

# Creating Walkable Communities in PA

## The local Perspective



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Marshall Township Planning Director

# Marshall Township

- Located in the northwest corner of Allegheny County
- About 15.5 square miles
- Approximately 7,000 residents



**Marshall Township**

*Tops In Allegheny County*

## Development Patterns

- Eastern portion of the Township developed in fairly suburban development pattern
- Western portion of the Township quite rural



# Ordinance requirements

- Subdivision and Land Development Ordinance – Sidewalks
  - On all existing and proposed streets and parking compounds located with or abutting multifamily and apartment development
  - On all existing and proposed streets within or abutting subdivision or land developments in which the average lot size of all lots contain houses are on acre or less or as an extension to an existing network
  - In all non-residential land developments
  - On any change of use for a building

# Ordinance requirements

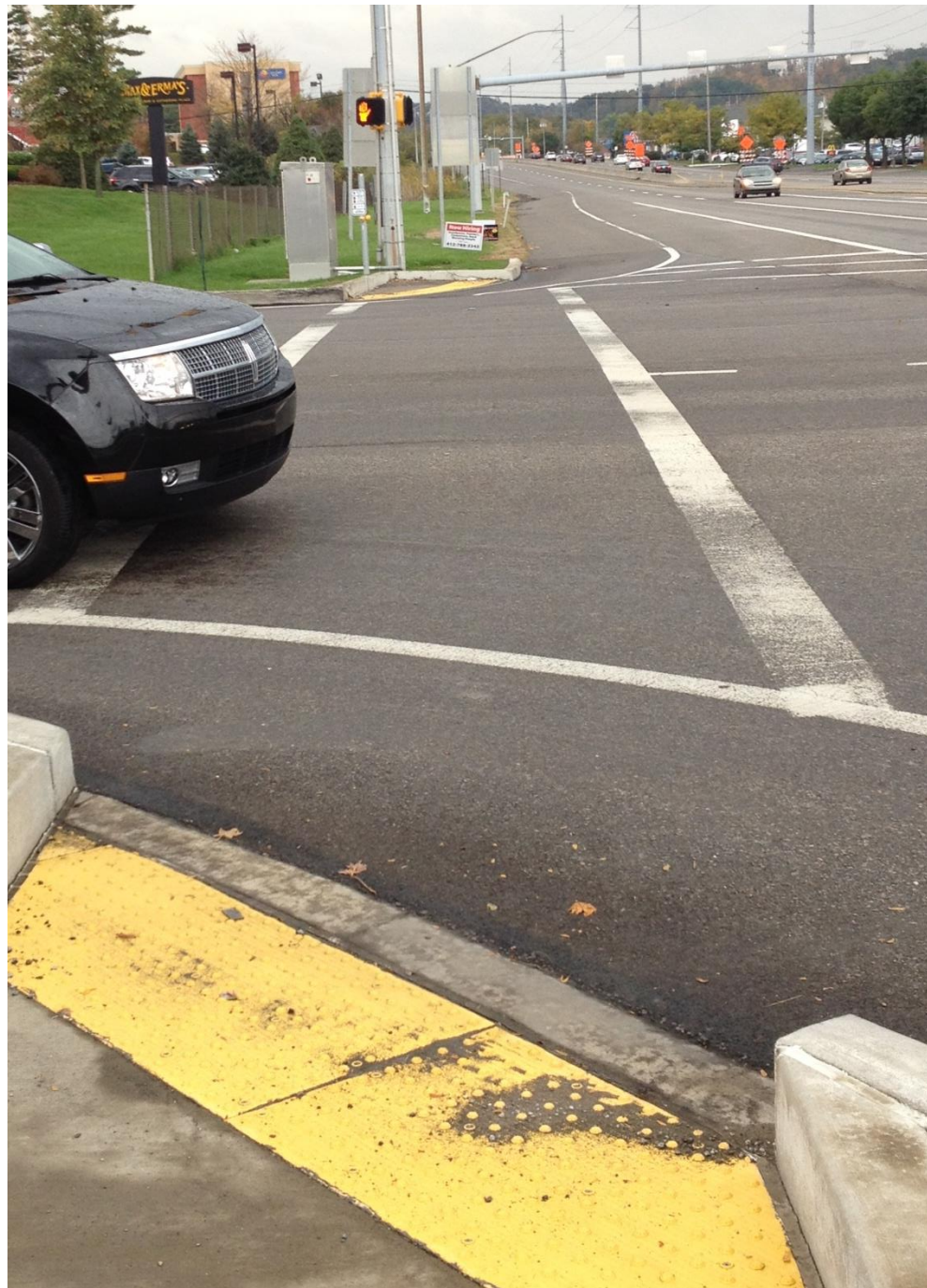
- Subdivision and Land Development Ordinance – Trails
  - On one side of all proposed streets and on all existing streets within or abutting subdivision in which the average lot size of all lots containing houses is greater than one acre
  - Minor subdivisions are required to provide a pedestrian easement or if there is an existing or approved trail or sidewalk within 200 feet of the property they are required to install the sidewalk/trail

# Ordinance requirements

- Zoning Ordinance- Sidewalks
  - Two zoning districts, Town Center (TC) and Route 19 Boulevard District (RB) require streetscape improvements – sidewalks, street light and street trees
  - Applicable on all land developments and/or changes of use

# Challenges!

- Evolving policies
- Developers of both the mostly undeveloped western portion and the developed eastern portion of the Township complain of the “sidewalk to nowhere”
- What do we do with all these easements?
- State and County Roads





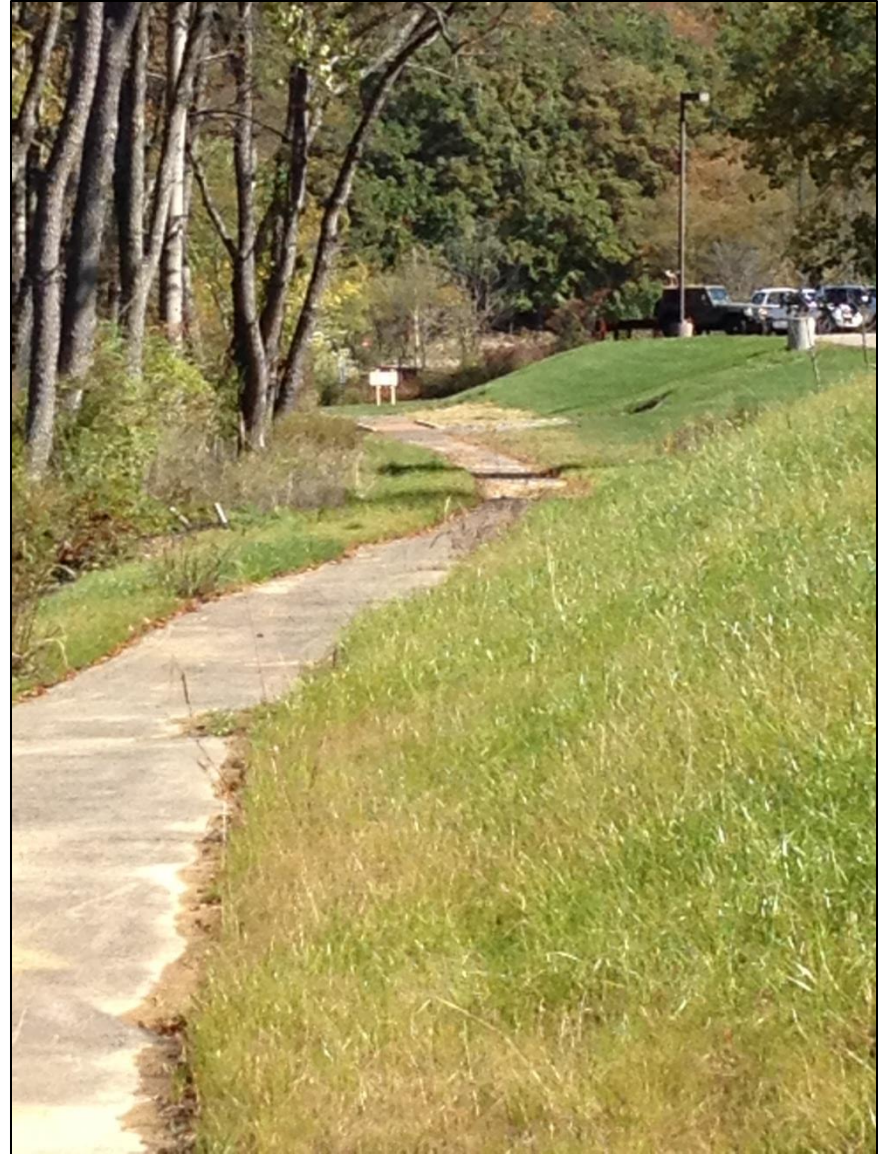




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- Are sidewalk ordinances necessary?
- Should pedestrian connectivity be a requirement of the MPC?
- Hello PENNDOT and Allegheny County ... Can we talk?

**Questions?**