICS 82 and 806 removed)	8,510	7,900	-610	-7.2	-61
91	Federal Government	510	410	-100	-19.6	-10
92	State Government	3,690	3,140	-550	-14.9	-55

Source: Pennsylvania Department of Labor & Industry

**Table 6-20
Demand Occupations**

SOC Code	Occupational Title	Annual Openings*					Annual Wages***			Education/ Training		
		200 or more	100 or more	50 or more	10 or more	**	Entry Level	Average	Experienced Level	College Degree or More	Some Post-Secondary	On-The-job Training
41-2011	Cashiers	X					\$ 12,428	\$ 14,166	\$ 15,034			X
35-3021	Combined Food Preparation & Serving Workers	X					\$ 12,833	\$ 13,712	\$ 14,151			X
41-2031	Retail Salespersons	X					\$ 12,548	\$ 18,927	\$ 22,117			X
35-3031	Waiters & Waitresses	X					\$ 12,487	\$ 15,105	\$ 16,414			X
53-7062	Laborers & Freight, Stock & Material Movers, Hand		X				\$ 15,582	\$ 24,647	\$ 29,180			X
29-1111	Registered Nurses		X				\$ 34,735	\$ 41,959	\$ 45,571		X	
35-3022	Counter Attendants: Cafeteria, Food Concession & Coffee Shop			X			\$ 12,600	\$ 13,413	\$ 13,820			X
25-2021	Elementary School Teachers, Ex. Special Education			X			\$ 26,786	\$ 41,974	\$ 49,568	X		
35-2021	Food Preparation Workers			X			\$ 12,672	\$ 16,859	\$ 18,952			X
37-2011	Janitors & Cleaners			X			\$ 12,819	\$ 20,529	\$ 24,383			X
31-1012	Nursing Aides, Orderlies & Attendants			X			\$ 13,576	\$ 17,460	\$ 19,402			X
43-9061	Office Clerks, General			X			\$ 13,126	\$ 19,714	\$ 23,008			X
25-2031	Secondary School Teachers, Ex. Special & Vocational Education			X			\$ 26,595	\$ 47,576	\$ 58,067	X		
43-5081	Stock Clerks & Order Fillers			X			\$ 12,683	\$ 17,882	\$ 20,482			X
53-3032	Truck Drivers, Heavy & Tractor-Trailer			X			\$ 24,380	\$ 37,057	\$ 43,170			X
49-3023	Automotive Service Technicians & Mechanics				X		\$ 19,452	\$ 27,606	\$ 31,682		X	
35-3011	Bartenders				X		\$ 12,747	\$ 14,464	\$ 15,322			X
43-3031	Bookkeeping, Accounting & Auditing Clerks				X		\$ 14,372	\$ 21,466	\$ 25,012			X
47-2021	Brickmasons & Blockmasons				X	****	****	****				X
49-3031	Bus & Truck Mechanics & Diesel Engine Specialists				X		\$ 27,093	\$ 39,388	\$ 45,535		X	
53-3022	Bus Drivers, School				X		\$ 12,518	\$ 16,436	\$ 18,395			X
53-3021	Bus Drivers, Transit & Intercity				X		\$ 15,721	\$ 19,957	\$ 22,075			X
11-1011	Chief Executives				X		\$ 51,976	\$ 102,928	\$ 128,404	X		
39-9011	Child Care Workers				X		\$ 12,616	\$ 14,090	\$ 14,826			X
53-7061	Cleaners of Vehicles & Equipment				X		\$ 12,309	\$ 16,613	\$ 18,764			X
15-1041	Computer Support Specialists				X		\$ 20,703	\$ 33,371	\$ 39,706		X	
51-4011	Computer-Controlled Machine Tool Operators, Metal & Plastic				X		\$ 18,409	\$ 26,751	\$ 30,922			X
47-2061	Construction Laborers				X		\$ 18,958	\$ 24,748	\$ 27,642			X
35-2012	Cooks, Institution & Cafeteria				X		\$ 13,991	\$ 20,661	\$ 23,996			X
35-2014	Cooks, Restaurant				X		\$ 15,321	\$ 18,047	\$ 19,410			X
35-2015	Cooks, Short Order				X		\$ 12,604	\$ 15,122	\$ 16,380			X
41-2021	Counter & Rental Clerks				X		\$ 12,206	\$ 15,105	\$ 16,555			X
43-4051	Customer Service Representatives				X		\$ 13,893	\$ 22,185	\$ 26,331			X
35-9011	Dining Room & Cafeteria Attendants & Bartender Helpers				X		\$ 12,890	\$ 13,778	\$ 14,222			X
35-9021	Dishwashers				X		\$ 12,325	\$ 13,725	\$ 14,425			X
47-2111	Electricians				X		\$ 34,602	\$ 46,578	\$ 52,566			X
29-2041	Emergency Medical Technicians & Paramedics				X		\$ 16,877	\$ 22,707	\$ 25,623		X	
43-6011	Executive Secretaries & Administrative Assistants				X		\$ 19,858	\$ 28,940	\$ 33,481			X
11-9012	Farmers & Ranchers				X	****	****	****				X
45-2092	Farmworkers & Laborers: Crop, Nursery & Greenhouse				X	****	****	****				X
11-9051	Food Service Managers				X		\$ 25,373	\$ 32,655	\$ 36,296			X
11-1021	General & Operations Managers				X		\$ 32,685	\$ 60,301	\$ 74,109	X		
39-5012	Hairdressers, Hairstylists & Cosmetologists				X		\$ 12,591	\$ 16,955	\$ 19,137		X	
47-3012	Helpers -- Carpenters				X		\$ 19,192	\$ 33,906	\$ 41,263			X
49-9098	Helpers -- Installation, Maintenance & Repair Workers				X		\$ 15,899	\$ 20,215	\$ 22,373			X
31-1011	Home Health Aides				X		\$ 14,451	\$ 18,178	\$ 20,041			X
43-4111	Interviewers, Ex. Eligibility & Loan				X		\$ 16,487	\$ 19,319	\$ 20,736			X
37-3011	Landscaping & Groundskeeping Workers				X		\$ 14,375	\$ 21,166	\$ 24,562			X
29-2061	Licensed Practical & Licensed Vocational Nurses				X		\$ 24,847	\$ 30,417	\$ 33,202		X	

SOC Code	Occupational Title	Annual Openings*					Annual Wages***			Education/ Training		
		200 or more	100 or more	50 or more	10 or more	**	Entry Level	Average	Experienced Level	College Degree or More	Some Post-Secondary	On-The-job Training
37-2012	Maids & Housekeeping Cleaners			X			\$ 12,375	\$ 15,528	\$ 17,105			X
31-9092	Medical Assistants			X			\$ 16,437	\$ 20,264	\$ 22,177			X
31-9094	Medical Transcriptionists			X			\$ 23,779	\$ 27,464	\$ 29,307	X		
47-2073	Operating Engineers & Other Construction Equipment Operators			X			\$ 24,092	\$ 37,569	\$ 44,308			X
53-7064	Packers & Packagers, Hand			X			\$ 12,729	\$ 17,228	\$ 19,477			X
39-9021	Personal & Home Care Aides			X			\$ 12,145	\$ 14,702	\$ 15,981			X
29-2052	Pharmacy Technicians			X			\$ 19,960	\$ 20,752	\$ 21,148			X
47-2152	Plumbers, Pipefitters & Steamfitters			X			\$ 25,191	\$ 35,716	\$ 40,978			X
33-3051	Police & Sheriff's Patrol Officers			X			\$ 23,297	\$ 40,539	\$ 59,160			X
43-5052	Postal Service Mail Carriers			X			\$ 31,405	\$ 37,552	\$ 40,626			X
43-4171	Receptionists & Information Clerks			X			\$ 43,805	\$ 18,667	\$ 21,098			X
41-4012	Sales Representatives, Ex. Technical & Scientific Products			X			\$ 25,462	\$ 42,546	\$ 51,088			X
43-6014	Secretaries, Ex. Legal, Medical & Executive			X			\$ 12,457	\$ 21,152	\$ 25,499			X
47-1011	Supervisors - Construction Trades & Excavation Workers			X			\$ 28,742	\$ 40,627	\$ 46,569			X
35-1012	Supervisors - Food Preparation & Serving Workers			X			\$ 16,997	\$ 25,423	\$ 29,636			X
49-1011	Supervisors - Mechanics, Installers & Repairers			X			\$ 32,919	\$ 43,965	\$ 49,488			X
43-1011	Supervisors - Office & Administrative Support Workers			X			\$ 20,733	\$ 31,344	\$ 36,649			X
39-1021	Supervisors - Personal Service Workers			X			\$ 14,819	\$ 23,932	\$ 28,488			X
51-1011	Supervisors - Production & Operating Workers			X			\$ 29,501	\$ 43,964	\$ 51,195			X
41-1011	Supervisors - Retail Sales Workers			X			\$ 18,882	\$ 30,716	\$ 36,633			X
53-1031	Supervisors - Trans. & Material-Moving Machine/Vehicle Operators			X		****	****	****			X	
43-2011	Switchboard Operators			X		****	****	****			X	
25-9041	Teacher Assistants			X			\$ 13,529	\$ 17,458	\$ 19,423			X
43-3071	Tellers			X			\$ 12,702	\$ 15,178	\$ 16,416			X
53-3033	Truck Drivers, Light or Delivery Services			X			\$ 13,212	\$ 22,093	\$ 26,534			X
51-4121	Welders, Cutters, Solderers & Brazers			X			\$ 23,179	\$ 29,270	\$ 32,315	X		
39-3091	Amusement and Recreation Attendants			X			\$ 12,560	\$ 13,404	\$ 13,826			X
49-3021	Automotive Body & Related Repairers			X			\$ 14,832	\$ 26,138	\$ 31,791			X
51-3011	Bakers			X			\$ 13,389	\$ 16,452	\$ 17,984			X
51-3021	Butchers & Meat Cutters			X			\$ 13,906	\$ 20,993	\$ 24,536			X
47-2031	Carpenters			X			\$ 21,737	\$ 32,092	\$ 37,270			X
21-1021	Child, Family & School Social Workers			X			\$ 24,858	\$ 29,459	\$ 31,759	X		
15-1031	Computer Software Engineers, Applications			X			\$ 35,169	\$ 50,376	\$ 57,980	X		
15-1051	Computer Systems Analysts			X			\$ 36,240	\$ 50,111	\$ 57,047	X		
35-2011	Cooks, Fast Food			X		****	****	****			X	
31-9091	Dental Assistants			X			\$ 14,371	\$ 18,544	\$ 20,631			X
29-2021	Dental Hygienists			X			\$ 36,485	\$ 41,056	\$ 43,341		X	
43-9031	Desktop Publishers			X			\$ 27,011	\$ 29,863	\$ 31,290		X	
39-9031	Fitness Trainers & Aerobics Instructors			X			\$ 12,610	\$ 16,092	\$ 17,832		X	
27-1024	Graphic Designers			X			\$ 20,320	\$ 29,447	\$ 34,055	X		
49-9021	Heating, Air Conditioning & Refrigeration Mechanics & Installers			X			\$ 25,653	\$ 32,948	\$ 36,595			X
35-9031	Hosts & Hostesses: Restaurant, Lounge & Coffee Shop			X			\$ 12,557	\$ 13,835	\$ 14,474			X
43-4081	Hotel, Motel & Resort Desk Clerks			X			\$ 12,300	\$ 14,872	\$ 16,158			X
53-7051	Industrial Truck & Tractor Operators			X			\$ 22,216	\$ 33,381	\$ 38,964			X
49-9042	Maintenance & Repair Workers, General			X			\$ 16,187	\$ 27,233	\$ 32,756			X
25-2022	Middle School Teachers, Ex. Special & Vocational Education			X			\$ 23,826	\$ 44,512	\$ 54,855	X		
47-2141	Painters, Construction & Maintenance			X			\$ 23,225	\$ 33,548	\$ 38,710			X
33-9032	Security Guards			X			\$ 14,842	\$ 19,017	\$ 21,105			X
43-5071	Shipping, Receiving & Traffic Clerks			X			\$ 14,750	\$ 22,705	\$ 26,682			X
21-1093	Social & Human Service Assistants			X			\$ 14,387	\$ 22,280	\$ 26,226			X
37-1011	Supervisors - Housekeeping & Janitorial Workers			X			\$ 18,992	\$ 30,503	\$ 36,258			X
51-2092	Team Assemblers			X			\$ 16,167	\$ 22,227	\$ 25,258			X
41-9041	Telemarketers			X		****	****	****			X	
41-4111	Tool & Die Makers			X			\$ 26,089	\$ 37,437	\$ 43,111			X
37-3013	Tree Trimmers & Pruners			X		****	****	****			X	

source: Pennsylvania Department of Labor and Industry

* - Includes openings due to growth and replacements.

** - Recent data indicate significant hiring activity in these occupations. However, estimates of the number of openings are not available.

*** - 2001 Wages do not include the self-employed; annual openings do include them. Wages for some occupations are not available, mainly due to employer confidentiality.

**** -Data not available

Using data contained in the U.S. Census Bureau's "County Business Patterns"¹⁵ for the years 1998-2001, Mullin & Lonergan Associates, Inc. prepared industry sector basic employment projections for Westmoreland County for the year 2010. These projections indicate that basic employment¹⁶ in the county will increase by 2,219 jobs (from 16,054 in 2001 to 18,273 in 2010), a 13.8% increase. Total employment is expected to increase by 17,611 jobs (from 127,438 in 2001 to 145,049 in 2010).

Based on these projections, the following county industry sectors are projected to gain the most basic employment between 2001 and 2010:

- Transportation & Warehousing + 1,661 employees (650.0%)
- Wholesale Trade: + 403 employees (41.2%)
- Construction: + 283 employees (715.0%)

The following county industry sectors are expected to experience the largest basic employment losses between 2002 and 2010:

- Utilities - 169 employees (50.8%)
- Manufacturing - 141 employees (19.0%)
- Retail Trade - 29 employees (8.3%)

More information regarding basic industry employment projections can be found in the following table.

¹⁵ County Business Pattern (CBP) employment estimates differ significantly from previously reported employment statistics cited from the 2000 Census. This is due to several factors. CBP data in Westmoreland County is collected on employees who work in the county regardless of where they live, while 2000 Census data is collected on county residents in the workforce regardless of where they work. While Census 2000 uses a sample survey to determine employment statistics, CBP obtains data from the entire universe. Finally, CBP excludes data for "self-employed persons, employees of private households, railroad employees, agricultural production workers, and for most government employees," which may account for the majority of the discrepancy between CBP and Census data sets.

¹⁶ Basic employment is employment in firms and parts of firms where economic activity is dependent on factors external to the local economy. Examples are manufacturing firms, mines, and farms that produce goods for export outside of the local economy.

**Table 6-21
Basic Industry Projections**

Industry Code	Industry Code Description	Number of Employees	Basic Employment (2001)	Projected Basic Employment (2010)	Change in Basic Employment (2001-2010)		Total Employment (2010)
					No.	Pct.	
-----	Total	127,438	16,054	18,273	2,219	13.8%	145,049
11----	Forestry, fishing, hunting, and agriculture support	48	-	-	-	-	-
21----	Mining	305	-	-	-	-	-
22----	Utilities	1,438	561	365	-196	-34.9%	2,897
23----	Construction	7,358	1,300	1,615	315	24.2%	12,820
31----	Manufacturing	23,249	3,840	3,681	-159	-4.1%	29,219
42----	Wholesale trade	7,355	1,276	1,722	446	35.0%	13,669
44----	Retail trade	19,884	3,207	3,174	-33	-1.0%	25,195
48----	Transportation & warehousing	8,435	4,168	5,996	1,833	44.0%	47,596
51----	Information	2,197	-	-	-	-	-
52----	Finance & insurance	3,320	-	-	-	-	-
53----	Real estate & rental & leasing	1,173	-	-	-	-	-
54----	Professional, scientific & technical services	4,264	-	-	-	-	-
55----	Management of companies & enterprises	2,251	-	-	-	-	-
56----	Admin, support, waste mgt, remediation services	6,899	-	-	-	-	-
61----	Educational services	2,424	-	-	-	-	-
62----	Health care and social assistance	17,725	-	-	-	-	-
71----	Arts, entertainment & recreation	1,609	-	-	-	-	-
72----	Accommodation & food services	10,738	1,601	1,601	0	0.0%	12,709
81----	Other services (except public administration)	6,361	79	89	10	12.7%	706
95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	301	-	-	-	-	-
99----	Unclassified establishments	104	28	31	3	10.7%	246

Source: U. S. Bureau of the Census; Mullin & Lonergan Associates, Inc.

xii. Demand for Industrial and Commercial Space

In order to determine the need for additional space for industrial and commercial development, several factors need to be considered, including the nature and extent of projected employment gains, land absorption trends, and the amount of space available at existing economic development sites.

xiii. Employment Projections

As previously noted, most of the employment gains in the Westmoreland-Fayette Workforce Investment Area between 2000-2010 are expected to be in the service producing sector. Although some service industries (e.g., wholesale trade and transportation) may require large storage or warehousing space, most service industries need office space. The county has an adequate supply of office space to meet the demand created by projected job growth in the service sector.

xiv. Available Industrial and Commercial Space

The County's industrial and business parks contain 1,198 acres of developable space and approximately 460,000 sq. ft. of building space. The chart below lists these parks, their total developable acreage, and the amount of land available for future development.

**Table 6-22
Industrial Park Acreage**

Name of Facility	Total Developable Acreage	Developable Acreage Available
Westmoreland County Industrial Park I	105.88	0.00
Westmoreland County Industrial Park II	22.96	0.00
Westmoreland County Industrial Park III	116.02	0.00
Westmoreland County Industrial Park IV	43.78	0.00
Westmoreland Business and Research Park	214.74	87.99
Westmoreland Technology Park	100.32	25.00
I-70 Industrial Park	272.88	154.37
Westmoreland Distribution Park	122.07	37.36
Westmoreland County Airpark	156.92	138.60
Monessen Riverfront Industrial Park	33.77	33.77
Jeannette Industrial Park	8.17	8.17
South Greensburg Commons	242,517 sq. ft.	114,652 sq. ft.
Mt. Pleasant Glass Center	146,689 sq. ft.	54,106 sq. ft.
Westmoreland Logistics Park	70,000 sq. ft.	70,000 sq. ft.
Total	1197.51 acres and 459,206 sq. ft.	485.26 acres and 238,758 sq. ft.

Source: Westmoreland County Industrial Development Corporation 1/5/04

The above table indicates that approximately 485 acres of land (40% of the county's industrial and business park developable acreage) and 239,000 sq. ft. of building space (52% of the total building space) are available for development. According to the Westmoreland County Industrial Development Corporation, the land absorption rate at these parks over the past 15 years has been about 39 acres per year. If this land absorption rate continues, the county has enough capacity in its industrial and business parks for the next 12 years.

However, there is one caveat to concluding that Westmoreland County has enough land in its industrial and business parks to meet demand for at least the next decade. The caveat is that the demand for land for future development may occur in areas where the county has no industrial parks or where the existing parks are completely built out and fully occupied. Indeed, the county has already identified two areas – Murrysville/Delmont and New Stanton – where additional parks are needed.

The steps involved in creating a new industrial park – securing funding, acquiring land, obtaining land development approvals, designing and engineering site improvements, installing infrastructure, etc. – may take 5-10 years to complete. Therefore, the county should begin the process now to meet anticipated demand for the period from 2010-2020.

In addition to the developable land and buildings at Westmoreland County's industrial and business parks, there are numerous privately owned business and industrial parks located throughout the county. The county maintains an inventory of available space at these privately owned facilities. In April 2004, there was more than 4,000,000 sq. ft. of space available at these

facilities to accommodate demand for a variety of office, warehouse, industrial, and other uses.

The amount of available land and building space in the county's publicly owned and privately owned industrial and business parks is supplemented by the supply of other privately owned available land and buildings. There are many buildings or parcels of land used (or zoned for) industrial and/or commercial purposes that are not included in the county-maintained inventory. Also, the county has an ample supply of the type of office space needed to meet the demand created by projected employment gains in service industries. The current oversupply of office space in the Pittsburgh region is evidenced by empty office space in the county's suburban and downtown business districts.

xv. Adequacy of Water and Sewer Facilities for Future Development

In order to determine the adequacy of public utilities to support future residential, industrial, and commercial development, Gibson-Thomas Engineering Co., Inc. collected water and sewerage information from public authorities, private water companies, and municipalities.

The major conclusions of Gibson-Thomas's study are as follows:

a. Water

Of the eight water providers located within Westmoreland County, four obtain at least a portion of their water from ground water sources, and all eight obtain water from surface water sources. The availability and quality of surface water are adequate for current and anticipated development.

Adequate storage capacity is necessary to expand water systems. Of the eight water providers located within Westmoreland County, seven have adequate storage capacities to serve current and anticipated needs. The only water provider that does not have adequate capacity to take additional customers is the New Florence Water Authority.

Most water systems are in good condition except for:

- The Ligonier Municipal Authority reported insufficient water pressure.
- The Ligonier Municipal Authority reported some older pipes dating back to 1910.
- The Municipal Authority of Westmoreland County reported aging infrastructure resulting in water quality issues and frequent line breaks.

b. Sewer

- All sewage treatment facilities are currently operating within their design capacities; however, infiltration/inflow problems are limiting

growth possibilities of many plants due to DEP restrictions. Once these systems have corrected their various deficiencies, adequate capacity may be available to accommodate future growth within their service areas. The following authorities or municipalities are currently undertaking state-required corrective action plans:

- Ligonier Borough (treatment plant hydraulic overloads)
 - Hempfield Township Municipal Authority (expansion of Darragh treatment plant)
 - Hempfield Township Municipal Authority (tap allocations due to infiltration/inflow)
 - Hempfield Township Municipal Authority (tap allocation due wet weather surcharge conditions – New Stanton sewage treatment plant)
 - Hempfield Township Municipal Authority (identification and correction of inflow/infiltration problems in the Upper Jack’s Run Watershed)
 - Greater Greensburg Sewage Authority (elimination of surcharge conditions in the Dickerson and Lynch Field interceptors)
 - Youngwood Borough (infiltration/inflow reduction at sewage treatment plant during wet weather)
 - Municipal Sanitary Authority of the City of New Kensington (hydraulic overloads and evaluation and corrector of infiltration/inflow)
 - City of Jeannette Municipal Authority (basement flooding, pump station overflows, and hydraulic overloads)
 - Latrobe Municipal Authority (hydraulic and organic overloads)
 - North Huntingdon Township Municipal Authority (hydraulic overloads)
 - Salem Township (infiltration/inflow at Cramer Pump Station)
 - Rostraver Township Sewage Authority (overloads at Rehoboth sewage treatment plant)
 - Municipal Authority of Westmoreland County (hydraulic overloading in the Avonmore Borough sewage system)
 - Trafford Borough (line and system capacities; malfunction repairs)
- Separation of sewers in those areas with combined sewers would provide further capacity to accommodate growth.

More detailed information on public water and sewer facilities is contained in 9. Public Utilities.

Gibson-Thomas Engineering Company’s complete report is in the Appendix.

B. Conclusions

- Employment within Westmoreland County has shifted from the goods-producing sector to service-producing industries.
- Most of the job growth anticipated in the county by 2010 will occur in the service-producing sector.
- Many county business districts are declining. They require both physical and economic revitalization.
- The county must remain a leader in economic development efforts, e.g., enhanced marketing; support for public infrastructure improvements; expansion of the county's industrial park system; development of brownfields; support for business district revitalization; and interface with economic development agencies at the local, county, regional, state, and federal levels.
- The potential of tourism and agriculture as economic development generators should be maximized.
- The county should maintain/expand its business attraction/retention/expansion efforts.

C. Policy Statements

POLICY:

Maintain/expand the county's economic development efforts to attract/retain/expand industrial and manufacturing enterprises, thus increasing jobs in other economic sectors in the county.

GOAL:

Identify, target and support industries that show promise for employment retention and growth

ACTION STEP:

Maintain and expand the county's industrial park system and prepare ready-to-go sites for future economic activity.

ACTION STEP:

Inventory and prioritize brownfields and other abandoned commercial sites for clean up and redevelopment.

ACTION STEP:

Continue to promote and develop brownfield sites for reuse.

ACTION STEP:

Maintain and market a countywide inventory of public and private available buildings and development sites.

ACTION STEP:

Continue the county's business outreach program and provide necessary resources to help area companies achieve economic stability.

ACTION STEP:

Continue to help businesses acquire needed technical and financial assistance.

ACTION STEP:

Remain a resource for technical assistance relating to tax incentive programs (LERTA, KOZ, KIZ, TIF, et al.) to encourage industrial development and redevelopment.

ACTION STEP:

Support an environment for entrepreneurial development in the county (i.e. St. Vincent SBDC, Seton Hill incubator, etc.)

ACTION STEP:

Continue to nurture job growth and wealth in other economic sectors (via growth in core industries), and sustain the county's reputation as a good place to do business.

GOAL:

Provide leadership to increase effective collaboration and partnerships among county and regional economic development providers.

ACTION STEP:

Establish a clearinghouse for the collection and dissemination of economic development data to county economic development practitioners.

ACTION STEP:

Establish and maintain regularly scheduled meetings of the county's economic development practitioners to foster collaboration and coordination among these groups.

ACTION STEP:

Continue to work with surrounding counties through regional agencies to attract businesses to southwestern Pennsylvania.

ACTION STEP:

Participate in the coordination of a regional sites database.

GOAL:

Provide leadership and support to provide a well- trained and educated workforce for area businesses.

ACTION STEP:

Work with county school districts, local universities, workforce agencies, and employers/businesses to provide educational/vocational programs that will prepare county residents for existing and anticipated jobs.

ACTION STEP:

Maintain liaisons with workforce development agencies and economic development practitioners to identify the workforce needs of existing and future businesses.

GOAL:

Provide county municipalities with the tools to assist economic development activities.

ACTION STEP:

Encourage municipalities with zoning ordinances to provide adequate amounts of land zoned for commercial and industrial uses in appropriate locations.

ACTION STEP:

Encourage municipalities to adopt development standards to insure that development will be physically attractive and have minimal adverse impacts.

ACTION STEP:

Foster civic leadership to spur municipal economic development efforts, i.e., encourage municipal officials to react to changing economic conditions that will benefit their towns.

GOAL:

Support infrastructure improvements needed for economic development. (See 7. Transportation and 9. Public Utilities.)

ACTION STEP:

Identify new areas for industrial and/or business park development and continue to pursue funding for related infrastructure.

ACTION STEP:

Identify areas of anticipated growth to guide development and extensions of public utilities.

ACTION STEP:

Identify funding sources and provide technical assistance and support of applications for infrastructure improvements for greenfield and brownfield sites.

ACTION STEP:

Complete Transportation Improvement Program projects to serve major economic development generators. (See 7. Transportation.)

GOAL:

Promote tourism as an economic development generator.

ACTION STEP:

Support the development of tourist attractions with needed public infrastructure investments.

ACTION STEP:

Encourage the development of Westmoreland County's tourism industry through continued support of the Laurel Highlands Visitors Bureau, Westmoreland Heritage, Lincoln Highway Heritage Corridor, Path of Progress, et. al. (See 10. Community Facilities.)

ACTION STEP:

Maximize the benefits of the county's tourism grant program (funded by the hotel bed tax) to tourism-related operations and assets.

ACTION STEP:

Continue to work with agencies that administer state funding programs for tourism development efforts and tourism related businesses.

ACTION STEP:

Support the development of a consolidated turnpike service plaza, i.e., the Turnpike Interchange and Super Center near New Stanton, and promote it as a tourism and economic center of the county.

ACTION STEP:

Explore possibility of rural-based tourism (e.g., farm tours) through which people discover and appreciate the merits of country living.

GOAL:

Promote agri-business as an economic development generator.

ACTION STEP:

Increase/improve marketing of agricultural products, including the development of additional direct sales to consumers via a “buy local” campaign.

ACTION STEP:

Support infrastructure improvements (e.g., roads with adequate weight capacity) needed to conduct farming operations.

ACTION STEP:

Identify and support needs of local farmers through the Penn State Cooperative Extension’s “Future of Agriculture in our Community” planning process.

GOAL:

Market Westmoreland County as a good place to live and do business.

ACTION STEP:

Encourage the regional economic development agencies to recognize Westmoreland County as an asset to the Pittsburgh region and to properly include the county in regional economic development efforts.

ACTION STEP:

Build upon existing working relationship with the Pittsburgh office of the Governor’s Action Team to continue a solid approach to promoting business growth.

ACTION STEP:

Continue the county’s marketing and advertising program to promote a positive business climate image.

POLICY:

Continue to provide technical assistance to communities implementing business district revitalization projects.

GOAL:

Encourage municipalities with business districts to take a comprehensive approach when preparing or updating business district revitalization plans.

ACTION STEP:

Encourage feasibility studies/market analyses to identify niche markets that may be filled in county business districts.

ACTION STEP:

Encourage municipalities to enforce building codes to maintain and preserve business district properties. Building codes should not contain provisions that unnecessarily increase the cost of rehabilitation.

ACTION STEP:

Encourage commercial property owners to rehabilitate their buildings, including vacant upper floors for residential or commercial uses.

ACTION STEP:

Assist local entities to seek state “Main Street” designation for county business districts and assist them in the implementation of Main Street Program elements to achieve physical and economic revitalization.

ACTION STEP:

Encourage a multi-municipal approach to business district revitalization problems and issues.

ACTION STEP:

Encourage the creation of business improvement districts to initiate and maintain business district revitalization efforts.

ACTION STEP:

Where appropriate, use property acquisition, demolition and site assembly to provide developable sites for businesses.

ACTION STEP:

Where applicable, encourage the reduction in size of commercial business districts to fit appropriate market areas.

ACTION STEP:

Identify funding sources and provide technical assistance to apply for infrastructure improvements to support community development activities that support urban area revitalization.

ACTION STEP:

Support historic preservation (including historic district designations) as a means of revitalizing business districts. (See 10. Community Facilities.)

ACTION STEP:

Establish a downtown partnership at the county level that provides coordination and advocacy for actions that strengthen business districts.

ACTION STEP:

Support improved vehicular access to urban activity areas. (See 7. Transportation.)

D. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
APB	Agricultural Preservation Board
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BCC	Board of County Commissioners
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
BIOS	Business in Our Sites (DCED)
CDBG	Community Development Block Grant
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
COP	Communities of Opportunity (PA DCED)
CRP	Community Revitalization Program (PA DCED)
CWCC	Central Westmoreland Chamber of Commerce
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
EGC	Economic Growth Connection of Westmoreland
EPA	United States Environmental Protection Agency
FIF	First Industries Fund (DCED)
HOME	Home Investment Partnerships Program
HP	Hybrid Program (DCED)
IDP	Infrastructure Development Program (DCED)
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
KIZ	Keystone Innovation Zone (DCED)
KOZ	Keystone Opportunity Zone (DCED)
KOEZ	Keystone Opportunity Expansion Zone (DCED)
LHG	Local History Grants (PHMC)
LHVB	Laurel Highlands Visitors Bureau
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MELF	Machinery & Equipment Loan Fund (DCED)
OGP	Opportunity Grant Program
PCAP	Pennsylvania Capital Access Program
PEDFA	Pennsylvania Economic Development Financing Authority
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIC	Private Industry Council of Westmoreland/Fayette, Inc.
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
PP	Preservation Pennsylvania
PSR	Pennsylvania Stream Releaf (DEP)
RACP	Regional Assistance Capital Program
RACW	Redevelopment Authority of the County of Westmoreland
RBS	Rural Business – Cooperative Development Service (USDA)
RCGP	Rivers Conservation Grant Program (DCNR)
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit
RHS	Rural Housing Services (USDA)
RTT	Rails-to-Trails Grant Program (DCNR)
RUS	Rural Utilities Service (USDA)
SBA	Small Business Administration

SBF	Small Business First
SGP	Smart Growth Partnership of Westmoreland County
SPC	Southwestern Pennsylvania Commission
SSLF	Second Stage Loan Financing
STPOG	Sewage Treatment Plant Operation Grants – Act 339 (DEP)
SVC	Saint Vincent College - SBDC
TSAP	Targeted Site Assessment Program (EPA)
USDA	United States Department of Agriculture
VCIP	Venture Capital Investment Program
VGP	Venture Guarantee Program
WCD	Westmoreland Conservation District
WCDDP	Westmoreland County Department of Planning and Development
WCIDC	Westmoreland County Industrial Development Corp.
WCTGP	Westmoreland County Tourism Grant Program
WH	Westmoreland Heritage
WIB	Westmoreland-Fayette Workforce Investment Board

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
ECONOMIC DEVELOPMENT PLAN

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Maintain/expand the county's economic development efforts to attract/retain/expand industrial and manufacturing enterprises, thus increasing jobs in other economic sectors in the county.				
GOAL: Identify, target and support industries that show promise for employment retention and growth		WCDDP, WCIDC	NA	Ongoing
Action Step:	Maintain and expand the county's industrial park system and prepare ready-to-go sites for future economic activity.	WCIDC, WCDDP	COP, CDBG, IDP, CRP, BIOS	Short to long-term
Action Step:	Inventory and prioritize brownfields and other abandoned commercial sites for clean up and redevelopment.	WCDDP	BAPG, BIG, CDBG, ISRP, TSAP, BIOS	Short to mid-term
Action Step:	Continue to promote and develop brownfield sites for reuse.	WCIDC, Property owners	IDP, CDBG, CRP, BIOS, Private funds	Short to mid-term
Action Step:	Maintain and market a countywide inventory of public and private available buildings and development sites.	WCIDC	NA	Ongoing
Action Step:	Continue the county's business outreach program and provide necessary resources to help area companies achieve economic stability.	WCIDC	NA	Ongoing
Action Step:	Continue to help businesses acquire needed technical and financial assistance.	WCDDP, WCIDC, businesses	COP, RDG, RBS, CDBG, MELF, PEDFA, PIDA, PMBDA, SBF, PCAP, IRC, BFP, OGP, SBA 504, SSLF	Ongoing
Action Step:	Remain a resource for technical assistance relating to tax incentive programs (LERTA, KOZ, KIZ, TIF, et al.) to encourage industrial development and redevelopment.	WCDDP, WCIDC	NA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support an environment for entrepreneurial development in the county (i.e. St. Vincent SBDC, Seton Hill incubator, etc.)	WCIDC, SVC, EGC	KIZ, CDBG, RBS, VCIP, VGP	Ongoing
Action Step:	Continue to nurture job growth and wealth in other economic sectors (via growth in core industries), and sustain the county's reputation as a good place to do business.	WCDPD, WCIDC, EGC, Chambers of commerce	RDG, RBS, SBF, IRC, BFP, OGP, CDBG, VCIP, VGP	Ongoing
GOAL:	Provide leadership to increase effective collaboration and partnerships among county and regional economic development providers.	WCDPD, WCIDC	NA	Ongoing
Action Step:	Establish a clearinghouse for the collection and dissemination of economic development data to county economic development practitioners.	WCDPD, SVC, WCIDC, Chambers of commerce	NA	Short-term
Action Step:	Establish and maintain regularly scheduled meetings of the county's economic development practitioners to foster collaboration and coordination among these groups.	WCIDC	NA	Short-term/ Ongoing
Action Step:	Continue to work with surrounding counties through regional agencies to attract businesses to southwestern Pennsylvania.	WCIDC	NA	Ongoing
Action Step:	Participate in the coordination of a regional sites database.	WCIDC	NA	Short-term
GOAL:	Provide leadership and support to provide a well-trained and educated workforce for area businesses.	WCDPD, WCIDC	NA	Ongoing
Action Step:	Work with county school districts, local universities, workforce agencies, and employers/businesses to provide educational/vocational programs that will prepare county residents for existing and anticipated jobs.	WCIDC, WCDPD, WIB, EGC, employers, school districts, universities	CJT, JCTC, JTPA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Maintain liaisons with workforce development agencies and economic development practitioners to identify the workforce needs of existing and future businesses.	WCIDC, WIB, EGC	NA	Ongoing
GOAL: Provide county municipalities with the tools to assist economic development activities.		WCDPD, WCIDC, Municipalities	NA	Ongoing
Action Step:	Encourage municipalities with zoning ordinances to provide adequate amounts of land zoned for commercial and industrial uses in appropriate locations.	WCDPD, WCIDC	NA	Short to long-term
Action Step:	Encourage municipalities to adopt development standards to insure that development will be physically attractive and have minimal adverse impacts.	WCDPD, WCIDC, SGPWC	LUPTAP, CDBG	Short term
Action Step:	Foster civic leadership to spur municipal economic development efforts, i.e., encourage municipal officials to react to changing economic conditions that will benefit their towns.	WCIDC, local units of government	NA	Ongoing
GOAL: Support infrastructure improvements needed for economic development. (See 7. Transportation and 10. Public Utilities.)		WCIDC, WCDPD, municipalities, municipal authorities	CDBG, ARCGP, IDP, PENNVEST, PUS, TIP, STPOG, BIOS, municipal revenues	Ongoing
Action Step:	Identify new areas for industrial and/or business park development and continue to pursue funding for related infrastructure.	WCIDC, WCDPD	BAPG, BIG, BIOS	Ongoing
Action Step:	Identify areas of anticipated growth to guide development and extensions of public utilities.	WCDPD	NA	Ongoing
Action Step:	Identify funding sources and provide technical assistance and support of applications for infrastructure improvements for greenfield and brownfield sites.	WCDPD, WCIDC	NA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Complete Transportation Improvement Program projects to serve major economic development generators. (See 7. Transportation)	WCDPD, WCIDC, SPC, PennDOT	Federal and state highway funds, CDBG	Short to long term
GOAL: Promote tourism as an economic development generator.		WCDPD, LHVB, WH	NA	Ongoing
Action Step:	Support the development of tourist attractions with needed public infrastructure investments.	WCIDC, LHVB	WCTGP, CDBG, IDP, FIF	Ongoing
Action Step:	Encourage the development of Westmoreland County's tourism industry through continued support of the Laurel Highlands Visitors Bureau, Westmoreland Heritage, Lincoln Highway Heritage Corridor, Path of Progress, et. al. (See 10. Community Facilities.)	WCIDC, WCDPD	WCTGP, CDBG, CRP, LHVB, RDG	Short to long term
Action Step:	Maximize the benefits of the county's tourism grant program (funded by the hotel bed tax) to tourism-related operations and assets.	WCIDC, LVHB	WCTGP	Ongoing
Action Step:	Continue to work with agencies that administer state funding programs for tourism development efforts and tourism related businesses.	WCIDC, WCDPD, LHVB, WH	NA	Ongoing
Action Step:	Support the development of a consolidated turnpike service plaza, i.e., the Turnpike Interchange and Super Center near New Stanton, and promote it as a tourism and economic center of the county.	WCDPD, WCIDC, PTC, BCC, Local municipalities	PTC, TIF, CDBG, IDP, COP CRP, RACP	Mid term
Action Step:	Explore possibility of rural-based tourism (e.g., farm tours) through which people discover and appreciate the merits of country living.	WCIDC, WCDPD, LHVB, APB, farmers	NA	Short term
GOAL: Promote agri-business as an economic development generator.		WCIDC, APB, CWCC, farmers	NA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Increase/improve marketing of agricultural products, including the development of additional direct sales to consumers via a “buy local” campaign.	WCIDC, APB, farmers	NA	Ongoing
Action Step:	Support infrastructure improvements (e.g., roads with adequate weight capacity) needed to conduct farming operations.	WCIDC, PennDOT, municipalities	PennDOT, FIF	Short to long term
Action Step:	Identify and support needs of local farmers through the Penn State Cooperative Extension’s “Future of Agriculture in our Community” planning process.		NA	Short to mid term
GOAL: Market Westmoreland County as a good place to live and do business.		WCIDC, Chambers of commerce	NA	Short term
Action Step:	Encourage the regional economic development agencies to recognize Westmoreland County as an asset to the Pittsburgh region and to properly include the county in regional economic development efforts.	WCIDC, SPC, BCC	NA	Ongoing
Action Step:	Build upon existing working relationship with the Pittsburgh office of the Governor’s Action Team to continue a solid approach to promoting business growth.	WCIDC, BCC	NA	Ongoing
Action Step:	Continue the county’s marketing and advertising program to promote a positive business climate image.	WCIDC	NA	Ongoing
POLICY:	Continue to provide technical assistance to communities implementing business district revitalization projects.			

Recommendation		Responsible Entity	Funding Source	Schedule
GOAL:	Encourage municipalities with business districts to take a comprehensive approach when preparing or updating business district revitalization plans.	WCDPD, WCIDC, Chambers of commerce, municipalities	NA	Short to long term
Action Step:	Encourage feasibility studies/market analyses to identify niche markets that may be filled in county business districts.	WCDPD, WCIDC, Chambers of commerce	CDBG	Short term
Action Step:	Encourage municipalities to enforce building codes to maintain and preserve business district properties. Building codes should not contain provisions that unnecessarily increase the cost of rehabilitation.	WCDPD, municipalities	Municipal revenues, CDBG, Shared Municipal Services Program	Ongoing
Action Step:	Encourage commercial property owners to rehabilitate their buildings, including vacant upper floors for residential or commercial uses.	WCDPD, Chambers of commerce, property owners	NA	Ongoing
Action Step:	Assist local entities to seek state “Main Street” designation for county business districts and assist them in the implementation of Main Street Program elements to achieve physical and economic revitalization.	WCDPD, WCIDC, Chambers of commerce, municipalities, property owners	CDBG, COP, CRP, state & federal Main Street programs, Chambers of commerce, municipalities, property owners	Short to long term
Action Step:	Encourage a multi-municipal approach to business district revitalization problems and issues.	WCDPD, WCIDC	NA	Ongoing
Action Step:	Encourage the creation of business improvement districts to initiate and maintain business district revitalization efforts.	WCDPD, Chambers of commerce, property owners, municipalities	NA	Short to long term
Action Step:	Where appropriate, use property acquisition, demolition and site assembly to provide developable sites for businesses.	RACW, WCIDC	DCED	As needed
Action Step:	Where applicable, encourage the reduction in size of commercial business districts to fit appropriate market areas.	WCDPD	NA	Short to long term

	Recommendation	Responsible Entity	Funding Source	Schedule
Action Step:	Identify funding sources and provide technical assistance to apply for infrastructure improvements to support community development activities that support urban area revitalization.	WCDPD, WCIDC	NA	Ongoing
Action Step:	Support historic preservation (including historic district designations) as a means of revitalizing business districts. (See 10. Community Facilities.)	WCDPD, WCIDC, Chambers of commerce, county historic society, local historic societies, municipal governing bodies, property owners	CDBG, CLGGP, PHPP, historic societies, municipal revenues, chambers of commerce, foundations, property owners, KHPG, PFOP	Ongoing
Action Step:	Establish a downtown partnership at the county level that provides coordination and advocacy for actions that strengthen business districts.	WCDPD, WCIDC, Chambers of commerce, business owners, municipalities	HP	Short term
Action Step:	Support improved vehicular access to urban activity areas. (See 7. Transportation.)	WCDPD, WCIDC, PennDOT, chambers of commerce, municipalities	CDBG, IDP, PennDOT, municipal revenues	Short to mid term

7. TRANSPORTATION

An efficient transportation system moves people and goods within and across an area safely and efficiently through a variety of modes. The county transportation network includes roads, rail lines, bridges, airports, waterways, bicycle trails, and pedestrian paths. Modes of transportation include motor vehicles, airplanes, trains, bicycles, and walking. The transportation system is a critical element of a comprehensive plan, as it helps to determine economic development and land use.

A. Overview of Transportation Planning

Transportation planning in Westmoreland County is not limited by the county's boundaries. Rather, it occurs as part of the regional transportation planning process, which incorporates needs for the ten-county region. The Southwestern Pennsylvania Commission (SPC), the region's Metropolitan Planning Organization (MPO), guides this process. SPC is charged with ensuring that existing and future funding of transportation projects are based on a comprehensive, cooperative and continuing process. The Pennsylvania Department of Transportation (PennDOT) is also an active planning partner.

The main outcome of this process is the Transportation Improvement Program (TIP). Due to limited resources, not all transportation projects can be funded. Creation of the TIP involves prioritizing the many projects in the region for implementation. The TIP covers a four-year period and identifies all projects slated for advancement during that period. TIP projects advanced include both highway and transit projects for the ten-county region. Westmoreland County participates in the TIP process by submitting funding requests to SPC's technical committees that are charged with developing the TIP.

When updating the TIP, it is often necessary for a project previously on the TIP to be withdrawn for a higher priority project. As a result, projects that are high priorities locally but are not the highest priority in the region may be delayed. Transportation projects in Westmoreland County have often been subject to this process, drawing out improvements over many years, if not decades.

Listing a project on the TIP is an important first step in working towards implementation. However, a project's presence on the TIP does not guarantee a commitment or obligation to fund the project during that period. The logistics in determining funding include such issues as:

- Annual congressional transportation appropriations are always less than their projected budget levels (typically 85-90%)
- Project cost increases
- Unexpected difficulties during engineering work

Because of these issues and others, a TIP is not a static document. Rather, it is always subject to change. A copy of the current TIP (2005-2008) can be found in the Appendix.

B. Road System

The county's road system is a vital element in its overall transportation network. Since vehicular traffic is the main existing mode of transport (comprising the majority of anticipated transportation demand), the road system will continue to be the basis of transportation through and within the county.

The roadway network is defined as a hierarchy, identifying both the function and level of demand for each road. Functional classification reflects how a roadway fits into the larger transportation network. This includes whether a roadway serves residents traveling within the county, or serves motorists traveling through the county.¹⁷ The following classifications are defined by the Pennsylvania Department of Transportation (PennDOT):

- **Arterials:**

Arterials primarily serve through and regional traffic on roads designed for mobility. They are subdivided into roads that are part of the Interstate System, and Other Arterials.

- **Interstate System:**

The Interstate System consists of all presently designated freeway routes meeting the Interstate geometric and construction standards for future traffic. The Interstate System is the highest classification of arterial roads and streets and provides the highest level of mobility, at the highest speed, for a long uninterrupted distance.

- **Other Arterials:**

These consist of limited-access freeways, multi-lane highways, and other important highways supplementing the interstate system. Other Arterials connect, as directly as practicable, the nation's principal urbanized areas, cities, and industrial centers; serve the national defense; and connect at suitable border points with routes of continental importance.

- **Collectors:**

Collectors provide land access service and traffic circulation within residential neighborhoods, commercial and industrial areas, and downtown city centers. Collectors connect local roads and streets with arterials and provide less mobility than arterials at lower speed and for a shorter distance.

¹⁷ "FHWA Functional Classification Guidelines: Section II – Concepts, Definitions, and System Characteristics." http://www.tpd.az.gov/gis/fclass/fc_fhwa_sect_2_1.html.

- **Locals:**

Local roads and streets provide a high level of access to abutting land but offer limited mobility.

According to PennDOT, there are 3,641.7 linear miles of road in the county. Local municipal roads account for the largest amount of linear miles (2,353.8). Federally aided roads¹⁸ make up approximately 23.3% of roads in the county.

The following table outlines county mileage and daily vehicle miles of travel (DVMT)¹⁹ by functional classification and jurisdiction.

**Table 7-1
Mileage and DVMT by Functional Classification and Jurisdiction – 2002**

		Total Linear Miles	DVMT
Federally Aided Roads	Interstate	57.7	2,175,220
	Other Freeway/ Expressway	31.9	656,444
	Other Principal Arterial	138.5	2,302,049
	Minor Arterial	296.1	1,936,148
	Major Collector	378.5	1,262,960
Non-Federally Aided Roads	Minor Collector	184.4	160,964
	Local	2,555.6	1,328,272
Total		3,641.7	9,822,057
PennDOT		1,200.9	6,470,258
Other Agencies		32.6	32,607
Turnpike		54.4	1,744,083
Toll Bridges		-	-
Local Municipal		2,353.8	1,575,108
Total		3,641.7	9,822,057

source: Pennsylvania Department of Transportation

¹⁸ Roads eligible for federal-aid-highway funds; determined by functional classification.

¹⁹ Daily Vehicle Miles of Travel: a measure of total travel, by all vehicles.

PennDOT tracks traffic volume on roads throughout Westmoreland County. Sections of the following roads have large traffic volumes:

- I-76 (45,000 annual average daily traffic [AADT])
- Route 30 (48,000 AADT)
- I-70 (39,000 AADT)
- Route 22 (27,000 AADT)
- Route 119 (27,000 AADT)
- Route 366 (26,000 AADT)
- Route 56 (19,000 AADT)
- Route 66 (AADT)

The following figure illustrates traffic volume for main roads in the county.

**Figure 7-1
Traffic Volume Map 2001**

i. Major Highways

a. Existing Conditions: Interstate Highways

Westmoreland County has two roadways classified as Interstate Highways by the Federal Functional Classification system: Interstate 70 (I-70) and Interstate 76 (I-76). I-76 is a portion of the Pennsylvania Turnpike, and is under the jurisdiction of the Pennsylvania Turnpike Commission. I-70 is under the jurisdiction of PennDOT. From the west, the two roads enter the county from Allegheny County (I-76) and Washington County (I-70), and merge in the New Stanton area before continuing eastward as one road.

These interstates primarily service the southern portion of the county. I-70 enters the county near the Monessen/Rostraver/North Belle Vernon border, continues through Rostraver, South Huntingdon, Sewickley, and Hempfield townships, and merges with I-76 in New Stanton.²⁰ I-76 enters the county in Penn Township, crosses through Murrysville, Manor, Irwin, North Huntingdon, Hempfield, and Arona before merging with I-70 in New Stanton. It continues through Hempfield, Mount Pleasant Township, Donegal Township, Donegal Borough, and Cook Township before exiting the county.

I-70 from the county border to New Stanton is approximately 16 miles. I-76 accounts for approximately 54 miles of highway, the largest amount of Turnpike linear miles in the state. The following table outlines the interchanges of I-70 and the estimated Annual Average Daily Traffic (AADT)²¹ in 2002.

²⁰ New Stanton's location as the intersection of both I-70 and I-76, as well as the nearby junction of US 119 and SR 66 and nearby access to rail lines, sites it as a major transportation hub in the county.

²¹ AADT is the typical daily traffic on a road segment for all days in the week, over a one year period.

**Table 7-2
Interstate 70 Interchanges and AADT (2002)**

Interchange #	Interchange Name	Connecting Route	Westbound AADT	Eastbound AADT
41	Belle Vernon/Monessen	SR 906	22,200	22,200
42	North Belle Vernon	SR 3007	18,800	18,800
42A	Monessen (WB)	SR 3003	20,100	18,800
43/43A/43B	Fayette City/Donora (WB)	SR 201	16,700	16,700
44	Arnold City	SR 3011	16,400	16,400
46A/46B	Uniontown/Pittsburgh	SR 51	18,400	18,400
49	Smithton	SR 3031	18,800	18,800
51A/51B	West Newton/Mt. Pleasant	SR 31	18,000	18,000
53	Yukon	SR 3010	18,400	18,400
54	Madison	SR 3037	19,200	19,200
57	New Stanton	SR 3089	21,300	21,300
57A	Hunker	SR 3093	23,200	23,200
58	PA Turnpike	I-76	19,800	19,800

Source: Southwestern Pennsylvania Commission

The following table outlines I-76 interchanges and the 2002 exit traffic counts of EZPass and cash receipts in 2002.

**Table 7-3
Interstate 76 Exits and Estimated Daily Traffic (2002)**

Milepost #	Interchange Name	EZPass	Cash	Total	Estimated Daily Traffic
067	Irwin	\$ 558,791	\$ 3,315,755	\$ 3,874,546	10,615
075	New Stanton	\$ 414,682	\$ 4,522,673	\$ 4,937,355	13,527
091	Donegal	\$ 86,760	\$ 810,091	\$ 896,851	2,457

Source: Pennsylvania Turnpike Commission

b. Existing Conditions: Freeways and Expressways/Principal Arterials

The next two categories of roads in the Federal Functional Classification system – Other Freeways and Expressways, and Other Principal Arterial Highways – describe the bulk of major roadways in Westmoreland County. Roads classified as Other Freeways and Expressways include:

- USR 30 – Greensburg bypass area
- USR 119 – between SR 3093 and Fayette County border; between SR 3095 and SR 66
- SR 66 – between SR 119 and USR 22
- SR 56 – between SR 4073 and SR 386

Roads classified as Other Principal Arterial Highways include:

- USR 30
- USR 22
- USR 119
- SR 51
- SR 130
- SR 66
- SR 356
- SR 366
- SR 380
- SR 56
- SR 981

The following figure highlights the major roads in the county, including Interstate Highways, Other Freeways and Expressways, and Other Principal Arterial Highways.

Figure 7-2
Functional Classification of Roadways

c. How efficient is the existing highway system?

Since vehicular traffic is the main mode of transportation in Westmoreland County, evaluating the existing system is imperative to determining what improvements should be made. This analysis is critical at the highway level, since these roads act as conduits, funneling traffic through and within the county.

- *Routes east/west, north/south*

Westmoreland County's largest roads in its network are those that cross the county from east to west. Because of the county's geographic location and its historical connections and links to established trade routes, its east/west connections are especially strong.

I-70, I-76, and US Routes 22 and 30 – the county's most heavily trafficked corridors – are all east/west roads. Routes 22 and 30 serve as the transportation 'spines' that support the bulk of development since they do not have the restriction of being limited access roads.

If east/west roads are the county's strength, north/south roads are its weakness. Only two of the roads listed previously are truly north/south – US Route 119 from the county border north to Greensburg, and State Route 66 from Route 119 to State Route 356. Two other roads can generally be categorized as north/south routes, but with qualifiers. State Route 981 is classified as Other Principal Arterial Highway, but only between Route 30 and Latrobe. And I-76 runs more or less north/south for a short distance between the county border and New Stanton before turning to run east/west. However, its lack of exits makes utilizing the road for local trips impractical.

- *Congestion issues*

Westmoreland County has faced steadily increasing traffic congestion on many of its major roads. Although the population of the county has decreased, the number of cars has increased. Between 1998 and 2002, there was a 6.3% increase in the number of registered vehicles, while the number of drivers in the county decreased by 2.8%. The number of vehicles per driver has, as a result, increased 9.3%. The table below outlines driver and vehicle statistics in more detail.

**Table 7-4
Registered Vehicles and Licensed Drivers - 1998-2002**

	Total Registered Vehicles	Total Licensed Drivers	Vehicles per Driver
1998	300,269	271,400	1.11
1999	299,790	272,038	1.10
2000	303,936	263,831	1.15
2001	319,255	263,208	1.21
2002	319,100	263,835	1.21
% change 1998-2002	6.3%	-2.8%	9.3%

source: Pennsylvania Department of Transportation

As noted in 4. Demographics, commuting time has increased for county residents. There was a 24.1% increase in the number of workers who commute 30 minutes or more to work daily between 1990 and 2000. In addition, the county has a high rate of workers who work outside the county, at 35.8%. These two factors contribute to the increased traffic volume, and resultant congestion, on the county's major roadways.

Congestion along the Route 30 corridor has been repeatedly noted as the primary area of congestion in the county. Regional meeting attendees, transportation focus group participants, advisory committee members, county planning staff and the consulting team have all noted Route 30 congestion as a major problem. It begins along the Allegheny County border, continues through central Westmoreland County, and only truly lessens east of Latrobe.

The core issue with Route 30 traffic is a simple one. There are too many vehicles on a road not designed to, or capable of, handling such a volume. Congestion is not a new issue in this corridor. The Greensburg bypass, constructed over forty years ago, was designed to more quickly move through traffic along Route 30 by avoiding the bottleneck of downtown Greensburg. Although the bypass serves the purpose of rerouting non-local traffic, it also sees some of the largest volume of traffic in the county. The PennDOT 2002 Traffic Volume Map for the county notes the AADT for this road segment at 48,000. This is over 3.5 times the amount of daily traffic at the New Stanton exit of the Turnpike, the busiest Turnpike interchange west of greater Philadelphia.

High traffic volume is not the only problem concerning Route 30. The road's layout, and the historical and current development patterns on land adjacent to it, contributes to the problem. Route 30 is a four-lane road with the county's densest area of commercial development. Its significance as an early cross-state route means that much of the road's development occurred when cars were few and curb cuts were not regulated. Buildings are often located very close to the roadway, and traffic lights are seemingly endless.

The core problem of this road is the functional conflict between being a primary artery (supporting through traffic), and a service corridor (supporting local traffic to and from commercial locations along the road). It is nearly impossible for a road to properly serve two vastly different functions. In highly developed areas, Route 30 functions primarily as a service corridor.

The possibility of widening the road is difficult, if not impossible, due to the topography of the Route 30 corridor and the aforementioned building footprints. In addition, increasing road capacity only increases the number of vehicles on the road, exacerbating the problem. If increasing the capacity of the road is not a feasible option, then reducing congestion must be the goal.

- *Vehicle movement*

Limited access roads in the county, especially toll roads, are underutilized, even though many of the county's highways are regularly congested. Toll Route 66, according to anecdotal evidence, is regularly devoid of traffic. This phenomenon is partially due to driver aversion to paying tolls, and partially due to the physical inconvenience of stopping to pay the toll. A small number of interchanges also make using limited access roadways difficult for local drivers.

The county supports further study and application of EZPass only "slip ramps" for access to the Pennsylvania Turnpike at State Route 130, and at State Route 981 (as part of the proposed Laurel Valley Improvement Project). As initially studied by the Pennsylvania Turnpike Junior Consultants in December 2003,²² the Turnpike Commission has proposed a potential EZPass only partial interchange for travel between Penn Township and interchanges to the west (with primary use between the proposed Penn Township and Monroeville interchanges).

Although the Turnpike runs through Westmoreland County, the design and main function of the road is for long-distance trips. As a result, residents in close proximity to the roadway who desire to use it for local trips are unable to do so. Local roads are the only option for travel in the Turnpike corridor between exits. This adds both to inconvenience of local travelers and commuters, and to the burden on local roads. Increasing access to the county's limited access highways would be beneficial to local residents, municipalities, and the county. The limited maintenance, reduced operation costs, and increased revenues inherent in EZPass only ramps also make such interchanges desirable to the Turnpike Commission.

²² Pennsylvania Turnpike Junior Consultants. "The Penn Township Slip Ramp Project: A Study of Interchange Design for the PA Turnpike." December 2, 2003.

The proposed design details of the partial interchange includes:

- The State Route 130 bridge over the Turnpike will be redesigned from two lanes to three, for which it has adequate capacity and cartway width. The third lane will be separated into two left turn lanes, with each running approximately half the length of the bridge.
- The deceleration ramp from the eastbound Turnpike will be located north of the bridge.
- The acceleration ramp from the westbound Turnpike will be located south of the bridge.

A proposed full interchange for this site was also studied. The Turnpike Commission is more likely to support a partial interchange if it provides the potential to convert into a full interchange in the future. Although the interchange does have the potential to convert to a full interchange, existing roads would be converted into ramps and new roads would need to be constructed under the proposed design.

The estimated construction cost of the partial interchange is approximately \$3.6 million, while the full interchange is estimated to cost \$7.1 million. Revenue estimates in 2007 are \$1.6 million for a partial and \$3.3 million for a full interchange, while by 2027 revenues will increase to \$1.7 million and \$4.1 million, respectively.

- *Large-scale TIP projects*

As mentioned previously, transportation projects for Westmoreland County are included on the TIP that covers the ten-county region. There are several large-scale projects listed on the current TIP that, when complete, will help to more efficiently direct the flow of traffic in the county. These include:

- Completion of remaining sections of Route 22 upgrade.
- Construction of the Laurel Valley Connector and programming of necessary funds for the remainder of the Laurel Valley Improvement Program.
- Upgrading of various sections of Route 30 to improve efficiency and safety.
- Programming of monies to study capacity and safety upgrade of Route 66 north of Delmont and Route 356 from Vandergrift to Freeport.

- *Intelligent Transportation Systems*

Utilization of intelligent transportation systems (ITS) offers immediate ways to efficiently use the existing transportation network. This will effectively mitigate traffic problems in the short term. ITS represents a broad range of modern technology to incorporate into the county's transportation network, making it safer and more efficient. According to SPC, Western Pennsylvania already has a variety of ITS technologies in place, including:

- Automated signs and radio advisories, providing real-time information on congestion and other incidents that may impact travel
- "Smart" traffic signals that reduce delay to motorists by sensing vehicles
- Video cameras that are monitored to dispatch tow trucks to disabled vehicles as quickly as possible
- Weather monitoring stations that relay pertinent weather information to maintenance officials to ensure appropriate roadway treatments
- Electronic toll collection devices (such as EZPass) that alleviate the need for motorists to stop and pay tolls
- Bridges equipped with sensors that automatically treat the road surface as freezing conditions occur

Although not all of these ITS components are within the geographical boundary of the county, their existence helps to make daily traffic flow more efficiently. The travel patterns of county residents who travel to other counties in the region regularly are positively impacted when ITS measures are in place.

ITS has the potential to incorporate many other technologies. The Federal Highway Administration's National ITS Architecture identifies over 60 specific ITS functions, such as tracking the location of transit vehicles, coordinating parking garage information, and electronic clearance of commercial vehicles.

SPC has been a part of regional ITS development since 1998. It works with an ITS Steering Committee, which meets on a quarterly basis to ensure that ITS issues are coordinated and addressed regionwide. SPC and its ITS Steering Committee identified three program priorities for the 2030 Plan:

- **Traffic Signal System Improvements.**
Modernizing and maintaining the region's traffic signals could make a big improvement in highway system efficiency, at significantly less cost than trying to solve congestion by new or wider roads. SPC has developed the goals of bringing every traffic signal in the region up to modern specifications within ten years, and implementing a program that would review and

retime, if necessary, each traffic signal in the region at least once every five years.

- Traveler Information.
SPC will seek to identify areas of opportunity or barriers to improved traveler information services. Improvements to this network include such things as providing transit riders with information on the arrival time of the next bus, expanding the sensor system on the region's major roadways, and coordinating transit and traffic information with traffic signal controls.
- ITS System Operations and Maintenance.
SPC plans to assist the PennDOT Traffic Management Center in Bridgeville to become a 24-hour-a-day, 7-day-a-week operation.

Although all three SPC ITS priorities impact Westmoreland County in some way, the largest impact to the county will come via the traffic signal improvement and synchronization initiative. This initiative, if implemented, will ease the flow of traffic along major corridors in the county. Although PennDOT often provides and installs traffic signals, local municipalities actually own the devices and are responsible for maintenance. The municipality is required to apply to PennDOT for a permit when a signal needs to be retimed. However, limited enforcement capacity makes implementing such requirements difficult. Traffic signals are routinely "tweaked" locally when deemed necessary by local municipalities without consideration of larger traffic issues.

Traffic congestion is often caused by ill-timed lights stopping highway traffic to facilitate local traffic movement. This often occurs with much more time for local traffic than is needed. Modernizing and resynchronizing traffic signals will help to relieve congestion in a shorter timeframe and at a much lesser cost than physical road projects. SPC estimates that signal retiming could return benefits that are ten times greater than the cost of implementation. The county intends to be an active partner in the development of SPC's traffic signal system improvements initiative.

ii. Accessing Development

Transportation amenities (highways, public transit, rail lines, waterways, and others) have always influenced how land is used. Conversely, land use decisions have a direct impact on transportation issues. One objective of transportation planning is to provide rapid and efficient access to places where people work and shop. This section identifies proposed improvements that have the capacity to enhance vehicular access to commercial areas and employment centers in the county.

a. Improving vehicular access from the Delmont area to the Westmoreland Mall area

As noted in 11. Land Use, the county's commercial areas are located primarily along major transportation corridors, such as Routes 22 and 30. Large amounts of retail activity in the county occur in strip highway development, shopping malls, and "big-box" retail stores. As a result, the adjacent roadways have high traffic volumes. Though most commercial areas are easily accessible, access to development east of Greensburg along Route 30 (Westmoreland Mall area) from the northwest section of the county (Delmont area) needs improvement.

Currently, accessing the Westmoreland Mall area from the northwest involves one of two routes:

- taking Route 66 (toll) to Route 30, and then Route 30 east to the Westmoreland Mall area
- taking local roads north of Greensburg through residential areas to the Westmoreland Mall area

Neither option is favorable. Using the main roads involves paying a toll on Route 66 and driving along the busiest stretch of Route 30, where traffic is often congested. Using local roads involves intimate knowledge of the area to navigate through complicated residential areas, and the use of roads not designed to be through streets to large volumes of traffic.

A suggested alternative is the upgrading of several local roads to act as a "beltway," more effectively guiding traffic through the area north of Greensburg. The county supports further study of such a beltway, as shown in the following figure.

**Figure 7-3
Potential Secondary Road "Beltway"**

b. Improving access from the regional transportation network to the Route 119 technology corridor

Business and industrial parks have changed the economic landscape of Westmoreland County in the last decade. The county has developed fourteen industrial parks since the 1990s, with a mix of existing industrial facilities, former industrial or brownfield sites, and new development.²³

The nine county industrial parks that were developed as greenfield sites are all sited on or close to major transportation corridors. However, the proposed Laurel Valley Connector, a limited access roadway linking State Route 119 and I-76, will greatly improve access to three county parks (Westmoreland Technology Park, Westmoreland Distribution Park, and Westmoreland Logistics Park – Rail Freight Intermodal Terminal) as well as the privately owned Sony and AVG facilities. The proposed 1.9 mile Connector will provide a direct link between this regional employment center and the national interstate highway network via the Turnpike. This project, when successfully completed, will enhance economic development potential and create significant employment opportunities.

The Laurel Valley Connector is one phase of the Laurel Valley Improvement Project. This also involves upgrades to State Route 981 between Carpentertown and Route 30. The overall project will increase the functionality and efficiency of the county road network, easing congestion on Route 30 while facilitating access to the Turnpike from the eastern portions of the county. The following map highlights the Laurel Valley Improvement Project, including the Laurel Valley Connector.

²³ 6. Economic Development highlights the characteristics of the county's parks in more detail.

**Figure 7-4
Laurel Valley Improvement Project**

Enhancing vehicular access as a means of supporting economic development is a fundamental component of this plan. New economic development highways need to be developed as available land with good intermodal connections and reusable brownfield/grayfield sites are converted into employment centers,. To this end, several projects currently on the TIP serve to correct deficiencies on existing roadways while accommodating future economic development needs. The proposed change to State Route 201 in Rostraver from a limited access to controlled access highway is an example of this multiple-function idea for roadway improvements.

c. Accessing downtown areas

The county's downtown areas have struggled economically since the advent of highway commercial development. However, many downtown areas have been revived, either with a focus on historic resources or niche marketing. Other downtown areas have undergone extensive industrial redevelopment.

As the dominant mode of transportation shifted to the automobile, downtowns had to adapt. Parking, either on-street or in off-street lots or garages, needs to be convenient. Some downtown areas have shifted from primarily retail to primarily office capacity. Others have a combined role of serving both local and through traffic. In the 1960s, for example, a bypass was constructed for through traffic to minimize truck traffic on Main Street in downtown Greensburg, which often became noisy and congested.

Most downtown areas in the county could benefit from improved access to the regional transportation network. Two specific downtown areas that need improved access include:

- Jeannette, which is in need of enhanced truck access from Route 30 to the Jeannette Industrial Park (adjacent to the central business district)
- New Kensington, which has poor access from both the Allegheny and Westmoreland county sides of the Allegheny River, including indirect bridge access and multiple one-way streets

iii. Existing Secondary Network

The secondary roadway network supports the main highways in the county, and serves local commercial and residential needs. These roads often serve many functions and carry a higher volume of traffic than originally intended. Correcting roadway deficiencies is especially important in growth areas.

In addition, the practice of developing subdivision roadways (both residential and commercial) without connecting adjacent development leads to fewer points of connection to main roads. This has the effect of more vehicles entering roadways at fewer intersections. The resultant congestion and traffic also leads to problems with road maintenance, the bulk of which is financially supported by the county's municipalities. The county supports development of internal connector roads between subdivisions. Such roads will reduce the need for local motorists to enter the primary access highway.

There are many small-scale projects included on the current TIP. When completed, these projects will help to facilitate the flow of traffic on the county's secondary roads. Realignments, lane widenings and intersection improvements are common elements of the projects on the TIP.²⁴

iv. Long-range Highway Projects

Although the TIP process projects several years into the future for planning purposes, it understandably cannot include every desirable potential new road or highway upgrade. Historically, most projects that make it onto the TIP have been under development for many years before being placed on the TIP.

There are many proposed transportation projects for Westmoreland County that have not yet been placed on the TIP for various reasons, including incomplete planning and economic infeasibility. One such project is the Alle-Kiski Bridge and Connector. This project, designed to alleviate congestion due to high traffic volume between Allegheny and Westmoreland counties in the greater New Kensington area, is currently estimated to cost over \$200 million. Given Westmoreland County's average annual allocation of approximately \$61 million between 2005 and 2008, this project would consume four years of funding to the exclusion of any other federally funded road project in the county. Thus, the magnitude of the project makes it unworkable at this time. However, should funding be made available, the county would support design, engineering, and construction of the Alle-Kiski Bridge and Connector.

²⁴ The full TIP can be seen in the Appendix.

C. Public Transportation

i. Existing Service

a. WCTA

Westmoreland County Transit Authority (WCTA) is the primary public transit provider for Westmoreland County. WCTA has been in existence since 1978, when it was created from routes operated by a number of private bus companies throughout the county. With both local routes and commuter service, WCTA serves 35 municipalities in the county through 21 weekday routes and 6 Saturday routes. Municipalities served include:

<i>Boroughs</i>	<i>Cities</i>	<i>Townships</i>
• Avonmore	• Arnold	• Allegheny
• Delmont	• Greensburg	• Bell
• Derry	• Jeannette	• Derry
• East Vandergrift	• Lower Burrell	• Hempfield
• Export	• New Kensington	• Ligonier
• Irwin	• Latrobe	• Mt. Pleasant
• Ligonier		• North Huntingdon
• Mt. Pleasant		• Penn
• Manor		• St. Clair
• New Florence	• <i>Municipality</i>	• Sewickley
• North Irwin	• Murrysville	• Unity
• Scottdale		• Washington
• Seward		
• Vandergrift		
• Youngstown		
• Youngwood		

The following map depicts public transit routes service Westmoreland County (including WCTA, PAAC, and MMVTA routes). The following table outlines WCTA's routes by municipality served.

**Figure 7-5
County Public Transit Routes**

**Table 7-5
Westmoreland County Transit Authority Routes**

Route	1F	2F	3F	4	5	6	7A	7B	8	9	9A	11	12	14	15	16	17	18F	20F	4S	5S	9S	9AS	14S	16S
Frequency	M-F	M-F	M-F	M-F	M-F	M-F	M,W,F	T,H	M-F	Sat	Sat	Sat	Sat	Sat	Sat										
Allegheny															X										
Arnold														X											X
Avonmore															X										
Bell															X										
Delmont		X					X						X												
Derry Borough											X								X				X		
Derry Township											X								X				X		
East Vandergrift															X										
Export		X					X																		
Greensburg	X	X		X	X		X	X	X	X			X			X		X		X	X	X			X
Hempfield	X	X		X	X	X			X	X			X			X		X	X		X	X			X
Inwin	X		X	X		X												X		X					
Jeannette				X	X			X										X		X	X				
Latrobe										X	X	X							X				X	X	
Ligonier Borough												X							X						
Ligonier Township												X													
Lower Burrell													X	X	X										X
Manor				X														X		X					
Mt. Pleasant Borough			X														X								X
Mt. Pleasant Township			X						X								X								X
Murrysville		X					X						X												
New Florence												X							X						
New Kensington													X	X	X										X
North Huntingdon	X		X	X		X												X		X					
North Irwin						X																			
Penn Township		X						X					X												
Salem													X												
Scottdale																		X							X
Seward												X													
Sewickley						X																			
St. Clair												X													
Unity		X								X									X				X		
Vandergrift															X										
Washington													X												
Youngstown																									
Youngwood			X						X																X

Source: Westmoreland County Transit Authority

Generally, WCTA offers four types of bus service:

- **Commuter routes.**
These routes are designed to meet demands of passengers traveling to and from work. These routes typically operate during morning and afternoon rush hours only, utilize park and ride lots, and travel a direct path or busway making as few stops as possible.
- **Local: Main routes.**
These routes travel throughout the day along main roads and highways. Main routes are designed to connect different parts of the county. They converge at the Transit Center in Greensburg for timed transfers, and serve major shopping centers and points of interest along major roadways.
- **Local: Feeder routes.**
These routes are designed to “feed into” main routes at an outlying transfer point, generally use smaller buses and travel within local communities, and provide local service to residents of more rural communities.
- **Saturday routes.**
These routes operate only on Saturdays within Westmoreland County and to Pittsburgh, and are designed primarily to provide shopping and recreational service.

Ridership numbers from January 2004 (the most recent numbers available) show that WCTA local routes are the routes most heavily used, followed closely by commuter routes. During that month, 10,463 riders used local routes, and 8,038 riders used commuter routes. Saturday routes carried 1,176 riders.

Although local routes carried more riders, commuter routes have a higher number of average daily passengers. Two of the four commuter routes had over 100 average daily passengers, while only one of the fourteen local routes had that amount. Route 4, Greensburg-Pittsburgh, had an average of 159 daily passengers in January 2004, and Route 1F, Greensburg-Pittsburgh Flyer, had an average of 132 daily passengers, while Route 9, Greensburg-Latrobe, had an average of 154 daily passengers. Of the five Saturday routes, only one, the 9S Greensburg-Latrobe, had over 100 average daily passengers (112). Ridership numbers can be seen in more detail in the table below.

**Table 7-6
Westmoreland County Transit Authority Ridership by Route (January 2004)**

Route Number	Route Description	Total Passengers	Total Hours	Average Daily Passengers (Jan 2004)
Commuter Routes				
1F	Greensburg-Pittsburgh Flyer	2,781	192.5	132
2F	Latrobe- Pittsburgh Flyer	870	114.5	41
3F	Mt. Pleasant-Pittsburgh Flyer	1,049	98.0	50
4	Greensburg- Pittsburgh	3,338	430.2	159
Local Routes				
5	Greensburg- Jeannette	1,166	170.8	56
6	Local Irwin	192	108.2	9
7A	Greensburg- Monroeville	64	42.0	5
7B	Greensburg- Monroeville	28	29.6	4
8	Greensburg- Youngwood	1,056	178.5	50
9	Greensburg- Latrobe	3,231	383.3	154
11	Latrobe- Johnstown	836	189.4	40
12	Greensburg- New Kensington	611	166.3	29
14	Local New Kensington	1,144	151.2	54
15	Avonmore- New Kensington	507	161.0	24
16	Greensburg- Mt. Pleasant	760	169.8	36
17	Local Scottdale	349	75.7	17
18F	Greensburg- Irwin Flyer	246	39.2	12
20F	East Flyer	273	71.8	13
Saturday Routes				
4S	Greensburg- Irwin	80	35.7	16
5S	Greensburg- Jeannette	172	35.0	34
9S	Greensburg- Latrobe	558	71.7	112
14S	Local New Kensington	233	33.3	47
16S	Greensburg- Mt. Pleasant	133	33.9	27

source: Westmoreland County Transit Authority

WCTA's service network also includes park & ride lots throughout the county. Currently, there are ten lots used by WCTA riders: four along the Route 30 corridor, 3 along the Route 22 corridor, 2 along the Route 51 corridor, and one along the Route 56 corridor. More information on park & rides in the county is found in the table below, and locations are mapped in the following figure.

**Table 7-7
Westmoreland County Transit Authority Park & Ride Lots**

Name	Address	Municipality	Capacity	Ownership
Arnold Palmer Airport	200 Pleasant Unity Road	Unity	196	Westmoreland County Airport Authority
Pa Turnpike, Exit 7	I-76 at Route 30	North Huntingdon	60	N/A
Old SR 22	Old SR 22	Murrysville	N/A	N/A
Norwin Towne Square	Route 30 near Old Trail Highway	North Huntingdon	N/A	private
Hempfield-Walmart Plaza	Route 30 at Route 66	Hempfield	N/A	private
SR 22 at Cline Hollow Road	SR 22 at Cline Hollow Road	Murrysville	100	PennDOT
US 22 at SR 819	Route 22 at Route 819	Salem	81	PennDOT
Rostraver Airport	5 Airport Road	Rostraver	100	Westmoreland County Airport Authority
SR 201 at I-70 [Exit 43]	I-70 at Route 201	Rostraver	56	PennDOT
SR 56 and SR 4093	SR 56 and SR 4093	Allegheny	N/A	N/A

source: Southwestern Pennsylvania Commission

Figure 7-6
Westmoreland County Transit Authority Park & Ride Lots

b. Mid Mon Valley Transit Authority

The Mid Mon Valley Transit Authority (MMVTA) provides public transit to the Mon Valley and links to the City of Pittsburgh. Three Westmoreland County communities are serviced by MMVTA's transit routes: Monessen, North Belle Vernon, and Rostraver Township, all in District 3.

MMVTA was organized as a municipal authority in 1985, and receives support from Westmoreland County, the Federal Transit Administration, PennDOT Bureau of Public Transportation, and 21 Mon Valley communities, including the three Westmoreland County municipalities.

Routes that service Westmoreland County are outlined in the following table.

**Table 7-8
Westmoreland County Service from Mid Mon Valley Transit Authority Routes**

Route	Municipalities Served			Frequency
	Monessen	North Belle Vernon	Rostraver	
Route A (Charleroi-Pittsburgh commuter)	X			every 1/2 hour peak, hourly off peak weekdays; hourly Saturdays; 2 inbound, 2 outbound trips Sundays/holidays
Green Line (Belle Vernon-Donora)	X	X	X	hourly service weekdays
Gold Line (Westmoreland/Fayette Loop)		X	X	four times/day Mondays and Wednesdays
Gold Line (California/RESA shuttle)		X	X	1 inbound, 1 outbound trip Mondays and Wednesdays

source: Mid Mon Valley Transit Authority

c. Port Authority of Allegheny County

The Port Authority of Allegheny County (PAAC), as the primary transit provider for the City of Pittsburgh and Allegheny County, provides public transportation links throughout the Southwestern Pennsylvania region. The Port Authority links to Westmoreland County communities via the routes identified in the following table.

**Table 7-9
Westmoreland County Service from Port Authority of Allegheny County Routes**

Route	Municipalities Served							
	Arnold	Lower Burrell	Murrysville	New Kensington	Oklahoma	Trafford	Vandergrift	Washington
77A Oakmont	X			X				
78A Oakmont Express	X			X				
3L Creighton-Lower Burrell Express		X		X				
67F Trafford						X		
68F Trafford Express						X		
T Trafford Flyer						X		
HP Holiday Park Flyer				X	X		X	X
77U Penn Hills-Oakland			X					

source: Port Authority of Allegheny County

ii. **Future Plans**

a. **ECTS results**

WCTA, PAAC, and the Southwestern Pennsylvania Commission (SPC) jointly undertook the Eastern Corridor Transit Study (ECTS), to identify public transportation needs and community concerns in a study area bounded by downtown Pittsburgh, the Allegheny and Monongahela rivers, and eastern Allegheny County/western Westmoreland County. The purpose of ECTS was to identify the study area's needs through extensive public outreach to provide pertinent information, conclusions and next steps to local and regional decision-makers in order to identify the best opportunities for improved public transportation investment over the next 20 years.

The Westmoreland County alternatives that were analyzed as part of the study include:

- **Allegheny Valley Commuter Rail.**

Commuter rail service is proposed between downtown Pittsburgh and Arnold, utilizing the existing AVR right-of-way. Service would be provided via an at-grade alignment with diesel locomotives pulling coach and cab cars. A bus shuttle would transport riders from 16th Street to downtown Pittsburgh. Ridership is estimated at 6,700 daily boardings in 2025 with an incremental annual operating and maintenance cost of approximately \$8.8 million and capital cost of approximately \$258 million for a fully built out, high quality commuter rail service. Advantages include use of existing AVR railroad right-of-way, minimal residential impacts, high quality-limited stop commuter service and the potential to reduce peak period congestion in the corridor. Disadvantages include the presence of many grade crossings in the Strip District and Lawrenceville areas, large elevation differences between track level and residential areas, indirect access to downtown Pittsburgh and limited availability of land for park & ride lots.

- **Allegheny Valley Light Rail.**

Light rail service is proposed between downtown Pittsburgh and Arnold, utilizing existing AVR right-of-way and providing a high quality direct connection to downtown Pittsburgh since it would connect with the North Shore Connector's underground extension of the "T" at the Convention Center. Ridership is estimated at 18,200 daily riders in 2025 with an annual incremental operating and maintenance cost of approximately \$16.3 million and capital cost of approximately \$804 million. Advantages include the use of AVR right-of-way, the potential for redevelopment in the Allegheny Valley (a current goal of communities in the corridor), transit travel time savings between Arnold and downtown Pittsburgh, the potential to reduce congestion on existing roadways, and frequent

and high quality transit service all day in the corridor.

Disadvantages include large elevation differences between track level and residential areas, numerous grade crossings in the Strip District and Lawrenceville and limited availability of land for park & ride lots.

- **Norfolk Southern Commuter Rail.**

This alternative consists of a commuter rail line from the Amtrak Station in downtown Pittsburgh to Greensburg in Westmoreland County along existing NS right-of-way. Ridership is estimated at 8,800 daily riders in 2025 with annual incremental operating and maintenance costs of approximately \$16.5 million and a capital cost of approximately \$233 million. Advantages for this alternative include the use of existing right-of-way, the absence of at-grade crossings, potential for reduction of congestion on Parkway East, U.S. 30 and U.S. 22, provision of a convenient and high quality transit service between Greensburg and Pittsburgh resulting in significant travel time reductions between Greensburg and Pittsburgh. Disadvantages include train dispatch by NS with freight priority over passenger operations, labor intensive operation due to train staffing requirements, negotiations with NS for use of its right-of-way and the need for a new vehicle maintenance and storage facility.

- **Transportation System Management (TSM).**

The TSM alternative was developed to test a number of ideas gathered through the public outreach process including new north/south services, improved service frequencies on selected existing routes, new routes to major employment centers, additional park & ride lots and new incline opportunities. TSM highlights for Westmoreland County include: service increase on all WCTA routes between Greensburg and Pittsburgh, new bus service from Greensburg to the SONY Plant; and additional park & ride facilities in downtown Greensburg, Route 22/66 Interchanges in Delmont, Murrysville, Route 30 (Hempfield), Irwin, North Huntingdon, and Route 30 East (Carpenter Lane).

The ECTS recommended the Allegheny Valley Commuter Rail, Norfolk Southern Commuter Rail, and Transportation System Management alternatives for advancement into subsequent phases of planning, design and construction. All three alternatives were assigned high priority for completion. The ECTS estimates that planning could begin as early as 2004 and construction as early as 2007 for the Allegheny Valley and Norfolk Southern options, with the TSM alternatives advancing simultaneously.

b. WCTA future plans

Although WCTA does not currently have a document outlining future plans (a strategic plan update will be underway in April 2004), several

goals have been developed to guide the organization as it continues to provide efficient and effective service to public transit riders in the county. Specifically, those goals are:

- Continue market oriented approach to service delivery.

WCTA has been successful in implementing a consumer driven approach, evaluating existing ridership and working to improve service to that market in order to efficiently grow ridership.

Commuters represent WCTA's largest growth market, as rising fuel and parking costs continue to make public transit more appealing to commuters in the county. In FY 01-02, commuters to and from Pittsburgh made up approximately 30% of WCTA's total market.

Another major segment of the market, senior citizens make up approximately 40% of WCTA's riders. Reflective of a statewide trend, WCTA has seen a continual decrease in the total number of annual senior trips. As "older" seniors discontinue riding, the numbers are not offset with the addition of "younger" senior riders. Today's seniors are staying healthier and more active longer and continue to drive into later years.

- Continue to develop service for commuter market.

As noted above, WCTA was one of the partners in the ECTS, and supports the findings of the study. The three recommended alternatives (Allegheny Valley Commuter Rail, Norfolk Southern Commuter Rail, and Transportation System Management) will greatly increase public transit options for county commuters upon implementation.

In addition to ECTS findings, WCTA is investigating the feasibility of a Bus Rapid Transit (BRT) concept in the county. This concept endeavors to make commuter bus routes run as if they were part of a rapid transit system, emulating characteristics of a light-rail line or dedicated busway. BRT is designed for one part of a trip to be made by automobile, usually to a park & ride lot. The bus portion of the trip uses limited stops or stations that can be easily accessed in both travel directions, have plenty of free parking, and a safe location to wait for a bus. Existing commercial parking lots can be used for such locations.

Once on the road, BRT is designed to be a quick-moving route and is therefore dependent on the flow of traffic. Although dedicated bus lanes are one option for BRT not currently feasible on county roads, technology for preemption of traffic lights in the bus' favor are one way to work with existing traffic flow. Such routes are also more likely to use interstate highways where possible. WCTA supports the county's efforts to make the interstate system more accessible via EZPass only slip ramps to the Turnpike.

- Increase service frequency when possible to better compete with the automobile.

Many of WCTA's routes run infrequently, making long wait times for return routes a common problem. Where possible, WCTA will increase service frequency to make public transit an attractive alternative to automobile use. Routes with high ridership numbers are especially good candidates for increased frequency.

- Address the untapped student market.

As the county's institutions of higher education continue to attract new students, demand for public transit for those students increases. WCTA plans to evaluate its service to see how it can be augmented to more effectively serve the student market.

- Continue to provide service to senior citizens.

A strong component of WCTA's ridership, seniors are often those who are most dependent on public transit for mobility. WCTA provides a necessary service to the senior community and will evaluate its system as needed to ensure senior needs are being met.

- Continue to work with SPC on Regional Ridesharing.

A frequent barrier to public transit use for commuters is an inability to guarantee a ride home – if the 'last bus out' is missed, then workers must find other means of travel back to their homes. Vanpools, carpools, and a "guaranteed ride home" program are all programs that are more flexible than fixed route transit but offer more benefits than single occupancy vehicle use. WCTA will continue to explore these transit options with for its commuters.

- Encourage coordination of human service transportation within the county.

WCTA's routes also provide a necessary service for county residents who need to connect with human service providers in the county's urban areas. WCTA will evaluate its system as needed to ensure human service needs are being met.

D. Rail

i. Freight Railroads

Six freight railroads operate within Westmoreland County. They are divided into classifications based on their operating revenues and amount of track mileage.

- *Class 1 Railroads*

Class 1 railroads are defined as having 2002 operating revenues of at least \$272 million. Class 1 railroads in the county include CSX Transportation and Norfolk Southern Corporation (NS).

- *Regional Railroads*

Regional railroads are defined as non-Class 1 line-haul railroads operating 350 or more miles of road and/or with revenues of at least \$40 million. The Wheeling and Lake Erie Railway Company (W&LE) is the only regional railroad operating in the county.

- *Switching & Terminal Railroads*

Switching & terminal railroads are non-Class 1 railroads engaged primarily in switching and/or terminal services for other railroads. County switching & terminal railroads include Allegheny Valley Railroad Company (AVR), Southwest Pennsylvania Railroad (SWP), and Turtle Creek Industrial Railroad (TCIR).

- *Local Railroads*

A fourth classification, local railroads, exists, although no railroads in the county are classified as local. Local railroads are railroads which are neither Class 1 nor Regional and are engaged primarily in line-haul service.²⁵

There are approximately 167 miles of active railroad track in the county, with NS accounting for almost half at approximately 78 miles. SWP has the next largest amount of track, at approximately 38 miles, while CSX operates approximately 24 miles. W&LE and TCIR both own about 10 miles of track in the county, and AVR owns approximately 5 miles of track. The following figure shows the locations of freight railroad track in the county.

²⁵ Association of American Railroads. "Freight Railroads Operating in Pennsylvania."

**Figure 7-7
Active Rail Lines**

Although the other railroads in the county are privately owned, SWP is owned by Westmoreland County. The county acquired the railroad in 1995, and it has acted as a catalyst for continued economic development in the region. SWP has seen steady increases in customers and freight since its purchase by the county. With direct connection to Class 1 railroads and the new Rail Freight Intermodal Terminal, SWP is well-positioned to serve additional customers. More information on SWP and the Intermodal Terminal can be found below.

ii. Amtrak

Westmoreland County is serviced by Amtrak inter-city passenger rail via its Three Rivers and Pennsylvanian routes. With direct access to Chicago, Pittsburgh, Philadelphia, and New York, and connecting routes at those destinations, the county is well served by the national passenger rail system. These routes run daily, with one eastbound and one westbound train per route per day, via the train stations at Greensburg and Latrobe.²⁶ Amtrak runs on the existing Norfolk Southern mainline throughout the county.

Although the train does not stop in Westmoreland County, Amtrak's Capital Limited (Washington, D.C.-Chicago) route runs on the CSX mainline through the county.

iii. Unused Rights-of-Way

The bulk of the rail lines in Westmoreland County are actively used by the railroads listed above. However, there are several former short line railroads and service spurs that are no longer in active use. The following map outlines rail lines in the county and their use status.

Although ownership of the unused lines varies, the rights-of-way in certain circumstances can be reused. If infrastructure is still present, reuse as a railroad or as a service spur is a possibility. If track has been removed, a recreational use may be appropriate. Many of the abandoned rail lines without track are proposed to be converted to rail trails. Inactive rail lines that still have relatively intact infrastructure include:

- Inactive service spurs in Jeannette (owned by NS)
- An inactive line southwest of Greensburg that connects to SWP (owned by NS)
- Inactive service spurs in Rostraver (owned by W&LE)

Maintaining an inventory of unused railroad rights-of-way is recommended to support future economic development and/or recreation projects where feasible.

²⁶ Although these routes run daily, the arrival/departure times do not correspond well with commuters' needs.

**Figure 7-8
Unused/Abandoned Rights-of-Way**

E. Freight Movement

The movement of freight is an issue that transcends state and local boundaries. Westmoreland County, as part of the southwestern Pennsylvania region, contributes to the four major modes of freight transport (air, highways, railroads, and waterways). Although the county's strengths are its railroads and highways, elements of all four modes have the potential to make the county strong in intermodal efficiency.

i. Trucks

Trucking is, and will continue to be, the dominant mode of transportation for approximately 70% of the freight in southwestern Pennsylvania. As such, the highway network to support the trucking industry is crucial to its success. For customers for whom time is of the essence, the trucking industry provides an unbeatable shipping alternative.

With the intersection of Interstates 70 and 76, the county primarily sees long-distance trucking on its roadways. The county is situated approximately midway between two major distribution centers (Harrisburg and Columbus, Ohio). As consumer goods are the trucking industry's primary cargo, but not the region's major export base, the region and the county do not see large volumes of local truck traffic.

Support of the trucking industry in the county comes mainly through the condition and efficiency of the highway network. As mentioned previously, the New Stanton interchange of the Turnpike is regularly congested with truck traffic, often backed up onto the mainline itself. Smaller-scale projects that also have an impact on the trucking industry include:

- improvements to traffic signals to keep traffic flowing
- attention to turn lanes and turning radii at intersections
- wider lane width on facilities with high truck traffic
- ensuring adequate local connections to intermodal facilities

ii. Waterways

Westmoreland County is one of the eleven counties serviced by the waterways that make up the Port of Pittsburgh, the busiest inland port in the nation. Consisting primarily of the Allegheny, Monongahela, and Ohio rivers, the Port of Pittsburgh has 200 miles of commercially navigable waterways and supports over 200 river terminals and barge industry service suppliers. Intermodal access is possible, with service to the port by two Class I railroads and four interstate highways.²⁷

²⁷ "Port of Pittsburgh: Port Information." <http://www.port.pittsburgh.pa.us>.

The portions of the county that are serviced by the port's waterways include District 1 along the Allegheny River (approximately 12 miles of riverfront), and District 3 along the Monongahela River (approximately 8 miles of riverfront). Although the Kiskiminetas River runs along the county's northern border, and the Youghiogheny River crosses the southwestern section of the county, neither of those two rivers are commercially navigable.

There are two river terminals in the county for transfer of goods. The RAM Terminals in New Kensington handles dry bulk commodities, package materials, minerals, and ferro alloys. RAM provides various services including the loading and unloading of barges, rail cars, and trucks, storage, crushing, screening, bagging, and drying of materials. The terminal is readily accessible to Route 28, providing access to the highway network in the region.

The Three Rivers Marine and Rail Terminal in Monessen handles coal, stone, salt, gypsum, scrap, and steel. Equipment available includes cranes, buckets, magnets, endloaders, forklifts, skidloaders, conveyors, and stackers. The terminal is serviced by CSX and W&LE rail sidings, and is readily accessible to I-70.

iii. Air Cargo

Currently, Pittsburgh International Airport is the only substantial air cargo facility in southwestern Pennsylvania. However, air cargo is a secondary function of the airport, with USAirways as the dominant freight carrier. As there are no freight-only carriers at the facility, freight is shipped in the "belly" of passenger planes, with size restrictions according to the size of the plane, and without guarantees that cargo will be accepted for any given flight. Other freight shippers at the airport include FedEx, UPS, Airborne, DHL, and USPS.

Arnold Palmer Regional Airport, the county's largest air facility, was, until recently, primarily serviced by USAirways commuter flights. No commercial passenger service is currently servicing the airport. Although air cargo is theoretically feasible through this service, the Arnold Palmer Airport does not currently have the capacity and frequency of scheduled service capable of supporting larger-scale air cargo activity. However, proposed expansion and development of the adjacent Westmoreland County Airpark could attract companies interested in air cargo facilities.

iv. Intermodal Terminal

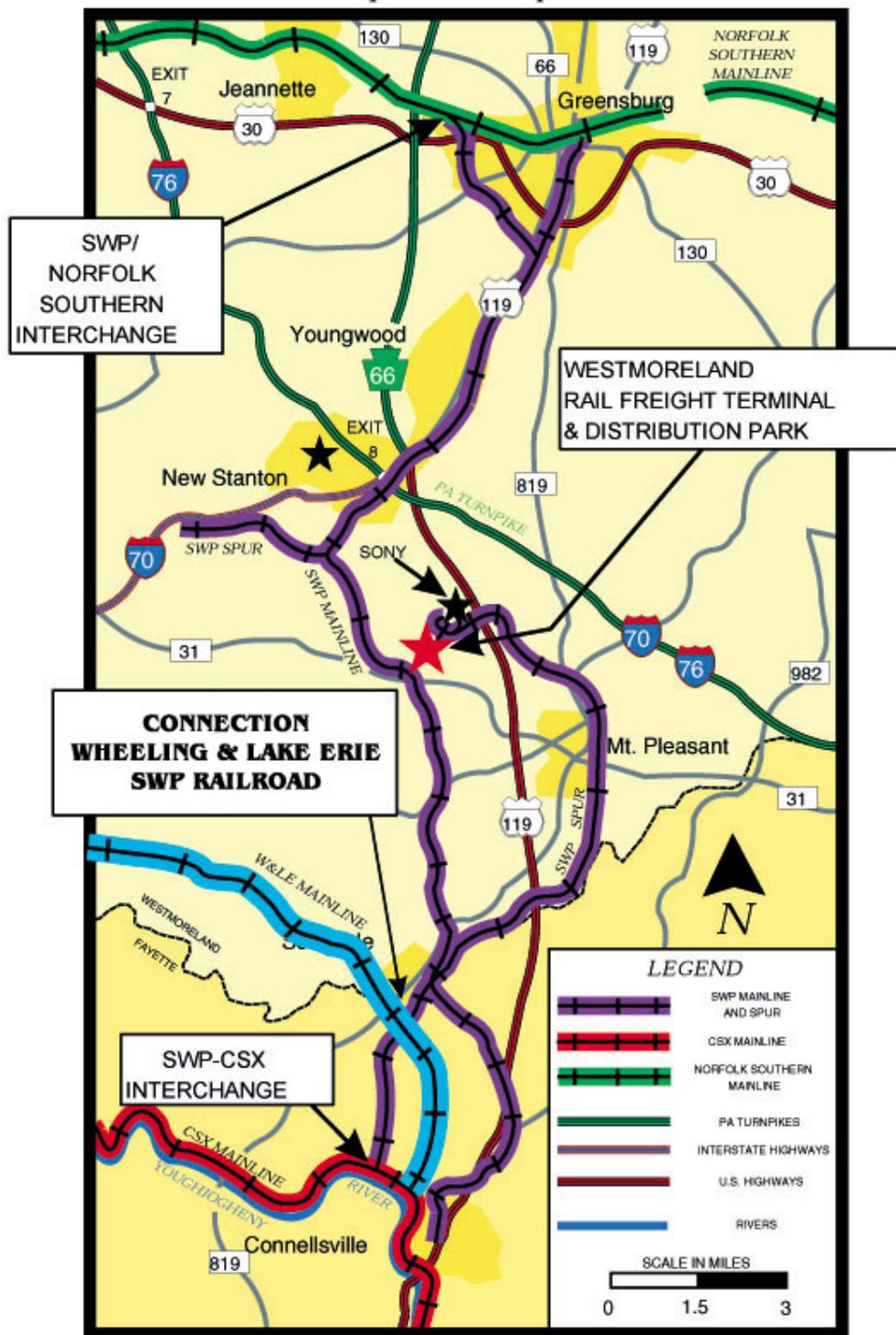
Westmoreland County opened the Rail Freight Intermodal Terminal at the Westmoreland Logistics Park in August 2003. This facility is adjacent to the Westmoreland Technology Park, the Sony facility, and the American Video Glass facility. The terminal has access to I-76, I-70, and Route 119. Located along the county-owned Southwest Pennsylvania Railroad (SWP), the

terminal was designed as a flexible facility for both rail-truck and truck-rail transfer. To date, all traffic has been rail-truck.

Facilities at the terminal include an office building, a covered 30,000 sq. ft. lumber warehouse, a 30,000 sq. ft. controlled environment warehouse, and a bulk transfer station that transfers container goods directly from rail to truck. Additional services include a truck wash station and a truck scale, both of which are open to the public. Freight transferred and stored at the facility is primarily lumber products, plastic pallets, and paper.

The site of the terminal is logistically advantageous for shipping freight, as SWP connects to the NS mainline at Radebaugh (west of Greensburg), the CSX mainline at Connellsville (Fayette County), and the W&LE at both Connellsville and Everson (Fayette County). The following figure highlights SWP's connections to other railroads in the area.

Figure 7-9
Southwest Pennsylvania Railroad System Map



source: Westmoreland County Industrial Development Corporation

Direct connections to three major railroads frees terminal customers from being required to use one provider exclusively for freight shipment. Carriers must compete for business to the terminal, which provides cost savings to the customer.

Although 35 railroad cars per month has been the highest number of cars unloaded at the terminal to date, the county expects a much higher demand for the terminal in the future. It is estimated that products shipped overland from the terminal will be delivered within a 100 mile radius.

The link between W&LE and Canadian National Railroad (a Class 1 railroad) via increased trackage rights to Toledo initiated a partnership between the two railroads to operate an intermodal terminal in Ohio and provide access to the Rail Freight Intermodal Terminal. This linkage opens up the possibility for receiving freight from West Coast ports and accessing Canadian markets²⁸.

²⁸ "Wheeling & Lake Erie Railway: History." <http://www/wlerwy.com/WLEOnly/history.htm>

F. Airports

As catalogued in the PennDOT 2003 Statewide Airport System Plan, Westmoreland County has four public use airports. These include one scheduled service airport, Arnold Palmer Regional Airport, and three general aviation airports, Rostraver Airport, InterCounty Airport, and Greensburg-Jeannette Regional Airport. The following map highlights their locations, and the following table outlines the characteristics of each Westmoreland County airport facility.

**Table 7-10
Westmoreland County Airport Characteristics**

	Arnold Palmer Regional		Greensburg Jeannette Regional	Inter County	Rostraver
Airport Identifier	LBE		5G8	31D	P53
Sponsor	Westmoreland County Airport Authority		Richard H. King	Eyleraire	Westmoreland County Airport Authority
Ownership	Public		Private	Private	Public
NPIAS*	X		*		X
Elevation	1,185 ft		1,188 ft	1,250 ft	1,228 ft
Runway length	7,001 ft	3,596 ft	2,605 ft	1,960 ft	4,001 ft
Runway width	100 ft	75 ft	50 ft	122 ft	75 ft
Runway surface	asphalt	asphalt	asphalt	turf	asphalt
Runway lighting	HIRL**	MIRL**	MIRL	none	MIRL
Parallel taxiway	yes	yes	partial	no	yes
Taxiway width	50 ft	40 ft	25 ft		40 ft
Taxiway surface type	asphalt	asphalt	asphalt		asphalt
Taxiway lighting	MITL***	MITL	none		MITL
Air carrier terminal (sf)	42,000		0	0	0
GA terminal (sf)	20,000		0	0	0
Administration building (sf)	3,000		720	0	2,000
T-Hangars (units)	46		0	0	35
Conventional hangars (sf)	217,851		4,200	1 (no roof)	110,200
Apron size (sy)	14,188	42,780	1,430	0	13,330
Apron surface	asphalt	asphalt	asphalt	N/A	asphalt
Apron use	based	itinerant	itinerant	N/A	both
Total tiedowns paved	39		6	0	13
Total tiedowns unpaved	0		3	10	0
Automobile parking (size or # of spaces)	600 spaces		590 sq yds	0	80 spaces
Based aircraft	133		11	12	109
1999 operations	41,135		6,510	2000	42,000
Busiest month	June		June	July/August	June
Peak hour operations	90		15	N/A	20
Flight training (%)	20		30	100	30
1999 Enplanements	31,568		N/A	N/A	N/A

source: Pennsylvania Statewide Airport System Plan

* National Plan of Integrated Airport Systems; airports currently included within the NPIAS but do not meet criteria to be eligible for Federal funding.

** High intensity runway lights; medium intensity runway lights

*** Medium intensity taxiway lights

The system plan notes that PennDOT has developed a model Airport Hazard Zoning ordinance to “attempt to limit the development of obstructions within the Federal Aviation Regulation (FAR) Part 77 surfaces around any airport. This

ordinance gives the local municipality the ability to deny the construction of a development which would pose a hazard to air navigation around the airport. PennDOT provided copies of the model ordinance to each airport and to each municipality that included a FAR Part 77 surface for any airport. Airports are required to approach the municipalities that are impacted by the Part 77 surfaces and to request that those municipalities enact the model zoning ordinance.”²⁹

Of the 774 impacted municipalities in the state, only 157 have enacted this ordinance. In Westmoreland County, only the municipalities affected by publicly owned airports need to adopt the ordinance. The following table outlines the affected municipalities in the county and whether or not they have enacted this ordinance.

**Table 7-11
FAR Part 77 Impacted Municipalities**

Airport	Impacted Municipality	Airport Hazard Zoning Enacted
Arnold Palmer Regional	Derry Borough	X
	Latrobe	
	Youngstown	
	Derry Township	X
	Mount Pleasant Township	
	Unity	X
Rostraver	Rostraver	

Source: PennDOT Bureau of Aviation

The two publicly owned airports, Arnold Palmer and Rostraver, are owned and managed by the Westmoreland County Airport Authority. The county’s two largest airports, these facilities have substantial growth potential. Both airports have recently updated master plans (both circa 2001) and have identified areas of growth.

²⁹ Pennsylvania Statewide Airport System Plan, page 2-34.

i. Arnold Palmer

a. Existing Conditions

Arnold Palmer Regional Airport (FAA designation LBE) is located near the intersection of Routes 30 and 981 in Unity Township. LBE is classified as a scheduled service airport. Until recently, USAirways Express provided daily commuter service to Pittsburgh International Airport. No regularly scheduled passenger service currently serves the airport. Charter airline service is available from LBE to Atlantic City and Las Vegas. Two fixed base operators offer fueling, training, charter, and management services at the airport.

The airport's existing facilities include

- 2 runways (7,001 feet and 3,596 feet)
- a terminal building of approximately 45,000 sq. ft.
- 13 corporate hangars
- 41 T-hangar units
- 8 tie-down spaces
- 6 port-o-ports

Currently, there are 144 based aircraft at the airport: 68 single-engine, 55 multi-engine, 14 jet aircraft, and 7 helicopters.

b. Future Plans

Capital improvement projects for the airport have been categorized into short-term (2001-2005), mid-term (2006-2010), and long-term (2011-2020) projects. Short-term projects include:

- Construction of the recommended 1,525 foot runway extension, and corresponding navigational aid (NAVAID) relocation and replacements.
- Acquisition of various maintenance, snow removal, and NAVAID equipment
- Improved access to general aviation facilities through the construction of exclusive access roads to general aviation facilities
- Expansion of the airport maintenance facility
- Site preparation and construction of approximately 56 T-hangar units and associated access taxiways

Within the mid-term time period, the airport may begin to expand its acreage through property acquisition to meet future aviation demand. Other capital projects include acquisition of Aircraft Rescue and Fire Fighting (ARFF) equipment, construction of additional T-hangar units and taxiways, and pavement rehabilitation projects.

Long-term projects at the airport focus on additional property acquisition, the widening and strengthening of a runway to accommodate larger aircraft operations, and pavement rehabilitation projects.

ii. Rostraver

a. Existing Conditions

Rostraver Airport is located on 230 acres along Route 51 in Rostraver Township. Although it does not accommodate commercial flights, it caters to private pilots, and is mostly used for recreational flying purposes. Its advantageous location adjacent to the Allegheny County border is one of the reasons the airport has seen steady growth. Former users of Allegheny County Airport in West Mifflin have steadily moved to Rostraver over time. According to the Rostraver Airport Draft Airport Action Plan (2001), the amount of based aircraft has increased from approximately 20 in 1965 to approximately 115 at present.

b. Future Plans

Demand forecasts as noted in the Draft Action Plan indicate a steady growth rate of approximately 0.45% per year for aircraft registration and 0.48% per year for based aircraft. By 2010, the mix of aircraft serviced at Rostraver will shift from overwhelmingly single-engine aircraft to include increases in multi-engine (corporate type) aircraft to serve expected economic advances in Allegheny and Westmoreland counties. Annual operations are expected to increase by approximately 4,000 to 48,800 in 2010.

Extension of the Rostraver Airport runway will be necessary to accommodate forecasted increases in larger/heavier corporate type aircraft. The draft action plan evaluates three alternatives to extend the runway:

- Extension of 500 feet easterly
- Extension of 1,000 feet easterly
- Extension of 400 feet easterly and 100 feet westerly

The draft action plan does not indicate a preferred alternative.

By 2005, 120 aircraft will be based at the airport. According to the 1987 Master Plan Update, an average of 1,450 square feet of hangar space per aircraft is desirable. Based on this number, the desirable hangar space to accommodate 100 based aircraft in hangars (the rest using the tie-down area) is 145,000 square feet. Space available presently totals 93,500 square feet. The draft action plan recommends additional construction of airport owned hangars (T-hangars and corporate hangars) be considered. To facilitate construction of additional storage hangars, it will be necessary to install additional and extended taxiways-taxilanes to provide access. In addition to new hangar construction, it is also desirable to increase the main apron area for expanded tie down space (currently accommodating 20 aircraft).

Additional recommendations include:

- the transient ramp should be expanded to meet the needs of the projected itinerant forecasts
- a separate building for storage of sand and deicing materials be constructed
- the existing snow removal equipment be upgraded
- a larger maintenance facility be constructed to attract Fixed Based Operators needed for maintenance activities
- a new fuel truck be acquired
- an automated fueling facility for dispensing LL fuel be installed in the ramp area
- approximately 20 acres of property encroaching in the Runway Protection Zone be considered for easements and eventual acquisition
- the storm sewer system be evaluated, cleaned and upgraded as necessary to provide adequate airfield drainage
- continue with periodic maintenance activities for asphalt surfaces (airfield runways, taxiways, apron-ramps, taxiways-taxilanes, parking areas, and access roadways)

G. Maglev

Maglev, or magnetic levitation technology, has the potential to service Westmoreland County as the eastern section of the Pennsylvania High-Speed Maglev Project. This project is a “high-speed magnetic levitation transportation system that extends from Pittsburgh International Airport to Greensburg with multimodal stations, called MAGport Stations, located at the Airport, downtown Pittsburgh, Monroeville and Greensburg.”³⁰

As one of the two finalists in competition for \$950 million in federal funding for the construction of the first maglev system, this project, if constructed, would substantially alter the transportation network of Southwestern Pennsylvania. With trains capable of reaching 240 miles per hour, a trip from Westmoreland County to Pittsburgh International Airport could be completed in approximately 35 minutes. This linkage brings the county within easy commuting distance of job opportunities in eastern Allegheny County, downtown Pittsburgh, and the airport. It positions the county in the enviable position of attracting employers and residents because of its low taxes, inexpensive land, and diverse workforce.

Should the maglev project proceed, the landscape of Westmoreland County could change significantly, both directly at the MAGport stations and across the county. Maglev’s future in the region is not certain, and its timetable to reach Westmoreland County stretches far into the future. The impact of maglev service needs to be considered carefully if the project proceeds.

Municipalities that could potentially be affected by maglev construction in Westmoreland County include Murrysville, Penn Township, North Huntingdon, Hempfield, and Manor. The three potential alignments of the maglev guideway in the county are referred to as C2 (mod), C5, and C6. The following figure outlines these alignments.

³⁰ The Pennsylvania High-Speed Maglev Project Public Meeting Guide

**Figure 7-10
Potential Maglev Routes**

- C2 (mod): This alignment would be approximately 14 miles in length from the Monroeville/Thompson Run site to a proposed MAGport Station at the former Greengate Mall site. The alignment would leave Monroeville via the north side of I-376 and follow the north side of the Pennsylvania Turnpike to the approximate location of the municipal boundary between Murrysville and Penn Township. From there, it would proceed east through Penn Township, through the southern end of Claridge to Hempfield Township. Upon entering Hempfield Township, the proposed alignment would proceed south, crossing PA Route 130 near Toll Route 66, to the proposed MAGport Station at the former Greengate Mall site.
- C5: This alignment would be approximately 14 miles in length from the Thompson Run site to a proposed MAGport Station at the former Greengate Mall site. The alignment would leave Monroeville via the north side of I-376 and follow the north side of the Pennsylvania Turnpike to the approximate location of the municipal boundary between Murrysville and Penn Township. From there, it would proceed east through Penn Township north of Claridge to Hempfield Township. Upon entering Hempfield Township, the proposed alignment would proceed south, crossing PA Route 130 near Toll Route 66, to the proposed MAGport Station at the former Greengate Mall site.
- C6: This alignment would be approximately 15 miles in length from the Thompson Run site to a proposed MAGport near the highway interchange of PA Route 136 and Toll Route 66 in Westmoreland County. The alignment would leave Monroeville via the north side of I-376 and follow the northeast side of the Pennsylvania Turnpike. It would cross to the southwest side of the PA Turnpike near Trafford Road and then cross back to the northeast side just east of Route 130 in Penn Township. It would continue through Penn Township and Manor Borough to North Huntingdon Township. It would cross U.S. Route 30 in North Huntingdon Township just east of the Irwin interchange of the Turnpike. It would continue to parallel the Turnpike to SR 3071 (Henry Long Road) where it would generally follow PA Route 136 east to the proposed MAGport Station in Hempfield Township near Toll Route 66.

As of the fourth round of public meetings in August 2002, the C6 alignment is the preferred alternative alignment for this section of the project. However, the preference for one alignment by the local maglev development team does not necessarily mean that it is the automatic final alignment. Once environmental documentation has been submitted to the Federal Railroad Administration (FRA), the FRA has the option of choosing any of the proposed alternatives to move forward.

The project timetable, as of early 2004, calls for a draft Environmental Impact Statement (DEIS) to be published for public review in the summer or fall of 2004, with simultaneous public meetings held for review and comment. The record of decision from the FRA (the formal endorsement by the FRA that a project can

proceed) is expected to be issued in late 2004-early 2005. With this timetable, construction of the Westmoreland County section of the project (the third leg of the project) is predicted to occur in the next 10-15 years.

H. Pedestrian & Bicycle Transportation

Pedestrian and bicycle transportation infrastructure in the county, when not adjacent to existing roadways in the form of sidewalks or the occasional paved berm, can be found in the form of an existing trail network. Primarily on former railroad rights-of-way, trails in the county can be used for a variety of recreational and commuting purposes. Currently, there are three active trails in the county.

- **Youghiogheny River Trail**

The Yough River Trail is the Westmoreland County portion of the Great Allegheny Passage (Cumberland and Pittsburgh Trail), part of the regional trail system which is planned to link Washington D.C. with Chicago. Located along the west bank of the Youghiogheny River, this trail permits many types of recreational activity.

- **Five Star Trail**

The Five Star Trail passes through Greensburg, Hempfield Township, South Greensburg, Southwest Greensburg, and Youngwood. A former rail bed, the Five Star Trail is part of Regional Trail Corporation, a non-profit corporation that promotes the conversion of railroad rights-of-way into recreational trails.

- **PW&S Trail**

The PW&S Trail runs through Cook and Ligonier townships before crossing into Somerset County. Formerly the Pittsburgh, Westmoreland and Somerset Railroad, the trail is 34 miles long and reached through trailheads at Laurel Summit and Linn Run roads. This trail is primarily used for mountain biking.

Many additional trails are in the planning stages throughout the county. The following figure outlines existing and proposed trails in the county. (Please refer to 8. Open Space/Natural Resources for more information on recreational bicycling facilities).

**Figure 7-11
Trails**

I. **Conclusions from Transportation Focus Group Meeting**

A transportation stakeholders' meeting was held on January 13, 2004 to discuss county and regional transportation issues. Attendees included PennDOT, SPC, and county transportation representatives as well as economic development representatives. The meeting closed with the following outcomes:

- High priority TIP projects include the completion of the Route 22 upgrade and implementation of the Laurel Valley Transportation Improvement Project.
- Problem transportation areas in the county include:
 - Route 30 east of Greensburg
 - Former Greengate Mall site
 - Underutilization of Route 66
 - Safety upgrades on Route 66 north of Greensburg
- Traffic light timing and synchronization issues
- Creation of a "beltway" with existing roads from Delmont to Westmoreland Mall area.
- Route 30 congestion makes the road difficult to navigate for commuters.
- EZPass interchanges would make utilization of Turnpike for commuters/transit easier.
- WCTA demand is commuter service to downtown Pittsburgh/Oakland
- Results of Eastern Corridor Transit Study call for commuter rail from New Kensington/Arnold and Greensburg to Pittsburgh.

J. Policy Statements

POLICY:

Develop an integrated transportation system to encourage economic development and to move people and goods efficiently and safely to serve both present and future needs.

GOAL:

Maximize the commitment and utilization of available funding to complete priority projects within scheduled time frames.

ACTION STEP:

Continue to retain a consultant to monitor PennDOT progress and accountability.

ACTION STEP:

Lobby for additional funding for county projects, including federal earmarked, special categorical funding, state spike funding and Appalachia funding.

ACTION STEP:

Develop support and consensus among state legislative and key local officials, and congressional representatives.

ACTION STEP:

Encourage Southwestern Pennsylvania Commission (SPC) to ensure region gets fair share of funding and appropriate distribution for each federal fiscal year.

ACTION STEP:

Encourage completion of projects on the Transportation Improvement Program in an expeditious manner.

GOAL:

Upgrade major corridors to create an effective network connecting each region in the county.

ACTION STEP:

Complete remaining sections of Route 22 upgrade.

ACTION STEP:

Construct Laurel Valley Connector (Sony Connector) and program necessary funds for the remaining Laurel Valley Transportation Improvement Project.

ACTION STEP:

Upgrade various sections of Route 30 to improve efficiency and safety.

ACTION STEP:

Program funds to study capacity and safety upgrade of Route 66 north of Delmont and Route 356 Vandergrift to Freeport.

ACTION STEP:

Lead a multimunicipal planning effort along the Route 30 corridor to produce guidelines for future development and work with existing development to minimize congestion.

ACTION STEP:

Review Route 51 Corridor Study when completed and determine implementation steps.

GOAL:

Protect integrity of through traffic on primary highway system.

ACTION STEP:

Limit curb cuts and encourage connecting service roads in commercial areas.

ACTION STEP:

Discourage highway strip commercial development and support clustered or concentrated developments through changes in local zoning and development regulations.

ACTION STEP:

Encourage vehicular connection between compatible developments.

GOAL:

Reduce/manage congestion on existing roadways to provide improved access to and through urban activity areas.

ACTION STEP:

Work with transportation partners to aggressively implement Intelligent Transportation Systems (ITS) options along major corridors.

Encourage creation of regional transportation services, including periodic retiming of traffic signals to maximize traffic flow.

ACTION STEP:

Identify implementation funding sources to minimize costs to local municipalities.

ACTION STEP:

Complete road improvements designed to reduce/manage congestion and promote safety on existing roadways. Examples include:

- Upgrade various sections of Route 30.
- Complete the Route 366 upgrade of the Parnassus Triangle to Tarentum Bridge.
- Complete access improvement to Jeannette by completing Jeannette Truck Route.
- Complete Route 136 upgrade in Hempfield Township.
- Complete the upgrade of Route 130 to the Export/Harrison City Road.

GOAL:

Promote the utilization of limited access highways to divert traffic from local roads.

ACTION STEP:

Encourage the addition of EZPass interchanges to PA Turnpike at Route 130 and Route 981 (Laurel Valley/Sony Connector).

ACTION STEP:

Consider toll revisions on Route 66 Toll Road to promote additional usage.

ACTION STEP:

Encourage the Turnpike Commission to apply EZPass to the Route 66 Toll Road.

GOAL:

Develop transportation improvements to serve major economic generator centers in the county.

ACTION STEP:

Complete Route 119 Sony Interchange project.

ACTION STEP:

Complete Center Avenue Extension in New Stanton.

ACTION STEP:

Complete Finley Road upgrade in Rostraver Township.

ACTION STEP:

Complete Route 981 Loyalhanna bridge replacement in Derry Township.

ACTION STEP:

Complete upgrading of I-70 Smithton Interchange.

ACTION STEP:

Complete upgrading of I-70 New Stanton Interchange.

GOAL:

Encourage improved transit services to provide alternative means of transportation within Westmoreland County where feasible.

ACTION STEP:

Work with Westmoreland County Transit Authority (WCTA) to increase local transit service in major communities.

ACTION STEP:

Work with WCTA to explore feasibility of on-demand transit service in areas where fixed routes are not feasible.

GOAL:

Improve commuter services to Pittsburgh.

ACTION STEP:

Encourage addition of park-and-ride lots along major transportation corridors.

ACTION STEP:

Support WCTA's efforts to implement Bus Rapid Transit concept along major corridors.

ACTION STEP:

Provide additional buses on existing routes where needed.

ACTION STEP:

Support Port Authority busway extension to Monroeville.

ACTION STEP:

Work with Allegheny Valley Railroad, Norfolk Southern, WCTA, SPC, and other transportation partners to develop commuter rail service between Arnold/New Kensington and Pittsburgh, and Greensburg and Pittsburgh.

ACTION STEP:

Continue to monitor the status of the proposed Maglev project.

GOAL:

Promote expansion of current walking/biking trails and connectivity of existing and planned developments.

ACTION STEP:

Work with local municipalities to develop/amend ordinances to encourage bicycle/pedestrian trails/greenways as integral parts of new developments, acting as community connectors (See also 10. Community Facilities)

ACTION STEP:

Develop a countywide “master trail plan” of potential bicycle/pedestrian network routes to guide local municipalities in establishing said network (See also 10. Community Facilities).

ACTION STEP:

Consider the provision of bicycle/pedestrian facilities, including paved berms, as part of road rights-of-way in appropriate developments (See also 10. Community Facilities).

ACTION STEP:

Complete routes currently in planning stages.

ACTION STEP:

Work with local municipalities and/or groups to obtain funding from Department of Conservation and Natural Resources (DCNR) and PennDOT Transportation Enhancement Program.

GOAL:

Continue improvements to Arnold Palmer Regional and Rostraver Airports to enhance air service.

ACTION STEP:

Assist the Airport Authority in seeking and applying for grants for expansion

ACTION STEP:

Continue to develop the Airpark with anticipation to begin Phase III.

ACTION STEP:

Continue to support the construction of two hangars at Rostraver Airport to encourage additional corporate usage.

GOAL:

Encourage highway alternative means of moving goods inter county/state.

ACTION STEP:

Promote Logistics Park/Intermodal Terminal.

ACTION STEP:

Promote Monessen Three Rivers Marine and Rail Terminal.

ACTION STEP:

Explore the feasibility of implementing air cargo service at Arnold Palmer Regional Airport.

GOAL:

Analyze improvements necessary to create alternative routes to reduce congestion and improve traffic flow.

ACTION STEP:

Consider secondary road upgrade and realignment from Route 30 to Route 66 north of Greensburg.

ACTION STEP:

Support a study focusing on those roads north of Greensburg where development is occurring and future growth is anticipated.

GOAL:

Add community value to transportation improvements by developing a coordinated landscaped corridor or streetscape.

ACTION STEP:

Develop a landscaping theme for Route 22.

ACTION STEP:

Incorporate landscaping into planned entrance improvements to Jeannette, New Kensington, Arnold, Lower Burrell, Latrobe and Monessen.

ACTION STEP:

Designate entrance corridors to the county on major routes and incorporate landscaped plots with appropriate signage

ACTION STEP:

Continue preservation efforts on the Chestnut Ridge Gap on Route 30 from Latrobe to Ligonier.

GOAL:

Improve transportation safety.

ACTION STEP:

Prioritize Transportation Improvement Program projects on the basis of accident rate information.

ACTION STEP:

Work with PennDOT, SPC and other transportation partners to develop safer alternatives for roads with high accident rates.

ACTION STEP:

Encourage completion of safety-related projects in an expeditious manner.

ACTION STEP:

Support installation of gates and/or flashing lights at Class 1 at-grade railroad crossings.

ACTION STEP:

Identify Class 1 at-grade railroad crossings that should be considered for potential elimination.

ACTION STEP:

Work with Class 1 railroads, PennDOT, SPC and other transportation partners to support at-grade railroad crossing elimination.

ACTION STEP:

Support improvements that minimize pedestrian/vehicular conflicts.

K. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
AVR	Allegheny Valley Railroad
BAPG	Brownfields Assessment Grants (EPA)
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CLGGP	Certified Local Government Grant Program (PHMC)
CSX	CSX Transportation
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
EGC	Economic Growth Connection of Westmoreland
FRA	Federal Railroad Administration
HOME	Home Investment Partnerships Program
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
NS	Norfolk Southern Railway Co.
PAAC	Port Authority of Allegheny County
PennDOT	Pennsylvania Department of Transportation
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
PTC	Pennsylvania Turnpike Commission
RTT	Rails-to-Trails Grant Program (DCNR)
SGPWC	Smart Growth Partnership of Westmoreland County
SPC	Southwestern Pennsylvania Commission
WCAA	Westmoreland County Airport Authority
WCDPD	Westmoreland County Department of Planning and Development
WCIDC	Westmoreland County Industrial Development Corporation
WCTA	Westmoreland County Transit Authority

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
TRANSPORTATION PLAN

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Develop an integrated transportation system to encourage economic development and to move people and goods efficiently and safely to serve both present and future needs.				
GOAL: Maximize the commitment and utilization of available funding to complete priority projects within scheduled time frames.		WCDDPD, SPC, PennDOT		Ongoing
Action Step:	Continue to retain a consultant to monitor PennDOT progress and accountability.	WCDDPD	General fund	Ongoing
Action Step:	Lobby for additional funding for county projects, including federal earmarked, special categorical funding, state spike funding and Appalachia funding.	WCDDPD, local legislators	NA	Ongoing
Action Step:	Develop support and consensus among state legislative and key local officials, and congressional representatives.	WCDDPD, local and state legislators, local officials	NA	Ongoing
Action Step:	Encourage Southwestern Pennsylvania Commission (SPC) to ensure region gets fair share of funding and appropriate distribution for each federal fiscal year.	WCDDPD, SPC	NA	Ongoing
Action Step:	Encourage completion of projects on the Transportation Improvement Program in an expeditious manner.	WCDDPD, SPC	NA	Ongoing
GOAL: Upgrade major corridors to create an effective network connecting each region in the county.		WCDDPD, SPC, PennDOT	State, federal highway funds	
Action Step:	Complete remaining sections of Route 22 upgrade	PennDOT	State, federal highway funds	Long

	Recommendation	Responsible Entity	Funding Source	Schedule
Action Step:	Construct Laurel Valley Connector (Sony Connector) and program necessary funds for the remaining Laurel Valley Improvement Program.	PennDOT	State, federal highway funds	Long
Action Step:	Upgrade various sections of Route 30 to improve efficiency and safety.	PennDOT	State, federal highway funds	Long
Action Step:	Program funds to study capacity and safety upgrade of Route 66 north of Delmont and Route 356 Vandergrift to Freeport.	SPC, PennDOT	NA	Short-mid
Action Step:	Lead a multimunicipal planning effort along the Route 30 corridor to produce guidelines for future development and work with existing development to minimize congestion.	WCDPD, SGPWC, SPC	LUPTAP	Short-mid
Action Step:	Review Route Corridor Study when completed and determine implementation steps.	WCDPD	N/A	Short-mid
	GOAL: Protect integrity of through traffic on primary highway system.	WCDPD, PennDOT, SPC	NA	Ongoing
Action Step:	Limit curb cuts and encourage connecting service roads in commercial areas.	WCDPD, local municipalities	NA	Ongoing
Action Step:	Discourage highway strip commercial development and support clustered or concentrated developments through changes in local zoning and development regulations.	WCDPD, local municipalities, SGPWC	NA	Ongoing
Action Step:	Encourage vehicular connection between compatible developments.	WCDPD, local municipalities, SGPWC	NA	Ongoing
	GOAL: Reduce/manage congestion on existing roadways to provide improved access to and through urban activity areas.	WCDPD, PennDOT, SPC		
Action Step:	Work with transportation partners to aggressively implement Intelligent Transportation Systems (ITS) options along major corridors.	WCDPD, PennDOT, SPC	State, federal highway funds	Short-mid

	Recommendation	Responsible Entity	Funding Source	Schedule
	<ul style="list-style-type: none"> Encourage creation of regional transportation services, including periodic retiming of traffic signals to maximize traffic flow. 	WCDPD, PennDOT, SPC	NA	Short-mid
Action Step:	Complete road improvements designed to reduce/manage congestion and promote safety on existing roadways. Examples include:	PennDOT	State, federal highway funds	Mid-long
Action Step:	Identify implementation funding sources to minimize costs to local municipalities.	WCDPD, local municipalities, PennDOT	State highway funds, county and local funds	Ongoing
	<ul style="list-style-type: none"> Upgrade various sections of Route 30. 	PennDOT	State, federal highway funds	Mid-long
	<ul style="list-style-type: none"> Complete the Route 366 upgrade of the Parnassus Triangle to Tarentum Bridge. 	PennDOT	State, federal highway funds	Mid-long
	<ul style="list-style-type: none"> Complete access improvement to Jeannette by completing Jeannette Truck Route. 	PennDOT	State, federal highway funds	Mid-long
	<ul style="list-style-type: none"> Complete Route 136 upgrade in Hempfield Township. 	PennDOT	State, federal highway funds	Mid-long
	<ul style="list-style-type: none"> Complete the upgrade of Route 130 to the Export/Harrison City Road. 	PennDOT	State, federal highway funds	Mid-long
	GOAL: Promote the utilization of limited access highways to divert traffic from local roads.	PennDOT, PTC, SPC	PTC	
Action Step:	Encourage the addition of EZPass interchanges to PA Turnpike at Route 130 and Route 981 (Laurel Valley/Sony Connector).	PTC, WCDPD	NA	Mid-long
Action Step:	Consider toll revisions on Route 66 toll road to promote additional usage.	PTC	NA	Short
Action Step:	Encourage the Turnpike Commission to apply EZPass to the Route 66 toll road.	WCDPD, PTC	NA	Short

GOAL: Develop transportation improvements to serve major economic generator centers in the county.	WCDDP, SPC, PennDOT	State, federal highway funds	Mid-long
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Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Complete Route 119 Sony Interchange project.	State, federal highway funds	State, federal highway funds	Mid-long
Action Step:	Complete Center Avenue Extension in New Stanton.	PennDOT, SPC	State, federal highway funds	Mid-long
Action Step:	Complete Finley Road upgrade in Rostraver Township.	PennDOT, SPC	State, federal highway funds	Mid-long
Action Step:	Complete Route 982 Loyalhanna bridge replacement in Derry Township.	PennDOT, SPC	State, federal highway funds	Mid-long
Action Step:	Complete upgrading of I-70 Smithton Interchange.	PennDOT, SPC	State, federal highway funds	Mid-long
Action Step:	Complete upgrade of I-70 New Stanton Interchange.	PennDOT, SPC	State, federal highway funds	Mid-long
GOAL: Encourage improved transit services to provide alternative means of transportation within Westmoreland County, where feasible.		WCDPD, WCTA, SPC	NA	Short-mid
Action Step:	Work with Westmoreland County Transit Authority (WCTA) to increase local transit service in major communities.	WCDPD, WCTA, SPC	State, federal transit funds	Short-mid
Action Step:	Work with WCTA to explore feasibility of on-demand transit service in areas where fixed routes are not feasible.	WCDPD, WCTA, SPC	NA	Short-mid
GOAL: Improve commuter services to Pittsburgh.		WCDPD, SPC, WCTA, PAAC	State, federal transit funds	Ongoing
Action Step:	Encourage addition of park-and-ride lots along major transportation corridors.	WCDPD, SPC, WCTA	NA	Ongoing
Action Step:	Support WCTA's efforts to implement Bus Rapid Transit concept along major corridors.	WCDPD, SPC, WCTA	NA	Ongoing
Action Step:	Provide additional buses on existing routes where needed.	WCDPD, SPC, WCTA	NA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support Port Authority busway extension to Monroeville.	WCDPD, SPC, PAAC	NA	Ongoing
Action Step:	Work with Allegheny Valley Railroad, Norfolk Southern, WCTA, SPC, and other transportation partners to develop commuter rail service between Arnold/New Kensington and Pittsburgh, and Greensburg and Pittsburgh.	WCDPD, SPC, WCTA, PAAC, AVR, NS, FRA	State, federal transit funds	Mid-long
Action Step:	Continue to monitor the status of the proposed Maglev project.	PAAC, WCDPD, SPC, FRA	NA	Ongoing
GOAL: Promote expansion of current walking/biking trails and connection of existing and planned developments		WCDPD, County parks department, local municipalities, SGPWC	NA	
Action Step:	Work with local municipalities to develop/amend ordinances to encourage bicycle/pedestrian trails/greenways as integral parts of new developments, acting as community connectors (See also 10. Community Facilities)	WCDPD, County parks department, local municipalities, SGPWC	LUPTAP	Short-mid
Action Step:	Develop a countywide “master trail plan” of potential bicycle/pedestrian network routes to guide local municipalities in establishing said network (see also 10. Community Facilities)	WCDPD, County parks department, local municipalities, SGPWC	DCNR-PA Recreation Trails Community Grants State transportation funds	Mid-long
Action Step:	Consider the provision of bicycle/pedestrian facilities, including paved berms, as part of road rights-of-way in appropriate developments (see also 10. Community Facilities)	WCDPD, County parks department, local municipalities, PennDOT, SGPWC	NA	Ongoing
Action Step:	Complete routes currently in planning stages.	Local municipalities		Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Work with local municipalities and/or groups to obtain funding from Department of Conservation and Natural Resources and PennDOT Transportation Enhancement Program.	WCDPD, local municipalities	DCNR, state transportation enhancement funds	Short-mid
GOAL: Continue improvements to Arnold Palmer Regional and Rostraver Airports to enhance air service.		WCDPD, WCAA		Short-mid
Action Step:	Assist the Airport Authority in seeking and applying for grants for expansion.	WCDPD, WCAA		Short-mid
Action Step:	Continue to develop the Airpark with anticipation to begin Phase III.	WCDPD, WCIDC		Mid-long
Action Step:	Continue to support the construction of two hangers at Rostraver Airport to encourage additional corporate usage.	SCDPD, WCAA		Short-mid
GOAL: Encourage highway alternative means of moving goods inter county/state.		WCDPD, WCIDC, EGC	NA	Short-mid
Action Step:	Promote Logistics Park/Intermodal Terminal.	WCDPD, WCIDC, EGC	NA	Short
Action Step:	Promote Monessen Three Rivers Marine and Rail Terminal.	WCDPD, WCIDC, EGC	NA	Short
Action Step:	Explore the feasibility of implementing air cargo service at Arnold Palmer Regional Airport.	WCDPD, WCIDC, WCAA, SPC, EGC	NA	Short-mid
GOAL: Analyze improvements necessary to create alternative routes to reduce congestion and improve traffic flow		WCDPD, SPC, PennDOT	State, federal highway funds	Mid-long
Action Step:	Consider secondary road upgrade and realignment from Route 30 to Route 66 north of Greensburg.	WCDPD, SPC, PennDOT	NA	Mid

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support a study focusing on those roads north of Greensburg where development is occurring and future growth is anticipated.	WCDPD, SPC, PennDOT	NA	Mid
GOAL: Add community value to transportation improvements by developing a coordinated landscaped corridor or streetscape.		WCDPD, SPC, PennDOT	State transportation enhancement funds	Mid
Action Step:	Develop a landscaping theme for Route 22.	WCDPD, SPC, PennDOT	State transportation enhancement funds	Mid
Action Step:	Incorporate landscaping into planned entrance improvements to Jeannette, New Kensington, Arnold, Lower Burrell, Latrobe and Monessen.	WCDPD, SPC, PennDOT	State transportation enhancement funds	Mid
Action Step:	Designate entrance corridors to the county on major routes and incorporate landscaped plots with appropriate signage.	WCDPD, SPC, PennDOT	State transportation enhancement funds	Mid
Action Step:	Continue preservation efforts on the Chestnut Ridge Gap on Route 30 from Latrobe to Ligonier	WCDPD, SPC, PennDOT	State transportation enhancement funds	Mid
GOAL: Improve transportation safety.		WCDPD, SPC, PennDOT		
Action Step:	Prioritize Transportation Improvement Program projects on the basis of accident rate information.	WCDPD, SPC, PennDOT	NA	Short-mid
Action Step:	Work with PennDOT, SPC, and other transportation partners to develop safer alternatives for roads with high accident rates.	WCDPD, SPC, PennDOT	NA	Mid
Action Step:	Encourage completion of safety-related projects in an expeditious manner.	WCDPD, SPC, PennDOT	NA	Short
Action Step:	Support installation of gates and/or flashing lights at Class 1 at-grade railroad crossings.	WCDPD, PennDOT, CSX, NS	NA	Short

	Recommendation	Responsible Entity	Funding Source	Schedule
Action Step:	Identify Class 1 at-grade railroad crossings that should be considered for potential elimination.	SPC, WCDPD, PennDOT, CSX, NS	NA	Short
Action Step:	Work with Class 1 railroads, PennDOT, SPC, and other transportation partners to support at-grade railroad crossing elimination.	SPC, WCDPD, PennDOT, CSX, NS	NA	Short
Action Step:	Support improvements that minimize pedestrian/vehicular conflicts.	SPC, WCDPD, PennDOT	NA	Short

8. OPEN SPACE / NATURAL RESOURCES

A. Existing Conditions

The availability of open space and natural resources provides visual appeal to a community and contributes to overall livability and quality of life to residents. These quality of life factors drive market prices in real estate and make a community more attractive for both developers and prospective homebuyers or renters. In the countywide phone survey, 11.4% of the participants ranked the rural atmosphere in Westmoreland County as something they valued the most (ranked 3rd out of five categories).

i. Environmentally Sensitive Areas

a. Slopes

Steep slopes are those with a gradient of 40% or more, and are best preserved as open space. There are over 76,000 acres of steep slopes within the county, which is approximately 11.5% of Westmoreland County's total land area³¹.

Slopes of 25 % are impractical for industry and commerce development; however, single-family home subdivisions are possible if special care is taken in the design of access roads and septic tanks (if used). Cuts and fills should be kept to a minimum. It is possible to have pastures, forests, vineyards, and cultivated crops on 25% slopes, as long as they do not involve substantial grading.

The following figure identifies areas with slopes of 25% in Westmoreland County.

³¹ Parks Horizons, 2000

**Figure 8-1
Slopes Greater Than 25%**

b. Floodplains

The 100-year floodplain is the area adjacent to a river, stream, or watercourse that would be covered by water in the event of a 100-year flood. A 100-year flood is a flood having a one percent (1%) chance of being equaled or exceeded in magnitude in any given year. Contrary to popular belief, it is not a flood occurring once every 100 years.

Westmoreland County has over 31,000 acres of flood prone land located in the 100-year floodplain, or 4.7% of total land in the county³².

Development is not prohibited in a 100-year floodplain; however, extra mitigative measures may be required of the developer to avoid adverse effects of development in a floodplain. After FEMA identifies those communities which may be within a 100-year floodplain, the communities can participate in a National Flood Insurance Protection Program. The Program assists with the adoption and enforcement floodplain management ordinances to reduce future flood damage.

³² Parks Horizons, 2000

**Figure 8-2
100-Year Floodplains**

ii. Forested Lands

Forests occupy 17 million acres in the state, or nearly 60% of the total land area³³. Most of these 17 million acres are located in relatively small tracts, are privately owned and have less than 42% as an “interior forest”. Interior forests are those that are located greater than 300 feet from a forest edge or road. Many of the interior forests in Pennsylvania have been fragmented by roads and development, which is less desirable and stable as habitat for wildlife species. Even though some of our wildlife has adapted to these “edge” forests, other types of wildlife, which require extensive swaths of forested land as habitat, have been noticeably declining in numbers. This problem is apparent in Westmoreland County, and was observed by various participants in the planning process.

Westmoreland County forests cover approximately 331,700 acres. The Penn State School of Forest Resources estimates this forest land is owned by approximately 12,557 private owners. The value of standing timber in the county is estimated at \$300.2 million, with an annual timber harvest value of \$11.48 million. Forests are mainly deciduous with some coniferous cover. Major species include red oak, black oak, white oak, yellow poplar, sugar maple, beech, hemlock, white pine, ash, black cherry and red maple³⁴.

a. State Game Lands

State Game Lands are used for hunting and trapping of small game, pheasant, grouse and turkey; however, this does not preclude other types of non-hunting recreational activities such as hiking, bird watching, and skiing in the winter. Not only does the Pennsylvania Game Commission monitor the number of animals that are trapped and hunted on State Game Lands, they also provide educational classes on hunting and trapping and other informational wildlife programs.

The Pennsylvania Game Commission manages 1.4 million acres of state game lands. There are three State Game Lands located in Westmoreland County. They include Game Lands 153, 42 and 296. State Game Land 153 is located partly in Westmoreland County and partly in Indiana County near the towns of Bolivar and Robinson, and is comprised of 2,927 acres. State Game Land 42 is located partly in Westmoreland County and partly in Somerset County near the town of New Florence, and is comprised of 14,618 acres. State Game Land 296 is located partly in Westmoreland County and partly in Fayette County near the town of Jacobs Creek, and is comprised of 2,022 acres.

³³ DCNR, 2003

³⁴ Parks Horizons, 2000

b. State Forests

Forbes State Forest contains over 20 separate tracts of State Forest Land in Fayette, Somerset, and Westmoreland counties. The total acreage is over 50,000 acres, and most of the Forbes State Forest lies along Laurel Ridge. For administrative purposes, Forbes State Forest has been divided into five manageable divisions: Blue Hole Division, Braddock Division, Linn Run Division, Kooser Division, and Negro Mountain Division.

Also within Forbes State Forest lie Roaring Run Natural Area, Mt. Davis Natural Area and Spruce Flats Wildlife Management Area.

Within, surrounding and adjacent to Forbes State Forest are six state parks (Laurel Ridge State Park, Kooser State Park, Laurel Hill State Park, Linn Run State Park, Laurel Mountain State Park, and Ohiopyle State Park) and three picnic areas. In addition to these developed facilities, there are a number of undeveloped points of interest for activities such as backpacking and back-country skiing.

c. National Forests

There are no national forests located in Westmoreland County.

iii. Watersheds / Wetlands / Water Bodies

a. Watershed

A watershed is the area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake, or groundwater. They are delineated by the United States Geological Service (USGS) using a nationwide system based on surface hydrologic features. In Westmoreland County, there are 11 watersheds that may overlap county boundaries and in recent times, have become prominent boundaries for planning activities and studies. These 11 watersheds include:

- Indian Creek watershed
- Jacobs Creek watershed
- Kiskiminetas watershed
- Loyalhanna Creek watershed
- Pucketa-Chartiers watershed
- Sewickley Creek watershed
- Turtle Creek watershed
- Allegheny River watershed
- Conemaugh River watershed
- Monongahela River watershed
- Youghiogheny River watershed

The eleven watersheds are depicted on the following figure.

**Figure 8-3
Watersheds**

All of the creek-based watersheds either have watershed plans or assessments in place, or are currently developing such plans. In addition, the Turtle Creek watershed is the only watershed in the county that has an Act 167 plan in place, which is in need of an update. Various policies and strategies for watershed protection outlined in these documents are incorporated in the policies of this plan.

The Westmoreland Conservation District identified the following issues regarding watersheds as high priorities for the county:

- Erosion and sedimentation. A result of increased development in rural and suburban areas, erosion and sedimentation affect lower parts of all watersheds. Sedimentation causes the largest impact to streams by volume.
- Stormwater management/flooding. As development continues throughout the county, infrastructure put in place to move stormwater quickly to creeks and tributaries often has a detrimental affect on communities downstream. Since the water moves to the creeks faster, the volume of the creek is higher earlier on in a storm. This moves the water to larger water bodies more quickly, often reaching rivers when they are still rising. This phenomenon results in regular flooding of low-lying areas.
- Acid mine drainage (AMD). AMD has the biggest negative impact on water quality in the county. Treatment of AMD in the county primarily consists of passive treatment systems through engineered wetland treatment cells. Beyond the short-term need of locating land suitable for use in this process, long-term maintenance of passive treatment systems also is an issue.
- Act 167 plans. Act 167 plans regulate land and water use for flood control and stormwater management purposes. The Sewickley Creek Watershed and the Pucketa-Chartiers Watershed were identified as two areas of the county that could benefit from Act 167 plans. The Sewickley Creek area has experienced increased development, with resultant sedimentation and erosion issues that impact the creek. The Pucketa-Chartiers Watershed, with large amounts of land developed over time, has regular flooding problems in the lower part of the watershed. Act 167 plans would help to mitigate these issues in each watershed.

b. Wetlands

Wetlands refer to areas inundated or saturated with surface ground water at a frequency and duration adequate to support, and under normal circumstances do support, vegetation typically adapted for growth in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, estuaries and similar areas. The National Wetlands Inventory

identifies over 2,500 acres of wetlands in Westmoreland County, which is about 0.5% of the total land coverage in the county. The Sewickley Creek Wetlands Interpretive Area, located in Hempfield Township, is probably the most well-known protected section of wetlands in Westmoreland County.

c. Army Corps of Engineers Lakes

There are two Army Corps of Engineers lakes in Westmoreland County.

- **Loyalhanna Lake**

The Loyalhanna Lake is owned and operated by the Army Corps of Engineers and consists of a dam site, a group campground site, Bush Recreation Area (individual camping sites), and various access sites to the water. The total site is comprised of 3,722 acres, although the reservoir itself is comprised of 1,607 acres. Popular activities include fishing, boating, picnicking and camping. Authorized by the Flood Control Acts of 1936 and 1938, Loyalhanna Lake is one of the 16 flood control projects in the Pittsburgh District. It provides flood protection to the lower Loyalhanna Creek and Kiskiminetas River valleys as well as the lower Allegheny and upper Ohio Rivers. The dam is located on the Loyalhanna Creek, 4.5 miles south of its junction with the Conemaugh River at Saltsburg, in which Loyalhanna Creek and the Conemaugh River form the Kiskiminetas River.

- **Conemaugh River Lake**

The Conemaugh River Lake is the second area owned and operated by the Army Corps of Engineers in Westmoreland County. It is situated northeast of the Loyalhanna Lake site near the town of Blairsville. The site is made up of the damsite recreational area, two hunting areas (one of which is accessible for persons with disabilities), and the Blairsville Recreational Area. In addition to hunting, activities such as boating, wildlife viewing, hiking (West Penn Trail), educational tours and picnicking are popular. No camping facilities are available.

d. Miscellaneous Lakes, Dams, Creeks and Streams

There are numerous lakes, dams, creeks and streams in Westmoreland County. The following water bodies are the ones which are most popular in the county, and are part of a formal park system.

- **Donegal Lake**

Donegal Lake is comprised of 232 acres and is owned and managed by the Pennsylvania Fish and Boat Commission. It participates in the Select Trout-Stocked Lake Program, which means that anglers can fish at the lake in the month of March, when most lakes are closed to fishing. The lake is stocked early with a portion of the

spring trout's allotment, and anglers are permitted three fish per day at a minimum size of 7".

- Bridgeport Dam

Bridgeport Dam is part of the County Parks system located in Mt. Pleasant. The facility is a flood control dam located on Jacob's Creek that offers fishing, hunting, and nature study opportunities. This 70-acre lake, a continuation of the wetlands along Brush Run & Jacobs Creek, includes a boat launch. The fishery is managed by the Pennsylvania Fish Commission.

- Cedar Creek

Cedar Creek is located in Cedar Creek Park, another facility owned and operated by the County Parks system. The creek has created a gorge over time which offers views from a trail that runs alongside the creek. The creek and Youghioghene River Trail (portions located within Cedar Creek Park) provide fishing, and some portions of the Youghioghene River Trail are stocked by the Pennsylvania Fish and Boat Commission.

- Mammoth Lake

Mammoth Lake is part of Mammoth Park, another facility owned and operated by the County Parks system. The fresh water lake itself is comprised of 24 acres that is stocked with trout by the Pennsylvania Fish and Boat Commission, and also participates in the Select Trout-Stocked Lake Program.

- Northmoreland Lake

Northmoreland Lake is part of Northmoreland Park, another facility owned and operated by the County Parks system. The fresh water lake itself is comprised of 17 acres of fresh water that is stocked with trout by the Pennsylvania Fish and Boat Commission, and also participates in the Select Trout-Stocked Lake Program.

- Upper and Lower Twin Lakes

Upper and Lower Twin Lakes are part of Twin Lakes Park, another facility owned and operated by the County Parks system. The Pennsylvania Fish and Boat Commission stocks both lakes with game fish, and they also participate in the Select Trout-Stocked Lake Program. Many people utilize the Twin Lakes for ice fishing, trail walking, and picnicking in the park's pavilions.

- Indian Lake

Indian Lake is located in North Huntingdon Township. In addition to the lake itself, there is a half-mile walking trail around the lake.

- Streams

There are 2,200 miles of streams in Westmoreland County, of which 940 have been assessed by the Pennsylvania Department of Environmental Protection (DEP).

iv. Minerals

There are two major types of mining activities in Westmoreland County: surface mining for bituminous coal, and deep and surface mining for industrial minerals such as sand, gravel, shale, slag, sandstone, limestone, clay, topsoil, and “other” sedimentary minerals. Overall, the Pennsylvania DEP’s Office of Mineral Resources Management is responsible for administration of environmental regulatory and safety programs related to surface and underground mining of coal and industrial minerals.

Mineral extraction may impact water supply sources, and mineral extraction is governed by statutes that specify replacement and restoration of water supplies affected by such activities.

a. Bituminous Coal Mining

Bituminous coal can be mined from either surface or underground mines. In Westmoreland County there are 10 operators operating 12 surface mines, and one preparation plant. No underground bituminous mining occurs in Westmoreland County. Production tonnage, number of employees and number of mining operation sites for surface bituminous coal mining varied significantly from year to year between 1999 and 2002. The overall changes during this time period saw a 23.5% decrease in mining sites, a 9.8% increase in total employees and a 20.9% increase in production. The following table has more information on coal production in the county.

**Table 8-1
Bituminous Surface Mining Westmoreland County
(1999 – 2002)**

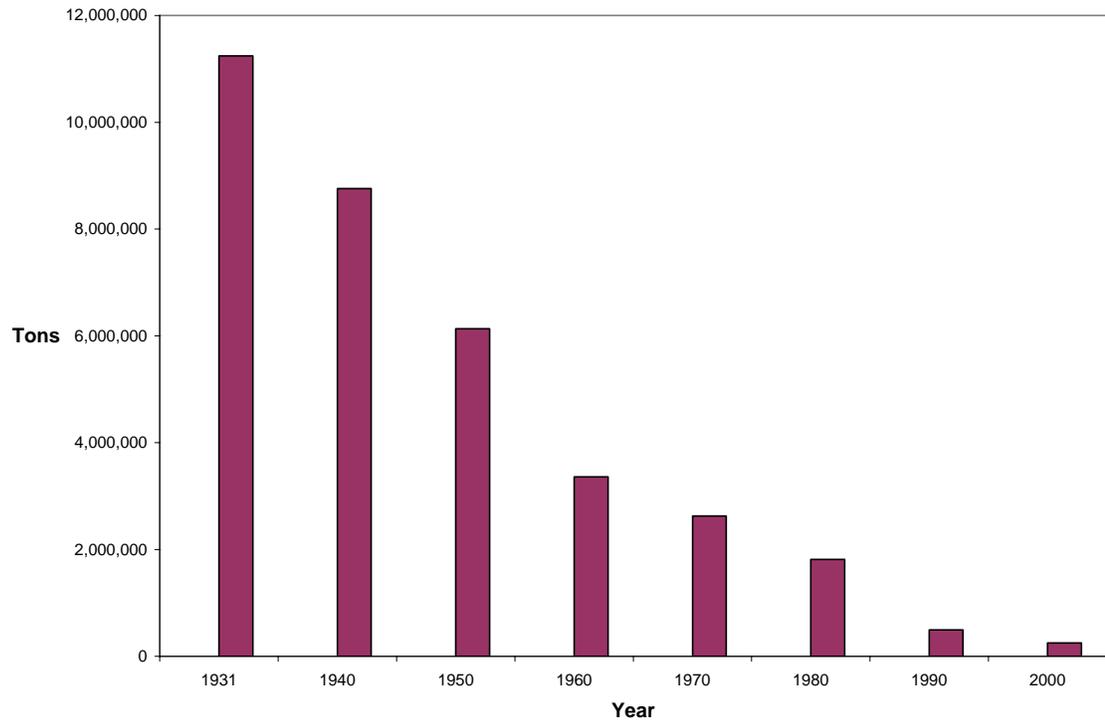
	1999	2000	2001	2002	% change (1999 - 2002)
Total Number of Mining Sites*	17	13	15	13	-23.5%
Total Employees	92	52	93	101	9.8%
Total Production (tons)	752,522	247,496	638,199	910,102	20.9%

*Includes surface mines, refuse reprocessing sites, and preparation plants

Source: PA Department of Environmental Protection

Bituminous coal production was once a large part of the economy in Westmoreland County. Overall, bituminous coal production has steadily decreased between 1931 and 2000 in Westmoreland County, most specifically by 72.8% between 1980 and 1990 in Westmoreland County, and by 49.9% between 1990 and 2000. The following figure outlines the decrease in production during this time period.

Figure 8-4
Bituminous Coal Production in Westmoreland County
(1931 – 2000)



Source: PA Department of Environmental Protection

b. Industrial Minerals Mining

Industrial minerals mining is on the upswing in Westmoreland County. Total production in 2002 was approximately 3.4 million tons for both surface and underground operations. Over 80% of the production came from underground mines, with the remainder from surface mines. In 2002, limestone was mined from three underground mine operations in Westmoreland County. Cinders, clay, sandstone, shale, slag, and topsoil were mined from nine surface mines.

Underground mining production has increased steadily since 2000, rising 33.2% during that time. In contrast, surface mining production has decreased by 74.9% since 1999. The following table displays more information on industrial mining in the county.

**Table 8-2
Deep and Surface Industrial Minerals Production
Westmoreland County (1999 – 2002)**

Industrial Underground Mining

	1999	2000	2001	2002	% change (1999 - 2002)*
Total Number of Mines	2	3	3	3	50.0%
Total Employees	64	80	98	108	68.8%
Total Production (tons)	-	2,046,076	2,248,829	2,725,134	33.2%

Industrial Surface Mining

	1999	2000	2001	2002	% change (1999 - 2002)
Total Number of Mines	15	10	7	9	-40.0%
Total Employees	117	97	36	40	-65.8%
Total Production (tons)	2,630,858	1,851,956	645,370	661,368	-74.9%

Source: PA Department of Environmental Protection

* - Because there was no production of underground mining in 1999, the percent change in production is between 2000 and 2002.

Mining is an important activity in Westmoreland County. In 2002, bituminous coal mining and industrial mineral mining employed 249 persons. Given that the DEP is responsible for developing and evaluating policies, procedures, and regulations for surface and underground mining, mining continues to be a proper utilization of a prime natural resource that provides an important economic development opportunity.

c. Abandoned Mine Reclamation

The Pennsylvania DEP Bureau of Abandoned Mine Reclamation (state) and U.S. Department of the Interior Office of Surface Mining (federal) oversee mine reclamation activities in Pennsylvania.

“Priority 1” sites included dangerous highwalls, impoundments, embankments, hazardous gases, abandoned equipment/facilities, subsidence, and vertical openings. “Priority 2” sites include clogged streams, polluted water, and underground mine fires. “Priority 3” sites

include gob piles, coke breeze, pits, spoil areas, mine openings, and mine drainage.

There are 14 “Priority 1” abandoned mine reclamation sites in the county, and the total cost to reclaim them is \$928,659. There are 55 “Priority 2” sites, and the total cost to reclaim them is \$16,836,943. There are at least 35 “Priority 3” sites, and the total cost to reclaim them is \$13,479,351. There are many more “Priority 3” sites that exist but are not listed.

In October of 2000, the Western Pennsylvania Coalition for Abandoned Mine Reclamation (WPCAMR) was awarded a DEP Growing Greener Grant to establish “Project Gob Pile”. This project located, evaluated, and prioritized more than 100 coal mine refuse piles in Westmoreland County. According to the gob pile study, there are 102 coal waste piles in the county with an excess of 10 million tons of coal waste in the 102 piles, cumulatively. The County Soil Survey showed 120 piles in 1965; thus, some have since been reprocessed and remediated. As a result, Project Gob Pile serves as a template for the assessment, removal and reclamation of such piles in Westmoreland County.

d. Acid Mine Drainage

Of the 940 miles of streams in Westmoreland County that have been assessed by the Pennsylvania DEP, 19% are considered “impaired”, and 84% of these streams are impaired by acid mine drainage.

Acid mine drainage results when the mineral pyrite is exposed to air and water, resulting in the formation of sulfuric acid and iron hydroxide. Pyrite is commonly present in coal seams and in the rock layers overlying coal seams. Acid mine drainage formation occurs during surface mining when the overlying rocks are broken and removed to retrieve the coal. It can also occur in deep mines which allow the entry of oxygen to pyrite-bearing coal seams.

Several acid mine drainage mitigation projects are ongoing in Westmoreland County with the various watershed organizations, and are mostly funded by the State’s Department of Environmental Protection. In addition, education and outreach is offered by the Western Pennsylvania Coalition for Abandoned Mine Reclamation based in Greensburg.

B. Agricultural Preservation Plan

i. Background

The U.S. Department of Agriculture's National Agricultural Statistics Service conducts a Census of Agriculture every five years. The 2002 Census is the most recent.

Westmoreland County had 1,353 farms in 2002, 2.3% of the 58,105 farms in the state. The county's farms account for 150,967 acres, 1.9% of total farm acreage in Pennsylvania. Over 23% of the land in the county is used for farming. The following table highlights county agriculture data since 1992.

**Table 8-3
Census of Agriculture Overview Data
Westmoreland County (1992 – 2002)**

	1992	1997	2002
Number of farms	1,139	1,035	1,353
Land in farms (acres)	153,897	147,823	150,967
Average farm size (acres)	135	143	112

Source: U.S. Department of Agriculture

Although the number of farms had been declining, the 2002 Census of Agriculture posts a 30.7% increase in the number of farms since 1997 (1,035 farms). The average size of farms in the county was 112 acres in 2002, a 21.7% decrease in size from 1997 (143 acres). The increasing number of farms and decreasing average size per farm appears to refute the widely held perception that smaller family-run farms in Westmoreland County are in decline.

Formerly farms were classified under a standard industrial classification, but in 1993, due to trade agreements between Canada, Mexico, and the United States, a new classification system was adopted and adjustments were made for trade purposes. This new system, the North American Industry Classification System (NAICS), was adopted by the U.S. Census of Agriculture. It is also reflected in the Pennsylvania Agricultural Statistics Service data. The new classification system encompasses tree farms and other types of agriculture-related farms that had not previously been included in census counts. Thus, the numbers shown in subsequent census counts added new industries to the farm county, and increased the numbers. In addition, there were changes made to the definition of a farm, based on the dollar value of crops or agricultural products produced that also influenced the increase in numbers. Smaller family farm operations that may have not been previously included in the Census count are now added. These changes may explain the numeric changes noted above.

ii. Agricultural Soils

Prime agricultural soils are any soils defined as belonging to Agricultural Capability Classes I, II, III and IV set by definition according to the United States Department of Agriculture (USDA), Natural Resources Conservation

Service, soils of statewide significance and/or the individual county's listing of prime agricultural soil or additional importance prime soils.

The classification of prime farmland soils is land that is naturally more suited for farming and is level to gently rolling. These soils have 36 inches or more to bedrock, are fairly free of stones, and well drained. Water will move through these types of soils at an acceptable rate. Prime farmland soils have nothing to do with fertility, as this can be improved with the adding of manure and fertilizers. Soils of statewide importance are very similar to prime farmland, but usually have steeper slopes or wetter soils.

The USDA states that prime farmland is best suited for food, feed, forage, fiber, and oilseed crops, and produces the highest yields with minimal inputs of energy and economic resources. Consequently, farming on prime agricultural soils results in the least damage to the environment.

In 1955, the first soil survey in Westmoreland County was initiated, and the field work was completed by 1968. A computerized database and maps completed in 2001 make up the most recent revision of the survey. The updated soil survey is available as a hard copy, on CD Rom and online. Most recently, a cooperative, regional soil survey (including Westmoreland County) has been completed by the Natural Resources Conservation Service.

There are seven main soil associations³⁵, and approximately 125 soil types identified in Westmoreland County. Approximately 18% of all soil in the county is considered to be prime farmland, while an additional 37% is considered to be of statewide importance. Combining these two percentages, over 50% of the soil in Westmoreland County is excellent or suitable for farming activities. This statistic explains why agriculture is considered to be one of the county's main industries.

iii. **Tools for Preserving Valuable Farmland**

Since 1994, by executive order of the governor of Pennsylvania, there has been an Agricultural Land Preservation Policy in Pennsylvania that applies to all agencies under the governor's jurisdiction. They are ordered and directed to seek to mitigate and protect against the conversion of primary agricultural land.

In addition, the Municipalities Planning Code (MPC) requires all comprehensive plans to identify a plan for the preservation and enhancement of prime agricultural land³⁶. The following are tools and recommendations that are either currently being used or could be used in Westmoreland County for preserving the remaining important agricultural lands.

³⁵ Westmoreland County Soil Survey, 2001.

³⁶ MPC, Section 301.a.7.iii

a. Agricultural Security Areas

The Westmoreland County Agricultural Land Preservation Program also operates within the guidelines of the Agricultural Security Areas Law (Act of June 30, 1981, P.L. 128, No.43), and monitors those agricultural security areas in Westmoreland County. Agricultural Security Areas (ASA) are tools for strengthening and protecting agriculture in Pennsylvania. There is a total of 83,081 acres of land located within an ASA in Westmoreland County. This is 12.7% of the total land.

ASAs are established on a voluntary action by the landowners, requesting the local governing body to create an ASA. This tool for protecting our farms and farmland from encroachment of non-agricultural uses provides benefits to farmland in three ways:

- The local officials agree to support agriculture by not passing nuisance laws, which would restrict normal farming operations.
- Limitations are placed on the ability of government to condemn farmland in the ASA for highways, parks, schools, etc.
- Landowners will be eligible to voluntarily apply to sell a conservation easement to the commonwealth and/or the county.

These security areas are reevaluated every seven years; however, new parcels of farmland may be added to an established ASA at any time. A combined minimum of 250 acres is required for the establishment of an ASA. An ASA may include non-adjacent farmland parcels of at least 10 acres or be able to produce \$2,000 annually from the sale of agricultural products.

b. Agricultural Easement Program

Agricultural conservation easements prevent the development or improvement of the land for any purpose other than agricultural production. Conservation Easements purchased by the Westmoreland County Agricultural Land Preservation Program are perpetual. In addition to the purchase of easements, the program is designed to accept the donation of conservation easements.

Today, Pennsylvania leads the nation in the total number of farms and total acres preserved for agriculture. Pennsylvania, as a matter of public policy, is preserving farmland at a speed greater than any other state.

The Agricultural Conservation Easement program was developed to strengthen Pennsylvania's agricultural economy and protect prime farmland. As of October 2004, 2,491 farms that include 287,878 acres have been approved for easement purchase in Pennsylvania. In Westmoreland County, 51 farms encompassing approximately 7,500 acres are protected by an agricultural conservation easement in perpetuity. Applications are accepted annually from landowners who want to protect their farm.

**Figure 8-5
Agricultural Security Areas**

c. Pennsylvania State Act 442

Land Preservation for Open Space Uses (Act 442, as amended) authorizes the Commonwealth of Pennsylvania, counties, and local government units therein to preserve, acquire, or hold land for open space uses. Specific authorization is given to local governments to impose new taxes for open space purposes, subject to voter approval.

d. Pennsylvania State Act 319

Act 319 of 1974, commonly referred to as the "Clean and Green Act" was designed to provide a method for determining the value of land based on its use rather than on the fair market value. This approach in determining the assessed valuation often yields a lower value than fair market value. In turn, a lower tax bill results as the tax millage rate is applied to a lower assessed value. The following map shows those areas in Westmoreland County which receive a Clean and Green tax assessment preferential status.

**Figure 8-6
Clean and Green Tax Preferential Lands**

e. The Right-to-Farm Law

The Right-to-Farm Law reduces the loss to the Commonwealth of its agricultural resources by limiting the circumstances under which agricultural operations may be the subject matter of nuisance suits and ordinances.

f. Municipalities Planning Code (MPC)

The Pennsylvania Municipalities Planning Code (MPC) specifies that a comprehensive plan shall include a plan for the protection of natural resources (including prime agricultural land), identify a plan for prime agricultural land preservation and enhancement, encourage the compatibility of land use regulations with existing agricultural operations, and recognize that commercial agriculture production may impact water supply sources. Zoning ordinances authorized under the MPC may promote, permit, prohibit, regulate, restrict, and determine protection and preservation of prime agricultural land and activities, protect prime agricultural land and farmland, and may promote the establishment of agricultural security areas. Zoning ordinances can encourage the continuity, development, and viability of agricultural operations and may not restrict agricultural operations or changes to or expansions of agricultural operations in geographic areas where agriculture has traditionally been present unless the agricultural operation will have a direct adverse effect on the public health and safety. Zoning classifications may be made within any district for the regulation, restriction, or prohibition of uses and structures at, along, or near agricultural areas.

g. Transfer of Development Rights (TDRs)

The MPC enables municipalities to institute a municipal or multi-municipal Transfer of Development Rights (TDR) program. As for traditional neighborhood developments, the MPC gives guidance for the provision of open space. Under the procedure for a landowner curative amendment, the governing body must consider the impact of the proposal on the preservation of agriculture. The MPC specifies that various laws regulating agriculture and mining may preempt local regulations under the MPC.

Transfer of Development Rights (TDRs) refers to a method for protecting land by transferring the "rights to develop" from one area and giving them to another. This approach involves severing the right to develop an area that the public wishes to preserve in low density or open space (or for agricultural purposes, in this example) and transferring those rights to another site where higher than normal density would be tolerated and desirable. Currently, Westmoreland County does not currently employ this method of preserving valuable farmland. This concept, however, could provide an additional way of protecting important natural resources.

iv. Agencies Supporting Agricultural Preservation

a. Westmoreland County Agricultural Land Preservation Program

The Westmoreland County Agricultural Land Preservation Program was developed in 1990 to conserve and protect agricultural lands and assure that farmers in Westmoreland County have sufficient agricultural lands to provide farm products for the people of the county and Pennsylvania. The county program has been approved by the Pennsylvania Department of Agriculture, and operates within the guidelines of the *Agricultural Security Areas Law (Act of June 30, 1981, P.L. 128, No. 43)*.

The mission is to protect viable agricultural lands by acquiring voluntary agricultural conservation easements, which prevent the development or improvement of the land for any purpose other than agricultural production.

Further, it is the purpose of this program to:

- Encourage landowners to make a long-term commitment to agriculture by offering them financial incentives and security of land use.
- Protect farms in agricultural security areas from incompatible non-farmland uses that may render farming impractical.
- Protect normal farming operations from complaints of public nuisance against normal farming activities.
- Assure conservation of viable agricultural lands in order to protect the agricultural economy of Pennsylvania.
- Provide compensation to landowners in exchange for their relinquishment of the right to develop their private property.
- Maximize agricultural conservation easement purchase funds and protect the investment of taxpayers in agricultural conservation easements.
- Use available funds to obtain the maximum agricultural conservation easement acreage.

b. Westmoreland County Conservation District

The Westmoreland County Conservation District is a subdivision of state government at the county level. This District is governed by a volunteer board of directors. District programs range from science-based conservation efforts to serving as a clearinghouse for public information and education. The Westmoreland Conservation District advances its programs by creatively linking the support of individuals, organizations, and agencies equally committed to the wise use of natural resources. Its major programs include:

- Agriculture Conservation
- Conservation Education
 - Envirothon

- Water Quality
- Demonstration Projects
 - Interpretive trails (Ann Rudd Saxmann Natural Park)
 - Arboretum (Donohoe Center)
 - Backyard compost (Donohoe Center)
 - Energy Conservation/Recycling/Adapted Reuse (WCD office)
 - Forestry demo area (Loyalhanna Gorge)
- Forest Management
- Greenways/Riparian Buffers
- Land Reclamation
- Land Use Planning
- Nutrient Management
- Soil Erosion and Sedimentation Control
 - Flood Control Projects
- Stream Encroachment/Wetlands
- Water Conservation
- Watershed Restoration/Planning/Support
- WPCAMR
- Natural Resources Inventories
 - Soil Survey
 - Geographic Information System

Currently, the Westmoreland County Conservation District has the following objectives for conserving agricultural soil, while promoting the agricultural industry:

- Continue to support the county's Farmland Preservation Program.
- Provide technical expertise to assist the county and state in developing the important planning tools to advance the Farmland Preservation Program (i.e., mapping, database management, GIS).
- Work with farmers, other agencies and organizations to help establish a strategic plan for agriculture in the county.
- Work one-on-one with farmers, providing technical assistance for all aspects of conservation planning.
- Continue to identify resources, build partnerships, and pursue opportunities for creative funding to advance the Farmland Preservation Program.

- Increase agricultural awareness in schools and among community groups.
- Develop a systematic fundraising campaign, targeting key private-sector donors.

c. Westmoreland County Farm Bureau, Region 5, District 16

There is an active Farm Bureau in Westmoreland County under the auspices of the Pennsylvania Farm Bureau. The Pennsylvania Farm Bureau is a professional organization that is financed and controlled by members. Annual membership in Westmoreland County Farm Bureau is \$70.00, and benefits include educational programs and lobbying opportunities as well specialized group services and discounts. There are 54 County Farm Bureaus in Pennsylvania.

d. Pennsylvania Department of Agriculture

The Pennsylvania Department of Agriculture encourages, protects and promotes agriculture and related industries throughout Pennsylvania, one of the leading industries in the state. The department's regional office, whose coverage includes Westmoreland County, is located in Gibsonia.

e. USDA's Natural Resources Conservation Service (NRCS)

The NRCS provides assistance to land users (including farmers) in planning and installing conservation practices on their land. Major objectives include the reduction of soil erosion, improving water quality, and other environmental improvements. They cooperate and partner with the Westmoreland County Conservation District.

f. USDA's Farm Service Agency

The U.S. Department of Agriculture's Farm Service Agency (FSA) provides federal farm programs to county farmers that stabilize farm income, help conserve land and water resources, provide credit to new and disadvantaged farmers, and help farm operations recover from the effects of disaster.

In the 1930s, Congress set up a unique committee system under which federal farm programs are administered. Using this system, county farmers, who are eligible to participate in farm programs, elect a three to five person committee which supervises FSA's service center operations and makes decisions on how to apply to programs locally.

g. PSU Cooperative Extension, Westmoreland County

The Cooperative Extension has a Small Acreage Management Program. This program provides education, training and assistance to people who farm small tracts of land or "farmettes". For farmers who want to go into full-time status on their farm, the Cooperative Extension also provides training for farm managers to increase their understanding of

business planning and analysis through workshops, newsletters, and one-on-one visits.

v. Conclusions from Agricultural/Environmental Focus Group Meeting

On December 8, 2003, members of the environmental and agricultural communities voiced what they perceived to be the strengths, weaknesses, opportunities, and threats facing the natural resources in Westmoreland County. Members were present from the county's Agricultural Land Preservation Board, Penn State Cooperative Extension, Westmoreland County Conservation District, Westmoreland County Smart Growth Partnership, in addition to several private farmers. The meeting closed with the following outcomes:

- Farmers want to preserve agriculture as a way of life in Westmoreland County. But they also want the ability to sell agricultural land for development in order to achieve financial security.
- The Agricultural Land Preservation Board has designated "important agricultural areas" on a map based on various criteria. Their efforts are focused on preserving these areas.
- Loss of agricultural land in Westmoreland County is a threat.
- Due to the fragmentation of the land base, there are fewer family owned/operated farms.
- Agricultural Security Areas are the first step in preserving agricultural land – Agricultural Easements preserve agricultural land in perpetuity.
- Woodlot owners tend to sell off their timber first, then the land.
- Westmoreland County would benefit from a value-added timber industry – all raw materials are shipped out of the county.
- Residents in Westmoreland County don't have many possibilities to buy natural resource products locally (e.g., fruits, vegetables, milk products, lumber, etc.).
- Given that agriculture is the number one industry in Pennsylvania and Westmoreland County, there needs to be a better way of marketing it as a business.

vi. Recommendations for Preserving Agricultural Land

- Improve coordination between Westmoreland County's Planning and Development Department and the various agencies that support agricultural preservation listed above.
- Westmoreland County can support the Westmoreland County Farmland Preservation Program by allocating a certain amount of funds (in addition to the funds obtained from the state) to the Easement Purchase Program.

- The County's Department of Planning and Development should maintain a list of ongoing grant and low-interest loan programs (administered by the agencies listed above) for agricultural activities.
- Promote "Agriculture as a Business" with special economic development tools (i.e., offer tax breaks on equipment for farmers who farm as their primary occupation, grant and loan programs with USDA's Rural Development for start-ups).
- Complete mapping of current agricultural security areas, "important agricultural areas", and the Clean and Green Preferential Tax Assessment parcels.
- Conduct a local agriculture census on an annual basis (national agriculture census is undertaken every 5 years; the next agricultural census will occur in 2007).
- Consider establishing a Transfer of Development Rights program as directed by the MPC.
- Expand the Agricultural Education program at the Central Westmoreland Career and Technical Center in New Stanton.

vii. Energy Conservation Plan

In September 2002, the Westmoreland County Board of Commissioners announced a contract with NORESKO, a Division of Equitable Resources, to develop an \$18 million energy savings program that saves taxpayer dollars and improves the energy efficiency of county facilities. Using the energy-cost savings to pay for the project allows the county to improve facilities by leveraging existing operating budgets. The improvements will not only save taxpayers money, but they also will help conserve non-renewable sources of energy. Over the next 20 years, the county expects a savings of more than \$18 million through this program. Under the contract, NORESKO guarantees the savings and is responsible for paying the difference if the proposed savings are not fully realized.

The following recommendations will reduce the per capita use of fossil fuels and other non-renewable sources of energy through the efficient and appropriate use of all energy. The recommendations also promote the conservation of non-renewable energy resources and the development of local, renewable resources to ensure that an adequate supply will be available to Westmoreland County residents at a reasonable cost:

- Encourage and support the highest possible current and future energy efficient design standards in all development and construction
- Identify, monitor and protect sites of energy supply, especially, but not limited to, wind and water power
- Support efforts to investigate and establish appropriately scaled units of renewable energy production

- Promote development of renewable energy resources, including but not limited to solar, wind, and water
- Continue efforts of cooperation and communication between citizens, utilities, local governments and state and federal agencies concerning energy-related issues and programs
- Continue to provide information, technical assistance and otherwise demonstrate energy conservation
- Continue energy conservation planning program (Westmoreland County Conservation District) in efforts to guarantee a reasonable level of energy self-sufficiency
- Support the Penn State Cooperative Extension's hybrid wind and solar energy generation system at the Donohoe Center Complex in Greensburg. This system will be used to develop educational programs for farmers and rural residents throughout the region.
- Establish standards to guide the appropriate and efficient use of energy in programs, purchases and practices
- Establish a carpooling program that streamlines the process and provides incentives to participate
- Encourage commuting with the Westmoreland County Transit Authority buses
- Work with the Westmoreland County Transit Authority to increase frequency of popular routes, and create additional routes where needed
- Support Maglev
- Support ongoing programs for resource recovery and recycling of solid wastes
- Assist local governments to promote the use of conservation, solar and other renewable sources of energy supply

C. Conclusions

The trend to preserve and protect natural resources and open space in Westmoreland County has become more apparent over the past decade, as new conservation groups form and residents from the City of Pittsburgh and other neighboring counties relocate and/or retire to Westmoreland County for a better quality of life. In the same vein, quality of life is achieved when employment opportunities are available for residents. Thus, a trend to not only conserve and protect, but develop the abundant natural resources (i.e., timber, agricultural products, minerals, etc.) in a sustainable fashion has been taking place. Added to this is the utilization of the county's natural resources (i.e., rivers, hiking trails, lakes, forested lands, etc.) for eco-tourism opportunities. These activities also bring added revenues to the county. The following conclusion statements are addressed by the corresponding policies, goals, and action steps recommended for preserving open space and natural resources in Westmoreland County:

- Because Westmoreland County is experiencing increased development pressure in some areas, protecting natural resources and retaining the rural character of the county is important to many residents.
- There needs to be a balance between development of land and preservation of land.
- The availability of natural resources and open space lends itself to a higher quality of life in most cases.
- Approximately 11.5% of all land in the county has a slope of at least 40%.
- Approximately 4.7% of all land in the county is in the 100-year floodplain.
- The county has 331,700 forested acres, and the county's standing timber is worth approximately \$300.2 million.
- Although they may overlap into neighboring counties, there are 3 state game land areas in Westmoreland County comprising of 19,567 acres, and are protected by the PA Game Commission.
- Ninety-one percent (91%) of all forested land is in private holdings.
- Over 23% of the county is used for agricultural purposes.
- According to the county soil survey, 18% of all soil in the county is prime agricultural soil, while 37% is of statewide agricultural importance.
- In 2002, 910,102 tons of bituminous coal were mined.
- In 2002, 3,386,502 tons of industrial minerals were mined.
- There was a 20.9% increase in bituminous coal mining between 1999 and 2002. At the same time, there was a 33.2% increase in underground industrial minerals production and a 74.9% decrease in surface industrial minerals production.
- There are 11 major watersheds in Westmoreland County: Allegheny River, Kiskiminetas, Pucketa-Chartiers, Turtle Creek, Sewickley Creek, Youghiogheny river, Monongahela, Jacobs Creek, Indian Creek, Loyalhanna Creek, and Conemaugh River.
- There are a multitude of conservation-minded organizations in Westmoreland County.
- According to the Natural Infrastructure Project, a 10-county inventory of the region's natural resources, biological diversity areas and water supply are the region's most unique, important and precious natural infrastructure uses.

D. Policy Statements

POLICY:

Encourage the open, rural character of Westmoreland County by supporting and protecting our natural resources.

GOAL:

Support existing agricultural operations.

ACTION STEP:

Encourage municipalities with land use regulations to consider compatibility with agricultural preservation.

GOAL:

Conserve and protect forest resources.

ACTION STEP:

With the help of the Westmoreland County Conservation District, initiate an update of the database containing woodlot owners in the county.

ACTION STEP:

Encourage sound woodlot management.

ACTION STEP:

Introduce manufacturers to the county as a place to establish value-added lumber industries.

ACTION STEP:

Work with county agencies (e.g., Westmoreland County Conservation District, Bureau of Forestry) to develop a mechanism to preserve sustainable harvest and/or working woodlands in the county.

GOAL:

Manage stormwater runoff in all development.

ACTION STEP:

Promote stormwater management in all county watersheds.

ACTION STEP:

When funding becomes available, support state-mandated activities for Act 167, the Pennsylvania Stormwater Management Act.

ACTION STEP:

Partner with the Westmoreland County Conservation District in implementing new and innovative stormwater management practices.

GOAL:

Consider the protection of natural resources in all developments.

ACTION STEP:

Increase formal training on erosion, stormwater management, sediment pollution-control, and other good conservation practices for developers, builders, and employees of public utilities.

ACTION STEP:

Identify and promote land use tools appropriate for use in the county (i.e., transfer of development rights, zoning, cluster development, planned residential development, traditional neighborhood development, etc.) (See also 11. Land Use).

ACTION STEP:

Provide guidance to local units of government during the site plan review process to help minimize erosion and storm water runoff. Utilize county soil survey for information on soil capabilities.

GOAL:

Utilize previously developed and abandoned mine sites for productive purposes.

ACTION STEP:

Partner with other agencies to develop a strategy and seek funding for reclamation of identified sites.

GOAL:

Insure the preservation of open space.

ACTION STEP:

Monitor land conversion in Westmoreland County by using subdivision records, Westmoreland County Conservation District earth disturbance records, aerial photography, and municipal records.

ACTION STEP:

Support future development in areas where there is adequate infrastructure, thus facilitating the preservation of open space. (See also 11. Land Use).

ACTION STEP:

Support public water and sewer improvements in rural villages in a manner that preserves existing uses and protects natural resources, but does not result in large-scale new development (See also 5. Housing).

ACTION STEP:

Seek a measure to establish a land trust that is unique to Westmoreland County for the purpose of acquiring key properties and easements. (See also 11. Land Use).

POLICY:

Coordinate with other regional natural resource studies and organizations in order to decrease time needed for specific research.

GOAL:

Obtain data and research regarding natural resources in the most coordinated and efficient manner.

ACTION STEP:

Seek to provide and maintain a one-stop shop for natural resource inventories and clearinghouse for conservation plans.

ACTION STEP:

Seek the funding for completion of a study that quantifies and locates the county's ground water supply, and determines its rate of replenishment.

ACTION STEP:

Publicize and use the updated Westmoreland County soil survey for information on the location and characteristics of soil types which may guide certain types of development, or preservation.

E. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BCC	Board of County Commissioners
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CFP	Community Facilities Programs (USDA)
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
COP	Communities of Opportunity (PA DCED)
CRP	Community Revitalization Program (PA DCED)
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
EGC	Economic Growth Connection of Westmoreland
EPA	United States Environmental Protection Agency
HOME	Home Investment Partnerships Program
HP	Hybrid Program (DCED)
IDP	Infrastructure Development Program (DCED)
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
KIZ	Keystone Innovation Zone (DCED)
KOZ	Keystone Opportunity Zone (DCED)
KOEZ	Keystone Opportunity Expansion Zone (DCED)
LHG	Local History Grants (PHMC)
LHVB	Laurel Highlands Visitors Bureau
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MELF	Machinery & Equipment Loan Fund (DCED)
OGP	Opportunity Grant Program
PCAP	Pennsylvania Capital Access Program
PDOT	Pennsylvania Department of Transportation
PEDFA	Pennsylvania Economic Development Financing Authority
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
PP	Preservation Pennsylvania
PSR	Pennsylvania Street Relief (DEP)
RACW	Redevelopment Authority of the County of Westmoreland
RBS	Rural Business – Cooperative Development Service (USDA)
RCGP	Rivers Conservation Grant Program (DCNR)
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit
RHS	Rural Housing Services (USDA)
RTT	Rails-to-Trails Grant Program (DCNR)
RUS	Rural Utilities Service (USDA)
SBA	Small Business Administration
SBF	Small Business First
SGP	Smart Growth Partnership of Westmoreland County
SPC	Southwest Pennsylvania Commission
SVC	Saint Vincent College - SBDC
TSAP	Targeted Site Assessment Program (EPA)

USDA	United States Department of Agriculture
WCBPR	Westmoreland County Bureau of Parks and Recreation
WCD	Westmoreland Conservation District
WCDDP	Westmoreland County Department of Planning and Development
WCIDC	Westmoreland County Industrial Development Corp.
WCTGP	Westmoreland County Tourism Grant Program
WCRA	Westmoreland County Redevelopment Authority
WH	Westmoreland Heritage
WIB	Westmoreland-Fayette Workforce Investment Board

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
NATURAL RESOURCES & OPEN SPACE

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Encourage the open, rural character of Westmoreland County by supporting and protecting our natural resources				
GOAL: Support existing agricultural operations		WCDPD, WCD	N/A	Ongoing
Action Step:	Encourage municipalities with land use regulations to consider compatibility with agricultural preservation.	WCDPD, WCD, SGPWC	N/A	Ongoing
GOAL: Conserve and protect forest resources		WCDPD	N/A	Ongoing
Action Step:	With the help of the Westmoreland Conservation District, initiate an update of the database containing woodlot owners in the county	WCDPD, WCD	DCNR's Community Grants Program	Short-mid
Action Step:	Encourage sound woodlot management	WCDPD, WCD	N/A	Ongoing
Action Step:	Introduce manufacturers to the county as a place to establish value added lumber industries	WCDPD, EGC	N/A	Short-mid
Action Step:	Work with other county agencies (Westmoreland Conservation District, Bureau of Forestry) to develop a mechanism to preserve sustainable harvest and/or working woodlands in the county	WCDPD	N/A	Ongoing
GOAL: Manage stormwater runoff in all developments		WCDPD, WCD	DEP's Act 167 Stormwater Planning and Management Grant, DEP's Stormwater Management Program	Ongoing
Action Step:	Promote stormwater management in all county watersheds	WCDPD, WCD	DEP's Act 167 Stormwater Planning	Ongoing

			and Management Grant, DEP's Stormwater Management Program	
Action Step:	When funding becomes available, support state-mandated activities for Act 167, the Pennsylvania Stormwater Management Act	WCDDP, WCD	DEP's Act 167 Stormwater Planning and Management Grant, DEP's Stormwater Management Program	Ongoing
Action Step:	Partner with the Westmoreland County Conservation District in implementing new and innovative stormwater management practices	WCDDP, WCD	DEP's Act 167 Stormwater Planning and Management Grant, DEP's Stormwater Management Program	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
GOAL: Consider the protection of natural resources in all development		WCDPD	N/A	Ongoing
Action Step:	Increase formal training on erosion, stormwater management, sediment pollution-control, and other good conservation practices for developers, builders, and employees of public utilities	WCDPD, WCD	DEP, DCNR's Community Grants Program	Short-mid
Action Step:	Identify and promote land use tools appropriate for use in the county (i.e., transfer of development rights, zoning, cluster development, planned residential development, traditional neighborhood development, etc.) (See also 11. Land Use)	WCDPD, local municipalities	DCED's Land Use Planning Technical Assistance Program and DCNR's Community Grants Program	Ongoing
Action Step:	Provide guidance to local units of government during the site plan review process that will have the effect of minimizing erosion and storm water runoff. Use soil survey for soil capabilities.	WCDPD, WCD	N/A	Ongoing
GOAL: Utilize previously developed and abandoned mine sites for productive purposes		WCDPD, WCIDC	N/A	Ongoing
Action Step:	Partner with other agencies to develop a strategy and seek funding for reclamation of identified sites.	WCDPD	DEP	Short-mid
GOAL: Insure the preservation of open space		WCDPD	N/A	Ongoing
Action Step:	Monitor land conversion in Westmoreland County by using subdivision records, WCD earth disturbance records, aerial photography and municipal records	WCDPD	DCED's Land Use Planning and Technical Assistance Program, DCNR's Community Grant Program	Short-mid

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Support future development in areas where there is adequate infrastructure, thus facilitating the preservation of open space (See also 11. Land Use)	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Support public water and sewer improvements in rural villages in a manner that preserves existing uses and protects natural resources, but does not result in large-scale new development (See also 5. Housing)	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Seek a measure to establish a land trust that is unique to Westmoreland County for the purpose of acquiring key properties and easements (See also 11. Land Use)	WCDPD, WCD	DCNR – Community Grant Program, Private foundations	Short-mid
POLICY: Coordinate with other regional natural resource studies and organizations in order to decrease time needed for specific research				
GOAL: Obtain data and research regarding natural resources in the most coordinated and efficient manner		WCDPD	N/A	Ongoing
Action Step:	Seek to provide and maintain a one-stop shop for natural resource inventories and clearinghouse for conservation plans	WCDPD, WCD	N/A	Short-mid
Action Step:	Seek the funding for completion of a study that quantifies and locates the county's ground water supply, and determines its rate of replenishment.	WCDPD	N/A	Short-mid
Action Step:	Publicize and use the updated Westmoreland County soil survey for information on the location and characteristics of soil types which may guide certain types of development, or preservation	WCDPD, WCD	N/A	Ongoing

9. PUBLIC UTILITIES

A. Profile

i. Solid Waste System

The most recent Solid Waste Management Plan for Westmoreland County was written in November 1990. However, current information regarding waste generation and landfills in Westmoreland County is easily found with the state's Department of Environmental Protection (DEP). The DEP is the state agency that issues the permits to operate the facilities. In 2002, there were 20 facilities collecting waste originating from Westmoreland County. There is one transfer station located in Latrobe. Of these 20 facilities, only 3 are found within the county. Municipal, residual ("residual waste" is non-hazardous industrial waste), sewage sludge, construction and asbestos-related waste makes up the 395,332 tons of waste generated in Westmoreland County in 2002. This does not take into account the waste that was dumped illegally or incinerated.

**Table 9-1
Disposal Facility Receiving Sites 2002**

	Disposal Facility Receiving Site	Tons of Waste (2002)	% Municipal Waste	Location (County)
1.	Southern Alleghenies Landfill Inc.	33	37.0%	Somerset
2.	Modern Landfill	7	0.0%	York
3.	Arden Landfill, Inc.	5,120	97.0%	Washington
4.	Sanitary Landfill	26,939	57.8%	Westmoreland
5.	Valley Landfill	196,801	73.6%	Westmoreland
6.	Greenridge Reclamation Landfill	117,978	44.5%	Westmoreland
7.	Lake View Landfill	23	0.0%	Erie
8.	Seneca Landfill, Inc.	1,788	62.2%	Butler
9.	CBF Inc./J & J Landfill	2,482	99.4%	Fayette
10.	Evergreen Landfill	29,640	85.0%	Indiana
11.	Northwest Sanitary Landfill	35	0.0%	Butler
12.	USA South Hills Landfill, Inc.	40	0.0%	Washington
13.	Chambers Development Inc. / Monroeville	10,602	55.0%	Allegheny
14.	BFI Waste Systems of North America, Inc.	2,128	28.0%	Allegheny
15.	Kelly Run Sanitation Inc. Landfill	621	57.7%	Allegheny
16.	Alliance Sanitary Landfill, Inc.	20	100.0%	Lackawanna
17.	Superior Greentree Landfill LLC	9	0.0%	Elk
18.	Shade Township Waste Management FA	4	100.0%	Somerset
19.	Laurel Highlands Landfill, Inc.	999	60.3%	Cambria
20.	Lancaster County Solid Waste Management	63	0.0%	Lancaster
	Total Tonnage	395,332		

Source: Pennsylvania Department of Environmental Protection

In 2003, there were 17 facilities collecting waste originating from Westmoreland County. There is one transfer station located in Latrobe. Of these 17 facilities, only 3 are found within the county. Municipal, residual, sewage sludge, construction, and asbestos-related waste make up 401,776 tons of waste generated in Westmoreland County in 2003. This does not take into account the waste that was dumped illegally or incinerated. This is a

1.6% increase from 2002. The increase in solid waste generation seems to run contrary to the trend of stable or declining population in the county.

**Table 9-2
Disposal Facility Receiving Sites 2003**

	Disposal Facility Receiving Site	Tons of Waste (2003)	Municipal Waste Tonnage	% Municipal Waste	Location (County)
1.	Southern Alleghenies Landfill Inc.	36	2	5%	Somerset
2.	Arden Landfill, Inc.	5,487	5,390	98%	York
3.	Sanitary Landfill	39,485	30,867	78%	Washington
4.	Valley Landfill	177,771	130,294	73%	Westmoreland
5.	Greenridge Reclamation Landfill	130,751	63,626	49%	Westmoreland
6.	Lake View Landfill	27	0	0%	Westmoreland
7.	Seneca Landfill, Inc.	1,436	1,076	75%	Erie
8.	CBF Inc./J & J Landfill	2,543	2,532	100%	Butler
9.	Evergreen Landfill	28,789	23,923	83%	Fayette
10.	USA South Hills Landfill, Inc.	7	0	0%	Indiana
11.	Chambers Development Inc. / Monroeville	12,478	6,215	50%	Butler
12.	BFI Waste Systems of North America, Inc.	628	167	27%	Washington
13.	Kelly Run Sanitation Inc. Landfill	1,318	1,063	81%	Allegheny
14.	Superior Greentree Landfill LLC	1	0	0%	Allegheny
15.	Shade Township Waste Management FA	7	0	0%	Allegheny
16.	Laurel Highlands Landfill, Inc.	908	246	27%	Lackawanna
17.	Lancaster County Solid Waste Management	106	0	0%	Elk
	Total Tonnage	401,776			

Source: Pennsylvania Department of Environmental Protection

ii. Recycling

The recycling coordinator in Westmoreland County is an organization called PA Clean Ways. They are a non-profit volunteer organization that tries to eliminate illegal dumping and littering in Pennsylvania. CleanWays of Westmoreland County is an independent chapter of PA CleanWays, Inc. Their recycling programs include the disposal of Christmas trees, common household products, electronics, household hazardous waste, “hard to dispose” items, and PET beverage containers. They offer also educational programs in composting.

Municipalities are mandated by the state to provide curbside or drop-off recycling programs according to their population size. The following figures illustrate those municipalities within Westmoreland County that currently have a curbside or drop-off recycling program.

**Table 9-3
Curbside Recycling Programs**

Curbside Programs	
	Mandated Y/N
Arnold, City of	Y
Derry Township	Y
Greensburg, City of	Y
Hempfield Township	Y
Jeannette, City of	Y
Latrobe, City of	Y
Ligonier Borough	N
Ligonier Township	N
Lower Burrell, City of	Y
Monessen, City of	Y
Mount Pleasant Township	Y
Municipality of Murrysville	Y
New Kensington, City of	Y
New Stanton Borough	N
North Belle Vernon Borough	N
North Huntingdon Township	Y
Penn Township	Y
Rostraver Township	Y
Scottdale Borough	Y
Unity Township	Y
Vandergrift Borough	Y
Youngwood Borough	N

*Source: PA Clean Ways of
Westmoreland County*

**Table 9-4
Drop-Off Recycling Program**

Dropoff Programs	
	Mandated Y/N
Allegheny Township	N
Delmont Borough	N
Derry Borough	N
Derry Township	Y
Hempfield Township	Y
Irwin, Borough of	N
Latrobe, City of	Y
Ligonier Borough	N
Ligonier Township	N
Lower Burrell, City of	Y
Loyalhanna Township	N
Mount Pleasant Township	Y
Mount Pleasant Borough	N
Municipality of Murrysville	Y
New Alexandria Borough	N
New Kensington, City of	Y
Penn Township	Y
Rostraver Township	Y
Salem Township	N
Scottdale Borough	Y
Trafford Borough	N
Unity Township	Y
Upper Burrell Township	N
West Leechburg Borough	N
West Newton Borough	N
Youngwood Borough	N

Source: PA Clean Ways of
Westmoreland County

iii. Public Sewerage and Water Systems

There are currently 53 authorities and municipalities providing water and/or sewer services within Westmoreland County. These entities provide public sewerage to approximately 110,200 customers and public water to about 124,250 customers.

In order to determine the adequacy of public utilities to support/meet the county's existing and needs, Gibson-Thomas Engineering Co., Inc. collected water and sewerage information from 65 municipalities and 45 authorities.

The major findings of Gibson-Thomas' study are as follows:

a. Water

Of the eight water providers located inside the county, four obtain at least a portion of their water from ground water sources, and all eight obtain water from surface water sources. The availability and quality of surface water are adequate for growth.

Adequate storage capacity is necessary to expand water systems. Of the eight water providers located within the county, seven have adequate storage capacities to serve current and anticipated needs. The only water provider that does not have adequate capacity to take additional customers is the New Florence Water Authority.

Most water systems are in good condition except for:

- The Ligonier Municipal Authority reported insufficient water pressure.
- The Ligonier Municipal Authority reported some older pipes dating back to 1910.
- The Municipal Authority of Westmoreland County reported aging infrastructure resulting in water quality issues and frequent line breaks.

b. Sewer

Gibson-Thomas Engineering Co., Inc. surveyed 40 municipalities or municipal authorities to collect information on public sewerage facilities.

- All treatment facilities are currently operating within their design capacities; however, infiltration/inflow problems are limiting growth possibilities of many plants due to DEP restrictions. Once these systems have corrected their various deficiencies, adequate capacity may be available to accommodate future growth within their service areas.
- Separation of sewers in those areas with combined sewers would provide further capacity to accommodate growth.

- Ten of the 28 sewage treatment plants in the county have capacities of 1,000,000 gallons per day, qualifying them as major plants under DEP regulations.
- There generally will be sufficient capacity for dry weather waste water flows, but wet weather conditions may tax the hydraulic capacities of collection systems and the treatment capacities of treatment plants resulting in overflows. Hydraulic overloads in the collection system are due primarily to excessive inflow and infiltration in many municipal sewer lines.
- State law requires that plant or system deficiencies be addressed through corrective action plans (CAPs). The following authorities or municipalities are currently undertaking CAPs to address the problems indicated in parentheses.
 - Ligonier Borough (treatment plant hydraulic overloads)
 - Ligonier Township Municipal Authority (excessive infiltration/inflow)
 - Hempfield Township Municipal Authority (expansion of Darragh treatment plant)
 - Hempfield Township Municipal Authority (tap allocations due to infiltration/inflow)
 - Hempfield Township Municipal Authority (tap allocation due wet weather surcharge conditions – New Stanton sewage treatment plant)
 - Hempfield Township Municipal Authority (identification and correction of inflow/infiltration problems in the Upper Jack’s Run Watershed)
 - Greater Greensburg Sewage Authority (elimination of surcharge conditions in the Dickerson and Lynch Field interceptors)
 - Youngwood Borough (infiltration/inflow reduction at sewage treatment plant during wet weather)
 - Municipal Sanitary Authority of the City of New Kensington (hydraulic overloads and evaluation and correction of infiltration/inflow)
 - City of Jeannette Municipal Authority (basement flooding, pump station overflows, and hydraulic overloads)
 - Latrobe Municipal Authority (hydraulic and organic overloads)
 - North Huntingdon Township Municipal Authority (hydraulic overloads)
 - Salem Township (infiltration/inflow at Cramer Pump Station)
 - Rostraver Township Sewage Authority (overloads at Rehoboth sewage treatment plant)
 - Municipal Authority of Westmoreland County (hydraulic overloading in the Avonmore Borough sewage system)

- Trafford Borough (line and system capacities; malfunction repairs)

Gibson-Thomas Engineering Company's complete report is in the Appendix.

iv. Other Public Utilities

Major providers of other public utilities to residents and businesses in Westmoreland County include the following:

a. Gas

- Columbia Gas of PA
- Dominion Peoples
- Equitable Gas Co.
- T. W. Phillips Gas & Oil Co.

b. Electric

- Allegheny Power
- Duquesne Light Co.
- First Energy

c. Telephone

- ALLTEL
- Choice One Communications
- MCIMETRO, ATS, INC
- Sprint Communications
- Verizon

d. Cable or Internet Access

- Adelphia Cable
- America Online
- Comcast
- Verizon
- High speed internet access, which is essential to many businesses, is not available in some areas of the county.

B. Conclusions

- Public health, safety, and welfare is a major determinant of whether areas should be provided with public water and sewer service.
- Westmoreland County, its municipalities and water and sewer authorities must maintain liaisons to help insure that the provision of water and sewer services will help achieve the county's development and preservation goals.

- Westmoreland County, its municipalities and water and sewer authorities should pursue all available state and federal funding to address the county's water and sewer needs.
- Westmoreland County recognizes the following:
 - Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.
 - Commercial agriculture production impacts water supply sources.

C. Policy Statements

WATER SERVICES

POLICY:

Support efforts to maintain an adequate and reliable supply of potable water to protect public health and the environment.

GOAL:

To support the development and implementation of an equitable and cost efficient method for water service provision that meets the needs of county residents and businesses.

ACTION STEP:

Promote the development or rehabilitation/improvement of facilities in densely populated urbanized areas in order to promote economic growth and protect the environment in these areas.

- A. Encourage utilities to coordinate system development activities with local, county, and/or state officials.
- B. Encourage system extensions that conform with local and/or county long-range land use plans.

ACTION STEP:

Support the Pennsylvania Department of Environmental Protection's source water protection efforts.

ACTION STEP:

Encourage water providers to enhance security at their critical facilities.

ACTION STEP:

Encourage water providers to develop system interconnections with neighboring systems to ensure continuous service.

SEWER SERVICES

POLICY:

Support the provision of wastewater collection, treatment, and disposal facilities to meet existing and future demand, facilitate water conservation, and protect the environment.

GOAL:

To support the development of cost efficient sanitary sewage collection and treatment that protects the environment and provides for economic development in existing growth areas.

ACTION STEP:

Promote the development or rehabilitation/ improvement of facilities in densely populated urbanized areas.

- A. Encourage utilities to coordinate system development activities with local, county, and/or state officials.
- B. Encourage system extensions that conform with local and/or county long-range land use plans.
- C. Encourage wastewater service providers to promote watershed-based service areas.

ACTION STEP:

Support the expansion of sewerage systems where warranted by high population densities or to correct malfunctioning systems. Where such expansions are not feasible, alternative sewage disposal systems should be promoted.

ACTION STEP:

Encourage wastewater service providers to enhance security at the critical facilities.

D. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

CDBG	Community Development Block Grant
DCED	Pennsylvania Department of Community and Economic Development
DEP	Pennsylvania Department of Environmental Protection
USDA	United States Department of Agriculture
WCDDP	Westmoreland County Department of Planning and Development

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
PUBLIC UTILITIES / FACILITIES / SERVICES PLAN

Recommendation		Responsible Entity	Funding Source	Schedule
WATER SERVICES				
POLICY: Support efforts to maintain an adequate and reliable supply of potable water to protect public health and the environment.				
GOAL:	Support the development and implementation of an equitable and cost efficient method for water service provision that meets the needs of county residents and businesses.	WCDPD, Municipalities and Municipal Authorities	PENNVest, USDA, CDBG, DEP, DCED	Ongoing
Action Step:	Promote the development or rehabilitation/ improvement of facilities in densely populated urbanized areas in order to promote economic growth and protect the environment in these areas.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
	A. Encourage utilities to coordinate system development activities with local, county, and/or state officials.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
	B. Encourage system extensions that conform with local and/or county long-range land use plans.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
Action Step:	Support the Pennsylvania Department of Environmental Protection's source water protection efforts.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
Action Step:	Encourage water providers to enhance security at their critical facilities.	WCDPD and Municipalities	NA	Ongoing

Recommendation		Responsible Entity	Funding Source	Schedule
Action Step:	Encourage water providers to develop system interconnections with neighboring systems to ensure continuous service.	WCDPD and Municipalities	NA	Ongoing
SEWER SERVICES				
POLICY: Support the provision of wastewater collection, treatment, and disposal facilities to meet existing and future demand, facilitate water conservation, and protect the environment.				
GOAL:	Support the development of cost efficient sanitary sewage collection and treatment that protects the environment and provides for economic development in existing growth areas.	WCDPD, Municipalities and Municipal Authorities	PENNVest, USDA, CDBG, DEP, DCED	Ongoing
Action Step:	Promote the development or rehabilitation/ improvement of facilities in densely populated urbanized areas.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
	A. Encourage utilities to coordinate system development activities with local, county, and/or state officials	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
	B. Encourage system extensions that conform with local and/or county long-range land use plans.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
	C. Encourage wastewater service providers to promote watershed-based service areas.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
Action Step:	Support the expansion of sewerage systems where warranted by high population densities or to correct malfunctioning systems. Where such expansions are not feasible, alternative sewage disposal systems should be promoted.	WCDPD, Municipalities and Municipal Authorities	NA	Ongoing
Action Step:	Encourage wastewater service providers to enhance security at the critical facilities.	WCDPD and Municipalities	NA	Ongoing

10. COMMUNITY FACILITIES / SERVICES

The purpose of this section is to identify the various community facilities and services that Westmoreland County has to offer. This includes police, fire, and emergency medical services, educational facilities and services, recreational facilities, and general community facilities that serve the public such as museums and libraries.

A. Profile

i. Community Services

Westmoreland County is divided into 65 municipalities. Each municipality is responsible for providing police, fire and emergency management services (EMS) within its boundaries. At the regional public meetings held during the comprehensive planning process, some attendees noted the inefficiencies associated with the current system. Some municipalities may benefit from the consolidation/merger/regionalization of public safety services.

The following figures outline locations of police, fire and EMS facilities in the county.

a. Police

There are three barracks for the Pennsylvania State Police in Westmoreland County: Greensburg, New Stanton, and Washington Township. The Greensburg facility is a Pennsylvania State Police Training Center.

There are a total of 45 full- and/or part-time established police departments in Westmoreland County. This includes 39 local municipal police departments, three county departments, and police departments for Seton Hill University, St. Vincent College, and the University of Pittsburgh at Greensburg.

Since there are 65 municipalities in Westmoreland County, services are either being shared across municipal boundaries or provided in part by the Pennsylvania State Police force. As it is quite costly to maintain a paid police force at the municipal level, the Pennsylvania State Police either replace or supplement the municipal police departments in smaller municipalities. Conversely, more highly populated municipalities tend to have their own police force. According to the Department of Community and Economic Development, 26 municipalities (40% of all municipalities) in Westmoreland County use the services of the Pennsylvania State Police force for law enforcement.

There are three primary methods of providing police service in Westmoreland County. Thirty municipalities (46% of all municipalities) in Westmoreland County employ their own full-time police force. Six municipalities in Westmoreland County employ their own part-time

police force. Three municipalities in Westmoreland County contract out police services with neighboring municipalities.

**Figure 10-1
Police and Fire Departments**

**Figure 10-2
Emergency Management Services**

**Table 10-1
Law Enforcement Municipal Police and State Police**

		State Police Coverage	FT Muni Police	PT Muni Police	Contracts with Neighboring Munis
Planning District 1	Allegheny		X		
	Arnold		X		
	East Vandergrift				X
	Hyde Park		X		
	Lower Burrell		X		
	New Kensington		X		
	Oklahoma				X
	Upper Burrell		X		
	Vandergrift		X		
	Washington		X		
	West Leechburg			X	
Total		0	8	1	2
Planning District 2	Export	X			
	Irwin		X		
	Manor		X		
	Murrysville		X		
	North Huntingdon		X		
	North Irwin			X	
	Penn Township		X		
	Sewickley	X			
	Sutersville	X			
	Trafford		X		
	Total		3	6	1
Planning District 3	Monessen		X		
	North Belle Vernon		X		
	Rostraver	X			
	Smithton	X			
	South Huntingdon	X			
	West Newton		X		
Total		3	3	0	0
Planning District 4	East Huntingdon	X			
	Mount Pleasant Borough		X		
	Mount Pleasant Township	X			
	Scottdale		X		
Total		2	2	0	0
Planning District 5	Adamsburg	X			
	Arona	X			
	Greensburg		X		
	Hempfield	X			
	Hunker	X			
	Jeannette		X		
	Latrobe		X		
	Madison	X			
	New Stanton	X			
	Penn Borough				X
	South Greensburg		X		
	Southwest Greensburg		X		
	Unity	X			
Youngstown	X				
Youngwood	X				
Total		9	5	0	1
Planning District 6	Avonmore		X		
	Bell			X	
	Delmont		X		
	Derry Borough		X		
	Derry Township	X			
	Loyalhanna	X			
	New Alexandria	X			
	Salem	X			
	Total		4	3	1
Planning District 7	Bolivar			X	
	Cook	X			
	Donegal Borough	X			
	Donegal Township	X			
	Fairfield	X			
	Laurel Mountain	X			
	Ligonier Borough		X		
	Ligonier Township		X		
	New Florence			X	
	St. Clair		X		
	Seward			X	
Total		5	3	3	0
TOTALS		26	30	6	3

Source: PA Department of Community and Economic Development, 2003

b. Fire

There is a sufficient level of fire protection in Westmoreland County with 140 operational fire departments. The larger municipalities require more than one department to provide coverage, while the smaller municipalities typically have one department. Directly related to population, Planning District 5 has the most fire departments, while Planning District 4 has the least. In addition to the smaller fire departments, the Pennsylvania Department of Conservation and Natural Resources, and the Westmoreland County Firemen's Association provide general coverage and coordination to all municipalities in Westmoreland County.

**Table 10-2
Fire Services**

		Fire Department Coverage			Fire Department Coverage
Planning District 1	Allegheny	2	Planning District 5	Adamsburg	1
	Arnold	2		Arona	1
	East Vandergrift	3		Greensburg	6
	Hyde Park	1		Hempfield	12
	Lower Burrell	5		Hunker	1
	New Kensington	1		Jeannette	1
	Oklahoma	1		Latrobe	5
	Upper Burrell	2		Madison	1
	Vandergrift	4		New Stanton	1
	Washington	1		Penn Borough	1
	West Leechburg	2		South Greensburg	1
Total	24	Southwest Greensburg	1		
Planning District 2	Export	2	Unity	10	
	Irwin	1	Youngstown	1	
	Manor	1	Youngwood	1	
	Murrysville	3	Total	44	
	North Huntingdon	7	Avonmore	1	
	North Irwin	1	Bell	1	
	Penn Township	5	Delmont	1	
	Sewickley	5	Derry Borough	1	
	Sutersville	1	Derry Township	3	
Trafford	1	Loyalhanna	3		
Total	27	New Alexandria	1		
Planning District 3	Monessen	2	Salem	2	
	North Belle Vernon	1	Total	13	
	Rostraver	3	Bolivar	1	
	Smithton	1	Cook	1	
	West Newton	1	Donegal Borough	1	
Total	10	Donegal Township	1		
Planning District 4	East Huntingdon	1	Fairfield	1	
	Mount Pleasant Borough	1	Laurel Mountain	1	
	Mount Pleasant Township	5	Ligonier Borough	1	
	Scottdale	1	Ligonier Township	3	
	Total	8	New Florence	1	
			Planning District 7	St. Clair	2
				Seward	1
				Total	14
				Total Departments = 140	

Source: Westmoreland County Department of Public Safety 2004

c. EMS

In 2003, Westmoreland County installed a new communications system that enables public safety agencies countywide, for the first time, to communicate with each other over a shared communications system. The new system has doubled the coverage, provided added reliability, and decreased response time. The technology enables all agencies (police, fire, and EMS) on the system to communicate directly with each other over their portable and mobile radios.

There are a total of 30 types of emergency medical services provided in Westmoreland County:

- 24 Advanced Life Support (ALS) ambulance services
- 1 Basic Life Support (BLS) ambulance service
- 3 Quick Response Service (QRS) agencies
- 2 Squad Service agencies in Westmoreland County.

In addition, there are an additional 12 EMS agencies outside of Westmoreland County that assist in providing services to County residents.

While advanced life support ambulances and basic life support ambulances do not differ in appearance, advanced life support ambulances are staffed with at least one paramedic and EMTs, while basic life support ambulances are generally staffed with EMTs. Quick response service agencies are typically fire departments that respond ahead of the ambulance to provide initial treatment, and have no ambulances of their own. Squad agencies are typically paramedics who respond in sport utility vehicles in order to cooperate with basic life support ambulance crews in treating patients who need advanced life support services. Squad agencies are typically hospital-based. Although there are no pure rescue service organizations in Westmoreland County (includes vehicle extrication and technical - rope, cave, trench, industrial, etc. - rescue services), some of the other agencies may include rescue services as part of their overall capacity.

**Table 10-3
Emergency Medical Services**

	EMS Coverage
Advanced Life Support	Arnold Ambulance Avonmore Life Savers Irwin VFD Ambulance Jeannette EMS Inc. Kecksburg VFD Rescue Squad Lower Burrell #3 VFC Monnessen Ambulance Service Mt. Pleasant EMS Medic 10 Mutual Aid Ambulance Service, Inc. New Kensington Ambulance North Huntingdon Rescue 8 Squad Norvelt Emergency Medical Services Oklahoma VFD EMS Penn Township Ambulance Association Trafford EMS Tri Community Ambulance Association Vandergrift Ambulance Rescue 14 EMS Inc. Ligonier Valley Ambulance Service Laurel Valley Ambulance Service Murrysville Medic One Allegheny Ludlum Steel Alcoa Medic 141 Rostraver/West Newton EMS C & S Ambulance
Basic Life Support	Arnold Ambulance Kecksburg VFD Rescue Squad Monessen Ambulance Service Mt. Pleasant EMS Medic 10 Norvelt Emergency Medical Services Oklahoma VFD EMS Tri Community Ambulance Association Allegheny Ludlum Steel C & S Ambulance
Quick Response Services	Wilpin VFD IRP 45 Monessen VFD #2 Hilltop Whitney-Hostetter VFD IRP 73
Squad	Mercy-Jeannette Hospital Medic 900 Frick Hospital Medic 930 ALS Squad

Source: Westmoreland County Department of Public Safety 2004

ii. Community Facilities

Community facilities generally include amenities such as municipal and county buildings, community centers, private and non-private clubs, places of worship, schools, health institutions, libraries, and other private and/or non-profit institutions/organizations used for social, educational or recreational purposes. Public and private community facilities provide vitality to any community and contribute to overall livability and quality of life. If community facilities are lacking or unequally distributed throughout, the area becomes less attractive for investment. Developers acknowledge that land and building values increase when there are adequate and attractive community facilities available to residents. Increased investment in both properties and community facilities often leads to an overall gain in the local tax base and thus a higher return in the way of public services.

a. Libraries

There is an extensive public library system in Westmoreland County. A total of 30 public libraries are scattered throughout the county. Over 40% of the libraries in the county are located in Planning Districts 2 and 3. In addition, all of the public schools and the satellite campuses of Penn State and University of Pittsburgh, and Westmoreland County Community College offer libraries for the general public's use.

There are three libraries in the county – Monessen Public Library, Penn State New Kensington, and Westmoreland County Community College – that have been designated as Federal Depositories. Federal Depository libraries are locations where federal publications and other information products are made available for free public use. In addition to the publications, trained librarians are available to assist in their use.

b. Historical Resources

A detailed summary of the historical resources in Westmoreland County can be found in the Historic Preservation Plan (Part 3).

c. County/Municipal Buildings

Most municipalities in Westmoreland County have a municipal building. The county courthouse (Court of Common Pleas, Family Court, Juvenile Court, Orphans' Court) is located in the City of Greensburg on Main Street. The Westmoreland County Prison, a maximum security institution, is located in Hempfield Township. Renovations will be completed by June 2004, and the new facility will accommodate an additional 300 inmates (increasing the capacity to 736).

d. Hospitals

There are several larger hospitals in Westmoreland County

- Westmoreland Regional Hospital (Greensburg);
- Latrobe Area Hospital (Latrobe);

- Frick Hospital and Community Health Center (Mt. Pleasant);
- Mercy Jeannette Hospital (Jeannette);
- Monsour Medical Clinic (Jeannette).

1) Westmoreland Regional Hospital

This is a 402-bed, acute care facility serving the residents of Westmoreland County and surrounding areas. This facility employs approximately 1,400 people and supports a medical and dental staff of 300. In addition, it offers cardiac and cancer care, women's and children's care, rehabilitation services and a primary care network. It also provides comprehensive in-the-home care, permitting patients to receive medical services within their homes. In addition to the main hospital facility in Greensburg, the Westmoreland Primary Health Center (WPHC) is a network of medical care practices in 17 locations throughout the county. The centers are staffed by family practitioners, internal medicine specialists and pediatricians who live and work in the area. Facilities are located in Delmont (1), Youngwood (1), Greensburg (10), Ligonier (1), Mt. Pleasant (1), New Stanton (1), West Newton (1), and Harrison City (1).

On November 6, 2003, administrators made a decision to merge the Westmoreland Regional Hospital, the Latrobe Area Hospital and the Frick Hospital & Community Health Center in order to create Westmoreland County's largest health care provider.

2) Latrobe Area Hospital

This is a 250-bed teaching facility that provides a comprehensive array of basic and specialized health care services including primary care, heart care, women's health, cancer care, home health, behavioral health and rehabilitation. The hospital is one of six teaching hospitals in the state, and was included as one of the "Top 100 Hospitals" in the country within the Teaching Category. In addition to the main facility located in Latrobe, there are six associated clinics located in Hempfield (diagnostic testing center), Norvelt (diagnostic testing center), Saltsburg (diagnostic testing center), Blairsville (family health, counseling, rehabilitation, pediatrics, diagnostic testing center), Ligonier (diagnostic testing center), and Mountain View Medical Park (includes the Arnold Palmer cancer center, a family health center, pediatric practice, outpatient rehabilitation in occupational, physical and speech therapy, as well as the hospital's occupational medicine program).

3) Frick Hospital & Community Health Center

This is a 163-bed non-profit, acute care community hospital. It serves southern Westmoreland and northern Fayette counties and provides a range of services including general acute care, cardiac care, cancer care, emergency care, surgical care (inpatient and outpatient), obstetric/newborn, and pediatric care, occupational health and rehabilitative services.

4) Mercy Jeannette Hospital

This facility became a subsidiary of the Pittsburgh Mercy Health System on February 1, 2003. Mercy Jeannette Hospital is a licensed, 148-bed, acute care hospital and employs more than 700 people. Its main facility is located in Jeannette. There are five other “Smart Health and Outpatient Centers” located in Westmoreland County (two in Jeannette, two in North Huntingdon, and one in Delmont).

5) Monsour Medical Clinic

This facility is a general medical and surgical facility with approximately 140 beds. Monsour Medical Clinic has no affiliation to any other hospital system. Key services include general medical and surgical care, general intensive care, cardiac intensive care, neurology department, orthopedics department, and emergency department. Monsour Medical Clinic also provides training to be a Radiologist Technician.

The Alle-Kiski Medical Center in Natrona Heights (Allegheny County) was formed through a merger between Citizens General Hospital (New Kensington) and Allegheny Valley Hospital (Natrona Heights). The facility in New Kensington, currently called the Citizens Ambulatory Care Center, provides outpatient care only. The auditorium of the former in-patient hospital is still used for speakers and health-related workshops, while the Citizens School of Nursing is located adjacent to the Ambulatory Care Center.

e. Airports

The two larger (of the four) airports in Westmoreland County are the Arnold Palmer Regional Airport (formerly Latrobe Airport and Westmoreland County Regional Airport) and the Rostraver Airport. The Westmoreland County Airport Authority is responsible for the operation of the two facilities.

The Arnold Palmer Regional Airport is located in Latrobe, and is the larger of the two facilities at approximately 50,000 s.f. Approximately 45,000 planes land at the facility annually. This facility has charter services available. The two main aviation companies that operate out of the Arnold Palmer facility are L.J. Aviation and Vee Neal Aviation. With a 65’ tower and two runways, the Arnold Palmer Regional Airport is well-equipped to serve residents within and surrounding Westmoreland County.

Rostraver Airport is located on 230 acres along Route 51 in Rostraver Township. Although it does not handle commercial flights, some 40,000 planes land there annually (compared to Arnold Palmer Regional Airport’s figure of 45,000 planes annually). The Rostraver Airport caters to private pilots only, and is used primarily for recreational flying purposes. Sixty hangars and 130 planes are currently based at this

facility, and continual expansions have been undertaken since 1986. Additional future expansions are being planned.

A more detailed description of the airports in Westmoreland County is included in Section 8 of this document.

f. Facilities Supporting the Arts

The Palace Theatre is located on West Otterman Street in Greensburg. The Palace Theatre is owned and operated by The Westmoreland Trust. It is home to the Westmoreland Symphony Orchestra, Westmoreland Youth Symphony, the Laurel Ballet, and the River City Brass Band. Musical performances are also available for viewing at Saint Vincent College near Latrobe and Seton Hill University in Greensburg.

Other theatrical venues or groups include:

- Apple Hill Playhouse and Johnny Appleseed Children's Theater, Delmont
- Ligonier Theater, Ligonier
- Saint Vincent College Theater, Latrobe
- Seton Hill University (Reeves Theater), Greensburg
- Theater Factory, Trafford
- Valley Players of Ligonier, Ligonier, and
- Westmoreland Academy of Performing Arts (performances in the theater in Science Hall at the Westmoreland County Community College)

Fine arts and cultural establishments include:

- The Greensburg Art Center Gallery, Todd School Road in Greensburg
- The Latrobe Art Club, Old Salem Road in Greensburg
- The Ligonier Valley Library Art Gallery, W. Main Street in Ligonier
- Main Exhibit, W. Main Street in Ligonier
- Penn State New Kensington Campus Gallery, New Kensington
- Saint Vincent Gallery, located on the campus in Latrobe
- Seton Hill Gallery (Harlan Gallery) on the campus in Greensburg
- Southern Alleghenies Museum of Art, Ligonier
- Westmoreland Museum of American Art, Greensburg, and
- Greensburg Garden and Civic center (serves as a meeting place for over 100 organizations)

The Westmoreland Museum of American Art is a particularly valuable asset to the county. It is newly renovated and has two permanent exhibits along with a temporary exhibit which changes every two to

three months. It also has a hands-on area for children to learn about art, and a place for the Westmoreland Jazz Society to perform on the third Thursday of every month for a nominal price. There is also a museum and coffee shop available for guests.

iii. Education Profile

a. Primary, Secondary, and Post-Secondary Education

There are 19 school districts operating in Westmoreland County. Seventeen of the 19 school districts are composed of mostly Westmoreland County residents and have administrative offices located in the county. However, the remaining two school districts (Leechburg and Blairville/Saltsburg) have schools and administrative offices located outside of the county boundary, even though Westmoreland County residents attend.

The 17 school districts in the county are:

- Belle Vernon Area School District
- Burrell School District
- Derry Area School District
- Franklin Regional School District
- Greater Latrobe School District
- Greensburg-Salem School District
- Hempfield Area School District
- Jeannette City School District
- Kiski Area School District
- Ligonier Valley School District
- Monessen City School District
- Mt. Pleasant Area School District
- New Kensington-Arnold School District
- Norwin School District
- Penn-Trafford School District
- Southmoreland School District
- Yough School District

The following districts located outside of the county boundary but include Westmoreland County residents are:

- Leechburg Area School District (Westmoreland County)
- Blairsville-Saltsburg School District (Indiana County)

There are a total of 98 public schools in Westmoreland County, comprised as follows:

- 60 elementary schools

- 19 middle schools
- 15 high schools
- one elementary/middle school
- three middle/high schools.

On average, there are 5.75 schools in each school district.

Exceptions to this include:

- Hempfield Area School District, which has 11 schools
- Jeanette City School District, which has two.

**Table 10-4
Public Schools and District Coverage**

District Name	School Name	District Coverage
Belle Vernon Area SD	Belle Vernon Area High School	Westmoreland, Fayette Counties
	Bellmar Middle School	
	Marion Elementary School	
	Rostraver Elementary School	
	Rostraver Middle School	
Burrell SD	Bon Air Elementary School	Westmoreland County
	Burrell High School	
	Charles A. Huston Middle School	
	Stewart Elementary School	
Derry Area SD	Bradenville Elementary School	Westmoreland County
	Derry Area Middle School	
	Derry Area Senior High School	
	Grandview Elementary School	
	Loyalhanna Elementary School	
	New Derry Elementary School	
Franklin Regional SD	Franklin Regional Middle School	Westmoreland County
	Franklin Regional Senior High School	
	Heritage Elementary School	
	Newlonsburg Elementary School	
	Sloan Elementary School	
Greater Latrobe SD	Baggaley Elementary School	Westmoreland County
	Greater Latrobe Junior High School	
	Greater Latrobe Senior High School	
	Latrobe Elementary School	
	Mountain View Elementary School	
Greensburg-Salem SD	Amos K. Hutchinson Elementary School	Westmoreland County
	Greensburg-Salem High School	
	Greensburg-Salem Middle School	
	Metzgar Elementary School	
	Nicely Elementary School	
Hempfield Area SD	Bovard Elementary School	Westmoreland County
	East Hempfield Elementary School	
	Fort Allen Elementary School	
	Harrold Middle School	
	Hempfield Area Senior High School	
	Maxwell Elementary School	
	Stanwood Elementary School	
	Wendover Middle School	
	West Hempfield Elementary School	
	West Hempfield Middle School	
	West Point Elementary School	
Jeannette City SD	Jeannette McKee Elementary/Middle School	Westmoreland County
	Jeanette Senior High School	
Kiski Area SD	Allegheny-Hyde Park Elementary School	Westmoreland, Armstrong Counties
	Bell Avon Elementary School	
	Kiski Area Intermediate/High School	
	Laurel Point Elementary School	
	Mamont Elementary School	
	North Washington Elementary School	
	Vandergrift Elementary School	
Washington Elementary School		

District Name	School Name	District Coverage
Ligonier Valley SD	Laurel Valley Elementary School	Westmoreland County
	Laurel Valley Middle School/High School	
	Ligonier Valley High School	
	Ligonier Valley Middle School	
	Mellon Elementary School	
Monessen City SD	Monessen Elementary Center	Westmoreland County
	Monessen Middle/High School	
Mt. Pleasant Area SD	Donegal Elementary School	Westmoreland County
	Mt. Pleasant Area Junior/Senior High School	
	Norvelt Elementary School	
	Ramsay Elementary School	
	Rumbaugh Elementary School	
New Kensington-Arnold SD	Berkey Elementary School	Westmoreland County
	Edgewood Elementary School	
	Fort Crawford Elementary School	
	Greenwald Memorial Elementary School	
	Martin Elementary School	
	Valley Middle School	
	Valley Senior High School	
Norwin SD	Hillcrest Intermediate School	Westmoreland County
	Norwin Middle School	
	Norwin High School	
	Scull Elementary School	
	Sheridan Terrace Elementary School	
	Stewartsville Elementary School	
	Sunset Valley Elementary School	
Penn-Trafford SD	Harrison Park Elementary School	Westmoreland County
	Level Green Elementary School	
	McCollough Elementary School	
	Penn Middle School	
	Penn Trafford High School	
	Sunrise Elementary School	
	Trafford Elementary School	
	Trafford Middle School	
Southmoreland SD	Alverton Elementary School	Westmoreland County
	Ruffsedale Elementary School	
	Scottdale Elementary School	
	Southmoreland Junior High School	
	Southmoreland Senior High School	
Yough SD	Good Elementary School	Westmoreland County
	Mendon Elementary School	
	West Newton Elementary School	
	Yough Middle School	
	Yough Senior High School	
Leechburg Area SD	David Leech Elementary School	Armstrong, Westmoreland Counties
	Leechburg Area Middle/High School	
Blairsville-Saltsburg SD	Blairsville Elementary School	Indiana, Westmoreland Counties
	Blairsville Middle School	
	Blairsville Senior High School	
	Saltsburg Elementary School	
	Saltsburg Middle/High School	

Source: PA Department of Education

b. Private / Other Educational Facilities

In the 2002-2003 school year, there were 32 private, “non-licensed” school facilities operating in Westmoreland County. Classrooms ranged from the kindergarten to the 12th Grade. Seventeen of these schools are associated with the Catholic faith, while 13 are associated with “other” Christian denominations, and three are non-sectarian in nature. There are an additional 27 private, “licensed” institutions that appear to mainly be non-sectarian and focused on child day-care and kindergarten-aged children.

Along with the public and private institutions for elementary and secondary schooling, there is an Intermediate Unit in Greensburg, three Vocational-Technical Schools, one Charter School, and 24 “miscellaneous” facilities providing care and/or education located in Westmoreland County.

c. Enrollment

Together, both public and private school enrollment has been steadily decreasing since 1998. However, it has decreased at a slower rate within the past two years. Public school enrollment increased by 0.2% between the school years 2001-2002 and 2002-2003. Private and non-public enrollment showed the largest decrease (-7.5%) between the 2001-2002 and 2002-2003 school years.

**Table 10-5
Public and Private School Enrollment**

	2002-2003	2001-2002	2000-2001	1999-2000	1998-1999
Total	60,217	60,713	61,333	61,867	63,539
Public	55,718	55,795	56,302	56,875	58,376
PrivateNon-Public	4,499	4,918	5,031	4,992	5,163

Source: PA Department of Education

The following table shows elementary and secondary public school enrollment by district between 1999-2003. There were decreases in both primary and secondary enrollment between 1999 and 2003, except for secondary enrollment between 2001 and 2002 school years.

**Table 10-6
Elementary and Secondary Public School Enrollment**

District Name	Elementary			Secondary		
	% Change Elementary Enrollment 2001-2002 to 2002-2003	% Change Elementary Enrollment 2000-2001 to 2001-2002	% Change Elementary Enrollment 1999-2000 to 2000-2001	% Change Secondary Enrollment 2001-2002 to 2002-2003	% Change Secondary Enrollment 2000-2001 to 2001-2002	% Change Secondary Enrollment 1999-2000 to 2000-2001
Belle Vernon Area SD	-1.9%	-2.9%	0.6%	1.8%	-1.2%	-0.8%
Burrell SD	-0.7%	-1.1%	0.3%	1.2%	-1.1%	2.0%
Derry Area SD	-3.5%	-3.0%	-3.0%	3.6%	-1.5%	-3.4%
Franklin Regional SD	0.4%	-0.9%	-0.3%	1.9%	0.8%	-0.6%
Greater Latrobe SD	2.0%	-2.4%	-2.0%	0.7%	2.4%	5.1%
Greensburg-Salem SD	-2.7%	-5.4%	-0.1%	0.7%	3.0%	-1.0%
Hempfield Area SD	-0.3%	-1.6%	1.3%	0.1%	-0.9%	-2.6%
Jeannette City SD	-5.1%	-1.8%	-1.9%	-0.7%	-2.7%	-3.3%
Kiski Area SD	-2.5%	-0.2%	-2.0%	-2.8%	-1.4%	0.9%
Ligonier Valley SD	-4.0%	-2.5%	-4.2%	1.7%	-3.0%	-2.5%
Monessen City SD	4.2%	-3.2%	-4.5%	3.4%	8.1%	-4.8%
Mt. Pleasant Area SD	-0.5%	-2.0%	-2.5%	4.4%	-2.3%	-3.6%
New Kensington-Arnold SD	-2.1%	-3.5%	-1.3%	-1.1%	0.3%	1.2%
Norwin SD	2.7%	0.6%	-3.0%	1.6%	0.5%	-2.0%
Penn-Trafford SD	-0.8%	0.7%	-1.6%	2.2%	0.0%	3.2%
Southmoreland SD	-6.6%	1.4%	-1.7%	-1.9%	1.5%	-3.1%
Yough SD	-4.9%	-2.8%	0.9%	4.5%	-2.0%	-3.3%
Overall County % Change	-1.2%	-1.6%	-1.2%	1.1%	-0.1%	-0.8%

Source: PA Department of Education

Hempfield Area School District has the highest student enrollment in the County while Monessen City Area School District has the lowest student enrollment. The following table shows the total number of students in each district between 1999 and 2003.

**Table 10-7
Total Enrollment per School District 1999 – 2003**

District Name	Elementary				Secondary				Total			
	Elementary Enrollment (2002-2003)	Elementary Enrollment (2001-2002)	Elementary Enrollment (2000-2001)	Elementary Enrollment (1999-2000)	Secondary Enrollment (2002-2003)	Secondary Enrollment (2001-2002)	Secondary Enrollment (2000-2001)	Secondary Enrollment (1999-2000)	(2002-2003)	(2001-2002)	(2000-2001)	(1999-2000)
Belle Vernon Area SD	1,580	1,611	1,659	1,649	1,389	1,365	1,381	1,392	2,969	2,976	3,040	3,041
Burrell SD	1,159	1,167	1,180	1,176	1,098	1,085	1,097	1,076	2,257	2,252	2,277	2,252
Derry Area SD	1,454	1,507	1,553	1,601	1,384	1,336	1,357	1,405	2,838	2,843	2,910	3,006
Franklin Regional SD	1,878	1,870	1,887	1,892	1,939	1,903	1,887	1,899	3,817	3,773	3,774	3,791
Greater Latrobe SD	2,204	2,160	2,212	2,256	2,131	2,117	2,068	1,968	4,335	4,277	4,280	4,224
Greensburg-Salem SD	1,827	1,877	1,984	1,985	1,749	1,736	1,686	1,703	3,576	3,613	3,670	3,688
Hempfield Area SD	3,378	3,389	3,444	3,401	3,224	3,221	3,251	3,339	6,602	6,610	6,695	6,740
Jeannette City SD	831	876	892	909	677	682	701	725	1,508	1,558	1,593	1,634
Kiski Area SD	2,277	2,336	2,340	2,388	2,192	2,254	2,287	2,266	4,469	4,590	4,627	4,654
Ligonier Valley SD	1,066	1,110	1,139	1,189	1,118	1,099	1,133	1,162	2,184	2,209	2,272	2,351
Monessen City SD	593	569	588	616	511	494	457	480	1,104	1,063	1,045	1,096
Mt. Pleasant Area SD	1,275	1,281	1,307	1,341	1,312	1,257	1,286	1,334	2,587	2,538	2,593	2,675
New Kensington-Arnold SD	1,384	1,414	1,466	1,485	1,187	1,200	1,197	1,183	2,571	2,614	2,663	2,668
Norwin SD	2,672	2,601	2,585	2,665	2,490	2,451	2,440	2,490	5,162	5,052	5,025	5,155
Penn-Trafford SD	2,507	2,526	2,508	2,550	2,298	2,249	2,248	2,179	4,805	4,775	4,756	4,729
Southmoreland SD	1,217	1,303	1,285	1,307	1,108	1,129	1,112	1,148	2,325	2,432	2,397	2,455
Yough SD	1,303	1,370	1,410	1,397	1,306	1,250	1,275	1,319	2,609	2,620	2,685	2,716

Source: PA Department of Education

Private school enrollment declined most noticeably between the academic years of 2001-2002 and 2002-2003. The following table tracks enrollment figures at private schools and shows the grades provided at each school.

**Table 10-8
Private School Student Enrollment**

School Name	Grades	Students			
		2002-2003	2001-2002	2000-2001	1999-2000
Aquinas Academy	2-8	378	611	601	559
Aquinas Academy - Carbon Site	K5-1	112	N/A	N/A	N/A
Armbrust Wesleyan Christian Academy	K5-8	72	79	101	99
Bible Baptist Christian Academy	2-12	20	26	39	42
Calvary Christian School-Kindergarten	K5	16	20	15	19
Champion Christian School	5-12	69	N/A	N/A	N/A
Children's Learning Ladder	K5	16	14	16	22
Christ The Divine Teacher School	K5-8	294	350	346	349
Christian Fellowship Academy	K5-12	173	155	174	168
Christ Evangelical Lutheran Christian Academy	K5	N/A	N/A	7	N/A
Clelian Heights School For Exceptional Children	ungraded	6	11	10	43
Creative Adventures Learning Center	K5	12	14	20	15
Derry Christian Academy	K5-8	108	107	130	110
Elizabeth Seton Montessori School	K5	13	19	23	17
Epiphany Of Our Lord Catholic School	K5-6	N/A	88	103	105
Free Methodist Day Care & Development	K5	8	9	12	12
Greensburg Central Catholic High School	9-12	517	527	475	448
Growing Tree Saint Vincent College	K5	11	11	10	5
Harvest Baptist Academy	K5-12	84	60	47	25
Heritage Baptist School	6	N/A	N/A	N/A	3
Heritage Hills Christian Academy	7-12	N/A	N/A	N/A	37
High Acres School	K5	N/A	6	N/A	N/A
Hilltop Christian Academy	K5-12	32	29	N/A	N/A
Holy Cross School	K5-5	70	80	89	97
Holy Trinity School	K5-8	108	105	110	118
Kinder-Care Learning Center - 954	K5	6	5	6	5
Kinder-Care Learning Center - 955	K5	10	9	9	6
Kiski School	9-12	205	216	187	214
Mary Queen of Apostles School - Fr	K5-3	196	N/A	N/A	N/A
Mary Queen of Apostles School - Le	4-8	190	N/A	N/A	N/A
Mother of Sorrows School	K5-8	330	312	312	309
Mount Saint Peter School	K5-8	N/A	214	239	255
New Horizons School	K5	5	2	2	7
Old Paths Baptist Christian Academy	K5-12	2	8	9	4
Open Door Christian Academy	K5-12	14	18	17	12
Queen of Angels Catholic School - I	K5-1	84	110	118	111
Queen of Angels Catholic School - J	2-8	270	301	311	271
Rainbow Connection ECDC	K5	9	11	12	14
Sacred Heart School	K5-6	102	101	127	149
Salem Crossroads Day Care	K5	14	7	5	9
Seton Hill Kindergarten	K5	21	20	20	20
Small Creations	K5	10	5	10	N/A
St. Edward School	K5-8	123	146	158	150
St. Florians School	K5-6	N/A	75	90	85
St. Gertrude School	K5-6	104	127	130	97
St. John The Baptist School	K5-8	188	204	200	192
St. Joseph School	K5-8	N/A	135	136	170
St. Margaret Mary School	K5-8	N/A	113	140	164
St. Sebastian School	K5-8	254	203	182	188
TCTL Inc.	K5	5	4	7	9
Truxal Pre-School Learning Center	K5	15	5	10	6
Valley School of Ligonier	K5-12	189	201	204	204
Westmoreland Christian Academy	K5-12	34	45	22	N/A
Youngwood Baptist School	K5-6	N/A	N/A	40	48
Total Enrollment Private Schools		4,499	4,918	5,031	4,992
% Change 2001-2002 to 2002-2003			-8.5%		
% Change 2000-2001 to 2001-2002				-2.2%	
% Change 1999-2000 to 2000-2001					0.8%

Source: PA Department of Education

d. Graduation Rate

According to the Pennsylvania Department of Education, there were 3,869 graduates from public high schools in Westmoreland County for academic year 2001-2002. An additional 192 seniors graduated from private high schools in the same school year. Although there were 4,026 students enrolled in the 12th grade that year, 96.1% graduated from public schools. On average, between all 19 public high schools in the county, there was a 90.5% graduation rate. The chart below shows the high schools with the highest graduation rates in descending order. For the 2001 – 2002 academic year, Franklin-Regional High School (Franklin-Regional School District) had the highest graduation rate (98.3%), while Valley High School (New Kensington-Arnold School District) had the lowest graduation rate (78.1%).

**Table 10-9
Public High School Graduates**

	Grade 12 Enrollment	Total Graduates	% Graduated	Total Post-secondary Bound (%)	College Bound (%)	2 or 4 Yr College/ University (%)	Specialized Assoc. Degree (%)	Non-Degree (%)
Franklin-Regional Senior High School	283	281	98.3%	86.1%	86.1%	83.6%	2.5%	0.0%
Penn Trafford High School	351	355	97.8%	90.4%	88.5%	84.2%	4.2%	2.0%
Greater Latrobe Senior High School	295	284	95.3%	82.4%	81.3%	80.3%	1.1%	1.1%
Norwin Senior High School	377	373	94.7%	84.7%	79.6%	73.7%	5.9%	5.1%
Ligonier Valley High School	106	96	92.3%	65.6%	63.5%	61.5%	2.1%	2.1%
Hempfield Area Senior High School	510	491	91.4%	90.8%	88.4%	82.3%	6.1%	2.4%
Yough Senior High School	171	157	91.3%	76.4%	68.2%	65.6%	2.5%	8.3%
Burrell High School	177	164	91.1%	84.8%	83.5%	67.7%	15.9%	1.2%
Derry Area Senior High School	183	179	90.9%	78.8%	77.7%	76.0%	1.7%	1.1%
Monessen Senior High School	71	68	90.7%	69.1%	69.1%	61.8%	7.4%	0.0%
Kiski Area High School	342	340	89.7%	75.9%	75.9%	63.2%	12.6%	0.0%
Southmoreland Senior High School	160	153	89.0%	82.4%	76.5%	75.8%	0.7%	5.9%
Ridgeview Academy Charter School	16	16	88.9%	6.3%	6.3%	6.3%	0.0%	0.0%
Belle Vernon Area High School	209	190	88.8%	82.1%	78.4%	74.7%	3.7%	3.7%
Greensburg-Salem High School	260	250	88.7%	72.4%	70.8%	68.8%	2.0%	1.6%
Laurel Valley Middle School/High School	54	51	87.9%	82.4%	74.5%	58.8%	15.7%	7.8%
Jeanette Senior High School	95	92	87.6%	81.5%	72.8%	67.4%	5.4%	8.7%
Mt. Pleasant Area Junior/Senior High School	191	186	86.9%	77.4%	77.4%	66.1%	11.3%	0.0%
Valley Senior High School	175	143	78.1%	69.9%	63.6%	55.2%	8.4%	6.3%
Total Westmoreland County	4,026	3,869	96.1%	81.5%	78.9%	73.2%	5.7%	2.6%

Source: PA Department of Education

The above table also reflects the post-secondary education plans of graduates. This type of information sheds light on the capabilities of the County’s upcoming workforce to meet the needs of existing and prospective employers.

Of the graduating students, 81.5% expected to pursue some form of post-secondary education. Of those, 78% planned to go to college, 73% intended to attend a two- or four-year college or university, 5.7% intended on earning a specialized associate’s degree, and 2.6% did not intend on earning a degree through their post-secondary education. Note that there may be overlap in the counting.

e. Technical and Career Schools

There are three technical and career schools in Westmoreland County:

- Central Westmoreland Career and Technical Center in New Stanton
- Eastern Westmoreland Career and Technical Center in Latrobe
- Allegheny Valley Technical School in New Kensington.

Total enrollment for these schools in 2001 – 2002 academic year was 2,115 students. This is 3.8% of the enrollment for the entire County. Allegheny Valley Technical School has shown the greatest increase in enrollment over the past few years. Eastern Westmoreland Career and Technical School saw the greatest decrease in enrollment between the 1998-1999 and 1999-2000 academic years at –12.7%.

**Table 10-10
Vo-Tech Schools Enrollment, 1997-2002**

	Percent Change			
	(1997-1998) to (1998-1999)	(1998-1999) to (1999-2000)	(1999-2000) to (2000-2001)	(2000-2001) to (2001-2002)
Central Westmoreland Career & Technical Center	-3.5%	-3.5%	-2.3%	4.2%
Eastern Westmoreland Career & Technical Center	3.9%	-12.7%	1.1%	-3.8%
Allegheny Valley Technical Center	-2.1%	-3.7%	8.3%	6.3%

Source: PA Department of Education

The three Vo-Tech schools offer similar programs in Health Occupations Education, Marketing and Distributing Education, Occupational Home Economics Education, and Trade and Industrial Education. In addition, Central and Northern Vo-Techs offer a Business Education program, and Central Vo-Tech offers an Agricultural Education program.

f. Public School Enrollment Projections

The Pennsylvania Department of Education prepared enrollment projections based upon enrollment trends between the years 1998 and 2003. The projections indicated a decreasing enrollment from 56,643 students in 2002-2003 to 53,238 students in school year 2007-2008 and 47,624 students in school year 2012-2013. On average, the projections indicate that the enrollment is expected to decrease by -1.7% per year. For municipalities with public schools in their jurisdiction, this decline may result in school building closure or the consolidation of classes.

**Table 10-11
Enrollment Projections to School Year 2012 – 2013**

School Year	Enrollment	% Change
02-03	56,643	
03-04	56,062	-1.0%
04-05	55,594	-0.8%
05-06	54,894	-1.3%
06-07	54,192	-1.3%
07-08	53,238	-1.8%
08-09	52,137	-2.1%
09-10	50,991	-2.2%
10-11	49,811	-2.3%
11-12	48,712	-2.2%
12-13	47,624	-2.2%

Source: Pennsylvania Department of Education

g. Educational Attainment

During the past decade, there has been a shift towards Westmoreland County residents attaining higher levels of education. According to the 1990 census, 78% of county residents, aged 25 years and older, were high school graduates. The 2000 Census reported that 86% of county residents, aged 25 years and older, were high school graduates, an increase of 8%. Similarly, in 2000, an additional 5% of county residents earned either a bachelor's degree or higher, than in 1990. Specific data are indicated below.

**Table 10-12
Education Attainment
Persons Aged 25 Years or Older**

	1990		2000		% Change (1990-2000)
	Persons	%	Persons	%	
Less than 9th grade	24,426	9.6%	12,508	4.7%	-4.8%
9th to 12th grade, no diploma	32,718	12.8%	25,560	9.7%	-3.1%
High school graduate (includes equivalency)	108,669	42.5%	108,512	41.2%	-1.3%
Some college, no degree	35,184	13.8%	44,503	16.9%	3.1%
Associate degree	15,446	6.0%	19,270	7.3%	1.3%
Bachelor's degree	26,510	10.4%	35,942	13.6%	3.3%
Graduate or professional degree	12,764	5.0%	17,298	6.6%	1.6%
Total	255,717		263,593		3.1%

Source: U.S. Bureau of the Census, 1990 (STF 3, PO57) and 2000 (SF 3, P37)

h. Post-Secondary Education

Post-secondary educational opportunities are abundant in Westmoreland County, and provide regional significance and attraction to the county.

- Two state-related universities
- Two private universities
- A seminary
- Community college with six associated branches placed throughout the County.
- Penn State New Kensington Campus

Programs:

- nine Associate-level degree programs
- six Bachelor-level degree programs
- one Masters-level degree program in Education.

In addition, students who eventually plan to attend the Main Campus in State College can fulfill the first two years of their program at the New Kensington campus in more than 160 Penn State baccalaureate majors.

Enrollment is approximately 1,100 students per year (both full-time and part-time, undergraduate and graduate level).

- University of Pittsburgh Greensburg Campus

Programs:

- 20 Bachelor-level degree programs
- 17 pre-professional programs (pre-med, pre-vet, etc.).

Enrollment is approximately 1,900 students per year (both full-time and part-time).

- Saint Vincent College

St. Vincent College is a Catholic, liberal arts college.

Programs:

- 50 Bachelor-level degree programs in the arts and sciences
- Masters-level degree programs in Education and Accounting.

Enrollment was 1,440 students in 2003 (both full-time and part-time, undergraduate and graduate level).

- **Seton Hill University**
Seton Hill University is a Catholic, liberal arts college. Many students choose Seton Hill because of their desire to become certified as a teacher.
Programs:
 - 40 Bachelor-level degree programs
 - 7 Masters-level degree programs.
 Enrollment is approximately 1,500 students (both full-time and part-time, undergraduate and graduate level).

- **Westmoreland County Community College (WCCC)**
The main campus of WCCC is located in Hempfield. Other branches provide classes for residents of the county at the following locations: New Kensington, Export, Latrobe, and Belle Vernon
Programs:
 - 57 Associate-level degree programs
 - 11 diploma programs
 - 21 certificate programs which include options that prepare students for a career or transfer to baccalaureate degree programs at four-year institutions.
 In 2002, there were 5,938 students, both full-time and part-time.

**Table 10-13
Post-Secondary 2 and 4-Year Colleges & Universities**

	Affiliation	Location
Penn State University	State	New Kensington
University of Pittsburgh	State	Greensburg
St. Vincent College	Private	Latrobe
St. Vincent Seminary	Private	Latrobe
Seton Hill University	Private	Greensburg
Westmoreland County Community College	County	Youngwood, New Kensington, Export, Waynesburg, Indiana, Latrobe, Belle Vernon

Source: PA Department of Education

In addition to two- and four-year colleges and universities, there are 10 private, licensed schools in Westmoreland County, in which residents and non-residents can take courses in a certain trade or business program.

Table 10-14
Post-Secondary Private, Licensed Trade & Business Schools

	Private Licensed School	Trade	Business	Specialized Associate Degree	Location
Career Training Academy	v	v		v	New Kensington
Carnegie Mellon Driver Training	v	v			Youngwood
Douglas Education Center	v		v	v	Monessen
Education & Technology Institute	v		v		Greensburg
Micropower Institute of Technology	v				New Kensington
Newport Business Institute	v		v	v	Lower Burrell
Oakbridge Academy of the Arts	v	v		v	Lower Burrell
Triangle Tech Inc.	v	v		v	Greensburg
Truck Driver Institute, Inc.	v				Irwin
Wines, Steins & Cocktails, Ltd.	v	v			Youngwood

Source: PA Department of Education, 2004

iv. Recreation

Given its dominantly rural character, there are many areas preserved as open space and available for recreational use in Westmoreland County. Of the 400 respondents in the countywide phone survey who were asked where future budgetary spending should be prioritized in the next three to five years, 48.3% of survey participants indicated that allocations used for creating more parks, trails and recreational facilities was either “very important” or “somewhat important”. Recreation is obviously a very significant issue to Westmoreland County residents.

a. Golf Courses

There are 37 golf courses in Westmoreland County. The following table provides information on each course.

**Table 10-15
Golf Courses**

Name	Acreage	Number of Holes
Carradam Golf Course	126	18
Cedarbrook Golf Course	311	36
Champion Lake Golf Course	151	18
Cherry Creek Golf Course	192	18
Cloverleaf Golf Club	159	27
Donegal Highlands Golf Course	117	18
Elks B.P.O. Lodge	127	18
Glengarry Golf Links	-	18
Greensburg Country Club	144	18
Hannastown Golf Club	49	18
Hillcrest Country Club	111	-
Irwin Country Club	100	18
Latrobe Country Club	118	18
Laurel Valley Golf Club	189	18
Ligonier Country Club	128	18
Lincoln Hills Country Club	144	18
Mannitto Golf Club	117	18
Manor Valley Country Club	232	18
Meadowwink Golf Club	119	18
Mt. Odin Park Golf Course	98	18
Murrysville Golf Club	111	18
Norvelt Golf Course	165	27
Oak Lake Golf Course	112	18
Pine Lakes Lil Links Golf Course	32	9
Ridgeview Golf Course	39	9
Riverforest Golf Club	133	18
Robertshaw Acres	33	9
Rolling Fields Golf Club	102	18
Rolling Rock Golf Club	96	18
Ross Mountain Golf Club	61	18
Timber Ridge Golf Course	125	18
Totteridge Golf Club	-	18
Valley Green Golf Course	157	18
Vandergrift Golf Club	51	9
Westmoreland County Country Club	183	27
Willowbrook Country Club	155	18
Willowbrook Golf Course	75	9

Source: Westmoreland County Parks Horizons Plan,
Westmoreland County Department of Planning & Development

b. Campgrounds

Camping is not permitted in the County parks, but there are nine public campgrounds associated with the various state parks, including Keystone, Laurel Ridge and Linn Run State Parks, and Forbes State Forest. In addition, several private campgrounds provide both camping and RV facilities for campers in Westmoreland County.

Specific campgrounds include:

- Girl Scout Camp (Kaufman Camp)
- Camp Twin Echo Boy Scout Camp
- Antiochan Village Camp
- Camp Laurel Wood (United Lutheran Society)
- Ligonier Camp and Conference Center
- Laurel Mountain Campgrounds (Girl Scout Camp)
- Minonite Camp
- Laurel Highlands Campground
- Donegal Campgrounds
- Fox Den Acres

c. State Parks and Trails

The Pennsylvania Bureau of State Parks is an agency under the State's Department of Conservation and Natural Resources. Its mission is to promote the preservation of natural resources, provide recreational facilities and educate adults and children about the natural world. It started with one park in 1893 (Valley Forge) and has expanded to almost 120 parks in the state and more than 263,000 acres of property in its ownership. The state parks in Westmoreland County include Keystone, Laurel Mountain, Laurel Ridge, and Linn Run.

• *Keystone State Park*

This is a multi-use park with overnight facilities and year-round recreational opportunities. It is located in Derry Township and is comprised of 1,200 acres that provide opportunities for camping, swimming, boating, fishing, bicycling, picnicking, wildlife observation, and hiking (six miles of trails).

• *Laurel Mountain State Park*

This is located in Ligonier Township. It is comprised of 493 acres, and is primarily dedicated to skiing opportunities. Laurel Mountain Ski Resort is located within the Laurel Mountain State Park and has a lodge, snow-making machinery, quad chair lift, half-pipe snowboarding park, snowtubing run, rental facility and ski shop. Aside from the resort, there are trails for cross-country skiing and mountain biking located within the State Park boundaries. Although

the ski resort was not open during the 2003-2004 season, the vendor hopes to be operable for the 2004-2005 season.

- *Laurel Ridge State Park*

This park spans approximately 70 miles along the Laurel Mountains from the Youghiogheny River at Ohiopyle to the Conemaugh Gorge near Johnstown. The park extends over five counties, including Westmoreland. Although most visitors come to hike all or a portion of the Laurel Highlands Hiking Trail, the park is open to hunting during designated seasons, and winter sports. Shelters are available for camping.

- *Linn Run*

This facility is located in Cook Township, and is comprised of 612 acres. It borders the Forbes State Forest and provides various recreational opportunities including picnicking, fishing, horseback riding, snowmobiling, hunting (400 designated acres only), cabin camping and hiking.

d. County Parks and Trails

There are 11 parks, trails, and historical areas that make up over 2,700 acres of land, which is owned and operated by the county's Bureau of Parks and Recreation. These facilities are open year-round and offer a variety of recreational activities and programs.

- *Ann Rudd Saxman Nature Park*

This 60-acre site is located two miles east of Greensburg off of Donohoe Road near the Westmoreland Mall. The park contains a mature forest and small valley meadow with several walking paths and benches. There is a one-mile, self-guided interpretive nature trail, in addition to several other trails and loops, all less than one mile each.

- *Bridgeport Dam*

Bridgeport Dam is a multi-purpose flood control dam on Jacob's Creek and is located in the Village of Bridgeport, ¼ mile east of Mount Pleasant Borough. The park area totals 424 acres and the water pool itself is 50 acres, which contains a managed fishery supervised by the PA Fish Commission under conservation regulations. Recreational activities include boating, fishing and hunting. There are two soccer fields at the eastern end of the park.

- *Chestnut Ridge*

Chestnut Ridge Park is a multi-purpose flood control dam site at Jacob's Creek atop Chestnut Ridge. Located south of State Route 31, between Mount Pleasant and Donegal, this park includes a 25-acre recreational pool that expands to over 100 acres during flood periods. Recreational activities include boating, fishing, and hunting.

- *Cedar Creek Park*

Cedar Creek Park is located in Rostraver Township, ¼ mile north of Interstate 70 on Route 51. It is comprised of 464 acres and provides the primary access to the Youghiogheny River Trail. The Youghiogheny River Trail is operated by the Regional Trail Corporation and was a former railroad bed. It is a part of the regional trail system planned to link Washington DC with Chicago. Other facilities at Cedar Creek Park include an amphitheater that seats 2,500 persons, 19 picnic pavilions, playground equipment, basketball courts, horseshoe pits, volleyball courts, model radio-controlled airfield, sled riding areas, ballfields, and soccer fields. Bike rentals are available at Cedar Creek Station, along with other concessions. In the northern section of the park, there is a deep cut gorge which was eroded by Cedar Creek. Trails are located alongside the gorge. Manderino Riverfront Park is also part of Cedar Creek Park, which offers opportunities for boating, fishing, swimming and picnicking.

- *Mammoth Park*

Mammoth Park was the first park to be developed by the county Parks Department. It offers extensive picnicking facilities and a 24-acre freshwater lake that is stocked with trout by the PA Fish Commission. In addition to the lake, other facilities include a creative play area with 96' slide, scenic overlook with 10-mile panoramic view, ball field, model radio-controlled airfield, beehive coke ovens, recreational equipment and facilities, hunting, snowboard area, and multiple pavilions.

- *Northmoreland Park*

Northmoreland Park is over 584 acres in size and is the largest county park in Westmoreland County. In addition to the 17-acre lake, there is a handicapped accessible walkway that makes a complete circle around the lake. Other facilities include an activities center, boathouse, BMX track, sports fields, model radio-controlled airfield, and 11 pavilions for picknicking.

- *Twin Lakes Park*

The oval walking trail (two and a half miles) that encompasses both the lower and upper lakes at Twin Lakes Park is completely accessible for wheelchairs. There are various other skiing, jogging and exercise trails within the park. Other facilities include a boathouse, activities center, island stage, two memorials, and seven pavilions for picnicking.

- *Hanna's Town*

Hanna's Town Historic Site is an active archeological site with a history dating back before the American Revolution. The reconstructed village consists of Robert Hanna's tavern, courthouse, jail, three 18th century log houses, a Revolutionary era fort, and a wagon shed housing an authentic Conestoga wagon.

- *Sewickley Creek Wetlands Interpretive Area*

Sewickley Creek Wetlands Interpretive Area is a man-made wetland consisting of 21 acres located in Hempfield Township. It was constructed by the Pennsylvania Turnpike Commission in order to replace wetlands affected by the construction of the Amos K Hutchinson Bypass (Toll Route 66). This facility serves as a center for environmental education and observation of wetland habitats. Walking in areas other than designated trails is prohibited in order to minimize impacts on the flora and fauna.

e. Water Trails

A water trail is a network of access points, resting places, attractions and amenities for users of watercraft on locks, streams, and rivers. Water trails have multiple purposes. They not only provide recreational amenities, but also encourage tourism, restoration, and conservation of natural resources. The Pennsylvania Fish and Boat Commission is the sole agency to designate Official Pennsylvania Water Trails. However, individual trails and trail corridors are conceived and maintained by a network of volunteers, property owners, civic groups, and associations.

The Pittsburgh region is experiencing a rapid growth in interest and use of area rivers due to the post-industrial rediscovery of our river resources. To address this growing appeal and introduce more people to the recreational use of waterways, a number of organizations are creating water trail systems.

The Pennsylvania Fish and Boat Commission has designated two water trail systems in Westmoreland County – the Three Rivers Water Trail and the Kiski-Conemaugh River Water Trail.

- Three Rivers Water Trail is a 30-mile trail along the lower Allegheny River from Freeport to Pittsburgh. The trail's sponsor is Friends of the Riverfront.
- Kiski-Conemaugh River Water Trail is a 50-mile trail from Freeport to Johnstown. Trail sponsors are the Pennsylvania Environmental Council and the Conemaugh Valley Conservancy.

f. Miscellaneous Trails

In addition to the parks, the county maintains two trails for walking, biking, or cross-country skiing. The Five Star Trail passes through Greensburg, Hempfield Township, South Greensburg, Southwest

Greensburg, and Youngwood. A former rail bed, the Five Star Trail is part of Regional Trail Corporation, a non-profit corporation that promotes the conversion of railroad rights-of-way into recreational trails.

Also associated with the Regional Trail Corporation, the Youghiogheny River Trail has multiple access points, including Cedar Creek Park and West Newton. This trail is part of the plan for the continuous trail which will link Washington DC to Pittsburgh. Currently, it extends from McKeesport to Connellsville. One can walk, bike, cross-country ski and ride horses on the Youghiogheny River Trail.

g. Municipal Parks

There are many large parks in Westmoreland County that are maintained and operated by the municipality in which they are located. These large parks include: Hempfield Park (Hempfield Township), Swede Hill Park (Hempfield Township), Legion Keener Park (Latrobe), Saint Clair Park (Greensburg), Oak Hollow Park (Irwin/Norwin), and Indian Lake (North Huntingdon Township).

B. Conclusions

The County is well served by community facilities. In particular, there is an abundance of neighborhood and community parks in Westmoreland County. Planning District 1 may be the region that is most underserved. There are over 144,000 acres of publicly accessible parks and open space areas in Westmoreland County. The County's parks account for 2,674 acres of this total.

In terms of public services, each municipality is well served by police, fire, and emergency medical services, and there is some intermunicipal sharing of these services. Some county municipalities may benefit by investigating the feasibility of establishing and/or expanding the consolidation/merger/ regionalization of these and other municipal services.

Decisions to merge health care facilities will increase efficiencies of providing services and lowering costs to County residents. Most of the schools in the public school system are performing well; however, there are several exceptions with lower than normal graduation rates, etc.

C. Policy Statements

POLICY:

Consider location and structural conditions to determine support for construction, rehabilitation, or repair of new and existing community facilities.

GOAL:

Promote and support the location of new community facilities near established communities with public infrastructure.

GOAL:

Where possible, assist in the reuse of former schools and community buildings.

ACTION STEP:

Establish and maintain a current inventory of former schools and community buildings.

GOAL:

Support the rehabilitation, repair, and construction of community facilities.

ACTION STEP:

Evaluate the need for additional community facilities (e.g. medical facilities) to address the needs of the county's aging population.

EDUCATION

POLICY:

Maintain the high quality of education in the public, private and post secondary schools.

GOAL:

Support and promote the educational opportunities of the county's citizenry through involvement in the educational programs of the school districts and beyond.

ACTION STEP:

Encourage communication among the seventeen school districts, private schools, and Westmoreland Intermediate Unit in order to become aware of physical and curriculum needs.

ACTION STEP:

Where feasible, encourage the use of school facilities in the summer months in order to supplement the community's recreational efforts.

ACTION STEP:

Support Business-Industry-Education Day and any other activities that pertain to economic development within the school districts.

ACTION STEP:

Encourage the involvement of college/university resources within the county by supporting continuing education and training for employment opportunities.

ACTION STEP:

Encourage public/private partnerships to expand library services.

ACTION STEP:

Promote the utilization of entrepreneurship training at all education levels.

RECREATION

POLICY:

Provide both passive and active accessible recreational facilities to meet the public's needs.

GOAL:

Improve the quality of life for the residents of Westmoreland County through the maintenance and improvement of existing park and recreational facilities.

ACTION STEP:

Encourage communities and school districts to share facilities to the maximum extent feasible.

ACTION STEP:

Continue to partner with the County Parks Department, Westmoreland Conservation District and any other entity to continually seek state (e.g., Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection, and Pennsylvania Department of Conservation and Natural Resources) and federal

funding for bikeways, hiking, water trails, and other recreational projects.

ACTION STEP:

Support and assist in the implementation of the county recreation plan known as the Parks Horizons Plan.

ACTION STEP:

Encourage the private sector to contribute to community recreational projects.

ACTION STEP:

Where possible, preserve neighborhood recreational facilities on former school sites.

ACTION STEP:

Encourage and support joint recreational facilities and programs among state, county, cities, townships, boroughs and local organizations.

GOAL:

Improve the quality of life for the residents of Westmoreland County through the possible creation of new park and recreational facilities.

ACTION STEP:

Investigate efforts to provide an additional recreation area in the northern part of the county, an area underserved by recreational facilities.

ACTION STEP:

Establish a countywide greenway system along major corridors.

ACTION STEP:

Assist the county Parks Department in the acquisition of new lands for open space and recreational facilities to meet forecasted needs.

ACTION STEP:

Assist in the establishment of a trail and bikeway network to link communities with recreational areas. (See 7. Transportation.)

ACTION STEP:

Explore the possibility of adding passive recreation uses at the various underutilized water impoundments (e.g., reservoirs, lakes).

ACTION STEP:

Incorporate recreational uses into former industrial riverfront site redevelopment.

POLICY:

Support historic preservation efforts.

GOAL:

Support efforts for preservation of historically significant buildings and places in Westmoreland County.

ACTION STEP:

Encourage developers to carry out income producing rehabilitation projects involving historic preservation through the use of the 10% or the 20% federal tax credit.

ACTION STEP:

Encourage the Pennsylvania Office of the National Trust for Historic Preservation (Preservation Pennsylvania) to provide funding from its grant/loan programs for key historic preservation projects.

ACTION STEP:

Encourage the National Trust for Historic Preservation to provide funding from its grant/loan programs.

ACTION STEP:

Research private foundation grant opportunities for historic preservation.

GOAL:

Promote historic preservation in municipalities that have historically significant buildings, places and architecture.

ACTION STEP:

Support municipalities that apply for designation of historic districts with the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation.

ACTION STEP:

Provide technical assistance to municipalities that wish to develop and adopt a local historic district ordinance in accordance with the Pennsylvania Historic District Act 167.

GOAL:

Support the formation and/or improved organization of historic preservation groups, including increased and improved communications among preservation groups.

ACTION STEP:

Provide technical assistance to historic preservation groups to facilitate obtaining funds for organization and/or operation.

GOAL:

Promote significant historic sites and events in the county as tourist attractions. (See also 6. Economic Development).

ACTION STEP:

Work with history-related entities that will economically promote the historic sites located in the county.

POLICE & FIRE PROTECTION

POLICY:

Maintain a high level of public services (e.g., police, fire, emergency management) in the county to protect life and property.

GOAL:

Promote a more efficient provision of public services in the county's municipalities.

ACTION STEP:

Where necessary, assist the 911 Emergency Management Department in the dissemination of information through a geographic information system (GIS).

ACTION STEP:

Where necessary, assist in the continuing development of the Public Safety Training Center in South Huntingdon Township and the Westmoreland County Public Safety and 911 Center in Hempfield Township.

ACTION STEP:

Encourage the evaluation of police and fire services to identify ways for improvement, including potential merger and regionalization measures.

ACTION STEP:

Organize efforts between the Pennsylvania Department of Community and Economic Development and local officials to conduct information sessions on the State Department of Community and Economic Development's Shared Municipal Services Program.

ACTION STEP:

Where possible, assist the Westmoreland County Public Safety Department in applying for loans/grants for their special public safety projects.

ACTION STEP:

Continue to maintain a dialogue with police and fire units in the county via the Westmoreland County Department of Public Safety.

D. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BCC	Board of County Commissioners
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CFP	Community Facilities Programs (USDA)
CGP	Community Grant Program (DCNR)
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
COP	Communities of Opportunity (PA DCED)
CRP	Community Revitalization Program (PA DCED)
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
EGC	Economic Growth Connection of Westmoreland
EPA	United States Environmental Protection Agency
GIS	GIS Software Grant Program (DEP)
Greenways	Greenways Program (DCNR)
HEGP	Higher Education Grant Program (PA)
HOME	Home Investment Partnerships Program
HP	Hybrid Program (DCED)
IDP	Infrastructure Development Program (DCED)
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
KIZ	Keystone Innovation Zone (DCED)
KOZ	Keystone Opportunity Zone (DCED)
KOEZ	Keystone Opportunity Expansion Zone (DCED)
LGCP	Local Government Capital Projects Loan Program (DCED)
LHG	Local History Grants (PHMC)
LHVB	Laurel Highlands Visitors Bureau
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MELF	Machinery & Equipment Loan Fund (DCED)
OGP	Opportunity Grant Program
PCAP	Pennsylvania Capital Access Program
PDOT	Pennsylvania Department of Transportation
PEDFA	Pennsylvania Economic Development Financing Authority
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
PP	Preservation Pennsylvania
PSR	Pennsylvania Street Relief (DEP)
PTP	Peer-to-Peer Management Program (DCED)
RACW	Redevelopment Authority of the County of Westmoreland
RBS	Rural Business – Cooperative Development Service (USDA)
RCGP	Rivers Conservation Grant Program (DCNR)
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit

RHS	Rural Housing Services (USDA)
RTT	Rails-to-Trails Grant Program (DCNR)
RUS	Rural Utilities Service (USDA)
SBA	Small Business Administration
SBF	Small Business First
SGP	Smart Growth Partnership of Westmoreland County
SMS	Shared Municipal Services Program (DCED)
SPC	Southwest Pennsylvania Commission
SVC	Saint Vincent College - SBDC
TSAP	Targeted Site Assessment Program (EPA)
USDA	United States Department of Agriculture
WCBPR	Westmoreland County Bureau of Parks and Recreation
WCD	Westmoreland Conservation District
WCDPD	Westmoreland County Department of Planning and Development
WCIDC	Westmoreland County Industrial Development Corp.
WCTGP	Westmoreland County Tourism Grant Program
WCRA	Westmoreland County Redevelopment Authority
WH	Westmoreland Heritage
WIB	Westmoreland-Fayette Workforce Investment Board

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN

COMMUNITY FACILITIES

Recommendation		Responsible Entity	Funding Source	Schedule
GOAL: Promote and support the location of new community facilities near established communities with public infrastructure.		WCDPD, local municipalities	N/A	Ongoing
GOAL: Where possible, assist in the reuse of former schools and community buildings.		WCDPD, local municipalities, RACW	COP, CRP, CFP, CGP	Ongoing
Action Step:	Establish and maintain a current inventory of former schools and community buildings.	WCDPD, local municipalities	N/A	Ongoing
GOAL: Support the rehabilitation, repair, and construction of community facilities.		WCDPD, local municipalities, RACW	COP, CRP, CFP, CGP, LGCPL	Ongoing
Action Step:	Evaluate the need for additional community facilities (e.g. medical facilities) to address the needs of the county's aging population.	WCDPD, local municipalities	N/A	Ongoing

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN

EDUCATION

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Maintain the high quality of education in the public, private, and post secondary schools.				
GOAL: Support and promote the educational opportunities of the county's citizenry through involvement in the educational programs of the school districts and beyond.		WCDPD	N/A	Ongoing
Action Step:	Encourage communication among the 17 school districts, private schools, and Westmoreland Intermediate Unit in order to become aware of physical and curriculum needs.	WCDPD	N/A	Ongoing
Action Step:	Where feasible, encourage the use of school facilities in the summer months in order to supplement the community's recreational efforts.	WCDPD, DCNR, WCBPR	N/A	Ongoing
Action Step:	Support Business-Industry-Education Day and any other activities that pertain to economic development within the school districts.	WCDPD, EGC	N/A	Ongoing
Action Step:	Encourage the involvement of college/university resources within the county by supporting continuing education and training for employment opportunities.	WCDPD, colleges/universities, WIB, State Higher Education Assistance Agency	HEGP	Ongoing
Action Step:	Encourage public/private partnerships to expand library services.	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Promote the utilization of entrepreneurship training at all educational levels.	WCDPD, local municipalities	N/A	Ongoing

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN

RECREATION

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Provide both passive and active accessible recreational facilities to meet the public's needs.				
GOAL: Improve the quality of life and environment for the residents of Westmoreland County through the maintenance and improvement of existing park and recreational facilities.		WCDPD, DCNR, WCBPR	N/A	Ongoing
Action Step:	Encourage communities and school districts to share facilities to the maximum extent feasible.	WCDPD, WCBPR	N/A	Ongoing
Action Step:	Continue to partner with the County Parks Department, Westmoreland Conservation District, and any other entity to continually seek state (e.g., Pennsylvania Department of Transportation, Pennsylvania Department of Environmental Protection, and Pennsylvania Department of Conservation and Natural Resources) and federal funding for bikeways, hiking, water trails, and other recreational projects.	WCDPD, WCBPR, WCD, DEP, PDOT, DCNR	State and federal transportation funds, Greenways, CGP, RTT	Ongoing
Action Step:	Support and assist in the implementation of the county recreation plan known as the Parks Horizon Plan.	WCDPD, WCBPR	N/A	Ongoing
Action Step:	Encourage the private sector to contribute to community recreational projects.	WCDPD	N/A	Ongoing
Action Step:	Where possible, preserve neighborhood recreational facilities on former school sites.	WCDPD, WCBPR	CGP	Ongoing
Action Step:	Encourage and support joint recreational facilities among state, county, townships, boroughs and local organizations.	WCDPD, WCBPR	CGP	Ongoing
GOAL: Improve the quality of life for the residents of Westmoreland County through the possible creation of new park and recreational facilities.		WCDPD, WCBPR	CGP	Short-mid
Action Step:	Investigate efforts to provide an additional recreation area in the northern part of the county, an area underserved by recreational	WCDPD, WCBPR, DCNR	CGP	Short-mid

	facilities.			
Action Step:	Establish a countywide greenway system along major corridors.	WCDPD, WCBPR, DCNR, WCD, RTT	State and federal transportation funds, CGP, RTT	Mid-long
Action Step:	Assist the County Parks Department in the acquisition of new lands for open space and recreational facilities to meet forecasted needs.	WCDPD, WCD	State and federal transportation funds, CGP, RTT	Long-term
Action Step:	Assist in the establishment of a trail and bikeway network to link communities with recreational areas. (See also 7. Transportation.)	WCDPD, WCBPR, DCNR, PDOT, WCD, RTT	State and federal transportation funds, CGP, RTT	Long-term
Action Step:	Explore the possibility of adding passive recreation uses at the various underutilized water impoundments (e.g., reservoirs, lakes).	WCDPD, WCBPR, DCNR	CGP	Long-term
Action Step:	Incorporate recreational uses into former industrial riverfront site redevelopment.	WCDPD, WCIDC	N/A	Long-term
POLICY: Support historic preservation efforts.				
GOAL: Support efforts for preservation of historically significant buildings and places in Westmoreland County.		WCDPD, PHMC, PP, PHPP, local municipalities, local historic groups	N/A	Long-term
Action Step:	Encourage developers to carry out income producing rehabilitation projects involving historic preservation through the use of the 10% or the 20% federal tax credit.	WCDPD, local municipalities	NA	Long-term
Action Step:	Encourage the Pennsylvania Office of the National Trust for Historic Preservation (Preservation Pennsylvania) to provide funding from its grant/loan programs for key historic preservation projects.	WCDPD, local municipalities	PP	Long-term
Action Step:	Encourage the National Trust for Historic Preservation to provide funding from its grant/loan programs.	WCDPD, local municipalities	NTHP	Long-term
Action Step:	Research private foundation grant opportunities for historic preservation.	WCDPD, local municipalities	Private foundations	Long-term
GOAL: Promote historic preservation in municipalities that have historically significant buildings, places and architecture.		WCDPD, local municipalities, local historic groups	N/A	Long-term

Action Step:	Support municipalities that apply for designation of historic districts with the Pennsylvania Historical and Museum Commission, Bureau for Historic Preservation.	WCDPD	PP, PHMC	Long-term
Action Step:	Provide technical assistance to municipalities that wish to develop and adopt a local historic district ordinance in accordance with the Pennsylvania Historic District Act 167.	WCDPD, PP	PP, PHMC	Long-term
GOAL:	Support the formation and/or improved organization of historic preservation groups, including increased and improved communications among preservation groups.	WCDPD, local municipalities	PP, PHMC	Long-term
Action Step:	Provide technical assistance to historic preservation groups to facilitate obtaining funds for organization and/or operation.	WCDPD, PP	PP, PHMC	Long-term
GOAL:	Promote significant historic sites and events in the county as tourist attractions. (See also 6. Economic Development.)	WCDPD, Municipal Chambers of Commerce, WCTGP, LHVB,	PP, PHMC, NCTGP	Long-term

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN

POLICE AND FIRE PROTECTION

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Maintain a high level of public services (e.g. police, fire, emergency management) in the county to protect life and property.				
GOAL: Promote a more efficient provision of public services in the county's municipalities.		WCDPD	N/A	Ongoing
Action Step:	Where necessary, assist the 911 Emergency Management Department in the dissemination of information through a geographic information system (GIS).	WCDPD	GIS	Mid-long
Action Step:	Where necessary, assist in the continuing development of the Public Safety Training Center in South Huntingdon Township and the Westmoreland County Public Safety and 911 Center in Hempfield Township.	WCDPD	IDP	Ongoing
Action Step:	Encourage the evaluation of police and fire services to identify ways for improvement, including potential merger and regionalization measures.	WCDPD, local municipalities	SMS, PTP	Short-long
Action Step:	Organize efforts between the state's Department of Community and Economic Development and local officials to conduct information sessions on the State Department of Community and Economic Development's Shared Municipal Services Program.	WCDPD, local municipalities	SMS	Mid-long
Action Step:	Where possible, assist the Westmoreland County Public Safety Department in applying for loans/grants for their special public safety projects	WCDPD	N/A	Ongoing
Action Step:	Continue to maintain a dialogue with police and fire units in the county via the Westmoreland County Department of Public Safety	WCDPD, local municipalities	N/A	Ongoing

11. LAND USE

A. Profile

i. Purpose

Land use plays a crucial role in guiding the future development of a region. The purpose of this section of the comprehensive plan is to identify and promote appropriate land uses within the urban, suburban, and rural areas in Westmoreland County. It provides a snapshot of the uses that shape the landscape today, and identifies anticipated development areas, i.e., locations within the county where growth may occur tomorrow. The county does not intend to discourage or oppose development in areas outside of the anticipated development areas. Instead it believes that economics will generally steer the overall future development patterns in the county.

It is not the intent of this section to lay the groundwork for countywide zoning in Westmoreland County. Nor is the intent of this section to dictate land use decisions to local governments. Although land use issues can transcend municipal boundaries, the county steadfastly believes that land use decisions and zoning are, and should remain, the prerogative of the local governments.

This section closes with a series of recommendations for guiding land use decisions, and also addresses the issues that were raised throughout the public planning process.

ii. Land Use Objectives

The primary land use objective in Westmoreland County is to provide a balance between development and the preservation of natural resources. For land use planning purposes, each municipality in the county has been classified as urban, suburban, or rural. For each of these classifications, the corresponding land use objectives are as follows:

- Urban Areas – Revitalization of urban communities.
- Suburban Areas – Continued growth should occur along with preservation of open space, however conservation design principles should be applied to developments.
- Rural Areas – Limited growth and infrastructure installation should take place in order to preserve natural resources, but some development may continue to occur.

iii. Development Trends

a. County Estimates

Many county residents who attended the comprehensive plan public meetings voiced concern about the “suburbanization” of the county that

has occurred over the past several decades. According to Westmoreland County Department of Planning and Development estimates,

- Approximately 52,104 acres (7.9% of total county acreage) was developed prior to 1967, and
- Approximately 24,962 acres were developed between 1967 and 2003.

This represents 3.8% of the total acreage of the county, or 5.6% of the county's developable acreage.

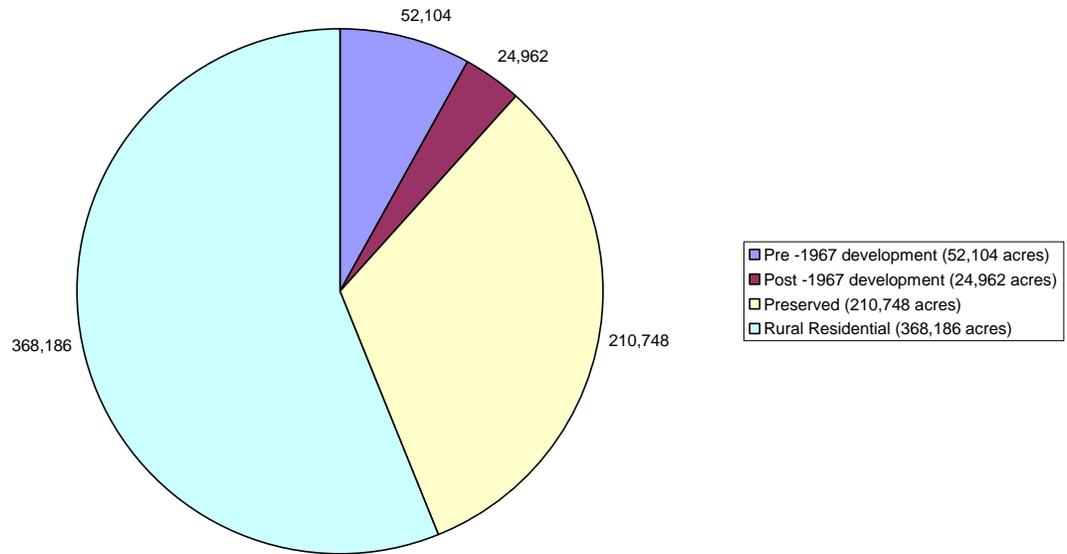
Thus, 11.7% of the total acreage in the county (17.3% of developable land) has been developed. The average rate of development between 1967 and 2003 was 693 acres/year. Using this rate of growth to project new development to the year 2040 results in approximately 15.6% of total land developed, or 22.9% of developable land.³⁷

Preserved lands such as flood plains, steep slopes, wetlands, open space, parks, gamelands, campgrounds, reservoirs, agricultural security areas, and golf courses account for 210,748 acres, or 32% of the total land acreage in Westmoreland County. The remaining 56% of total land acreage (368,186 acres) is occupied by rural/very low density residential uses, unprotected farms and/or forests, vacant land and other uses that do not become visible on the ortho-photo maps (e.g., a house not included in a subdivision that uses an on-lot septic system would not appear as "developed").

The following figures show the development of land that has occurred before and since 1967. Figure 11-2 includes an urban/suburban development triangle that indicates where most development in Westmoreland County is concentrated. (For purposes of the land development analysis, the year 1967 was used as a benchmark since it was the first year in which total coverage information was available.) There was no defined set of parameters that was used to delineate "developed areas". Instead, using a 1" = 400' scale black and white ortho-photo map, any areas with a visibly high density of development were classified as "developed."

³⁷ Projecting an annual average rate of development of 693 acres to the year 2040, some 102,041 acres [=77,066 acres currently developed + (693 acres * 37 years)] would be used to support development, or 15.6% of the total acreage in Westmoreland County.

Figure 11-1
Land Development (acres)



**Figure 11-2
Developed and Preserved Areas of Westmoreland County**

b. Westmoreland Conservation District Estimates

More recent data was obtained from the Westmoreland Conservation District regarding disturbed acreage. Data from the past ten years was collected from plan reviews by the District.³⁸ This data includes proposed project acreage, and proposed disturbed acreage (the actual amount of acres physically disturbed by earth movement).

The following table outlines the proposed project and disturbed acreages for the county by municipality and region. With 16,080 acres described as disturbed, the annual rate of development based on these figures is approximately 1,600 acres/year.

³⁸ Data was collected from plans describing proposed activities, and has not been independently verified to confirm consistency between the proposed plan and the finished result of the activity.

**Table 11-1
Proposed Project Acreage and Disturbed Acreage 1993-2004**

		Project Acreage	Disturbed Acreage
	Westmoreland County	54,586	16,080
Planning District 1	Allegheny	1,290	423
	Arnold	13	3
	East Vandergrift	1	1
	Hyde Park	18	7
	Lower Burrell	398	176
	New Kensington	94	34
	Oklahoma	1	1
	Upper Burrell	358	163
	Vandergrift	5	5
	Washington	638	217
	West Leechburg	24	9
	Total	2,839	1,039
Planning District 2	Export	36	36
	Irwin	15	10
	Manor	268	62
	Murrysville	2,323	1,001
	North Huntingdon	2,519	894
	North Irwin	3	1
	Penn Township	2,908	740
	Sewickley	1,124	360
	Sutersville	1	1
	Trafford	44	11
	Total	9,241	3,115
Planning District 3	Monessen	147	90
	North Belle Vernon	278	12
	Rostraver	2,663	836
	Smithton	12	3
	South Huntingdon	2,548	316
	West Newton	3	2
	Total	5,652	1,260
Planning District 4	East Huntingdon	10,328	933
	Mount Pleasant Borough	1	1
	Mount Pleasant Township	1,458	921
	Scottdale	42	22
	Total	11,829	1,876
Planning District 5	Adamsburg	10	2
	Arona	2	2
	Greensburg	755	191
	Hempfield	4,619	1,817
	Hunker	-	-
	Jeannette	72	58
	Latrobe	17	17
	Madison	-	-
	New Stanton	296	137
	Penn Borough	5	2
	South Greensburg	63	43
	Southwest Greensburg	2	1
	Unity	6,093	1,757
Youngstown	1	1	
Youngwood	53	48	
	Total	11,989	4,077
Planning District 6	Avonmore	2	2
	Bell	207	76
	Delmont	55	39
	Derry Borough	8	7
	Derry Township	4,614	2,322
	Loyalhanna	187	94
	New Alexandria	2	1
	Salem	1,986	679
		Total	7,061
Planning District 7	Bolivar	1	1
	Cook	324	30
	Donegal Borough	7	7
	Donegal Township	437	256
	Fairfield	838	498
	Laurel Mountain	-	-
	Ligonier Borough	31	26
	Ligonier Township	4,155	621
	New Florence	26	25
	St. Clair	156	29
Seward	-	-	
	Total	5,975	1,494

Source: Westmoreland Conservation District

iv. Existing Land Use

For purposes of this analysis, the county has been classified in terms of eight major land uses that make up the 656,000 acres or 1,025 square miles in Westmoreland County: residential (low and high density), commercial, industrial, rural/agricultural, forested/wooded, barren land, and recreational/environmental. Each of the seven planning districts has some combination of these uses.

Most development in Westmoreland County is concentrated in an urban/suburban development triangle that is bounded roughly by New Kensington, Latrobe, and Monessen. Outside of this triangle, the county is comprised of small towns and residential neighborhoods interspersed with farms, forested lands, and rolling hills. Chestnut Ridge separates Planning District 7 from the other planning districts, and Laurel Ridge separates Westmoreland County from Somerset and Cambria Counties. Major water resources include five rivers, four major feeder streams, two reservoirs, and one lake.

The following figures depict existing land use in Westmoreland County today. These maps were created from tax base data, a land cover data set from 1993, and select coverages from the Southwestern Pennsylvania Commission.

Westmoreland County consulted the Natural Infrastructure Project for Southwestern Pennsylvania: NI Atlas to identify natural infrastructure within the county, including areas that have been, are, or are likely to be, used for mineral extraction. The county considered the relationship of these areas to existing land uses.

**Figure 11-3
District Existing Land Use Maps**

v. Urban, Suburban, and Rural Classifications

For comprehensive planning purposes, there are three major forms of development in the county: urban, suburban, and rural. The purpose of this section is to distinguish between these major forms of development, to describe how they function both physically and economically, and to identify in general terms the types of land uses that are appropriate for each classification of development.

a. Urban Areas

Urban areas provide a full range of services and infrastructure (sewer, water and roads) to accommodate new development and redevelopment.

In Westmoreland County, urban areas include the county's six cities, 37 boroughs, and urban portions of townships. They serve as the employment, commercial, service, and cultural centers for their surrounding areas. Most of the open space in these areas is preserved in established parks and recreational areas, and owned and operated by the county or municipality.

Many of the county's urban areas have experienced population out-migration and disinvestments during the past few decades. While it may not be possible to fully reverse this trend in the next decade, a reasonable goal would be to stabilize the decline of these communities.

The planning objective for urban areas in Westmoreland County is to preserve these communities for current and future residents that prefer to live in close proximity to their neighbors and to be able to walk to commercial, service, recreational, and cultural amenities. Urban areas are also viewed as important resources for businesses that choose not to locate in suburban highway commercial locations. In addition to new growth, urban areas would directly benefit from rehabilitated housing, revitalized commercial and industrial areas, historic preservation, and improved infrastructure (e.g., modernization of sewer/water lines, road improvements, and installation of new, high technology communication systems).

Implementation of the action steps in this comprehensive plan will result in urban areas in Westmoreland County that provide housing options for residents of varying income levels, produce jobs that match county resident's work skills, and present the opportunity to safely walk, bike, or utilize mass transit as alternatives to driving. The tax base derived from a healthy housing stock and vibrant commercial uses will support the services and community facilities needed for residents of urban areas.

b. Suburban Areas

The suburban areas, including the urban/suburban development triangle mentioned previously, contain elements of both urban and rural characteristics. Included in the urban/suburban development triangle are twenty-four municipalities completely within the triangle, and eleven municipalities partially within the triangle. This includes sixteen boroughs, seven cities (including Latrobe, a home rule municipality), and twelve townships (including Murrysburg, a home rule municipality). The less dense areas between the boroughs and cities can be described as “suburban areas”. Typically, infrastructure (e.g., roads, sewer and water lines) and public services have been extended into suburban areas to accommodate single-family residential subdivisions and highway-oriented commercial uses.

The urban/suburban development triangle is the portion of the county where future development is anticipated. The area within the triangle roughly bounded by New Kensington, Latrobe and Monessen is already largely supported by public infrastructure and existing services and facilities.

Residents of suburban areas rely heavily on the automobile. In addition, residential lot sizes outside of the boroughs, cities, and villages are larger than typical urban lots. Mixed uses are not as common in a suburban area as it is in an urban area. Suburban shopping centers, industrial parks, office complexes, and other types of employment centers are typically separated by large lot residential subdivisions.

During the 1980s and 1990s, suburban areas of the county experienced increased development pressure. From all indications, this suburbanization trend will continue for decades to come. It will continue to be fueled by available land, highways, the availability of utility infrastructure, and consumer demand for suburban homes and shopping amenities.

The planning objective for suburban areas involves improving the functionality and visual appearance of development. This translates to fewer curb cuts along commercial highways, clustered development as opposed to frontage development, preserving arterial highways for through traffic, encouraging alternative housing development and preserving contiguous tracts of improved open space between development sites.

c. Rural Areas

Rural areas are predominant in the eastern part of the county and outside of the urban/suburban development triangle.

Rural areas are characterized by a limited range of services and infrastructure available to accommodate new growth and development. Rural areas include farms, farm-related businesses, “patch communities”, unincorporated villages, and “crossroads communities”. Over 50% of

the soil in Westmoreland County is excellent or suitable for farming activities; therefore, agriculture is considered to be one of the county's main industries and a primary land use in the rural landscape.

Patch communities were established when mining flourished. Typically the mining company owned the community's housing stock that consisted of 25-200 houses accompanied by a company store and perhaps a chapel. Many of these hamlets have survived as residential neighborhoods. Some are serviced by public water and sewer systems.

Crossroads communities became established due to the intersection of two major rural roads. They have little depth beyond the properties which front on the roads, and are primarily residential but may have a small commercial element (e.g., a bank, a gas station, etc.).

Larger unincorporated villages within the townships often include locally oriented commercial, office and retail uses to serve local residents. Smaller villages may not contain a strong commercial element, but they often have an enclave of residential uses with the occasional service or small retail shop.

The planning objective for rural areas of the county is to preserve existing land uses with only a minor increase in development. Agriculture, open space, and small villages should continue to constitute the predominant character of rural areas.

**Figure 11-4
Rural Communities**

vi. U.S. Census Bureau

Another method of defining changes in the character of Westmoreland County involves the use of “urban” and “rural” census classifications. According to the U.S. Census Bureau, in 2000, about 74% of the population in Westmoreland County lived in an urbanized area or cluster, while the remaining 26% of the population lived in areas that the U.S. Census Bureau defines as “rural”. At first glance, most people would consider Westmoreland County as rural in character. However, in reality, it offers a combination of urban, rural and suburban living.

The U.S. Census Bureau generally describes urban and rural places in Westmoreland County as follows:

- **Urban:**

"Urban" is classified as all territory, population, and housing units located within an urbanized area or an urban cluster (densely settled boroughs or villages that have at least 2,500 people but fewer than 50,000 people). Urbanized areas and clusters include core census block groups or blocks that have a population density of at least 1,000 people per square mile and/or surrounding census blocks that have an overall density of at least 500 people per square mile.

- **Rural:**

“Rural” consists of all territory, population, and housing units located outside of urban areas and urban clusters.

Using U.S. Census Bureau definitions, in 2000 Westmoreland County had:

- 32 municipalities with an urban population (10% increase from 1990)
- 15 municipalities with a rural population (44% decrease from 1990)
- 18 municipalities with a mix of urban and rural populations (100% increase from 1990)

Of those with a combination of urban and rural populations, Derry and Allegheny Townships had the largest shifts toward urbanization, while Sewickley Township and New Alexandria Borough became slightly more rural.

**Table 11-2
U.S. Census Bureau's Urban & Rural Classification
for Municipalities in Westmoreland County (2000)**

100% Urban	Urban/Rural Combination		100% Rural
	-Urban/+Rural	+Urban/-Rural	
Adamsburg Borough	Allegheny Township	Arona Borough	Avonmore Borough
Arnold (City of)	Ligonier Township	Derry Township	Bell Township
Delmont Borough	Mount Pleasant Township	East Huntingdon Township	Bolivar Borough
Derry Borough	Salem Township	Hempfield Township	Cook Township
East Vandergrift Borough	Sewickley Township	Lower Burrell (City of)	Donegal Borough
Export Borough	South Huntingdon Township	Murrysville	Donegal Township
Greensburg (City of)	Washington Township	New Stanton Township	Fairfield Township
Hunker Borough		North Huntingdon Township	Loyalhanna Township
Hyde Park Borough		Penn Township	Madison Borough
Irwin Borough		Rostraver Township	New Alexandria Borough
Jeannette (City of)		Unity Township	New Florence Borough
Latrobe Borough			Seward Borough
Laurel Mountain Borough			Smithton Borough
Ligonier Borough			St. Clair Township
Manor Borough			Upper Burrell Township
Monesson (City of)			
Mount Pleasant Borough			
New Kensington (City of)			
North Belle Vernon Borough			
North Irwin Borough			
Oklahoma Borough			
Penn Borough			
Scottdale Borough			
South Greensburg			
Southwest Greensburg Borough			
Sutersville Borough			
Trafford Borough			
Vandergrift Borough			
West Leechburg Borough			
West Newton Borough			
Youngstown Borough			
Youngwood Borough			

Source: U.S. Census Bureau, 2000

Using these definitions from the U.S. Census Bureau, it might seem that many communities in Westmoreland County are becoming more urban in nature, and there is no need for concern about suburbanization. However, it should be restated that the U.S. Census Bureau's urban classification includes less dense urban areas (refer to "urban" definition above) in addition to the dense developments in the boroughs and villages.

A similar analysis can be undertaken by categorizing the county into boroughs, cities, first-class townships, and second-class townships. (See 4. Demographic Trends.) Generally speaking, if the cities and boroughs shifted to a population that is considered to be "rural", and vice versa for the townships, we can infer that suburbanization is indeed taking place. The results are as follows.

For the boroughs, there was a major decrease (-47%) in the number of communities whose population had a 100% rural composition between 1990

and 2000, and an increase (23%) in the number of communities whose population had a 100% urban composition between 1990 and 2000.

For the cities, all cities remained urban while only one city, Lower Burrell, shifted to a population with a more rural composition between 1990 and 2000.

In the first-class townships, the population composition of three (out of four) municipalities shifted to a more urban composition between 1990 and 2000, and in the second-class townships, the population composition of ten (of 18) municipalities shifted to a more urban composition between the same time period. In short, development is happening in the townships, which are technically defined by lower densities than the cities and boroughs.

The following section describes the shifts in housing units and population in the boroughs and townships, which indicate trends of suburbanization.

vii. Urban vs. Rural Based on Housing Units and Population Trends

U.S. Census Bureau definitions aside, trends in housing units and population over time are indicators of change in a community's character. For example, as stated in the demographics section of this plan, between 1990 and 2000, the population within all boroughs in Westmoreland County decreased by 3.0%, while population in the townships increased by 2.3%. Furthermore, the decrease in housing units in the boroughs between 1990 and 2000 was -4.4%, while townships had a 3.2% increase in housing units during the same time period. These findings suggest that the county is gradually becoming more suburbanized.

Historical statistics follow this trend. From 1970 to 2000, the county's population decreased by 1.8%, while the number of housing units increased by 33.7%. The following table outlines this data.

**Table 11-3
Population, Households, and Housing Units 1970-2000**

	1970	1980	1990	2000	% change
population	376,920	392,294	370,321	369,993	-1.8%
households	N/A	139,034	144,080	149,813	7.8%
housing units	120,436	148,035	153,554	161,058	33.7%

Source: U.S. Bureau of the Census

viii. Desirable Forms of Development for Urban, Suburban and Rural

In an *urban* setting, mixed uses of a higher density are appropriate for a variety of reasons. Most importantly, there is an economy of scale in terms of the amount of infrastructure and services needed per capita. Every dollar invested in water, sewer, and highway improvements will serve a higher number of people. The economic return on infrastructure investment is higher in urban areas. Vacant buildings can be rehabilitated or retrofitted for new uses, substituting infill development for new development outside of the urbanized area. Due to dense, compact, mixed-use development, there is a greater tendency for pedestrians in urban areas to walk from their homes to

the store, library or work. A denser neighborhood with a variety of land uses provides the community with a sense of place and identity.

In an ideal *suburban* setting, desired densities of residential subdivisions range from low to medium, and commercial land uses are typically found in shopping centers and plazas accessible chiefly by automobile. Employment is found in the neighboring urban areas or in suburban employment centers, office complexes, and industrial parks. Infrastructure and public services have been extended from the urban areas to the suburban areas to accommodate this style of growth. Open space can be preserved by clustering the residential uses in order to save contiguous tracts of land, or through conservation easements and purchase of key properties. County and municipally owned parks provide recreation and open space amenities to residents choosing to live in suburban areas. Many residents in Westmoreland County prefer the suburban townships as a place to live and shop. Assuming that this is an irreversible trend, efforts should be aimed at higher quality development that is functional and aesthetically appealing. The planning goal in suburban areas involves reducing curb cuts, providing additional landscaping in commercial concentrations, clustering lots and buildings in order to preserve open space, and instilling a sense of attractive design and architecture.

In a *rural* setting, lower residential densities are appropriate. Large-lot residential subdivisions may be suitable where on-site septic systems are not detrimental to the existing ground water. Or conversely, small lot sizes can be combined with clustered houses in an effort to preserve contiguous large tracts of open space in rural townships. Rural villages may require public water and sewer service in order to overcome threats to public health and safety, and to prevent the environmental degradation of natural resources. Some peripheral growth and development may result from public water and sewer improvements. The character of this development should be in scale with a village setting.

ix. Anticipated Development Areas

a. Anticipated Development Areas Criteria

Land use is a critical component of Westmoreland County's comprehensive plan. Public policy relative to the desirable use of land will play a key role in defining the community's future. The goal of this comprehensive plan is not to define rigid boundaries wherein future growth and development will be located. Rather, the purpose of this plan is to describe the characteristics of areas where development is appropriate. The following criteria can be used to guide the location of development:

- Proximity to transportation corridors
- Proximity to existing population centers

- Proximity to existing and proposed utilities (e.g., water and sewer lines)
- Proximity to areas projected to incur population and housing unit increases

In addition to the above criteria, the county and municipalities should consider economic, environmental, and other factors when making decisions about future development. These factors include the following:

- Economic impact (e.g., job creation, re-use of existing brownfields and vacant buildings)
- Distance from land with environmental constraints (e.g., steep slopes and floodplains)
- Preservation of prime agricultural soils and forested lands

Also, when evaluating proposed land uses in relation to their impact on the appropriate utilization of existing minerals, the county will consider the findings included in the Natural Infrastructure Project for Southwestern Pennsylvania: NI Framework, which is incorporated into this comprehensive plan by reference.

The above guidelines are meant to provide a general framework for the location of future development. These guidelines are not intended to exclude development in areas that do not meet the above criteria. It is anticipated that economics will generally guide the overall future development patterns in the county. It is expected that most future development within the county will occur within the urban/suburban development triangle in which most existing development has taken place (see following figure).

**Figure 11-5
Urban/Suburban Development Triangle**

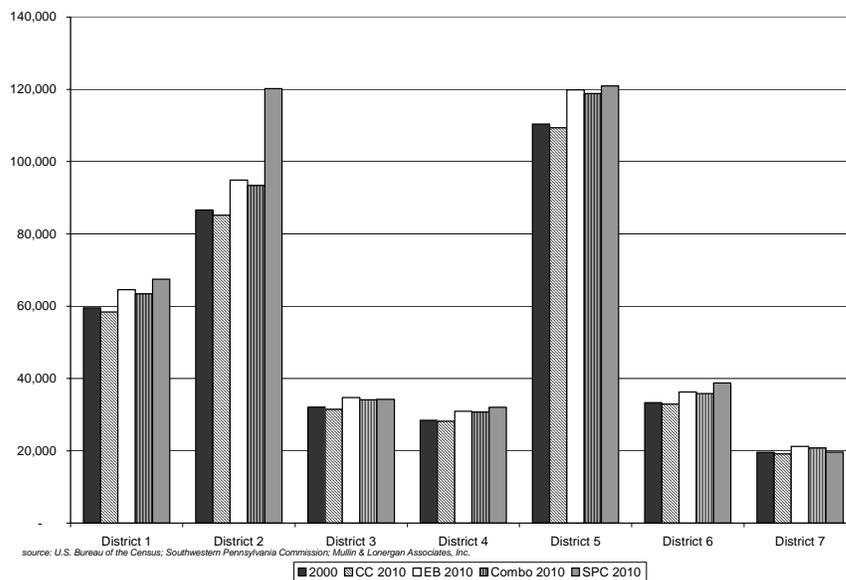
b. Forecast for future land development

Based on population projections found in Section 4. Demographics, of this plan, Planning District 2 is the district that is anticipated to grow the fastest, according to the Southwestern Pennsylvania Commission (SPC) (see figure below). SPC (“best case growth scenario”) bases its projections on past trends and planned economic development and transportation projects. Furthermore, all of Planning District 2 falls within the urban/suburban development triangle. This district includes the Boroughs of Export, Irwin, Manor, North Irwin, Sutersville, and Trafford, and Townships of North Huntingdon, Penn Township, and Sewickley, and the Municipality of Murrysville.

Most of Planning District 5 falls within the urban/suburban development triangle. This district includes, but is not limited to, the cities of Greensburg, Latrobe, and Jeannette. The cohort-component (“worst case growth scenario”) method of projecting population suggests a decrease in population in both Planning Districts 2 and 5 by 2010, while the other methods show a faster than normal increase, when compared to the other districts.

Housing units and households are also anticipated to increase by the year 2008 most notably in Planning Districts 2 and 5. Municipalities projected to have higher than normal increases in housing units, and also lie outside of the urban/suburban development triangle, include Donegal Borough, Donegal Township and Allegheny Township. See maps in Section 4. Demographics. For a full explanation, and charts and figures relating to projections of population, housing units, and households, please refer to 4. Demographics.

**Figure 11-6
Population Projections Guide Future Land Use**



B. Conclusion

Future development will likely continue to occur in the urban/suburban development triangle for a variety of reasons: projected household formation, availability of infrastructure (public utilities and roads), supply of undeveloped land, past demographic trends, birth rates, death rates, economic forecasts, transportation projects, etc. However, the quality of development depends largely on existing and recommended land use regulations. Although the county has a subdivision and land development ordinance, only 60% of the municipalities within the county have zoning ordinances.

The average annual rate of development of land in Westmoreland County has been approximately 693 acres/year since 1967. This land development has occurred even though the county's population growth is stagnant.

Many residents and stakeholders in the county view urban sprawl as a threat to the rural character of Westmoreland County. One in ten residents surveyed by phone identified the rural atmosphere in Westmoreland County as being the thing that they valued most about the county. Concurrently, there are concerns for the loss of large, contiguous tracts of open space that are slowly becoming fragmented by development.

A good basis for the county's land use policies will be to seek a balance between development and preservation. The following conclusions serve as the basis for policies, goals and action steps relative to future land use in Westmoreland County:

- There are sufficient land resources in Westmoreland County to accommodate the current rate of land absorption well into the future, and the Urban/Suburban Development triangle can accommodate most of this growth.
- Most consumers in the county seem to prefer the suburban townships as a place to live and shop. Assuming that this is an irreversible trend, efforts should be aimed at higher quality development that is functional and aesthetically appealing. There is also a need to preserve open space in suburban areas through easements and purchase of key properties. Thoughtful planning is needed to make this happen.
- Although urban areas are valuable resources, many county residents are fleeing them. The integrity and vitality of urban areas need to be preserved for residents and businesses. As suburban traffic congestion increases, and the cost of gasoline rises, a resurgence of interest in urban communities may result. There is a need to preserve urban architecture and rebuild urban infrastructure in order to insure that these alternative communities remain viable.
- Rural villages are unique resources that also deserve to be preserved. Many rural villages need infrastructure improvements to support the existing population, protect natural resources and accommodate smaller-scale growth.
- Land use issues can transcend municipal boundaries. Multi-municipal and regional planning efforts are taking place in Westmoreland County.

At present, there are two multi-municipal comprehensive plans in Westmoreland County: (Derry Borough, Derry Township, and New Alexandria Borough), and (Donegal Borough and Donegal Township). According to Smart Growth Partnership of Westmoreland County, there are 34 municipalities with a comprehensive plan, 39 municipalities with a zoning code, and 34 municipalities with a Subdivision and Land Development Ordinance (SALDO).

C. Policy Statements

POLICY:

Maintain a balance between development and the preservation of open space.

GOAL:

Encourage a thoughtful process in how land is subdivided and developed that considers the importance of preserving open space and the interrelationship between adjacent developments.

ACTION STEP:

Create and adopt a new county Subdivision and Land Development Ordinance (SALDO) that incorporates conservation-related techniques and the connectivity of infrastructure between subdivisions.

ACTION STEP:

Encourage communities with Subdivision and Land Development Ordinances to consider amending them to incorporate conservation-related techniques.

ACTION STEP:

Encourage municipalities with land use regulations to consider compatibility with agricultural preservation.

URBAN AREAS

GOAL:

Reverse the outmigration of population from urban areas and encourage reinvestment in these areas to attract new development.

ACTION STEP:

Strengthen downtowns to act as community and service centers, and to create a strong sense of place.

- Establish a downtown partnership at the county level providing coordination and advocacy for actions that strengthen urban areas.
- Support funding needs to implement neighborhood revitalization and redevelopment projects.
- Continue to provide technical assistance to communities implementing business district revitalization plans and projects. (See also 6. Economic Development).

ACTION STEP:

Complement business district revitalization with other housing and community development activities.

- Improve the housing stock of urban communities via new construction, rehabilitation, preservation, and spot demolition (See also 5. Housing).
- Identify concentrations/pockets of deteriorated housing where property acquisition, demolition, and site assembly for new development may be appropriate. (See also 5. Housing).
- Encourage local municipalities to participate in state programs that combine housing and neighborhood improvements with downtown revitalization programs (Elm Street/Main Street programs). (See also 5. Housing).
- Provide funds for community development activities that improve existing infrastructure in areas where housing improvements are planned (See also 5. Housing).

ACTION STEP:

Promote the use of tax incremental financing for desired public amenities in key development projects.

SUBURBAN AREAS

GOAL:

Encourage quality development that emphasizes conservation-based design while minimizing adverse impact to adjacent land use or the community.

ACTION STEP:

Develop model local land use regulations and design language that can be integrated into local ordinances.

ACTION STEP:

Consider smart growth principles in development regulations and plan reviews.

ACTION STEP:

Encourage the mixture of land uses with local zoning districts to reflect market conditions and create a sense of place.

ACTION STEP:

Develop various planning tools that local governments can use to meet community objectives

(e.g., transfer of development rights, zoning, cluster development, planned residential development, transit-oriented development, traditional neighborhood development, etc.) (See also 8. Natural Resources and Open Space).

ACTION STEP:

Provide guidance to local units of government during the site plan review process to help minimize curb cuts and improve the visual appearance of commercial corridors.

ACTION STEP:

Discourage highway strip commercial development and support clustered or concentrated development.

ACTION STEP:

Utilize the services of the Smart Growth Partnership to provide:

- Technical assistance to local municipalities
- Land use, zoning and subdivision assistance
- Educational workshops

ACTION STEP:

Establish a land trust for the purpose of preserving key tracts of open space through acquisition, easements or land donations. (See also 8. Natural Resources and Open Space).

ACTION STEP:

Encourage the enactment of a standard impact fee with proceeds to be utilized to purchase and/or acquire easements for open space.

ACTION STEP:

Support a demonstration project involving mixed use development along a highway commercial corridor and in a location where market demand for this type of space exists.

ACTION STEP:

Encourage municipal cooperation (especially those municipalities in the urban/suburban development triangle) through standardization of the building permit process. Encourage communication between participating municipalities and builders/developers to promote a common understanding of the permit and inspection process. (See also 5. Housing).

RURAL AREAS

GOAL:

Preserve the character and function of rural areas by supporting the preservation of agriculture, encouraging villages to continue to function as community and service centers, and by conserving natural resources.

ACTION STEP:

Support the Westmoreland County Agricultural Land Preservation Program and other conservation groups.

ACTION STEP:

Encourage the collaboration of agricultural agencies and interested parties to develop effective means to improve agri-business profitability.

ACTION STEP:

Identify and support needs of farmers through the “Future of Agriculture In Our Community” planning process.

ACTION STEP:

Establish a land trust for the purpose of preserving key tracts of open space through acquisition, easements or land donations. (See also 8. Natural Resources and Open Space).

ACTION STEP:

Support Penn Vest funding for extension of water and sewer infrastructure in pockets of residential areas that are experiencing deteriorated systems, and/or facing serious health problems.

ACTION STEP:

Support investments to reclaim mine spoil areas, abandoned strip mines and abate mine acid discharges.

ACTION STEP:

Encourage low density housing served by well water and septic systems in rural areas not served by public water and sewer systems. (See also 5. Housing).

ACTION STEP:

Preserve rural villages as locations for affordable housing and as community and service centers.

D. Implementation Matrix

Implementation of the recommendations for the Westmoreland County Comprehensive Plan will require the cooperation and collaboration of many public sector and private sector entities – the Westmoreland County Board of Commissioners, Westmoreland Coalition on Housing, Westmoreland County Housing Authority, Westmoreland County Industrial Development Corporation, the Redevelopment Authority of the County of Westmoreland, the Westmoreland-Fayette Workforce Investment Board, the Private Industry Council of Westmoreland/Fayette County, Inc., the Smart Growth Partnership of Westmoreland County, county residents, non-profit organizations, human and social services agencies, the business community and others. In implementing the recommendations, the county will need to consider a phasing plan with short-term, middle-term, long-term and ongoing phases. An action plan has been provided to serve as a framework for implementation, ensuring that the phasing of recommendations is coordinated over a period of years.

Short-term recommendations should generally be initiated, if not completed, within one to three years; middle-term recommendations initiated within four to seven years; and long-term recommendations will generally require eight or more years. Ongoing phases are continuous.

Implementation Strategy Glossary:

ACCESS	PA Access Grant Program
ARCGP	Appalachian Regional Commission Grant Program (DCED)
BAPG	Brownfields Assessment Grants (EPA)
BCC	Board of County Commissioners
BFP	Ben Franklin Partnership
BHI	Brownfield for Housing Initiative
BIG	Brownfield Inventory Grants (PA DEP)
CDBG	Community Development Block Grant
CFP	Community Facilities Programs (USDA)
CJT	Customized Job Training (DCED)
CLGGP	Certified Local Government Grant Program (PHMC)
COP	Communities of Opportunity (PA DCED)
CGP	Community Grants Program (DCNR)
CRP	Community Revitalization Program (PA DCED)
DCED	Pennsylvania Department of Community and Economic Development
DCNR	Pennsylvania Department of Conservation and Natural Resources
DEP	Pennsylvania Department of Environmental Protection
EGC	Economic Growth Connection of Westmoreland
EPA	United States Environmental Protection Agency
ES	Elm Street Program (DCED)
GCLGS	Governor's Center For Local Government Services
HOME	Home Investment Partnerships Program
HP	Hybrid Program (DCED)
IDP	Infrastructure Development Program (DCED)
IRC	Industrial Resource Centers
ISRP	Industrial Sites Reuse Program (DCED)
JCTC	Job Creation Tax Credits (DCED)
JTPA	Job Training Partnership Act
KHPG	Keystone Historic Preservation Grants (PHMC)
KIZ	Keystone Innovation Zone (DCED)
KOZ	Keystone Opportunity Zone (DCED)
KOEZ	Keystone Opportunity Expansion Zone (DCED)
LHG	Local History Grants (PHMC)
LHVB	Laurel Highlands Visitors Bureau
LUPTAP	Land Use Planning and Technical Assistance Program (PA DCED)
MS/NC	Main Street/New Communities Program (DCED)
MELF	Machinery & Equipment Loan Fund (DCED)
NPS	National Park Service
NTHP	National Trust for Historic Preservation
OGP	Opportunity Grant Program
PCAP	Pennsylvania Capital Access Program
PDOT	Pennsylvania Department of Transportation
PEDFA	Pennsylvania Economic Development Financing Authority
PFOP	Preservation Fund of Pennsylvania (PP)
PHMC	Pennsylvania Historical and Museum Commission
PHPP	Pennsylvania Heritage Parks Program (DCNR)
PIDA	Pennsylvania Industrial Development Authority
PMBDA	Pennsylvania Minority Business Development Authority
PP	Preservation Pennsylvania
PSR	Pennsylvania Street Relief (DEP)
RACW	Redevelopment Authority of the County of Westmoreland
RBS	Rural Business – Cooperative Development Service (USDA)
RCGP	Rivers Conservation Grant Program (DCNR)
RDG	Rural Grants Program (USDA)
RDTC	Research and Development Tax Credit
RHS	Rural Housing Services (USDA)
RTT	Rails-to-Trails Grant Program (DCNR)
RUS	Rural Utilities Service (USDA)

SBA	Small Business Administration
SBF	Small Business First
SGP	Smart Growth Partnership of Westmoreland County
SPC	Southwest Pennsylvania Commission
SVC	Saint Vincent College - SBDC
TSAP	Targeted Site Assessment Program (EPA)
USDA	United States Department of Agriculture
WCAPB	Westmoreland County Agricultural Preservation Board
WCBPR	Westmoreland County Bureau of Parks and Recreation
WCD	Westmoreland Conservation District
WCDPD	Westmoreland County Department of Planning and Development
WCIDC	Westmoreland County Industrial Development Corp.
WCTGP	Westmoreland County Tourism Grant Program
WH	Westmoreland Heritage
WIB	Westmoreland-Fayette Workforce Investment Board

IMPLEMENTATION MATRIX
WESTMORELAND COUNTY COMPREHENSIVE PLAN
LAND USE PLAN

Recommendation		Responsible Entity	Funding Source	Schedule
POLICY: Maintain a balance between development and the preservation of open space.				
GOAL:	Encourage a thoughtful process in how land is subdivided and developed that considers the importance of preserving open space and the interrelationship between adjacent developments.	WCDPD, SGPWC	N/A	Ongoing
Action Step:	Create and adopt a new County Subdivision and Land Development Ordinance (SALDO) that incorporates conservation-related techniques and the connectivity of infrastructure between subdivisions.	WCDPD, GCLGS	LUPTAP, CGP	Short-mid
Action Step:	Encourage communities with Subdivision and Land Development Ordinances to consider amending them to incorporate conservation-related techniques.	WCDPD, SGPWC	LUPTAP, CGP	Short-mid
Action Step:	Encourage municipalities with land use regulations to consider compatibility with agricultural preservation/	WCDPD, WCD, SGPWC	N/A	Ongoing
GOAL:	Reverse the outmigration of population from urban areas and encourage reinvestment in these areas to attract new development.	WCDPD, local municipalities	N/A	Short-mid
Action Step:	Strengthen downtowns to act as community and service centers, and to create a strong sense of place.	WCDPD, local municipalities	N/A	Short-mid
	<ul style="list-style-type: none"> Establish a downtown partnership at the county level providing coordination and advocacy for actions that strengthen urban areas. 	WCDPD	MS/NC	Short-mid

	<ul style="list-style-type: none"> Support funding needs to implement neighborhood revitalization and redevelopment projects. 	WCDPD, local governments	N/A	Ongoing
	<ul style="list-style-type: none"> Continue to provide technical assistance to communities implementing downtown business districts revitalization plans and projects. (See also 6. Economic Development.) 	WCDPD, DCED, SGPWC	MS/NC	Ongoing
Action Step:	Complement business district revitalization with other housing and community development activities.	WCDPD, local municipalities	ES, MS/NC	Ongoing
	<ul style="list-style-type: none"> Improve the housing stock of urban communities via new construction, rehabilitation, preservation, and spot demolition. (See also 5. Housing.) 	WCDPD, RACW, local municipalities	ES, MS/NC	Mid-long
	<ul style="list-style-type: none"> Identify concentrations/pockets of deteriorated housing where property acquisition, demolition, and site assembly for new development may be appropriate. (See also 5. Housing.) 	WCDPD, RACW, local municipalities	N/A	Short-mid
	<ul style="list-style-type: none"> Encourage local municipalities to participate in state programs that combine housing and neighborhood improvements with downtown revitalization programs (Elm Street/Main Street program). (See also 5. Housing.) 	WCDPD, local municipalities, SGPWC	ES, MS/NC	Ongoing
	<ul style="list-style-type: none"> Provide funds for community development activities that improve existing infrastructure in areas where housing improvements are planned. (See also 5. Housing.) 	WCDPD, local municipalities	IDP, COP, CDBG	Ongoing
Action Step:	Promote the use of tax incremental financing for desired public amenities in key development projects.	WCDPD, local municipalities	N/A	Ongoing

GOAL:	Encourage quality development that emphasizes conservation-based design while minimizing adverse impact to adjacent land use or the community.	WCDPD, local municipalities, SGPWC	N/A	Ongoing
Action Step:	Develop model local land use regulations and design language that can be integrated into local ordinances.	WCDPD, SGP, GCLGS	LUPTAP, CGP	Short-mid
Action Step:	Consider smart growth principles in development regulations and plan reviews.	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Encourage the mixture of land uses with local zoning districts to reflect market conditions and create a sense of place.	WCDPD, local municipalities, SGP, GCLGS	N/A	Ongoing
Action Step:	Develop various planning tools that local governments can use to meet community objectives (e.g., transfer of development rights, zoning, cluster development, planned residential development, transit-oriented development, traditional neighborhood development, etc.). (See also 8. Open Space/Natural Resources.)	WCDPD, SGP, GCLGS	LUPTAP, CGP	Short-mid
Action Step:	Provide guidance to local units of government during the site plan review process to help minimize curb cuts and improve the visual appearance of commercial corridors.	WCDPD, SGP, GCLGS	LUPTAP, CGP	Ongoing
Action Step:	Discourage highway strip commercial development and support clustered or concentrated development.	WCDPD, SGP, GCLGS	N/A	Ongoing
Action Step:	Utilize the services of the Smart Growth Partnership to provide:	WCDPD	N/A	Ongoing
	• Technical assistance to local municipalities	WCDPD, SGP, GCLGS	N/A	Ongoing
	• Land use and zoning	WCDPD, SGP, GCLGS	N/A	Ongoing
	• Education workshops	WCDPD, SGP, GCLGS	N/A	Ongoing

Action Step:	Establish a land trust for the purpose of preserving key tracts of open space through acquisition, easements or land donations. (See also 8. Open Space/Natural Resources.)	WCDPD, WCD, SGPWC	CGP, Private Foundations	Short-mid
Action Step:	Encourage the enactment of a standard impact fee with proceeds to be utilized to purchase and/or acquire easements for open space.	WCDPD, local municipalities	N/A	Short-mid
Action Step:	Support a demonstration project involving mixed use development along a highway commercial corridor and in a location where market demand for this type of space exists.	WCDPD	LUPTAP, CGP	Short-mid
Action Step:	Encourage municipal cooperation (especially those municipalities in the urban/suburban development triangle) through standardization of the building permit process. Encourage communication between participating municipalities and builders/developers to promote a common understanding of the permit and inspection process. (See also 5. Housing.)	WCDPD	N/A	Short-mid
GOAL:	Preserve the character and function of rural areas by supporting the preservation of agriculture, encouraging villages to continue to function as community and service centers, and by conserving natural resources.	WCDPD, local municipalities	N/A	Ongoing
Action Step:	Support the Westmoreland County Agricultural Land Preservation Program and other conservation groups.	WCDPD, local municipalities	N/A	Ongoing

Action Step:	Encourage the collaboration of agricultural agencies and interested parties to develop effective means to improve agri-business profitability.	WCDPD, EGC, WCD	N/A	Ongoing
Action Step:	Identify and support needs of farmers through the “Future of Agriculture In Our Community” planning process.	WCDPD, SGP-PSU Cooperative Extension, WCAPB, WCD	N/A	Short-mid
Action Step:	Establish a land trust for the purpose of preserving key tracks of open space through acquisition, easements or land donations. (See also 8. Open Space/Natural Resources.)	WCDPD, WCD, SGPWC	CGP, Private Foundations	Short-mid
Action Step:	Support Penn Vest funding for extension of water and sewer infrastructure in pockets of residential areas that are experiencing deteriorated systems, and/or facing serious health problems.	WCDPD	N/A	Ongoing
Action Step:	Support investments to reclaim mine spoil areas, abandoned strip mines and abate mine acid discharges	WCDPD	N/A	Ongoing
Action Step:	Encourage low density housing served by well and septic systems in rural areas not served by public water and sewer systems. (See also 5. Housing.)	WCDPD	N/A	Ongoing
Action Step:	Preserve rural villages as locations for affordable housing and as community and service centers.	WCDPD, local municipalities	N/A	Ongoing

12. APPENDIX