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## Land Patterns

Located along Westmoreland County's western border and 20 miles east of Pittsburgh, Pennsylvania, the Municipality of Murrysville is a community with a rich history and a challenging future.

This section provides an overview of Murrysville's existing land use, zoning and infrastructure. By examining these components, the community can develop an understanding of its development patterns and the relationship these factors have with one another.

### Existing Land Use

As part of the comprehensive planning process, the community's land uses were inventoried in the year 2000. Murrysville's landscape is defined by ten (10) types of general land use activities. Table 2: Land Use Classifications summarizes the quantity and percent total of each land use category.

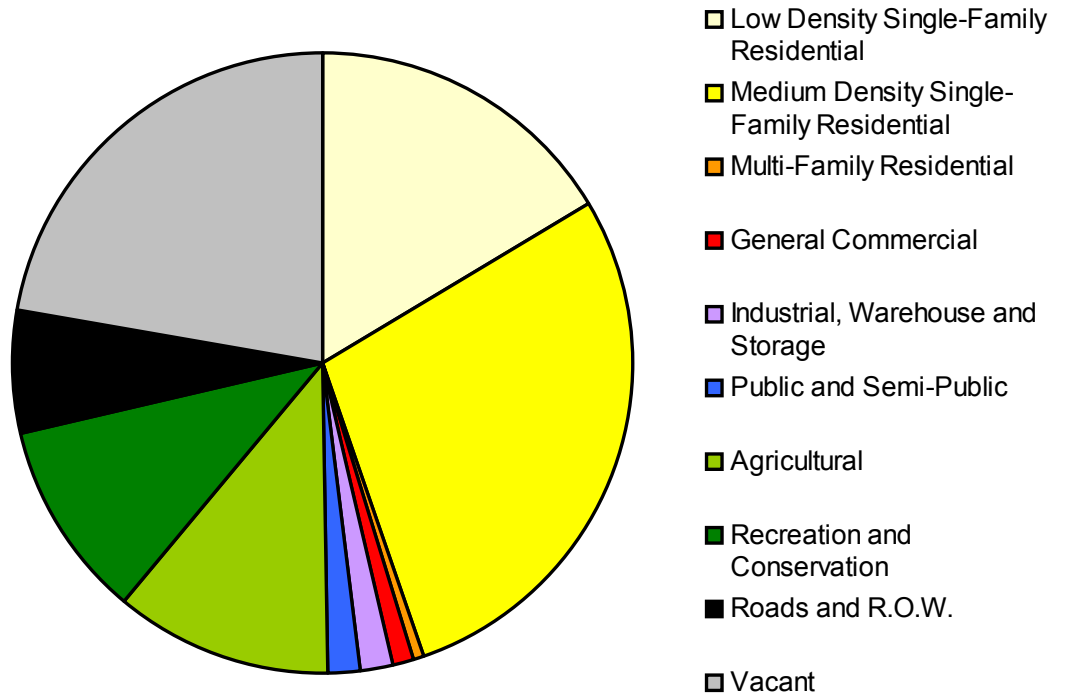
**Table 2: Land Use Classifications**

<b>Classification</b>	<b>Acreage</b>	<b>Percent</b>
Low Density Single-Family Residential	3,878	16.4%
Medium Density Single-Family Residential	6,691	28.4%
Multi-Family Residential	82	0.3%
General Commercial	289	1.2%
Industrial, Warehouse and Storage	390	1.7%
Public and Semi-Public	406	1.7%
Agricultural	2,655	11.3%
Recreation and Conservation	2,472	10.5%
Roads and R.O.W.	1,448	6.1%
Vacant	5,269	22.3%
<i>Total</i>	<b>23,580</b>	<b>100.0%</b>

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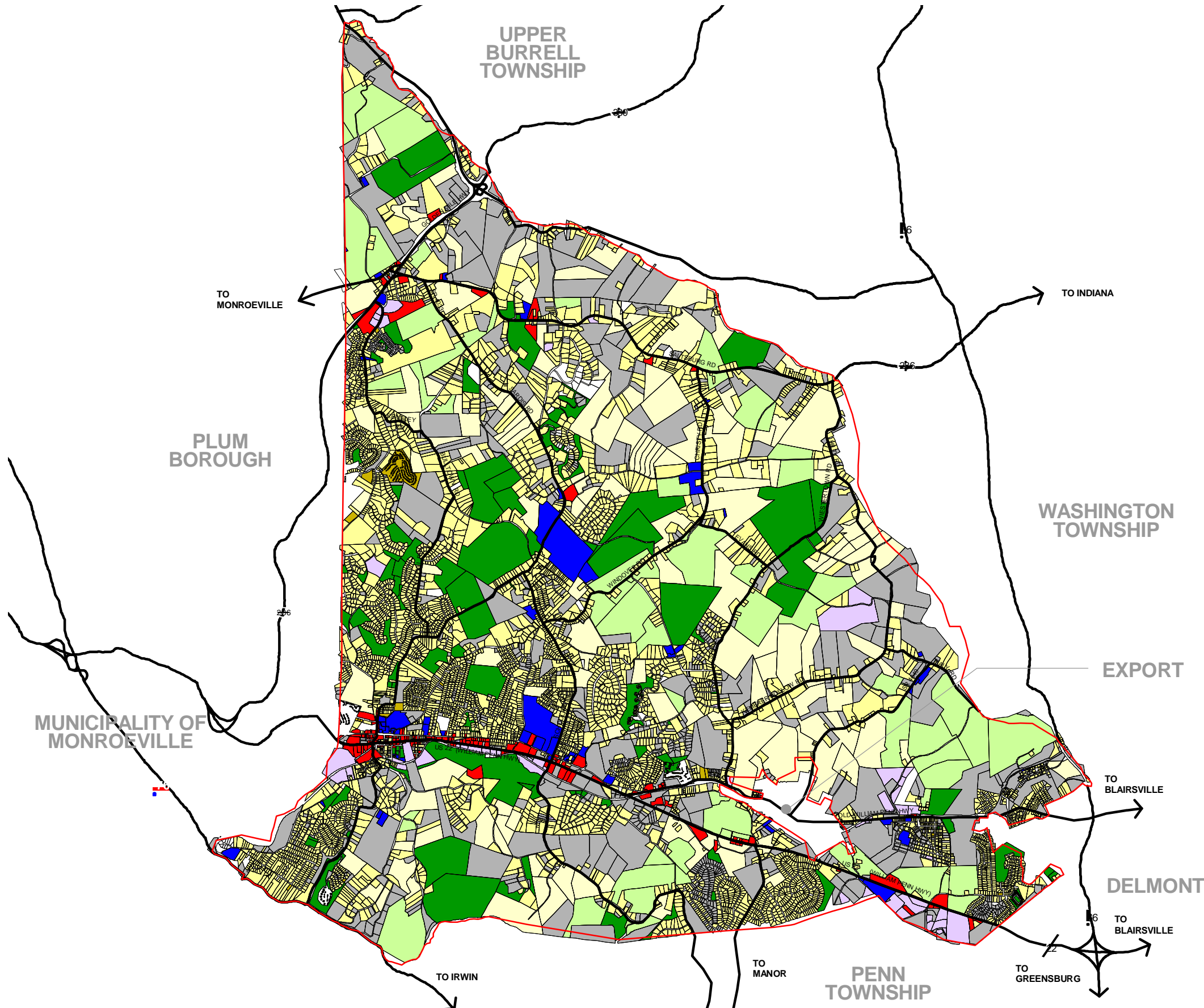
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**Chart 1: Land Use Classifications**















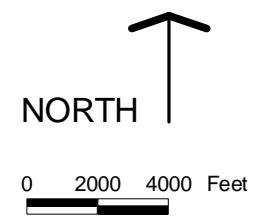
*Source: Geographic Information Systems, Municipality of Murrysville, 2000, with 2001 and 2002 updates*

Figure 6: Existing Land Use illustrates the existing land use patterns in the Municipality. The most intensive development occurs along the Municipality's western border with Allegheny County and to the immediate north and south of Route 22. Agricultural and vacant lands are the predominate land use patterns in Murrysville's eastern and northern quadrants.



**LEGEND**

-  Municipal Boundary
  -  Lot Lines
  -  Roads
- Land Use**
-  Low Density Single Family Residential
  -  Medium Density Single Family Residential
  -  Multi-Family Residential
  -  General Commercial
  -  Industrial, Warehouse, and Storage
  -  Public & Semi-Public
  -  Agricultural
  -  Recreation & Conservation
  -  Vacant



**EXISTING LAND USE**

Figure 6

### **Residential**

The majority of the Municipality's developed parcels are single-family residential in nature. Lower density, single-family residential parcels are located further to the community's northern and southern areas; medium-density, single- and multi-family residential neighborhoods are clustered mainly around the Route 22 corridor. Land development related to residential use has grown over 60 percent in the last decade - from approximately 6,600 to approximately 10,650 acres. Since 1990, more than 500 acres of the new residential land has been converted from former agricultural land. The remaining new residential development was previously open or vacant land.

### **General Commercial and Industrial**

Non-residential land uses are a minimal part of Murrysville's existing land use pattern. In this "bedroom community," general commercial and industrial uses compose 2.9 percent of the Municipality's entire land area. General commercial uses are made up of a combination of retail-office establishments, whereas industrial uses are comprised of warehouses, storage and office complexes.

The community's commercial and industrial uses are strategically located to take advantage of highway visibility and direct vehicular access to regional transportation routes such as Route 22 and Golden Mile Highway. The central portion of Murrysville is generally void of commercial and industrial activity. While 1.9 percent of Murrysville is zoned for local and community commercial, only 1.2 percent of the land is actually used for these activities. Three percent of Murrysville is zoned for industrial-

related uses; 1.7 percent of the Municipality's acreage is actually used for these purposes. Thus, Murrysville's current commercial and industrial development is just over one-half the capacity of what its zoning ordinances presently permit. Moreover, minimal opportunity exists for employment within the Municipality. Most residents who are employed are required to travel outside the community for work. This trend also limits Murrysville's potential to be a place that can offer a balanced mix of services and facilities where its residents can "live, work and play." The quality and quantity of non-residential development that the community chooses to construct in the future will affect the Municipality's physical, economic and character qualities.

### **Public and Semi Public**

Public and semi-public parcels are used for local government departments and services, places of worship, utility services and health-oriented facilities.

Public and semi-public lands are primarily located near the community's existing residential neighborhoods. The uses generally occur along Route 22, Sardis Road, Saltsburg Road and Golden Mile Highway.

### **Agricultural Lands**

Agricultural land constitutes a significant portion (11.3 percent) of Murrysville's total land area. Located predominantly on the ridges and valleys in the Municipality's eastern and northern landscape, this land is generally used for low intensity farming, horse stables and rural residential activity.

### **Recreation and Conservation**

Recreation and conservation areas consist of parks and open space, nature reserves, other public or private green space, golf courses and private clubs. Recreation and conservation areas are distributed throughout the Municipality. The majority of this land use is located north of Route 22 and, in some cases, is surrounded by existing residential neighborhoods. Approximately one-tenth (10.5 percent) of the community's total land area is currently committed to recreation and conservation; these parcels are an important part of the Municipality's character. The 2000 Comprehensive Parks, Recreation and Open Space Plan suggests that trails connect these areas to one another and to the community's residential neighborhoods.

### **Vacant**

Vacant areas are defined as undeveloped parcels with no habitable or usable buildings/structures on them. Today, about 22.3 percent of Murrysville's land is vacant. This figure is a dramatic decrease from a decade ago when almost 50 percent of the Municipality's land was considered vacant or undeveloped. Future development, conservation and preservation of the land will shape the community's future character.

## **Zoning**

The Municipality of Murrysville’s current zoning ordinance defines nine (9) zoning classifications. Figure 7: Existing Zoning delineates the zoning district locations. Table 3: Existing Zoning Classifications outlines the zoning district code, the district’s general use, each district’s total acreage and the percent of the total Municipality’s acreage.

**Table 3: Existing Zoning Classifications**

<b>Code</b>	<b>General Use</b>	<b>Area (acres)</b>	<b>Percent</b>
R-R	Rural Residential	12,240	51.9%
R-1	Low Density Residential	3,253	13.8%
R-2	Medium Density Residential	3,275	13.9%
R-3	High Density Residential	1,729	7.3%
B-1	Local Business	124	0.5%
B-2	Community Business	329	1.4%
T-1	Transition	59	0.3%
M-1	Industrial	710	3.0%
S-1	Special Conservation	1,861	7.9%
	<i>Total</i>	<i>23,580</i>	<i>100.0%</i>

*Source: Geographic Information Systems, Municipality of Murrysville (2000)*

To encourage low-density residential growth and to preserve the Municipality’s rural character, 65.7 percent of Murrysville land is zoned R-R (rural residential) and R-1 (low density residential). R-R is the largest percentage (51.9percent) of acreage dedicated to any one district. Just over 21.2 percent of the community’s acreage is zoned for medium- and high-density residential development.

Special conservation accounts for 7.9 percent of the Municipality’s land area. Special conservation is intended for agriculture uses, municipal parks and playgrounds as well as public or semi-public uses. Three percent of its land is allocated to industrial zoning;

## Land Patterns, Demographics and Trends

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commercial zoning occupies 1.9 percent of the available area.

Table 4 identifies permitted uses and applicable densities for each zoning district as noted in the Municipality's September 1996

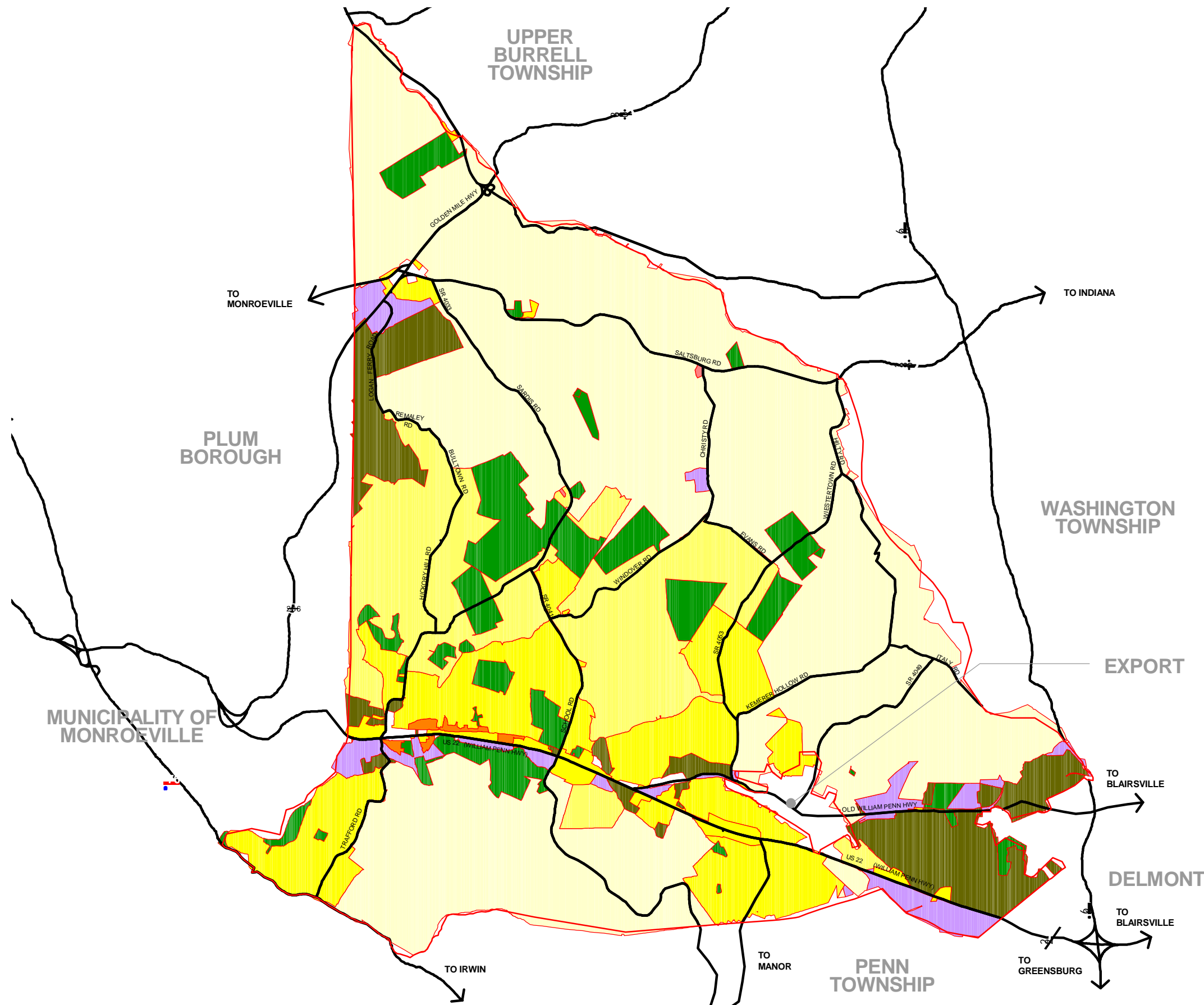
Zoning Code.















## Land Patterns, Demographics and Trends

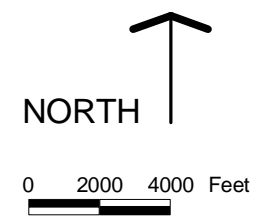
**Table 4: Existing Zoning Districts**

District Code	Name	Permitted Uses	DU/ac
B-1	Local Business	Retail - no drive-thru; Business and Personnel Services; Professional Activities - offices, banks and financial enterprises; Parks and Playgrounds; Public/Semi-public Uses	NA
B-2	Community Business	Retail with drive-thru; Business and Personnel Services; Professional Activities - offices, banks and financial enterprises; Parks and Playgrounds; Public/Semi-public Uses	NA
S-1	Special Conservation	Agriculture; Parks and Playgrounds; Public/Semi-public Uses; Single-family Residential (common, conditional)	0.67
R-R	Rural Residential	Single-family Residential; Duplexes; Single-family Manufactured Housing; Agriculture; Parks and Playgrounds; Public/Semi-public Uses	0.67
R-1	Low Density Residential	Single-family Residential; Parks and Playgrounds; Public/Semi-public Uses	1.00
R-2	Medium Density Residential	Single-family Residential; Parks and Playgrounds; Public/Semi-public Uses	2.18
R-2 (S)	Medium Density Residential without Public Sewer	As permitted in R-2	1.00
R-3	High Density Residential	Single-family Residential; Duplexes; Multi-family Residential; Single-family Manufactured Housing; Parks and Playgrounds; Public/Semi-public Uses	18.00
R-3 (S)	High Density Residential without Public Sewer	As permitted in R-3	1.00
M-1	Industrial District	Manufacturing; Offices; Transport Terminals; Transportation Dispatch Office; Warehousing; Sale or Storage of Building Materials; Restaurants; Parks and Playgrounds; Public/Semi-public Uses	NA



**LEGEND**

-  Municipal Boundary
-  Lot Lines
-  Roads
- Zoning**
-  R-R - Rural Residential
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  B-1 - Local Business
-  B-2 - Community Business
-  T-1 - Transition
-  M-1 - Industrial
-  S-1 - Special Conservation



**EXISTING ZONING**

Figure 7

### Infrastructure

The Municipal Authority of Westmoreland County (MAWC) manages Murrysville's water supply system. The Franklin Township Municipal Sanitary Authority (FTMSA) manages the Municipality's sanitary sewer (solid waste disposal) services. Allegheny Power and Dominion Peoples are Murrysville's primary electricity and natural gas providers, respectively. Adelphia offers the community's cable service and ALLTEL provides telephone service.

Infrastructure Analysis Potable Water and Infrastructure Analysis Sanitary Sewer (Figures 8 and 9) illustrate the availability of public water and sewer systems within the Municipality. The maps show that public water and sewer service is provided in the western, southern and central areas of the municipality.

The information presented in this section is an overview of the following data:

- a) 1997 Sewage Facilities Planning Study by KLH Engineers, Inc.
- b) 1990 Draft Comprehensive Development Plan provided by the Murrysville Planning Commission
- c) Municipal Authority of Westmoreland County, October 2001
- d) Supplementary information on the Franklin Township Municipal Sanitary Authority as provided by the Municipality of Murrysville, February 2002

### **Public Water**

Mineral extraction may impact water supply sources and is governed by statutes regulating replacement and restoration of water supplies; commercial agriculture production may also impact water supply sources. Detailed information from the MAWC regarding Murrysville's water supply system follows:

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### MUNICIPAL AUTHORITY OF WESTMORELAND COUNTY (MAWC)

RE: MUNICIPALITY OF MURRYSVILLE

PREPARED BY: M.C. Fontaine, P.E. 10/18/01

1. Current water usage per year:

Residential	450 Million gallons per year (MGY)
Commercial	65 MGY
Industrial	4 MGY

2. Primary water source:

The primary water source for water distributed within the Municipality of Murrysville is the MAWC's Beaver Run reservoir, which has a capacity of 11 billion gallons.

3. Water treatment plant that serves Murrysville:

Water distributed within the Municipality of Murrysville is primarily produced at the MAWC's George R. Sweeney water treatment plant located in Bell Township, Westmoreland County. The Sweeney Plant, built in 1993, has a maximum treatment capacity of 24 MGD. On average, 18 MGD of this capacity was utilized during calendar year 2000.

4. Total number of customers served by the system:

Residential	7,500
Commercial	230
Industrial	6

5. Major (>1000 FT) water line extension projects from 1993 to present:

Casta-Lina Ct, Casta-Line Estates	1,770 FT
Lakeridge Plan, Phase II	2,930 FT
Roundtop Road, Walters Court, etc.	13,725 FT
Heider Lane	1,150 FT
Bulltown Road	8,900 FT
Ashbaugh Road	5,875 FT
West Pike Street, Kistler Road, etc.	4,115 FT
Spring View Estates	3,100 FT
Heritage Estates Plan	3,900 FT
Lakeridge Plan, Phase I	4,350 FT
Bush Farm Estates, Phase II	1,500 FT
Twin Oaks Plan	1,000 FT
Hickory Road, etc.	5,200 FT
Dargate Plan	1,360 FT

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Woodland Estates Plan	1,215 FT
Fair Oaks Manor Plan	1,400 FT
Hunt Club Estates Plan	1,550 FT
Addition No. 4 – Les Chateaux Plan	2,915 FT
Logan Ferry Road	3,760 FT
Lavelle Plan	1,540 FT
Lyons Run Estates	4,140 FT
Addition No. 3 – Les Chateaux Plan	1,500 FT
Franklin Estates Plan	2,880 FT

6. Proposed water line extensions:

Sardis Road	1,000 FT
Cline Hollow Road	3,900 FT

7. Length of water mains servicing Murrysville:

The Municipal Authority of Westmoreland County owns and operates approximately 114 miles of water mains that service the Municipality of Murrysville.

8. Number of MAWC fire hydrants, storage tanks and pump stations located in the Municipality of Murrysville:

Fire Hydrants	429	
Storage Tanks (2)	Hankey Farm	2 Million Gallons
	Murrysville	5 Million Gallons
Pump Station (1)	Bulltown	

### Sanitary Services<sup>1</sup>

The sanitary services in the Municipality of Murrysville consist of combined public sewer system and private on-lot systems. Over the years, several extensions have been made to the system; it currently has enough capacity to service the existing demand. However, it is important to recognize and plan for anticipated future residential, commercial and industrial development.

The FTMSA operates a sewage treatment plant on Meadowbrook Road located in the southwestern corner of the Municipality of Murrysville. In addition to Murrysville, the Authority also serves portions of Salem Township, Penn Township and the Boroughs of Export and Delmont. As an aerobic biological treatment facility, the plant has a capacity of 4.2 million gallons per day; the average flow through the treatment facility was 2.04 million gallons per day in 1995 and had increased to an average of 3.16 million gallons per day in 1999. The highest consecutive three month daily average in 1999 was 3.91 million gallons, which occurred in March through May of that year. The Meadowbrook Road Wastewater Treatment Plant (WWTP) disposed of approximately 572,600 pounds of sludge in 1999. Its sludge disposal site is the Y & S Landfill.

The FTMSA is currently constructing an egg-shaped digester, septage dump station and thermally treated sewage sludge process additions to the Meadowbrook Road WWTP. According to FTMSA officials, construction is expected to be completed by August 2002. The plant expansion is anticipated to be operational by the end of 2002. Once the plant expansion is completed and FTMSA receives the proper permits, processed sludge will be distributed to nurseries

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<sup>1</sup> As reported by KLH Engineers, Inc., 1997, and supplemented by information from the Municipality of Murrysville, February 2002

## Land Patterns, Demographics and Trends

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and golf courses. This will enable FTMSA to stop disposing of their sludge at the Y & S Landfill.

FTMSA's sanitary sewer system has approximately 209.6 miles of sewers and seven pump stations serviced by the Meadowbrook Road WWTP and 11.3 miles of sewer line to the Holiday Park Wastewater Treatment Plant in Plum Borough. The seven pump stations, along with capacity information, are listed in Table 5 below. The sanitary sewer pipe sizes range from 8" collector to 30" interceptors.

**Table 5: Pump Systems in Murrysville**

<b>Name</b>	<b>Design Capacity (mgd)</b>	<b>Units Served</b>	<b>Current Flows (mgd)</b>
Belaire	0.47	110	0.035
Lyons Run	1.44	93	0.028
Main Plant	10.70	N/A	2.218
Meadowbrook	0.26	43	0.010
Murrysville Heights	0.12	44	0.007
Oak Ridge	0.07	24	0.005
Sloan School	0.45	293	0.060

*Source: Municipality of Murrysville, February 2002*

The Meadowbrook Plant also receives industrial waste discharges from the Beckwith Machinery Company, Advanced Metallurgy, Inc., Antech, Ltd. and the Y & S Landfill.

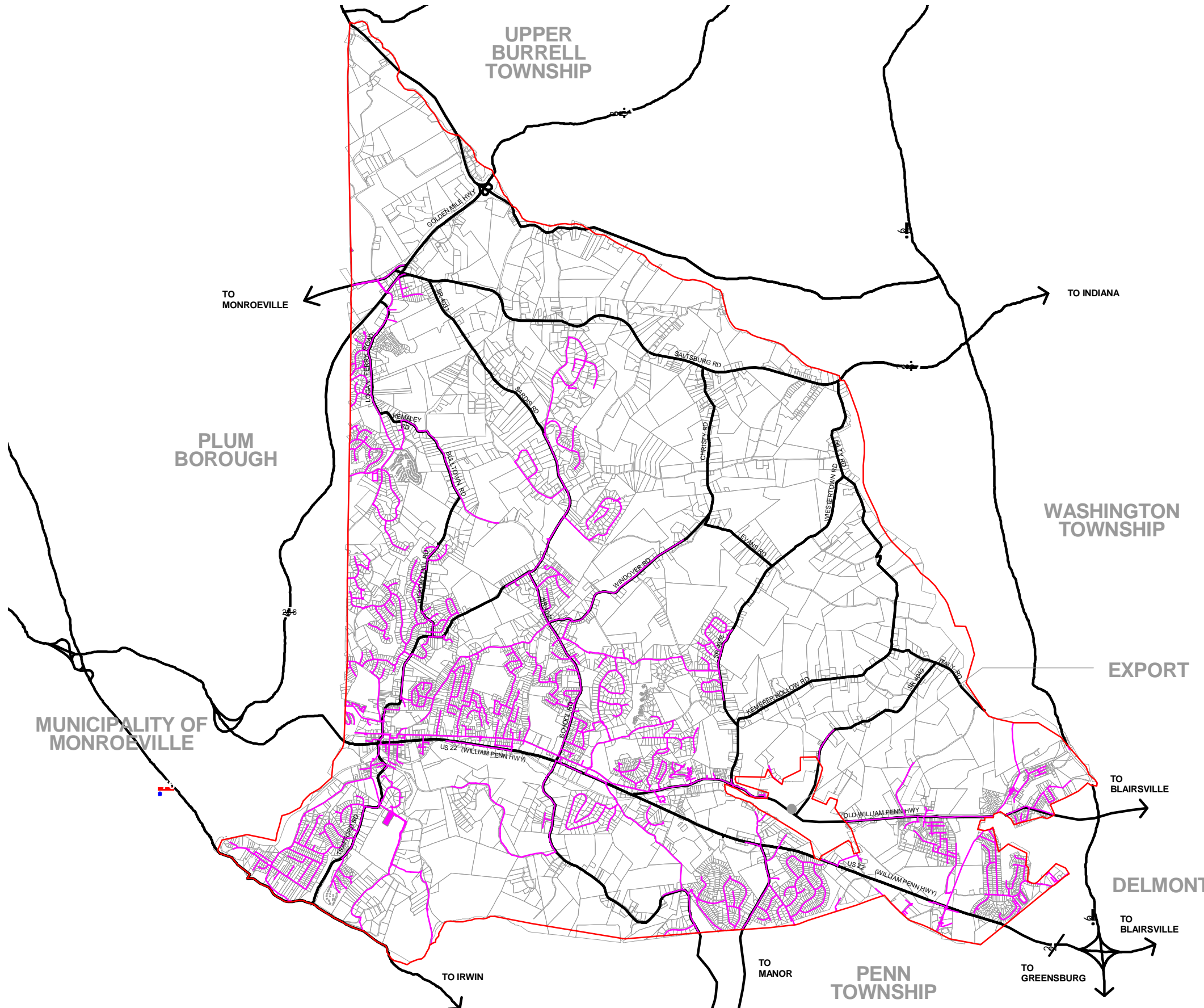
Nearly 21 percent of Murrysville's residential homes are located in rural areas that don't have access to the public sewer system.

These homes operate using on-lot systems and are required to comply with both Westmoreland County and State environmental regulations for on-lot sewage disposal. The on-lot systems include conventional systems, elevated sand mounds and a few individual



aerobic tank treatment systems. The Municipality has faced several on-lot malfunctions in recent years. However, the recently approved On-Lot Sewerage Ordinance and the Pennsylvania Department of Environmental Protection's adoption of the Act 537 Draft are positive moves towards correcting malfunctioning systems and establishing pumping and maintenance schedules for new and existing systems. This is critical because the Municipality and its residents could incur high costs for clean-up or public sewer system expansion. Failure of these systems may cause a threat to ground and surface water quality. Proper installation, operation and maintenance are essential to prevent any environmental pollution.

According to the report by KLH Engineers, Inc., lack of public facilities is slowing down further development in the Municipality. The system will need to be expanded to handle potential build-out flows. A map illustrating the locations of the community's existing sanitary services is illustrated on Figure 8.



**LEGEND**

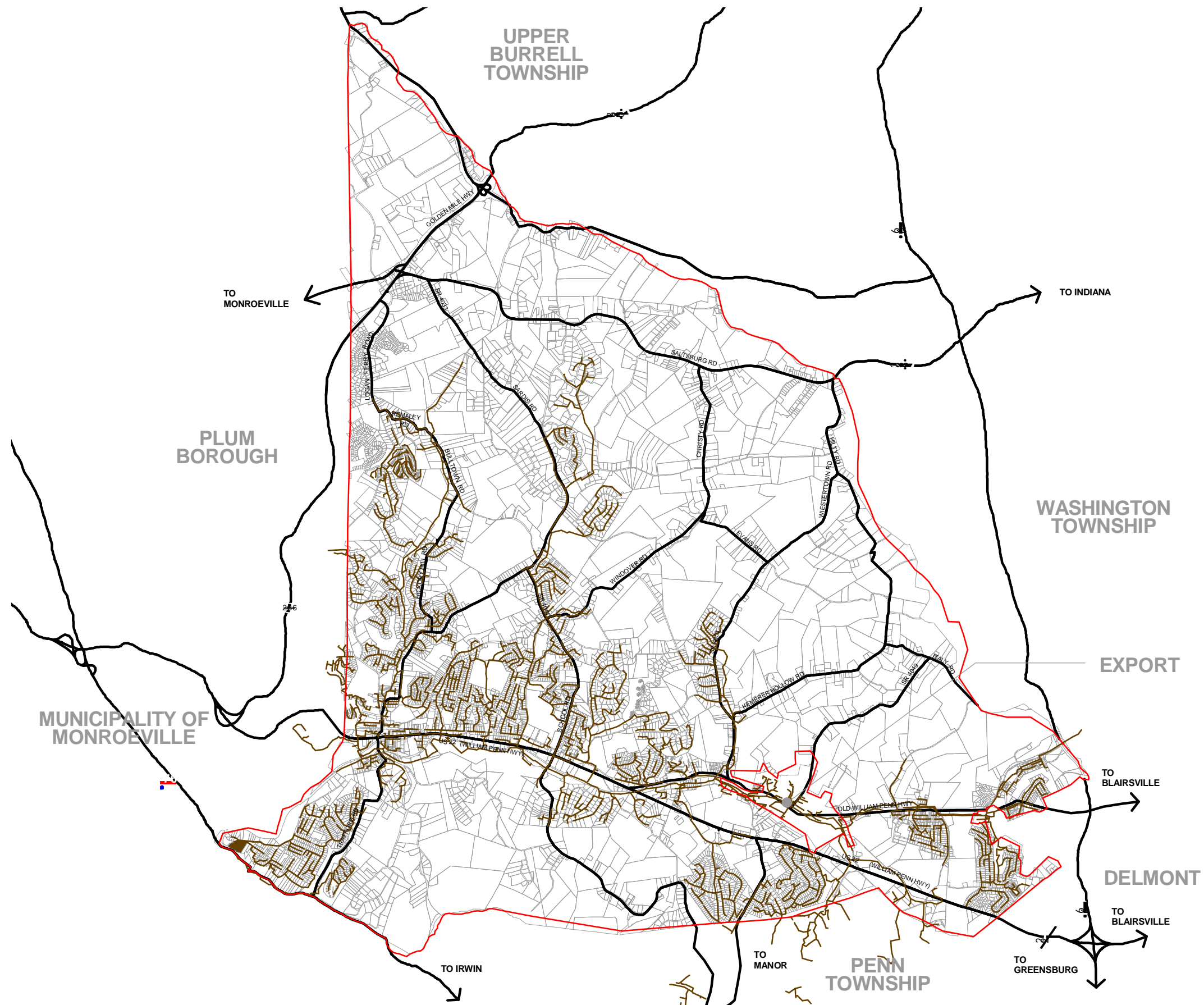
- Municipal Boundary
- Lot Lines
- Roads
- Water Line

NORTH ↑

0 2000 4000 Feet

**INFRASTRUCTURE  
ANALYSIS  
POTABLE WATER**

Figure 8



**LEGEND**

- Municipal Boundary
- Lot Lines
- Roads
- Sewer Line

NORTH ↑

0 2000 4000 Feet

**INFRASTRUCTURE ANALYSIS  
SANITARY SEWER**

Figure 9

### Demographics

Appendix A also includes a summary of the Municipality's population characteristics, economic profile and public facilities. The information presented in this section is an overview of the following data:

- a) 1990 and 2000 U.S. Census Data,
- b) 1999 Draft Comprehensive Plan by Herbert, Rowland & Grubic, Inc.,
- c) 1990 Draft Comprehensive Development Plan provided by the Murrysville Planning Commission.

### Population<sup>2</sup>

The Municipality of Murrysville has experienced population growth since 1930, although the rate of that growth has fluctuated throughout this time. It increased dramatically between 1940 and 1980; but from 1980 to the present, it has slowed down to less than one percent per year. From the figures in Table 6, the community's resident population has grown from 3,535 in 1930 to approximately 18,870 in 2000 - an increase of approximately 443 percent.

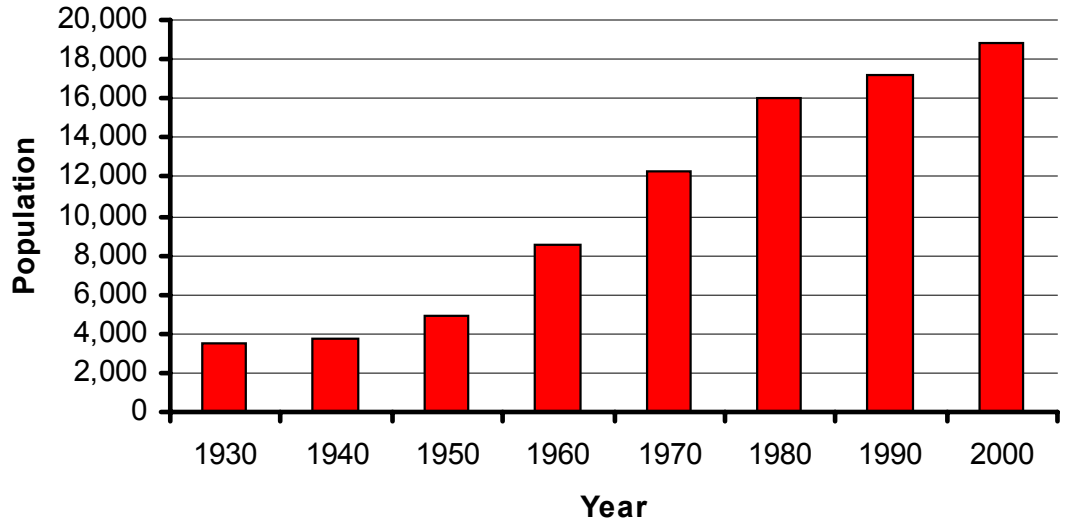
**Table 6: Murrysville Population Change (1930-2000)**

<b>Year</b>	<b>Population</b>	<b>Numerical Change</b>	<b>Percent Change</b>
1930	3,535		
1940	3,797	262	7.4%
1950	4,937	1,140	30.0%
1960	8,517	3,580	72.5%
1970	12,244	3,727	43.8%
1980	16,036	3,792	31.0%
1990	17,240	1,204	7.5%
2000	18,872	1,632	9.5%

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<sup>2</sup> Excerpts of data and analysis provided by HRG, 1999

**Chart 2: Murrysville Population Change (1930-2000)**



*Source: U.S. Census (1930-2000)*

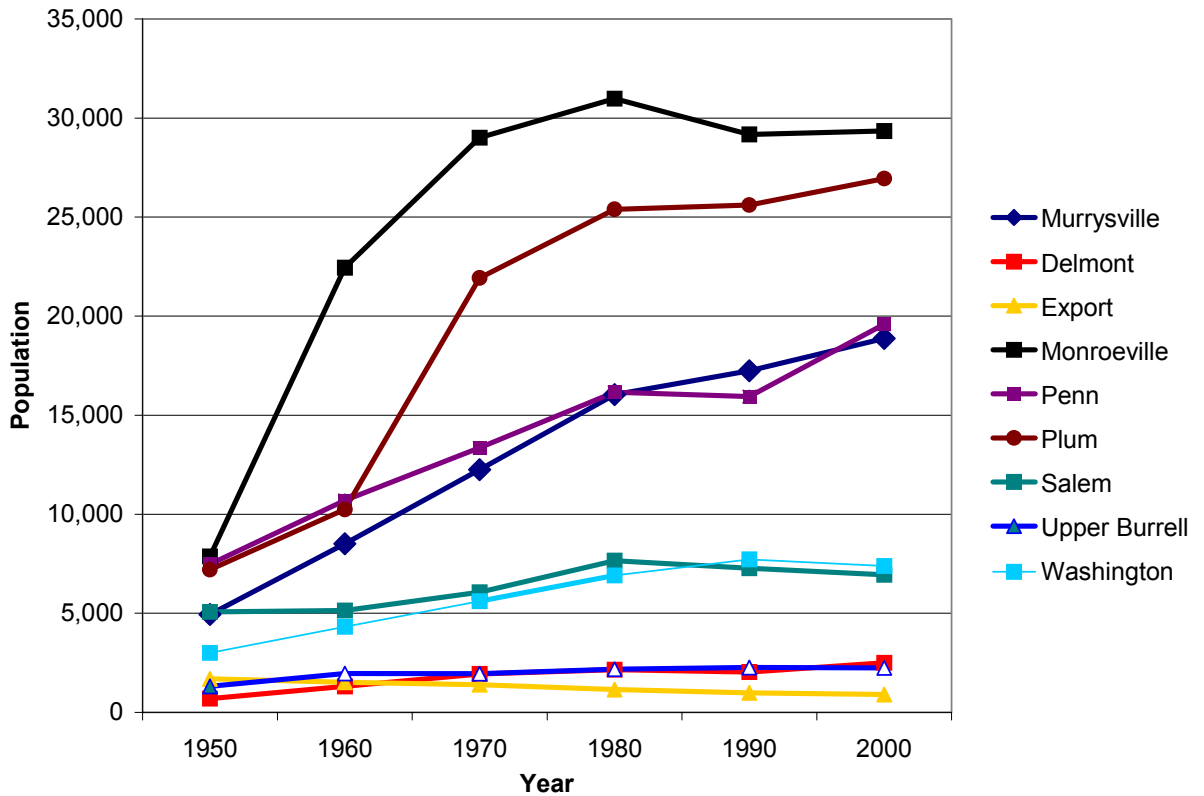
According to regional population trends, some of the Municipality's seven surrounding communities have also experienced population increases between 1950-1980; in some cases, the communities' populations declined in recent years. Throughout this time period, Export Borough, a community completely encompassed by Murrysville, has experienced a consistent drop in population. Specific community data and county comparisons are summarized in Table 7 and Chart 3 below.

## Land Patterns, Demographics and Trends

**Table 7: Regional Population Trends (1950-2000)**

Municipality	1950	1960	1970	1980	1990	2000
Murrysville	4,937	8,517	12,244	16,036	17,240	18,872
Delmont Borough	695	1,313	1,939	2,159	2,041	2,497
Export Borough	1,690	1,518	1,402	1,143	981	895
Monroeville	7,871	22,448	29,011	30,977	29,169	29,349
Penn Township	7,471	10,702	13,352	16,153	15,945	19,591
Plum Borough	7,200	10,241	21,932	25,390	25,609	26,940
Salem Township	5,072	5,143	6,059	7,656	7,282	6,939
Upper Burrell Township	1,310	1,964	1,948	2,179	2,258	2,240
Washington Township	2,995	4,325	5,613	6,906	7,725	7,384
<b>County</b>						
Westmoreland	313,179	352,629	376,935	392,294	370,321	369,993
Allegheny	1,515,237	1,628,587	1,605,016	1,450,085	1,336,449	1,281,666

**Chart 3: Regional Population Trends (1950-2000)**



Source: U.S. Census Data (1950-2000)

## Land Patterns, Demographics and Trends

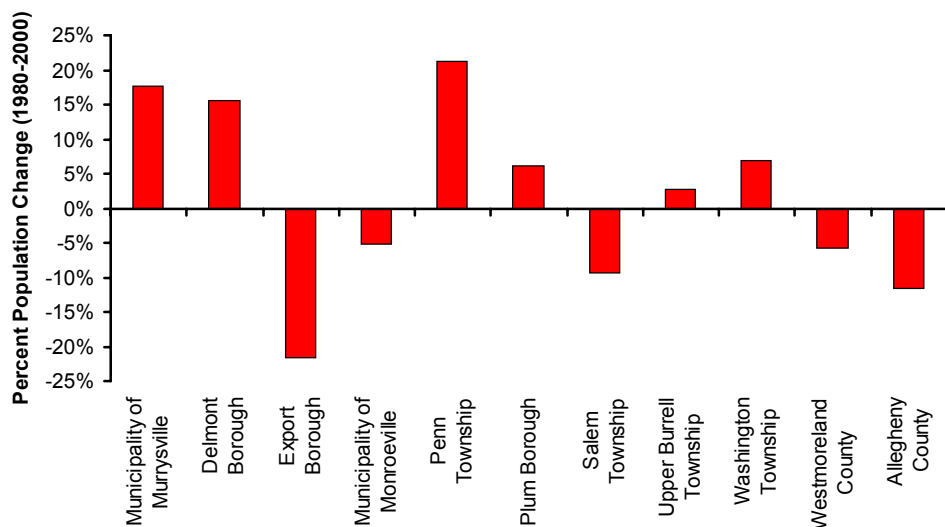
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Table 8 and Chart 4 describe the rate of population change in Murrysville in comparison to its surrounding communities. Plum Borough, Upper Burrell and Washington Townships were the only municipalities besides Murrysville that experienced a positive population growth between 1980 and 1990. Murrysville continued to grow between 1990 and 2000 while neighboring communities' trends generally shifted from their previous growth or loss patterns.

**Table 8: Relative Population Change (1980- 2000)**

<b>Municipality</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>% Change 1980-1990</b>	<b>% Change 1990-2000</b>	<b>Overall % Change 1980-2000</b>
Murrysville	16,036	17,240	18,872	7.5%	9.5%	17.7%
Delmont Borough	2,159	2,041	2,497	-5.5%	22.3%	15.7%
Export Borough	1,143	981	895	-14.2%	-8.8%	-21.7%
Monroeville	30,977	29,169	29,349	-5.8%	0.6%	-5.3%
Penn Township	16,153	15,945	19,591	-1.3%	22.9%	21.3%
Plum Borough	25,390	25,609	26,940	0.9%	5.2%	6.1%
Salem Township	7,656	7,282	6939	-4.9%	-4.7%	-9.4%
Upper Burrell Township	2,179	2,258	2,240	3.6%	-0.8%	2.8%
Washington Township	6,906	7,725	7,384	11.9%	-4.4%	6.9%
<b>County</b>						
Westmoreland	392,294	370,321	369,993	-5.6%	-0.1%	-5.7%
Allegheny	1,450,085	1,336,449	1,281,666	-7.8%	-4.1%	-11.6%

**Chart 4: Relative Population Change (1980-2000)**



Source: U.S. Census Data (1980-2000)

The population projections from the Southwestern Pennsylvania Commission (SPC) indicate that, given current trends, the population of the Municipality of Murrysville will reach approximately 24,000 by the year 2015. This is an increase of about 27 percent of the 2000 population of 18,872. Within this same time period, the population growth for the entire southwestern Pennsylvania region is projected to increase only 16 percent.

### Age<sup>3</sup>

Table 9 illustrates the age of Murrysville's population. According to the U.S. Census (2000), the median age of the Municipality's population is 42.8 years. This is slightly older than Westmoreland County's median age, which is 41.3 years.

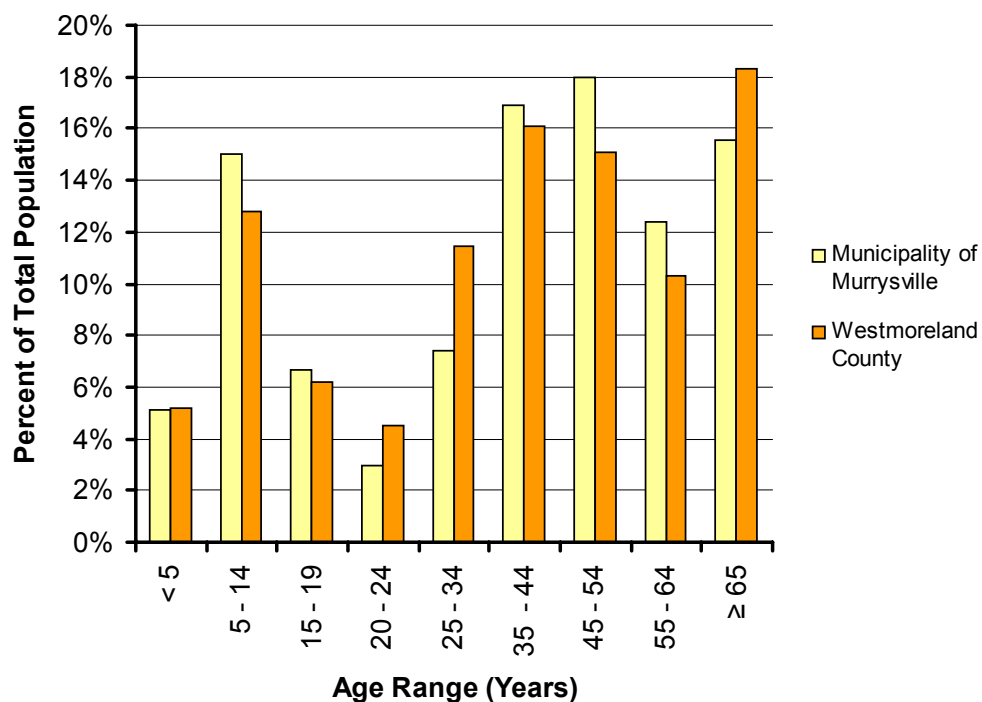
<sup>3</sup> Excerpts of data and analysis provided by HRG, 1999



**Table 9: Age of Population (2000)**

Age	Municipality of Murrysville		Westmoreland County	
	Persons	Percent	Persons	Percent
Under 5 years	966	5.1%	19,175	5.2%
5 - 14	2,833	15.0%	47,327	12.8%
15 - 19	1,261	6.7%	23,040	6.2%
20 - 24	556	2.9%	16,794	4.5%
25 - 34	1,399	7.4%	42,331	11.4%
35 - 44	3,196	16.9%	59,467	16.1%
45 - 54	3,391	18.0%	55,925	15.1%
55 - 64	2,332	12.4%	38,153	10.3%
over 65	2,938	15.6%	67,781	18.3%
<i>Total</i>	18,872	100.0%	369,993	100.0%

**Chart 5: Age of Population Comparison (2000)**



Source: U.S. Census (2000)

## Land Patterns, Demographics and Trends

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Over one-third of the Municipality's population is in its working and prime income earning years. The largest age category in Murrysville is the 45-54 year-old group, which accounts for 18 percent of the population. The next largest age category is the 35-44 year-old group, making up approximately 17 percent of the total population.

Murrysville's total percentage of persons in their typical childbearing years (20–44) is 27.2 percent. This figure is lower than Westmoreland County's percentage (32 percent). Lastly, about 15.6 percent of the population is greater than 65 years old. This is slightly lower in percentage than Westmoreland County's 18.3 percent of citizens over the age of 65.

Table 10 and Chart 6 illustrate Murrysville's age distribution trends between 1960 and 2000. The community's age distribution has shifted dramatically over this period including an overall decrease in young population (under 19) and an increasing 65+ population. Notably, these trends illustrate that changes in a Municipality's age dynamics often facilitate the need for adjusting the focus of community services and planning. Depending upon the particular needs of Murrysville's age groups, these types of programs may include senior activities, social services or recreation.

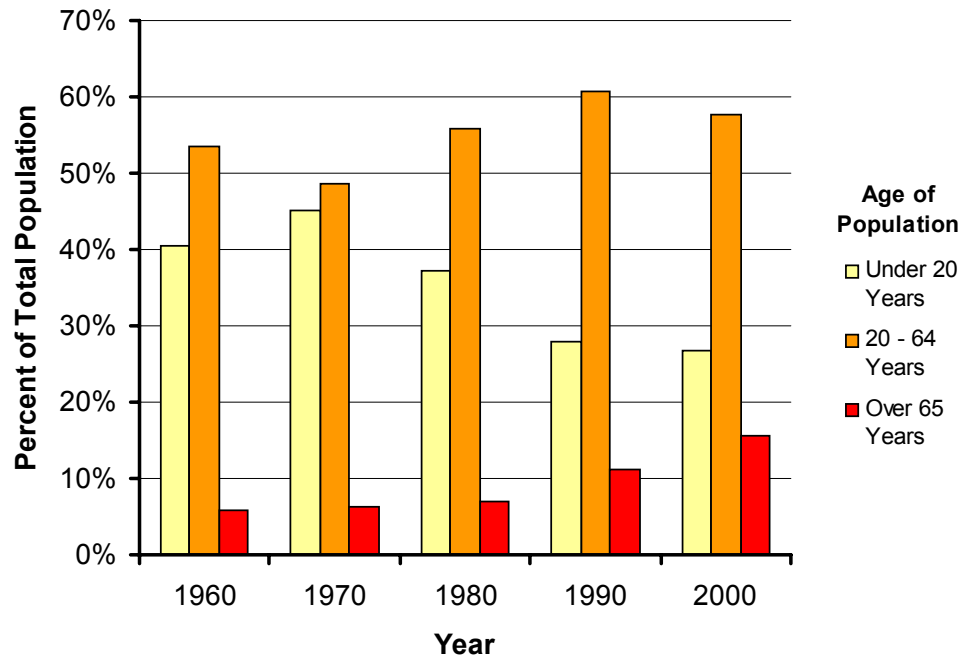
Another significant observation that can be made from the figures is that a population decrease of almost 50 percent in the 5-14 age-group occurs as they approach their working years (25-34 age-group). This trend occurs over a period of thirty years. There is also a continuous increase in the percentage of older population. This pattern demonstrates two points: children leave Murrysville after finishing school and people over twenty-five migrate to Murrysville from other communities. The data shows that the decline in population under 20 has stabilized over the last decade.

## Land Patterns, Demographics and Trends

**Table 10: Age Distribution of Total Population**

<b>Age Distribution of Total Population</b>					
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Under 5	12.0%	9.2%	7.0%	6.2%	5.1%
5 - 14	22.2%	25.7%	20.4%	15.0%	15.0%
15 - 19	6.3%	10.2%	9.8%	6.8%	6.7%
<i>Subtotal</i>	<b>40.5%</b>	<b>45.1%</b>	<b>37.2%</b>	<b>28.0%</b>	<b>26.8%</b>
20-24	4.7%	3.9%	5.2%	4.6%	2.9%
25 - 34	13.5%	11.7%	12.5%	12.2%	7.4%
35 - 45	17.8%	13.8%	15.7%	17.5%	16.9%
45 - 54	11.5%	11.3%	13.5%	15.4%	18.0%
55 - 64	6.1%	7.9%	9.0%	11.1%	12.4%
<i>Subtotal</i>	<b>53.6%</b>	<b>48.6%</b>	<b>55.9%</b>	<b>60.8%</b>	<b>57.6%</b>
Over 65	5.9%	6.3%	6.9%	11.1%	15.6%
<i>Total</i>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

**Chart 6: Change in Murrysville Age Distribution**



Source: U.S. Census (1960-2000)

**Education<sup>4</sup>**

Table 11 and Chart 7 summarize the level of education attainment for Municipal residents greater than 25 years old. In 1990, more than 90 percent of the residents had attained a minimum of a high school diploma. In the community, 40 percent had earned at least a bachelor’s degree, whereas in the County and State, 16 percent and 17 percent of adults have earned upper-level education degrees, respectively. These figures rank near the top statewide and indicate that community residents value and invest in education.

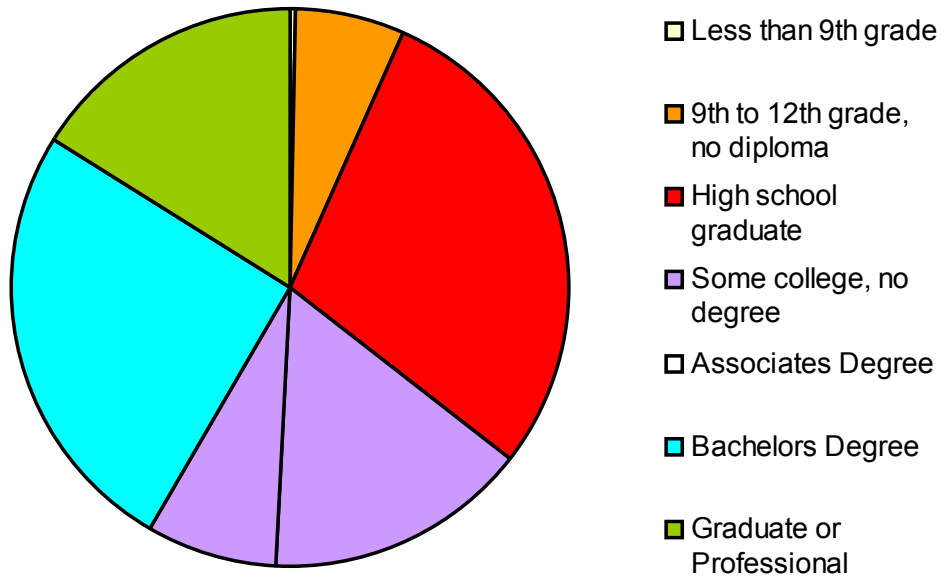
**Table 11: Level of Education (1990)**

<b>Years of school completed</b>	<b>Persons</b>	<b>Percent</b>
<i>Elementary</i>		
Less than 9th grade	35	0.3%
<i>High School</i>		
9th to 12th grade, no diploma	730	6.5%
High school graduate (including equivalency)	3,251	28.8%
<i>College</i>		
Some college, no degree	1,734	15.4%
Associates Degree	834	7.4%
Bachelors Degree	2,895	25.6%
Graduate or Professional	1,811	16.0%

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<sup>4</sup> Excerpts of data and analysis provided by HRG 1999

Chart 7: Level of Education (1990)



Source: U.S. Census (1990)

In 1997, Franklin Regional School District incurred an average annual school (operating) cost of \$6,473 per student. In 1998, this figure rose 3.7 percent to \$6,717. Based upon the national trends, this pattern is most likely to continue rising annually for the School District. Between 1996-2001, the capital costs per student totaled approximately \$1,700. A majority of these costs resulted from Newlonsburg Elementary and the Senior High School improvement expenses.

### Economic and Employment Analysis<sup>5</sup>

The 1990 U.S. Census reports that the Municipality of Murrysville's median household income was \$50,713. Table 12 and Chart 8

<sup>5</sup> Excerpts of data and analysis provided by HRG, 1999

## Land Patterns, Demographics and Trends

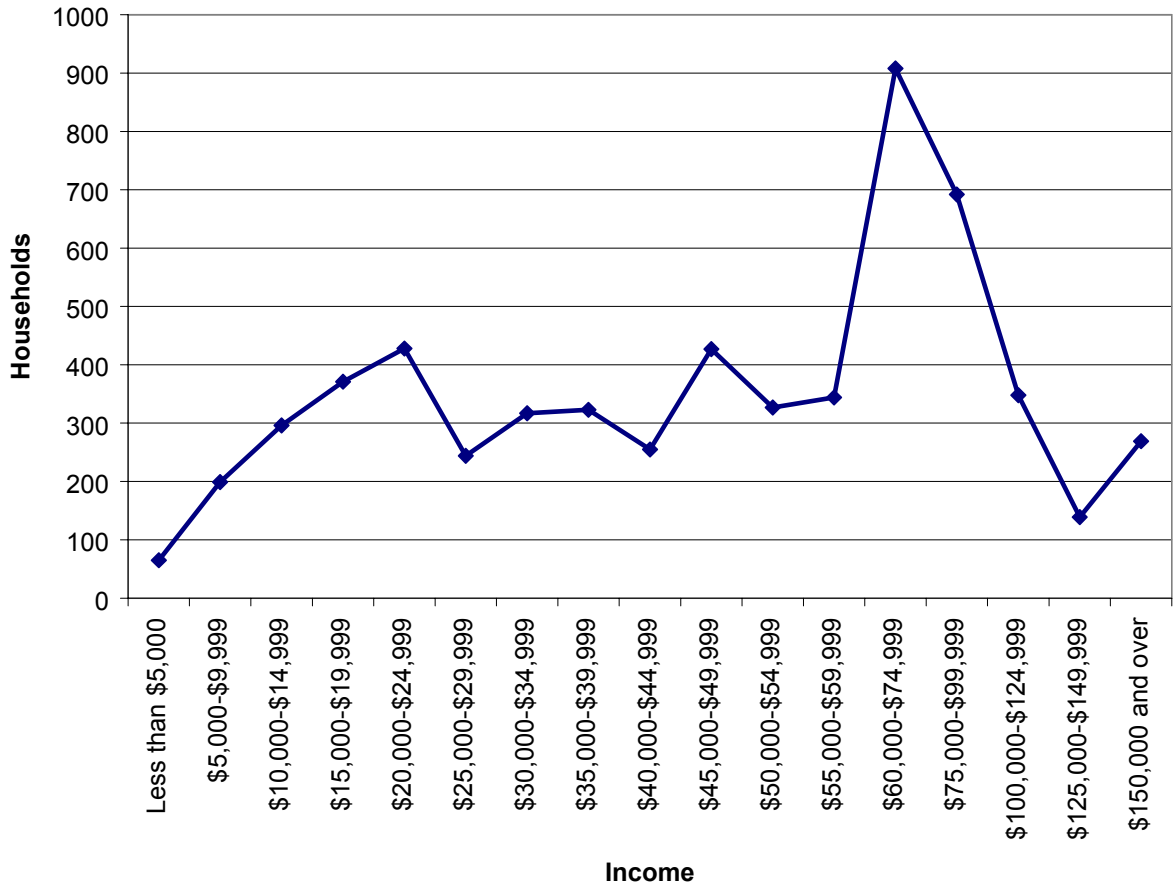
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summarize the number of Murrysville households within each of the listed income ranges.

**Table 12: Household Income (1990)**

<b>Income</b>	<b>Number of Households</b>	<b>Percent of Total</b>
Less than \$5,000	65	1%
\$5,000 - \$9,999	199	3%
\$10,000 - \$14,999	296	5%
\$15,000 - \$19,999	371	6%
\$20,000 - \$24,999	428	7%
\$25,000 - \$29,999	244	4%
\$30,000 - \$34,999	317	5%
\$35,000 - \$39,999	323	5%
\$40,000 - \$44,999	255	4%
\$45,000 - \$49,999	427	7%
\$50,000 - \$54,999	327	5%
\$55,000 - \$59,999	344	6%
\$60,000 - \$74,999	908	15%
\$75,000 - \$99,999	692	12%
\$100,000 - \$124,999	348	6%
\$125,000 - \$149,999	139	2%
\$150,000 and over	269	5%

**Chart 8: Household Income (1990)**



Source: U.S. Census (1990)

The U.S. Census employment and economic data illustrates that 8,304 of Murrysville’s 17,240 citizens (48%) were employed in 1990. This percentage significantly increased by 1998; according to the Municipal Tax Collector’s assessment of 1998 wage tax filings, 10,768 of the community’s approximately 19,000 citizens (56 percent) held positions of employment.

According to the 1990 U.S. Census statistics, as shown in Table 13 and Chart 9, the community’s dominant occupational group is comprised of “white collar” workers and constitutes 45 percent of the Murrysville’s employed population.

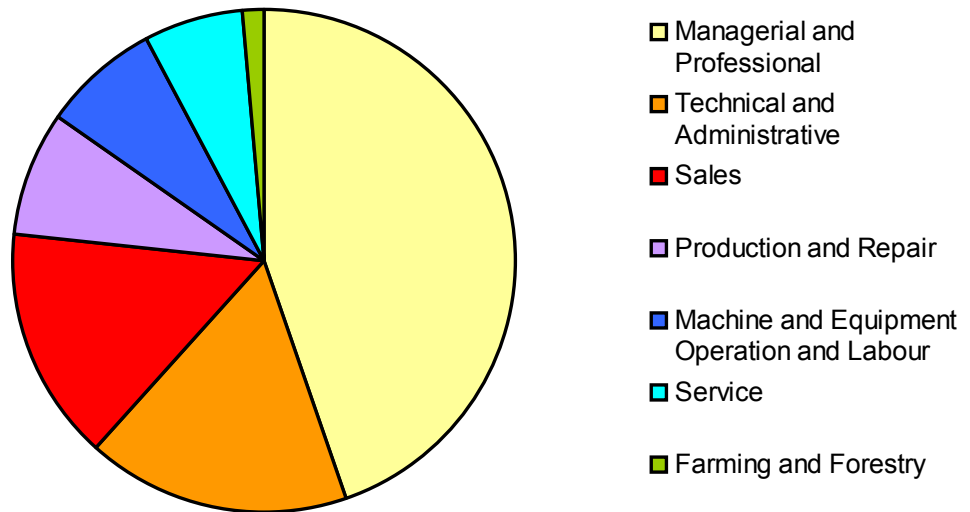
## Land Patterns, Demographics and Trends

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**Table 13: Employment by Occupational Type (1990)**

Occupational Type	Number of Workers	Percent of Total
Managerial and Professional	3,719	45%
Technical and Administrative	1,402	17%
Sales	1,247	15%
Production and Repair	670	8%
Machine and Equipment Operation and Labour	624	8%
Service	537	6%
Farming and Forestry	105	1%

**Chart 9: Employment by Occupational Type (1990)**



*Source: U.S. Census (1990)*

According to the Municipality’s geographic information system, there are approximately 180 commercial businesses and offices and 50 industrial and warehousing businesses located in Murrysville. The majority of these uses are concentrated along Route 22 and Golden Mile Highway near the intersection with Saltsburg Road. The ease of accessibility to the Route 22 corridor encourages economic growth in



## Land Patterns, Demographics and Trends

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the Municipality of Murrysville. The Municipality has a broad range of commercial business but, with the exception of a grocery store and a pharmacy, lacks “big box” retail stores and centers. Big box stores are those commercial stores with building footprints greater than 75,000 square feet, high parking to building ratios and a regional sales market.

Based on Municipal data and verified by individual employers, Table 14 illustrates the Municipality’s main employers and the number of employees in each organization. Between 1998 and 2002 Respironics, manufacturers of safety equipment, increased its number of employees to replace the Franklin Area School District as the largest single employer in the Municipality.

**Table 14: Major Murrysville Employers in 2002**

Employer	Product/Service	Total # of Employees
Respironics	Safety Equipment	487
Franklin Regional School District	Education	413
Mine Safety Appliances	Industrial Safety Equipment	400
Thermal Industries	Window Manufacturer	350
Giant Eagle	Grocery	220
Ami Doduco	Electronic Components Manufacturer	218
Beckwith Machinery	Construction Equipment	209
Beverly Enterprises	Nursing Home Facility	96
Otis Spunkmeyer	Baked Goods	95
Ferri Supermarket Inc.	Grocery	85

*Source: Municipality of Murrysville (2002) through verification with individual employers*

### Place of Work

According to the 1990 U.S. Census, only 9.8 percent of the residents of the Municipality of Murrysville worked within the Municipality, 23 percent of the residents worked within

## Land Patterns, Demographics and Trends

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Westmoreland County, while the majority (52percent) were employed in other communities within the Pittsburgh Metropolitan Area. These figures further confirm the community's low non-residential land use.

### Local Tax information<sup>6</sup>

As of July 2001, Murrysville's millage rate totaled 91.44 mills. A mill is the taxable rate for each \$1,000 of assessed property value. The community's total rate was allocated between three entities as follows:

Franklin Regional School District	66.75 mills
Municipality of Murrysville	9.70 mills
Westmoreland County	14.99 mills

Although this millage rate and allocation was used for computations during the comprehensive planning process, the millage rate was adjusted at the beginning of 2002. As of January 2002, Murrysville's millage rate totaled 92.89 mills with 11.15 mills going to the Municipality of Murrysville.

In order to better understand the implications of different future land use scenarios, Murrysville's operating costs were calculated on a per resident and per employee basis. The Murrysville Planning Staff, with input from the Planning Commission, estimated that in the year 2000, residents were responsible for 80 percent of the Municipality's total costs while the remaining 20 percent of Municipal costs were spent on employees. In short, approximately 80 percent of year 2000 Municipal operating costs, such as police, fire protection and public works, were spent on residential uses

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<sup>6</sup> Excerpts of data provided by Murrysville Web site, October 2001

while the remainder of costs were attributed to non-residential uses within the Municipality. When combined with the numbers of Murrysville residents and employees, the year 2000 costs can be broken down as follows:

Per Resident Municipal Operating Costs = \$240

Per Employee Municipal Operating Costs = \$150

These figures were used to compare alternative Future Land Use Scenarios as described in the Build-out Analysis in Appendix E.

### **Housing Profile**

Single-family attached and detached housing units are Murrysville's predominant housing types. In 1990, of the 6,217 housing units, approximately 5,630 units (90.5 percent) fell within this category. Multi-unit dwellings and mobile homes comprised the remaining 9.5 percent of housing units. These figures illustrate the absence of higher-density housing and the potential need for a more diverse mix of housing options, depending upon the community's preferred future characteristics.

Table 15 summarizes the housing unit values and rental costs of the Municipality of Murrysville in comparison to Westmoreland County and the Commonwealth of Pennsylvania. These figures clearly illustrate that the median housing unit value (\$103,900) and the unit rent (\$350) is significantly higher in Murrysville. Moreover, a large majority of the households (90 percent) are owner occupied, which is also much higher than the regional figures. From a general market review, Murrysville homes and land have been sold in recent years at considerably higher prices than the region. Single-family home prices often range between \$150,000 and \$350,000, with many new homes selling for more than \$350,000.

**Table 15: Housing Summary (1990)**

<b>Municipality</b>	<b>Total Units</b>	<b>Median Housing Unit Value</b>	<b>Median Housing Unit Rent</b>	<b>Percent Owner Occupied</b>	<b>Percent Renter Occupied</b>
Murrysville	6,217	\$103,900	\$350	90%	10%
<b>County</b>					
Westmoreland	153,554	\$56,800	\$247	76%	23%
<b>State</b>					
Pennsylvania	4,938,140	\$69,700	\$322	71%	29%

*Source: U.S. Census (1990)*

Table 16 illustrates the number of housing units built from 1940 to 2000 and provides a basic housing summary for the Municipality of Murrysville. The majority of the Municipality's houses have been built since 1950, with the highest amount of construction occurring between 1970 and 1980. Over the last decade, housing construction has remained strong with approximately 112 residential units being built per year. This growth brings the Municipality's total housing to 7,396 units, 7,083 of which are occupied and 313 are vacant as reported by the U.S. Census (2000). Of occupied units, 91 percent are owner occupied and nine percent are occupied by tenants.

**Table 16: Housing Units Built**

<b>Municipality</b>	<b>Pre-1940</b>	<b>1940-1949</b>	<b>1950-1959</b>	<b>1960-1969</b>	<b>1970-1979</b>	<b>1980-1989</b>
Murrysville	553	712	1,023	1,273	1,879	1,177
<b>County</b>						
Westmoreland	44,419	14,418	26,352	22,771	28,787	16,807
<b>State</b>						
Pennsylvania	1,735,325	478,061	720,956	612,604	778,612	612,582

*Source: U.S. Census (1990)*

The strong housing market in the Municipality of Murrysville is attributed to lower property tax rates (as compared to adjacent