

Washington County 2024

Washington County continues to focus on the key tenets that have helped the county navigate the cycles of the wider economy during previous periods of economic uncertainty – prioritizing public-private partnerships, investing in ourselves through infrastructure and community development projects, and remaining steadfast in our efforts to cultivate a resilient and diverse local economy.



Washington County continues to benefit from the natural gas industry in the region. Only 20 years ago, Pennsylvania was an energy importing state - producing just 25 percent of our own annual natural gas needs. However, thanks to the emergence of the Marcellus Shale, Pennsylvania is now a net energy exporter and the second leading natural gas producing state in the country. Data from the U.S. Energy Information Administration shows that Pennsylvania is responsible for more than 20 percent of all the natural gas produced domestically – this has been a remarkable transformation. A significant percentage of that natural gas is produced right here in Washington County, with 1,963 wells

producing more than three billion cubic feet of gas per day, marking the second highest total volume produced in the Commonwealth.

The county also continues to lead the state in Act 13 Impact Fees – an additional tax the natural gas industry pays – with more than \$9.0 million in disbursements to Washington County and \$15.6 million across our municipalities during the most recent year for which PUC data is available.

Washington County is also excited to participate in the new Appalachian Regional Clean Hydrogen Hub (ARCH2) with opportunities that are poised to impact families and businesses

across the region. This region has a long history of developing and distributing the energy and resources that power our nation and is looking forward to the opportunities the ARCH2 project will bring, especially the tremendous opportunities for jobs and economic growth as the hydrogen economy develops.

One area that stands to benefit from opportunities like the ARCH2 hub is the transformative Fort Cherry Development District (FCDD) – located in Robinson Township along the new Southern Beltway. This project is already underway with a major announcement in 2023 to develop up to 195,000 square feet of industrial space on 21 acres of property. Overall, the FCDD project will see the redevelopment of previously strip-mined property to create 25-to-75-acre pad ready sites for industrial, flex and office uses. The first phase is already underway to redevelop 200 acres with capital investment estimated at \$70 million, supporting over 800 jobs. Overall, the multi-year, multi-phase project is projected to redevelop over 900 acres with more than half a billion dollars in capital investment and the creation of an estimated 6,000 jobs. In time FCDD could be the largest mixed-use park ever developed in Washington County.

Alta Vista Business Park, the light industrial park in Fallowfield Township has welcomed several new businesses over the past year, with more on the way in 2024. One highlight is the opening of the Tustin Group/DeLattre Corporation's Commercial HVAC facility in a 35,000 square foot building built by the Mon Valley Alliance. In over two decades of evolution, Alta Vista serves as another prime example of the power of public-private partnerships. The Tustin Group project was the result of the cooperative efforts of the federal, state, county, and local governments working alongside the private sector. Over the past 20 years, these partnerships have realized the creation of more than 850 jobs and increased the tax base exponentially.



The former Brockway Glass factory redevelopment in Canton Township continues to move forward with construction starting soon on a new Class A 165,000 square foot building appropriately equipped to support various light industrial and manufacturing uses.

Tourism remains an important economic driver in Washington County and the county continues to maintain a leadership position among its peers as the second most visited county in the region, behind Allegheny County. Much of this success can be attributed to our varied tourism assets—from major attractions like Hollywood Casino at The Meadows, Tanger Outlets, and The Pavilion at Star Lake, to our local businesses—they all play an important role in driving visitors to the county. Washington County is also home to vibrant history and heritage attractions and thriving outdoor sports and recreation assets. With partners like the Washington Wild Things, Meadowcroft Rockshelter, which highlights 19,000 years of human activity in the county, our many golf courses and sports facilities, along with the Montour and Panhandle rail-trails, an excellent county park system, and the Monongahela River—each and all contribute to this thriving sector.

Washington County remains poised to grow in the wider regional and national economy. The rural charm that has been a hallmark of our county's live-work-play philosophy for many years is now even more relevant as businesses consider telework and other remote arrangements for employees. Here in Washington County, both our residents and businesses have the space to expand and access the infrastructure to connect physically (and virtually) with the world. We strive to create a welcoming atmosphere for new businesses to locate and existing companies to grow and are prepared to utilize our long history of partnerships to continue to support and promote that growth.



Jeff Kotula

President, Washington County Chamber of Commerce

**WASHINGTON COUNTY
CHAMBER OF COMMERCE
& TOURISM PROMOTION AGENCY** 



**COUNTY
FACTS**

- 2022 Population: **210,383**
- Total Number of Municipalities: **66**
- County Seat: Washington
Pop 13,189
- Land Area (sq. mi.): **857**
- 2022 Population Density
(people per mile): **244**
- 2023 Total number of employers: **5,543**
- 2022 Total jobs in county: **84,937**
- 2022 Total labor force: **105,600**
- 2022 Total employed residents: **101,800**
- 2021 Earnings per job (mean): **\$65,452**
- 2021 Median household
income: **\$68,787**
- 2021 Persons below the
poverty line: **9.1%**
- 2021 Number of Households: **87,200**
- 2020 - 2021 Public High
School Graduates: **2,048**
- Post-secondary placement rate: **66%**
- 2020 Population 25 and over: **148,496**
- with high school degree or higher: **93.9%**
- with bachelor's degree or higher: **31.7%**

Sources: U.S. Census Bureau, PA Department of Education, PA Department of Labor and Industry, Bureau of Economic Analysis, Bureau of Labor Statistics, Pittsburgh Regional Alliance

Largest Municipality:

Peters Township: **Pop 22,915**

Additional municipalities:

- City of Monongahela
- Cecil Township
- Canonsburg Borough
- Charleroi Borough
- North Strabane Township
- South Strabane Township



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TOP PRIVATE EMPLOYERS

Employer	Product(s).....	Employees
Crown Castle.....	Communications	2,800
Washington Health System	Health Care	2,000
Penn Highland Mon Valley Hospital.....	Health Care	1,181
Fourth Street Foods	Manufacturing	1,000
Hollywood Casino at the Meadows	Entertainment.....	770
PennWest California	Higher Education.....	701
Pathways of Southwestern PA	Social Services	550
Ansys.....	Software Development.....	535
Perryman	Manufacturing	525
Viatrix.....	Pharmaceuticals	500

Source: Pittsburgh Business Times, Pittsburgh Regional Alliance, Washington County Chamber of Commerce

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