

## SECTION IV BACKGROUND STUDIES

### INTRODUCTION

In the late 1970's, the Municipality of Monroeville embarked on an effort to create a Comprehensive Plan for the community. The result was a document entitled "1980 Comprehensive Plan for Growth Management." The plan included information on a variety of subject matters ranging from population growth to land use patterns. Development policy was set forth and various planning recommendations were made for the Municipality.

Over a decade has passed since the plan was last updated. Community conditions have changed since the plan was originally prepared. There is less land available for development, population growth has leveled off, the average age of residents is older, and there are a number of zoning, development and redevelopment issues that need to be addressed through a Comprehensive Plan update. Recognizing these needs, the Municipality has embarked on a process to update the plan.

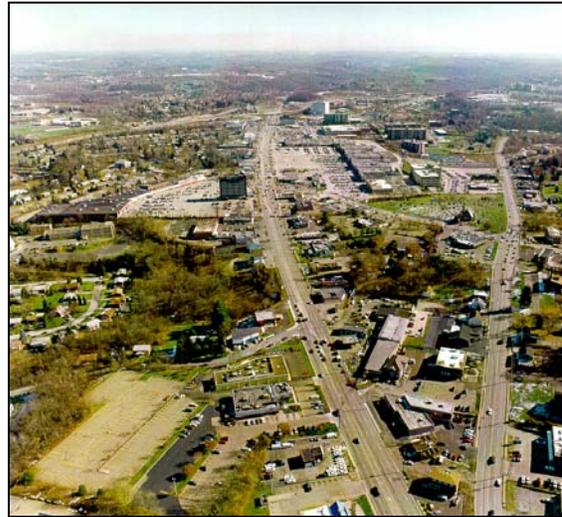
A first step in the update process is to review and bring current the Municipality's data base. This will involve preparing basic study reports on the following items:

- Locational and Regional Relationships
- Compatibility Statements
- Environmental and Physical Elements
- Land Use
- Socio-Economic Factors
- Transportation Network
- Community Services

Relevant information from the previous Comprehensive Plan shall be used as a basis for preparing the updates. Information will be updated, additional data collected and new regulatory issues defined. This information will then serve as the foundation for preparing a revised Comprehensive Plan.

### **MONROEVILLE**

### LOCATIONAL AND REGIONAL RELATIONSHIPS



*Business Route 22/William Penn Highway, eastward and to the intersections of Route 48/Mossy Boulevard, and beyond to the Pennsylvania Turnpike and Penn-Lincoln Parkway.*

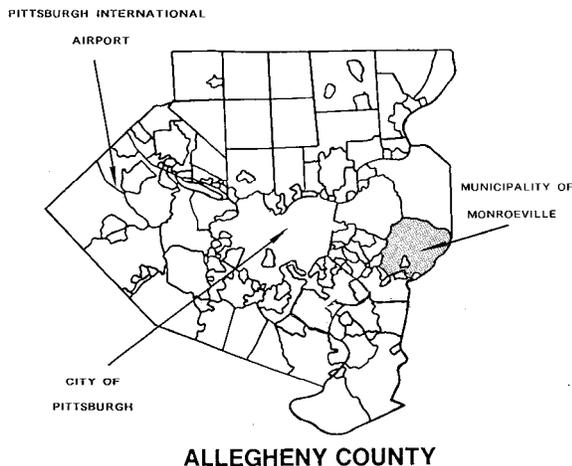
As a result of the highway construction and suburbanization trends, Monroeville (formerly Patton Township) grew substantially between 1940 and 1970 and at a lesser pace between 1970 and 1990. The availability of land and ease of access made Monroeville ripe for development. The commercial, business and industrial development that occurred, made Monroeville into a center of attractions which served the surrounding area in the eastern sector of Allegheny County (see Map 3A).

Today, Monroeville remains the center of activity for this part of the region. However, the features, which made the area what it is today, have changed. Prime development land has been built upon and heavy traffic volumes have reduced accessibility.

While growth and development/redevelopment continues to take place, it is not at previous levels. Development pressures which once faced Monroeville are now in areas to the east and west of the Municipality of Monroeville. The on going improvements to S.R. 22 will make the eastern suburban areas even more accessible in the future.

Currently, thousands of people are employed in various businesses and industries in the Municipality. The Monroeville Mall and businesses along S.R. 22 and S.R. 48 are the major commercial developments in the area. The sheer population size, the number of residential units and the formalized delivery of governmental services indicate that the Municipality is a significant regional center. It is likely that Monroeville will continue to be the dominant population and employment center in this part of the region for years to come.

**MAP 3A  
REGIONAL LOCATION**



## COMPATIBILITY STATEMENTS

### Allegheny County Comprehensive Plan

There is no County-wide Plan for Allegheny County. A grant has been received, however, and efforts are under way to prepare the first document of this type in the history of the County. It is hoped that the Comprehensive Plan for the Municipality of Monroeville will be utilized in the preparation of the County Plan; and ultimately the vision, goals and action plan for Monroeville will be acknowledged in that new document.

## Westmoreland County Comprehensive Plan

Westmoreland County, which abuts the Municipality of Monroeville at its eastern border, began work on its Comprehensive Plan in 2002 and was completed in December of 2004. The Municipality of Monroeville is mentioned in that document in their *Statement of Regional Impact and Significance*; and accordingly it appears there are no conflicts in either the Comprehensive Plans for WCCP or the MMCP. Proposed Plans and Developments programmed in the WCCP are consistent with Monroeville's Vision and Objectives of our Comprehensive Plan, including:

- The completion of the US Route 22 upgrade, including upgrades in Monroeville and the further widening and reconstruction of this highway east of our borders.
- The pursuit of MAGLEV, or magnetic levitation technology, has the potential, if designed correctly, to provide high-speed train service from Westmoreland County, with a designated stop in Monroeville, continuing to Pittsburgh, and for this first phase, terminating at the Pittsburgh International Airport. The Municipality of Monroeville has been a supporter of this project and will continue so in the future.
- The lobbying for continued improvement of the Pennsylvania Turnpike; concentrating around the Monroeville Toll Booth; prioritizing access to Business Route 22 and the Parkway to eliminate traffic congestion, increase vehicular capacity to improve commuter services to Monroeville and the City of Pittsburgh.
- The promoting of the Port Authority's extension of the bus way.
- The construction of more Park and Ride Lots in Monroeville to allow Westmoreland County residents greater access to public transportation available to Monroeville.

## **MONROEVILLE**

- The disposal of over 50% of Westmoreland County's Municipal and Residual Waste was accepted at the Chambers Landfill located in the southeast section of Monroeville.

To review the ten municipalities that are contiguous to the Municipality of Monroeville, examining whether the existing and any proposed development in Monroeville is compatible with existing and proposed development in those contiguous portions of the neighboring communities, Map 3B will be utilized, and those contiguous municipalities will be addressed in a clockwise progression.

#### Plum Borough

The Comprehensive Plan for Plum Borough, adopted in 1983, describes the Turnpike, Parkway and Route 22 Interchanges as being the major gateway to the Region in the east, and from that center, commercial shopping facilities and industrial uses have extended to Plum. Although there are no interchanges for these roadways located in Plum, and access to them is considered indirect at best, the Plum Comprehensive Plan states "the growth into Plum from this interchange is generally peripheral to the major concentration in Monroeville. This has been the most important generator of land uses in Plum Borough."

Very neatly dividing Monroeville and Plum is the state-owned Old Frankstown Road. Although both sides of this roadway would not be considered a mirror image, the area has equivalent land uses, typically a mix of residential subdivisions, light industrial parks, the county owned Boyce Park and Vacant land areas that crisscross both sides of the border.

An asset shared by both Plum and Monroeville is Route 286 which for many years has been the subject of a design project with the Pennsylvania Department of Transportation. There are concerns from both business owners and residents alike, that any new design of the Route 286 might

include something as severe as a four lane road with a median barrier, higher speeds, jug handle turning lanes, new traffic signals which in the end will result in the loss of businesses as extensive land area is taken to make room for these improvements. Also of major concern, with this new design is that no consideration will be given to the establishment of an identity for this area, to include such amenities as street trees, sidewalks with contingencies for pedestrian access, street lighting, shared parking areas and parklets..

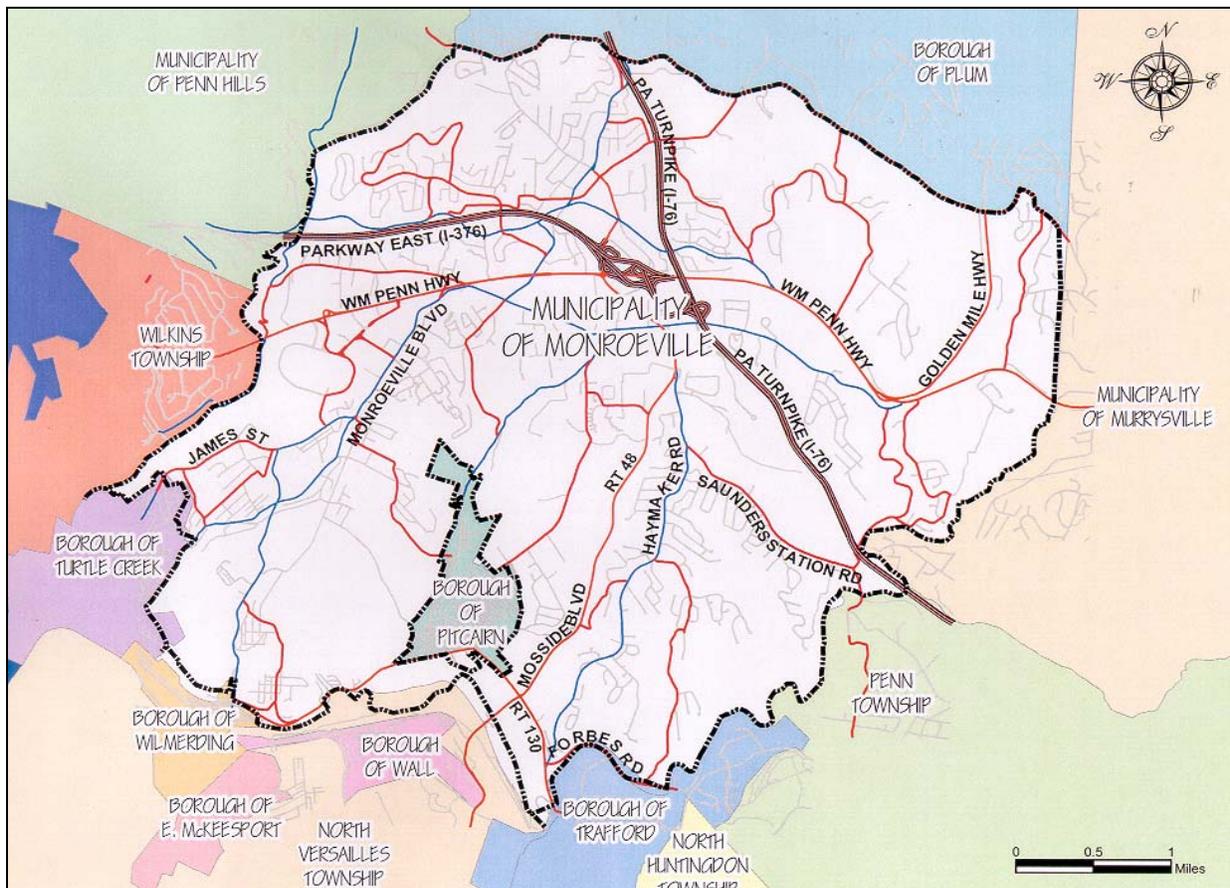
A priority project of the MMPC is the development of a plan for the Route 286 Corridor; a Strategic Action Plan for the Municipality of Monroeville, stressed in this Comprehensive Plan is a Multi-Municipal Plan, involving both Monroeville and Plum. It is hoped that a Transportation District will be formed that will embark upon the development of a plan to make any improvements to Route 286 beneficial to both communities, and that an overlay district and streetscape improvement strategy can be enacted to create a future vision for Route 286 corridor, assuring its reality in the future.

#### Municipality of Murrysville

The Comprehensive Plan for the Municipality of Murrysville, adopted in 2002, shows that the future land uses defined by the Comprehensive Plan reflect the region's market realities and is compatible with the existing land use patterns of the Municipality's immediate neighbors.

Monroeville and Murrysville have led parallel lives and both seeing the transformation of their communities from a rural area to suburban areas facing common problems that face the quality of life including traffic congestion, the desire for more and diverse housing causing both the loss of open space and increased demands on the infrastructure, a strain on the public school and a loss of community identity.

## **MONROEVILLE**



Both Municipal Governments have recognized US Route 22 as a life's blood artery running through their community bringing both positive and negative impacts to each. For the past three years, Murrysville has experienced a complete upheaval of their central business district with the widening and upgrading of the traffic system on US Route 22. With the exodus of the heavy equipment, Murrysville has instituted an aggressive improvement project, forging their own identity and installing matching traffic signal poles, roadside banners and landscaping in both the median strips and strategic gateways.

Monroeville has also entered a Streetscape Initiative, evidenced by development which has occurred along US Route 22 for the past five years. The areas closest to the eastern border, and Murrysville, have

reflected more of a suburban image and consistent with the identity established by the adjoining neighbor. When moving further westward, there is an intensification of the commercial land use, as it becomes more urban in nature with sidewalks, public areas, street lighting, landscaping, signage and traffic signal.

A Strategic Action Plan for the Municipality of Monroeville, stressed in this Comprehensive Plan is a Multi-Municipal Plan, involving Monroeville, Murrysville and Wilkins, to perform a US Route 22 Transportation and Land Use Corridor Study. The hope is to secure for future years a US Route 22 that continues to be an asset for all affected communities. Such things as the promotion of this highway and the attraction of businesses suitable to each community's character, synchronization of

**MONROEVILLE**

the traffic signal system to reduce traffic congestion, and the adoption of a multi-community overlay zoning district to assure not only the establishment of each community's identity but also the smooth transition between the three distinctive communities.

### Penn Township

The Penn Township Comprehensive Plan and an update to their Zoning Ordinance and Map were completed in 2005. Self-described as rural in character, residents of Penn Township see their Township continuing as a "bedroom community" in the future. Of the 34 square miles of land area comprising the Township, only seven acres, or 20%, are designed for residential, commercial, industrial, circulation or public purposes.

The Penn Township Zoning Map shows their border area with Monroeville as being R-1, One-Family Residential. This R-1 Zoning District abuts the south eastern border of Monroeville, known as the Saunders Station Road area, and is characterized by single family residential neighborhoods and some of the most popular community parks. Additionally this R-1 zoned area would be serviced by a two lane, steep and winding road with numerous side streets servicing Monroeville neighborhoods. The residentially zoned area in Penn Township is compatible in character with existing and future development in the Municipality of Monroeville.

In the Penn Township Comprehensive Plan, State Route 130 is classified as a Rural Major Collector Road, and currently carries the highest volume of traffic within Penn Township. This same road follows the southern border of Monroeville in an east-west direction. It also passes through the Boroughs of Trafford and Pitcairn. Traffic counts from the Monroeville Comprehensive Plan reflect that State Route 130 has an average daily traffic of approximately 13,620 cars at its intersection with Forbes Road,

Haymaker Road and Haymaker Shopping Center.

In their Comprehensive Plan several trends are noted that have impacted the Municipality of Monroeville, and most specifically the State Route 130 and the five-way intersection noted above. Noted by Penn Township in their Comprehensive Plan includes:

- The decade of the 1990's saw the largest population increase, the number of people rising from 15,946 to 19,670 persons, a gain of 3,725 persons, or 23.3% increase over ten years;
- Population cohorts indicate the Township median age is 39 years of age, and further the Township has the lowest percentage of persons over the age of 65 (12.5%) in the Southwestern Pennsylvania Region;
- The number of housing units increased from 5,640 to 7,124 units, a gain of 1,484 units, or a 26.3% increase during the ten year period. This is an important trend because it indicates the Township has been able to attract new families into the area at an average residential growth rate of nearly 2.6%. This is considered moderate to high with 3% being the threshold for a high residential growth.
- The highest percentage of the total number of workers in Penn Township is employed in Professional Management and Administrative (10.6%). Accompanying this statistic, Management jobs increased by almost 11% between 1990 and 2000, an increase of 1,142 good paying, full-time jobs for Penn Township Residents.
- Census figures indicate that of the 9,644 persons in the labor force in Penn Township, almost fifty percent left Westmoreland County to find employment traveling a mean time of thirty minutes to work.

These factors account for the large number of vehicles that travel from State Route 130 through Penn Township, then in an effort to

## **MONROEVILLE**

lessen their mileage and travel time, take a shortcut utilizing Forbes Road in Monroeville which once again meets State Route 130 at its intersection with Forbes, Haymaker Road and Haymaker Village Shopping Center. This has become a major route to City of Pittsburgh, the region's major employer, as motorists avoid backtracking to access the Turnpike in Irwin and avoiding the congestion of the Parkway.

For these reasons, and in an effort for compatibility between burgeoning residential areas such as Penn Township, both exiting and in the future, the Municipality of Monroeville has prioritized a Strategic Action Plan that includes a State Route 130 Corridor Study that includes not only Penn Township, but also impacted communities of Trafford and Pitcairn.

#### Trafford Borough

The Comprehensive Plan for Trafford Borough was completed in 1961. There have been no updates to that document.

Over forty years ago, Trafford identified themselves as a residential community. Their population in 1960 was shown at 4,330 persons. Total population recorded in the 2000 US Census, 3,236 persons, a loss of 1,094 persons.

The Future Land Use Map shows the area at the northwest end of Trafford, its border with Municipality of Monroeville, as Heavy Industrial. An Industrial Park was developed in that area and today six businesses occupy that area; many are listed as dependant and deemed secondary development to the Railyards to the North. Separated by the Turtle Creek River, the Trafford and Monroeville land uses have been very compatible. There are no recognized plans for any future development of this land mass in either of the Municipalities.

#### North Versailles Township

No Comprehensive Plan is on record for North Versailles Township. The two communities are separated by the Turtle

Creek River and the Pitcairn Railyards. In North Versailles Township, the area adjoining the Municipality of Monroeville is zoned Commercial. The adjacent area in Monroeville is zoned Heavy Industrial, and includes the existing Railyards and additional space for future ancillary development.

#### Wilmerding Borough

In the 2003 Comprehensive Plan for the Borough of Wilmerding, there were neither land use maps nor mention of adjoining Municipalities. The direction of that Strategic Plan is towards the enhancement of Wilmerding as a safe place to live and work, the reduction in the number of residential rental units, reclamation of deteriorating properties and the construction of new residential units. None of the Goals or the Strategic Action Programs conflict with those cited in this Comprehensive Plan.

#### Pitcairn Borough

Pitcairn Borough completed its one and only Comprehensive Plan in 1964 and at that point in time, was described as being "fully developed as it is ever likely to be in the future". Essentially, surrounded by the Municipality of Monroeville, some fifty years ago, Pitcairn's major concern regarding development activity of their neighbor was the development of US Route 48 and the rezoning of the land located on the south westerly side of intersection of US Route 48 and State Route 130 to M-2, Heavy Industrial

Today, these issues remain at the forefront as an area of concern between the two abutting boroughs. As recently as Summer-Fall of 2005, a rezoning of this property was a point of contention between elected officials, and residents. The rezoning from M-2, Heavy Industrial to C-2, Business Commercial was turned down because it was not considered In keeping with the character of the area and the negative impacts it would have on US Route 48 and

## **MONROEVILLE**

Pa Route 130 and the associated intersections.

The Future Land Use Map for the Municipality of Monroeville in their 2005 Comprehensive Plan shows this area continuing to be Heavy Industrial in the future. How realistic the continued designation of this property for a Heavy Industrial Use in today's economic market is debatable; Monroeville must look not only to Pitcairn today but also some of the recommendations made in the Pitcairn 1964 Comprehensive Plan for the future development of this area. Those recommendations for their business district on Broadway Boulevard are as relevant today as they were fifty years ago, and includes the following:

- The business district faces many problems. These include the obsolescence of buildings with decay, congested traffic and parking conditions and growing competition from shopping centers in the region.
- Reduce the square foot floor space devoted to retail use within the Borough;
- Provide better parking facilities to serve the retail uses; and
- Provide for the renovation and modernization of the commercial structures.
- Vacant stores do little to help the business district: The marginal businesses fail; the Market Value of the Business District; Blight conditions increase as business owners can not afford continued property maintenance.
- Merchandising methods have changed: The emphasis is on self-service and larger stores to accommodate the trend by the populace for a greater selection of goods. Modern space is essential.
- The relocation of Broadway Boulevard to the south would provide a space to provide adequate parking.

- The current Broadway Boulevard would be converted into Landscape Promenade.

The resolution to the conflicting existing land uses and proposed land developments on the eastern border between Pitcairn and Monroeville present a conundrum for both governments. It will be imperative to develop a plan that will encourage compatible land uses and eliminate vacant and deteriorated properties; transforming this common boundary into a marketable area that will enhance the tax base for both communities.

The Municipality of Monroeville has included a Strategic Action Plan that includes a State Route 130 Corridor Study that includes not only Penn Township, but also impacted communities of Trafford and Pitcairn to study these areas and prepare a Transportation and Land Use Corridor Study for Route 130.

#### Turtle Creek Borough

No Comprehensive Plan is on record for Turtle Creek Borough; however, a Zoning Ordinance was adopted in the 1960's. Located at the southwest border of Monroeville, those abutting areas are zoned compatible as single-family residential. Predominately older residential areas, there are no conflicts with existing land uses and future development potential between the two boroughs.

#### Wilkins Township

Similar to the relationship with our neighbor to the east, Wilkins Township has recognized Business Route 22 as the major commercial highway servicing not only adjacent communities but also the region at large. In the past ten years, Wilkins Township has experienced both major new development and redevelopment. Similar to trends witnessed in Monroeville, as prime real estate disappears, older developments and land areas with steep slopes and other topographical challenges have become targets for new development.

## **MONROEVILLE**

Monroeville has also entered a Streetscape Initiative, evidenced by development which has occurred along US Route 22 for the past five years. Those areas closest to the western border, and Wilkins Township, have more intensive commercial land use, as it becomes more urban in nature with sidewalks, public areas, street lighting, landscaping, signage and traffic signals.

A Strategic Action Plan for the Municipality of Monroeville, stressed in this Comprehensive Plan includes a Multi-Municipal Plan, involving Monroeville, Murrysville and Wilkins, to perform a US Route 22 Transportation and Land Use Corridor Study. The hope is to secure the future of this roadway, assuring that it continues to be an asset for all affected communities. Such things as the promotion of this highway and the attraction of businesses suitable to each community's character, synchronization of the traffic signal system to reduce traffic congestion, and the adoption of a multi-community overlay zoning district to assure not only the establishment of each community's identity but also the smooth transition between the three distinctive communities.

Also shared at our communal border is the Thompson Run Road area, which is located approximately vertical 300 feet below Business Route 22, is sparsely developed with any land uses being industrial in nature. There are no conflicts for the future development potential between the two Municipalities. It is anticipated that this area maybe corridor position for the Mon-Fayette Expressway.

#### Municipality of Penn Hills

The Municipality of Penn Hills is located at the northwest corner of the Monroeville border. In the Penn Hills Comprehensive Plan, specific mention was made regarding the land area contiguous to the two boundaries; specifically citing the private airport located off Logans Ferry Road in Monroeville, and potential zoning of the nearby area in Penn Hills to assure any

future development will not interfere with air traffic.

That statement appeared in that 1991 planning document, and although development has changed in this area over the fifteen year period, there is still concern over the changes of land uses in that area. The area of Monroeville abutting the Penn Hills boundary has seen an emergence of new housing development with the potential for more one-family planned residential developments. The concern lies not with the zoning of property on the Monroeville side of the boundary but the incompatibility of the land uses in Penn Hills.

Zoned various levels of Industrial, historically, this land area in Penn Hills has fallen victim to strip mining activity. Little has been done to reclaim this land area and poses a potential risk to the successful marketing of these residential subdivisions.

It is important that Monroeville and Penn Hills examine these adjacent land areas, review the uses and zoning districts; revise both zoning ordinances in an effort to provide compatible land uses or at a minimal develop separation standards to protect all land owners.

#### COMPATIBILITY SUMMARY

Each of these local governments received copies of the Monroeville Comprehensive Plan and given six weeks to comment on the documents and its interrelationship to their particular jurisdiction. No comments were received from any of the neighboring governments.

However, Monroeville desires to be a "Good Neighbor" and to that end, a number of multi-municipal projects have been included in Strategic Action Plans of this Comprehensive Plan.

#### ENVIRONMENTAL AND PHYSICAL ELEMENTS

Environmental and physical elements present within the Municipality have a direct impact on future development. Areas that include steep slopes, streambeds, mining activity, and/or wetlands can limit or dictate

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## **MONROEVILLE**

the use of land. This section provides an overview of environmental limitations present in the Municipality and a composite map of development constraints is provided. Development constraints are defined as naturally occurring or human created land conditions that limit development opportunities on a site. Certain areas should not be built upon because of direct environmental impact. Others can be built upon but only with extreme care and attention.

The Development Constraints Map (see Map 4) groups together environmental and physical elements that may impact development opportunities. Table 7 presents a Summary of Environmental Conditions that pose "Primary" Constraints for Development, which includes wetlands, steep slopes, unsuitable soils/landslide prone areas, areas within the 100-year floodplain, streambeds, bedrock close to surface and mined areas.

Areas that contain significant stands of trees, scenic views and archaeological/historical sites are categorized as Secondary Development Constraints (Table 8). While they do not directly limit development, they are important considerations.

As constraints limit usage, such conditions can also compliment development. Designing around environmental constraints can influence the composition of development, preserve open space and lead to an interesting layout.

Development constraints information provides a basis for developing a Land Use Plan, and as such should use it as a resource tool.

The Development Constraints Map may be used for macro-planning purposes. In order to determine specific conditions, a more detailed analysis will be required. The following features were examined and are included in the composite Developmental Constraints Map.

#### Watershed

A watershed is the area of land that catches

rain and snow and drains or seeps into a stream, river, lake, marsh or the groundwater. They are delineated by the United States Geological Service (USGS) using a nationwide system based on surface hydrologic features. Monroeville is part of the Turtle Creek Watershed that drains to the Monongahela River. This watershed encompasses approximately thirty-one thousand acres. Fourteen smaller tributaries carry run-off into Turtle Creek that forms the Municipality's southern border. In addition, the minor watersheds that are formed by these tributaries include:

- Thompson Run streams which drain the extreme northwest and the northeastern part of the Municipality;
- Leak Run which drains the "Garden City area and follows the path of the William Penn Highway;
- Pierson Run, which parallels Old Frankstown Road in the northeastern section of the Municipality;
- Abers Creek collects the waters from both Thompson and Pierson Runs;
- Dirty Camp Run which drains the southcentral section of the Municipality; and
- Simpson Run and seven other unnamed tributaries drain the southwest and southeast portions of the Municipality.

The Turtle Creek Watershed Association has prepared a River Conservation Plan that includes an Action Plan developed for the Turtle Creek watershed and sub-watersheds providing specific initiatives, projects, and implementation strategies for protecting, restoring, and enhancing the natural and cultural resources and recreation uses of the watershed. The Plan can be found in its entirety at [www.turtlecreekwatershed.org](http://www.turtlecreekwatershed.org).

#### Floodplains

The Municipality participates in the National Flood Insurance Program (NFIP) which was established by the Federal Emergency Management Agency (FEMA). The purpose of the program is twofold. First, NFIP is intended to prevent the loss of life and

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## **MONROEVILLE**

property due to flooding. This is achieved through local government regulation of development in the floodplain. Second, NFIP makes low cost flood insurance available to homeowners and businesses.

The Municipality has a Floodplain Management Ordinance that regulates development within the areas of the 100-year flood. The Municipality has on file the most recent FEMA Flood Hazard Boundary Maps.

The focus of the NFIP is the 100-year floodplain. In this area, past experience and statistical probability indicate that destructive flooding has a high degree of probability to occur. The areas within the 100-year floodplain are included as one of the elements of the Development Constraints Map.

The 100-year floodplain encompasses areas along Abers Creek, East Thompson Run, Turtle Creek, a portion of Dirty Camp Run, small areas along Leak Run near the juncture of Evergreen Drive and Penn Lincoln Parkway, and West Thompson Run.

### Wetlands

Wetlands are unique environmental resources that are essential in maintaining a sound ecosystem. They provide a number of benefits recognized as uniquely important components of the landscape. Their importance lies both in the traditional values (fish and wildlife habitat) as well as in newly found values (areas for stormwater management).

Wetlands are critical components to the following:

- Fish and Wildlife Habitat;
- Water Quality Maintenance;
- Pollution Filter;
- Sedimentation Removal;
- Oxygen Production;
- Nutrient Recycling;
- Chemical and Nutrient Absorption;
- Aquatic Productivity;
- Microclimate Regulation;
- Flood Control;

- Aquifer Recharge;
- Peat Production;
- Recreational Land Preservation;
- Open Space Preservation.

The U.S. Environmental Protection Agency and the U.S. Army Corps of Engineers are the primary regulatory agencies charged with enforcing wetlands legislation.

Wetlands are defined as:

Those areas inundated or saturated by surface water or groundwater at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil. Those areas generally include swamps, marshes, bogs and similar areas.

Wetlands are present if the following three characteristics are identified at a site:

- Hydrology - Inundation or saturation at a depth of 18 inches or closer to the surface for a period of seven days during the growing season. Many wetlands appear dry throughout the year but still meet the hydrology criteria.
- Hydric Soils - Poorly drained soils that develop an anaerobic (limited oxygen) surface layer due to long periods of saturation or inundation.
- Hydric Vegetation - Vegetation adapted to life in saturated or inundated soil conditions.

The term "wetlands" encompasses three types of low-lying areas that are covered in part by natural non-flood water during some portion of the year. They include:

- Marshes, or emergent wetlands, which have a regular inlet and outlet of water and are characterized by freestanding non-woody plants such as cattails and bur reed.

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## **MONROEVILLE**

- Swamps which are of two Pennsylvania types shrub wetlands consisting of woody plants less than twenty (20) feet tall and are home to dogwood, alder, and bottombush; and forested wetlands, the most common type of Pennsylvania wetlands and consist of trees over twenty (20) feet tall, including red maple, hemlocks, and river birch;
- Bogs which have no regular inlet or outlet of water The Pennsylvania Department of Environmental Protection (PA DEP) administers the "Chapter 105" Permit Program that requires a permit for virtually any activity that would disturb a wetland. The permit process is designed to mitigate any negative impacts on wetlands from specific encroaching activities.

The U.S. Fish and Wildlife Service, as part of the National Wetlands Inventory (NWI) mapping project, has identified wetlands in the Municipality. While the NWI maps are a good reference point for determining areas that may be wetlands, they are not used for regulatory or jurisdictional wetland identification. In order to confirm the presence of any wetlands, a field investigation for proper delineation would be necessary in order to determine required mitigation procedures.

The NWI maps indicate that the Municipality contains eight probable wetlands. These areas are located throughout the Municipality and have been included on the Development Constraints Map.

#### Steep Slopes and Unstable Soils

As documented in the 1980 Comprehensive Plan, the topography of the Municipality is characterized by three principal drainage courses, Thompson Run, Turtle Creek and Abers Run. These drainage courses form a "U" shape that encloses the majority of the Municipality. There is a long central ridge that is situated "rather like a large oak leaf whose nodules are extended outward between the valleys." The topography ranges in elevation from a high of 1,280 feet near Boyce Park in the northern tip of the

Municipality to a low of 860 feet near the confluence of Thompson Run and TurtleCreek.

According to the 1980 Comprehensive Plan, approximately 54 percent of the total land area is comprised of slopes over 15 percent, (36 percent of the Municipality has slopes over 25 percent). Generally, slopes that are 0 - 8 percent can accommodate large-scale development or intensive land uses. Lands within Monroeville that are characterized by this slope range are located primarily on hilltops.

Sloped areas that range between 8 - 15% percent are generally rolling lands areas which begin to impose constraints on large scale land development. Slopes that range between 16 percent and 25 percent are restrictive to development and careful site planning and special attention to landslide problems is required. Land with slopes greater than 25 percent are considered generally undevelopable for both economic and environmental reasons.

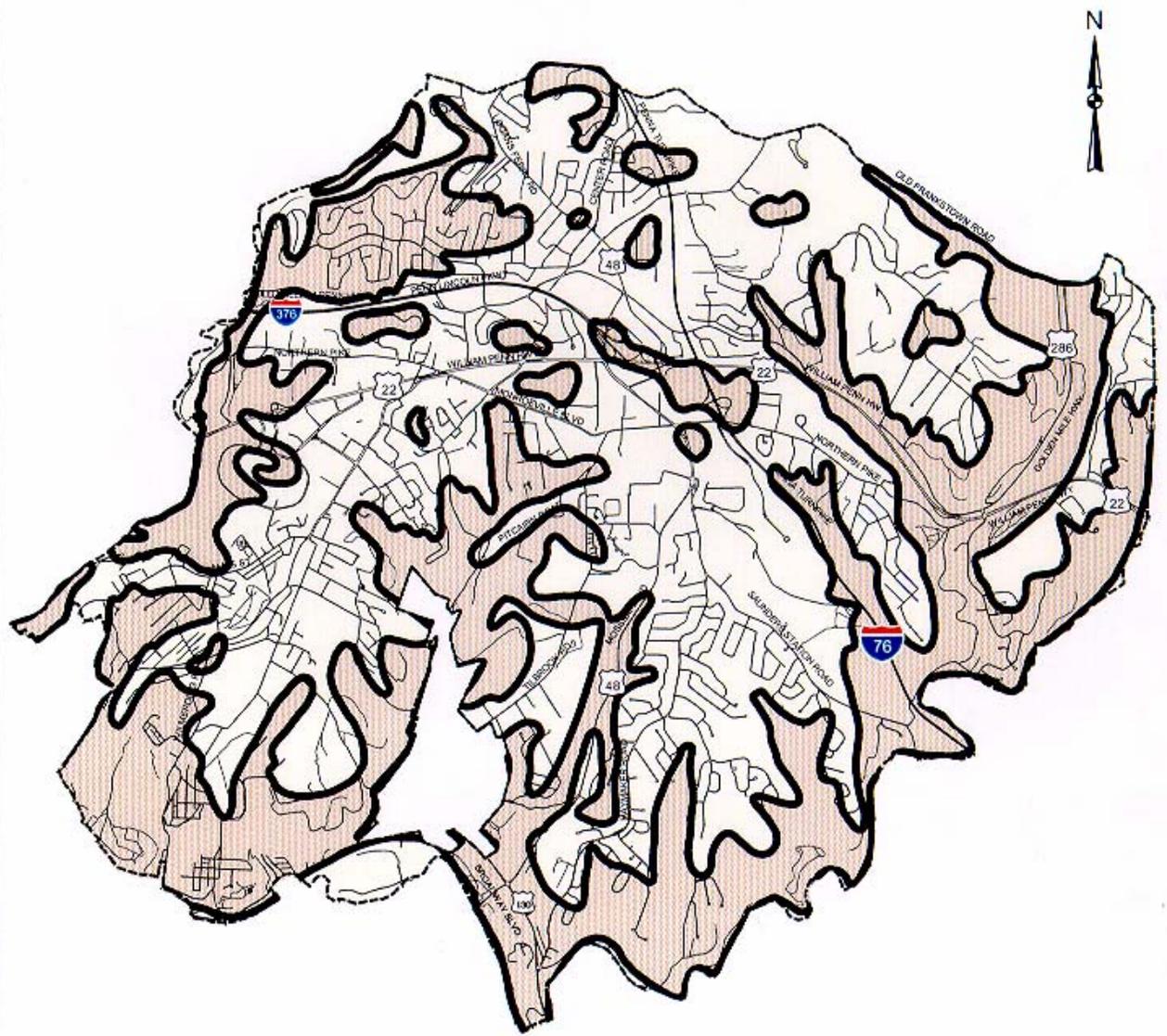
Within the Municipality, the soils that exhibit landslide prone characteristics include the Upshur and Vandergrift soils. The Upshur soils are characterized as deep, well-drained soils formed from non-acidic clay shale that occurs on upland slopes. The Vandergrift soils are characterized as deep, moderately well drained soils which are formed when material has moved downhill by gravity, soil creep, frost action or local washouts.

Landslide prone areas are also a function of geology. Since water acts as a lubricant to the soil and geological materials, top slope or toe of slope excavation, top slope filling or loading, or alteration of the natural groundwater conditions may activate landslides. Areas of steep slope and unstable soils are included on the Development Constraints Map.

## MONROEVILLE

<b>TABLE 7: PRIMARY DEVELOPMENT CONSTRAINTS</b>	
<b>ENVIRONMENTAL CONDITIONS</b>	<b>FACTORS</b>
STREAMBEDS	Natural courses of water should not be changed or infringed upon. Flooding, seepage, groundwater recharge impacts, etc., are all factors that would be affected.
FLOODPLAINS	Building in regulatory (100 year) floodplains can intensify flooding conditions. Damage to property, faster runoffs and potential storm/flood hazards for downstream land use are all potential problems.
STEEP SLOPES	Steep slopes are difficult to build upon. Building in steep slope areas often result in limited usefulness, difficult accessibility, possible slide and erosion conditions, public infrastructure servicing problems, safety concerns, etc. Slopes of over 25% should not be built upon. Extreme care should be used in building upon slopes of 15% to 25%.
WETLANDS	Wetlands need to be preserved. They serve many purposes ranging from recharging groundwater sources to providing a haven for plant and animal life.
UNSTABLE SOILS/LANDSLIDE PRONE AREAS	Building on unstable, unconsolidated or shifting soils is not recommended due to higher construction costs as well as future stability problems (i.e., slumps, sinkholes, slides, etc.)
BEDROCK	Near surface bedrock creates construction difficulties due to excavation and construction cost. Furthermore, exposing or disrupting some forms of bedrock results in the breaking down of the strata and in reduced stability (i.e., possible slides, cave-ins, etc.) and possible changes in existing groundwater tables.
MINING AREAS	Previous underground or surface mining activities can produce unstable soils. This may lead to settling conditions, foundation collapse, building damage and danger to occupants.
<b>TABLE 8: SECONDARY DEVELOPMENT CONSTRAINTS</b>	
<b>ENVIRONMENTAL CONDITIONS</b>	<b>FACTORS</b>
SIGNIFICANT STANDS OF TREES	Due to past agricultural, foresting, mining, and development actions, significant stands of trees are diminished. Preserving such adds to the quality of the environment, enhances fresh air conditions and provides shelter for birds and small animals. In addition, trees complement the attractiveness of an area.
SCENIC VIEWS	The preservation of certain scenic views, overlooks or visual features can add to the attractiveness of the community and augment its image.
ARCHAEOLOGICAL/HISTORIC SITES	These sites contain elements of our past. Some sites may contain buried artifacts or are a known site of a historical event. Other locations contain structures significant to the history of the community.

## **MONROEVILLE**



- Legend
-  Municipal Boundary Line
  -  Development Constraints

## Development Constraints Map

Map 4

### MONROEVILLE



## Mined Areas

Abandoned mines have an impact on development. Typical problem conditions include open pits, coal refuse and spoil piles, acid mine drainage (AMD), highwalls, open shafts, erosion, clogged stream channels, undermined areas with subsidence potential, underground fires and dilapidated buildings. Currently, there are 10 problem sites in the Municipality that have been placed on the DEP, Bureau of Abandoned Mine Reclamation's inventory under the Abandoned Mine Lands (AML) program.

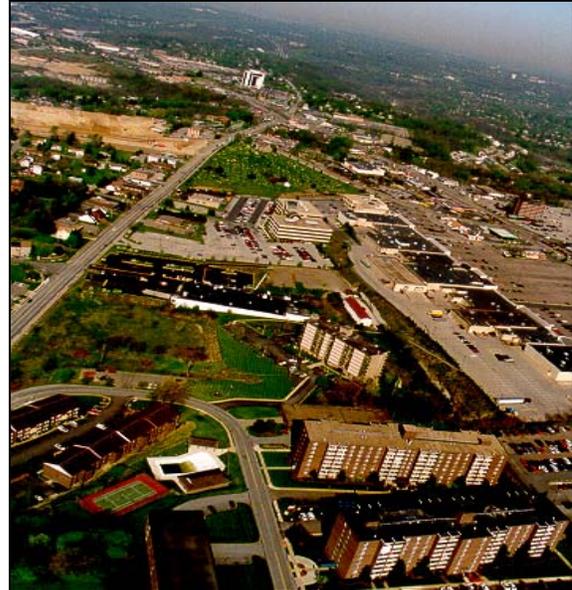
The mine problem areas range from deep mining to water pollution. However, to date, the DEP does not have a schedule for addressing problem areas identified in Monroeville. The AML problem areas have been included in the Map 4, Development Constraints.

## LAND USE

In September of 1995, a land use survey was conducted throughout the Municipality. Map 5, Existing Land Use, is a graphic presentation of existing land uses characteristics. Appendix I provides additional descriptive data on sub area characteristics. Each sub area enumerated on Map 5 was information provided in Section IV, Background Studies.

Monroeville is a diverse community which supports a multitude of land uses, including large research institutions, numerous educational facilities, a regional recreation park, suburban shopping malls, multi-story office complexes, multi-family townhouses, medical/health care, apartments, and low density residential developments. The Municipality has a distinct and identifiable pattern of land use which has been shaped by the physical landscape and

transportation corridors. Map 8, Built Up/Dedicated Areas, provides a composite of areas within the Municipality that are built upon or are dedicated for a particular use (i.e., park lands).



*The diversity of land uses is represented, the commercialized areas centralized around the primary highways, radiating out ward with those less intense uses.*

## Generalized Land Use Categories

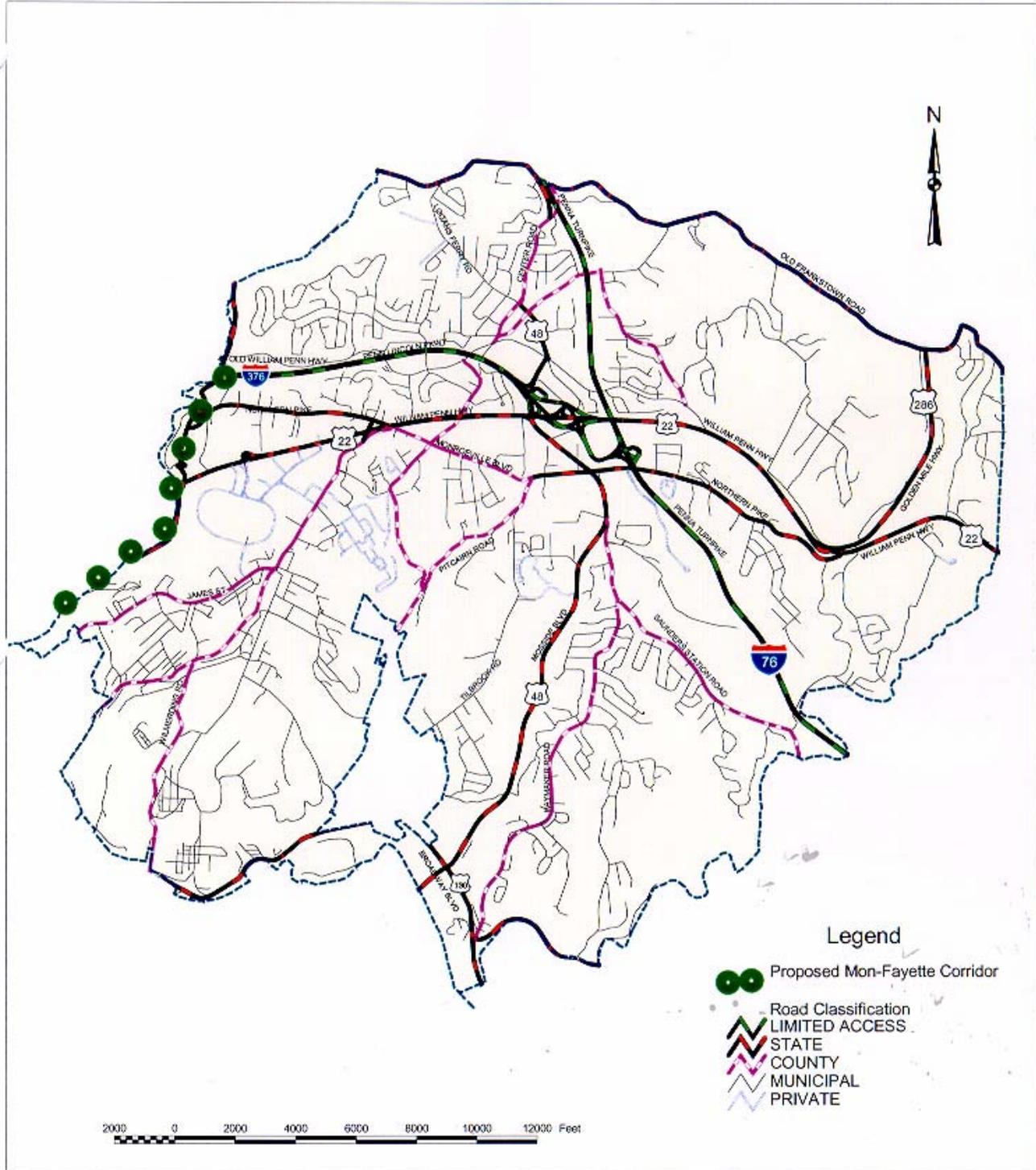
For planning purposes, the Municipality has been classified into six land use categories including residential; wooded, open space and park areas; institutional and research; mixed use; commercial; and industrial. Overall, the major commerce or commercial areas have developed along and at the intersections of the major transportation routes. The bulk of the commercial development has occurred within the Business Route 22 corridor. Major industrial uses ring the commercial uses. Residential uses surround commercial and industrial developments and radiate outward along the numerous ridgelines of the Municipality

## **MONROEVILLE**







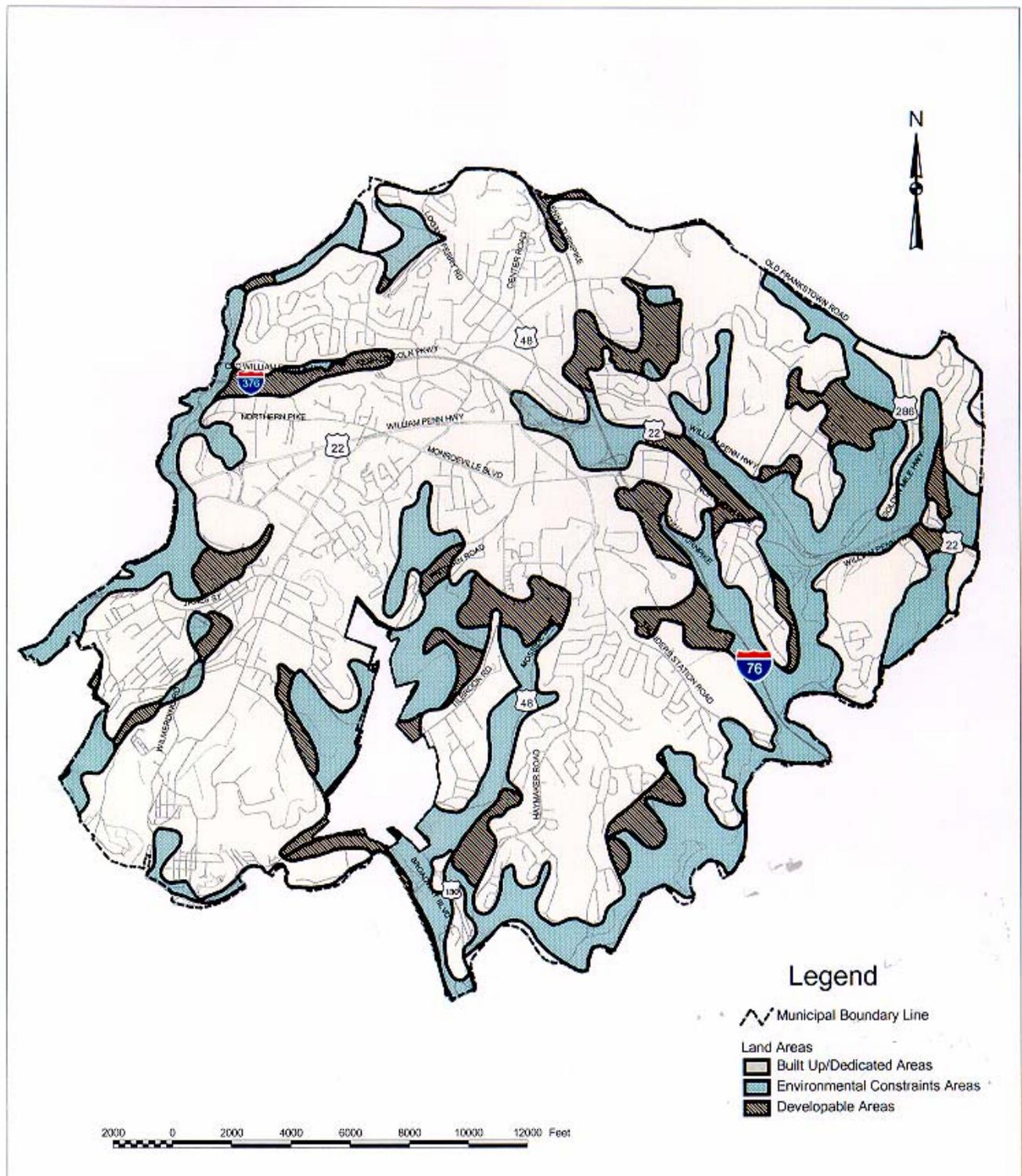


# Transportation Network Map

## Map 6

### MONROEVILLE





# Developable Lands Areas Map

Map 7

## MONROEVILLE

M:\PROJECTS\PLANNING\DM\complan\image\ap\Map 7 - Letter Developable Lands





## Built Up/Dedicated Areas Map

Map 8

### MONROEVILLE



### Wooded, Open Space & Park Areas



*Steep slopes and wooded areas provide a natural buffer for residential areas abutting Route 22/William Penn Highway.*

Much of the Municipality of Monroeville's sloped areas have not been developed and in many instances have been preserved defacto as wooded areas and buffers to the residential uses build atop the ridgelines.

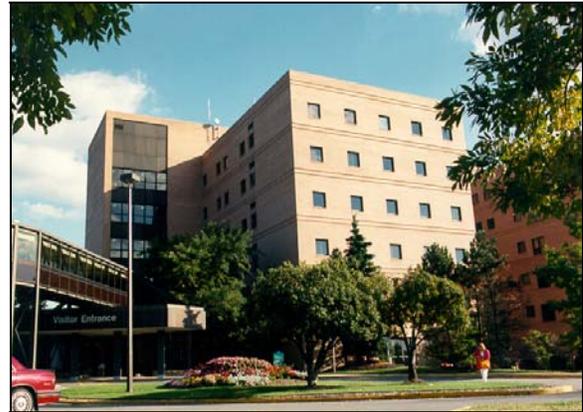
### Residential



*Edgemeade, located off Logans Ferry Road, a single-family residential subdivision, was developed in the 1980's.*

The residential uses in the Municipality comprise a strong housing base. While the majority of the housing stock is sound, there are small scattered pockets of deterioration. The age of the housing stock in the Municipality ranges from the 1900's to 1990's. The majority of the residential structures, however, were constructed between 1950 and 1970.

### Institutional



*Forbes Regional, part of Allegheny University Medical Centers, provides quality care to residents and the region.*

The Municipality has numerous research and institutional uses located within its boundaries. These uses include the community college campus, major research facilities, special schools, and hospitals.

### Mixed Use Areas



*Monroeville Boulevard, Monroeville Road, and James Street, a juncture of residential and commercial uses.*

These areas represent the transitional areas of the Municipality, which are located along the fringe of the commercial and residential areas. In addition, mixed use areas or activity centers are located at key intersections in some of the higher density residential areas.

## **MONROEVILLE**

## Commercial

The regional commercial areas are located in the central core of the Municipality along the major transportation corridors and at interchange areas. In addition, pockets of community commercial areas are located throughout the Municipality in areas that support neighboring residential uses.

The following key roadways comprise the primary commercial areas of the Municipality:

### *William Penn Highway*



*William Penn Highway viewed eastward from the Mall area.*

William Penn Highway (Business Route 22) supports the majority of the Municipality's regionally serving commercial uses. The corridor is characterized by a mix of uses, deep building setbacks, large parking areas, lack of inter-connections between uses, sign clutter, numerous curb-cuts, limited green areas, landscaping, street trees and sidewalks. It appears, however, that the newer uses are being developed with landscaping and pedestrian access ways.

### *Monroeville Boulevard*



*An aerial perspective of Monroeville Boulevard, as it parallels Route 22/William Penn Highway.*

Monroeville Boulevard supports community commercial, office and locally oriented business uses. Many of the commercial uses are in structures or on lands that were converted from residential use. The commercial and office uses are characterized by having limited setbacks, sidewalks, some shade trees and small areas for parking.

### *Moss Side Boulevard*



*The Intersection of Moss Side Boulevard/Route 48 and William Penn Highway/Route 22, and the Pennsylvania Turnpike Interchange; one of the busiest in the state with over 60,000 vehicles passing daily through this artery.*

The northern section of Moss Side Boulevard provides direct access to a number of community commercial, public, institutional and offices uses which in part comprise the central commercial/commerce core of the community.

## **MONROEVILLE**

### *Old William Penn Highway*



*Old William Penn Highway, is one of three principal east-west arterial highways that traverse the Municipality.*

The commercial uses along Old William Penn Highway are representative of older strip commercial uses, with some spot deterioration. This area lacks sidewalks, defined curb cuts and interconnections between uses.

### *Broadway Boulevard/Haymaker Road*



*Haymaker Village, situated on Route 130, provides shopping, banking and other commercial activities.*

This area is the commerce activity center for the southern section of the Municipality. This area is representative of 1990s suburban shopping center development which includes parking in the front of the shopping centers, large setbacks, developed out parcels and limited pedestrian connections.

### *Golden Mile Highway*



*Golden Mile Highway/Route 286 located in the northeastern sector of the Municipality.*

The primary commercial area of the Golden Mile Highway is representative of early strip center development. Mixes of uses, substantial setbacks, sparse landscaping, lack of sidewalks, and sign clutter is evident throughout this corridor.

### Industrial



*The Monroeville Landfill located on Thomas Street, owned by USA Waste and has a life expectancy of twenty years.*

Industrial sites are scattered in the Municipality. Several notable industrial areas include the Chamber's landfill located in the southwestern section of the Municipality, the rail yards, and the Industrial Park along Haymaker Road in the Municipality.

## **MONROEVILLE**

## Development Potential

In the past, the Municipality had a substantial amount of vacant and developable land. Over the years and due to growth trends, the amount of easily developable land has substantially diminished. Taking Map 4, Development Constraints, and overlaying it on the Map 8, Built-Up/Dedicated Areas, provides an indication of vacant lands available for development.

Map 7, Developable Areas, indicates that the supply of vacant/developable lands is rather limited. It appears that less than 15% of the entire area of the Municipality falls in this category. The developability of these lands is further restricted by such factors as ownership, accessibility and surrounding uses. This set of circumstances may impact future growth potential.

Because of the large amount of development that occurred in Monroeville's past, and the dwindling amount of land that can be developed through conventional practices, a more detailed analysis should be performed of both the areas designated as developable and environmental constraints to ascertain a more accurate accounting of developable land area.

## TRANSPORTATION NETWORK

The Municipality has extensive transportation network. The existence of the network is in part responsible for the substantial growth that has taken place over the past 40 years.

The most dominant transportation components in the Municipality include the Turnpike (I-76) and the Parkway East, Penn Lincoln Parkway (I-376). A series of State and County maintained roadways bisect the community and essentially focus the collector roadway system.

Within the Municipality, there are approximately 9.6 miles of federally designated roadways (I-76, I-376 and US 22), 10.2 miles of State Highways, 27.7 miles of Allegheny County roads and 120 miles of Municipality maintained streets.

## **MONROEVILLE**

The major roadway network is highlighted on Map 6, Transportation Network. Appendix III lists the collector roadway system components.



*Route 22/William Penn Highway and Monroeville Boulevard at their intersection with Northern Pike, two major east-west routes that define Monroeville's commercial identity.*

The heavily used transportation network has created a series of issues and concerns. Congestion, traffic flow and safety issues are some of the major consensus facing the Municipality. In 1990, Wilbur Smith Associates prepared a Comprehensive Transportation Plan Study. The plan documented conditions, projected needs, recommended solutions and possible funding options. Concurrent with the updating of the Comprehensive Land Use Plan, the Transportation Plan will also be updated.

To improve and enhance economic development opportunities within the Mon Valley, the Mon-Fayette Expressway has been proposed. The Expressway once completed will connect I-376 (Parkway East), to I-70 and transverse the Mon-Valley. The Turnpike Commission has the responsibility for this project and a number of alternative corridors have been identified.

One of the alternatives ties into I-376 within the Municipality. The preferred alignment enters the Municipality through the Thompson Run valley and ties into the Parkway East near the western border of Monroeville. It is reasoned that tying the connector in at this point, may help to relieve some of the traffic congestion of the Squirrel Hill Tunnel. Other locations, not located within the Municipality, are also being considered and it is likely that it will be some time before a decision is made and construction is progressed.

Future decisions and project progress can be monitored at the Pennsylvania Turnpike Website, [www.paturnpike.com/MonFaySB/](http://www.paturnpike.com/MonFaySB/).

### SOCIO-ECONOMIC FACTORS

A review of population, housing and economic characteristics provides insight as to the relative well being of a community and identifies trends that may impact future planning by governmental entities, school districts and area businesses.

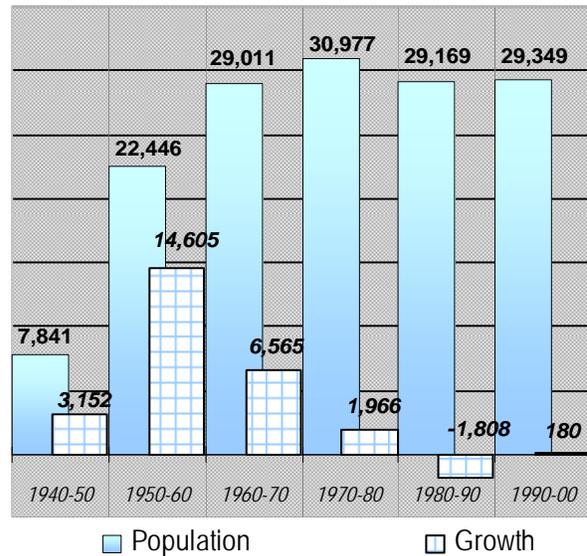
#### Population History

According to the US Census, the 2000 population for Monroeville was measured at 29,349 persons. This represents a gain in population of 180 persons, or .6% since 1990.

Figure 2 presents the population trends for Monroeville for the past sixty years. The blue colored column indicates total population numbers documented at the end of each decade; and the scored columns represent that segment of the total population that was comprised by population growth (increase/decrease).

As shown in the graph, the greatest increase in population occurred during the decade of the 1950's, when the population increased from 7,841 to a count of 22,446 in 1960, which registered an increase of 14,605 persons, or a 186% population gain.

**Figure 2: Population Growth 1940 –2000**



Source: Census 2000; Municipality of Monroeville.

It was at the beginning of this ten-year period that Monroeville was founded. On January 25, 1951, acting upon a petition of 1,800 property owners, Allegheny County Court issued an order creating Monroeville Borough from Old Patton Township. And with the new name, Monroeville witnessed increased activity in both residential and commercial development, linked to significant projects as: the completion of the Pennsylvania Turnpike and the unveiling of the Pittsburgh Interchange in 1951; the opening of the Miracle Mile Shopping Center in 1954; the construction of planned residential subdivisions that included Garden City, Turnpike Gardens, Alpine Village and Penn View in the mid-1950's, the extension of Route 48 south that connected the area with Route 30-Lincoln Highway in 1956; the debut of the United States Research Laboratory and Office Park in 1956; the widening of William Penn Highway from two lanes to four lanes in 1957; and the anticipated completion of the Parkway East extension slated for 1962, with the terminus of that road connecting with Route 22/William Penn Highway.

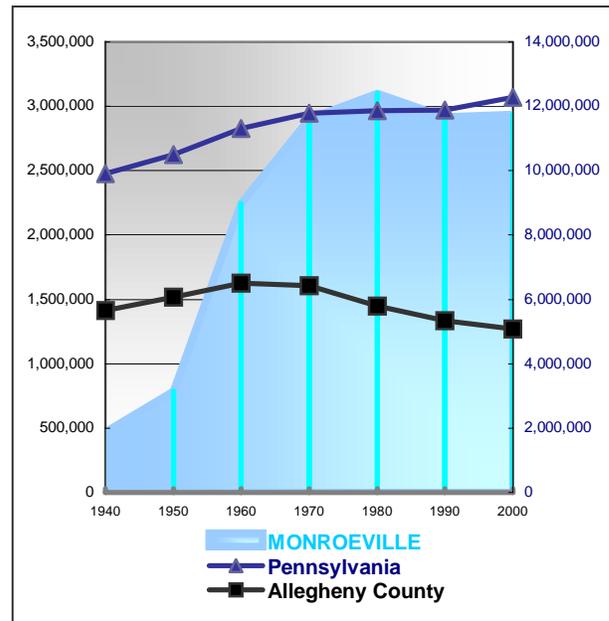
## MONROEVILLE

Another explanation for this surge in the population, and a trend that concurrently impacted the nation, was the phenomena that became known as the Baby Boom Years (1946 to 1964). A post World War II population explosion, a period of high domestic fertility, during which American women gave birth to some 76 million babies from 1946 to 1964, recording a birth rate as high as 25.8 (births per 1000 persons), and producing one of the largest generations in U.S. History. The 1950's also marked the migration of young families to the suburbs, aided in part by the GI Bill opportunities it provided to returning soldiers through generous loans to veterans buying new homes. And Monroeville became one of the area's suburban refuges, a bedroom community, offering an attractive alternative to city-life, a desired change in lifestyles. One characterized by the image of modern living in an idyllic setting, that of neighborhoods comprised of single-family homes on large private lots combined with the convenience by automobile to nearby shopping, business and employment opportunities and cultural activities.

Population again increased in the 1960's, arriving at a decennial growth number of 29,011 in 1970, representing a population growth of 6,565, or 29.2%. The ensuing three decades, from 1970, until the present, Monroeville's population levels have remained relatively stable, as shown in Figure 2. Total population reached a peak in 1980, with a total population of 30,997, the number of persons dropping off slightly in 1990 to 29,169 persons, and in 2000 to 29,349 persons.

How has Monroeville's population trends compared to those of the State and County? In Figure 3, Monroeville's population history is used as a backdrop, and the population trends are graphically compared for the past sixty years. As shown, Pennsylvania population counts have remained stable, growing slowly, and reaching a total

**Figure 3: Population Comparison 1940 –2000**



Source: Census 2000; Municipality of Monroeville.

population count of 12,281,054 in 2000, a gain of 2,380,874 persons since 1940.

Allegheny County registered a high of 1,605,016 persons in 1960, and since that decade has been recording population losses with each decennial census.

In those forty years, Allegheny County has lost 140,918 persons, or an average, 3,523 persons per year. Monroeville, as explained earlier in this text, gained in population, registering an increase of 24,660 persons over a sixty-year period. Table 9 presents this information in text form for the Municipality of Monroeville, Allegheny County and Pennsylvania.

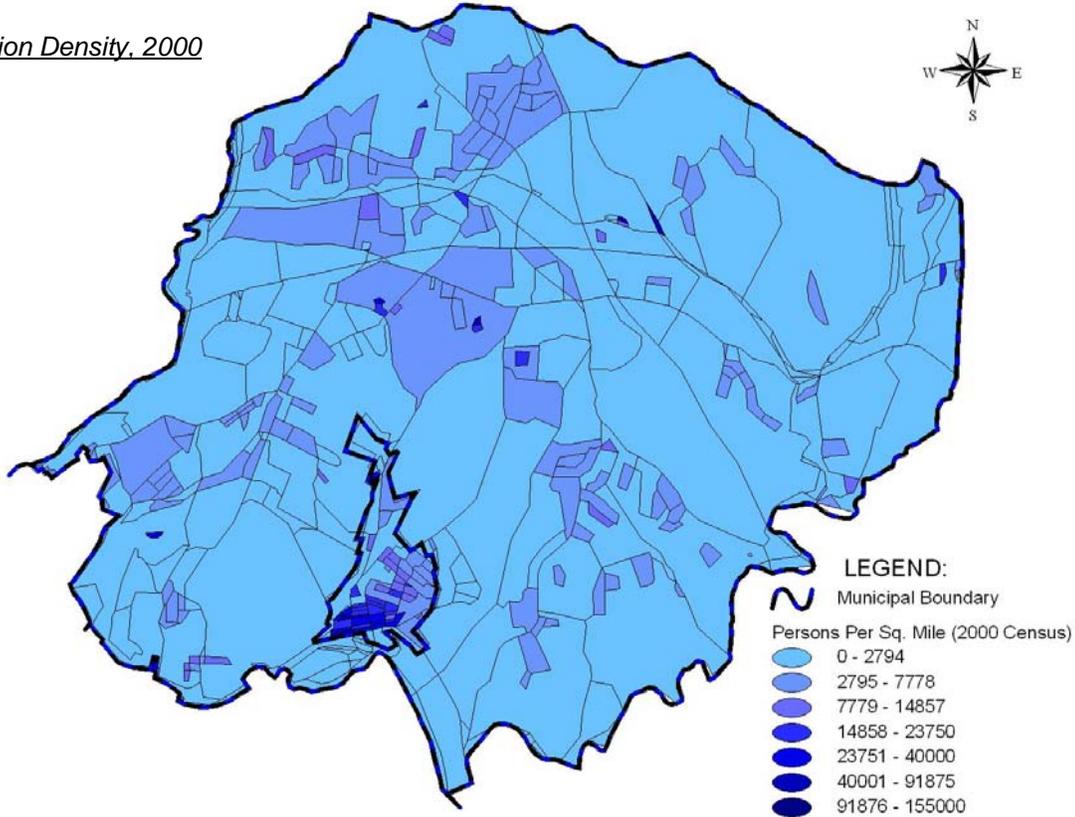
Population Density for 2000 is presented in Map 9.

**POPULATION CHANGE**

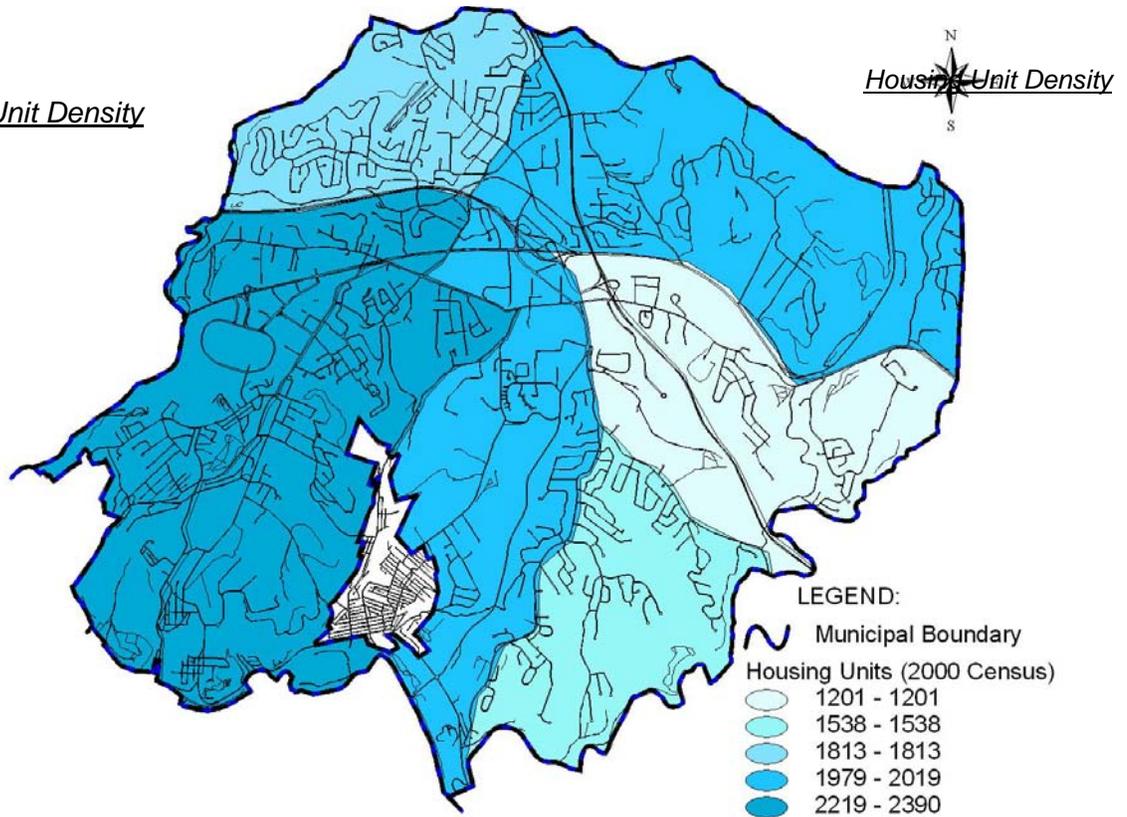
Two factors affect population change, the first being natural change: the births and deaths of the existing populace; and the second, migration: people moving in and out of the area.

**MONROEVILLE**

Map 9  
Population Density, 2000



Map 10  
Housing Unit Density



**MONROEVILLE**

**Table 9: Population Counts 1940-2000**

Year	Monroeville	Allegheny County	Pennsylvania
1940	4,689	1,411,530	9,900,180
1950	7,841	1,515,237	10,498,012
1960	22,446	1,628,587	11,319,366
1970	29,011	1,605,016	11,793,909
1980	30,977	1,450,085	11,863,895
1990	29,169	1,336,449	11,881,643
2000	29,349	1,270,612	12,281,054

Source: Census 2000; Municipality of Monroeville

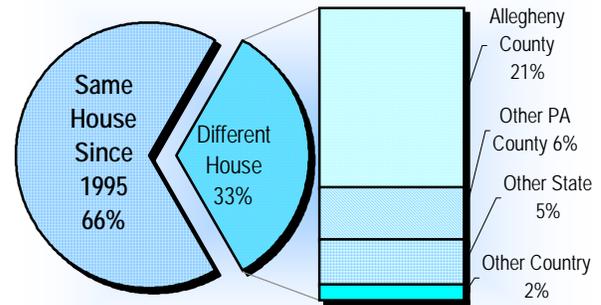
According to data maintained by the Pennsylvania Department of Health, for Monroeville there were 3,190 births and 2,948 deaths from 1990 to 1999. This reflects a natural increase of 243 persons, an average 10-year birth and death rates of 10.9 and 10.0, respectively. During this same time period, death rates ranged from 8.7 to a high of 12.1, averaging a 10.4 death rate.

**Table 10: Components of Population Change**

	1990	2000	Total Growth (+/-) 1990-1999
Population	29,169	29,349	180
Births			3,190
<i>Birth Rate:</i>			10.9
Deaths			-2,947
<i>Death Rate:</i>			10.04
<i>Natural Change(+/-):</i>			243
Migration In/Out(-)			-63.00

Source: PA Department of Health; Census 2000; Municipality of Monroeville.

**Figure 4: Place of Residence 1995**



Source: Census 2000; Municipality of Monroeville.

Utilizing this information plus population counts supplied by the U.S. Census Bureau, Table 10 provides an indication of how births, deaths and migration affected change in Monroeville's population for the decade of 1990. A very simple calculation is offered to determine population change; and that formula reflects a loss of population. As shown, 63 people moved out of the Municipality of Monroeville from 1990 to 1999. Very little documentation is available to exactly identify who might have moved and for what reason. It is known that migration is associated with life cycles. The age groups most likely to move are young adults, between late teens and early thirties, as those individuals leave their parent's homes to attend college, find jobs, get married and start their own families. The children of these young parents also have a high mobility rate. However, as this 30+ age segment matures; buys homes and settle into neighborhoods and careers, their mobility out of the community declines. Other recurrent out-migration occurs with the elderly population, many stay in the community, however, a sizeable portion relocate to smaller residences or personal care facilities, or move away to retirement areas.

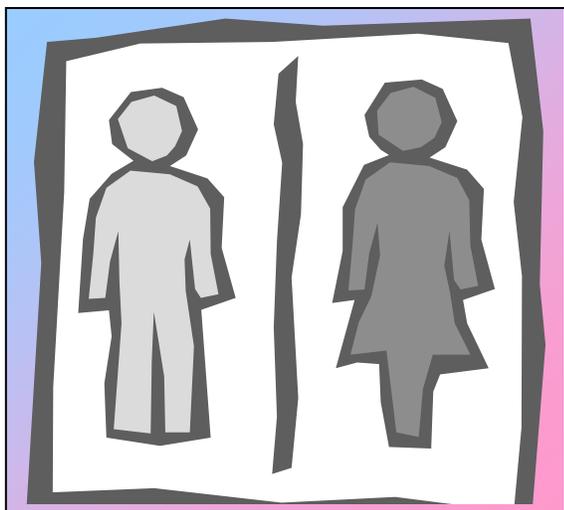
Migration behavior is further evaluated in Figure 4, showing that between 1995 and 2000, 66% of the population of Monroeville, five years of age and older, resided in the

## MONROEVILLE

same house; while over 30% during that same time period in-migrated from Allegheny County, other Pennsylvania counties, outside of Pennsylvania, and other Countries. This bodes well for Monroeville, as this non-movers rate of 65% implies a stable future, as National statistics for the past two decennial censuses reveal a much lower rate of non-movers, 53.3% in 1990 and 54.1% in 2000 of the total population.

**POPULATION PROFILE**

**Age Sex Distribution**



The age composition of a community can be depicted by a population pyramid, a figure that shows the proportion of population in each age group.

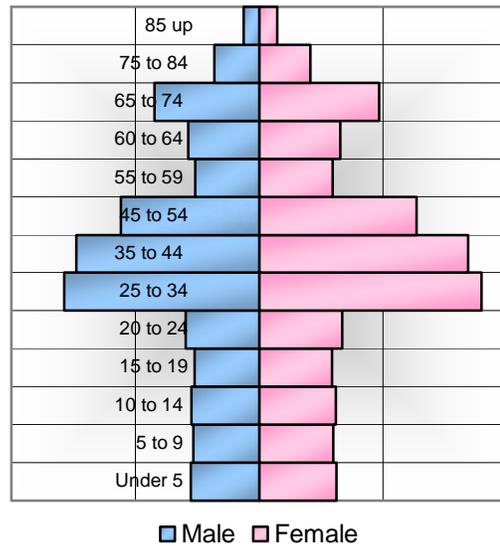
In 2000, Monroeville’s population base was set at 29,349 persons: composed of 15,567 females (53%); and 13,782 males (47%). Figure 6 illustrates a graphic presentation with an Age-Sex Distribution Pyramid for 2000.

In 1990, the population base was set at 29,169 persons: totaling 15,339 females (53%); and 13,830 males (47%). Figure 5 illustrates a graphic presentation with an Age-Sex Distribution Pyramid for 1990.

The shape of the pyramid reflects a population with a slow growth. The base is constricting as birth rates drops, people are

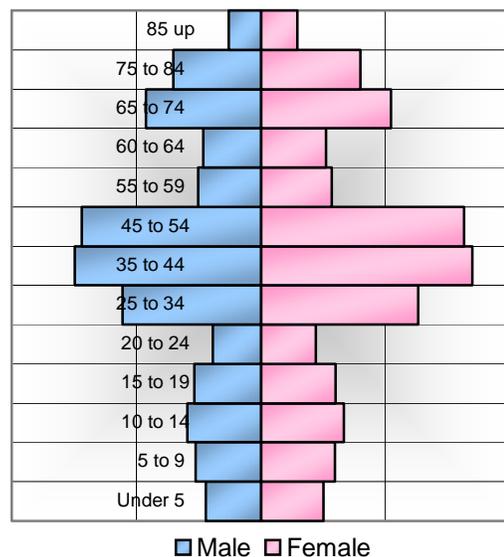
**MONROEVILLE**

**Figure 5 Age-Sex Distribution 1990**



Source: 1990 Census, Municipality of Monroeville.

**Figure 6 Age-Sex Distribution 2000**



Source: 2000 Census; Municipality of Monroeville.

living longer so that the top bars are expanding. A rapid growing population would have a true pyramid “triangular shape”, with the bottom of the shape being the widest, representing high birth rates, while it then begins proportionately decreasing with a declining death rate as it

reached the peak of the pyramid. A declining population would have a rectangular shape, as fertility rates drop, deaths outnumber births and the population undergoes a natural decrease.

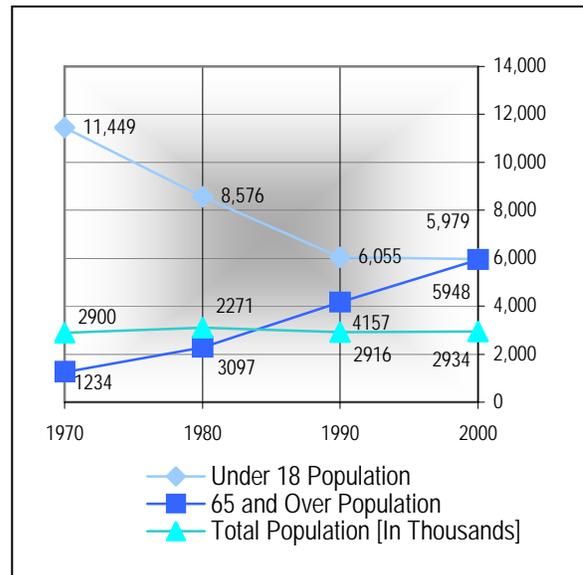
In 1990, the largest segment of the population was the 25 to 34 age cohort and the 35 to 44 age cohort, accounting for 8,171 persons, or 28% of the total population. In the ensuing ten-years, this cohort aged, moving into the 35 to 44 and 45-54 age cohorts, maintaining their dominance in the distribution of the age distribution pyramid. This age group spanning 35 to 45 years accounted for 9,194 persons, or 31% of the total population in 2000.

The middle bulge in the Age Distribution Charts, in each of the census counts, represent the Baby Boomers, a segment of the population born after World War II, in which female fertility rates soared, peaking at 4.2 million babies born in 1957, and not falling below 4 million until 1965. This twenty year age bulge will continue to move up the population pyramid, and with the first of the baby boomers reaching 60 in 2005, the result will be the largest increase to date of the 60 to 64 age cohort by the next decennial census.

Other changes apparent, when comparing the two Age Distribution Pyramids, the graying of our population as the 75 and over group increased by 798 persons, or 109%, in the 1990 decade. Also witnessed in this comparison is the slight decrease in the 0-19 age cohorts. These trends are further dramatized in Figure 7, which provides a comparison of these two age groups for the past thirty years.

In terms of age composition, the percent of persons under 18 years of age has declined significantly over the past three decades. Conversely, the percent of persons 65 years and over has substantially increased since 1970.

**Figure 7** Age Group Comparison Change  
1970 - 2000

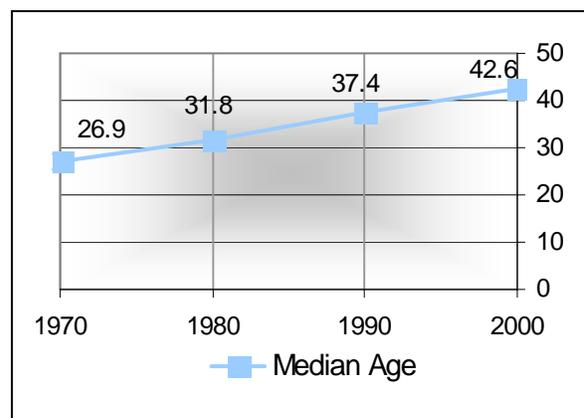


Source: 2000 Census; Municipality of Monroeville.

Median Age

Another indicator of the aging of our community is Median Age. Figure 8 offers the median age of a Monroeville Resident from 1970 to 2000.

**Figure 8** Median Age  
1970 - 2000



Source: 2000 Census; Municipality of Monroeville.

For Monroeville, the median age, or the age at which exactly half the population is younger and the other half is older, was 42.6 in 2000. Assessing this data for the past thirty years indicates that the community is getting older, the median age

**MONROEVILLE**

increasing by 15.7 years, or a 58.4% change.

When evaluating this information on a National level, the US median age was 35.1 in 2000, up from 27.9 in 1970. This represents an increase in median age of 7.2 years, or 27.9% over thirty years.

Comparison of this data shows that not only is Monroeville's population older than what is occurring across the country, 42.6 years compared to 35.1 years, but also appears that our populace is aging at a faster rate.

### HOUSEHOLDS AND FAMILIES

Another strong indicator of the structure of the community's population, and the dynamics of the change that is occurring in its composition, is households and families. Although initially, they may give the impression of being one on the same, a household can be a family while conversely a family is always a household.

The US Census defines these terms as follows:

#### Family:

A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

#### Family Household:

A family household is a household maintained by a householder who is in a family (as defined above), and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives.

#### Household:

A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "non-family".

#### Household, Non-family:

A non-family household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

Table 11: Household Changes 1990-2000

	1990	2000
<b>MARRIED COUPLE</b>	7,028	6,518
<b>FAMILY, Male Householder</b>	284	325
<b>FAMILY, Female Householder</b>	1,005	1,201
<b>NON-FAMILY, Male living alone</b>	217	1,520
<b>NON-FAMILY, Female living alone</b>	168	2,296
<b>NON-FAMILY, Male living with others</b>	1,234	286
<b>NON-FAMILY, Female living with others</b>	1,892	230
<b>TOTAL HOUSEHOLDS:</b>	<b>11,828</b>	<b>12,376</b>

Source: 2000 Census; Municipality of Monroeville.

## MONROEVILLE

Table 12

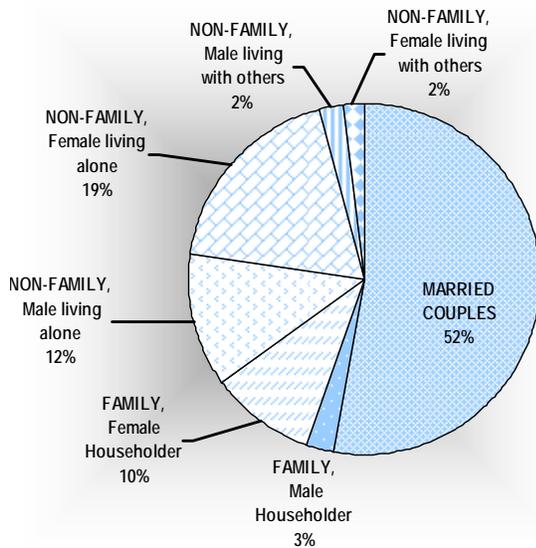
Household Size Comparison 1990 - 2000

HOUSEHOLD SIZE	1990		2000		CHANGE	
		% OF TOTAL		% OF TOTAL	1990 #	-2000 %
One Person	3,126	26.4%	3,816	30.8%	690	22.1%
Two Person	4,061	34.3%	4,403	35.6%	342	8.4%
Three Person	2,089	17.7%	1,863	15.1%	-226	-10.8%
Four Person	1,700	14.4%	1,533	12.4%	-167	-9.8%
Five Person	636	5.4%	571	4.6%	-65	-10.2%
Six Person	164	1.4%	139	1.1%	-25	-15.2%
Seven Person & Up	52	0.4%	51	0.4%	-1	-1.9%
<b>TOTAL:</b>	<b>11,828</b>		<b>12,376</b>	<b>100.0%</b>	<b>548</b>	<b>4.6%</b>
<b>Average Household Size:</b>	<b>2.44</b>		<b>2.30</b>			
<b>Average Family Size:</b>	<b>2.97</b>		<b>2.89</b>			

Source: Census 2000; Municipality of Monroeville

In 2000, the number of households in Monroeville equaled 12,376. This marked an increase inventorying 548 more household units over 1990 levels. As the number of households rose during this time period, the number of family households decreased while non-family households increased.

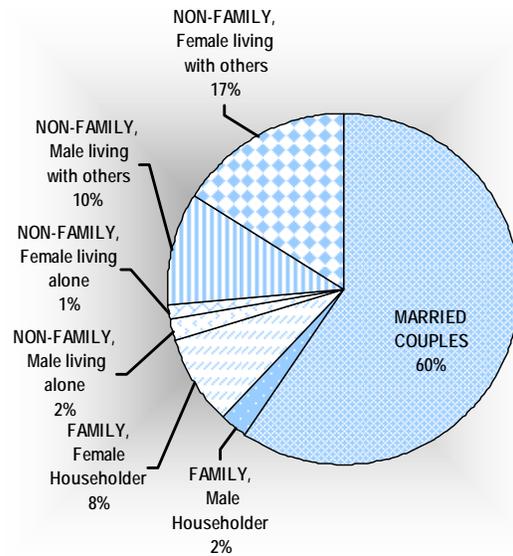
Figure 9 Household Composition 2000



Source: Census 2000; Municipality of Monroeville

The mix of household types has changed dramatically in recent years. Family households continue to be the largest proportion, accounting for 70% in 1990 and 65% in 2000. Interestingly, one of the most notable changes is the rise in single-person non-family households. As portrayed in Figure 9 and Figure 10, the number of non-

Figure 10 Household Composition 1990



Source: Census 1990; Municipality of Monroeville

## MONROEVILLE

family living with others and single-sex of households appears to have almost reversed itself.

How can these changing trends be explained? Foremost, the cause lies in the increasing number of single family households: resulting from the declining number of marriages and the aging population. Additionally, the decade of the 1990's witnessed other significant population trends that contributed to household composition/size changes such as more individuals waiting longer to get married, if marrying at all; more married couples divorcing than every before and that rate continuing to increase; and the rising occurrence of the elderly living alone, remaining in their homes after the death of a spouse. Demonstrating this impact, in 2000, 31% of all Monroeville households consisted of just one person, compared with 3% percent in 1990. Household Size Comparison data is provided in Table 12.

### POPULATION PROJECTIONS

What do we know about Monroeville's population trends and the changes that have occurred over the decades?

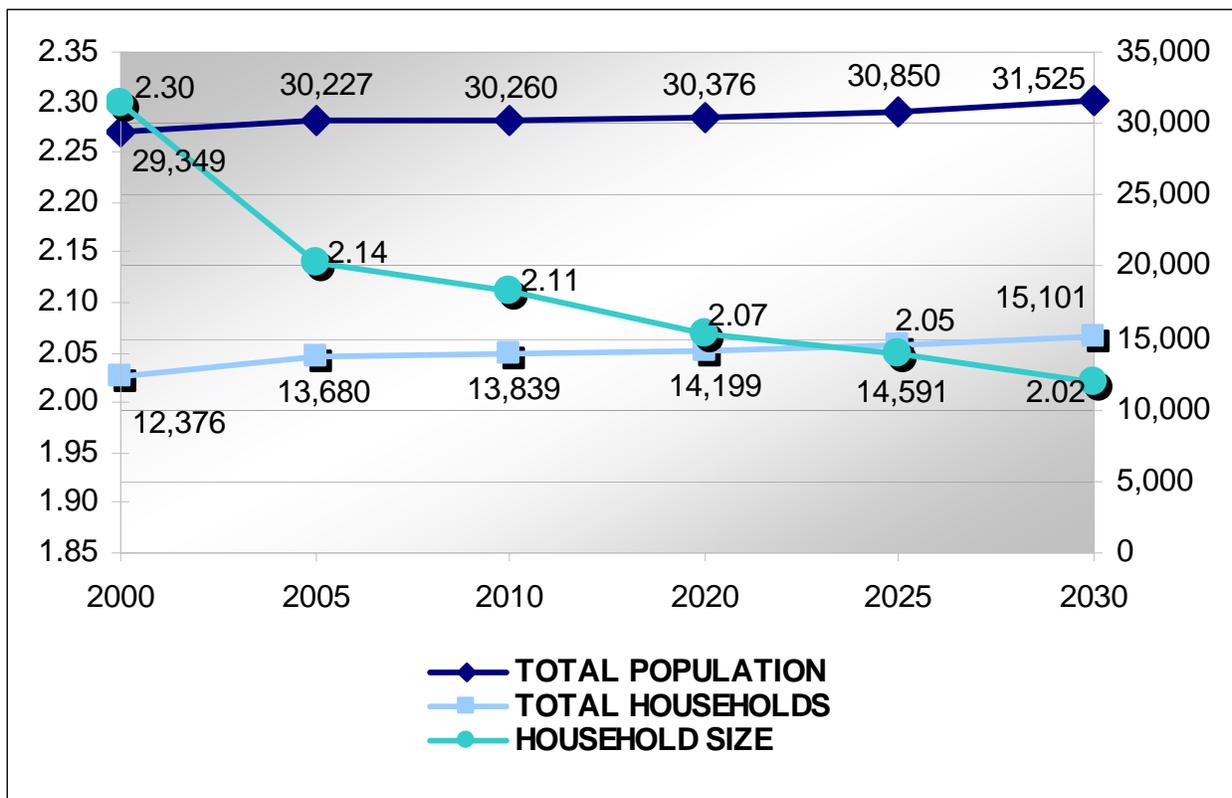
- Monroeville experienced its greatest population growth in the decade of the 1950's, increasing by 14,605 persons, and representing one-half of the 2000 population.
- Monroeville hit its peak population in the decade of the 1970's, 30,977 persons, and has gradually leveled out in numbers with a population count of 29,349 persons in 2000. This represents a population loss of 1,628 over a twenty-year period, or approximately 80 people per year.
- Monroeville's Birth Rate of 10.9, which is comparable to Allegheny County and the Commonwealth of Pennsylvania which were 11.0 and 11.5, respectively, and much lower than the Nation which has posted a birth rate of 14.2.

- Monroeville's Death Rate is 10.0, which suggests very little natural increase of population, placing a greater importance on in-migration as a means of population growth. Differing somewhat from National, State and County levels, which logged death rates of 8.7, 10.5 and 12.2, in that order.
- Monroeville has a high non-movers rate of 65%, compared to 54.1% nationally, implying a stable population base in the future.
- Monroeville has more females (53%) than males (47%).
- Monroeville is graying in its population, with the 75 and over age group growing the fastest from 1990 to 2000.
- Monroeville has a population pyramid that is at its widest in the middle, and accordingly statistics point to a stable but slow growing population in the future. This "middle age bulge" will move up the age distribution chart as the 35 to 44 age group and 45 to 54 age group, "the baby boomers" mature, the first of that group reaching 65 years old in 2011.
- Monroeville's Median Age reached 42.6 years in 2000, and that number is higher than the National Age Median of 35.1 years, implying that our community will age at a faster rate than the country at large.
- Monroeville has documented an increase in the number of single person households, increasing from 385 households to 3816 households, a change of 891%. Another interpretation: in 1990 one in every thirty households was headed by a single person, living alone; compared to 2000 when one in every four households was headed by a single person, living alone.

## **MONROEVILLE**

**Figure 11**

**Population, Household and Household Size Projections, 2000-2030**



Source: Cycle 7 Forecast of Population, Southwestern Pennsylvania Commission, 2005.

Figure 11 presents a population forecast for Monroeville traversing the next thirty years. Prepared by the Southwestern Planning Commission, it projects that by the year 2030, the population will have reached 31,525, an increase of 2,176 persons, and 15,101 households, an increase of 2,725 households. Accompanying this growth is the shrinking of the household size, registering 2.3 persons in 2000 to 2.02 persons. Further it is anticipated by these calculations that the greatest increase will occur between 2000 and 2005, with the largest household size drop to 2.14, with a population count of 30,227 persons and the number of households set at 13,680.

This is a credible forecast, especially when taking into consideration the composition and character of the population base; it is not unexpected that Monroeville will continue to experience the gradual growth

typical of that which occurred in the 1990's. With a large percentage of the total population, the over 65 age cohort, experiencing the greatest amounts of growth, a group who life expectancy is rising, combined with a population whose median age is 42.6 years old, seven years older than the United States median age, Monroeville's population will gray much faster than National levels. The Population Pyramid (see page 75) for Monroeville, which lost its triangular shape thirty-five years ago, will evolve into a shape that reflects equal numbers or percentages for almost all age cohorts. Of course, the smaller figures are still to be expected at the top and bottom of the age pyramid.

Retaining the existing population base and promoting in-migration will be paramount to the future development of Monroeville while at the same time maintaining the

**MONROEVILLE**

superior quality of our residential neighborhoods, offering an array of housing and lifestyle accommodation options, preserving the business districts and its preeminent position in the region, sustaining a strong economic base and maintaining the quality of life must have a prominent role in any future goals and objectives for the Municipality of Monroeville.

## HOUSING

The 2000 US Census registered 13,159 housing units for the Municipality of Monroeville. This new housing count indicated an additional 515 homes, or an increase of 4.1% over the last decade.

**Table 13** **Housing Change 1940-2000**

	Number Of Houses	Change #	%
1940	1,134		
1950	2,087	953	84.0%
1960	6,204	4,117	197.3%
1970	8,490	2,286	36.8%
1980	11,356	2,866	33.8%
1990	12,644	1,288	11.3%
2000	13,159	515	4.1%

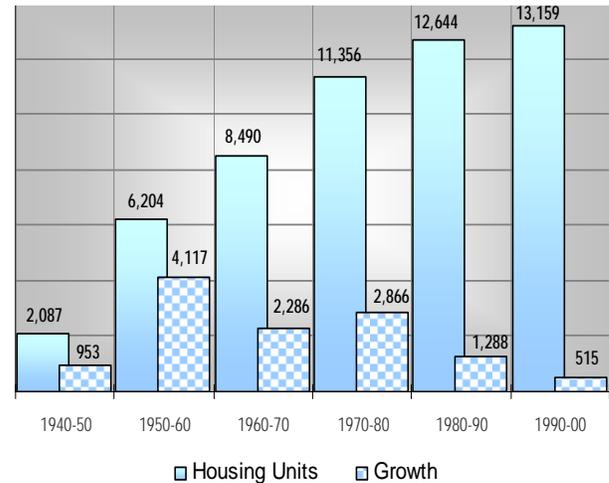
Source: Census 2000; Municipality of Monroeville

As shown in Table 13, and further illustrated in Figure 12 the largest increase in housing units occurred in the decade of the 1950's. Housing growth paralleled population growth over the past sixty years; a comparison of that trend is shown in Figure Housing Density is presented in Map 10.

The number of housing units continued to increase, even with the drop in population during the decade of the 1980's. This housing trend is consistent with the evolving changes in the population structure of households that occurred during this time period, and continues forth through 2000. There are more single person households

## MONROEVILLE

**Figure 12** **Housing Growth 1940-2000**

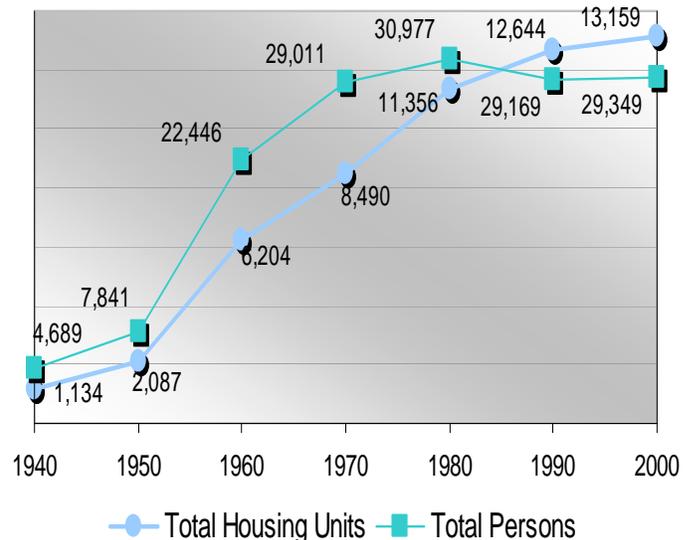


Source: Census 2000; Municipality of Monroeville

than every before, and even though the population increase has leveled out, the demand for more housing rises at a greater rate to supply the demands of this changing population component.

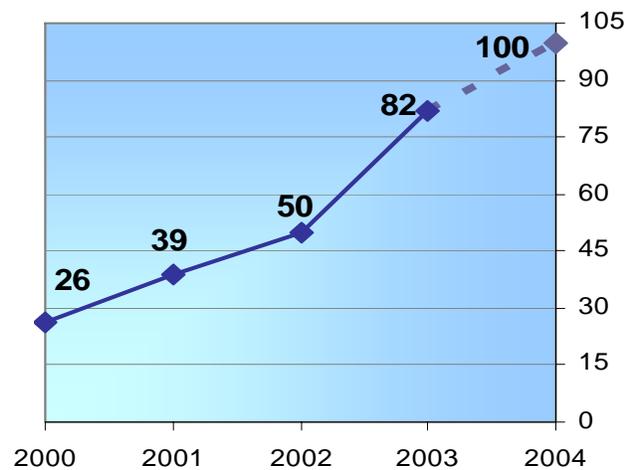
This increase in housing construction is anticipated to continue through this decade.

**Figure 13** **Housing Population Comparison**



Source: Census 2000; Municipality of Monroeville

Figure 14 **Residential Permits, 2000-2004**



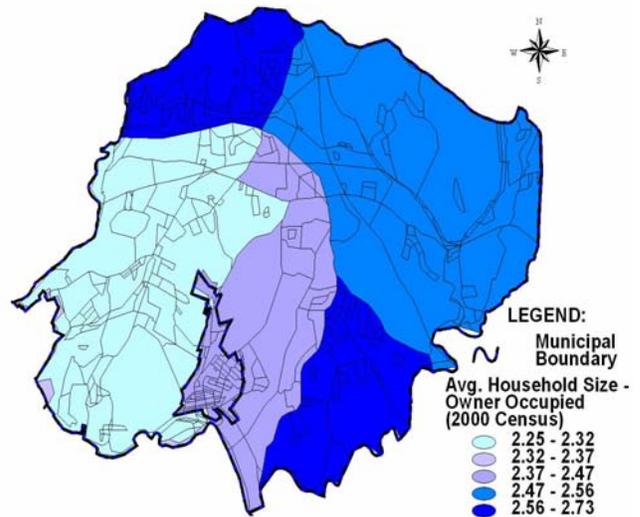
Source: Municipality of Monroeville

In reviewing Municipal files, those records indicate that from 2000 thru 2003, 197 permits have been issued. More importantly, eighty-two (82) building permits were processed in 2003, the highest number in almost twenty years. And this trend is continuing in 2004, as of August 1, 2004, sixty (60) building permits were issued; and it is projected that the total may reach one-hundred (100) building permits by the years end.

**DESCRIBE THE TYPICAL OWNER OCCUPIED HOUSING UNIT IN 2000**



**Average Household Size** **2000**  
**Owner Occupied Units by Geographic Area**



Source: Municipality of Monroeville of Monroeville, 2005.

Based on the 2000 Census, the following data has been assembled to represent the norm in owner occupied home. That household unit is typified as follows:

- △ Constructed in 1960.
- △ Contains 6.5 Rooms.
- △ Occupied by the existing household since 1983.
- △ Serviced by both telephone and plumbing facilities; heated by utility gas.
- △ Average household size is 2.3 persons.
- △ Mean number of occupants per room is .37 persons.
- △ Average family size is 2.89.
- △ Median home value: \$92,200.
- △ Median household income: \$44,653.
- △ The average owner occupied household has available 1.8 vehicles; and the greatest percentage of owner occupied units (49.9%) has two vehicles available.
- △ Travels 25.4 minutes to work.

**MONROEVILLE**

- △ Occupied, with a vacancy rate of .9% for housing units occupied by the homeowner.
- △ Most likely the householder, 25 years and over, will have a high school education or higher, 89.2 %; and one in three householders will have attained a Bachelors Degree or higher.

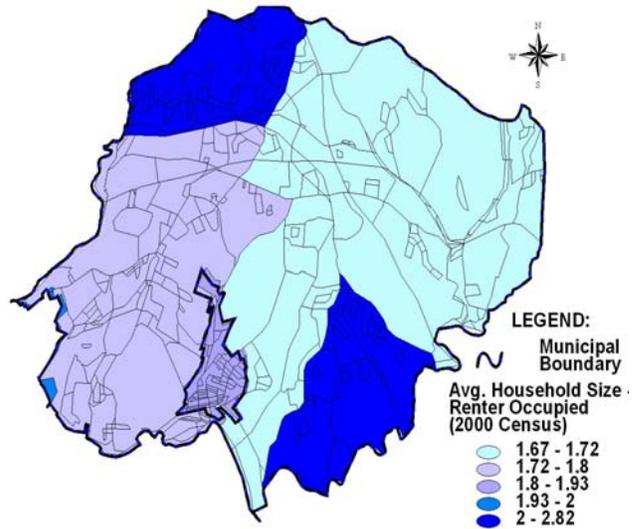
**DESCRIBE THE TYPICAL RENTER OCCUPIED HOUSING UNIT IN 2000**



Based on the 2000 Census, the following data has been assembled to represent the norm in renter occupied home. That household unit is typified as follows:

- △ Housing unit was constructed in 1974.
- △ Contains 4.0 Rooms.
- △ Occupied by the existing household since 1998
- △ Serviced by both telephone and plumbing facilities; heated by utility gas.
- △ Average household size is 1.78 persons.
- △ Mean number of occupants per room is .44 persons.

**Average Household Size  
Renter Occupied Units by Geographic Area** **2000**



Source: Municipality of Monroeville of Monroeville, 2005.

- △ Gross rent: \$684.
- △ Median household income:\$31,710
- △ The average renter occupied household has available 1.2 vehicles; and the greatest percentage of renter occupied units (58.1%) has one vehicle available.
- △ Travels 25.4 minutes to work.
- △ Occupied, with a vacancy rate of 12.7% for housing units occupied by a renter.
- △ Occupants of rental occupied units are most likely to be a non-family household (60%), and that living unit will be lead by a female householder in 53.4% of the units; and by a male householder in 46.6% of the units.

**MONROEVILLE**

## ECONOMIC PROFILE

The next three (3) tables are a comparison of Monroeville and other Pittsburgh region municipalities with similar developments and development patterns. The comparison communities have been selected based on the existence of shopping malls, industrial parks and large-scale office complexes in each community as well as neighboring regional communities. They include Allegheny County, Municipality of Bethel Park, Cranberry Township, Borough of Green Tree, City of Greensburg, Borough of Homestead, Municipality of Monroeville, Municipality of Murrysville, North Fayette Township, Municipality of Penn Hills, City of Pittsburgh, Robinson Township, Ross Township, and Borough of West Mifflin.

Some of the information on the next three (3) tables is generated from the 1997 US Census information. The Census Bureau collects economic information every five years. The 2002 Census information will be available in late 2004 and early 2005.

Table 14 shows the real estate and business privilege tax rates charged to business in Monroeville.

The table indicates that Robinson and North Fayette Townships, where the Point at North Fayette is located, the Municipality of

Bethel Park, home to South Hills Village, and Homestead Borough, home to part of The Water Front Development have no business privilege tax.

Robinson Township has the lowest real estate tax of all of the comparison communities, and additionally that municipality has not assessed a business privilege tax.

Monroeville has the second lowest real estate tax of the compared communities but also has the highest wholesale business privilege tax and the second highest, retail business privilege tax, second to the City of Pittsburgh.

The business privilege tax legislation provides for six (6) possible taxes, they are taxes on transaction in wholesale, retail and a category described as "other." Each of these taxes can be collected by municipalities and the same three categories can be collected by the school district. Of these six possible tax categories and of the comparison communities Monroeville, the City of Pittsburgh, West Mifflin and Ross levy tax in five out of the six categories. Table 15 shows a comparison of the same comparison communities and five categories of economic statistics.

**Table 14**

**Business Tax Comparison 2003**

	Real Estate Tax			Municipal Business Privilege			School Business Privilege		
	Municipal	School	Total	Wholesale	Retail	Other	Wholesale	Retail	Other
Bethel Park	1.39	19.41	20.80	--	--	--	--	--	--
Cranberry	12.75	113.34	126.09	--	1.0	1.0	--	--	--
Green Tree	4.35	19.41	23.67	1.0	1.5	--	--	--	--
Greensburg	20.95	60.15	81.10	1.0	1.0	1.0	--	--	--
Homestead	10.5	18.92	29.42	--	--	--	--	--	--
<u>Monroeville</u>	<u>2.2</u>	<u>17.41</u>	<u>19.61</u>	<u>1.5</u>	<u>1.75</u>	<u>4.0</u>	<u>1.0</u>	<u>0.75</u>	--
Murrysville	11.15	70.57	81.72	--	--	--	--	--	--
N. Fayette	2.14	18.6	20.74	--	--	--	--	--	--
Penn Hills	2.6	19.00	21.60	1.0	1.5	--	1.0	1.5	--
Pine	1.2	18.6	19.8	0.75	1.0	2.0	--	--	--
Pittsburgh	10.8	13.92	24.72	1.0	2.0	6.0	0.5	1.0	--
Robinson	3.1	16.5	19.60	--	--	--	--	--	--
Ross	2.05	16.5	18.55	0.5	0.75	--	0.5	0.75	1.5
West Mifflin	5.27	18.59	23.86	0.5	0.75	--	0.5	0.75	6.0
Wilkins	3.51	23.3	26.81	1.0	1.5	2.0	--	--	--

Source: InventPA website, Municipal Statistics.

## **MONROEVILLE**

**Table 15****Economic Statistics Comparison  
Establishments and Employees 1997**

Place	Manufacturing		Wholesale Trade		Retail Trade		Professional, Scientific & Technical Services		Accommodation and Food Service	
	Num of Establish	Num of Employee	Num of Establish	Num of Employee	Num of Establish	Num of Employee	Num of Establish	Num of Employee	Num of Establish	Num of Employee
Allegheny Co.	1,500	55,620	2,490	33,034	5,353	78,841	3,432	44,926	2,912	52,581
Bethel Park	49	527	56	483	122	2,087	71	275	64	g
Cranberry	32	1,861	73	1,214	86	1,167	62	561	44	967
Green Tree	NA	NA	44	2,033	49	1,163	61	969	24	609
Greensburg	67	1,386	70	1,018	362	6,107	146	809	131	2,611
Homestead	NA	NA	5	60	28	367	2	g	10	91
<b>Monroeville</b>	<b>26</b>	<b>687</b>	<b>81</b>	<b>824</b>	<b>335</b>	<b>7,123</b>	<b>104</b>	<b>2,796</b>	<b>109</b>	<b>3,260</b>
Murrysville	20	1,931	29	f	57	569	54	273	22	409
N. Fayette	NA	NA	11	109	23	199	4	a	11	54
Penn Hills	39	507	38	299	128	1,592	63	358	66	g
Pittsburgh	479	13,924	742	12,740	1,544	19,790	1,488	21,926	1,065	19,021
Robinson	NA	NA	25	197	28	171	12	41	20	351
Ross	NA	NA	59	234	197	3,509	93	867	82	g
West Mifflin	21	2,375	29	597	217	5,666	29	h	61	1,199

a=0-19 Employees; f= 500-999 Employees; g= 1,000 to 2,499 Employees; h= 2,500 to 4,999 Employees  
NA= information not available

Source: Economic-Wide Key Statistics: 1997, Geography Quick Report

Within these five categories of statistics the number of business establishments and the number of employees for those establishments has been displayed.

About one percent (1%) of the persons in the County employed in manufacturing is employed in a business located in Monroeville.

The manufacturing businesses in the Municipality of Murrysville employed 1,931 persons in 1997; this is ranked third behind the City of Pittsburgh and West Mifflin in the comparative communities. Manufacturing employment in Murrysville is about 2.8 times that of Monroeville.

About 38% of persons in the County employed in the wholesale trade are employed in the City of Pittsburgh. Less than 1,000 of the over 33,000 persons employed in wholesale in the County are employed in Monroeville.

This table indicates that Monroeville is not strong in the manufacturing and wholesale industries in number of establishments and

number of employees, however, in the remaining three categories, retail, professional and accommodations and food service Monroeville shows a great standing.

While 6.3% of all of the County's retail establishments are in Monroeville 9.1% of all of the persons employed in retail are employed in Monroeville.

The average retail establishment in the County employs 14.7 persons while the average retail establishment in Monroeville employs 21.2 persons.

Monroeville businesses employ more professionals than any of the comparative communities except the City of Pittsburgh. While only 6.3% of the professionals in the County are employed in Monroeville this represents almost eight times as many professionals as are employed in Penn Hills and over ten times as many as are employed in Murrysville.

## MONROEVILLE

**Table 16****Economic Statistics Comparison  
Payroll and Receipts 1997**

Place	Manufacturing		Wholesale Trade		Retail Trade		Professional, Scientific & Technical Services		Accommodation and Food Service	
	Payroll (\$1,000)	Receipts (\$1,000)	Payroll (\$1,000)	Receipts (\$1,000)	Payroll (\$1,000)	Receipts (\$1,000)	Payroll (\$1,000)	Receipts (\$1,000)	Payroll (\$1,000)	Receipts (\$1,000)
Allegheny Co.	2,130,833	10,576,128	1,269,351	28,255,990	1,217,988	12,929,651	1,988,078	5,155,606	477,501	1,711,395
Bethel Park	15,738	71,334	15,684	157,151	31,413	335,809	9,557	33,355	D	D
Cranberry	60,977	297,548	34,632	3,172,071	17,782	189,073	20,107	51,480	7,108	30,551
Green Tree			85,205	4,741,422	16,700	188,002	42,837	128,548	6,065	22,540
Greensburg	39,149	131,522	31,522	511,823	86,242	1,033,174	17,853	51,767	21,128	71,736
Homestead	NA	NA	1,160	9,308	5,315	44,333	D	D	715	2,529
<b>Monroeville</b>	<b>19,624</b>	<b>82,202</b>	<b>31,832</b>	<b>331,666</b>	<b>108,889</b>	<b>1,173,663</b>	<b>124,164</b>	<b>416,023</b>	<b>28,308</b>	<b>98,450</b>
Murrysville	68,705	344,376	D	D	8,435	100,083	9,799	21,187	3,462	11,454
North Fayette	NA	NA	4,062	109,422	3,800	27,754	D	D	598	5,518
Penn Hills	16,263	94,715	10,049	112,745	25,834	219,318	12,013	34,252	D	D
Pittsburgh	471,562	2,395,020	517,228	12,543,401	311,268	2,734,082	1,091,718	2,700,757	188,160	677,310
Robinson	NA	NA	7,731	92,363	2,230	24,165	1,202	5,607	2,115	7,255
Ross	NA	NA	7,440	109,447	50,861	571,581	19,408	49,716	D	D
West Mifflin	120,912	374,047	14,649	329,416	68,620	703,627	D	D	9,529	35,803

NA= information not available  
D=Information withheld

Source: *Economic-Wide Key Statistics: 1997, Geography Quick Report*

Monroeville has the fourth highest number of jobs in the accommodations and food service industry in the State behind Pittsburgh, Philadelphia and Allentown.

Accommodations and food service establishments in Monroeville employ 29.9 persons per establishment while establishments in the City of Pittsburgh employ 17.8 persons and in Philadelphia employ 12.8 persons per establishment.

Table 16 is a comparison of the same communities as in Tables 14 and 15, uses the same economic categories and compares payroll and total receipts. Monroeville employs 687 persons in manufacturing at an annual total payroll of \$19,624,000 or about \$28,500 per person.

Total receipts for the wholesale trade in Monroeville are 10.5% of total receipts in Cranberry and 7% of total receipts in Green Tree.

Total receipts in Monroeville for retail trade exceed 1.1 billion dollars.

Total retail receipts in Monroeville represent 9.1% of all receipts in Allegheny County.

Total receipts for professional, scientific and technical services in Monroeville make up about 8% to the County total receipts.

Annual payroll per person in the accommodation and food service industry in Monroeville is about \$8,683, in the City of Pittsburgh, \$9,892 and the County average is \$9,081.

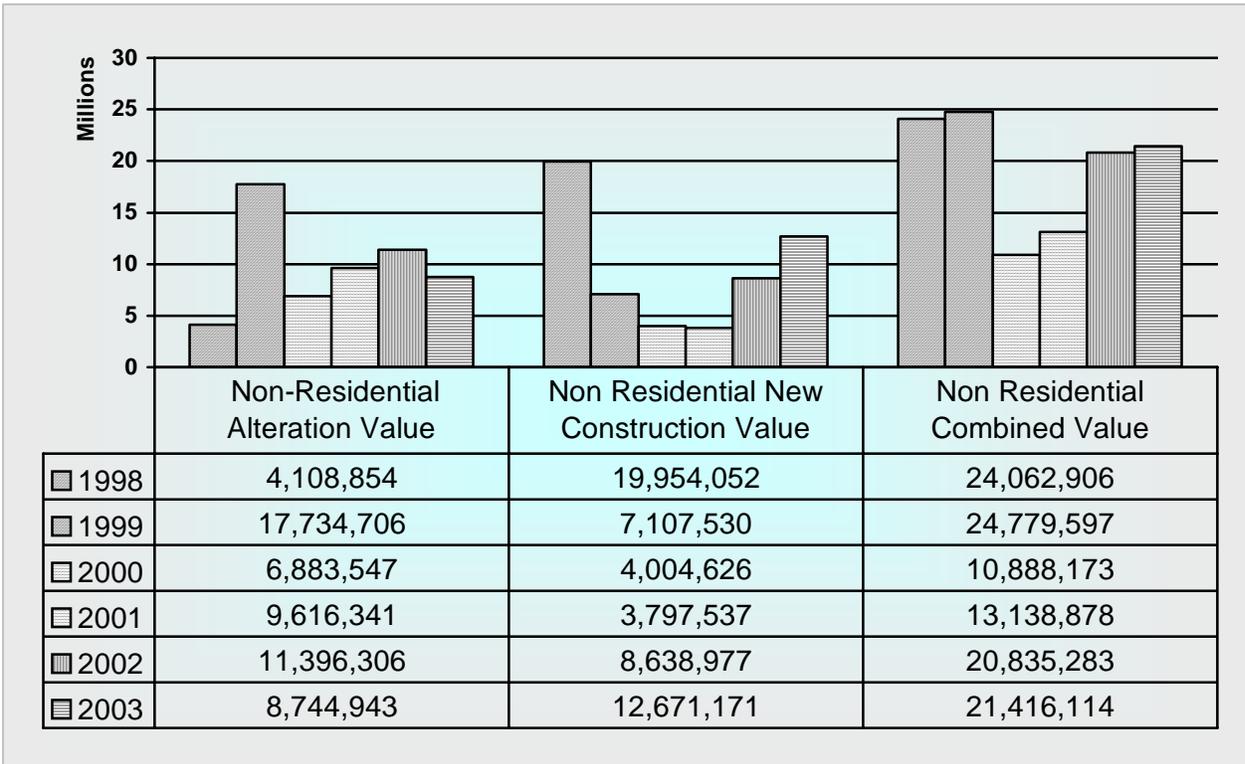
Table 17 shows non-residential building permit activity between 1998 and 2003.

The value of building permits issued has been captured on the table and separated by Non-residential "Alterations" meaning remodeling, renovations and additions, Non-residential "New Construction" which would include new buildings whether on

## MONROEVILLE

Table 17

**Building Permit Valuation Non-Residential**



Source: From building permit applications, Non Residential Property Investment; Data is based on value placed by applicant as estimated project value.

vacant lots or on lots where buildings were removed for the construction of a new building, and the combined value of all non-residential buildings.

There are several factors that would influence the value of development and redevelopment associated with building permits. Aside from the obvious economic and political factors like interest rates, retail and office spaces demands, presidential elections and war, viewing statistics at this level of detail can result in one or two projects dramatically changing the table. For example the collection of permits issued between March of 2002 and September of 2003 valuing 9.1 million dollars for the Cochran Auto Mall or the single permit for Lowe's Home Improvement Store worth 3.9 million dollars can cause a dramatic spike in permit values.

Regardless of the irregularity of the values

of permits property owners and developers in Monroeville have invested over 115 million dollars in none residential properties between 1998 and 2003.

In addition to the value of permits the number of permits issued may also be a factor. The most non-residential alterations permits issued in one year were 98 permits in 2001 while there were only 65 of the same type of permits issued in 2000.

Figure 14 shows the total assessed value of all properties in Monroeville between 1993 and 2003. The significant increase in assessed value between 2000 and 2001 is the result of a change in the way Allegheny County assessed and valued properties

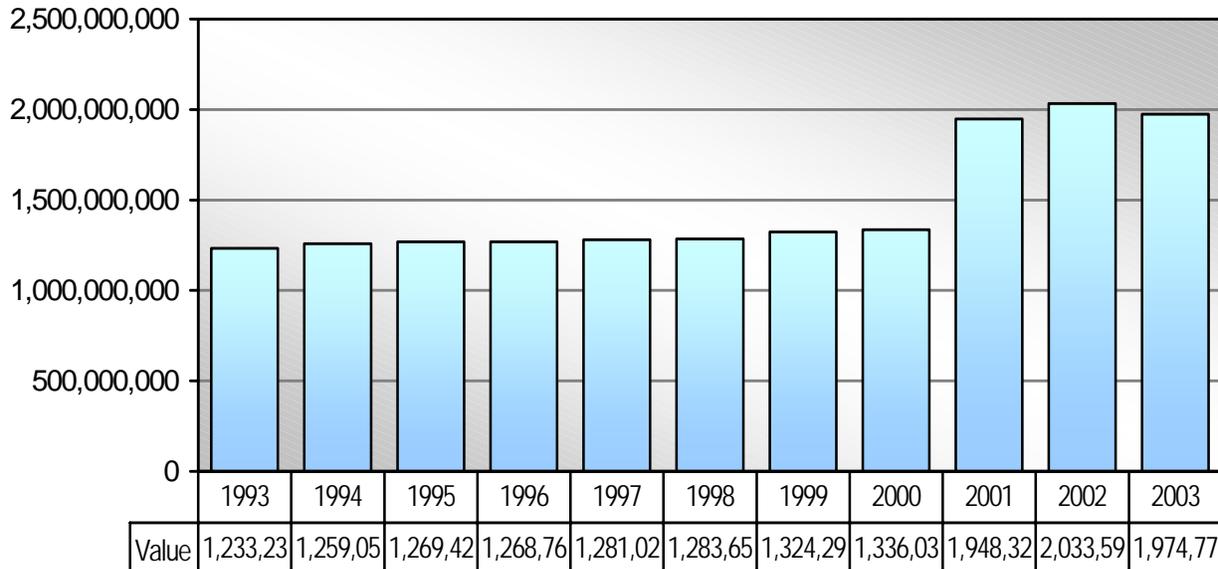
Regardless of this change in assessment technique some conclusion can be made from this information.

Total assessed value of all property in Monroeville decreased by 58.8 million.

**MONROEVILLE**

**Figure 15**

**Property Assessed Valuation (in Billions)**



The value of non-residential permits issued from 1998 to 2000 was 59.7 million dollars while the increase in assessed value was only 52 million dollars.

Some of this discrepancy may be due to the laps in time between the issuance of a building permit and the occupancy and assessment of the building.

The employment of the residents of the Municipality of Monroeville is also an important economic issue. The following Tables, Tables 18 and 19, and text are based on trends from 1970 to 2000 of the employment characteristics of the residents of Monroeville.

The unemployment rate among Monroeville residents has been consistently one or more percentage points lower than the County, State and national averages.

Between 1970 and 2000 the number of Monroeville residents in the labor force has increased by 3,621 persons or 24.3% while the number of unemployed persons increased by 258, from 347 persons in 1970 to 605 persons in 2000.

The number of residents of Monroeville in the work force has increased by 26.9% between 1970 and 2000.

In 2000 Monroeville residents were employed as professionals more than 4

times that of the national average. The percentage of Monroeville residents employed as professionals has increases approximately 2 ½ times between 1970 and 2000.

The percentage of Monroeville residents employed in manufacturing has decreased by 2/3 between 1970 and 2000.

Residents in Monroeville whom were employed increased by 3,200 persons between 1970 and 1990 and decreased by 657 persons between 1990 and 2000.

## OVERVIEW AND CONCLUSION

Overall Monroeville has a growing population, solid housing stock and a sound economic base. It has a variety of land uses and a diversity of both industrial and commercial employers. Monroeville is viewed as a commercial hub and the Monroeville Mall is the major focus.

The population of the Municipality is changing. While the community is likely to experience population growth over the next twenty years, the average age of the population will be older and family sizes will be smaller.

There continues to be pressures for

## MONROEVILLE

**Table 18****Employment Characteristics Comparison 1970 -2000**

	1970	1980	1990	2000
Monroeville Labor Force	11,257	15,718	15,597	14,878
Number Employed	10,910	14,872	14,930	14,273
Percent Unemployed				
Monroeville	3.1%	5.3%	4.1%	2.3%
Allegheny County	4.1%	7.2%	6.3%	3.7%
Pennsylvania	4.5%	7.4%	5.9%	3.5%
USA	4.9%	6.5%	6.2%	3.7%

Source: U.S. Census, Pennsylvania Department of Labor and Industry, Municipality of Monroeville, 1997.

**Table 19****Employment By Major Industry Groups Comparison 1970 -2000**

EMPLOYED DISTRIBUTION PERCENTAGE 2000								
	1970	1980	1990	2000	M of M	Allegheny County	PA	USA
Total Employed								
Age 16 and over	10,910	14,872	14,930	14,273	100%	100%	100%	100%
Manufacturing Industries	3,171 29.1%	3,530 23.8%	2,166 14.5%	1,518 10.6%	10.6%	9.0%	16%	14.1%
Wholesale and Retail Trades	2,626 24.1%	3,558 24%	3,725 25%	2,413 16.9%	16.9%	15.3%	15.7%	15.3%
Professional and Related Services	1,924 17.7%	2,959 19.9%	4,354 29.2%	5,331 37.4%	37.4%	11.2%	8.5%	9.3%

Source: U.S. Census, Municipality of Monroeville, 1997.

commercial development and redevelopment. This activity will likely continue in the future. The traffic congestion resulting from commercial development needs to be continually addressed. As the traffic problems increase, the desirability of the community for continued development lessens.

The various industries in the Municipality are major contributors to the tax base. While the extent and investment in land development gives the impression that the operations are likely to remain, the question of long term viability and the commitment to staying in the Municipality are indeed serious issues. The Municipality needs to maintain communication with the industries and address any concerns regarding local services or facilities (i.e., transportation,

infrastructure, etc.) which may effect the operations of a particular facility or use.

Administration and operation of the Municipality itself has evolved over the years. Currently there are operational and feasibility needs within the Municipality. As the population and land use configuration changes, the Municipality will also have to change to meet the needs of the community.

**MONROEVILLE**

## **COMMUNITY SERVICES**

### **Municipal Government**



*The Monroeville Municipal Building, located at 2700 Monroeville Boulevard, was occupied in December 1999, and houses the Municipality's administrative offices.*

The Municipality of Monroeville operates under a Home Rule Charter with a Mayor/Council/Manager form of government. The Mayor is elected at large, and seven (7) Council persons are elected by Ward. Under this form of administration, the Mayor functions as the head of the government, the Council is responsible for all legislative functions and the Manager administers the day-to-day operations of the Municipality.

There are ten operating departments that report to the Municipal Manager. They include the Treasurer, Engineer and Solicitor offices, and the Departments of General Government Services, Public Safety, Special Services, Public Works, Community Development, Library Services, and Recreation, Parks and Human Services. Further, the Municipality offers a cable Government TV Channel (Channel 15) which provides live coverage of public meetings, Zoning Hearing Board meetings, Council Work Sessions, Council meetings, and Planning Commission Meetings. The Municipality also supports a public library and a senior center.

The Municipal Organizational Chart is presented in Figure 16

### **Tax Department**

A diversified tax base, roughly \$20,000,000 in size, defines Monroeville's main revenue stream. Yet when scrutinized, this diversification falls under two main categories: Act 511 and real estate property taxes. In addition to collecting taxes for the municipality, an eight person staff is responsible for collecting taxes and delinquent taxes for Gateway School District and Pitcairn, due to an agreement approved by all three governing bodies.

Local Tax Enabling Act of 1965, otherwise known as Act 511, is enabling legislation which permits municipalities to collect a variety of taxes. Monroeville's legislative body has adopted this state law for the collection of the following taxes: occupational privilege, earned income, mercantile, mercantile license, business privilege, and business privilege license. This group alone accounts for approximately \$15,000,000 or 75% of tax revenues collected by the tax department.

Monroeville's millage rate for real estate is currently set at 2.2 mills. Specified in dollars and percentages, the municipality reaps approximately \$4,000,000 or 20%, respectively, from the collection of real estate taxes. It is the second largest source of revenue for the Municipality.

On a much smaller scale, less than one half of 1% of tax revenues is accounted for by trade show license and tax certification fees; mixed in with this group is the accounting of mechanical devices fees, which is collected by another municipal department.

A five year Revenue and Expenditure History is provided in Table 20 and Table 21. The municipality's deputy tax collector is an independent contractor, appointed annually, and is responsible for collecting delinquent real estate, earned income and occupational privilege taxes. In addition to the independent contractor, two part-time auditors from the municipal tax office also

## **MONROEVILLE**

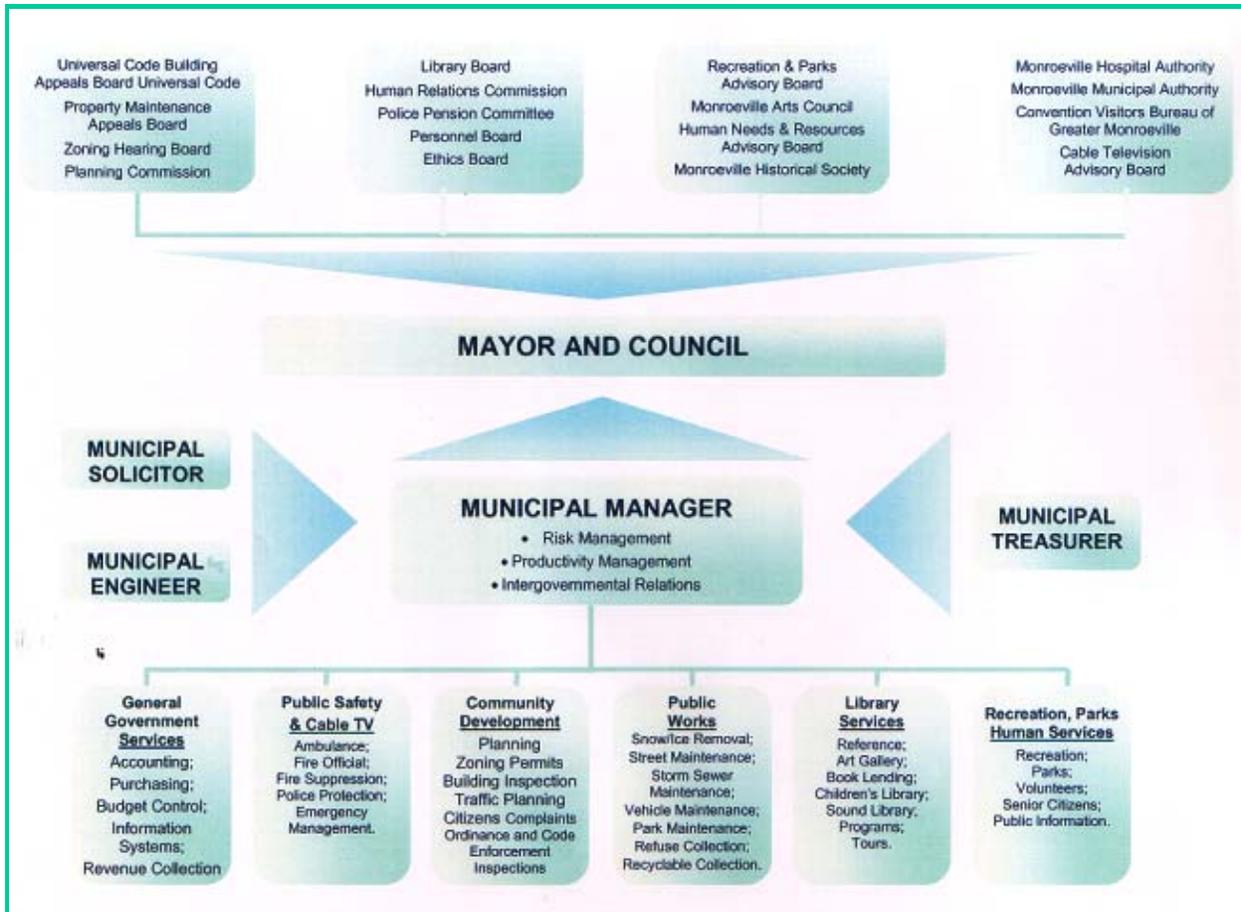


Figure 16 Monroeville's Organizational Chart, a Mayor/Council/Manager form of government, showing the management structure of the government in relationship to the Governing Body, Municipal Departments and Boards, Authorities and Commissions.

collect delinquent taxes. The tax department functions with four full-time employees (one tax collector, one assistant tax collector and two earned income tax clerks) and three part-time employees (one real estate clerk, one delinquent earned income tax auditor and one business tax auditor).

#### Capital Improvement Plan

Every three years, the municipality compiles a list of capital improvement projects which are funded by incurring non-electoral debt. Details of this tri-annual plan are located in the municipality's annual budget.

In general, proceeds from the sale of tax-exempt bonds are used for constructing, refurbishment, renovation, equipping and/or improvements to roads, traffic control, parks and recreation, storm sewers, roads and

bridges, vehicles and various other capital projects.

#### Public Works Department

Monroeville's Public Works Department contains six (6) components, each providing a specialty service for both municipal residents and other municipal departments. The components are listed as follows: (1) vehicular maintenance, (2) road maintenance, (3) signs, street markings and traffic signal maintenance and repair, (4) parks and building maintenance, (5) animal control and (6) refuse and recycling.

Examining these six elements separately, one can clearly understand the magnitude of responsibility delegated to the Public Works Department.

## **MONROEVILLE**

**Table 20****Five Year Revenue History**

REVENUE DESCRIPTION	1999	2000	2001	2002	2003	Total
Real Estate Taxes	\$4,000,496	\$4,039,626	\$4,226,213	\$4,456,190	\$4,287,331	\$21,009,856
Earned Income Taxes	\$4,927,716	\$4,934,722	\$5,225,511	\$5,601,737	\$5,644,030	\$26,333,716
Real Estate Transfer Taxes	\$689,516	\$638,939	\$634,853	\$768,777	\$993,295	\$3,725,380
Occupation Privilege Taxes	\$371,348	\$362,666	\$348,060	\$348,679	\$355,299	\$1,786,052
Mechanical Device Taxes	\$67,600	\$45,800	\$56,300	\$43,450	\$63,850	\$277,000
Mercantile Taxes	\$3,249,366	\$3,448,971	\$3,375,842	\$3,536,153	\$3,611,867	\$17,222,199
Business Privilege Taxes	<u>\$2,791,572</u>	<u>\$3,219,779</u>	<u>\$3,440,590</u>	<u>\$3,148,372</u>	<u>\$3,388,288</u>	<u>\$15,988,601</u>
Total Taxes	\$16,097,614	\$16,690,503	\$17,307,369	\$17,903,358	\$18,343,960	\$86,342,804
<b>Licenses and Permits</b>						
All Other Licenses and Permits	\$218,604	\$188,880	\$283,221	\$301,942	\$327,921	\$1,320,568
<b>Fines and Forfeits</b>						
Fines and Forfeits	\$105,474	\$104,733	\$101,070	\$122,006	\$117,943	\$551,226
<b>Interest, Rents and Royalties</b>						
Interest Earnings	\$402,666	\$927,503	\$820,353	\$333,743	\$368,926	\$2,853,191
<b>Intergovernmental Revenues</b>						
<b>Federal</b>						
All Other Federal Shared Revenue & Entitlements	\$35,177	\$3,695	\$16,839	\$4,341	\$10,674	\$70,726
<b>State</b>						
Public Utility Realty Tax (PURTA)	\$157,931	\$62,774	\$34,605	\$28,985	\$32,515	\$316,810
Alcoholic Beverage Taxes/ Beverage Licenses	\$14,500	\$14,800	\$13,900	\$15,300	\$15,050	\$73,550
All Other Shared Revenues and Entitlements	<u>\$457,025</u>	<u>\$552,355</u>	<u>\$412,661</u>	<u>\$817,472</u>	<u>\$514,479</u>	<u>\$2,753,992</u>
Total State	\$629,456	\$629,929	\$461,166	\$861,757	\$562,044	\$3,144,352
<b>Local Government Units</b>						
All Other Local Government Unit Grants	\$758,194	\$612,660	\$600,602	\$585,389	\$594,768	\$3,151,613
Local Gov. Unit Payments in Lieu of Taxes	<u>\$6,326</u>	<u>\$6,326</u>	<u>\$6,326</u>	<u>\$6,326</u>	<u>\$6,326</u>	<u>\$31,630</u>
Total Local Government Units	\$764,520	\$618,986	\$606,928	\$591,715	\$601,094	\$3,183,243
Total Intergovernmental Revenues	\$1,429,153	\$1,252,610	\$1,084,933	\$1,457,813	\$1,173,812	\$6,398,321
<b>Charges for Service</b>						
General Government	\$247,617	\$185,377	\$186,047	\$241,073	\$189,691	\$1,049,805
Public Safety	\$81,923	\$97,407	\$100,126	\$57,885	\$49,086	\$386,427
Other Charges for Highway/Street	\$91,939	\$48,364	\$163,854	\$117,741	\$255,688	\$677,586
Wastewater/Sewage	\$-	\$-	\$-	\$6,265	\$5,930	\$12,195
Solid Waste Collection/ Trash	\$-	\$-	\$58,367	\$22,228	\$149,980	\$172,208
Host Municipality fee for Solid Waste Facility	\$-	\$-	\$398,494	\$376,074	\$408,091	\$784,165
Culture and Recreation	<u>\$365,304</u>	<u>\$502,774</u>	<u>\$561,509</u>	<u>\$464,645</u>	<u>\$496,230</u>	<u>\$2,390,462</u>
Total Charges for Services	\$786,783	\$833,922	\$1,468,397	\$1,285,911	\$1,554,696	\$5,929,709
<b>Miscellaneous Revenue</b>						
Contributions & Donations from Private Sectors	\$-	\$-	\$13,701	\$7,671	\$24,382	\$45,754
All Other Miscellaneous Revenues	<u>\$5,472,296</u>	<u>\$655,382</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$6,127,678</u>
Total Miscellaneous Revenues	\$5,472,296	\$655,382	\$13,701	\$7,671	\$24,382	\$6,173,432
<b>Other Financing Sources</b>						
Proceeds of General Fixed Asset Distribution	\$-	\$-	\$-	\$12,632,429	\$-	\$12,632,429
Interfund Operating Transfers In	\$-	\$-	\$-	\$2,725,367	\$-	\$2,725,367
Refunds of Prior Year Expenditures	<u>\$1,512</u>	<u>\$-</u>	<u>\$-</u>	<u>\$8,096</u>	<u>\$7,391</u>	<u>\$16,999</u>
Total Other Financing Sources	\$1,512	\$-	\$-	\$15,365,892	\$7,391	\$15,374,795
<b>Total Revenues &amp; Other Financing Sources</b>	<b>\$24,514,102</b>	<b>\$20,653,533</b>	<b>\$21,079,044</b>	<b>\$36,778,336</b>	<b>\$21,919,031</b>	<b>\$124,944,046</b>

**MONROEVILLE**

**Table 21****Five Year Expenditure History**

Description	1999	2000	2001	2002	2003	Total
<b>Expenditures</b>						
Legislative/ Governing Body	\$ 127,314	\$ 138,916	\$ 159,494	\$ 190,180	\$ 166,554	\$ 782,458
Executive/ Manager or Mayor	\$ 419,363	\$ 500,501	\$ 474,984	\$ 585,707	\$ 569,648	\$ 2,550,203
Auditing Services/ Bookkeeping Services	\$ 464,993	\$ 453,234	\$ 513,794	\$ 538,181	\$ 509,035	\$ 2,479,237
Tax Collection	\$ 1,563,768	\$ 1,564,873	\$ 1,667,990	\$ 1,901,909	\$ 1,872,437	\$ 8,570,977
Solicitor/ Legal Services	\$ 1,130,088	\$ 354,441	\$ 319,316	\$ 358,894	\$ 284,577	\$ 2,447,316
Other General Government Administration	\$ 177,575	\$ 157,354	\$ 190,412	\$ 194,719	\$ 247,785	\$ 967,845
Engineering Services	\$ 314,102	\$ 169,247	\$ 66,539	\$ 91,568	\$ 227,585	\$ 869,041
General Government Buildings & Plant	\$ 552,978	\$ 642,797	\$ 637,444	\$ 818,920	\$ 1,071,842	\$ 3,723,981
Total General Government	\$ 4,750,181	\$ 3,981,363	\$ 4,029,973	\$ 4,680,078	\$ 4,949,463	\$ 22,391,058
<b>Public Safety</b>						
Police	\$ 6,029,861	\$ 5,838,448	\$ 6,359,611	\$ 6,787,487	\$ 7,199,550	\$ 32,214,957
Fire	\$ 304,058	\$ 300,379	\$ 833,655	\$ 799,462	\$ 709,451	\$ 2,947,005
Ambulance/ Rescue	\$ 60,620	\$ 62,948	\$ 78,581	\$ 65,200	\$ 79,940	\$ 347,289
Protective Inspection	\$ 382,919	\$ 308,185	\$ 145,635	\$ 162,828	\$ 158,375	\$ 1,157,942
Planning and Zoning	\$ 316,878	\$ 332,926	\$ 342,297	\$ 379,217	\$ 524,089	\$ 1,895,407
Other Public Safety	\$ 104,153	\$ 133,460	\$ 108,797	\$ 110,839	\$ 53,800	\$ 511,049
Total Public Safety	\$ 7,198,489	\$ 6,976,346	\$ 7,868,576	\$ 8,305,033	\$ 8,725,205	\$ 39,073,649
<b>Public Works- Sanitation</b>						
Solid Waste Collection/Disposal	\$ 803,406	\$ 820,573	\$ 821,140	\$ 800,216	\$ 1,095,345	\$ 4,340,680
<b>Public Works- Highways and Streets</b>						
General Services	\$ 1,186,076	\$ 1,226,760	\$ 1,277,641	\$ 842,853	\$ 1,059,160	\$ 5,592,490
Winter Maintenance	\$ 37,236	\$ 90,151	\$ 73,189	\$ 5,581	\$ 223,893	\$ 430,050
Street Lighting	\$ 5,376	\$ 1,577	\$ 9,516	\$ 18,036	\$ 969	\$ 35,474
Storm Sewers and Drains	\$ 127,137	\$ 107,274	\$ 111,991	\$ 73,405	\$ 61,413	\$ 481,220
Repairs of Tools and Machinery	\$ 385,803	\$ 427,579	\$ 410,490	\$ 435,423	\$ 562,884	\$ 2,222,179
Total Highways and Streets	\$ 1,741,628	\$ 1,853,341	\$ 1,882,827	\$ 1,375,298	\$ 1,908,319	\$ 8,761,413
<b>Culture and Recreation</b>						
Recreation	\$ 196,442	\$ 208,235	\$ 222,866	\$ 211,058	\$ 2,599,104	\$ 3,437,705
Parks	\$ 661,192	\$ 559,057	\$ 605,056	\$ 542,223	\$ 577,442	\$ 2,944,970
Library	\$ 1,362,109	\$ 824,218	\$ 1,005,667	\$ 955,057	\$ 1,491,738	\$ 5,638,789
Senior Citizen Center	\$ 242,127	\$ 218,375	\$ 233,775	\$ 273,480	\$ 286,999	\$ 1,254,756
Total Culture and Recreation	\$ 2,461,870	\$ 1,809,885	\$ 2,067,364	\$ 1,981,818	\$ 4,955,283	\$ 13,276,220
<b>Miscellaneous Expenditures</b>						
Insurance Premiums	\$ 299,262	\$ 349,483	\$ 410,129	\$ 351,386	\$ 644,181	\$ 2,054,441
Total Miscellaneous Expenditures	\$ 299,262	\$ 349,483	\$ 410,129	\$ 351,386	\$ 644,181	\$ 2,054,441
Total Financing Uses	\$ 1,657,614	\$ 1,920,699	\$ 2,112,349	\$ 4,885,421	\$ 1,843,838	\$ 12,419,921
Total Expenditures and						
Other Financing Uses	\$ 18,912,450	\$ 17,711,690	\$ 19,192,358	\$ 22,379,250	\$ 24,121,634	\$ 102,317,382
Excess/Deficit of						
Revenues over Expenditures	\$ 5,601,652	\$ 2,941,843	\$ 1,886,686	\$ 14,399,086	\$ (2,202,603)	\$ 7,268,868

**MONROEVILLE**

Vehicular maintenance includes inspections, routine maintenance and limited repairs to 157 municipal vehicles, categorized as follows: 51 public works/parks/refuse/recycling, 46 police, 40 fire, 13 building/planning/TV department vehicles, two backhoes, one hi-lift, two bobcats and two lawn tractors. Also included here are, at a minimum, 38 various pieces of equipment such as trailers, hydraulic systems, fire apparatus pumps and gasoline engines.

Road maintenance involves repair and limited rebuilding, snow and ice removal and sweeping/cleaning twice annually approximately 120 miles of municipal streets. Storm sewer maintenance and repair also falls under this category.

Forty traffic signals, street signs, repair of municipal owned radio equipment and road line painting of all municipal streets is the responsibility of the Traffic Signals, Signs and Markings Division of Public Works.

Park maintenance crews are caretakers for approximately 820 acres of parklands, which contain a plethora of recreation facilities and equipment, i.e., baseball/soccer fields, picnic pavilions, playground equipment, restrooms and tennis, deck hockey, basketball and volleyball courts and 300 mowed acres. Maintenance of all municipal buildings including historic structures (Old Stone Church, McCully House, McGinley House and Little Stone Bridge) is included under the fourth component.

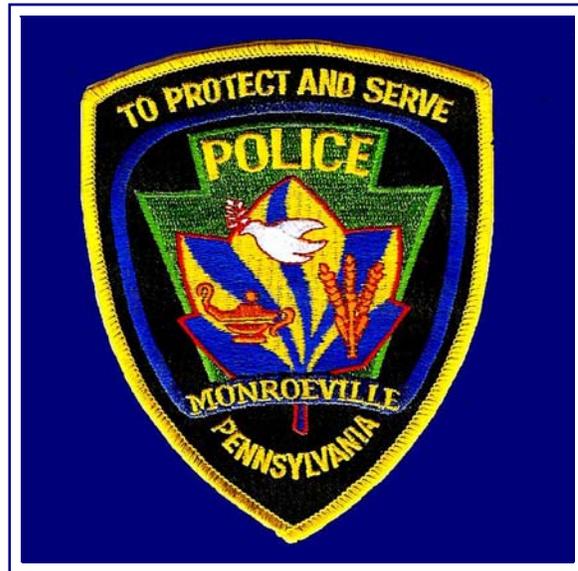
A full-time animal control officer captures stray dogs and cats, picks up dead animals, maintains an animal shelter and is on call for emergencies after hours.

Refuse and recyclables are collected on a weekly and biweekly basis, respectively, from approximately 10,000 homes. In addition, a leaf recycling program occurs the second week of October through approximately the first week of December. Leaves are set aside in bio-degradable

bags and transported to a leaf recycling center facility at the Public Works Building.

The Public Works team totals 34 employees, consisting of a superintendent, office manager, four foreman and 22 employees. Amongst their ranks are heavy equipment operators, laborers, refuse collectors, electricians, mechanics and other skilled technicians.

### Police



*The Monroeville Police Department's new Emblem, introduced in 2003, which is utilized on Uniforms Motor Fleet, and other official uses.*

The Municipality of Monroeville has a full-time Police Department, authorized at the conscription of fifty-three (53) officers. The Department currently employees fifty-two (52), with the force divided into the following divisions: a Special Operations Division including Community Safety Officers and a Juvenile Services Officer; Criminal Investigations Division; Traffic Division; Patrol Division including a K-9 Unit. Over 19,000 service calls are responded to per year, dispatched through the Monroeville/Eastern Regional Dispatch Center.

The Department's operational philosophy is proactive in nature, endeavoring to be a positive presence in the community and

## **MONROEVILLE**

preventing crime or traffic accidents before they occur. As part of this philosophy, the Department utilizes its Community Safety Officers to teach Drug Abuse Resistance Education (DARE) to students in the Gateway School District. Additionally, the Department sponsors the Citizens Police Academy, and offers neighborhood and business crime watch programs, and various safety programs.

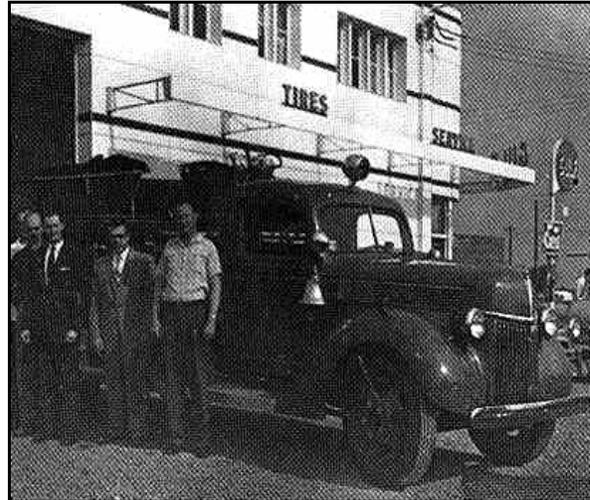
All Police Officers receive regular training and enrichment courses, re-qualification instruction and testing, to insure that they are current with matters such as officer survival, interviewing techniques, crime code and vehicle code updates. Additionally, rapid deployment and disaster drills are executed to not only sharpen skills but also to keep pace with the changing human environment. A full-time Training Officer oversees the instruction of the MPD, utilizing on-site amenities such as a computer equipped training room and Firearms Training Simulator (FATS) and several off site locations.

The Police Department is located on the ground level of the Monroeville Municipal Building. Upon moving into the new building in 1998, the MPD enhanced their headquarters, acquiring additional space and facilities to better serve residents. Included within the new Station are the following: administrative offices; jail cells; juvenile cells; interrogation rooms; evidence storage; interview rooms; darkroom; and training room.

The Department utilizes the latest in technology to provide police services to visitors and residents of Monroeville. This technology includes Mobile Data Computers (MDC) in each marked patrol vehicle that enables officers to access real time dispatch information, make inquiries to NCIC/CLEAN databases and access our local records management system. In addition, all marked patrol vehicles have an in car video camera system which allows for constant video taping of all activity occurring in front of the police cruiser.

The Monroeville Police Department continues to be a leader in the use of field technology in the Western Pennsylvania region.

Fire Protection and Emergency Medical



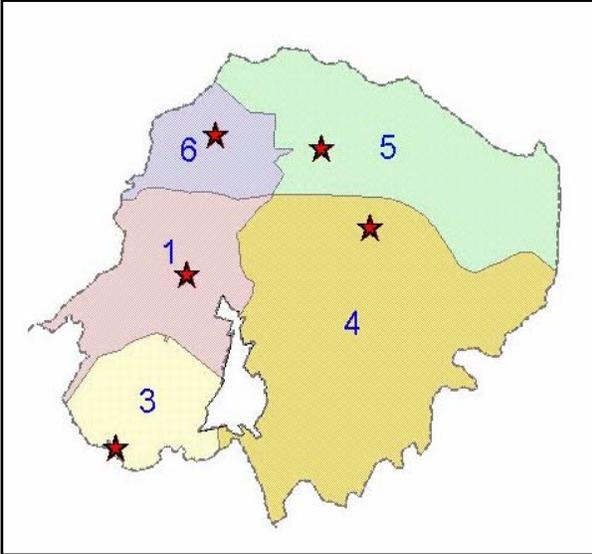
*Humble origins in the 1950's for our Fire Companies, VFD #6 shared space with Tony Tykes on Route 22. Pictured are some of the founding members, with their first fire truck, a 1940 Seagrave on a Ford Chassis that cost \$2,000*

The Municipality of Monroeville is protected by five fire stations, manned by over 250 volunteer fire fighters, with all companies providing a high level of fire and emergency medical services. Each of the fire companies is separately incorporated; their stations are owned and maintained by the individual stations.

Table 22 Monroeville Fire Companies

Company	Location	Members
#1	122 Elmwood Street <a href="http://www.mvfc1.com">www.mvfc1.com</a>	45
#3	2601 Third Street	60
#4	4370 Northern Pike <a href="http://www.mvfc4.org">www.mvfc4.org</a>	62
#5	100 Seco Road <a href="http://www.mvfd5.com">www.mvfd5.com</a>	47
#6	600 Garden City Drive <a href="http://www.mvfd6.org">www.mvfd6.org</a>	59

**MONROEVILLE**



*The location of the five Fire Companies and coverage areas.*

Number 1 Fire Company is the oldest station in the Municipality of Monroeville, having gotten its start as the Old Patton Township Volunteer Fire Company #1, over seventy-five years ago. The remaining four fire departments were founded in the mid-1950's, in response to the increasing population, expanding neighborhoods and the needed fire services to more people over a larger geographic area.

The Municipality has an agreement with the companies to purchase and provide vehicles. The current listing of equipment is provided as follows:

- 9 Pumpers
- 2 Aerial Ladder Trucks
- 4 Rescue/Utility Vehicles
- 1 Command Unit
- 12 Miscellaneous Vehicles
- 1 Tanker

Approximately 1,000 calls are received each year for fire and related services.

The ALS Ambulance Service is an integral part of the fire services. There are a total of 8 ambulances. An ambulance is located at each company except for Company #3.

There are approximately 3,400 calls per

year for ambulance and related services. No major problems or issues were reported for the fire or emergency medical services.

### Emergency Management

An emergency is any event that threatens to, or actually does, inflict damage to property or people. Emergencies can be small or large, and we often call large emergencies disasters. Disasters can be natural or man-made and include weather emergencies and floods, explosions and toxic chemical releases, major transportation accidents such as airline crashes, and national security events. Any such events are overseen by the Monroeville's Emergency Management Agency. Formed in 1978 in response to new legislation, Pennsylvania's Emergency Management Services Code (35 Pa. C. S. Section 7101-7707), replacing the State Council of Civil Defense Act of 1951.



*A Mock Disaster Drill at the Monroeville Expo-Mart.*

The Monroeville Emergency Management Agency is comprised of forty persons, a network of volunteers comprised of elected officials, police and fire departments, public works department, TV15 employees, municipal employees, local businesses, religious organizations and a representative of the Gateway School District.

The Municipality of Monroeville has appointed an Emergency Management Coordinator who is then approved by the

## **MONROEVILLE**

Governor of Pennsylvania. That individual is an employee of the municipality and is in charge of implementing the Emergency Management Program, which includes the preparation of an Emergency Operation Plan and the document's continuous update. Additionally, the Emergency Management Coordinator is responsible for staffing the emergency operations center, sheltering, resource management, emergency planning, response, recovery, and training. To better prepare for any emergency and evaluate the Municipality's responsiveness, a mock emergency drill is conducted annually and involves the Police, Fire Departments, Emergency Medical Units, Municipal Departments, Hospital personnel, Property Owners and Citizens.

Monroeville Emergency Management Agency utilizes state of the art technology with its crisis and emergency management software along with GIS technology. With this, emergencies can be tracked from beginning to completion, keeping track of events as they happen, while having the ability to communicate with emergency management staff along with first responders between the emergency operations center and the command center.

#### Eastern Regional Communication Center

Eastern Regional Communications 9-1-1 Center (ERC) was formed in 1998 under the Provisions of the Intergovernmental Cooperation Act and began operations as of July 1, 1998. ERC is organized to provide emergency communication and dispatch services to its participating municipalities in the eastern region of Allegheny County. The municipalities (the Borough of Braddock, the Borough of Chalfant, the Borough of East McKeesport, the Municipality of Monroeville, the Borough of Pitcairn, the Borough of Rankin, the Borough of Swissvale, the Borough of Wall, the Township of Wilkins, the Borough of Wilkinsburg, and the Borough of Wilmerding) are referring to as the member municipalities.

ERC also provides "ring-down service," transferring 9-1-1 calls to the appropriate dispatch center, for the following eastern regional communities who choose not to become ERC members: Braddock Hills, Churchill, East Pittsburgh, Edgewood, Forest Hills, North Braddock, North Versailles, Oakmont, Penn Hills, Plum, Turtle Creek and Verona.

The governing body of the ERC is its Board of Directors (Board), which is comprised of one delegate from each member municipality. Each member municipality's voting powers are determined by a weighted voter per municipality, determined from population and assessed real estate valuation ratios, for all issues, including: matters pertaining to budget and finance, selection of the Executive Director, location of the Center, radio frequency/technology issues, and amendments to agreements. The Board appoints the Executive Director to administer the affairs of ERC. Since no individual member has control, ERC is not considered to be a component unit of any member municipality.

#### Monroeville Senior Citizen Center



*Constructed in 1980, the Senior Center has since had three additions, all paid through fundraising efforts of Senior Citizen Groups and Grants from the Turtle Creek Valley COG*

The Monroeville Senior Citizen Center, built in 1980, has become the hub of activity for Monroeville and Pitcairn seniors. The Center provides daily activities, services,

## **MONROEVILLE**

and programs for Seniors 50 years of age and older. Records indicate that attendance at the Center registered 45,954 visits in 2003, up from 43,474 in 2002 and 41,922 in 2001.



*The "Welcome Sign" is always out at the Monroeville Senior Citizen Center located at 6000 Gateway Campus Boulevard.*

The Municipality of Monroeville provides full-time staff members for the center: an Executive Director; a Custodian; and a Custodian/Bus Driver. Free bus service is available to Monroeville and Pitcairn residents for club meetings and weekly shopping. Five social clubs; the AARP No. 2909, Monroeville Senior Citizen Club, Mid-Century Club, Prime-Timers, and the Singles Club, meet at the center monthly. The clubs host covered dish dinners, organize short and long road trips, and enjoy other activities such as bowling 40<sup>th</sup> Birthday.

Services offered to seniors have included health services, counseling services, income tax assistance and drivers training classes. The free health services include blood pressure screenings, hearing screenings, and flu shots. Financial Counseling is also available through a local resident. In addition, the Volunteer Income Tax Assistance (VITA) Service is provided from February through April for all seniors.

Activities offered include the following: Aerobic Exercises, Senior Chorus, Quilting, Computer Concepts, Shuffleboard, Daily Card Playing, Bingo, Free Movies, New Year's Eve Party and Arts and Crafts -- such as crocheting, embroidery, quilting and wood carving.

The seniors have started numerous programs over the years, which have helped the entire community. Food is collected and donated to local food banks and many senior volunteers work weekly at the food bank. The "Adopt a Neighbor" and "Keep in Touch" programs were recently introduced to the senior community, and have demonstrated the potential of being strong support lines to those seniors who are shut in and have difficulty getting out of the house or apartment.

All of the center's activities, programs, and services depend on one key element for maintaining success -- volunteers. Volunteers are found at the heart of all activities. Without the able dedication of volunteers, the center would not be able to provide the pleasure and enjoyment to the many residents who attend the programs and activities.

#### Monroeville Library



*Opened in 1964, the Monroeville Public Library is celebrating its 40<sup>th</sup> Birthday this year!*

The Monroeville Public Library was unveiled as a 10,000 square foot, two-story building, and was dedicated on October 31, 1964,

## **MONROEVILLE**

officially opening their doors to the General Public on November 3, 1964. An auspicious beginning, the library had a collection of 7,500 books. Daily operations were overseen by a staff of three people. Four years later, in 1968 a 7,000 square foot, two-story addition was built, with the aid of a federal grant.

In its early years, the Library shared its space, first with the CCAC/Boyce Campus Library until their building was completed in 1969. The following year space was allocated to the Gateway School District, providing an office area for their administrators. And again from 1973-75, the Monroeville Public Library offered the lower level of the building to the Regional Reference Library of Allegheny County. When this group ceased operation, their large collection of reference materials became a part of Monroeville Public Library's collection. From that day forward, the Monroeville Public Library established a reputation with the residents of the eastern suburbs as the best reference library outside of Carnegie Library of Pittsburgh.

Expanding its operation, the Monroeville Library opened Gallery Space, an art gallery that was introduced in the 1970's as a venue for area artists. Managed by the Friends of the Monroeville Public Library, an association of persons interested in the library, the Gallery Space seeks not only to promote the Monroeville Public Library through these art shows but also augmenting it's budget, the income from sales of art is turned over to the library. In addition to this fund raising effort, the Friends help with other library projects including: Summer Gardening; Children's Library projects; Antiques Appraisal Fair. They also organize Book Discussion Clubs, work the Library Booth at Community Events, staff the Welcome Desk in the Library; and sort books and operate the Used Book Sale.

In 1976, a one-story addition was built with the aid of a federal grant. This increased the Monroeville Public Library building size to



22,000 sq. ft. and the size of the collection numbered 60,000 items.

The Library began offering books-on-tape and videocassettes in the 1980's. Another major remodeling of the library interior took place in 1988; adding more office space and creating a meeting room.

In the 1990's, automation and computers were introduced to the Monroeville Library; the traditional card catalog was replaced and made available online; and computers were used in the checking materials in and out of the Library. Soon compact discs, CD-ROMs and other electronic resources were added to the collection. Almost immediately, the Library connected to the Internet through a Countywide Public Library Electronic Information Network, and began offering free access to the Internet on 18 computers supplied by the County Network.

By 1995, the collection contained almost 90,000 items and staff numbered 28 persons, of which 10 were full-time. Circulation was 179,623 and over 147,000 persons used the library during that year. Also, in 1995, Regional Asset District (RAD) funds were received through the extra 1% sales tax levied in Allegheny County.

Modernization continued with the Library structure, adding in the 1990's: a lift to transport persons between floors; ADA accessible restrooms on both levels; and

## MONROEVILLE

automatic front doors. The main driveway entrance was re-designed, sidewalks renovated, and parking lot expanded. Also, a completely new HVAC system, to replace the three original systems, was installed in 1999.

Through a \$100,000 state grant awarded in 2001, a 270 square foot conference room designed for studying and tutoring groups was added to the existing structure.

The Library continues to grow. In 2002, the collection passed the one-hundred thousand mark – 102,630 items, the highest circulation, 218,259 items; and its largest attendance 151,512 persons.

Keeping up with today's world and changing technologies is a priority, and as a result Library services have become more diversified than those offered in its early days of the 1960's. Walk into the Library today, and one might witness Internet instruction classes in the Computer Lab, community groups gathering in one of the various meeting rooms; members from the Greater Pittsburgh Literacy Council working with students, with English as a second language being very popular offering, a variety of Kids Programs and a newly created Teen Room. Also, the newspaper choice and DVD/video collection have been expanded to meet the needs of the multi-cultural community, providing publications printed in India, China, Japan, and of interest to the African-American and Muslim worlds.

The Monroeville Library has gracefully matured, and in this its fortieth year, the library can celebrate its importance to the community. An asset with its extraordinary collection of literature and materials but most significantly it has grown into a popular center for all residents, whether to utilize the computers and the Internet, to appreciate the work of local artists, read a book or catch up on world events. Happy Birthday Monroeville Library and many, many more!

## Recreation

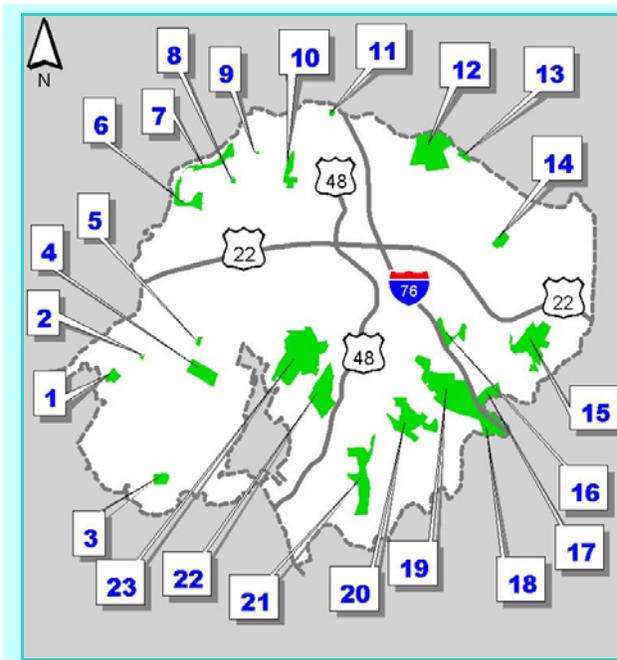


*Plenty of proud faces as everyone gathers for a ribbon cutting, time to re-open the newly renovated Ferndale Park!*

The Municipality has 820 acres of parklands. There are twenty-two (22) municipal parks of which 16 have some level of development. Facilities range from picnic pavilions and play equipment to athletic fields and basketball courts. Appendix V catalogues all recreation and park facilities in Monroeville. Appendix VI lists planned or proposed park projects.

According to the Recreation, Parks and Human Services Director, the most critical recreation issues facing the Municipality include the renovation of non-conforming playgrounds, rehabilitating older facilities and maintaining all parks and features with the limited staff available. Most importantly, the development of a true community-wide park with a recreation center, amphitheater, ball fields and soccer fields has been a long-term priority dating back to a Recreation Plan prepared in the late 1960's. The Municipality of Monroeville has finally begun to meet this goal, purchasing 125 acres in 2003 off of Tilbrook Road for a Community Complex/Park. A master Site Plan is being prepared for a true Community Park. Appendix VII lists the recreational assets Appendix VIII is a listing of National Recreation and Parks Association standards for the community and neighborhood parks. In raw numbers alone,

## **MONROEVILLE**



1. Bellwood	12. *Boyce
2. Madden	13. Pek nn Hall
3. Overlook	14. Hawkeye
4. Pioneer	15. Alpine
5. Patton	16. Ferndale
6. Cottonwood	17. Valley
7. Glenwood	18. Bel-Aire
8. Garden	19. Heritage
9. Greenleaf	20. Beechwood
10. Evergreen	21. Kelvington
11. Maple Vista	22. Monroeville
23. Community Center	

Map 11: The Monroeville Park System, recreational areas denoted green, and identified by number, the twenty-two Municipal Parks, the Proposed Community Center (23) and the Allegheny County Boyce(12) Park\*.

for a community of our size and character, Monroeville exceeds national standards. As noted above, however, there are specific needs that were defined and prioritized in a Comprehensive Recreation, Parks and Open Space Plan, which was adopted by the Municipality of Monroeville in 2002.

Planning and Zoning Department

The employees of Monroeville’s Planning and Zoning Department are responsible for enforcing, at a minimum, the four Municipalities Planning Code (MPC) Land Use Ordinances: The Official Map, Zoning/Land Development, Subdivision, Planned Residential Development (Prd) Provisions and Property Maintenance Statutes. All of the aforementioned are described below and addressed in this comprehensive plan in Section III, Strategies for Action.

MPC Land Use Ordinances

The four Municipalities Planning Code (MPC) land use ordinances adopted by Monroeville are the official map, zoning/land development, subdivision and planned

residential development (PRD) provisions. All four are described below and addressed in this comprehensive plan in Section III, Strategies for Action.

The Official Zoning District Map was approved in December 1984 and contains 13 types of district classifications ranging from conservancy, family residential, multi-family residential, shopping, business, commercial, special use, planned industrial and industrial. There have been 54 amendments to the map over the past 20 years.

Ordinance 1443, Monroeville’s Zoning Ordinance also contains land development provisions. The ordinance was approved December 11, 1984 and has been amended 37 times. Since the zoning ordinance contains land development provisions, one of the goals set forth in Section III is to establish a separate zoning ordinance void of land development statutes.

Ordinance 744 contains subdivision regulations. Council approved these provisions July 13, 1971 and they have been amended on less than six occasions. As mentioned above, these regulations are

**MONROEVILLE**

in need of upgrading not only in of themselves but also for the inclusion of land development provisions.

PRD regulations were approved as part of Ordinance 1443 and have never been amended. These twenty year old standards and regulations are discussed in Section III as provisions in need of improvement.

#### Building and Engineering Department

Included under the auspices of Monroeville's Building and Engineering Department are two distinct elements: (1) building inspection/fire prevention inspection and (2) engineering. A brief overview follows describing each part, applicable codes and employees.

Building inspections and fire prevention inspections are conducted on all new and existing structures within Monroeville with one exception, single-family residence after construction is completed. In addition to inspections, department personnel are authorized to issue occupancy permits once work has been completed to the applicable code on all new or altered structures. Annual inspections are conducted on high hazard classification structures and tri-annual inspections on all remaining structures along with the investigation of any complaints that violate the appropriate code. All site plan applications are reviewed for the planning department for fire protection reasons. Daily inspections are conducted of the sanitary landfill as per Department of Environmental Protection requirements and the Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act of 1988.

Department personnel are responsible for enforcing the Pennsylvania Uniform Construction Code (UCC) that was recently adopted by Pennsylvania lawmakers and will be supervised by the Pennsylvania Department of Labor & Industry.

Describing the engineering function, the engineering department is responsible for maintaining all municipal

mapping/geographical information system, developing and inspecting the annual road paving program, inspecting any new roads that are intended to be dedicated as municipal roads, responding and identifying any municipal underground utility for the PA One Call Service, inspection of newly constructed stormwater management facilities and managing the traffic signal maintenance program. A consultant engineering firm works in concert with several municipal departments in varying degrees, yet all engineering related. For instance, the firm reviews site plans, subdivision plans, stormwater management plans and erosion & sedimentation control plans for the planning department and submits plans and specifications for roadway reconstruction and appurtenant projects for both engineering and public works department. A representative of the firm attends Council meetings for the purpose of providing advice if called upon to do so.

The building and engineering department operates with six employees, consisting of one director, one secretary, one GIS coordinator/engineering inspector and three building inspectors each delegated specific areas of responsibility (commercial inspection, residential inspection and existing structures/landfill inspections).

#### Solid Waste Management Plan

Established in Ordinance 1774 and Resolution 90-91 are Monroeville's adopted plans dealing with solid waste. The former addresses storage, collection and disposal of rubbish, refuse and garbage pursuant to the Pennsylvania Solid Waste Management Act of 1980 (Act 97), whereas, the latter defines the municipality's endeavor to promote recycling as ordained by the Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act of 1988 (Act 101). Both are briefly described below.

Ordinance 1774 is local legislation which regulates storage, collection and disposal of rubbish, refuse and garbage pursuant to the

## **MONROEVILLE**

authority vested to the municipality by the Pennsylvania Solid Waste Management Act of 1980 (Act 97). Standards defined in the ordinance address storage of solid waste, prohibited activities, standards and regulations for collection, collection and disposal charges and legalities.

The Pennsylvania Municipal Waste Planning, Recycling and Waste Reduction Act of 1988 mandates counties and Pennsylvania's larger municipalities to reduce municipal waste by recycling at least 25% of waste generated. As a means to this end, Monroeville has implemented a year-round curbside program for collection of recyclables, i.e., aluminum cans, tin/steel cans, clear and colored bottles/jars and plastic bottles marked # 1 and # 2. A leaf recycling program begins the second week in October and concludes the first week in December. During this brief period, participating residents place at curbside filled biodegradable paper bags for collection and transportation to a public works facility. Bags are subsequently ground into mulch and this free source of fertilizer is distributed to residents approximately six months later on a first-come-first-serve basis.

A provision of Act 101 permits the imposition of a host municipality fee (host fee) upon the operator of each municipal waste landfill to be paid to the host municipality. Hence, Chambers Development Company which owns and operates a landfill in Monroeville signed an agreement (Resolution 94-66) with the Municipality of Monroeville whereupon Chambers would pay the municipality a host fee of \$1.00/ton of solid waste disposed at the landfill or three percent (3%) of the average annual gate rate at the landfill, whichever is higher. Resolution 00-58 amended this agreement.

Also, a voluntary paper recycling program in cooperation with Waste Management is provided for residents. Dumpsters are located in several public spaces in the Municipality of Monroeville.

### Storm Water Management

Monroeville's explosive past growth, which significantly increased the impervious surface area within the Municipality, coupled with Federal and State storm water management mandates, account for Monroeville's acute attention to storm water management policies. These policies fall under two distinct categories that include: controlling peak flow rates from areas disturbed as part of land development; and limiting pollutant concentration loadings such as sediments, nutrients, heavy metals and pathogens by implementing infiltration requirements for areas disturbed as part of land development.

On March 10, 1992, Monroeville Council adopted peak flow rate control provisions (Ordinance No. 1788) for municipal subdivision/land development. This 29-page landmark legislation established regulations to manage and control storm water runoff resulting from land alteration and disturbance activities in accordance with the Turtle Creek Storm Water Management Plan adopted pursuant to the PA Storm Water Management Act (Act 167 of 1978, as amended). Additional purposes and objectives of this Ordinance include: utilizing and preserving desirable existing natural drainage systems and to preserve the flood-carrying capacity of streams; encouraging natural infiltration of rainfall to preserve groundwater supplies and stream flows; and to provide for adequate maintenance of all permanent storm water management structures within Monroeville. This Ordinance was later amended in 2005 through the enactment of Ordinance No. 2331, which clarified some calculation procedures contained within Ordinance No. 1788, provided for additional sediment storage capacity within detention structures, and outlined additional maintenance provisions required under storm water management plans.

In 2005, approximately thirteen years later, Council adopted regulations that established storm water management

## **MONROEVILLE**

quality controls (Ordinance No. 2332). Federal and state regulations required Monroeville to obtain a five-year permit for storm water discharges from the Municipality's separate storm sewer system under the National Pollution Discharge Elimination System (NPDES). The purpose of the Ordinance includes: managing storm water runoff impacts at their source by regulating activities that cause the problems; providing review procedures and performance standards for storm water planning and management; utilizing and preserving existing natural drainage systems as much as possible; managing storm water impacts close to the runoff source by using a minimum of structures and relying on natural processes; focusing on infiltration of storm water, to maintain groundwater recharge, to prevent the degradation of surface and groundwater quality and to protect water resources; maintaining existing flows and quality of streams and watercourses; meeting legal water quality requirements under state law, including regulations at 25 Pa. Code Chapter 93.4a to protect and maintain "existing uses" and maintain the level of water quality to support those uses in all streams, and to protect and maintain water quality in "special protection" streams; preventing scour and erosion of streambanks and streambeds; providing for the proper operation and maintenance of all permanent storm water management Best Management Practices (BMPs) that are implemented in the Municipality; providing a mechanism to identify controls necessary to meet the NPDES permit requirements; and implementing an Illegal Discharge Detection and Elimination (IDD&E) program to address non-storm water discharges into the Municipality's separate storm sewer system. Monroeville is currently in Year-3 of its IDD&E program. In Year-1, approximately 550 outfalls were mapped in accordance with Monroeville's MS4 Outfall Mapping Protocol. In Year-2, 168 outfalls (30%) were screened under the IDD&E Protocol. At the end of the Year-3, an

additional 180 outfalls (bringing the combined total to approximately 50%) will have been screened under the IDD&E Protocol

#### Energy Conservation Plan

Allegheny Energy Resources (AER) proposed in 1998 to construct a \$290,000, 7,200 sq. ft. pre-engineered landfill gas processing facility at 600 Thomas Street Ext. The aforementioned address is home to Monroeville's landfill. AER was hoping their brainchild would be a profitable commercial venture, i.e., convert existing landfill gas into an alternate renewable energy resource.

Landfill gas consists of approximately 45-50% methane, 45-50% carbon dioxide and other minor traces of gases, sediment and water. The proposed commercial facility would serve a two-fold purpose: convert methane gas into a saleable, safe and environmentally friendly product and reduce landfill gas emissions and odors. Landfill gas, for the most part, was burned off into the atmosphere.

In 2003, Magellan EnvironGas acquired AER's constructed facility and turned the latter's dream into reality two years later. Today the landfill gas processing facility is in operation and will hopefully remain that way for decades to come.

#### Channel 15

The Municipality of Monroeville operates a television channel department funded by a franchise agreement with Adelphia Cable Communications (Ordinance 2194). Titled TV-15, Adelphia Cable Communications subscribers can view an array of subjects ranging from meetings, events and services provided at municipal, state and federal levels on Channel 15. This department provides other services, too.

TV-15 operations for live meetings requires two full-time employees (one production manager and one production assistant) and four part-time employees ( three camera

## **MONROEVILLE**

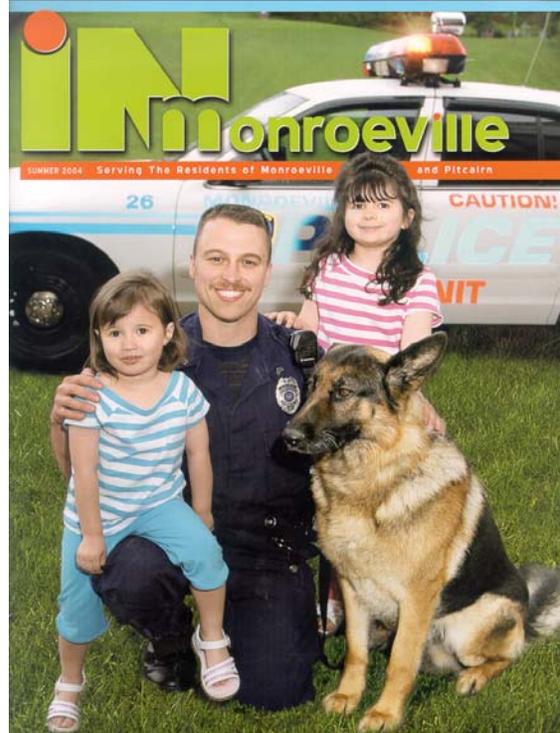
operators and one audio operator) and seven strategically located cameras (three on tripods, one above the podium, one directed on staff, one provides a panorama of Council and another provides a panorama of the audience). Council, planning commission, zoning hearing board and citizen night meetings are broadcasted live to Monroeville residents and 13 surrounding communities. All meetings are taped and replayed at various times and days so citizens can watch local government in action. Video tapes of meetings are also available at Monroeville Public Library for citizens who are not cable subscribers.

In addition to live meetings, TV-15 video tapes and photographs fire and accident scenes for police and fire department records. They assist code enforcement and engineering department officials on various projects via visual documentation. Recreation, municipal authority, senior citizen center, tax, library and public works department activities are taped and televised. They work in cooperation with community and child safety police officers to promote safety programs for young and old. And a bulletin board, updated daily, informs viewers of current and upcoming activities and events.

Local state representatives and senators are able to inform their constituents about topics affecting them by way of TV-15. At the federal level, programming informs residents about our military armed services and environmental programs.

### In Monroeville Magazine

Monroeville Council, in January 2004, recently privatized the publication of a full-color quarterly magazine with Dollard Publishing. *IN Monroeville* will serve the same purpose as the magazine which preceded it, *Monroeville Matters*: provide a written/visual forum to promote Monroeville within and well beyond its borders.



*Issue #2 of the new In-Monroeville Magazine, published quarterly to promote the Municipality of Monroeville and the Borough of Pitcairn.*

Besides the Municipality, Gateway School District, Pitcairn, Monroeville Area Chamber of Commerce, various service clubs, community organizations, and local businesses will be key contributors to ensure a true community-oriented magazine. The magazine is approximately 50 pages in length and includes advertisements, municipal recreation programs, and community interest stories, issues affecting Monroeville, Pitcairn, Gateway School District, the business district and many other items which inform residents of current and future events.

### Communication Tower

Monroeville's sole semi-public/private communication tower, representing a long-term collaboration between Crown Communications and Monroeville Volunteer Fire Company # 5, is located in the Seco Industrial Park off of Route 48/Haymaker Road. The agreement between private corporation and nonprofit corporation,

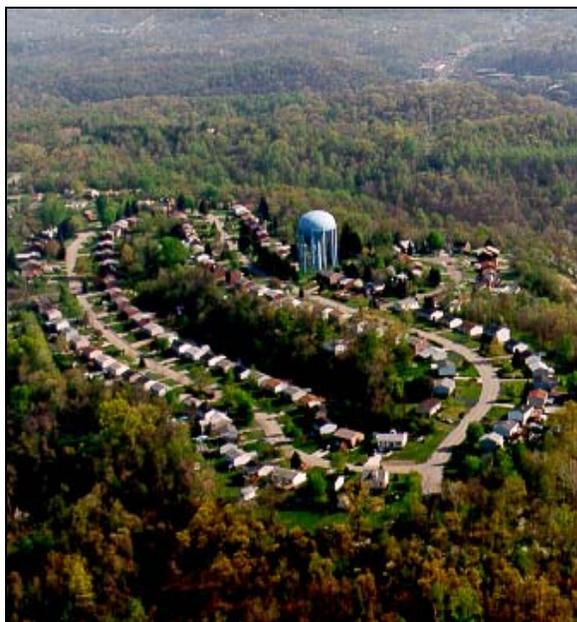
## **MONROEVILLE**

respectively, bodes well for both parties with a keen eye for safety.

Standing 580 feet tall with a 3,880 square foot equipment building to protect electronic equipment, the unmanned privately owned facility is located on Monroeville Volunteer Fire Company # 5 property. Though the tower provides the private sector with an excellent location and expanded coverage area, a financial benefit through fees collected for cellular telephones and paging services also provides an indispensable benefit to our hospital, businesses and the municipality from co-location on the tower. Police, fire and public works department use the structure free of charge for communication purposes. Other governmental agencies also use the tower for similar reasons.

The tower is located at 100 Seco Road on 23,094.75 square feet of property. It was approved for construction in December 1988 and has been in operation since that time.

#### Monroeville Municipal Authority



*One of four water tanks owned and maintained by the Monroeville Water Authority. This elevated tank, located on Illini Drive, has a total storage capacity of one million gallons.*

The Public Water and the Sanitary Sewers are owned and operated by the Monroeville Municipal Authority. The Water Systems consists of 150 miles of water mains and two pumping stations. Valving, fire hydrants, and other appurtenances necessary to provide a complete and operating system complement the system. The Authority has four water storage tanks with a total capacity of 13,500,000 gallons. Approximately 3,500,000 gallons of finished water is purchased daily from the Wilkinsburg – Penn Joint Water Authority. The Authority has consistently met and exceeded drinking water standards established by the EPA, Pennsylvania Department of Environmental Protection, and the Allegheny County Health Department.

There are approximately 200 miles of sanitary sewer lines, six sewage pump stations and over 6,000 manholes in the Municipality. The Authority has no combined storm/sanitary lines. The Authority has signed an Administrative Consent Order with the Allegheny County Health Department in November 2003, which mandates sewer system assessment, dye testing, deficiency corrections, hydraulic evaluation, and flow monitoring. Currently there are no restrictions on sewer taps.

The Authority currently employs 42 employees.

As a forecast to ensure future water resources availability for Monroeville, the Authority board of directors has adopted a comprehensive 25-year plan for water distribution system improvements. The plan, dated January 25, 1998, addresses repetitive maintenance items plus major capital additions.

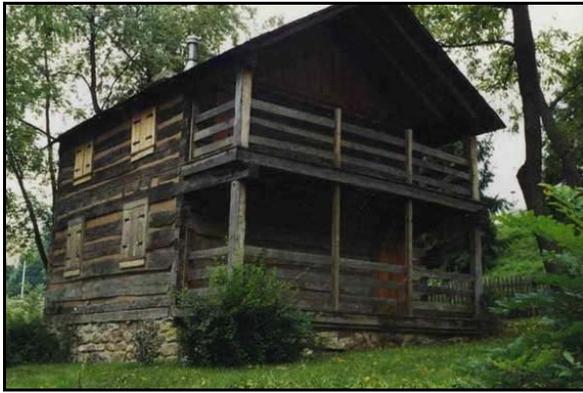
Repetitive maintenance items includes inspection and painting water tanks, line replacement and preventative maintenance, replacement of vehicles and equipment and upgrading office equipment such as computers, software and communications equipment. Long range plans include

## **MONROEVILLE**

construction of a water tank along the southwestern perimeter of Monroeville.

The 25-year budget for both short and long range plans is estimated at \$20,178,000.

### Monroeville Historical Sites



*The McCully house, built in the early 1800's, was moved from near James Street in 1992 at the Monroeville Historical Society Site on McGinley Road.*

Four historical sites give present-day visitors a glimpse into a long ago rural past, how Monroeville's forbearers lived, worshipped and traveled: McCully and McGinley Houses, Old Stone Church and Little Stone Bridge. All are owned by Municipality of Monroeville and cared for by Monroeville Historical Society (see Resolution 70-12 and Ordinance 2294).

Both McCully and McGinley Houses represent two types of homes constructed in the early and mid 1800's, respectively. The McCully House exemplifies a two story double-decked log structure, whereas the McGinley House epitomizes a house constructed from field stone.

The Old Stone Church and Little Stone Bridge, as viewed today, were built circa 1890's. The former was used by a Presbyterian congregation until 1958; the latter connected McGregory Road with Beatty Road and was originally built for wagon use. All four structures have been designated historical sites by Monroeville Council (see Ordinances 669, 678 and 2294). Three of the four have been recognized by the Pittsburgh History and Landmarks Foundation as historic

landmarks (Old Stone Church in 1975, McGinley House in 1977 and Little Stone Bridge in 1985).

Detailed information on all four historical structures is available at the Monroeville Historical Society's web site [www.monroevillehistorical.com](http://www.monroevillehistorical.com) and Marilyn Chandler's book, [From Hamlet to Highway A History of Monroeville, Pennsylvania.](#)

### Boards, Authorities and Commissions

The following are Boards, Authorities and Commissions, appointed by Monroeville Council to serve a prescribed term, and include:

#### **CABLE TELEVISION ADVISORY BOARD:**

The board is advisory in nature; its membership consists of seven voting members and one administrative liaison. Its purpose is to advise municipal council of the best means to promote and develop the best use of the current cable system and subsequent ones.

#### **CONVENTION VISITORS BUREAU OF GREATER MONROEVILLE:**

The board is legislative in nature; its membership consists of five voting members and five ex-officio members. Its purpose is to have complete control over the operation and conduct of the efforts of the municipality to plan and promote programs designed to stimulate and increase the volume of tourism visitor and vacation business in Monroeville.

**ETHICS BOARD:** The board is quasi-judicial in nature; its membership consists of three voting members. Its purpose is to conduct investigations and hearings concerning alleged violations of the Ethics Code (Ordinance 1697) and shall record in its permanent records finding of facts, conclusions, final disposition and forward recommendations to municipal council.

#### **HUMAN NEEDS AND RESOURCES ADVISORY BOARD:**

The board is advisory in nature; its membership consists of seven voting members, one council liaison and

## **MONROEVILLE**

one administrative liaison. Its purpose is to collect and assess data on social problems and needs of the municipality, investigate sources of funding appropriate for assisting in solutions of social problems and utilize resources now existing, including increased cooperation amongst the community.

**HUMAN RELATIONS COMMISSION:** The commission is quasi-judicial in nature; its membership consists of seven voting members. Its purpose is to initiate, receive, investigate and seek the satisfactory adjustment of complaints charging unlawful employment practices, unlawful housing practices, unlawful public accommodations, obstruction of fair practices, unlawful employment practices with contractors hired by the municipality and other complaints of discrimination against any person because of race, color, religion, ancestry, national origin, sex, age, handicap, marital status or place of birth.

**LIBRARY BOARD:** The board is legislative in nature; its membership consists of seven voting members, one council liaison and one administrative liaison. Its purpose is to operate the municipal library in accordance with municipal ordinances and general law.

**MONROEVILLE ARTS COUNCIL:** the board is legislative in nature; its membership consists of six voting members. Its purpose is to promote artistic development in Monroeville and western Pennsylvania, i.e., monthly concerts for children, outdoor concerts on CCAC Boyce Campus, children's art show which attracts several school districts and a very large juried art show.

**MONROEVILLE HISTORICAL SOCIETY:** The board is legislative in nature; its membership consists of ten voting members. Its purpose is for the preservation of Monroeville's precious landmark sites for present citizens and future generations and educating residents and visitors about their distinctive heritage.

**MONROEVILLE HOSPITAL AUTHORITY:** The board is legislative in nature; its membership consists of seven voting members, one solicitor and one representative from the hospital. Its purpose is limited to the undertaking of only those projects authorized by Monroeville Council, i.e., the leasing of East Suburban Health Center to Forbes Health System.

**MONROEVILLE MUNICIPAL AUTHORITY:** The board is legislative in nature; its membership consists of seven voting members, one council liaison and one administrative liaison. Its purpose is to have complete control over the operation and conduct of the water works, water supply works, water distribution systems, sanitary sewerage disposal facilities and public sanitary sewer transmission lines.

**PERSONNEL BOARD:** The board is quasi-judicial in nature; its membership consists of five voting members. Its purpose is to grant a hearing, upon request, by a municipal career service employee who has been suspended, removed, reduced in rank or demoted.

**PLANNING COMMISSION:** This commission is advisory with a membership consisting of seven voting members and three administrative liaisons (one representing planning, fire, and engineering departments). Its purpose is to advise Monroeville Council in matters relating to planning, zoning and development of the municipality as required by ordinance and review the comprehensive plan every ten years or more frequently if necessary.

**POLICE PENSION COMMITTEE:** The committee is advisory in nature; its membership consists of five voting members and one trustee. Its purpose is to care, manage, invest, dispose of trust funds or property and keep records necessary for the determination of the status and presumptive share of each trust participant (Monroeville police officer).

## MONROEVILLE

## **RECREATION & PARKS ADVISORY**

**BOARD:** The board is advisory in nature; its membership consists of seven voting members, one administrative liaison, one senior citizen representative, one Gateway School Board representative and one Gateway High School student. Its purpose is to advise Monroeville Council in all matters relating to recreation and parks and all other activities appropriately identified by Council.

## **UNIFORM CONSTRUCTION CODE**

**APPEALS BOARD:** The board is quasi-judicial in nature; its membership consists of five voting members and one administrative liaison. Its purpose is to conduct hearings and rule on appeals, requests for variances and extensions of time based on a claim that the true intent of the Uniform Construction Code has been incorrectly interpreted, do not fully apply or an equivalent form of construction is to be used.

## **INTERNATIONAL PROPERTY MAINTENANCE CODE APPEALS**

**BOARD:** The board is quasi-judicial in nature; its membership consists of three voting members and one administrative liaison. Its purpose is to conduct hearings and rule on appeals based on a claim that the true intent of the property maintenance code or rules adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of the code are adequately satisfied by other means.

**ZONING HEARING BOARD:** Quasi-judicial in its function, this board consists of five voting members and one administrative liaison. Its purpose is to conduct hearings, compel the attendance of witnesses, take testimony under oath and render decisions as required by law for the following reasons: hear and decide appeals from the zoning officer, challenges to validity of zoning map and applicable ordinances, variances and special exceptions.

## Volunteer Organizations

Human Needs and Resources Advisory Board annually compiles a list of Volunteer Organizations active in Monroeville. Those groups include:

Allegheny East Mental Health/  
Mental Retardation Center, Inc  
3824 Northern Pike  
Monroeville, Pa. 15146

American Legion Post 820  
4339 Old Wm Penn Highway  
Monroeville, Pa. 15146

Autism Society of Pittsburgh  
500 G Garden City Drive  
Monroeville, Pa. 15146

Baha'is of Monroeville  
P. O. Box 1236  
Monroeville, Pa. 15146

Boy Scouts of America, Pittsburgh Council  
Flag Plaza, 1275 Bedford Avenue  
Pittsburgh, Pa. 15219-3699

Chamber of Commerce  
4268 Northern Pike  
Monroeville, Pa. 15146

Eastern Suburban Jaycees  
P. O. Box 0212  
Monroeville, Pa. 15146

East Suburban Task Force Against  
Domestic Violence  
500 Garden City Drive, Suite 10  
Monroeville, Pa. 15146

Fireman's Association Monroeville  
600 Garden City Drive  
Monroeville, Pa. 15146

Forbes Regional Hospital Auxiliary  
2570 Haymaker Road  
Monroeville, Pa. 15146

Garden City Community Association  
505 Holly Drive  
Monroeville, Pa. 15146

Garden City Women's Club  
921 Garden City Drive  
Monroeville, Pa. 15146

Girl Scouts of Southwestern PA  
606 Liberty Avenue  
Monroeville, Pa. 15146

## **MONROEVILLE**

Independence Day Festivities Committee  
2700 Monroeville Boulevard  
Monroeville, Pa. 15146

Lions Club of Monroeville  
Aleck Wozniak  
437 Center Road  
Monroeville, Pa. 15146

Knights of Columbus  
3733 Evergreen Drive  
Monroeville, Pa. 15146

Monroeville Arts Council  
P. O. Box 942  
Monroeville, Pa. 15146

Monroeville Historical Society  
2700 Monroeville Boulevard  
Monroeville, Pa. 15146

Monroeville Mall Ministry  
Room 231 Office Complex  
Monroeville Mall  
Monroeville, Pa. 15146

Monroeville Ministerial Association  
104 Leslie Road  
Monroeville, Pa. 15146

Monroeville Night Out  
560 Firethorn Drive  
Monroeville, Pa. 15146

NAACP Allegheny East Branch  
P. O. Box 82  
Monroeville, Pa. 15146

Park Forrest Civic Association.  
1319 Deerfield Drive  
Monroeville, Pa. 15146

Rotary Club of Monroeville  
P. O. Box 368  
Monroeville, Pa. 15146

University Park Garden Club  
344 Noel Drive  
Monroeville, Pa. 15146

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## **MONROEVILLE**

Education

Gateway School District



*The new Press Box at Gateway Stadium.*

The Gateway School District serves Monroeville and the Borough of Pitcairn, levels Kindergarten through Grade 12, and provides a quality education to over 4,300 students. The System has a distinguished reputation, excelling in math and the sciences. As testimony to this outstanding record, Gateway High School was selected by the U.S. Department of Education to receive its National Blue Ribbon School Award in 1998. This is a National competition in which schools are rigorously evaluated and judged based on their excellence in leadership, teaching, curriculum, student achievement, and parental involvement.

In addition, the Gateway School District offers a first rate athletic program that expands success in the classroom with success on the field, court, and track. A wide range of athletics is available at the high school level, including: baseball; basketball; cross country; football; golf; hockey; soccer; softball; swimming; tennis; track; volleyball; and wrestling.

The Gateway School District consists of five elementary schools, two middle schools and a high school. In the first phase of a multi-million dollar renovation project, to be completed by the end of the 2004-2005 school year, and includes improvements to the high school stadium, cafeteria, hallway infrastructure, and classrooms. This project also encompasses a 1,000 seat auditorium, a state-of-the-art library, music and art suites, and additional classrooms for all curriculum areas. An inventory of School District Facilities are included in Table 23.

**Table 23** GSD Property Inventory

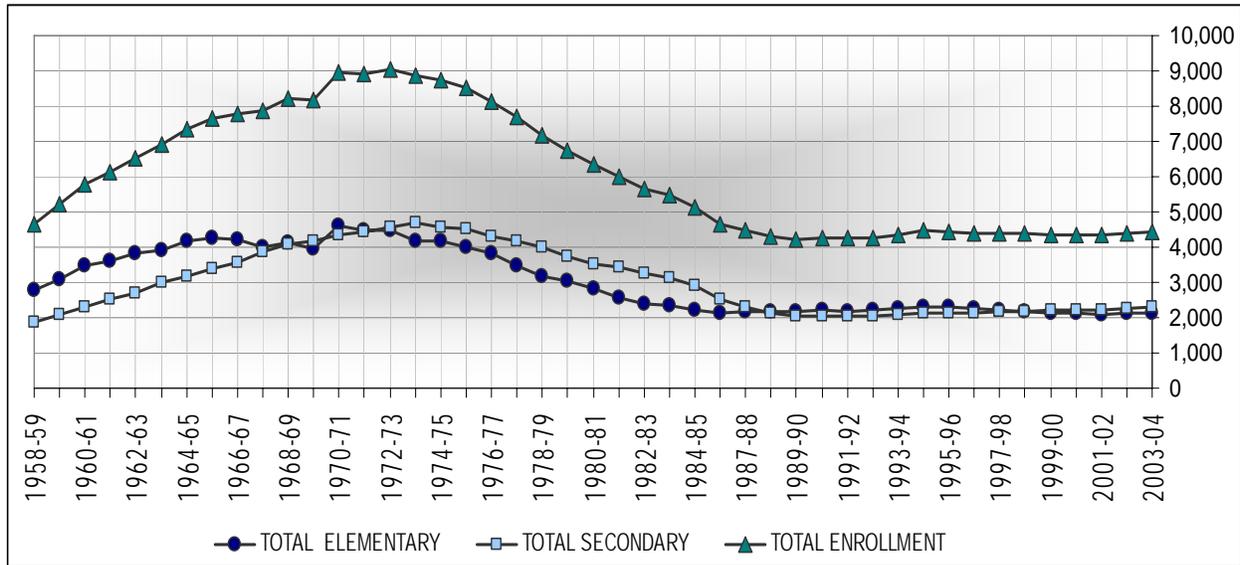
School/ Year of Construction	Additions Renovations	Number Classes	Capacity	Grades
Evergreen Elementary 1958	1959, 1998	20	550	K-4
Moss Side Elementary 1955	1991-92	17	409	K-4
Pitcairn No. III 1915	1928, 1935, 1962	16	375	K-4
Ramsey Elementary 1970	--	22	650	K-4
University Park Elementary 1960	1998	21	550	K-4
Gateway Middle 1954	1965, 1976, 1998	41	967	7 & 8
Moss Side Middle 1961	1976	43	990	5 & 6
Gateway High 1958	1965, 1998	64	1975	9-12
Sports Complex Facility 1997-98	--	--	--	--

*Source: Gateway School District, 2004.*

**MONROEVILLE**

**Figure 17:**

**Gateway Enrollment School Years 1958-59 through 2003-04**



Source: Gateway School District ; Municipality of Monroeville 2004.

Historic records show a fluctuation in enrollments levels over the years with levels reaching a high of 9,037 in the 1971-72 school term. This enrollment high coincides with the peak of the baby boom age cohort, and after 1972, enrollment levels dropped annually and leveled out in the late 1980's. This resulted in the closing of several GSD facilities including Garden City Elementary, Mellon Plan Elementary, Northern Pike Elementary and Pitcairn No. III. This data is presented both graphically and textually, respectively in Figure 16 and Table 24.

**Other Schools**

Monroeville has an extensive education\* facility base which includes:

**NON-PUBLIC, NON-LICENSED SCHOOLS**

- *St Bernadette Elementary School*  
245 Azalea Drive  
Monroeville, PA
- *North American Martyrs School*  
2526 Haymaker Road  
Monroeville, PA
- *Greater Works Academy*  
301 College Park Drive  
Monroeville, PA

**AREA VOCATIONAL TECHNICAL SCHOOLS**

- *Forbes Road Career & Technical Center*  
607 Beatty Road  
Monroeville, PA

**INTERMEDIATE UNIT**

- *Eastern Area Special School*  
550 Aura Drive  
Monroeville, PA

**CHARTER SCHOOL**

- *Spectrum Cs*  
4369 Northern Pike  
Monroeville, PA

**LICENSED, PRIVATE ACADEMIC SCHOOLS**

- *The Learning Tree Schools Unit*  
2566 Haymaker Road  
Monroeville, PA
- *CCAC Boyce Child Development Center*  
595 Beatty Road  
Monroeville, PA
- *Huntington Learning Center*  
2790 Mosside Boulevard  
Monroeville, PA

**MONROEVILLE**

Table 24:

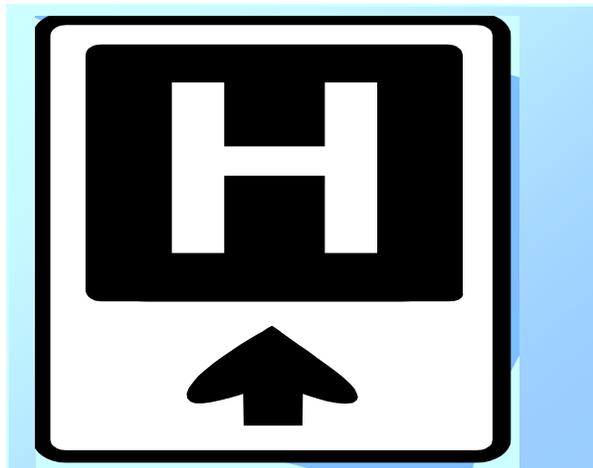
## Enrollment History 1958-59 through 2003-04

Grade	ELEMENTARY						SECONDARY						TOTAL			
	K	1	2	3	4	5	6	7	8	9	10	11		12		
1958-59		551	482	470	447	422	409	<b>2,781</b>	396	292	331	367	295	188	<b>1,869</b>	<b>4,650</b>
1959-60		636	536	520	511	462	443	<b>3,108</b>	432	410	304	323	351	283	<b>2,103</b>	<b>5,211</b>
1960-61		711	638	562	570	519	477	<b>3,477</b>	463	460	453	307	306	336	<b>2,325</b>	<b>5,802</b>
1961-62		712	631	629	557	574	525	<b>3,628</b>	511	475	491	440	294	303	<b>2,514</b>	<b>6,142</b>
1962-63		838	636	613	605	551	570	<b>3,813</b>	532	499	485	482	416	282	<b>2,696</b>	<b>6,509</b>
1963-64		819	720	616	628	600	549	<b>3,932</b>	595	538	543	464	460	400	<b>3,000</b>	<b>6,932</b>
1964-65		830	739	727	633	638	592	<b>4,159</b>	595	587	567	530	441	453	<b>3,173</b>	<b>7,332</b>
1965-66		750	819	699	709	642	630	<b>4,249</b>	637	612	615	579	521	435	<b>3,399</b>	<b>7,648</b>
1966-67		680	707	790	705	684	649	<b>4,215</b>	625	644	665	603	537	512	<b>3,586</b>	<b>7,801</b>
1967-68		607	582	583	821	734	687	<b>4,014</b>	740	667	706	660	580	516	<b>3,869</b>	<b>7,883</b>
1968-69		613	680	668	692	800	699	<b>4,152</b>	757	725	709	702	628	548	<b>4,069</b>	<b>8,221</b>
1969-70		601	591	645	647	693	792	<b>3,969</b>	765	716	734	693	658	626	<b>4,192</b>	<b>8,161</b>
1970-71	748	634	612	585	662	662	707	<b>4,610</b>	885	754	767	716	600	610	<b>4,332</b>	<b>8,942</b>
1971-72	670	656	634	602	583	680	664	<b>4,489</b>	784	892	789	718	644	602	<b>4,429</b>	<b>8,918</b>
1972-73	609	598	662	640	621	620	715	<b>4,465</b>	785	819	920	742	671	635	<b>4,572</b>	<b>9,037</b>
1973-74	573	559	568	642	624	621	606	<b>4,193</b>	797	778	798	876	740	695	<b>4,684</b>	<b>8,877</b>
1974-75	673	542	520	574	637	634	608	<b>4,188</b>	690	767	768	756	861	723	<b>4,565</b>	<b>8,753</b>
1875-76	604	574	502	510	559	626	616	<b>3,991</b>	692	687	765	761	780	845	<b>4,530</b>	<b>8,521</b>
1976-77	568	547	565	485	491	544	630	<b>3,830</b>	708	679	677	749	748	759	<b>4,320</b>	<b>8,150</b>
1977-78	450	541	472	547	461	484	540	<b>3,495</b>	709	689	670	668	715	743	<b>4,194</b>	<b>7,689</b>
1978-79	411	403	488	438	545	437	473	<b>3,195</b>	618	685	689	653	639	703	<b>3,987</b>	<b>7,182</b>
1979-80	387	408	362	470	431	526	445	<b>3,029</b>	541	605	666	675	631	603	<b>3,721</b>	<b>6,750</b>
1980-81	330	377	376	339	459	431	515	<b>2,827</b>	492	547	589	669	641	603	<b>3,541</b>	<b>6,368</b>
1981-82	316	344	351	351	334	450	436	<b>2,582</b>	562	483	522	593	648	612	<b>3,420</b>	<b>6,002</b>
1982-83	338	299	305	334	342	325	437	<b>2,380</b>	479	553	498	521	583	632	<b>3,266</b>	<b>5,646</b>
1983-84	353	326	298	316	364	339	348	<b>2,344</b>	507	471	565	510	518	574	<b>3,145</b>	<b>5,489</b>
1984-85	303	317	316	295	304	351	334	<b>2,220</b>	388	505	481	555	482	500	<b>2,911</b>	<b>5,131</b>
1986-87	319	304	300	291	308	293	306	<b>2,121</b>	346	378	390	458	469	493	<b>2,534</b>	<b>4,655</b>
1987-88	322	333	285	306	292	321	306	<b>2,165</b>	308	350	399	351	451	446	<b>2,305</b>	<b>4,470</b>
1988-89	303	325	331	269	309	302	327	<b>2,166</b>	316	316	381	356	338	444	<b>2,151</b>	<b>4,317</b>
1989-90	289	317	327	341	273	322	305	<b>2,174</b>	356	302	333	352	352	343	<b>2,038</b>	<b>4,212</b>
1990-91	276	309	318	333	348	297	325	<b>2,206</b>	333	357	338	332	341	345	<b>2,046</b>	<b>4,252</b>
1991-92	297	297	306	312	321	352	303	<b>2,188</b>	357	342	381	313	322	338	<b>2,053</b>	<b>4,241</b>
1992-93	292	319	300	300	331	321	360	<b>2,223</b>	337	352	363	364	311	310	<b>2,037</b>	<b>4,260</b>
1993-94	304	334	327	306	307	340	341	<b>2,259</b>	364	314	389	354	359	301	<b>2,081</b>	<b>4,340</b>
1994-95	326	332	335	338	319	323	347	<b>2,320</b>	366	371	351	379	332	340	<b>2,139</b>	<b>4,459</b>
1995-96	295	344	326	337	340	323	328	<b>2,293</b>	372	375	382	330	361	329	<b>2,149</b>	<b>4,442</b>
1996-97	303	334	322	323	332	341	319	<b>2,274</b>	336	375	398	354	310	354	<b>2,127</b>	<b>4,401</b>
1997-98	286	313	308	317	324	340	349	<b>2,237</b>	362	347	396	380	363	314	<b>2,162</b>	<b>4,399</b>
1998-99	274	310	304	305	325	337	336	<b>2,191</b>	355	358	367	391	362	354	<b>2,187</b>	<b>4,378</b>
1999-00	243	288	316	303	312	339	331	<b>2,132</b>	378	346	381	371	382	354	<b>2,212</b>	<b>4,344</b>
2000-01	240	286	289	321	316	326	341	<b>2,119</b>	357	366	396	374	353	367	<b>2,213</b>	<b>4,332</b>
2001-02	254	278	286	293	325	329	341	<b>2,106</b>	370	368	407	368	358	352	<b>2,223</b>	<b>4,329</b>
2002-03	270	292	273	300	309	343	344	<b>2,131</b>	381	373	404	408	339	361	<b>2,266</b>	<b>4,397</b>
2003-04	256	294	301	297	310	318	340	<b>2,116</b>	375	376	432	397	397	339	<b>2,316</b>	<b>4,432</b>

Source: Gateway School District ; Municipality of Monroeville 2004.

**MONROEVILLE**Municipality of Monroeville Comprehensive Plan - 2005  
Section IV-Background Studies

## Hospitals and Health Care Facilities



Residents of Monroeville benefit by the large array of health care services located within the Community. According to the records maintained by the Pennsylvania Department of Health, the following types of facilities are located in Monroeville:

### HOSPITALS:

Forbes Regional Hospital  
2570 Haymaker Road

HEALTHSOUTH Rehab Hospital  
2380 McGinley Road

- Ambulatory Surgical Center:  
UPMC Monroeville Surgery Center  
125 Daugherty Drive
- Physical/Speech Therapy:  
Woodhaven Care Center  
2400 McGinley Road
- End Stage Renal Disease:  
Dialysis Clinic, Inc.  
4445 Old William Penn Highway  
Dialysis Clinic, Inc. - Five Points  
2534 Monroeville Boulevard
- Home Health Care:  
Omni Home Care  
4232 Northern Pike Suite 303  
Cedars Community Care Network  
4363 Northern Pike
- Nursing Homes  
Beverly Healthcare  
4142 Monroeville Boulevard  
Cedars of Monroeville  
4363 Northern Pike

Manorcare Health Services  
885 Macbeth Drive  
Woodhaven Care Center  
2400 McGinley Road

According to the American Medical Association (AMA), professional information is maintained on virtually every licensed physician in the United States, including doctors of medicine (MD) and doctors of osteopathy (DO). That Association indicates there are 182 doctors practicing medicine in Monroeville. Table 25 classifies those physicians by medical specialty.

**Table 25** **Doctors by Specialty**

MEDICAL SPECIALTY	Number of Doctors
<i>Allergy and Immunology</i>	4
<i>Anesthesiology</i>	7
<i>Cardiovascular Diseases</i>	4
<i>Dermatology</i>	3
<i>Emergency Medicine</i>	5
<i>Endocrinology, Diabetes &amp; Metabolism</i>	2
<i>Family Medicine</i>	19
<i>Gastroenterology</i>	5
<i>General Practice</i>	2
<i>Geriatric Medicine</i>	6
<i>Infectious Diseases</i>	6
<i>Internal Medicine</i>	16
<i>Neurological Surgery</i>	7
<i>Neurology</i>	4
<i>Obstetrics and Gynecology</i>	17
<i>Oncology</i>	6
<i>Ophthalmology</i>	6
<i>Orthopedic Surgery</i>	5
<i>Osteopathic</i>	2
<i>Other</i>	4
<i>Otolaryngology</i>	1
<i>Pathology</i>	6
<i>Pediatrics</i>	15
<i>Physical Medicine and Rehabilitation</i>	3
<i>Plastic Surgery</i>	4
<i>Preventative Medicine</i>	1
<i>Psychiatry</i>	5
<i>Radiology</i>	9
<i>Surgery</i>	7
<i>Urology</i>	3
<b>TOTAL:</b>	<b>182</b>

*Source: American Medical Association, 2004.*

## MONROEVILLE

The American Dental Association documents that there are 31 dentists practicing this profession in Monroeville. Table 26 classifies those dentists by specialty.

**Table 26 Dentists by Specialty**

DENTAL SPECIALTY	Number of Dentists
<i>General Practice- Dentistry</i>	20
<i>Oral Surgeon</i>	1
<i>Endodontics</i>	2
<i>Orthodontics</i>	4
<i>Pediatric Dentistry</i>	1
<i>Periodontics</i>	2
<i>Prosthodontics</i>	1
<b>TOTAL:</b>	<b>31</b>

Source: American Dental Association, 2004.

Other medical professionals practicing within Monroeville include: Chiropractors, 22; Psychologists, 9; Optometrists, 5; and Veterinarians, 5.

**Cemeteries**

Three prominent cemeteries exist within Monroeville’s boundaries: Restland Memorial Parks, Incorporated, Crossroads Presbyterian Church Cemetery and Good Shepard Cemetery. All are described below.

Located at 990 Patton Street are two separate cemeteries which merged sometime in the late 1960’s to early 1970’s creating what exists today as Restland-Lincoln Parks: Lincoln Memorial (approximately 50 acres) and Restland (approximately 60 acres). The corporation owns another cemetery outside of Monroeville, but our discussion will focus on the approximate 110 acre facility.

Restland Memorial Parks, Inc. provides several types of services. Most prominent is the traditional ground burial service which started circa 1920’s and 1930’s; sixty percent of approximately 110 acres is used or reserved leaving 40% vacant.

There are three mausoleums on the premises of various sizes. One is reserved for veterans and their families. It has a maximum of 40 casket size spaces, of which 35 are sold. Another has a maximum of 128 casket size spaces and this has only five vacancies. The third mausoleum has a full capacity of 500 casket size spaces; 200 spaces remain open.

Defined in Merriam-Webster’s Collegiate Dictionary, a columbarium is a structure of vaults lined with recesses for cinerary urns. A columbarium has been built here for the storage of ash filled urns. Only five of a total of 40 spaces have been filled.

Pets are buried here, too. Space has been reserved for 800 animals, 25% of which has been sold.

Restland Memorial Parks, Inc. is a privately owned facility and is grateful for the service Monroeville’s firefighters, police and veterans have given for their municipality and country. Hence, individuals from all three categories are provided free burial places.

Crossroads Presbyterian Church Cemetery origins begin circa 1790’s. It is privately owned and incorporated as a nonprofit corporation. The board of directors is chosen from Crossroads Presbyterian Church’s congregation located on Haymaker Road.

The cemetery abuts the Old Stone Church property and is bordered by Monroeville Boulevard, Strochein Road and Miracle Mile Shopping Center. It consists of 1.5 acres.

There are no pets buried here, no columbarium either. Only one mausoleum has been constructed on the premises. Approximately 20% of the 1.5 acres remains unused for ground burials.

Located in Ward 1, Good Shepherd Cemetery is located at 733 Patton Street which is also known as Wilmerding/Monroeville Road. Good Shepherd Cemetery is one of 15 Diocesan Cemeteries that comprises the Catholic

**MONROEVILLE**

Cemetery Association of the Diocese of Pittsburgh.

The land for the cemetery was acquired in 1963 and was officially established as a cemetery in 1965. The cemetery is 186 acres in size of which 60 acres have been developed for cemetery use. Good Shepherd is well-landscaped, includes a large garden crypt development and offers memorialization with the traditional up-right monuments as well as flush markers.

An office chapel is available for all committal services and a counselor is on duty in order to assist their patrons and visitors daily.

A master plan calls for a five unit garden mausoleum complex which consists of 2,014 crypt spaces; three units have been erected totaling 1,236 crypts. Also in the plan are two columbariums for cremations.