

c. Arterials

Interstate 70 (S.R. 0070) is a four lane Principal Arterial and passes through Sewickley Township in the southeastern tip of the Township. I-70 is a major east-west connector between Washington County and New Stanton and carries an average daily traffic (ADT) of 18,916 vehicles per day with truck traffic comprising 23 percent of the traffic. For residents of lower Sewickley Township, I-70 would provide ideal access to the New Stanton interchange on the PA Turnpike.

Although there is a full interchange within the Township, access from most areas in Sewickley Township to I-70 is extremely limited. Waltz Mill Road provides the most direct route to I-70, however it quickly travels outside the borders of Sewickley Township and provides better access for the neighboring Township of Hempfield. The local roadways such as Tomajko Road and Yukon Reservoir Road, which also lead to the I-70 interchange, are in extremely poor condition. These local roads cannot be used as an access route to I-70 in their current condition.

Keystone Road/Sewickley Avenue (S.R. 3018) is a Minor Arterial that is classified as an Urban Minor Arterial west of Wendel Road and then changes to Rural Minor Arterial east of Wendel Road. The roadway also changes from a concrete two-lane road with parallel parking, sidewalks and businesses in the urban section to a bituminous two-lane roadway in the rural portion. The roadway carries approximately 5,108 vehicles per day in the rural section and truck traffic comprises approximately 5 percent of the traffic along the entire length of the road. Locally, Keystone Road/Sewickley Avenue extends from the village of Herminie east to S.R. 136 in Hempfield Township and then further east to an interchange with Route 66. The urban portion travels through the center of Herminie and provides access to the numerous businesses and adjacent side streets.

The parallel street parking and frequent driveways on the urban portion limit the width of the roadway and the mobility desired for a roadway classified as an arterial. Within Herminie, the road has concrete curbs and a width of approximately 20-feet, however for an arterial, it should have at least 12-foot lanes corresponding to a minimum road width of 24-feet. The on-street parking also limits the sight distance when exiting many of the driveways. In the past three years, twelve accidents have been reported on this small stretch of roadway within Herminie, which may be, in part, due to the aforementioned roadway conditions.

The pavement in the rural portion is in fair condition and has minimal shoulder width. Although the roadway is wider in this section, the shoulders for an arterial road should be closer to 8 to 12 feet. For this

segment of State Route 3018, the accident rate is also high with six accidents reported in the past three years.

Robertson Road (S.R. 3039) runs parallel to the southwestern border of Sewickley Township and is classified an Urban Minor Arterial. This roadway carries an ADT of approximately 3,000 vehicles per day and is comprised of about 5 percent truck traffic. Robertson Road extends from South Huntingdon Township through Sewickley and then into the Borough of Sutersville.

High speeds are evident along this straight stretch of road, especially near the intersection of Robertson Road and Lowber Road. This arterial road is only 16 feet in width with no shoulders despite the 40 mph speed limit and high ADT. Unfortunately, widening Robertson Road appears to be limited by the railroad tracks that run parallel to the road along its northern side.

Waltz Mill Road (S.R. 3037), as mentioned earlier, provides the best access to the I-70 interchange in Sewickley Township. Due to a high ADT of over 6,600 vehicles per day, this roadway is classified as a Rural Minor Arterial. The traffic along this arterial is about 9 percent truck traffic.

The pavement on Waltz Mill Road is in fair condition but the small shoulder is gravel. This arterial road is very narrow with a width of only 16-feet. Overall, the conditions of this road do not match typical conditions for an arterial road, which are usually 12-foot lanes and 8 to 10-foot shoulders, and because currently this is the best access route to the I-70 interchange, Waltz Mill Road conditions do not match its existing usage.

d. Collectors

Rillton-Sutersville Road/Mars Hill Road (S.R. 3045) runs through the Township from the northern edge to the southwestern border. This roadway is classified as a Rural Major Collector with daily traffic volumes of about 3,400 vehicles and truck traffic contributing to about 9 percent of all vehicles.

Typical major collectors have two 12-foot lanes with 8 to 12-foot shoulders whereas this collector has a total roadway width varying from 23 to 25-feet. The portion of the roadway south of the intersection with Guffey Road was recently overlaid and is in good condition. In this same section, there are numerous passing zones. In addition, undesirable risk may be compounded by the lack of sight distance for vehicles on numerous adjacent streets. North of the intersection, the pavement is in fair condition and has bituminous curb and drainage

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along select sections. Accident data shows that as the roadway approaches the village of Rillton, the accident rate increases resulting in six reported accidents in the past three years.

The intersection of Guffey Road and Mars Hill Road is at the bottom of a steep vertical curve and as a result vehicles travel at high speeds on Mars Hill Road. Furthermore, the intersection has a two-way stop control only on the minor approaches. The poor vertical geometry at this intersection is also the cause of limited sight distance for vehicles approaching on Guffey Road. The accident data for the two roadway segments approaching this intersection also indicates that this intersection may be deficient. In the past three years, fourteen accidents have been reported on the roadway segment immediately north of the intersection and seven for the segment south of the intersection.

Irwin-Herminie Road (C 6404) is a County owned road that would be classified as a collector. The roadway was reconstructed in 1992 with a new roadway and paved shoulders. The roadway serves as a connector between Herminie to the south and Rillton to the north. The roadway also extends to Route 30 to the north. The County does not have traffic counts available, however the roadway carries approximately 4000 vehicles per day from Herminie and grows to 9,980 vehicles per day near Route 30. Truck traffic comprises approximately 5 percent of the traffic. The paved shoulders on Irwin-Herminie Road allow for adequate width for this roadway's usage. As this is the main access route from Route 30 to the north into Herminie, relatively heavy traffic is present.

West Newton Road (S.R. 3057) is classified as a Rural Major Collector and extends from the village of Herminie south to State Route 136. This collector carries an ADT of about 2,800 vehicles per day along its entire length. Truck traffic along the length of the road is about 5 percent.

West Newton Road was recently repaved and is in very good condition. Although the 22-foot width is narrow for this roadway's classification, it adequately serves its usage. Side roads are few along the length of the road and for those that do intersect West Newton Road, adequate site distance is present.

To enter the village of Herminie from the east, motorists would likely travel through the 4-way stop controlled intersection of **West Newton Road and Lowber Road**. This intersection is narrow and no turn lanes are provided. There are wide driveways present on the two northern corners of the intersection. The current driveway placements require motorists to account for vehicles entering and exiting the

various driveways in addition to those stopped at the intersection. Additionally, accident data showed that there were seven reported accidents in the past three years on the roadway segment directly south of this intersection. Although the accidents may not be directly linked to the poor intersection design, the accident rate is high for the otherwise good conditions of the roadway.

Route 136 (S.R. 0136) extends from the eastern border of Sewickley Township to the southern tip of the Township acting as a connector between neighboring Townships. Route 136 is classified as a Rural Major Collector with an ADT of about 2,500 vehicles per day and 5 percent of the vehicles being trucks.

West of the intersection with S.R. 3061, heavy truck traffic and multiple passing zones were noted. The pavement on this section is in good condition but deficient intersections are also present. East of S.R. 3061, the pavement is in fair condition with minimum to no shoulder. On the eastern most portion of the road, the vertical geometry is poor and is complicated by winding horizontal curves. Both the horizontal and vertical geometry hinders sight distance at various intersections and driveways.

The segment of **Wendel Road (S.R. 3069)** that lies within the borders of Sewickley Township represents only a small portion of the entire roadway, which extends well into Hempfield Township and eventually intersects Route 30. In Sewickley Township, Wendel Road is classified as an Urban Collector with an ADT of about 5,250 vehicles per day and a truck traffic percentage of 4 percent.

The pavement on the segment of Wendel Road in Sewickley Township is in fair to good condition, however, no shoulder is present making the 22-foot width slightly narrow for this road's classification and volume. Drainage ditches are present along both sides of the roadway. Wendel Road terminates at a T-intersection with Keystone Road/Sewickley Avenue. At this one-way stop controlled intersection, sight distance is limited looking left onto Keystone Road/Sewickley Avenue.

Lowber Road (S.R. 3016), designated as an Urban Collector, extends from the village of Herminie to the southwestern border of Sewickley Township. Daily, approximately 4,000 vehicles travel along this roadway with trucks contributing to about 14 percent of the traffic. Along the entire length of Lowber Road, an overlay method of widening the road has been used and is shown in Figure 8.

On the southern most portion of Lowber Road, near the village of Lowber, the roadway is a narrow 16-foot with poor pavement conditions including frequent patching. Drainage problems are likely

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because the roadway is generally low-lying. Lowber Road weaves through the village of Lowber producing multiple S-bends around existing buildings thus limiting the width of the roadway.

Also in this section of Lowber Road, the deficient intersection of **Carnegie Road and Diamond Alley** occurs. This offset intersection occurs on a steep vertical grade and a sharp horizontal curve. Furthermore, another offset intersection immediately off of Diamond Alley occurs within a few feet of the intersection shown. Sight distance is limited for all approaches to this intersection and vehicles traveling at high speeds increase the danger at this intersection.

North of the offset intersection, the roadway begins to widen. Despite the winding horizontal geometry, Lowber Road seems to have adequate width on account of the added bituminous shoulders. The general condition of the pavement is better in this northern section of Lowber Road. The width of the roadway is consistent throughout the northern section but Lowber Road does narrow upon approaching the village of Herminie where its name and classification change.

Derr Road, which is the southern portion of S.R. 3061, is classified as a Rural Minor Collector. Over 1,000 vehicles traverse this roadway with truck traffic contributing to about 9 percent of the total traffic. The roadway is narrow with pavement in poor to fair condition. The current deficient roadway conditions do not match this roadway's classification or usage.

e. Local Roads

At the intersection of Lowber Road and West Newton Road, Lowber Road actually becomes **Madison Road** (S.R. 3016) in addition to changing classification from an Urban Collector to an Urban Local road. Madison Road extends from the village of Herminie to the eastern border of Sewickley Township. Madison Road's ADT is the same as Lowber Road at about 4,000 vehicles per day, which is high for its designation as an Urban Local road. The truck traffic percentage lowers from the 14 percent noted on Lowber Road to only 4 percent on this section of S.R. 3016.

Although the pavement on Madison Road is in good condition, the bituminous shoulder that is present on S.R. 3016 when designated as Lowber Road is not present on this portion of the state route. As a result, the roadway width of only 16 feet is narrow for the winding horizontal geometry.

A particularly dangerous intersection exists along **Madison Avenue** where it meets **Irwin-Herminie Road** in Herminie. As shown in

Figure 13, traffic traveling southbound on Irwin-Herminie Road has the right-of-way while the eastbound traffic on Madison Road must first stop before continuing along Madison Road. Because the intersection lies on a relatively sharp horizontal curve, there is limited sight distance looking left at the stop sign. In addition, the stop sign on Madison Road is too far back and motorists must make their stop closer to the intersection to see the approaching southbound traffic on Irwin-Herminie Road.

Immediately following the aforementioned intersection, motorists must make a sharp right hand turn to continue on Madison Road. Similar to the previous intersection, vehicles traveling northbound on Madison Road must yield to traffic coming from the east on the adjacent street. At this one-way stop controlled intersection, adequate sight distance is present. S.R. 3012, which is designated as **Bells Mill Road** on the western portion and **Yukon Road** on the remaining portion, is classified as a Rural Local road. Bells Mill Road has an ADT of only 214 vehicles per day; however, Yukon Road carries approximately 1,000 vehicles each day. The roadway parallels the southern border of Sewickley Township, and actually travels into South Huntingdon Township for a portion, until it intersects Yukon Reservoir Road where it continues north into Hempfield Township. The truck traffic percentage on the entire roadway length is 9 percent.

In general, S.R. 3012 is narrow with no shoulders and poor pavement conditions including frequent patching. Two particular points on the roadway are causes of concern. The first is at the Y-intersection of S.R. 3012 and Pierce Road. There is no stop control at this intersection and because Pierce Road is so far skewed from S.R. 3012, traffic traveling westbound on S.R. 3012 could not make a right turn. The second concern occurs at the point where S.R. 3012 crosses from Sewickley Township into South Huntingdon. A misaligned one-lane bridge joins the two Townships. This bridge is at a 90-degree angle with the roadway and oncoming traffic cannot be seen when crossing.

Guffey Road (S.R. 3047), portions of which are known as Dick Station Road, is classified as a Rural Local road. Guffey Road carries fewer than 1,250 vehicles per day with about 5 percent truck traffic. The volume of traffic is high for the roadway classification as a Rural Local road.

South of the intersection of Guffey Road and Mars Hill Road, the pavement is in fair condition with some cracking. This portion of the roadway is narrow with no shoulders and is complicated by poor horizontal geometry. Approaching the intersection of Lowber Road and Guffey Road, there is a steep vertical grade as well as a horizontal curve. North of the intersection with Guffey Road, the pavement is in

poor condition with possible sub-base problems. The 45 mph speed limit is high for the winding horizontal geometry present on this portion of the roadway. North of the intersection of Guffey Road and Volk Lane, the steep vertical grades are compounded by several horizontal curves. At the intersection of Guffey Road and Turner Lane, near the northern border of Sewickley Township, a very narrow one-way bridge is not aligned with the roadway limiting visibility of oncoming traffic.

S.R. 3061, which extends from Madison Road through Route 136 to S.R. 3012, has three different segments (from North to South): **Highberger Road, Beacon Light Road, and Derr Road.** The northern portions of the roadway (Highberger Road and Beacon Light Road), which are classified as Rural Local roadways, carry an ADT of about 169 vehicles per day and are comprised of 9 percent truck traffic. The southern portion, Derr Road, is a Rural Minor Collector and has been previously discussed.

The pavement on S.R. 3061 is in poor to fair condition, it being uneven in parts and eroding along the shoulder because of an unstable sub-base. The 16-foot roadway is narrow for the winding horizontal geometry, especially at the sharp bend north of the intersection with Balentine Road. At the intersection of S.R. 3061 and Madison Road, there is poor sight distance looking left at the stop sign on S.R. 3061. The offset intersection of S.R. 3061 and Route 136 may be unsafe for motorists, particularly at the southern entrance to S.R. 3061 where the roadway is split into a Y with no yield indicated for either entrance.

S.R. 3014, better known as **Huntingdon Road** has an ADT of over 1,500 vehicles per day. Truck traffic comprises about 9 percent of the total traffic. Huntingdon Road, which leads directly into Hempfield Township, is an access route for the neighboring Township to I-70, thus, resulting in the high volume. A high ADT of over 1,500 indicates that this roadway does not match its current classification as a Rural Local road.

The state roads yet discussed, S.R. 3041, and S.R. 3065, are both classified as Rural Local roads with truck traffic percentages of 9 percent. Each of these three roadways is typical of the other Rural Local roads having fair to poor pavement conditions and narrow roadway width.

The remaining roads in Sewickley Township are local and county roads but are similar in condition to the Rural Local state roads previously described. Some additional deficiencies were noted:

- **Oggs Lane**, which runs between Mars Hill Road and Guffey Road,

abruptly changes from a paved roadway to an extremely narrow gravel road.

- The entire length of **Kangaroo Hill Road** is on a steep vertical grade. Signage is posted indicating that no trucks are permitted on this roadway.
- The pavement on **Scott-Haven Road** is in very poor condition being frequently patched and extremely rutted and uneven.
- Although the pavement on **Van Kirk Road** is in fair condition, a steep vertical grade complicates the narrow roadway.
- The winding horizontal geometry on **Reservoir Road** is compounded by pavement in poor condition and a narrow roadway width.
- The pavement on **Hutchinson Road** leading into the village of Hutchinson is uneven and the roadway is narrow.
- The pavement on **Pierce Road** is in very poor condition and numerous ruts indicated sub-base problems. Typical of the local roads, Pierce Road is also very narrow.
- The pavement on **Curry Road** is in fair condition but the roadway has no shoulder and is therefore narrow.
- **Slebodnik Road** has poor pavement, an uneven roadway width, and poor drainage. No dead end signage is present on this roadway even though it ends abruptly before it would connect to Lowber Road.
- **Cool Springs Road**, which connects Mars Hill Road to Lowber Road in the southwestern tip of the Township, has fair pavement condition but is narrow with no shoulder.
- **Freeman Road**, which connects into Guffey Road towards the northern portion of the Township, is in poor condition with a narrow roadway width.
- The pavement on **Whyel Road** is in good condition but the roadway is narrow.
- The pavement on **Tomajko Road** is uneven and in poor condition. The horizontal geometry along the roadway is also poorly designed.

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Besides the intersections already discussed, the following list presents additional intersections and their deficiencies:

- Sulphur Springs Road and Guffey Road - offset intersection; no stop control
- Curry Road and Cool Springs Road - wide intersection; no stop control
- Kangaroo Hill Road and Mars Hill Road - 1-way stop; stop sign not visible; poor sight distance
- Mars Hill Road and Irwin-Herminie Road - 3-way stop; limited sight distance; wide driveways
- Morris Road and Route 136 - Y-entrance to Morris Road with no yield at Y
- Whyel Road and Pierce Road - Y-intersection at skew angle; no stop control
- Heplers Circle and Whyel Road - no stop control
- General Braddock Road and Reservoir Road - no stop control
- Irwin-Herminie Road and side streets entering Rillton - skewed side streets; offset intersections
- Tomajko Road and Waltz Flat Road - one-way stop; poor sight distance

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Table I-13

Source: PENNDOT District 12-0 for the years of 1998, 1999, and 2000

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"Where are we now?"

| Accident History Summary | | | | | | | | | | | |
|--|--|---------------|----------|---------------------|------------|---------|---------|-------------------|-------------------|-------|-------|
| Intersection/ Roadway | | Accident Type | | | | | | | | | |
| Roadway | Roadway Segment | Angle | Rear End | Hit Fixed Object | Side Swipe | Head On | Backing | Hit Pedestrian | Non- Collision | Other | Total |
| Lowber Road/ Madison Road (S.R. 3016) | West Newton Road (S.R. 3057) | 2 | -- | -- | -- | -- | -- | -- | -- | -- | 2 |
| | Robertson Road (S.R. 3039) | 1 | -- | -- | -- | -- | -- | -- | -- | -- | 1 |
| | Highberger Road/ Beacon Light Road/ Derr Road (S.R. 3061) | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0 |
| | Segment 100 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0 |
| | Segment 120 | -- | -- | 1 | -- | -- | -- | -- | -- | -- | 1 |
| | | | | | | | | | | | |
| Main Street (S.R. 0136) | Highberger Road/ Beacon Light Road/ Derr Road (S.R. 3061) | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0 |
| | West Newton Road (S.R. 3057) | 3 | -- | -- | -- | -- | -- | -- | -- | -- | 3 |
| | Segment 130 | -- | -- | 2 | -- | -- | -- | -- | -- | -- | 2 |
| Keystone Road/ Sewickley Avenue (S.R. 3018) | Wendel Road (S.R. 3069) | 2 | -- | 1 | -- | -- | -- | -- | -- | -- | 3 |
| | Segment 10 | 6 | 2 | 3 | -- | 1 | -- | -- | -- | -- | 12 |
| | Segment 30 | 3 | -- | 2 | -- | -- | -- | -- | 1 | -- | 6 |
| West Newton Road (S.R. 3057) | Segment 20 | -- | -- | 1 | -- | -- | -- | -- | 1 | -- | 2 |
| | Segment 40 | 4 | 2 | 1 | -- | -- | -- | -- | -- | -- | 7 |
| Rillton-Sutersville Road/ Mars Hill Road (S.R. 3045) | Dick Station Road/ Guffey Road (S.R. 3047) | 2 | -- | -- | -- | -- | -- | -- | -- | -- | 2 |
| | Segment 20 | -- | -- | 2 | -- | 1 | -- | -- | -- | 1 | 4 |
| | Segment 80 | 2 | 1 | 2 | -- | 1 | -- | -- | 1 | -- | 7 |
| | Segment 90 | 2 | -- | 11 | -- | -- | -- | 1 | -- | -- | 14 |
| | Segment 110 | 1 | -- | 5 | -- | -- | -- | -- | -- | -- | 6 |
| Waltz Mill Road (S.R. 3037) | Segment 170 | -- | 1 | -- | -- | 1 | -- | -- | 1 | -- | 3 |
| | Segment 180 | -- | -- | 2 | -- | -- | -- | -- | -- | -- | 2 |
| | Segment 190 | -- | 1 | 2 | -- | -- | -- | -- | -- | -- | 3 |
| Bells Mill Road/ Yukon Road (S.R. 3012) | Segment 40 | -- | -- | -- | -- | -- | -- | -- | -- | -- | 0 |
| Total Number of Accidents | | 28 | 7 | 35 | 0 | 4 | 0 | 1 | 4 | 1 | 80 |
| Percent of Total Accidents by Type | | 35.0% | 8.8% | 43.8% | 0.0% | 5.0% | 0.0% | 1.3% | 5.0% | 1.3% | 100% |

Some typical conditions were noted in the following villages in Sewickley Township:

- **Herminie** - fair pavement condition; some overlay, no shoulder or curb
- **Hutchinson** - fair pavement condition; narrow
- **Lowber** - patched pavement; narrow, low lying roadway, possible drainage problems

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7. Parks, Recreation, and Open Space Profile

This next section takes stock of the Township's current proximity to parks, recreational facilities, and open space. Such issues include sources of funding, the latest improvements, and additions wished for in the future. There were a variety of both public and private resources and facilities located within Sewickley Township.

The Youghieny River, which forms the western boundary, is often used for boating, fishing, and other water sports in the summer time.

The following is a brief list of existing sports/recreational locations:

- **Crabapple.** There is a lake and a swimming pool/picnic area, which is publicly owned and is located on West Newton Herminie Road.



- **H.W. Good.** There is a playing field/sports gym, as well as a playground facility.



- **Bruno Field.** Part of the Sewickley Township Recreation Center, this field contains football and baseball fields, tennis courts, and other playground facilities. There is one additional basketball facility in Herminie Village.



- **Sewickley Township Recreation Center.** This is on Highland courts.

- **Madison Golf Club.** This privately owned golf club is located in the southeast corner of the Township on Yukon Reservoir Road, not far from the Westinghouse Plant.



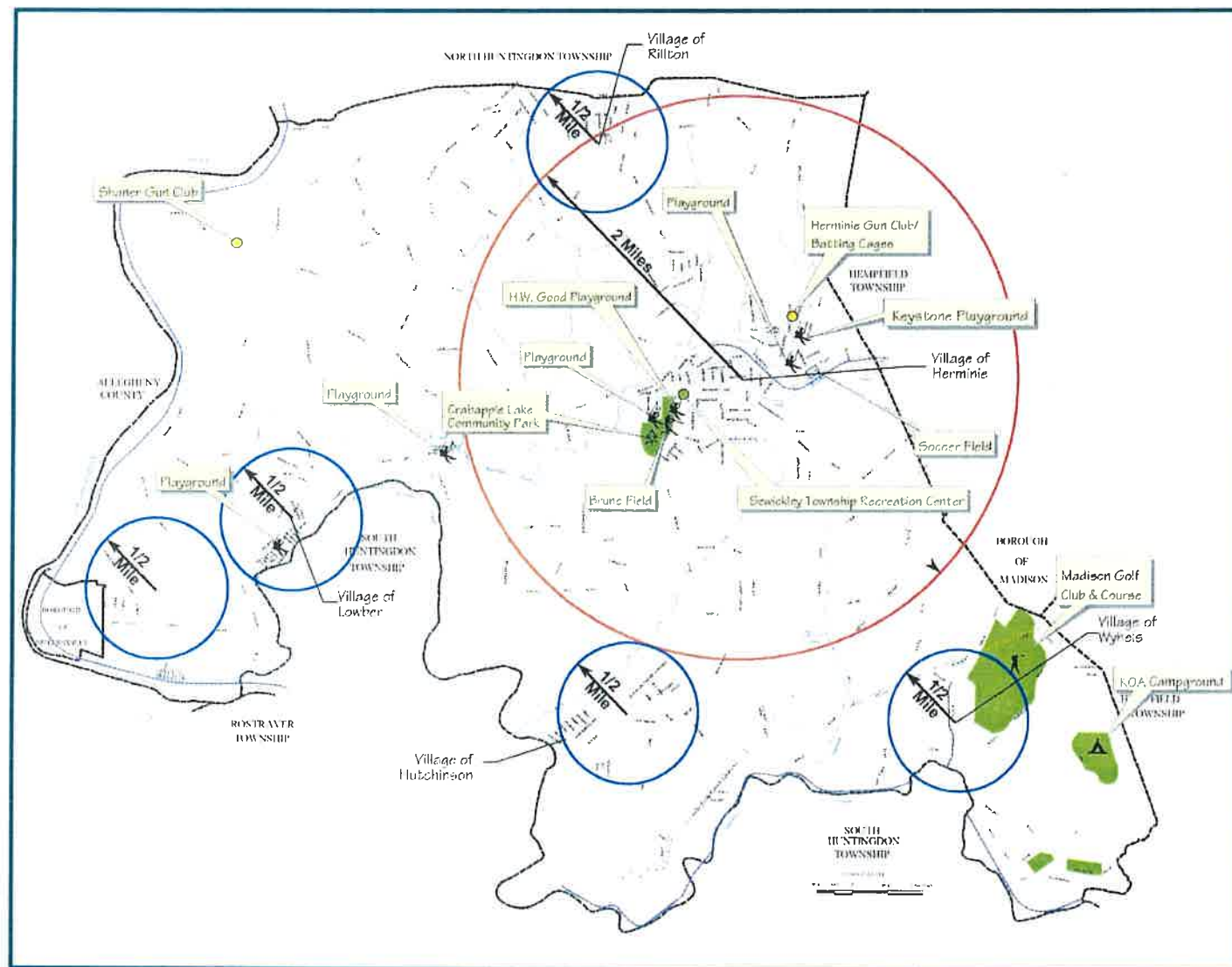
KOA Campground. This privately owned campground is also in the southeast corner of the Township off of Waltz Mill Road.



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Mapping I-6:
Parks, Recreation and Open
Space Map



LEGEND

- MUNICIPAL BOUNDARY
- POWERLINE
- PROPERTY LINE
- ROAD
- RAILROAD
- OPEN SPACE
- COMMUNITY PARK
- GOLF
- CAMPGROUND
- ATHLETIC FIELD
- PLAYGROUND
- SOCCER FIELD
- OTHER RECREATION FACILITY
- PARK SERVICE AREAS
- COMMUNITY PARK (2 MILE RADIUS)
- NEIGHBORHOOD PARK (1/2 MILE RADIUS)

- **Gun Clubs.** The Herminie Gun Club is located on Limerick Hill. The Shaner Gun Club is located between Herminie and Sutersville, located off of Stewart Lane.

- **Batting Cages.** Batting Cages were put in last year, though they are not regular public cages. They are often reserved for sports coaches and used as practice facility.

The Township wants playgrounds in Lowber and in Rillton; these villages have approached the municipality about possible appropriations¹¹.

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a. Funding and Activities

The Township Recreation Center had a budget of \$8,000 from the Township, for the year 2000¹². The Center also relies on funding and grants provided by the United Way, though re-districting changes on the part of United Way have caused a decline in assistance to the Center in recent years. The Center also receives some assistance from Westinghouse, but this support has also waned in recent years, reflecting the downsizing at Westinghouse. Herminie Bank helped the Center, but this support has declined since the Bank was sold. The Center also rents its indoor facilities out to Sewickley citizens, association meetings, semi-professional wrestling tournaments, and various other events. Its busy season is from October 15 to April 15. The Sewickley Athletic Association and the Youth Midget Football Associations maintain the Center playing fields; these Associations fund themselves independent of the Recreation Center. Other rents include a rabies clinic, where the Center receives 50 percent of the proceeds from the shots. The said rents sustain the Recreation Center building and allow the Center to remain open¹³.

Along with the said public facilities, Sewickley Township's main public park is Crabapple. Crabapple Park was originally built in 1961 and its maintenance has been possible through the endowment of a trust fund set up by long-time local Township doctor, Dr. Cerne¹⁴. The Township took over the swimming pool in 1993, although the trust will cover the difference of municipal budget shortfalls once appropriate expenditure documentation has been gathered and examined by the trust board. Support from the trust has allowed for the reconstruction of the public swimming pool, the construction of which began in January; this has been the top priority of the Township Parks Board¹⁵. Other current improvements include the new playground equipment that was purchased last year. Refortification of the Crabapple Pavilions is another top priority, as these pavilions are rented for parties, celebrations, and other public occasions and generate necessary revenues for the sustainability of the parks. It is hoped that refortification may begin sometime next year.

8. Government Operations

a. Composition

Sewickley Township is a second-class Township and is governed by a three-member **Board of Supervisors**. There are five subcommittees that advise the board of supervisors.

The Board of Supervisors is elected for terms of six years; each chairperson serves for two years out of his/her six-year term. It has ultimate authority as for municipal decisions and is responsible for appointing members of the Township Steering Committee.

There are five sub-committees under the board of Supervisors, which consist of seven members that are appointed by the Board of Supervisors for terms of five years. All sub-committees have a Chairperson that serves for a two-year term. The Township Municipal Authority and the Yough School District Board of Education each have seats on the Steering Committee. For the implementation of Sewickley Township's Comprehensive Plan, each of the sub-committees will have clear, interdependent roles and functions. The list of sub-committees is as follows:

- Sewickley Township Planning Commission
- Sewickley Township Recreation Board
- Sewickley Township Parks Board
- Sewickley Township Cultural Commission
- Sewickley Township Municipal Sewage Authority

The Township Municipality consists of a Secretary/Treasurer, a Township Clerk, a six-person Road Department [headed by a Road Master that is also currently on the Board of Supervisors], a part-time Ordinance Officer, and the Janitor that is responsible for cleaning and maintaining the Township Recreation Center.

b. Governance Interaction and Priorities

From the tone of interviews conducted, it was concluded that relations among the major governance stakeholders outlined above were sound. As the functions and focus of each of the sub-committees were specific, many Steering Committee members noted that there was not tremendous coordination of agendas from one sub-committee to the next⁴²; each sub-committee meets once per month and reports its agenda to the Board of Supervisors.

Listed is a brief inventory of current projects/priorities by committee:

- **Sewickley Township Planning Commission** - Developing a workable land use system that will address future residential/commercial growth in the Township;
- **Sewickley Township Recreation Board⁴³** - Maintaining/enhancing the Recreation Center (Indoor gyms, outdoor fields, public library);
- **Sewickley Township Parks Board** - Completion of Crabapple swimming pool rebuilding, begin re-enforcing Crabapple pavilions, possible future playgrounds in Lowber and Rilton;
- **Sewickley Township Cultural Commission⁴⁴** - Attracting community theater and community orchestra. Encouraging diversity of Township leisure activities;
- **Sewickley Township Municipal Sewage Authority** - Deciding on future sewage system, location of pipes/treatment systems, etc.

The Sewickley Township Municipality enjoys some informal cooperation with neighboring municipalities per service provisions and situational needs⁴⁵, but very little interaction exists among neighboring municipalities as for forming official governance policies or significant public service collaborations. In an interview with the Township Manager, few neighboring municipalities have brought up inter-municipality planning or service provision in a meaningful sense, so public services and governance remain local. "When we need anything," the Township Secretary added to earlier statement, "we can contact other municipalities. Or we can touch bases with the other members of associations such as the Westmoreland County Association of Township Supervisors, PA State Association of Township Supervisors, as well as the Penn-Laurel Secretary's Association."

As mentioned in the Introduction and the Public Services segments of Section I, the provision of infrastructure-water/sewage pipes, road improvements, et al-was among the high priorities identified at the Steering Committee meetings. This priority is among many that face budget constraints.

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Footnotes

- 1 - US. Census 2000.
- 2 - Interview with Herminie Business Association member. The Westinghouse-Waltz Mill Site was bought out by a German firm approximately two years ago.
- 3 - "Sewickley Township Subdivision and Land Development Plan: Ordinance No. 131," Board of Supervisors, March, 1990.
- 4 - "Sewickley Township Mobile Home Park Subdivision Ordinance," Board of Supervisors, June, 1983.
- 5 - Interview with Steering Committee/Planning Commission member.
- 6 - Virtual Museum of Coal Mining in Western Pennsylvania, *A Publication of the 20th Century Society in Western Pennsylvania*.
- 7 - History of Sewickley Township and Sutersville, John J. Wilson. Edgar Cowan ran on the Republican ticket in 1861 but fell out of favor with the Republican Party due to his opposition to their Southern reconstruction plans immediately following the Civil War. His standing within the Party soured to the point that they refused to confirm his appointment as minister to Austria. Joseph Finch served just one term during the New Deal Era.
- 8 - Virtual Museum of Coal Mining in Western Pennsylvania, *A Publication of the 20th Century Society in Western Pennsylvania*.
- 9 - Ibid. The Hutchinson Mine Complex, which had been inactive for many years, was demolished in 1988.
- 10 - Ibid. A slope entry differs from a shaft entry, which is often vertical and accessible only by a lift. Hutchison Mine had a slope entry over 850 feet long, making mines accessible by foot. The slope entry at Magee Mine was reinforced by ashlar sandstone retaining walls. Herminie's shaft entry was over 250 feet down.
- 11 - Ibid.
- 12 - Interview with Sewickley Township Steering Committee/Cultural Commission member.
- 13 - Interview with Sewickley Township Auditor.
- 14 - Interview with Sewickley Township Cultural Commission member.
- 15 - Ibid.
- 16 - Sewickley Township Public Library Postal Circular.
- 17 - Ibid.
- 18 - Interview with Sewickley Township Library.
- 19 - Sewickley Township Public Library Postal Circular. Many local businesses, including Giant Eagle and Flower Depot in West Newton, contribute to the library's developing trust fund.
- 20 - Interview with Township Auditor. One of the Commission's chief founders, the auditor expressed uncertainty about how to gauge community receptivity to theater and orchestra, but noted that the Board of Supervisors has supported the Commission's theater initiative thus far.
- 21 - Interview with Janet Fawcett, Cultural Commission. Light Up Night is an annual parade celebrated on December 1, where citizens set up Christmas lights up and down Sewickley Avenue, rent costumes, and gather at the end of the evening to sing carols by the Township's Christmas Tree.
- 22 - Interview with Herminie Business Association President.
- 23 - US Department of Agriculture, "Soil Survey: Westmoreland County, Pennsylvania." 1965.
- 24 - Interview with Yough School District Superintendent.
- 25 - Ibid.
- 26 - Interview with Steering Committee / Board of Supervisors.
- 27 - Interview with Sewickley Township Municipal Secretary.
- 28 - Interview with Steering Committee / Planning Commission member.
- 29 - Interview with Municipal Authority of Westmoreland County. This figure cannot be stated with 100 percent accuracy as households with home businesses may count as two

Section I

"Where are we now?"

connections instead of just one. 85 percent would be a conservative estimate, is a revision of an earlier figure derived from a telephone interview with a Steering Committee member.

30 - Interview with Board of Supervisors member.

31 - Interview Steering Committee / Municipal Sewage Board member.

32 - Interview with Tax Collector.

33 - Ibid.

34 - Interview with Irwin Realtor. The realtor estimated that nearly 70 percent of young people that leave Sewickley Township after graduating from high school do not return to the area. He suggested that many former residents eventually return when they are much older.

35 - Interview with Westmoreland County Employment Office. As of July 2001, Unemployment in Sewickley Township is at 5.9 percent, versus 8.5 percent in 1990. In Westmoreland County, the unemployment rate during July 2001 was at 4.9 percent, versus 7.1 percent in 1990.

36 - Interview with Irwin Realtor. Realtor estimates that current median market value for houses sold last year was approximately \$96,000, appreciating at a rate of 4-6 percent per year. It was further noted that houses generally needed between 60-120 days to sell.

Currently, there are no local realtors in the Township and all property transactions are performed by realtors from neighboring municipalities.

37 - Interview with Steering Committee / Recreation Board member.

38 - Ibid.

39 - Interview with Steering Committee / Parks Board Member.

40 - Ibid.

41 - Interview with Steering Committee / Recreation Board Member.

42 - The only possible exception is the commonalities between the Parks and Recreation Boards.

43 - Interview with Steering Committee / Recreation Board members.

44 - Interview with Steering Committee / Cultural Commission member. It was noted that the Cultural Commission receives no funds from the municipal budget. Many of the committees indeed create their own funds for ongoing funds, via state grants, local fundraisers, and other resources.

45 - Already mentioned was the merger of Herminie's rescue service with North Huntingdon's Rescue 8.

Section I

"Where are we now?"

This section provides an overview of the process used to create the Township's "Vision for the Future."

The process consisted of the following steps:

- (1) the creation of a vision statement describing the community in the next twenty years,*
- (2) the development of community goals,*
- (3) the delineation of a future land use scenario, and*
- (4) the establishment of community development objectives.*



Section II

"Where do we want to be?"

Creating the Vision

Step 1: The Vision

A "vision" is a mental image that empowers individuals and communities by giving them foresight to make events happen and projects possible. Figure II-1 presents "Sewickley Township's Vision for the Future." This vision statement incorporates the principal points extracted through the inventory of existing conditions, the public input process, and the visioning exercise conducted by the steering committee. It also sets the tone for the future land use scenario.

"It is the vision that inspires, motivates, and transforms desire into action."

- Unknown



Figure II-1.

SEWICKLEY TOWNSHIP'S VISION STATEMENT

Sewickley Township has distinct, thriving, village business districts, which are complemented by vast amounts of open space and agricultural land. Local officials and residents have kept an eye on their past yet have moved into the 21st century by providing quality services, a mix of housing, and encouraging economic development in appropriate areas. Residents, children, business owners, and community leaders are proud of where they live as Sewickley has a unique and strong sense of community. The Township is known for a rich heritage of coal mines and agricultural history and today still captures the same rural feel.

The villages of Herminie, Hutchinson, Rillton, Lower, and Whyel serve as focal points to the Township. The villages are diverse containing many churches, historical buildings, traditional homes, and family owned businesses and restaurants. The surrounding land consists of wooded areas, agricultural fields, and pockets of industry and residential homes. The location of new development is coordinated with making improvements to their road system and sewer network. Therefore, Sewickley Township is known for being well planned. Sewickley officials respect the values of their residents and businesses because the Township has continued to maintain a rural feel.

The leadership in Sewickley Township has never been stronger. Residents feel safe due to the newly instituted local police program. Sewickley Township cooperates with adjacent communities to help provide quality municipal services such as sewer, water, and public services such as education, which help to reduce administration costs.

Due to a well-planned transportation improvement program, the existing road network has been improved and is well maintained. Businesses and residents have easy access to major roadway networks such as Route 30, I-76, I-70, and Route 51, which helps to catalyze economic development. Bicycle paths and walking paths connect the villages and provide recreational opportunities as the multi-use trails meander throughout the landscape and connect open spaces.

The residents of Sewickley Township choose to live there because the Township is known for a quality education system, many cultural activities, organized programs, as well as excellent recreation facilities--a highlight being Crabapple Park and Pool. Throughout the year residents are actively engaged in a variety of community events and public programs. Sewickley residents are proud their Township has its own identity and that they have been part of making it a special and unique place that continues to be known for its rural character.

Section II

"Where do we want to be?"

Step 2: Key Community Goals

The next step in "creating the vision" was the development of community goals. The community goal statements are broad in nature and are designed to be all encompassing based upon community identified ideas and issues. The goal statements emerged out of the visioning exercise conducted by the Steering Committee. The Committee revised those statements to most accurately reflect the needs and desires of the citizens. Consequently, the goal statements establish in writing what is important to the citizens of Sewickley Township. Figure II-2 presents the "Key Community Goals."

Figure II-2

| Key Community Goals | |
|--|--|
| Topic | Goal Statement |
| Community Image | To maintain our rural character, enhance our small villages, and promote quality community values so that we become known as an ideal first class township with a high quality of |
| Commercial Businesses and Economic Development | To encourage business development in existing commercial and industrial areas while seeking new economic ventures for |
| Education | To provide high quality education so that our children achieve beyond the state standards, which will draw additional families to the area because we have a well respected education system. |
| Growth Management/Land Use | To encourage revitalizing the older villages and encourage some new residential, industrial, and commercial development in designated areas so that Sewickley can |
| Public Services | To support quality public services such as police, fire, EMS, electric, sewer, and water. |
| Agriculture | To preserve prime farmland through agricultural protection methods and offer initiatives to promote farming as a viable industry for Sewickley Township. |
| Parks, Recreation, and Open Space | To develop and improve the park, pool, and recreation facilities within Sewickley Township and connect them with an open space system that includes a trail network. |
| Government Operations | To promote strong leadership that will deliver quality public services to Sewickley residents through successful cooperation within the Township and with neighboring communities. |
| Cultural and Historic Resources | To promote Sewickley's rich historical and agricultural heritage as well as create a cultural center that is central to all of Sewickley Township. |
| Environmental and Natural Resources | To ensure that the natural resources within Sewickley Township are preserved through better management practices as well as encourage environmental stewardship in the way Township residents live their daily lives. |
| Housing | To designate areas within the Township for new housing that will be of varying styles and affordability levels, including housing for seniors, and blend well with the older homes of the community. |
| Transportation and Infrastructure | To support better upkeep of existing roads while developing a plan for new roads and infrastructure so that Sewickley can better access Route 30, I-76, I-70, and Route 51. To support the development of bicycle and walking paths as an important mode of transportation and recreation facilities. |

Section II

"Where do we want to be?"

Step 3: The Future Land Use Scenario

The third section of Creating the Vision is organized into five parts. The first part provides an overview of the land use scenario; the second describes how to effectively use the land use scenario in municipal planning practices; the third is a description of the conservation subdivision design technique; the fourth discusses the relationship of Sewickley Township's land use adjacent to the surrounding municipalities, and the fifth outlines the community development objectives.

The future land use scenario map translates the Sewickley Township Vision into a graphic. It is a conceptual map that will assist Sewickley Township when developing land use tools such as a zoning ordinance or updating its subdivision and land development regulations. It is intended to assist municipal officials in making future development and land use decisions.

A second public meeting was held on May 2, 2002 due to the public's request to stay informed and give additional input into the planning process. The purpose of the second public meeting was to give the public an update of the process, review the draft Vision and Goal Statements, and most importantly, obtain their feedback on the draft Future Land Use Map.

Approximately fifty citizens attended the meeting. Attendees were presented with the draft Vision, goal statements, and draft future land use map. How the draft derived was explained, then the attendees were charged with critiquing and making revisions to the future land use map. Most attendees appreciated the opportunity to give additional input. Overall, they felt that the future land use map represented the ideas presented in the Vision and goals. Their comments were noted and reflected in the final map and can be read in the meeting minutes appendix.

The land use illustrations displayed on the following page were used to educate the public on potential development scenarios. The colors correspond with designated land uses on the future land use map.

The future land use visuals are displayed on the following page. Both the steering committee and the public used these ideas to help them develop the concept for the future land use map.



Figure II-3

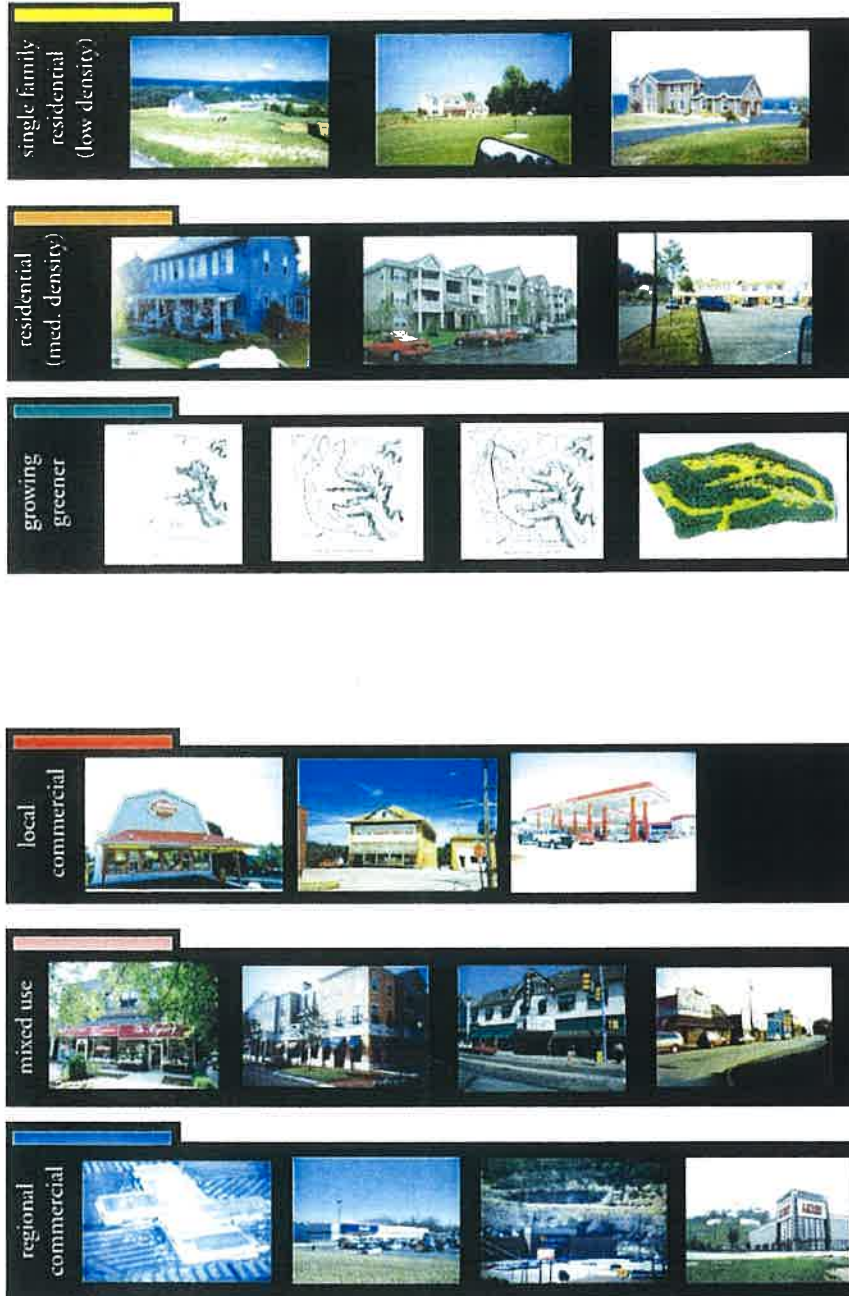
"The basic idea behind the scenario is to ensure that development fits together in an integrated and harmonious manner while achieving the ideals of the community."

Section II

"Where do we want to be?"

Figure 11-4

Future Land Use Scenario



Section II

"Where do we want to be?"



1. Overview of the Future Land Use Scenario

The future land use scenario reflects Sewickley Township's desire to maintain its rural character, enhance the village districts, yet promote economic development in appropriate areas, such as industry in the southeast section. It is a reference to help guide future development in the next fifteen to twenty years. The pressure to develop may not reach the point where the entire future land use map and scenario is achieved. However, if development is seeking to locate in Sewickley Township, this is the plan that Sewickley residents have reached consensus on and would like to follow. This plan for land use includes provisions for the amount, intensity, and character of land uses.

Many of the areas designated for new or expanded development have been coordinated with proposed water and sewer facilities. As mentioned in Section I, one plant has been designated and a second plant is proposed. (Location to be determined.) The arrangement of proposed future land uses has been done in a way to conserve energy, minimize environmental impacts, and reduce the amount of infrastructure costs.

The future land use scenario suggests the following main points:

- Focus on enhancing the existing village districts.
- Encourage the development of a mixed-use mainstreet within each village district.
- Expand the existing village districts to accommodate new growth.
- New low-density residential development should naturally radiate outward from the village centers.
- Ensure the preservation of prime agricultural land. Keep the overall rural feel of the Township.
- If new commercial development occurs, encourage building access roads, so the main arterials do not become strip mall development. Also, encourage developing commercial nodes with a theme so that each have consistent architectural and landscaping features.
- Incorporates access and design standards for the mixed-use commercial overlay district located along the major roadway corridors which connect the village districts and the commercial district.
- Encourage the development of Greenways throughout Sewickley Township to preserve stream and river corridors as well as create additional recreational opportunities.

- Enhance existing park and playground areas. Ensure that each village district has a neighborhood park.
- Upgrade primary transportation routes to encourage better access and economic development in appropriate locations.
- Encourage new industry and high tech development to locate in the southeast section of the Township where there is easy access to the I-70.
- Encourage development of bicycle and pedestrian facilities to allow for walkable and bikeable connections throughout the Township.

Section II

"Where do we want to be?"

Mapping II-2

Future Land Use

The following is a description of the land use classifications used on the future land use map.

Village Districts - The designation promotes traditional village and site development patterns. Development or redevelopment consists of a variety of housing types that are generally aligned with the streets and are compatible with the style of homes that exist already within the villages. The village district contains a variety of residential homes and townhomes, mixture of compatible land uses, complemented with civic buildings and spaces (squares, parks, etc.) A mixed-use mainstreet has been designated within each village district, which promotes local commercial and service businesses such as a grocery store, convenience store, barbershop, restaurant, etc. Typical site design features include sidewalks, street trees, street lanterns, short setbacks, parking and garages behind the homes, alleys, and consistent architectural features on buildings. The village districts have been expanded to allow for some additional growth. The districts allow for variation in housing size, type, and affordability levels.

Agriculture - The area is designated to be preserved for some type of agricultural use, which may include agricultural easement areas, agricultural business, agricultural security areas, and other farmland uses. Residential homes (the farm homestead) may be allowed within this area, although the density of residential development may be limited. The primary use of land is agriculture within these areas.

Open Space Greenway - Open space, steep slopes, wetlands, woodlands, flood plains, or other significant areas that are to be preserved. The greenway is often used for recreational purposes. Designating the greenway network is to help keep the rural feel of the Township.

Pedestrian Connections - Pedestrian facilities have been designated conceptually on the future land use map. They represent the development of trails through greenways or sidewalks in village areas, which will connect various key locations within the Township to one another. The trail network will also connect the open spaces and allow for additional enjoyment of the natural resources within Sewickley.

Parks and Playgrounds - The area is already a park or recreational facility or is desired to become a park or recreation land.

Residential - Low Density - Area is designated for single family residential with a variety of housing designs. The designation will promote development while preserving open space and agricultural land. The density of homes will not be less than one unit per acre, although more creative ways of developing the land may be used such

as conservation subdivision design. The Sewickley Community has expressed the desire for these residential areas to be more "rural" by design and nature.

Residential - Medium Density - Area is designated for development of more units per acre than the low density residential. It usually consists of single-family homes (four to eight units per acre), town homes, and condominiums. Height of the developments is usually restricted.

Mixed Use Development - Designation allows for the development of commercial, public or service, and residential uses. Some structures within this designation may contain more than one land use. It allows for the development or redevelopment of a typical mainstreet. Businesses which locate within this district are small in nature, such as local restaurants, convenience stores, coffee shops, and barber shops.

Local Commercial: This area allows for new development of small and medium sized businesses, such as offices, restaurants, and shops to serve the village districts and the rural community. It should be designed to include public plazas and pedestrian linkages.

Mixed-Use Commercial Overlay: The local commercial area is linked to the village districts by major roadways. A variety of uses, including residential, commercial, and light industry are allowed along the mixed-use corridors. However, access management and design standards control and maintain the flow of traffic and the aesthetics of the corridors.

Industrial or High Tech Development - Designation supports the development of this area for industrial or high tech facilities. It is to the advantage of the businesses and community for these areas to be located with easy access to major highway networks.

Gateways - These points represent arrival and departure points for the village districts within Sewickley Township. Access points, and their design, play an important role in defining perceptions about the character of communities.

Upgraded Road Networks - This is designated conceptually on the map where upgraded roads or new roads are needed to complement the future land use scenario and encourage economic development in appropriate locations.

Community Park Servicing Area - The designation on the map shows a two-mile radius from the center of Herminie. A community park should be located within this circle. Herminie was chosen as the

Section II

"Where do we want to be?"

location for the Community Park because it is the village with the highest population for Sewickley Township.

Neighborhood Park Servicing Area - For each village, a neighborhood park servicing area has been designated on the future land use map. A neighborhood park is usually located within a half mile from the center of the neighborhood. Therefore, a half-mile radius was used from the center of each village to help determine where a neighborhood park should be located.

2. How to use the Future Land Use Scenario

What is a future land use scenario and how should it be used? The future land use scenario is a conceptual guide for establishing policy that regulates growth management and development practices. This "Future Land Use Scenario" is not meant to be a zoning map. For that reason, the land use classifications are shown conceptually.

The future land use scenario provides a foundation for those who are considering land use regulation. When considering a proposed development, the important questions to ask a developer during a plan review include: "How will the proposed development impact an adjacent site? Does the proposed building fit the scale and intended character of a particular streetscape? How will adjacent streets and sidewalk connections fit together? How much traffic will be generated by the proposed new development? Where and what type of landscaping is proposed? What effect will this development have on the future land use and social conditions in the community?"

Many times a proposed development will be designed by examination of the site only. It is the responsibility of the municipal planners and decision makers to examine the whole picture and not just the site. They are to determine the level of continuity and compatibility between the uses. Ultimately, one should ask the question, "Does this development plan fit into the vision, goals, and desired land use pattern as stated in this scenario?"

3. Conservation Subdivision Technique

A recent trend in residential subdivision design being promoted by Pennsylvania Department of Conservation and Natural Resources is the concept of Growing Greener or Conservation Subdivision Design. The main objective of this approach is to outline the important environmental resources within a community and designate complementary patterns to lay out residential development on the land. The approach is outlined in "Growing Greener - A Conservation

Planning Workbook for Municipal Officials in Pennsylvania."

An important point of conservation subdivision design is the separation of lot size from density. Traditionally, many municipalities have used a minimum lot size to establish the number of dwelling units permitted to be developed on a given tract of land. This method, known as conventional subdivision design, promotes the covering of the total tract with house lots and/or streets. Conservation Subdivision Design assumes a density-neutral approach that would yield the same number of lots attainable under the pre-existing zoning.

A principal point outlined in the conservation subdivision design workbook is that the idea that:

"Density should never be regulated through a minimum lot size requirement, which is an indirect and counter-productive method." Instead, density should be regulated directly as "maximum number of dwellings permitted for the total acreage in question," or as "the overall acreage required per dwelling, including common, undivided conservation land."

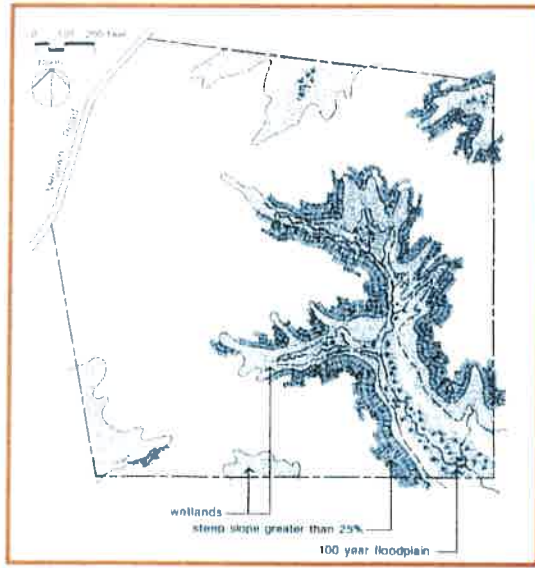
The approach has been displayed as one method to meet the housing needs within rural and agricultural areas.

The Conservation Subdivision Design uses a four-step process in lot layout that helps to preserve the natural features. The process is outlined on the following page.

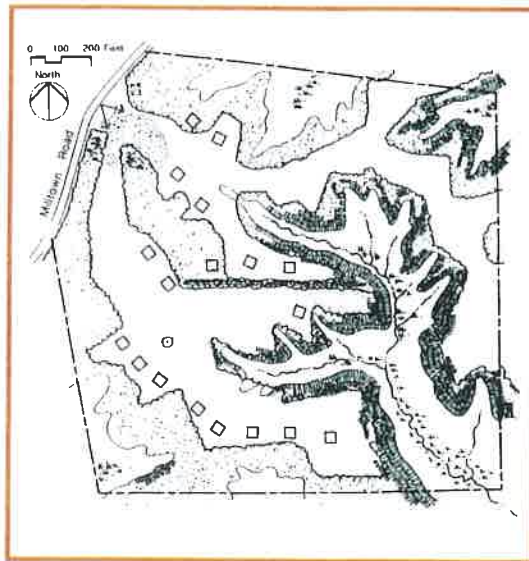
Section II

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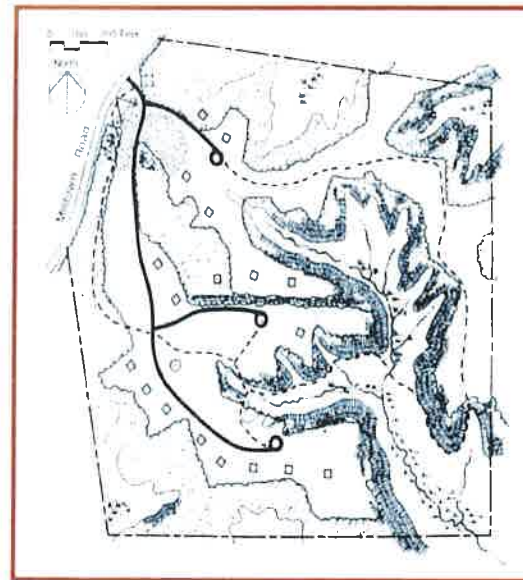
STEP 1: Identifies land that should be permanently preserved, e.g., wetlands, flood prone areas, steep slopes, mature woodlands, stream corridors, prime farmlands, etc.



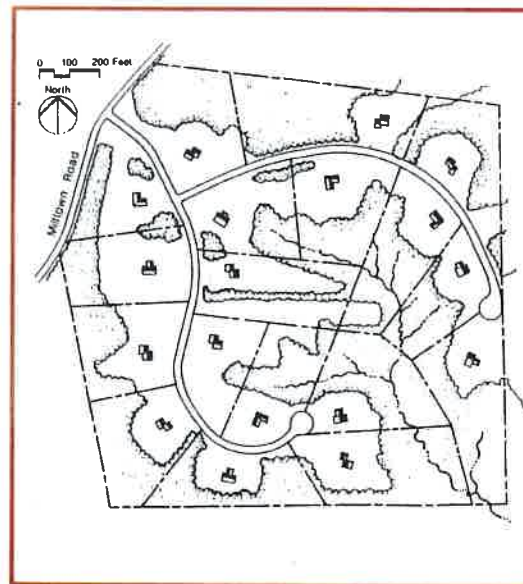
STEP 2: Locates the individual home sites to maximize the open space, maintain views, and preserve the character of the area.



STEP 3: Involves drawing in the potential streets and trails to connect the home sites.



STEP 4: Concludes with drawing of the lot lines.



Section II

"Where do we want to be?"

4. Sewickley Township's Relationship to the Land Use of Surrounding Municipalities

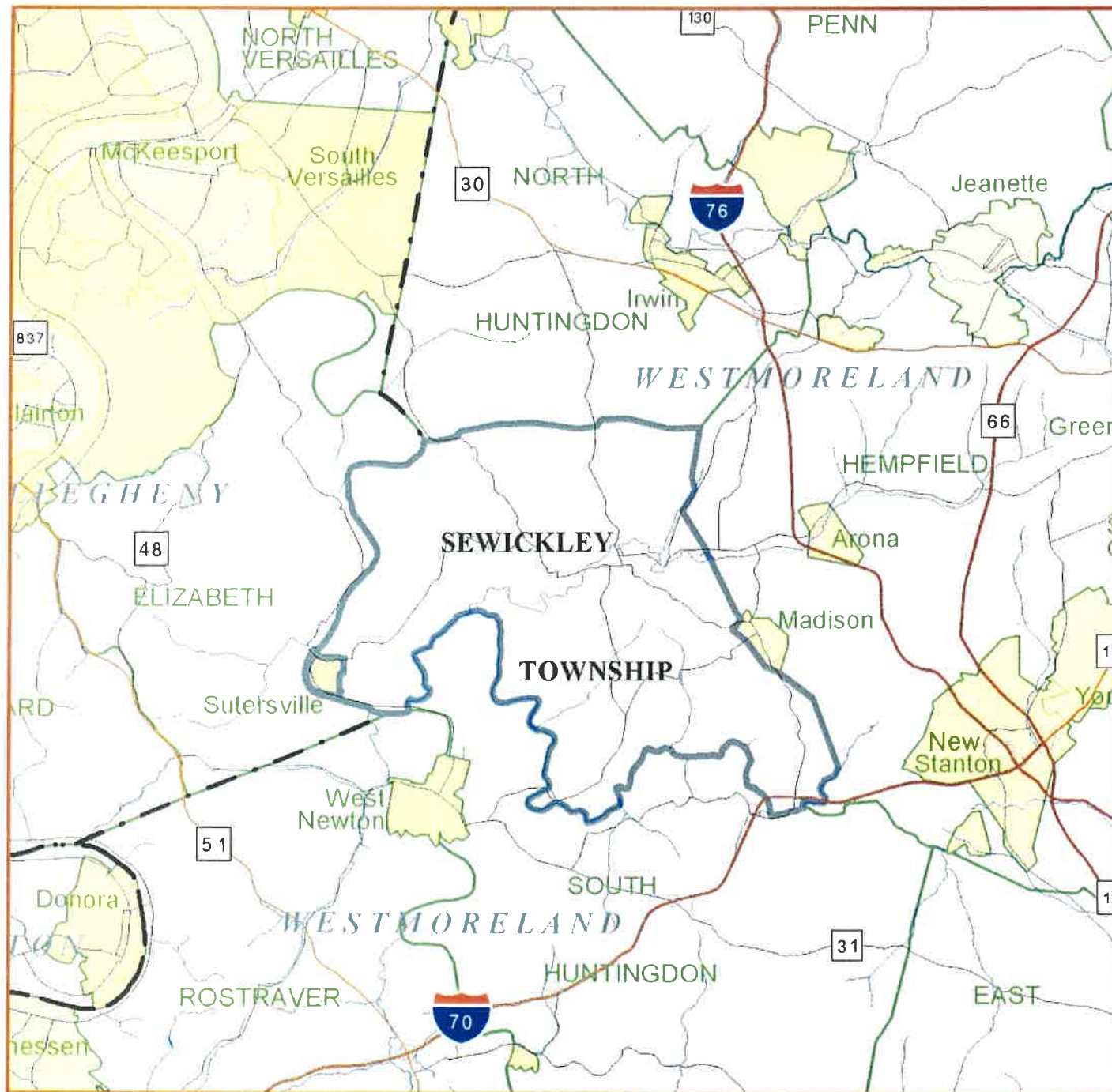
Section II

"Where do we want to be?"

The following page displays Sewickley Township's relationship to adjacent municipalities and to Westmoreland and Allegheny Counties. The Township is located just south of Route 30; northeast of Route 51; north of Route 70; and just east of the Turnpike - Route 76. Therefore, connections to major transportation networks are highly feasible through transportation improvements. The Village of Sutersville is located to the southwest of the Township and Madison Borough is located just east of the Township. North Huntingdon is located just north of the Township and has experienced large amounts of growth and development during the past decade. Hempfield Township is located just east of Sewickley Township and has also experienced an increase in suburban, particularly residential development. South Huntingdon is located just South of the Township. All mentioned above are located within Westmoreland County. Elizabeth Township is located just west of Sewickley and is located within Allegheny County. The Allegheny/Westmoreland County border runs along the western edge of Sewickley Township. The well known Youghigheny Trail follows the western bank of the river in Elizabeth Township.

Westmoreland County is in the process of starting a County-wide planning effort to produce a County Comprehensive Plan. Sewickley Township's goals and objectives should be considered within the larger context.












A non-profit planning organization called "The Smart Growth Partnership of Westmoreland County (SGPWC)" recently formed in 2001. The SGPWC can serve as an important resource to Sewickley Township as one of their primary roles and responsibilities is to provide technical assistance and grant-writing services for municipalities. The SGPWC is a broad coalition of institutions who have come together throughout Westmoreland County and are deeply concerned about sprawl, land use, and the affects on quality of life within Westmoreland County.



Section II
 "Where do we want to be?"

Mapping II-2:
 Location Map

Legend

-  Sewickley Township
-  County Boundary
-  City / Town
-  Borough
-  Township
-  Primary road with limited access
-  Primary road
-  Secondary and connecting road
-  Access ramp
-  Ferry crossing
-  Lake/River

Step 4: Community Development Objectives

The fourth step involves outlining development objectives that describe the desired character of future development or redevelopment within Sewickley Township. These objectives represent the ideas of the community and establish a basis for developing the future land use scenario map and text.

These objectives relate primarily to land use and are intended to assist in the development of land use tools such as innovative zoning, transfer of development rights, subdivision regulations, and land development regulations. The following development objectives should be followed to achieve the Vision and maintain Sewickley Township's rural nature.

- Minimize visual impact.
 - Structures should not be placed in open fields.
- Retain rural features.
 - Existing roads should be incorporated into subdivision design.
 - Stone rows and tree lines should be preserved.
 - Existing structures such as barns, cemeteries, and old churches should be preserved, where feasible.
- Minimize site disturbance.
 - Roads should follow existing contours.
 - Disturbance for the construction of roads, basins, and other improvements should be kept at a minimum.
 - Disturbance on individual lots should be limited.
- Build upon and improve the existing streetscape character within the villages to create a "mainstreet" style where desirable.
- Enhance building facades within the Village Districts to improve the visual quality of the area.
- Design new buildings and adaptively re-use buildings so that fronts of buildings face the street.
- Require pedestrian scale lighting within the Village Districts that fits with the character of the area (no obtrusive)

lighting.)

- Require signage that is well designed and promotes a positive image of the local businesses and Sewickley Township.
- Discourage sign clutter and proliferation of freestanding internally illuminated signs.
- Retain historical and cultural resources, which add to the character of Sewickley Township.
- Designate areas appropriate for residential, commercial, and industrial growth while also appreciating the need for open space and agricultural land.
- Focus development in areas where public services are available to support efficient and sustainable development patterns.
- Design new development so that they contribute to and have a relationship to the community as a whole. Site planning should be accomplished by considering the elements of the site as well as the site's relationship to surrounding land and street systems.
- Promote the use of street furniture within the Village Districts such as benches, trash receptacles, handrails, water fountains, or planters in site design to encourage pedestrian travel and to provide places for resting along paths. This will also facilitate additional mobility for seniors.
- Require the construction of pedestrian paths for new development, reuse, and expansion projects.

These community development objectives will be expanded upon in the strategies section of the Action Program. These objections should be returned to when Sewickley Township reviews plans for new development.

Section II

"Where do we want to be?"



Section III

“How do we get there?”

This section presents various implementation strategies for achieving the vision, goals, and objectives of the plan. Figure III-1 is a detailed matrix which outlines categories for strategy, priority (high, moderate, or low), responsible party, estimated cost/potential funding sources, and a space for documenting the action taken to implement the strategy. The tables have been organized according to the goals and objectives, and strategies are listed to achieve each goal. The goal topics include:

- A. Community Image
- B. Commercial Businesses and Economic Development
- C. Education
- D. Growth Management / Land Use
- E. Public Services
- F. Agriculture
- G. Parks, Recreation, and Open Space
- H. Government Operations
- I. Cultural and Historic Resources
- J. Environmental and Natural Resources
- K. Housing
- L. Transportation and Infrastructure

"People set goals, enjoy striving, and take pleasure in achievement, contribution, and association."

- Unknown

The goal topics represent issues most important to Sewickley Township and function as this plan's essential components. Many of the strategies listed overlap and assist with achieving many of the goals. Although there are various levels of interrelationships, the recommendations have been stated as simply as possible in an organized format so that the plan becomes a workable document for local officials and citizens.

The strategies presented are intended to provide guidance to the decision makers of Sewickley Township and those organizations that are designated to implement portions of this plan. Most importantly, it is the responsibility of all citizens to ensure that their objectives are being met. The implementation of these strategies will depend upon the fiscal and political climate and the level of citizen involvement.

Section III

"How do we get there?"

Therefore, it is essential that Sewickley Township reviews the strategies and sets priorities on an annual basis prior to their budgeting processes.

It should be noted that the cost estimates contained in this section are wide-ranging and should serve only as a starting point for project evaluation. Detailed costs will need to be developed as a particular project or strategy is selected for implementation. The potential funding sources identified, provide all or partial financing for an action or project. Other possible sources should be continually sought. It will be important to keep an up-to-date record.

Furthermore, Appendix D contains a list of financial and informational resources which may assist with implementing the plan.

Citizen participation and support has been an essential part of developing this plan. Due to the importance of citizen involvement in the public input meeting, many strategies evolved from their comments. Therefore, individual citizens and citizen groups are encouraged to assist with implementing the strategies listed in the Action Program. The public is assumed to be a participating party to help implement the strategies.

The strategies have been prioritized into high, medium, and low. The high priority strategies are short-term, medium are medium-term, and the low are long-term.

The Steering Committee who developed this Plan will be referred to as the "Sewickley Smart Growth Planning Committee" if it is charged with implementing any tasks. It is recommended that the Sewickley Smart Growth Planning Committee (SGPC) meet quarterly to oversee and coordinate plan implementation.

For a complete list of responsible party abbreviations please refer to Figure III-1.

Figure III-1: Responsible Party Abbreviations

| <i>Responsible Parties</i> | |
|--|-------|
| Cultural Commission | None |
| Sewickley Township Planning Commission | PC |
| Sewickley Township Recreation Board | RB |
| Sewickley Township Parks Board | PB |
| Sewickley Township Municipal Sewage Authority | MSA |
| Sewickley Township Smart Growth Planning Committee | SGPC |
| Sewickley Township Staff (and Supervisors) | Staff |
| Chamber of Commerce | CoC |
| Business and Civic Association | BCA |
| Zoning Hearing Board | ZHB |

Table III-1

Sewickley Township -- Strategies for Action

Goal: Community Image

- To maintain our rural character, enhance our small villages, and promote quality community values so that we become known as an ideal first class Township with a high quality of life.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|--|----------|--------------------------------------|--|------------------|
| 1 | Identify deteriorating structures for condemnation or rehabilitation. | H | PC, ZHB, SGPC, Staff | Township Staff and Solicitor Assistance (\$5,000 - 10,000) | |
| 2 | Consider developing specific village zoning districts that would promote continued development and enhancement of these areas as a Village District. The designation would encourage incentives for specific amenities and design. It would also allow for flexibility of land uses. These strategies will be discussed more under the land use | H | PC, ZHB, SGPC, Staff | Will occur if zoning developed | |
| 3 | Establish and support a Township "Promotions and Fundraising Team." The purpose of this team would be to: solicit funding for marketing of the Township's amenities; keep up-to-date records on grant funding for economic development and tourism; and to serve as a liaison between the various committees and groups within the Or consider developing a Chamber of Commerce to carry out monthly promotions, and economic development tasks for the community. | M | Staff, SGPC | N / A | |

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|---|----------|---|--|------------------|
| 4 | <p>Continue to support and develop neighborhood self-help activities.</p> <p>Community self-help activities may include: formalized community policing, garden clubs charged with maintaining common areas and planting shrubs and flowers around intersections, parks, etc.</p> <p>Also continue to support and develop fundraising campaigns to develop gateway signs, landscaping, and other beautification projects.</p> <p>As well as neighborhood contests for the best flower beds, best decorated outside Christmas tree, most original hand made decorative flag, etc.</p> | M | CoC, SGPC, BCA | N / A | |
| 5 | <p>Develop and implement a Special Events Program. These events should be coordinated with the existing committees such as the Cultural Commission and the Recreation Board.</p> | M | Cultural Commission, CoC, PB, RB, Lion's Club | N / A | |
| 6 | <p>Develop a brochure that highlights all of the points of interest within the Township.</p> <p>Highlights may include parks and recreation facilities, historic structures, old coal mines, shopping areas, natural areas, and other significant features.</p> <p>Promote and expand upon the existing Sewickley Township Website.</p> | L | CoC, SGPC, Staff | \$5,000 depending on scope of the brochure and sponsorship | |
| 7 | <p>Consider developing historical markers, signs, or monuments to identify the historical significance of each village.</p> <p>These markers could be placed at strategic locations within gateways or public locations.</p> <p>Consider developing gateways into the Village Districts at the locations outlined on the Future Land Use Map.</p> | L | CoC, SGPC | (if developed) \$10,000 - 20,000 depending on scale of project | |

Section III
 "How do we get there?"

Table III-2

Sewickley Township -- Strategies for Action

Goal: Commercial Businesses and Economic Development

- To encourage business development in existing commercial and industrial areas while seeking new economic ventures for appropriately designated areas.

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|--|----------|--------------------------------------|---|------------------|
| 1 | Encourage the development of an industrial and high tech park in the southeast section of the Township. Provide incentives to encourage those businesses which will provide for a larger tax base for the Township. Additional standards for aesthetic quality and environmental controls are outlined within the land use section. | H | CoC, SGPC, ZHB, PC, BCA | Will be considered if zoning is developed. | |
| 1a | Develop tax relief strategies that target new businesses and industries that may find Sewickley Township a suitable location. | H | BCA, CoC, SGPC | \$8,000 - 10,000 for economic consultant to develop strategies. | |
| 2 | Consider the establishment of a Business Improvement District as a means to provide needed capital improvements which could include: sidewalks and curbs, street paving, parking lots, trees and shrubbery, remodeling or demolition of blighted buildings or s Areas where one may want to apply this strategy include the newly designated Town Center Commercial Area or Herminie Commercial District. | H | PC, Staff, SGPC, CoC, BCA | Will be considered if zoning is developed. | |
| 2a | Projects permitted under a Business Improvement District must relate solely to physical improvements. Under a Business District Authority, administrative projects are permissible. They could include: fee parking, public relations programs, group advertising, maintenance, and security. | H | BCA, CoC, PC, SGPC | N / A | |
| 3 | Support the development of a Sewickley Township Chamber of Commerce. | H | SGPC, BCA, CoC | N / A | |

Section III
"How do we get there?"

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|--|----------|--------------------------------------|--|------------------|
| 4 | Adopt a mainstreet revitalization approach of: Organization, Business Development, Image Development, and Design. (May be applied to Herminie or the development of any other village mainstreet.) | H | BCA, CoC, SGPC | Depends on local involvement. See DCED Grant | |
| 5 | Promote recreation related tourism and economic development. Capitalize on the access to the Youghiogheny River Trail and future river recreation improvements along | H / M | BCA, Cultural Commission, CoC | N / A | |
| 6 | Consider applying a local commercial overlay zoning district to the designated area on the Future Land Use The designation could encourage the following: small scale businesses by limiting square footage and through incentives; limits on the number of curb cuts; pedestrian improvements and street furnishings. It will also encourage requirements for interconnected parking areas and access drives with parking lots located to the side or rear; develop incentives such as density bonuses, floor area increases, tax rebates, etc. to incorporate architectural features | M | PC, SGPC, ZHB, BCA | Will be considered if zoning is developed. | |
| 7 | Encourage the development of small scale specialty retail on the Village District mixed-use mainstreets as well as the local commercial pocket designated in the center of the Township. Do not permit shops greater than 750 - 1,500 square feet per use. | M | BCA, CoC, PC, SGPC | N / A | |
| 8 | Expand the Cultural Commission to include Town development roles as well. | L | Cultural Commission | N / A | |

Table III-3

Sewickley Township -- Strategies for Action

Section III

"How do we get there?"

Goal: Education

- To provide high quality education so that our children achieve beyond the state standards, which will draw additional families to the area because we have a well respected education system.

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|---|----------|--|---|------------------|
| 1 | Develop partnerships between the school district and local businesses. Businesses could provide mentoring and apprenticeship opportunities as well as resources to the school district. | H | School Board, Business Improvement Committee, CoC, Staff | N / A | |
| 2 | Explore the possibility of developing a grant writing position to leverage funding to support additional school activities and community education programs. | H | SGPC, Staff | \$25,000 - 35,000 if subbing or coordinate with WCSGP for free. | |
| 3 | Explore the possibility of developing a public-private community education facility that would provide many services such as job training, technological training, a location for community events, and foster opportunities for the school and the community t | M | School Board, CoC, Staff | N / A | |

Table III-4

Sewickley Township -- Strategies for Action

Goal: Growth Management / Land Use

- To encourage revitalizing the older villages and encourage some new residential, industrial, and commercial development in designated areas so that Sewickley Township can maintain its rural feel yet benefit from economic development.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|-----|---|----------|--------------------------------------|--|------------------|
| 1 | Develop and strengthen land use controls to pro-actively manage development in a positive manner that preserves key resources. Use the Future Land Use Map as a guide for new development. | H | PC, Staff, ZHB | N / A | |
| 2 | Consider developing a zoning ordinance and updating the subdivision and land development regulations to carry out the goals of this plan. Key zoning concepts to achieve the goals are as follows: | H | PC, ZHB, SGPC, Staff | Cost will be covered if zoning is developed. | |
| 2a. | Consider developing a Town Center Commercial District in the area designated on the Future Land Use Map in the center of the Township. This district would contain specialty retail uses, business offices, public services, sit-down restaurants, and public buildings. Additional standards have been outlined under the economic and commercial development goal. | H | CoC, SGPC, PC, Staff | Cost will be covered if zoning is developed. | |

Section III

"How do we get there?"

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| Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|--|----------|--------------------------------------|--|------------------|
| <p>2b Consider zoning for industrial and high tech uses in the southeast section of the Township (area designated on the Future Land Use Map).</p> <p>In addition, light manufacturing, shipping, warehousing, and other similar uses would be compatible. Apply landscaping requirements for site design and consider applying unique signage to this area.</p> <p>Require a buffer between this area and adjacent areas, specifically where there are residential and commercial development (areas with a lot of human activity.) Consider permitting heavy trucking and warehouse related uses.</p> <p>Develop an interconnected/secondary street system. Expand public sewer and water to this area. Require traffic studies to determine the capacity of the existing roadways and recommend improvements.</p> <p>Develop tax incentives for industrial and high tech businesses to attract them to the desired locations.</p> <p>Implement industrial performance standards as a method for determining the manufacturing uses permitted within this zoning district and allow industrial uses based on the impacts of the manufacturing process.</p> <p>Standards should be developed for emissions of noise, odor, vibrations, etc.</p> | H | SGPC, PC, ZHB, Staff, CoC | Will be covered if the zoning update is pursued. Will need continual attention by Staff, PC, and SGPC. | |

Section III
 "How do we get there?"

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|----|---|----------|--------------------------------------|--|------------------|
| 2c | <p>Develop Village Districts to encourage consistent and compatible development with the existing areas, as well as encourage enhancements of those areas.</p> <p>The purpose of this classification is to recognize, preserve, and enhance the character of the numerous unincorporated village settlements located throughout Sewickley</p> <p>Design standards could include: allowing for conversions so that they can provide for both commercial and residential uses in the same structure. Evaluate the possibility of utilizing Community Development Block Grant (CDBG) funds for rehabilitation or sp</p> <p>Consider permitting small specialty shops not greater than 750-1,500 square feet per use, such as an antique shop, craft shop, baker, pottery shop, etc. that would not affect the neighboring residents within the Villages.</p> | H | SGPC, PC, Staff, CoC | Project Specific | |
| 2d | Designate low density/rural residential areas within the Township. This designation promotes the use of design methods as a means of preserving open space and the rural qualities of the township as well as providing opportunities for the continuation of f | H | SGPC, PC, ZHB, Staff | Will be incorporated within the zoning if developed. | |
| 2e | Designate areas within the Village Districts as medium density residential. This designation will allow for the development of single family homes (in scale and similar style with the existing homes), condominium and apartment complexes, and town homes. | H | SGPC, Staff, PC, ZHB | Will be incorporated within the zoning if developed. | |
| 2f | Designate areas within the Village Districts for mixed use development, specifically along the corridor which would or could be considered a future mainstreet. The purpose of this classification is to provide for various commercial uses as well as reside | H | SGPC, ZHB, PC, Staff, CoC | Will be incorporated within the zoning if developed. | |

Section III
 "How do we get there?"

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|----|--|----------|--------------------------------------|--|------------------|
| 2g | Apply appropriate agricultural zoning techniques. (See agricultural preservation strategies section.) | H | SGPC, PC, ZHB | Will be incorporated within the zoning if developed. | |
| 3 | If zoning is developed create a Zoning Hearing Board according to the MPC guidelines. | H | PC, SGPC, ZHB, Staff | N / A | |
| 3a | Hire a planner who can also function as the Zoning Officer. The planner will coordinate all smart growth, zoning changes / applications, and economic development. The planner will write grants to seek additional funding. As the planning role expands and develops the planner may want to develop a specific Zoning Officer position. | H | PC, SGPC, ZHB | \$25,000 - \$32,000 Salary | |
| 4 | Apply appropriate conservation techniques. (See the parks, recreation, and open space strategies.) | M | SGPC, PC, ZHB, PB | Project Specific | |
| 5 | Use the Official Map to designate and acquire future community park sites, road extensions, right-of-ways, or open space preservation area. | L | PC, SGPC, ZHB | | |

Table III-5

Sewickley Township -- Strategies for Action

Goal: Public Services

- To support quality public services such as police, fire, EMS, electric, sewer, and water.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|---|----------|---|-----------------------------------|------------------|
| 1 | Coordinate future growth with the recently developed Act 537 Plan. Ensure consistency between the Future Land Use Map and expansion of sewer and water infrastructure areas. | H | ZHB, PC, SGPC, Staff | N / A | |
| 2 | Strengthen and enforce the municipal hazardous material management plan. | H | Staff, Fire Dept. | \$20,000 - 35,000 | |
| 3 | Adopt litter control laws and enforce them strictly to eliminate illegal dumping and abandoned vehicles. | H | Staff, PC, ZHB | \$2,000 - 5,000 to develop. | |
| 4 | Consider coordinating some public services with adjacent municipalities to save administration and operation costs. (example - coordination to establish local police force.) | M | Staff | N / A | |
| 5 | Develop an on-lot sewage (septic) management program. | L | Staff, Municiple Sewage Authority (MSA) | \$20,000 - 30,000 | |
| 6 | Consider coordinating with adjacent municipalities or the government to create a regional health department to regulate water quality. | L | Staff, SGPC, PC, MSA | N / A | |

Section III
"How do we get there?"

Table III-6

Sewickley Township -- Strategies for Action

Section III
 "How do we get there?"

Goal: Agriculture

- To preserve prime farmland through agricultural protection methods and offer initiatives to promote farming as a viable industry for Sewickley Township.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|--|----------|--------------------------------------|---|------------------|
| 1 | Implement agricultural protection zoning which designates areas where farming is the primary land use and discourages other land uses in those areas. | H | PC, SGPC, ZHB, Staff | Will be incorporated if zoning is updated. | |
| 2 | Encourage residents to apply for the Agriculture Security designation within the Township. | H | PC, SGPC, ZHB, Staff | | |
| 3 | Consider applying a Transfer of Development Rights program if development pressure increases. TDR is a tool that allows conservation of land (which may be agricultural) and development to happen within a community. Growth is directed to preferred locations through selling and purchasing development rights. The program requires an in-depth understanding of real estate and the development market in the area. | H | PC, SGPC, ZHB, Staff | Cost to develop program and need to find a coordinator to run program. Suggest a regional approach. | |
| 4 | Identify and preserve farmland and wooded areas throughout the region. | H | PC, SGPC | N / A | |
| 5 | Implement agriculture conservation easements. They protect farms from developments. The easements are obtained by the landowner voluntarily selling the conservation easement to a government entity or a private conservation organization | M | PC, SGPC, Staff | N / A | |
| 6 | Explore opportunities for creating partnerships between the school district and farmers to use local working farms for educational purposes. | M | PC, SGPC, School Board | N / A | |
| 7 | Consider implementing effective agricultural zoning, where appropriate. This would limited the number of dwellings per site to a rural density of one dwelling per 20 or 30 or more | M | PC, SGPC, ZHB, Staff | Will be incorporated if zoning is updated. | |

Table III-7

Sewickley Township -- Strategies for Action

Goal: Parks, Recreation, and Open Space

- To develop and improve the park, pool, and recreation facilities within Sewickley Township and connect them with an open space system that includes a trail network.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|--|----------|--------------------------------------|--|------------------|
| 1 | Build upon the Westmoreland County Open Space and Recreation Plan "Horizons." Further develop its recommendations to suit Sewickley Township such as developing and adopting an open space and trail maintenance and management program. Incrementally develop a network of open space corridors and trail connections. Ideas for development include: supporting efforts to design and develop a multi-use network of bicycle and pedestrian linkages, acquire wooded hillsides/valley and residual tracts of land that surround existing neighborhoods and incorporate these areas in Other ideas include strategically using the land dedication requirement in the subdivision and land development ordinances to acquire important links in the open space network. | H | PC, ZHB, Staff, SGPC, PB | Staff Services or Project Specific | |
| 2 | Identify deficiencies in recreational opportunities within the Township and work to fill them through the Park and Recreation Board. | H | RB, PB, Staff, SGPC | \$15,000 - 20,000 Park & Rec Feasibility Study | |
| 3 | Apply appropriate level of maintenance to existing parks. | H | PB, SGPC | N / A | |
| 4 | Implement conservation techniques (through innovative zoning or open space acquisition) to preserve lands which contain flood plains, wetlands, bio-diversity areas, steep slopes, and greenway connections. Apply various land conservation tools such as open space and natural areas acquisition, forest land conservation easements, wetland management and | M | PC, ZHB, Staff, SGPC | Project Specific | |

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|--|----------|--------------------------------------|--|------------------|
| 4a | Provide tax incentives, density bonuses, or other flexible design options to developers who set aside significant land areas for perpetual open space. | H | CoC, Staff, PC, SGPC | \$5,000 - 10,000 Consultant fee for the cost of developing the standards and program. | |
| 5 | Require and perform regularly scheduled playground safety audits by a certified playground safety inspector. | M | Staff, PB, RB | \$750 per playground | |
| 6 | Develop a more extensive variety of recreational programs for children and adults. | M | RB, Staff, SGPC | N / A | |
| 7 | Promote and develop street fairs, parades, and other community events within the Township. | L | RB, PB, Staff, SGPC, CoC | N / A | |
| 8 | Hire a Recreation Director for the Township. | L | Staff, PB, RB | Salary | |

Section III
"How do we get there?"

Table III-8

Sewickley Township -- Strategies for Action

Section III

"How do we get there?"

Goal: Government Operations

- To promote strong leadership that will deliver quality public services to Sewickley Township residents through successful cooperation

within the Township and with neighboring communities.

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|---|----------|--------------------------------------|-----------------------------------|------------------|
| 1 | Improve communications between Township staff, supervisors, and existing Township Boards, Township Commissions, and the citizens. | H | Staff, PC, ZHB, PB, RB, SGPC | N / A | |
| 2 | Support the development and funding of a code enforcement officer position. | H | Staff, PC, SGPC | \$22,000 - 30,000 salary | |
| 3 | Seek funding to update the existing municipal office with new technologies such as updated computer networks, a Township website, and GIS mapping. | H | Staff, SGPC, PC | Software Specific | |
| 4 | Encourage and seek funding for the development of a local police department. Consider developing a multi-municipal police department with adjacent municipalities to share administration and operation costs. | M | Staff | N / A | |
| 5 | Update surrounding municipalities on development activities. | L | Staff, PC | N / A | |

Table III-9

Sewickley Township -- Strategies for Action

Section III
 "How do we get there?"

Goal: Cultural and Historic Resources

- To promote Sewickley Township's rich historical and agricultural heritage as well as create a cultural center that is central to all of Sewickley Township.

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|--|----------|---------------------------------------|--|------------------|
| 1 | Engage in historical and cultural preservation activities to continually preserve significant resources. Complete a historical sites inventory and ranking for Sewickley Township. Develop public-private partnership opportunities to encourage historical and cultural preservation. | H | Staff, SGPC, Cultural Commission | \$8,000 - 10,000 for a consultant to conduct the inventory | |
| 2 | Support the acquisition of historic buildings and sites for their continued preservation and interpretive use. | H | Staff, SGPC, Cultural Commission, CoC | Building Specific | |
| 3 | Utilize state and federal monies for local preservation and protection programs. | H | Staff, SGPC, Cultural Commission | N / A | |
| 4 | Develop a brochure that highlights all of the points of interest within the region such as: park and recreation facilities, historic structures, shopping areas, natural areas, and significant features. | M | Staff, SGPC, Cultural Commission, CoC | \$2,000 - 5,000 | |
| 5 | Document and distribute a history of the Township for educational and promotional purposes. | M | Cultural Commission, Staff | In-kind or consultant for \$10,000 | |
| 6 | Promote and further develop the existing Historic and Cultural Commission within Sewickley Township. It will be key to implementing many strategies. | L | Cultural Commission, CoC, Staff, SGPC | N / A | |

Table III-10

Sewickley Township -- Strategies for Action

Section III

"How do we get there?"

Goal: Environmental and Natural Resources

- To ensure that the natural resources within Sewickley Township are preserved through better management practices as well as encourage environmental stewardship in the way Township residents live their daily lives

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|---|----------|--------------------------------------|--|------------------|
| 1 | Develop a Riverfront Recreation and Conservation Plan that will focus on: economic opportunities for the Youghiogeny River, preserving the natural habitat, providing walking trails, and maintaining public access to the river. | H | PC, ZHB, Staff, PC, SGPC | \$20,000 - 30,000 to conduct study | |
| 2 | Develop greenway setbacks along certain roadway corridors. | H | PC, ZHB, Staff, PC, SGPC | N / A | |
| 3 | Use landscaping and plants to address safety issues such as providing barriers to the street. | M | ZHB, PC, SGPC | N / A | |
| 4 | Put recycling bins throughout the Township. | M | PC, ZHB, Staff, PC, SGPC | Cost of bins and use of Township staff | |
| 5 | Encourage the development of environmental education programs within Sewickley Township and provide opportunities to engage the public through hands-on education. | M | PC, SGPC, Staff | N / A | |
| 6 | Maintain natural view sheds. | M | PC, ZHB | N / A | |
| 7 | Stabilize the Youghiogeny River banks through proper vegetation. | L | PC, ZHB, Staff, PC, SGPC | N / A | |

Table III-11

Sewickley Township -- Strategies for Action

Section III
 "How do we get there?"

Goal: Housing

- To designate areas within the Township for new housing that will be of varying styles and affordability levels, including housing for seniors, and blend well with the older homes of the community.

| Strategies | | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|------------|---|----------|--------------------------------------|--|------------------|
| 1 | Develop zoning districts that will be consistent with the residential areas and development objectives outline the Future Land Use Scenario. | H | SGPC, Staff, PC, ZHB | N / A | |
| 2 | Consider applying the village district standards which will allow for medium density housing options within those designated areas. The designation will allow for flexibility of dwelling types. See the strategies listed under growth management and land use. | H | SGPC, Staff, PC, ZHB | Will be incorporated if zoning is developed. | |
| 3 | Explore the possibilities of applying Growing Greener Conservation Subdivision Design Techniques as well as the five housing types within the rural, low density, residential areas. | H | SGPC, Staff, PC, ZHB | \$10,000 or revise ordinances | |
| 4 | Consider requiring new residential subdivisions to include a buffer to be located between the development and adjacent agricultural lands, if using conventional subdivision design. | H | ZHB, PC, Staff | N / A | |
| 5 | Encourage the construction of a variety of housing types as new residential development occurs, including affordable housing throughout the region. | M | ZHB, PC, Staff, SGPC | N / A | |
| 6 | Consider adopting a property maintenance code. | M | Staff | \$10,000 to developed code | |
| 7 | Consider utilizing Community Development Block Grants (CDGB) to systematically improve housing. | M | Staff | N / A | |

Table III-12

Sewickley Township -- Strategies for Action

Goal: Transportation and Infrastructure

- To support better upkeep of existing roads while developing a plan for new roads and infrastructure so that Sewickley Township can better access Route 30, I-76, I-70, and Route 51.
- To support the development of bicycle and walking paths as an important mode of transportation and recreation facilities.

| Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|--|----------|---|---|------------------|
| <p>1 Conduct an engineering and design analysis of select transportation improvements. This should include identification of transportation improvements to meet existing and future travel demand on major roadways.</p> <p><u>Suggested Roadway Upgrades:</u></p> <p>A. B11 Walz Mill Road (S.R. 3037) – Widen to promote link to I-70</p> <p>B. Irwine Herminie Road (C. 6404) – Upgrade access from Herminie to Route 30</p> <p>C. Sewickley Avenue (S.R. 3018) – Upgrade for access to east</p> <p>D. Lowber Road (S.R. 3016) – Upgrade</p> <p><u>Suggested Possible New Routes:</u></p> <p>A. Access to I-70 from within Township (northwest)</p> <p>B. Access to Route 30</p> | H | Planning Commission, Township Manager, Township Supervisors | <p>Cost dependent on project scope</p> <ul style="list-style-type: none"> • General Fund • DCNR Keystone Grant Program • PennDOT - Transportation Enhancements Program (ISTEA) | |
| <p>2 As a means of assessing and ranking priorities, the Township should consider undertaking the following:</p> <p>A. Appoint a Transportation Review Committee comprised of members from the Planning Commission, several members of the Township Supervisors, the Township Manager, Public Works Personnel, and the Township Engineer.</p> <p>This Committee would report to the Township Supervisors and be charged with analyzing and ranking the recommended improvements in order of importance.</p> <p>B. Develop a 5-year implementation schedule designed to undertake several of the priority improvements each year.</p> | H | | | |

| | Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|----|--|----------|---|--|------------------|
| 2c | <p>Implement a Road Pavement Condition Survey and Maintenance Plan. Consider undertaking the following steps:</p> <p>A. Pavement Conditions Survey and Evaluation</p> <p>B. Pavement Ratings and Weight Factors</p> <p>C. Repair and Maintenance Strategies</p> <p>This program is a core element of a roadway management system and provides the basis for:</p> <p>A. Prioritizing road repairs</p> <p>B. Setting capital improvement budget limits</p> <p>C. Communications to the public of the Township's plans for road work on an objective (non-biased) basis</p> | H | Public Works Personnel, Township Manager, Township Supervisors | <p>Cost: Dependent on the number of miles of municipal roads</p> <ul style="list-style-type: none"> • General Fund • Liquid Fuels Fund | |
| 3 | <p>Develop a plan and perform a feasibility study for pedestrian and bicycle pathways along primary corridors, which promotes access between and onto individual sites and from adjoining streets and</p> <p>The plan should provide for sidewalks or paths of adequate width, separate from the street by a greenway or grass area; create security; provide pedestrian-scale lighting and other street fixtures such as benches and trash receptacles where appropriate.</p> <p>This plan would also include the development of greenway pedestrian linkages.</p> <p>Consider using the recommendations set forth in the Pennsylvania Pedestrian and Bicycle Master Plan as a basis.</p> | H | Planning Commission, Township Manager, Township Supervisors, Public Works Personnel, Volunteers, Landscape Architect, Planning Consultant | <p>\$1,500 - \$5,000 - Dependent upon specific path route</p> <ul style="list-style-type: none"> • DCNR Keystone Community Grant Program - Application: Generally two times per year (December & August) PennDOT - Transportation Enhancements Program (ISTEA) - Program Reauthorized in September 1997. | |
| 4 | <p>Improve coordination with other agencies; any desired changes on state and county owned roads should be coordinated with the appropriate agency.</p> <p>Funding sources should be exhausted before relying on Township funds.</p> <p>In some cases, this may require advanced planning, i.e. PENNDOT's 12-year plan, participation in PENNDOT's agility program may also be beneficial.</p> | H | Township Manager, Township Supervisors | | |

| Strategies | Priority | Responsible or Participatory Parties | Cost or Potential Funding Sources | Record of Action |
|---|----------|---|---|------------------|
| <p>5 Address sub-standard intersection issues at key intersections in the Township.</p> <p><i>(See transportation section of Appendix 1 for intersections identified as substandard).</i></p> <p>A. The following analysis are recommended:</p> <p>B. Slight Distance Evaluation</p> <p>C. Offset Intersection Evaluation</p> <p>D. Stop Sign Warrants</p> <p>E. Traffic Signal Warrant Analysis</p> | M | <p>Planning Commission, Public Works Personnel, Township Manager, Township Supervisors Police Department, Fire Department</p> | <p>Cost dependent on project scope</p> <ul style="list-style-type: none"> • General Fund • DCNR Keystone Grant Program • PennDOT - Transportation Enhancements Program (ISTEA) | |
| <p>6 Evaluate establishing and implementing a Sidewalk Rehabilitation and Installation Program.</p> <p>This program could be accomplished in an incremental multi-year system for sidewalk developments based upon feasibility.</p> <p>The Township could consider a "shared investment" approach</p> <p>A. Select one area per year</p> <p>B. Select one contractor</p> <p>C. Provide payment to contractor by means of general fund, local bank financing or grant funds</p> <p>D. Bill property owners a portion and allow, as necessary, reasonable quarterly payments over a period of 1 - 3 years</p> <p>Financing, construction management, and contract negotiations are much easier to control if the Township plays an active and prominent role.</p> <p><i>Note:</i> This program could also be undertaken in qualifying areas under the Community Development Block Grant (CDBG) Program.</p> | M | <p>Township Manager, Township Supervisors</p> | <p>Cost: N/A - Project Specific</p> <ul style="list-style-type: none"> • PennDOT - Transportation Enhancement Program (ISTEA) • CDBG - (in targeted areas) | |
| <p>7 Manage access points and curb cuts, develop more stringent signage controls, encourage landscaping and implement traffic calming measures.</p> <p>The Township should consider traffic calming measures in the Village of Herminie, painted pedestrian crossings and access management.</p> | L | | | |

Conclusion

This plan has been reviewed by Westmoreland County Planning Commission, the Yough School District, all adjacent municipalities, and the Smart Growth Partnership for Westmoreland County. Their comments were taken into consideration by the Sewickley Township Smart Growth Committee to produce a sound land use and well supported plan. This plan went through the formal adoption procedures outlined within the Municipalities Planning Code.

Conclusion

Appendix

Supplementary information can be found in the Plan's appendix. This information, bound separately from the main body of the document, includes reference materials for use as the Plan's recommendations are implemented.

Conclusion