



MANCHESTER-CHATEAU NEIGHBORHOOD PLAN



INTRODUCTION LETTER



Neighborhoods are the very component that make Pittsburgh a livable city. Our neighborhoods are dynamic and ever-changing. Cities and communities can work together to guide change in ways that realize bold community visions for the future. In Manchester-Chateau, we have the opportunity to move forward with a shared vision of an inclusive, sustainable, livable neighborhood for generations to come.

The Manchester-Chateau neighborhood tells the story of Pittsburgh, reflecting both the positive and challenging aspects of the city's identity. With a significant collection of historic architecture, Manchester-Chateau holds a strong cultural identity within the city. Most importantly, this neighborhood is about the people who live here, with a long and proud history in the civil rights movement and a continuing identity as a premier African-American neighborhood. However, the construction of State Route 65 in the 1960s dramatically changed the neighborhood's landscape, dividing Manchester and Chateau, removing the commercial core and limiting access. This plan strives to bridge that divide and unify the neighborhoods again.

Over the last two years, the city has initiated efforts around the issues of resilience, equity and growth at both citywide and community scales to understand the big issues all Pittsburghers will face and the opportunities these challenges create for each of our neighborhoods. This plan benefits from those citywide initiatives to spur new programs and development opportunities that will meet community goals. New land use controls, such as the Riverfront Zoning District, provide a persuasive set of tools that ensure our communities benefit from the development that happens in them. We will pursue additional strategies to recreate cohesive public spaces and encourage development without displacement. This plan also calls for a transformation of State Route 65 by implementing incremental projects to im-

prove safety and reconnect Manchester and Chateau with a green network that can provide residents with a healthy, multimodal connection to the riverfront.

Throughout the development of this plan, the community voices have been strong and heard. Over 300 community members attended the public meets, 125 people were involved in one-on-one interviews and action teams, 100 people completed surveys, and a community steering committee met nine times to help guide the development of the plan. That community involvement drives our plans to be most beneficial for the neighborhood. The resulting document is organized into four chapters that address the strengths, weaknesses and opportunities that can help reunite and revitalize Manchester-Chateau: Community, Development, Mobility and Infrastructure. The plan includes strategies to ensure housing affordability, enhance connections to other city neighborhoods, and provide economic opportunity and stability.

I am proud to see the community work together to create a plan that will improve the Manchester-Chateau neighborhood, and beyond. The City of Pittsburgh will be collectively stronger when we focus investments that honor the vision of our individual neighborhoods and their residents.



William Peduto
Mayor of Pittsburgh

ACKNOWLEDGMENTS



[PLACEHOLDER]

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The Manchester-Chateau Neighborhood Plan

Manchester Citizens Corporation and the Department of City Planning developed the Manchester-Chateau Neighborhood Plan as a comprehensive, forward-looking plan. This plan was the culmination of collaboration over a two-year timeframe and would not have been possible without the time, knowledge, and energy of the hundreds of stakeholders who came to events, participated in interviews, joined Action Teams, and provided their invaluable input. This plan was created in order to:

- » Engage residents and stakeholders to identify and prioritize the community's needs and desires.
- » Establish a shared vision and direction for Manchester-Chateau.
- » Document the neighborhood's values and develop strategies to celebrate its identity and history.
- » Develop goals and implementation strategies that will guide planning and development activities, neighborhood design, and future investment decisions.
- » Provide guidance to neighborhood organizations, the larger community, decision-makers, public agencies, developers, investors, for-profit corporations and non-profit organizations.

The background of the slide is a solid orange color. Overlaid on this background is a pattern of white circles of varying sizes, arranged in a somewhat random, scattered fashion. The circles are more densely packed in the upper half of the slide and become sparser towards the bottom.

INTRODUCTION

THE BEGINNING

Manchester-Chateau is a neighborhood with a rich history and an enduring legacy. It is the story of Pittsburgh's history in many ways, reflecting both the positive and the challenging aspects of the city's identity. Located along the Ohio River, the area's proximity to major waterfronts made it ideal for business development throughout the 19th century. These business owners lived in the neighborhood and gave rise to a diverse middle class population. The community of Manchester became a borough in 1843 and merged with the city of Allegheny in 1867. Later, the streetcar network spurred early population growth in Manchester, linking the neighborhood with population centers of Pittsburgh and Allegheny.

Manchester-Chateau has the most historically significant collection of architecture of any neighborhood in Pittsburgh. It links directly to the legacy of Andrew Carnegie, who settled here with his family at age 13 (when the area was known as Allegheny). His early love of libraries - later manifested through extensive philanthropy - may have originated with his visits to Allegheny-native Colonel James Anderson's private library, a historic building that still stands.

Manchester-Chateau has also suffered as a result of outdated infrastructure and riverfront use policies of the last century. Like many city neighborhoods, Manchester experienced a gradual population decline after World War I as residents began to leave urban areas for the suburbs. But the event responsible for the most devastating decline of the area was the construction of PA route 65 in the 1960's which divided Manchester into two distinct areas: Chateau, a business area, and Manchester, the historic residential area.



THE EVOLUTION

Once the highway construction hollowed out the neighborhood's commercial core, disinvestment in the area followed. Many structures fell into serious disrepair as neglect of historic buildings became more widespread. This led to efforts to demolish areas with pockets of vacant properties. Concentrated in the northern parts of the neighborhood, this led to several targeted housing developments being constructed throughout the decades that followed. In the 1970's, Manchester Citizen's Corporation, a non-profit community partner to the neighborhood, partnered with the Pittsburgh History and Landmarks Foundation, the URA, and private developers to renovate many historic homes. During the next 20 years, over 150 units of housing were developed along with other amenities such as brick sidewalks and trees. In the late 1990's, Manchester's public housing was restructured through a public/private partnership known as the Manchester Hope VI project. More than 120 units of housing were built and revitalized as part of this project.

The outcome is a neighborhood on one side of the highway, with a wealth of significant historic resources and a vital heritage as the leading African-American neighborhood with almost no access to the riverfront. On the other side of the highway is an economically successful industrial and institutional area with almost no residential buildings and limited access to the riverfront. Overall, it is a neighborhood physically and practically divided by State Route 65.



TODAY

The people of Manchester-Chateau are the neighborhood's greatest asset. Revitalization efforts should focus on supporting and empowering local residents. In order to accomplish this, understanding the demographic characteristics of residents within the context of the City is important.

Approximately 2,170 residents live in Manchester-Chateau, with the vast majority in Manchester. While this a very small section of the total City population (303,625), there is opportunity to increase the residential population in the area.

Of the over 2,000 residents, the majority of residents (80%) are African American, which deviates from the racial make-up of the City as a whole. In the City, African Americans make-up approximately 26% of the total population while racially white residents make-up 69%. Revitalization efforts should focus on supporting the current populations in the area in the future.

Median income in the area is 14% below median income in the City. This shows a need to increase quality employment options in the neighborhood as well as ensuring affordable housing options are available.

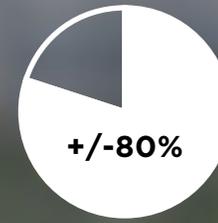
Similar to national trends, the largest population cohorts in the City include the baby boomer and millennial generations. These populations have unique preferences and needs that all neighborhoods, throughout the City, will need to accommodate in order for a high quality of life and strong working-age population.



CURRENT DEMOGRAPHICS



2,170 residents in the study area
(303,625 in Pittsburgh)



80% of study area residents
are African American
(26% in Pittsburgh)



\$36,543 median household income
(\$42,450 in Pittsburgh)



Manchester-Chateau is well-positioned to accommodate these two populations. Both baby boomer and millennial populations have shown a preference for smaller homes and lot sizes in walkable neighborhoods. Access to nearby entertainment, recreation, medical, and employment opportunities is also important. Manchester-Chateau already has many of these characteristics that can be built upon to support these populations.

Today, the opportunities to recreate a neighborhood core and expand housing options while preserving affordability are the biggest challenges. In addition, the presence of State Route 65 poses both a prominent physical barrier between Manchester and Chateau while creating significant safety and urban design challenges. Development potential along the riverfront will be transforming the Chateau neighborhood west of the highway and opening opportunities to reconnect these long-separated sides of a once-unified district.



\$9,120 Median Annual Housing Cost

25%

Housing Costs are <25% of median household income

Source: U.S. Census Bureau

WHAT'S NEXT

Manchester-Chateau is on the verge of great change. The Pittsburgh community is realizing the amazing assets of this neighborhood and steering investment here. Shifting demographics, interest and policy changes along the riverfront are among the factors driving opportunity and challenges in the evolution of this vital Pittsburgh neighborhood.

MANCHESTER

East of the highway in Manchester, the historic architecture is unprecedented, with a mix of traditional styles exhibiting the finest residential and church design in the region. The location is incredible, being directly across the river from downtown, adjacent to Allegheny West and walking distance from Heinz Field and PNC Park. The topography is accessible, being an unusually large flat area with streets wide enough to accommodate multiple modes of travel along with on-street parking. This combination is truly unique in the city of Pittsburgh. Most importantly, this neighborhood is about the people who live here, with a long and proud history in the civil rights movement and a continuing identity as a neighborhood of choice for African-Americans in Pittsburgh.

With this interest in the Manchester portion of the neighborhood comes challenges. As more residents are attracted to the area, there are dangers that rising housing prices will displace some who have long called this area home. New housing options should complement the needs of the community and create a balance of various housing prices throughout Manchester to encourage development without displacement. In addition, much of this area is underserved by local neighborhood-scale commercial uses. Whether restaurants, personal and medical services or access to groceries, the loss of the commercial core resulting from decades-old highway construction has never been remedied. This extends to the lost elements in the public open spaces of the neighborhood. Throughout this planning process, residents bemoaned the loss of the neighborhood pool. To recreate a cohesive neighborhood identity, these public spaces and commercial cores must be re-established.

CHATEAU

West of the highway, opportunities are emerging along the riverfront with new uses likely to complement the largely industrial/warehousing/institutional structures currently located there. Larger sites and the opportunity to connect to the greater riverfront are driving potential development projects that will look very different from what is there today. With a newly adopted Riverfront Zoning District it is likely that these types of development proposals will become increasingly frequent. Questions of the mix of uses and how affordable housing will be accommodated will be paramount as this transition occurs. In addition, how will new developments relate to the riverfront and incorporate new publicly-accessible open space? This all comes at a time when the entire city has re-embraced its riverfronts with new parks, paths and connectivity throughout a set of districts. This area will follow suit once investment is made to improve the riverfront park edge and recreate the area as a destination for residents in Manchester-Chateau and throughout the region. Linking from the downtown and the stadiums to the south, there will also be further connections to the north as the former penitentiary site and others redevelop up river.

The Esplanade Project: In 2018, Millcraft Investments began to explore development of a 180,000 square foot, mixed-use project along the Ohio River. The development is envisioned to include a hotel, residential units, and restaurants along the river trail that connects Manchester-Chateau to other neighborhoods along the North Shore. Strategies to incorporate the Esplanade Project into future development in Chateau are outlined in the Land Use section of the Development chapter.

FRAMEWORK

1 INTRODUCTION

The Introduction highlights the evolution of Manchester-Chateau, from the turn of the 20th century, to the construction of State Route 65 and its impact, to its place today as a rapidly transforming urban neighborhood in Pittsburgh. It also outlines the public engagement strategy used throughout the planning process.

2 VISION AND GOALS

This Chapter aligns the goals of this neighborhood plan with Pittsburgh's P4 initiative.

EXISTING CITY AND NEIGHBORHOOD PLANS:

A number of planning efforts continue to shape the Manchester-Chateau Plan. This neighborhood plan leverages these planning efforts in order to create a fully-informed vision for the neighborhood. These planning efforts include:

- » Housing Affordability Task Force
- » Manchester Plan (2009)
- » A Menu for Food Justice
- » Releaf Manchester
- » Cultural Heritage Plan
- » Beaver Avenue Two-Way Traffic Conversion Traffic Study
- » Manchester Neighborhood Transformation Plan
- » Open Space Plan
- » Rivers in Synergy Plan

3 COMMUNITY

The Community Chapter includes a detailed affordable housing strategy, along with public art and gateway concepts that can help celebrate the rich and deep history of Manchester-Chateau.

4 DEVELOPMENT

Many of the recommendations throughout this Plan need funding and economic development strategies. This chapter highlights these efforts, along with land use recommendations not covered in the Community chapter.

5 MOBILITY

Mobility challenges associated with State Route 65 and its roadway network are the key focus of this Chapter. Short, mid, and long-term strategies are outlined to help bridge the divide between Manchester and Chateau in a safe and equitable manner.

6 INFRASTRUCTURE

Infrastructure includes a review of the necessary recommendations for parks and public spaces throughout Manchester, along with recommended "Green Corridors" in Chateau, and other policies designed to promote environmental sustainability throughout the region.

7 IMPLEMENTATION

This Chapter outlines the recommended policy and implementation framework necessary to move Manchester-Chateau forward. This includes detailed action steps, recommended timelines for completion, and the responsible party to help spearhead the action step.

ENGAGEMENT

OVERVIEW

STAKEHOLDER MEETINGS

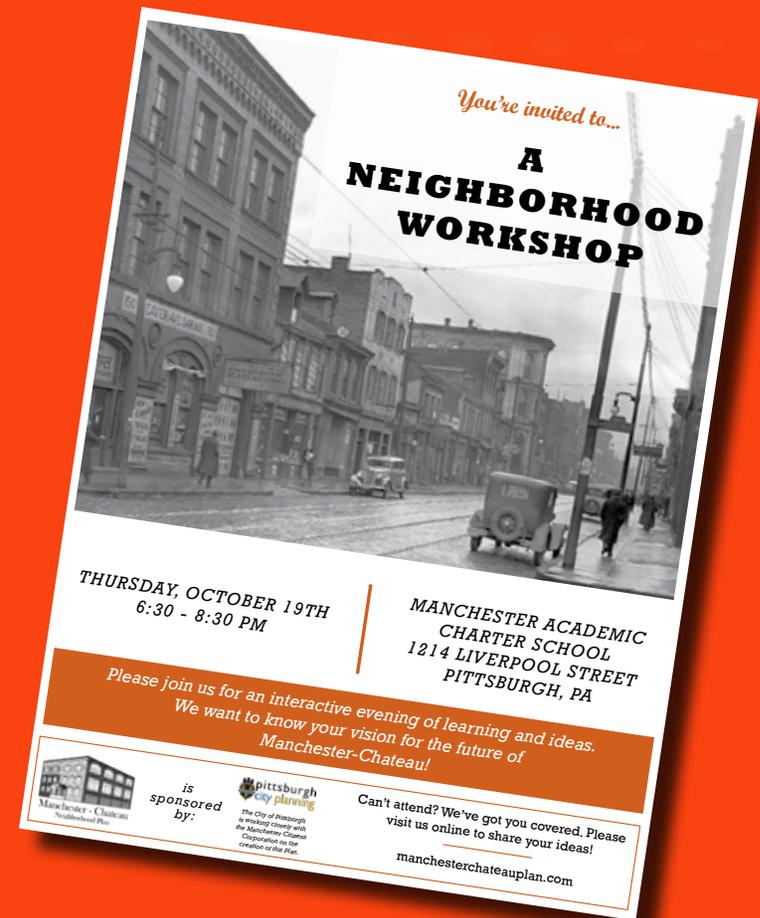
- » Throughout the first three phases of the planning process the project team interviewed numerous stakeholders tasked with sharing knowledge about the community and its history, including:
 - » Residents: Reverend James and Doctor Betty Robinson, Bruce Williams, Stanley Lowe, Manchester Residents 4 Affordable Housing, Lisa Freeman, Renee Rosensteel, and Linda Hansen.
 - » Institutional Partners: Manchester Citizens Corporation, Manchester Bidwell Corporation, and the Buhl Foundation.
 - » Elected Officials: State Representative Jake Wheatley and Councilman Daniel Lavelle.
 - » Agencies and Departments: Urban Redevelopment Authority, Department of Mobility & Infrastructure, Strategic Planning, and Sustainability & Resilience.

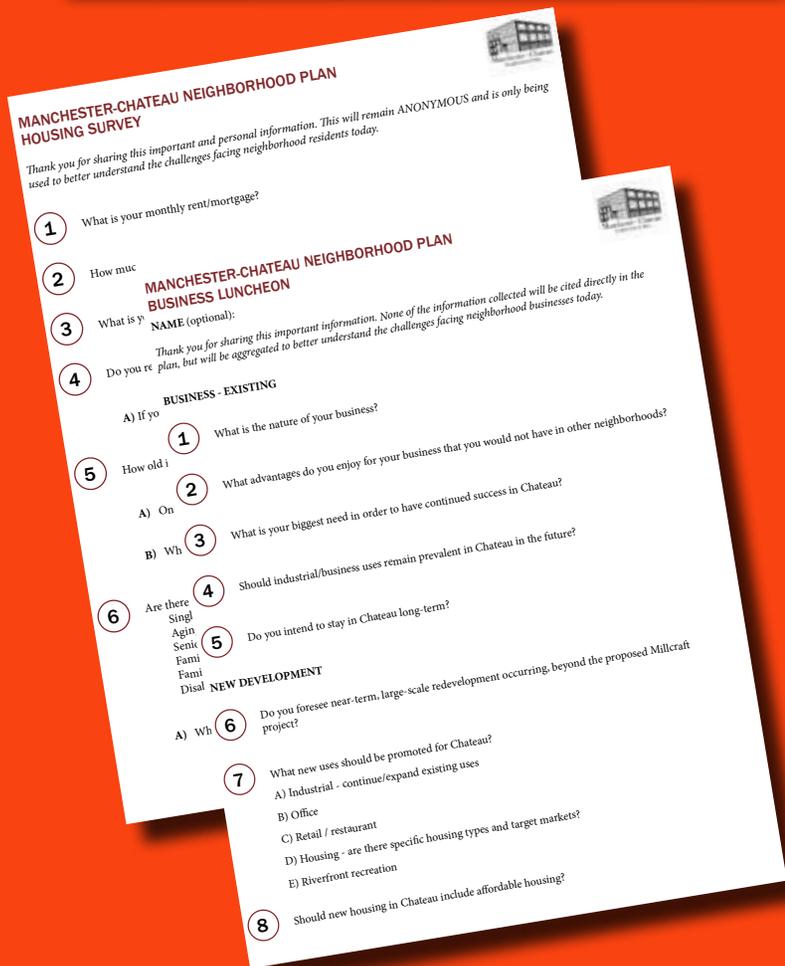
PUBLIC OPEN HOUSE #1

- » 115 residents attended the first Open House at the Manchester Academic Charter School on October 19, 2017.
- » Big ideas and questions were asked to understand residents' cherished memories and help understand their vision for the neighborhood.
- » Results helped form the structure of the Plan, and allowed the project team to ask more targeted questions at Public Open House #2.

SEE THE RESULTS:
Activities and results summarized in this Chapter.

The vision of Manchester-Chateau residents is at the core of this neighborhood plan. The process involved receiving feedback from the community at a number of different stages of the planning process, which are outlined below. Each step built on the previous engagement effort to help lay the foundation of the Plan.





PUBLIC OPEN HOUSE #2

- » 100+ residents attended two Open Houses at the Manchester Citizens Corporation on February 21, 2018.
- » Residents were asked to provide targeted feedback in six areas:
 - » Land Use and Housing
 - » Community and Economic Development
 - » Mobility
 - » Open Space, Public Health, and Public Safety
 - » Cultural Heritage, Public Art, and Urban Design
 - » Environmental Sustainability

SEE THE RESULTS:
 Activities and Results summarized at the beginning of each of the applicable Plan Chapters.

EXECUTIVE LUNCHEON

- » 15 business representatives attended a luncheon on February 22, 2018 to share their business operations and how the neighborhood plan can incorporate their vision and goals.
- » Representatives were asked to provide targeted feedback in six areas:
 - » Land Use and Housing
 - » Community and Economic Development
 - » Mobility
 - » Open Space, Public Health, and Public Safety
 - » Cultural Heritage, Public Art, and Urban Design
 - » Environmental Sustainability

SEE THE RESULTS:
 Activities and Results summarized at the beginning of each of the applicable Plan Chapters.

ACTION TEAMS

- » Interested Manchester-Chateau residents were asked to volunteer for one of six action teams related to the targeted feedback areas identified at Public Open House #2.
- » Each team was led by a chair from the Steering Committee.
- » Over a period of four months, the action teams analyzed the results of the Open House, along with existing conditions information and best practices, and developed a set of draft goals that form the basis of the implementation framework of the Plan.
- » Many long-term partners from city departments, agencies, and organizations participated in action team meetings, including:
 - » Dept. of City Planning - Sustainability & Resilience; Dept. of Mobility and Infrastructure - Planning, Policy, and Permitting; Dept. of Public Works - Environmental Services; Duquesne Light; EIS Solar; Group Against Smog and Pollution; Housing Authority of the City of Pittsburgh; Northside Youth Athletic Association; Manchester Historic Society; Pittsburgh Community Reinvestment Group; Pittsburgh Community Services, Inc.; Pittsburgh Water & Sewer Authority; Pittsburghers for Public Transit; Port Authority of Allegheny County; Rivers Casino; and Urban Redevelopment Authority.

SEE THE RESULTS:
The Implementation Framework at the end of each applicable Plan Chapter.

PUBLIC OPEN HOUSE #3

- » 75+ residents attended the Open House at the Manchester Citizens Corporation on May 29, 2019.
- » Action team chairs presented the engagement process, vision, and the goals and strategies of the draft plan.
- » The public comment period opened from May 29, 2019 through June 30, 2019.

SEE THE RESULTS:
Public comments are available on the neighborhood plan website.



PROCESS OVERVIEW

The planning process for the Manchester-Chateau Neighborhood Plan took place over a year and a half between 2017 and 2018. Steering committee meetings, conversations with city staff, local stakeholders, along with the public engagement phase, were important components to the overall planning process. The schedule of the plan phases are outlined below.

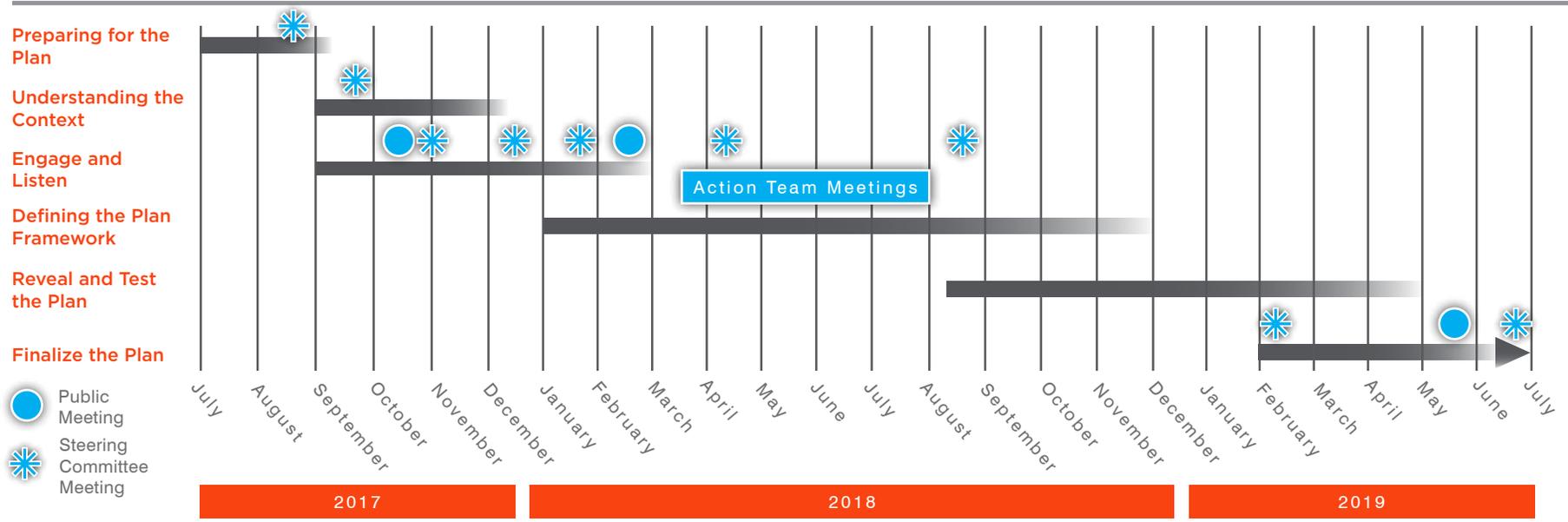
ENGAGEMENT BY THE NUMBERS



- 9** Steering Committee Meetings
- 6** Action Teams, **25** Action Team Meetings
- 20+** Meetings with City Staff, Local Stakeholders
- 3** Open Houses, **300+** Public Meeting Attendees
- 100+** Unique Online Survey Answers

THE ACTION TEAMS WILL CONTINUE TO IMPLEMENT THE GOALS AND STRATEGIES OUTLINED IN THIS PLAN.

PROJECT TIMELINE



PUBLIC

OPEN

HOUSE #1

The first open house occurred at the Manchester Academic Charter School. The initial open house was designed to get the community engaged in the project, explain the overall project purpose to residents, and listen to residents' vision for the future of their neighborhood.

Approximately 115 attendees participated in the Open House, with additional participation on the project website.

Residents provided feedback at four different stations, results of which are provided on the following pages.

ACTIVITIES STATIONS:

- » Big Ideas & Small Changes
- » Plan Initiatives
- » Mapping Exercise
- » Favorite Memory Cards

ACTIVITY #1: BIG IDEAS & SMALL CHANGES

Change in Manchester-Chateau will come in ways both small and large. Residents were asked to identify some of the smaller projects and changes they would like to see in their neighborhood. Residents were also encouraged to dream big.

Outcomes from this exercise were echoed elsewhere throughout the engagement process. Across both questions, residents shared that neighborhood clean up and beautification projects, along with improvements to roadway and sidewalk safety, were important to improving the quality of life in the neighborhood.

Small Changes	Votes
Neighborhood Clean-Up Projects	19
Improve Transportation Network, Roadway Safety	14
Make Sidewalks Safer	14
Spray Park/Swimming Pool	5
Add Street Trees	4

Big Ideas	Votes
More Shops and Retail	19
Tear Down/Improve State Route 65	14
Neighborhood Beautification	14
Leverage Community Assets, Including the Waterfront	6



A portion of the Big Ideas Board from the first Open House at the Manchester Academic Charter School.

ACTIVITY #2: PLAN INITIATIVES

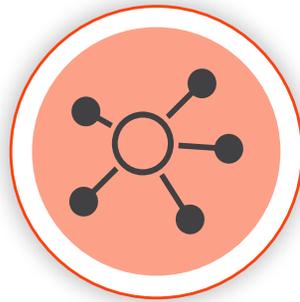
Participants were asked to identify their top two or three priorities, to help focus future planning efforts.

One of the key priorities expressed by residents was ensuring future housing affordability. As investment continues to grow in the neighborhood, along with housing prices, residents' concerns around housing affordability is unsurprising. Throughout the plan, recommended policies and land use strategies seek to address this core neighborhood issue.

Top Results:



ENSURE HOUSING
AFFORDABILITY
(73 VOTES)



ENHANCE
CONNECTIONS
TO OTHER CITY
NEIGHBORHOODS
(57 VOTES)



PROVIDE ECONOMIC
OPPORTUNITY AND
STABILITY
(38 VOTES)

Complete List of Responses	Votes
Ensure Housing Affordability	73
Enhance Connections to Other City Neighborhoods	57
Provide Economic Opportunity and Stability	38
Leverage Community Assets, Including the Waterfront	25
Restore and Preserve Historical Structures	21
Improve Access to Services and Amenities	20
Improve Connectivity Between Manchester and Chateau	19
Strengthen Neighborhood Identity and Culture	15

ACTIVITY#3: MAPPING EXERCISE

The use and condition of the Manchester-Chateau neighborhood varies widely from street to street, with recently renovated townhomes often sitting around the corner from abandoned homes and vacant lots.

This variety in condition makes it important to understand the geographic challenges and opportunities within the neighborhood. Residents were asked three questions:

“What’s your favorite part of the neighborhood?”

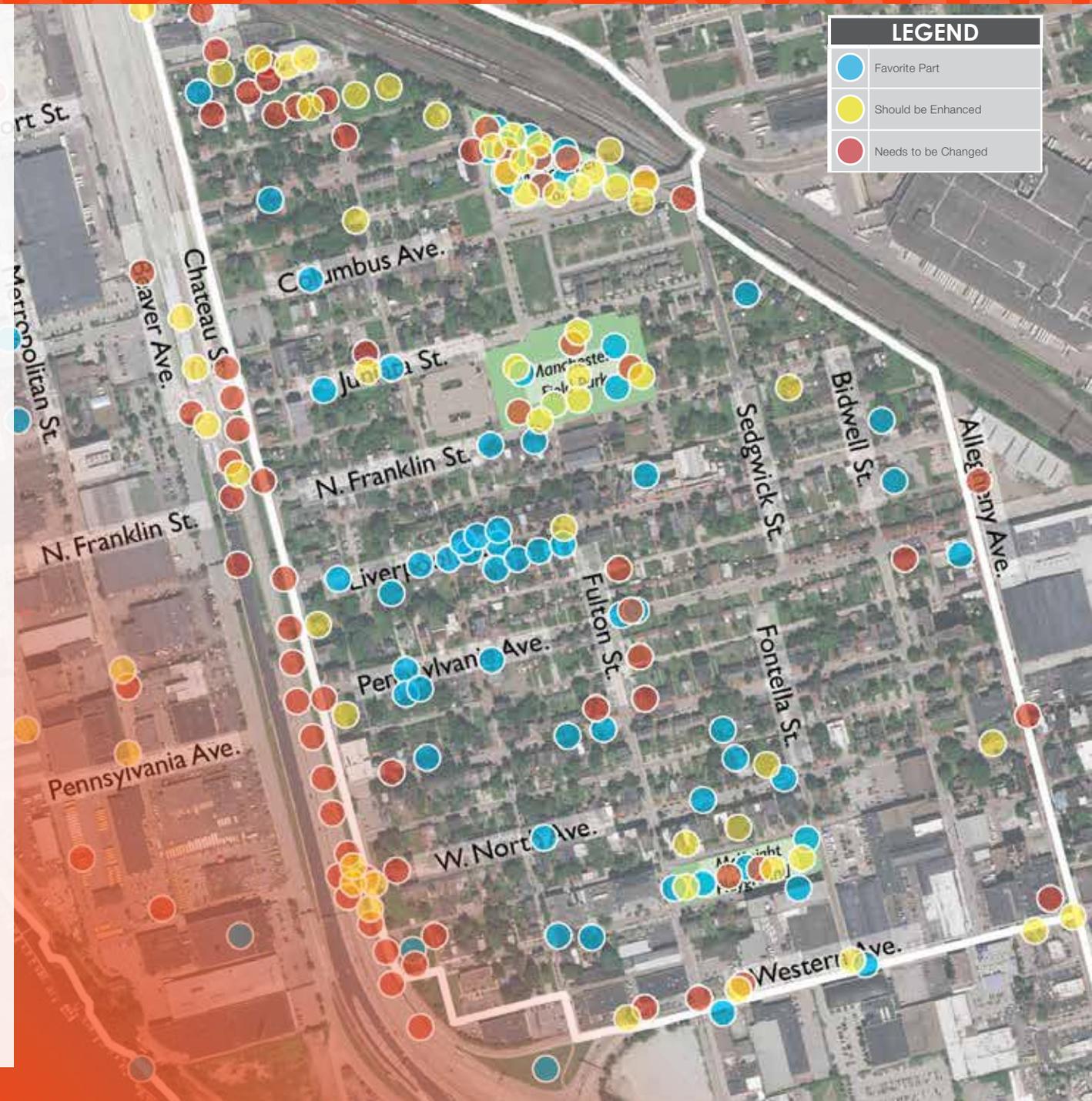
The 82 votes for this question were clustered along Liverpool St., Manchester Park, McKnight Park, and Manchester Field. These areas generally provide social activity and opportunities to connect with neighbors.

“Which part of the neighborhood needs to be enhanced?”

Residents indicated that many of their favorite parks in the neighborhood were in need of an upgrade.

“Which part of the neighborhood needs to be changed?”

Residents indicated that the barrier posed by State Route 65 was one of the most important neighborhood challenges that needs to be addressed. Conversations with residents reflected that in addition to State Route 65, the high-speed, one-way traffic on Beaver Ave. and Chateau St. also pose a significant safety risk to residents.



ACTIVITY #4: FAVORITE MEMORY

The Manchester-Chateau neighborhood has a rich history and a number of residents whose families have called the neighborhood home for generations. Participants were encouraged to share their favorite memories of the neighborhood

in order to help capture the emotional bond residents share with their neighborhood. In addition, some residents shared their memories on video, which can be used to tell the story of the neighborhood on a variety of online platforms. Many residents' favorite memories fell into three broad categories.

Top Results:



ACCESSIBILITY TO
NEIGHBORHOOD
SHOPS AND RETAIL



THE POOL



OPEN HOUSE TOUR,
FRIENDLINESS
OF NEIGHBORS,
COMMUNITY
ATMOSPHERE

The video of Manchester-Chateau residents sharing their favorite memories of the neighborhood is available on the project website: www.pittsburghpa.gov/dcp/mcnp.

PUBLIC

ENGAGEMENT:

NEXT STEPS

The first public open house helped to set the tone for the overall planning process. It got residents excited about the future of their neighborhood, helped explain the vision and the purpose of the overall plan, and gave the planning team direction to focus future engagement efforts.

Additional public engagement efforts built off this first open house. Activities at the second public house were structured around the chapters of this Plan. The results from this public engagement effort can be found in each of the Plan chapters.

Finally, the action teams, comprised of a group of engaged neighborhood residents, took the results of the second open house, to help develop the implementation framework for each chapter. Their recommendations can be found at the end of each of the Plan Chapters.

The results of the plan were presented at a final open house.

What is your favorite memory
of Manchester-Chateau?

Manchester Day(s) Weekend
Races in the streets, Track, 1960s
early. Manchester has many City
Champions.
Football in the streets also.



2



VISION AND GOALS

PLAN VISION

Manchester-Chateau is a historic neighborhood built on the values of its community members, where neighbors come together to protect its integrity and secure the future for generations to come.

VISION AND GOALS

P4 PITTSBURGH

P4 Pittsburgh is a framework for completing social and economic improvements projects. The four principles of P4 - people, planet, place, and performance - are guiding principles and visions that initiatives throughout the City of Pittsburgh should strive to meet, including neighborhood planning projects such as the Manchester-Chateau Neighborhood Plan. The framework below identifies each of the four metrics of the P4 Pittsburgh, along with how the initiatives of this plan align with these metrics.

The four principles for the P4 Pittsburgh plan include:

PERFORMANCE

Performance accountability and excellence will be critical components of building an inclusive economy.

PEOPLE

People of all backgrounds will receive social and economic opportunities and benefits through the advancing of a just and sustainable city.

PLANET

Planet preservation and cultivation will become top priorities as every sector in the region is involved in creating a green and healthy environment.

PLACE

Place will not be an afterthought but an opportunity for promoting innovation in urban design.



Each of the P4 principles aligns with a section and recommendation of the Manchester-Chateau Neighborhood Plan.

PLAN SECTIONS

- » **Development:** Value-Capture Strategies and Additional Recommendations
- » **Infrastructure:** Environmental Sustainability

PLAN SECTIONS

- » **Community:** Housing, Public Health, Community Organizations and Institutions
- » **Development:** Land Use, Housing, Urban Design

PLAN SECTIONS

- » **Infrastructure:** Environmental Sustainability, Parks and Public Space
- » **Development:** Land Use

PLAN SECTIONS

- » **Development:** Land Use, Housing, Urban Design
- » **Mobility**
- » **Infrastructure:** Environmental Sustainability, Parks and Public Space

PLAN HIGHLIGHTS



REINVIGORATE THE NEIGHBORHOOD

- » Preserve and Expand Housing Opportunities
- » Balance affordability in new housing
- » Encourage development of various housing styles and price.
- » Re-establish a Neighborhood Core
- » Redevelop Western Avenue into community commercial core
- » Create a mix of uses in new development along riverfront



A SAFE, ACCESSIBLE, AND EFFICIENT TRANSPORTATION NETWORK

- » Bridge the divide of State Route 65
- » Reconnect the Neighborhood
- » Fix Juniata connection
- » Open additional connections
- » Make green link to riverfront
- » Improve links to transit
- » Improve the riverfront trail



CELEBRATE THE NEIGHBORHOOD'S CULTURE

- » Celebrate Community Culture
- » Integrate public art and indicators of civic pride
- » Install historical artifacts and cultural elements into public spaces ideas
- » Improve the Parks
 - » Activate Manchester Park as community gathering place
 - » Install top neighborhood priorities
 - » Update Manchester Field Park as athletic and festival complex
 - » Create riverfront parklands

MOVING FORWARD

ACTION TEAMS → TASK FORCES

Central to the creation of this Plan and its continued implementation were the input of neighborhood action teams. Each of the action teams were comprised of residents and professionals that focused on a particular topic of the plan, specifically: Community and Economic Development; Land Use & Zoning and Housing; Open Space, Public Health, and Public Safety; Environmental Sustainability; Urban Design, Cultural Heritage, and Public Art; and Mobility. These teams directly influenced this plan by reviewing relevant feedback from the public engagement meetings, looking at national best practices, and shaping recommendations for the issue area. Action teams provided the structure of the implementation sections, and will be instrumental in carrying forward the vision for the neighborhood laid out in this plan.

Moving forward, task forces focused on the four chapters of this plan - specifically Community, Development, Mobility, and Infrastructure - will be created. These task forces will meet regularly and focus on realizing the plan through action and advocacy. Many action team members have expressed a desire to participate and work with groups in order to realize the goals and actions outlined in this plan, and the task forces will provide an opportunity to undertake programs and projects in an organized manner.



3

The Community Chapter is focused on understanding housing affordability concerns and celebrating the neighborhood's culture and heritage, while promoting public health and public safety improvements throughout the neighborhood.



COMMUNITY

COMMUNITY

HOUSING



A core issue expressed by Manchester-Chateau residents was understanding the future of its neighborhood housing - both maintaining affordability and preserving historic quality. Manchester-Chateau's housing stock varies widely from one street to the next, with recently renovated townhouses around the corner from abandoned homes and vacant lots. This chapter reviews the findings from the public meetings and existing conditions analysis to understand the local economics of the neighborhood. It also includes a capacity analysis to help neighborhood leadership and potential project funders understand the capacity to provide additional housing opportunities in the neighborhood.

IN THIS SECTION



PUBLIC ENGAGEMENT

- » Attendees at the first open house emphasized housing affordability as a primary concern.
- » The second open house featured activities asking about preferred types of land uses in the neighborhood, along with more detailed questions about housing maintenance and affordability.
- » Residents expressed a willingness to accept population growth throughout the neighborhood in order to accommodate specific land uses, as long as housing affordability remains a priority.



EXISTING CONDITIONS & TRENDS

- » Vacant land and other underutilized spaces throughout the neighborhood present opportunities for residential redevelopment.
- » As rents have risen faster than household incomes since 2012, many current Manchester residents continue to face housing affordability issues.
- » Zoning requirements for new mixed-use development in Chateau includes an affordable housing component.



PRIORITY IMPLEMENTATION STRATEGIES

- » Promote development of rental and for sale housing at all income levels.
- » Promote and facilitate home maintenance through rehab education programs and report maintenance issues on abandoned properties to ensure public health and safety.
- » Maintain and develop quality senior housing that is affordable with options for rental or ownership.
- » Expand housing options which meet ADA standards.

PUBLIC ENGAGEMENT

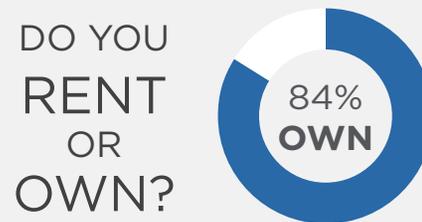
ACTIVITY: HOUSING SURVEY, EXISTING CONDITIONS

Conversations with residents and local stakeholders revealed that housing was a top priority for residents, specifically continued affordability. At the same time, many expressed interest in different housing types and options to attract young families and allow aging-in-place. Additional residents are also needed to support desired neighborhood commercial uses.

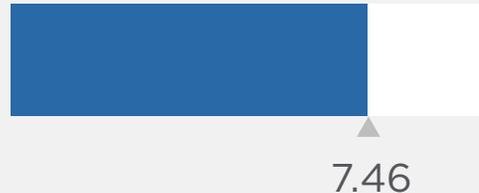
To help supplement some of the available affordable housing data obtained through the U.S. Census and the Department of Housing and Urban Development, a survey was given to participants at the second public meeting. Residents were asked to provide information pertaining to the quality and affordability of their own housing and their perspective on what types of housing and land uses Manchester-Chateau should have in the future.

Respondents tended to skew toward higher incomes compared to the neighborhood median and were more likely to be homeowners than renters.

PUBLIC SURVEY MEETING RESULTS



On a scale of 1-10 (with 10 being the best), what condition/how well-maintained is your home?



What is your monthly rent/mortgage?

HOMEOWNERS	RENTERS
\$558.76	\$837.50

What is your monthly income?

HOMEOWNERS	RENTERS
\$5,000	\$3,100

Source: Survey Data, 2018 Manchester-Chateau Open House

KEY TAKEAWAYS:

- Respondents were much more likely to be homeowners than renters.
- Rent/mortgage is below 30% threshold for median household income for renters and owners, but significantly below the 30% threshold for homeowners.
- Despite the age of the neighborhood's housing stock, maintenance did not appear to be a significant concern for survey respondents.

ACTIVITY: HOUSING SURVEY, FUTURE HOUSING CONDITIONS

The survey asked specific questions around future housing preferences in the neighborhood.

All of the survey respondents said that new housing in the neighborhood should include affordable options, delivered through a mix of renter and ownership opportunities.

There is also an expressed need to provide additional ADA accessible units, and housing for seniors and aging adults.

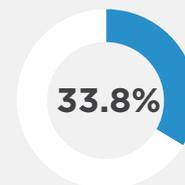
Are there housing units available in Manchester-Chateau for the following populations?

Population	Yes	No
Singles	67% (12)	33% (6)
Aging adults	57% (8)	43% (6)
Seniors	79% (15)	21% (4)
Families with 1-2 children	83% (15)	17% (3)
Families with 3-4 children	69% (11)	31% (5)
Disabled (ADA compliant)	50% (8)	50% (8)

What is missing or lacking in the neighborhood?

Top Responses	Frequency
Commercial	(5)
Affordable Housing	(5)
Walkability / Connectivity	(2)
Community Gathering Spaces	(2)
Housing options for singles & young professionals	(2)
Higher-quality housing options	(2)
Other	(3)

What percentage of affordable housing in the neighborhood is a fair amount?



Source: Survey Data, 2018 Manchester-Chateau Open House

KEY TAKEAWAYS:

- Respondents indicated a continued need for affordable housing in the neighborhood, identifying it as a priority.
- Reinforcing the results of other engagement activities, residents would also like to see increased neighborhood commercial options.
- Disabled adults, aging adults, and singles need more housing options.

EXISTING CONDITIONS

Manchester is one of Pittsburgh’s oldest neighborhoods and has many historic, but aging, homes. It is also a neighborhood with a broad spectrum of household incomes and tenure. Some residents have called Manchester home for a half-century or more, others are recent transplants. These variables, and many others, affect residents’ perception of affordability throughout the neighborhood.

AN AGING HOUSING STOCK*

The median age of a housing unit in Manchester is 98 years old. This means that issues of safety, heating and cooling, and maintenance are ongoing concerns for some residents, likely adding to overall housing costs.

*(*Note: The public engagement survey distributed both online and at the second public meeting revealed housing maintenance is not a top priority among residents. However, respondents tended to skew toward those with higher median household incomes, and affording maintenance projects may not be as high of a priority).*

GROWTH IN MEDIAN HOUSEHOLD INCOME

- » 2017: Median Household Income in Manchester is \$40,711.
- » 2017: Median Household Income in the City of Pittsburgh is \$42,450.

Median Household Income has grown by 25% in Manchester over the last 7 years, while Pittsburgh’s Median Household Income has grown roughly 13% during the same time period. This growth is likely part of the underlying concern around maintaining housing affordability in the neighborhood.

HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

A generally accepted rule of thumb is that housing is considered “affordable” when residents can spend less than 30% of their income on rent. Two measures indicate that by this metric, housing remains somewhat affordable in the neighborhood:

- » 2017: Manchester renters spend ~29% of household income on rent.
- » 2017: Housing Costs (including homeowners and renters) are roughly 25% of median household income in the neighborhood.

Renter Households	Manchester	Pittsburgh
Contributing > 30% of income toward rent	44%	46%
Contributing > 50% of income toward rent	22%	22%

Of the lowest-income rental households in Manchester, **approximately 122 rental households spend more than half of their income on housing**. This means that they are occupying housing they cannot afford due to insufficient income. Without adequate income, the ability to afford a down-payment on a home can be problematic for lower-income families interested in home ownership.

Additionally, of those cost-burdened renters, 44% of renter households contribute over 30% of their income toward rents. While this does create affordability issues for the neighborhood, this is consistent with the City of Pittsburgh’s overall affordability issues.

Sources: U.S. Census Bureau, 2012-2016 American Community Survey 5-year estimates; ESRI Business Analyst

OTHER FACTORS CONTRIBUTING TO A NEED FOR A HOUSING POLICY

From 2014-2017, population in Manchester has increased by 12.7%, higher than the City of Pittsburgh and Allegheny County. However during the same period, income inequality and the poverty rate increased in Manchester. The same measures mostly decreased for the City and County during that time, further demonstrating the particular housing needs and affordability issues for the Manchester neighborhood.

EXISTING AFFORDABLE UNITS IN MANCHESTER

There are a number of different types of subsidized housing programs sponsored by local, state, and federal governments.

In Manchester, there are currently:

- » 43 Housing Choice Vouchers (Section 8).
- » 226 Public Housing Units.*

As supported by the preceding data, current supply of affordable housing does not meet present demand. With continued population growth, demand is likely to further exacerbate the affordability issue.



20% of Manchester's housing units are income restricted

(~10% of Pittsburgh's housing units are income restricted)



Source: U.S. Department of Housing and Urban Development

Growth Measure	% Change		
	Manchester	Pittsburgh	Allegheny County
Income Inequality*	+2.55%	-0.34%	0.29%
Poverty Rate**	+3.38%	-1.55%	-1.55%
Population**	+12.7%	-0.2%	+0.1%

2017 WAGES AND HOUSING COSTS

To afford rent in Manchester, residents would have to earn: **\$15.08/hr**

Currently, **+/- 400 (~18%) residents earn less than this and +/- 150 (7%) are unemployed.**

Resulting in **+/- 550 (~25%) cost-burdened residents.**

Sources: U.S. Census Bureau, 2012-2016 American Community Survey 5-year estimates; ESRI Business Analyst

WHO NEEDS AFFORDABLE HOUSING UNITS?

TRENDS NATIONWIDE:

Nationally, the following groups are in need of affordable housing:



- » **Seniors and residents** on fixed incomes.
- » **Low-income renters** who make too much money to be able to qualify for existing affordable housing programs.
- » **Homeowners** who are not able to keep up with repairs.

AFFORDABLE HOUSING OPTIONS:

A number of different types of housing programs exist that provide affordable housing. They include:

- » **Public Housing:** Public housing is a broad category, encompassing public housing buildings, vouchers that provide residents flexibility, and programs targeted toward seniors, the physically handicapped, and others.
- » **Workforce Housing:** Housing targeted toward those who make too much money for subsidized housing, but still need an affordable place to live.

TRENDS LOCALLY:

Locally, the Affordable Housing Task Force (see next page) has identified those in specific need of finding affordable housing in the City, specifically:



- » **Those making under 50%** of the City's median HH income have trouble finding affordable housing.
- » **In Manchester, ~30%** of residents live in households that make under 50% of the City's median HH income.
- » In Manchester, **approximately 47%** of current renters make under \$20,000 annually.

WHAT DOES THIS MEAN FOR MANCHESTER-CHATEAU?

There is a need for affordable housing opportunities within Manchester-Chateau.

- » Specifically, there are opportunities to redevelop existing spaces within the neighborhood into affordable housing opportunities (see *the housing capacity study in the Development Chapter*).
- » There are a variety of unique affordable housing programs, such as a Community Land Trust, that can be used to help implement sustainable affordable housing programs (see *analysis in the Development Chapter*).
- » New units of various price points are likely to be constructed as infill development occurs. Units throughout the neighborhood should be designated as affordable, in conjunction with these efforts, to ensure an aggregate level of affordable housing across Manchester-Chateau.



AFFORDABLE HOUSING TASK FORCE

The City of Pittsburgh has experienced economic and population growth in recent years. Although this brings many advantages, it can also bring challenges, including the concern of retaining affordable housing in the City. The Affordable Housing Task Force released a report on the current status of affordable housing in the City and recommendations for retaining this housing type in the future.

The goal of the task force is to increase housing opportunities for City residents. This may include preserving existing affordable housing, supporting more affordable housing

developments, and ensuring new development includes at least a small portion of affordable housing units on-site.

Two recommendations from the Task Force that are especially pertinent to Manchester include the goal that 20% of residential development in the City be affordable and that, new development that receives a direct public subsidy should be required to include affordable housing in the development. This can be accomplished through a variety of methods including density bonuses, meaning allowing developers to increase building height if a certain amount of affordable housing is

included in the project, and an Affordable Housing Overlay Zone in designated areas, meaning requiring a minimum percentage of affordable housing units.

Manchester-Chateau residents have already shown a great desire to retain affordable housing in their neighborhood. As the Manchester-Chateau neighborhood continues to evolve, many of the City's policies and programs should be targets to help promote affordability in the neighborhood.

A minimum of 10% affordable units will be required of all new residential development projects.

Inclusionary Housing Committee Recommendation

The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 1: ENCOURAGE THE PROVISION OF SAFE, QUALITY, AFFORDABLE HOUSING FOR CURRENT RESIDENTS.

Safe, quality affordable housing is a top priority for area residents as rents increase throughout the neighborhood. While there is no single solution, this plan recognizes that the issue goes deeper than simple demographic analysis to include a wide variety of circumstances and hopes for opportunity.

Recommended Action Steps Include:

- » Promote development of rental and for sale housing at all income levels.
- » Explore Inclusionary Zoning as a tool to ensure new developments include affordable housing.
- » Support single-parent and senior households through connection to appropriate supportive services and resources.
- » Assist residents with residential preservation and maintenance projects through the creation of a Preservation Grant Fund.
- » Promote and facilitate home maintenance through rehab education programs and report maintenance issues on abandoned properties to ensure public health and safety.



GOAL 2: ENCOURAGE A VARIETY OF HOUSING TYPES TO MEET THE NEEDS OF ALL SEGMENTS OF THE POPULATION.

Housing should enable those at different stages of life and with differing abilities to be part of a neighborhood renaissance. This means promoting universal design that responds to differing lifestyles that are currently underrepresented in the neighborhood. This should target young professionals who are starting careers. It includes empty nesters who have the freedom to choose smaller and different housing types. It includes singles and more families without children, a demographic that continues to grow nationwide. And it includes the elderly and the differently abled who may need single-story flats with elevators and other means of easier access than staircases.

Recommended Action Steps Include:

- » Maintain and develop quality senior housing that is affordable with options for rental or ownership.
- » Promote the development of housing options for single-person households.
- » Pursue zoning amendments to allow Accessory Dwelling Units or Carriage Houses.
- » Pursue zoning amendments that accommodate residential density while preserving the existing context of the street and neighborhood.
- » Expand housing options which meet ADA standards.
- » Partner with Family Links to promote transitional housing units.



COMMUNITY

PUBLIC HEALTH

OVERVIEW



Promoting a safe and healthy neighborhood is instrumental for improving the quality of life for residents throughout the Manchester-Chateau neighborhood.

Many of the other sections of this plan promote healthy and safe lifestyles. The Mobility Chapter has a number of recommendations for improving roadway safety throughout the neighborhood. The Development Chapter outlines ways to add affordable housing to the neighborhood, and safe, affordable housing is an important component of promoting healthy outcomes within the neighborhood.

This section outlines additional methods and approaches to support healthy outcomes within the neighborhood, as identified by the Action Teams.



IN THIS SECTION



PUBLIC ENGAGEMENT

- » In the second public meeting, residents identified a number of secondary public health challenges that need to be identified in the neighborhood.



EXISTING CONDITIONS & TRENDS

- » Manchester-Chateau doesn't have a grocery store in the neighborhood, but there is existing public transportation to grocery stores outside of the study area.
- » There are a number of publicly owned vacant lots in the neighborhood that can be used for urban agriculture. The Adopt-A-Lot program allows residents to use city-owned vacant lots to grow food and the URA has a comparable program named Farm-A-Lot for URA-owned properties.



PRIORITY IMPLEMENTATION STRATEGIES

- » Create an educational program to encourage home gardening and use of the Vacant Lot Toolkit.
- » Host a Health Wellness day annual event.
- » Conduct a market feasibility assessment for a healthy corner store or grocery store in the neighborhood.

FOOD ACCESS

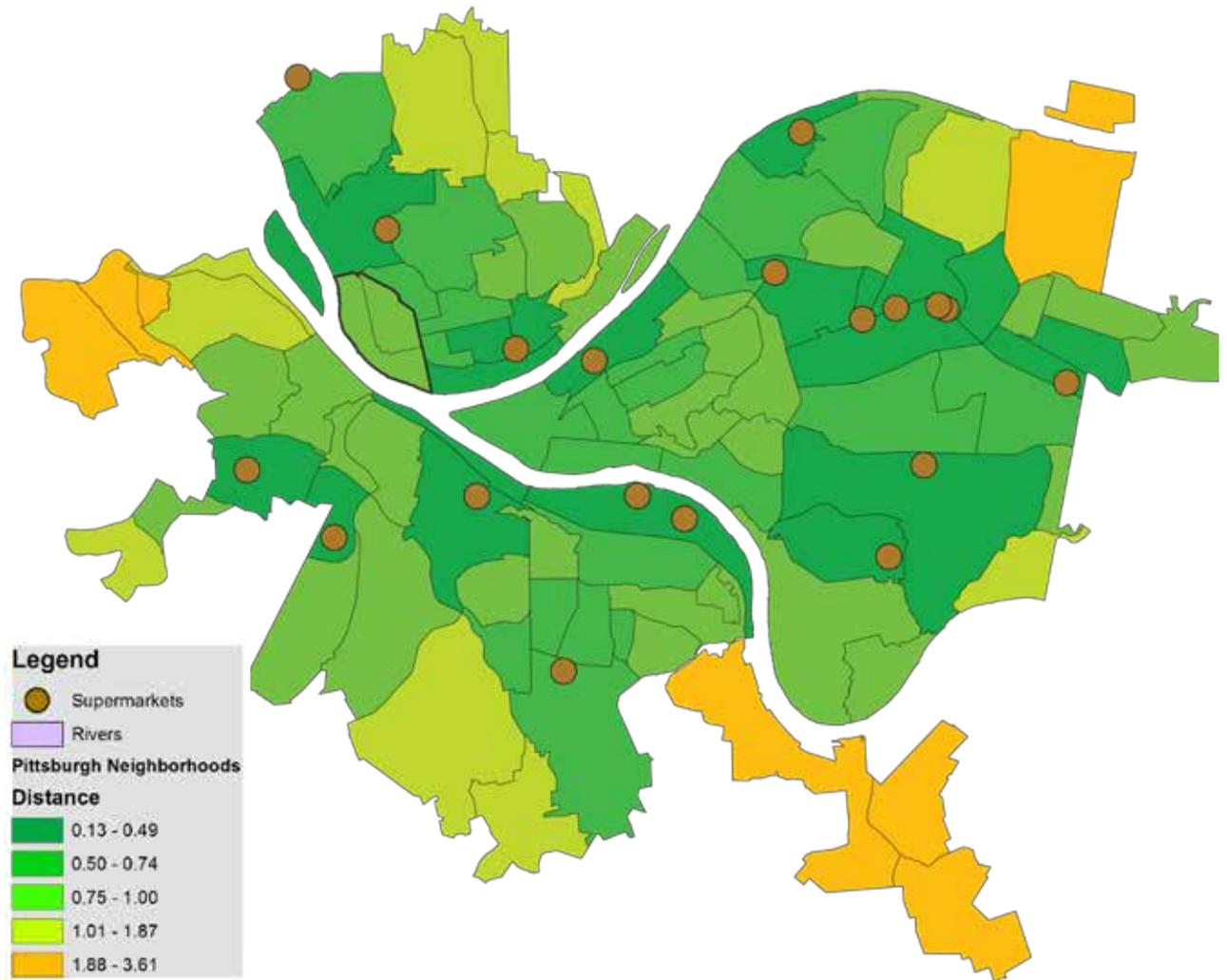
DISTANCE TO PITTSBURGH SUPERMARKETS

Like many urban neighborhoods, Manchester residents face challenges accessing fresh, healthy food options.

The map to the right shows Manchester's distance to nearby supermarkets. Although Manchester-Chateau residents are about a mile from the nearest grocery store, there is some existing public transportation to grocery stores, which will need to be maintained.

Small and large scale grocery stores require a significant consumer base in their area. The Capacity analysis outlined in the Development Section of this Plan underscores the immense potential for adding new residential development projects in the area. This development will also strongly support the viability of a grocery store in the neighborhood.

One small, but short-term solution to food access is the continued promotion of the City's Adopt-A-Lot program. This program allows residents to access city-owned vacant lots for food, flowers, or rain gardens. Additionally, the URA's Farm-A-Lot program allows residents to access URA-owned vacant lots.



Source Menu: Adapted from A Menu for Food Justice, 2013.

FOOD RETAILERS NEAR MANCHESTER

Name	Address	Zip Code	Store Type	Fresh Produce	Three Food Groups Available
7-Eleven 36140	1001 Western Ave	15233	Convenience Store/Corner Store	N	Y
Aden Market	1318 Federal St	15212	Convenience Store/Corner Store	N	Y
Charles St Farm Stand - The Pittsburgh Project	2801 N Charles St	15214	Farm Stand	Y	N
Circle K 4200	2903 Brighton Rd	15212	Convenience Store/Corner Store	N	N
Dollar Tree 5828	1516 Brighton Rd	15212	Limited Assortment Store	N	Y
Family Dollar 6322	1516 Brighton Rd	15212	Limited Assortment Store	N	Y
Giant Eagle	318-320 Cedar Ave	15212	Supermarket	Y	Y
Kuhn's Market	1130 Highwood St	15212	Grocery Store	Y	Y
New Big Toms Corner Store	1300 Woodland Ave	15212	Convenience Store/Corner Store	N	Y
Rite Aid 3459	802 Pennsylvania Ave	15233	Limited Assortment Store	N	Y
United Somali Bantu Farm Stand	2240 N Charles St	15214	Farm Stand	Y	N
W-N Grocery	1018 W North Ave	15233	Convenience Store/Corner Store	N	Y

"Three Food Groups Available" indicates whether or not at least three of these food categories were available for purchase: Fruits and Vegetables (fresh, canned, or frozen); Breads/Cereals/Grains; Dairy Products; Meats or Beans.

Source: Adapted from *A Menu for Food Justice*, 2013

IDEAS FOR IMPROVING / STRENGTHENING FOOD ACCESS

The table to the left highlights retailers in northside neighborhoods, including Manchester, that sell food. There are a number of different opportunities to increase fresh food access in the neighborhood. These include:

- » **Healthy Corner Stores:** These tend to be collaborations between city governments, non-profits, foundations, and small-businesses to increase healthy food options at stores such as those listed to the left.
- » **Mobile Markets:** A supermarket on wheels, mobile markets have the flexibility to deliver healthy food options directly to residents.
- » **Farmers' Markets and Farm Stands:** Growing in popularity, farmers' markets can provide fresh produce on a seasonal basis.
- » **Full-Scale Grocery Store Development:** In order to be financially viable, grocery stores need a certain residential density and market area to draw from.

URBAN AGRICULTURE

VACANT LOT TOOLKIT AND ADOPT-A-LOT PROGRAM

One of the legacies of Pittsburgh's economic history is the large amount and wide variety of vacant and distressed property. The accumulation of properties coming under public responsibility has placed an enormous burden on the City while contributing no taxes to pay for public services. Compounding the challenge is the dispersed nature of these properties, their size, and their title status.

Finding viable interim uses, preserving future opportunities, and crafting long-term solutions for this inventory of land are key challenges with which Pittsburgh has been grappling. The city's Open Space Plan recommended that a streamline process be created to allow residents to access city-owned vacant land to put vacant land to production and to beautify their communities. In 2014, the city hired an Open Space Specialist, and began to engage community on the creation of the Vacant Lot Toolkit, a guide to transforming vacant lots into community assets. The Adopt-A-Lot program, developed as part of Vacant Lot Toolkit, was created to allow residents a streamlined process by which to access city-owned vacant lots for food, flower, or rain gardens. In an effort to combat the problem of vacant city-owned lots, the program had three goals: foster neighborhood interaction, re-imagine the potential of vacant lots, and encourage environmental awareness.



PITTSBURGH VACANT LOT TOOLKIT



October 2015



GOAL 3: INCREASE ACCESS TO HEALTHY FOOD AND COMMUNITY SUPPORT SERVICES.

There are several factors within the Manchester-Chateau neighborhood that can help residents lead healthy lifestyles. Food access, as outlined on the previous pages, continues to be a challenge for some residents in the neighborhood. The most effective outcome for residents in the neighborhood is to promote infill residential development, which can ultimately provide the market demand for a grocery store. Infill development will also support the market demand for other health-related land uses in the neighborhood, including doctor's offices.

Recommended Action Steps Include:

- » Conduct a market feasibility assessment for a healthy corner store or grocery store in the neighborhood.
- » Create an educational program to encourage home gardening and use of the Vacant Lot Toolkit.
- » Create a yard-share program.
- » Create a program for mobile screenings and check-ups, including dental and eye care.
- » Host a Health Wellness Day annual event.





**COMMUNITY
ORGANIZATIONS
AND
INSTITUTIONS**

OVERVIEW



A core desire expressed by Manchester-Chateau residents was participating with community organizations and institutions in the shaping of its future. Engagement is instrumental for improving the quality of life for residents throughout the Manchester-Chateau neighborhood. In order to encourage economic development and investment in residents, a variety of strategies must be utilized. This section outlines additional approaches to support and strengthen community organizations and institutions within the neighborhood, as identified by

IN THIS SECTION



PUBLIC ENGAGEMENT

- » During the Action Team meetings, residents identified multiple organizations and institutions within the neighborhood that serve a variety of community needs and desires.



EXISTING CONDITIONS & TRENDS

- » Manchester-Chateau has a wealth of religious organizations and facilities, community-oriented organizations, and education-based institutions.
- » Residents identified gaps in services provided by existing organizations and institutions.



PRIORITY IMPLEMENTATION STRATEGIES

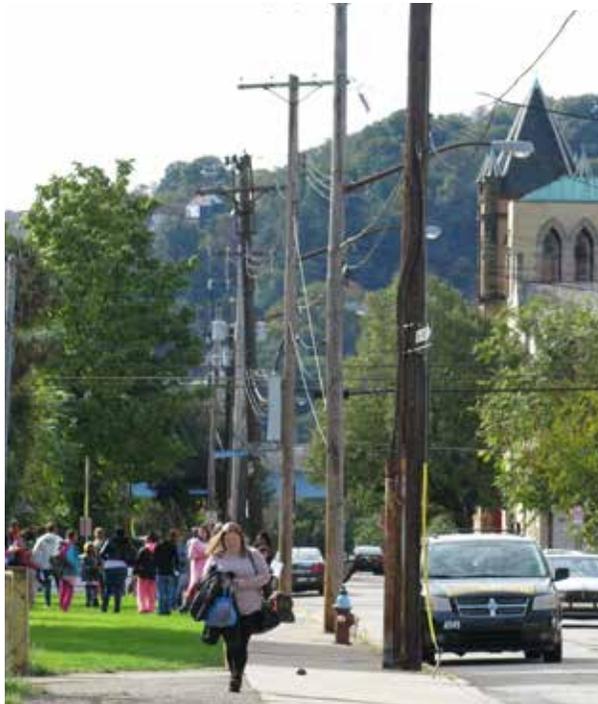
- » Partner with institutions to develop a Northside communities web portal, and publish a directory, that acts as a clearinghouse of informations for residents, businesses, organizations, visitors, and investors/developers.
- » Pursue longterm service opportunities, such as Americorps or fellowships, to serve as a Program Manager to assist residents and to develop and implement programs.

COMMUNITY ORGANIZATIONS

Local institutions play an important role in the lives of residents and form a larger community that extends far beyond the study area boundaries. Local churches, schools, daycares, and non-profit organizations serve thousands of residents. Manchester Citizens Corporation (MCC), the local community organization, was formed in 1965 to create a neighborhood-based response to widespread blight and abandonment. Currently, MCC provides valuable real estate expertise through its work linking historic preservation of the Manchester Historic District with economic development efforts and focuses on creating and sustaining a diverse housing stock for its residents.

Additionally, the Manchester Historic Society (MHS) aims to preserve and promote Manchester's history through service projects, educational tools, and advocacy. Its deep knowledge of the community's historic roots is valuable in the retention and restoration of historic homes, as well as the preservation of the neighborhood's overall character.

During the Action Team meetings, several residents expressed a need for a resident-based organization and/or programming that incorporates both Manchester and Chateau residents as their futures are connected.



EDUCATIONAL INSTITUTIONS

There is a wealth of educational facilities within Manchester-Chateau. Two Pittsburgh Public Schools, Pittsburgh Manchester PreK-8 and Pittsburgh Conroy Education Center are located within Manchester. Additionally, Manchester Academic Charter School is an independent charter school with strong roots in the community. The Manchester Youth Development Center (MYDC) provides assistance in the development of neighborhood youth to improve the quality of life for children and families within Manchester. Through its recreational, educational, and child care programs, MYDC seeks to replace negative barriers with positive goals so that children can grow to their fullest potential and serve as productive, engaged citizens.

The Manchester Bidwell Corporation (MBC) is located in Chateau but has strong ties throughout the Northside and Pittsburgh. MBC provides a number of adult career training programs to residents of the neighborhood and the City of Pittsburgh. Academic programs are crafted in partnership with regional businesses to ensure students' studies are aligned with employers' needs. Bidwell's social enterprise arm creatively engages MBC and its students with the surrounding community. Today, the MBC has become a national model for education, culture, and hope.

RELIGIOUS INSTITUTIONS

Local religious institutions serve many residents and visitors every week, providing crucial services and a center of community life. These organizations are often thought of as pillars of the community and attract people from all over the city and even outside the city. Religious institutions and other civic buildings provide additional locations for services, civic activity and interaction. The following religious institutions are located within Manchester:

- » Bidwell Presbyterian Church
- » New Zion Baptist Church
- » Church of God
- » Pilgrim Baptist Church
- » Victory Baptist Church
- » Original Church of God of Deliverance
- » New Destiny CME Church
- » Pittsburgh Presbytery



NORTHSIDE ORGANIZATIONS

Pittsburgh's Northside has a long and rich history. Some organizations operate in service of this area alone while others service the Pittsburgh community at-large. The following organizations provide invaluable services to Pittsburghers:

- » Buhl Foundation
- » Light of Life Rescue Mission
- » Bicycle Heaven Museum
- » Johnny Angel's Music Experience Museum
- » Northside Leadership Conference
- » Carnegie Libraries of Pittsburgh
- » Community College of Allegheny County
- » Carnegie Science Center
- » Rivers Casino

GOAL 4: ENHANCE COMMUNICATION AND ACCESSIBILITY WITHIN THE COMMUNITY.

A central theme throughout several Action Teams was a call for improving communication methods. Communication is central to building a sense of identity and participation, and finding common ground for decisions and actions.

Recommended Action Steps Include:

- » Partner with institutions to develop a Northside communities web portal and publish a directory that acts as a clearinghouse of information on programs, grants, loans, community process, and more for:
 - » Residents
 - » Businesses
 - » Organizations
 - » Visitors
 - » Investors/Developers
- » Pursue longterm service opportunities, such as Americorps or fellowships, to serve as a Program Manager to assist residents and to develop and implement programs.
- » Create a Resource Center with flexible spaces and an onsite resource employee.
- » Generate a quarterly newsletter.
- » Research communication opportunities.



GOAL 5: STRENGTHEN PARTNERSHIPS WITH NORTHSIDE ORGANIZATIONS.

A key component to community development is supporting and strengthening active organizations in the neighborhood. Manchester-Chateau boasts a rich history of local engagement and collaboration among public, private, and non-profit partners. The Manchester-Chateau Neighborhood Plan seeks to capitalize on the work of existing organizations while strengthening their impact in the community.

Recommended Action Steps Include:

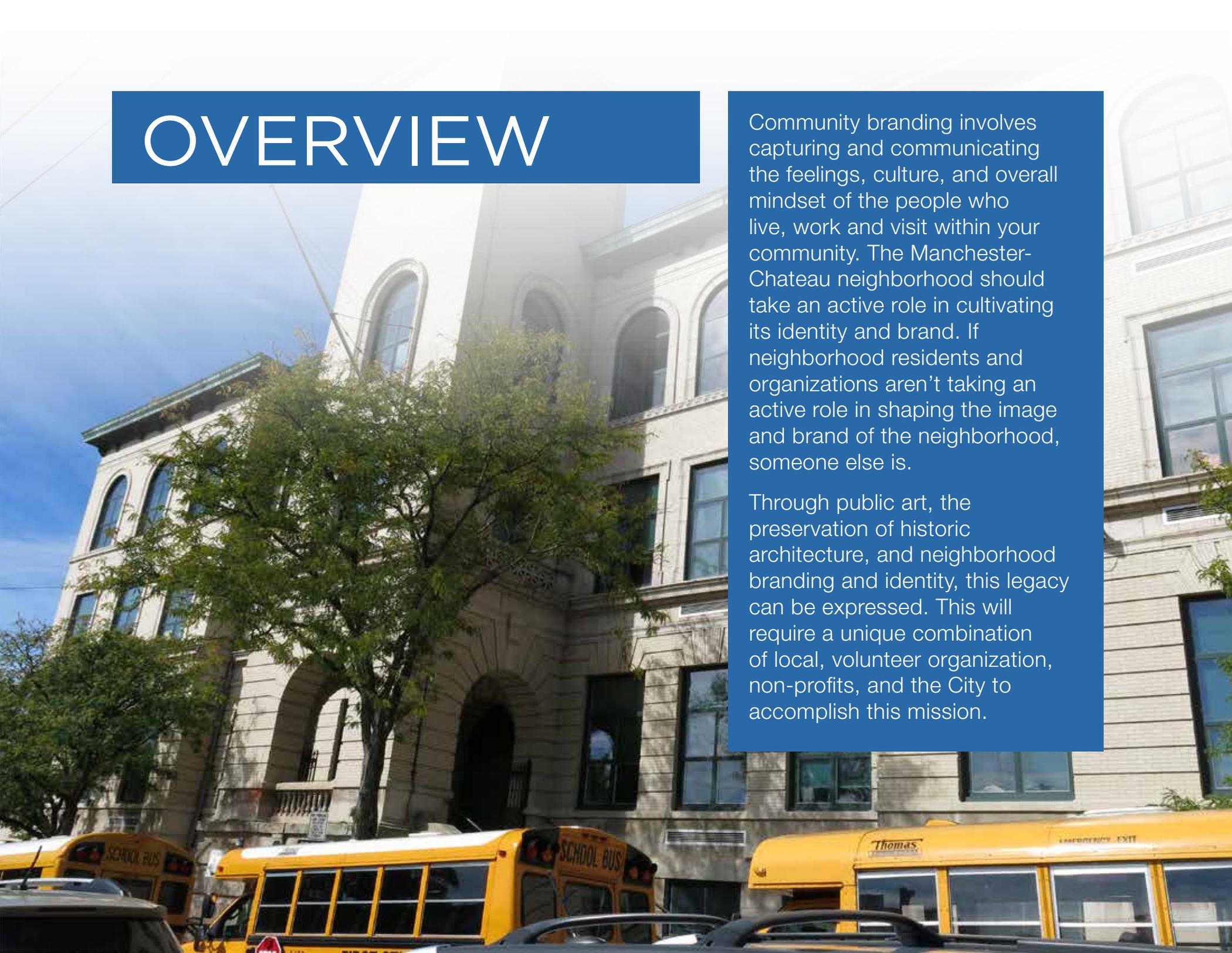
- » Create a partnership organization for both Manchester and Chateau to ensure residents and businesses mutually benefit from future redevelopment.
- » Pursue Registered Community Organization (RCO) status via partnerships/coalition.
- » Partner with Northside institutions and other organizations for investments and workforce development opportunities.
- » Collaborate with North Shore entities (Science Center, Aviary, etc) on creating a program to ensure all Manchester families and children have free access periodically.
- » Advocate for expanding programs and opportunities for local teens.



COMMUNITY

CULTURAL HERITAGE AND PUBLIC ART

OVERVIEW



Community branding involves capturing and communicating the feelings, culture, and overall mindset of the people who live, work and visit within your community. The Manchester-Chateau neighborhood should take an active role in cultivating its identity and brand. If neighborhood residents and organizations aren't taking an active role in shaping the image and brand of the neighborhood, someone else is.

Through public art, the preservation of historic architecture, and neighborhood branding and identity, this legacy can be expressed. This will require a unique combination of local, volunteer organization, non-profits, and the City to accomplish this mission.

IN THIS SECTION



PUBLIC ENGAGEMENT

- » Residents revealed that there are only limited areas within the neighborhood that are concentrated areas of “cultural significance.”
- » Residents identified major parks and public spaces, along with heavily traveled transportation corridors, as opportunities to express cultural heritage and implement public art.
- » A brand positioning exercise was conducted with the steering committee to discover the brand of the community and identify ways in which it can be incorporated into the urban fabric of the neighborhood.



EXISTING CONDITIONS & TRENDS

- » Manchester-Chateau has a legacy of historic architecture, much of which has been preserved and still exists today.
- » Manchester-Chateau has historically been a diverse neighborhood with a strong African-American identity. There is strong local pride in continuing to celebrate this legacy.
- » Legendary Pittsburgh native Andrew Carnegie has close ties to the neighborhood and the Colonel James Anderson House.



PRIORITY IMPLEMENTATION STRATEGIES

- » Incorporate Manchester’s cultural heritage through local art & design along riverfront and throughout neighborhoods.
- » Incorporate cultural heritage and inspiring architecture into public infrastructure.
- » Develop a visual identity, such as a logo, that becomes a consistent visual emblem for the neighborhood.

PUBLIC ENGAGEMENT



CURRENT LOCATIONS OF CULTURAL SIGNIFICANCE

At the second open house, residents were asked to indicate where they felt “culturally significant” locations of the neighborhood existed. Their responses, indicated above, ranged from public spaces, to significant homes, to important neighborhood institutions, such as the Manchester Bidwell Corporation. Results were dispersed throughout the neighborhood, indicating an opportunity to establish and define certain areas of the neighborhood as spaces of cultural significance.



FUTURE LOCATIONS OF CULTURAL SIGNIFICANCE

After residents identified existing locations of cultural significance, they were asked to identify where celebrations of culture and history (from murals, to green open spaces, to neighborhood gateways) ought to occur in the neighborhood. Those locations are shown above. Each of the three parks were identified as locations where culturally significant spaces should be developed. Furthermore, Western Ave., Chateau Street, and the riverfront trail - three primary transportation arteries in the neighborhood - were also noted as strong opportunities to promote the image and brand of the neighborhood.



HISTORIC DISTRICTS

The Manchester neighborhood encompasses the largest historic district within the City, the Manchester Historic District. Just east of the neighborhood, there are other city historic districts, including Allegheny West, Allegheny Commons, and the Mexican War Streets. These areas are on the city's register and are listed or eligible for the National Historic Register. Both the national register and city register can be effective tools for preserving and enhancing historic neighborhoods, whether an area is protected by one register or both.

- » **City register district benefits:** Designation of a city registered historic district protects the community's character through a design review board. This board ensures new construction, demolition, or exterior work on a structure within a historic district respects and complements the historic character of the structure and neighborhood.
- » **National register district benefits:** Listing a district on the National Historic Register identifies and documents the historic assets of the area. It also provides a level of protection by requiring consideration in planning during projects or actions involving the federal government. A National Historic District also creates additional opportunities for tax incentives and federal grants for listed structures.

EXISTING CONDITIONS

Currently, there aren't many spaces in the neighborhood that promote public art and public heritage.

The PRESERVEPGH plan, highlighted to the right, is a citywide plan centered around the preservation of important cultural and historic elements of the City. (Note: a portion of the policy framework in this Chapter follows the structure of the PRESERVEPGH Plan).



PRESERVEPGH

The City of Pittsburgh's Comprehensive Plan, PLANPGH, addresses 12 physical, social, and functional elements of the City. PRESERVEPGH focuses on the City's cultural and historic components, evaluating assets and challenges to preservation. Ultimately, PRESERVEPGH serves as a guide to protect and strengthen Pittsburgh's character, culture, and history to attract visitors, encourage new investment, and improve the quality of life for City residents.

The Manchester-Chateau Neighborhood Plan aims to build on the framework of PRESERVEPGH by delving deeper into the opportunities and issues especially relevant to the Manchester-Chateau community. Many of the recommended actions in this chapter follow the select goals highlighted from the Plan to the right.

SELECT PRESERVEPGH RECOMMENDATIONS

- 1. DOCUMENT RESOURCES:** Take inventory of the community's cultural and historic resources
- 2. COMMIT TO PRESERVING RESOURCES:** Invest in programs / tools to preserve the resources
- 3. APPRECIATE RESOURCES:** Enhance awareness of resources with signage and other public outreach strategies
- 4. BE STEWARDS OF RESOURCES:** Promote a network of advocacy in long-term preservation and enhancement of resources

POSITIONING THE NEIGHBORHOOD IN THE EYES OF YOUR PEOPLE :

To compete and succeed, every business knows that they must understand why they exist, what they have to offer that is different from everyone else, and who they plan to offer it to. A place is no different. Neighborhoods like Manchester-Chateau are in constant competition for retaining current residents and businesses and attracting those who will complement and support the integrity and character of the community.

The Steering Committee and project team worked to initiate the early steps of creating a branding strategy by creating a Positioning Statement. A Positioning Statement is a simple statement that provides focus for those who champion, plan, and initiate development or change in the neighborhood. It is an internal rallying cry that sets the course for a community's brand. Your brand helps to shape and manage your community's character and protect its culture. The ability to articulate who you are, why you exist, and who you exist for will help communicate the intent around the plans and initiatives that shape the neighborhood.

DISTINCT ADVANTAGE

Manchester-Chateau is a historic waterfront minutes

AUDIENCE

from downtown, where people work together to

END BENEFIT

preserve and promote an inclusive community.

DID YOU KNOW?

Anderson Manor, located at 1423 Liverpool Street, was instrumental in the formation of our library system. This was the home of Colonel James Anderson, the man that opened his personal library of 400 volumes to working boys each Saturday night and from whom Andrew Carnegie borrowed books during his formative years. The home was built circa 1830 and was added to the List of Pittsburgh History and Landmarks Foundation Historic Landmarks in 1989.



KEY

MESSAGING

Key messages are derived from your Positioning and can help communicate your Brand Promise to your most valued audience. Using consistent messaging, while walking the talk, will help earn trust and credibility with the members of your community :

Where community reigns

Manchester-Chateau is a tight-knit community of active residents and homeowners, where neighbors are friends and family is nearby.

Forever home

Manchester-Chateau is a charming sidewalk neighborhood minutes from downtown Pittsburgh, where people put down roots and roots are planted for life.

The only flat land in Pittsburgh is on the up and up

Historic homes at affordable prices, tax abatements, top schools and proactive neighborhood planning makes Manchester-Chateau a desirable place to plant roots and raise a family.

Together, we are a force for positive change

Manchester-Chateau has historically proven this to be true. And now it's time to do it again.

If not us, then who?

It's time to return Manchester-Chateau to its original strength, health and beauty. Let's band together to secure our future.

GATEWAY CONCEPTS

CULTURE AND CHARACTER CONCEPTS

- Bridging the gap
- Connecting community
- Preserving history
- Building toward the future
- Working hard
- Breaking barriers

The Manchester Bridge is a readily apparent icon and a testament to the neighborhood's working class past and the heritage of steel industry and labor in Pittsburgh.

The bridge is symbolic of "getting over" challenges that communities often face—implying an overture of connection and unity.

While the bridge pieces themselves are available, they are large and it may be difficult to find ideal locations in the neighborhood. However, gateway totems that are more contextually appropriate for this urban neighborhood can take visual inspiration from these historic structures.



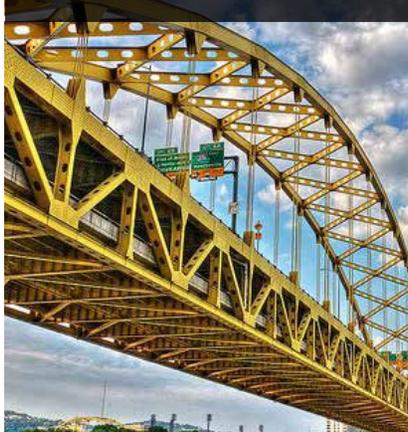
Colors inspired by neighborhood architecture and are bright, inviting, and positive.



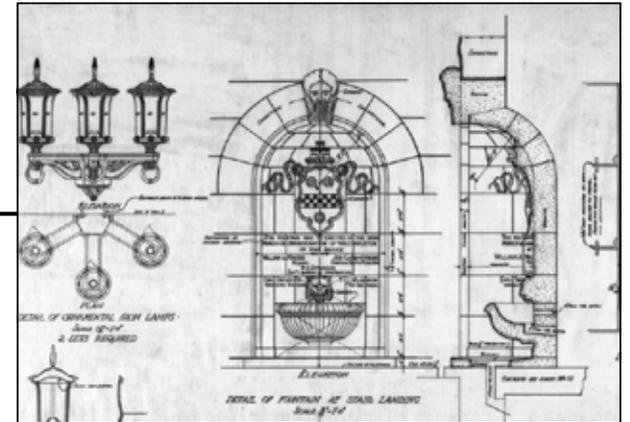
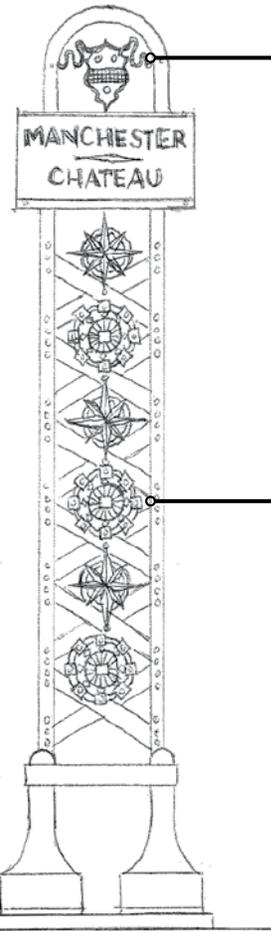
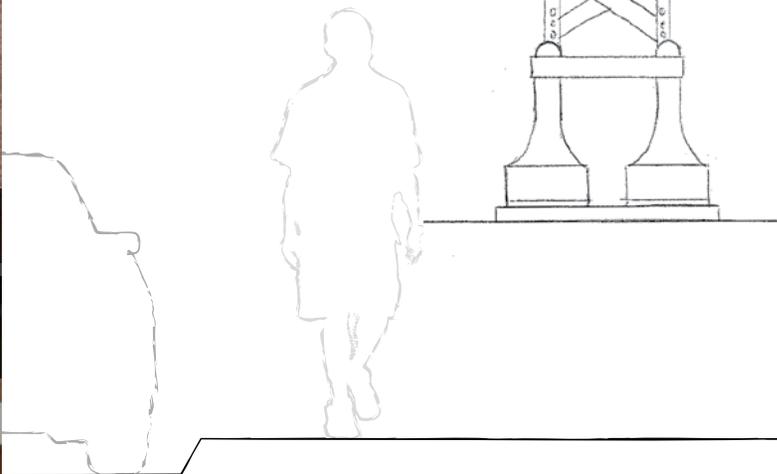
Historic bridge details and architectural patterns can be incorporated into new gateway concepts throughout the neighborhood.



Exposed steel and rivets



Dimensional letters can be artistically-rusted or clean and fresh



Details taken from Manchester Bridge

Recommended Locations in Manchester-Chateau:

- » Intersection of Western Ave. and Allegheny Ave.
- » Off-ramp of the West End Bridge onto Western Ave.

CROSSWALK GRAPHICS

CULTURE AND CHARACTER CONCEPTS

- Community Spirit
- Increase Attention & Safety
- Perceived Comfort

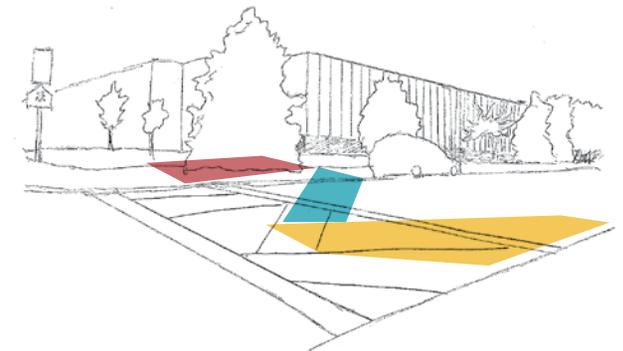
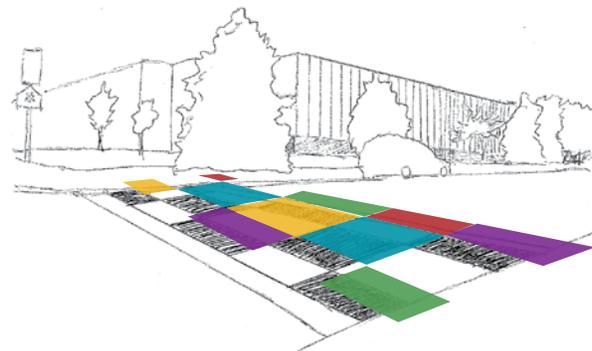
Community aesthetics matter and finding opportunities to enhance, enlighten, and contribute to the beauty and vibrancy of the community fabric is valuable to promoting culture, character, and stewarding pride.

In an urban neighborhood, people and vehicles must mingle safely. Incorporating graphics into a necessary streetscape element provides an opportunity to communicate while promoting safety and comfort to the people interacting with Manchester-Chateau.

It has been noted that crosswalks with unique visuals promote traffic calming and increased safety for pedestrians.

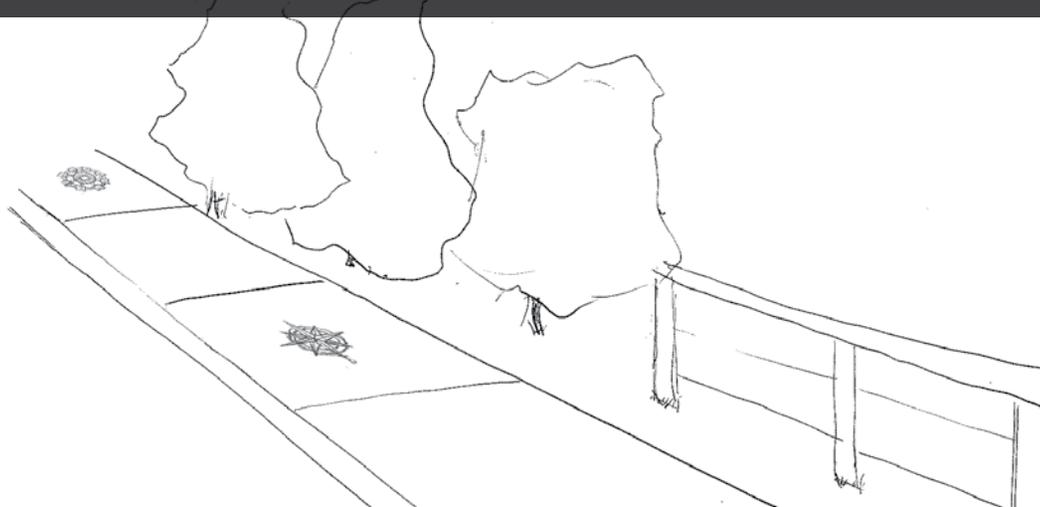


Colorful crosswalk graphics can help capture the spirit of the neighborhood.





Different types of sidewalk graphics and art are unique ways to promote the brand of Manchester-Chateau.



KEY CORRIDOR GRAPHICS

CULTURE AND CHARACTER CONCEPTS

- Community Spirit
- Powerful Messaging
- Unique Art
- Reinforces Place

Finding unique opportunities to tell stories can help to improve experience of place.

Storytelling need not be a sign. Incorporating messaging into utilitarian streetscape and hardscape elements and public art send the message that heritage and culture is valued here.

Recommended Locations in Manchester-Chateau:

- » Intersection of Western Ave. and Allegheny Ave.
- » Heavily traveled sidewalks near schools and parks.

BRIDGE ART

CULTURE AND CHARACTER CONCEPTS

- Breaking Barriers
- Powerful Messaging
- Connecting Community
- Community Art

The overpass barrier wall has divided the Manchester-Chateau neighborhood since its installation. This surface is a prime canvas for visual storytelling that can draw stronger connections between these areas.

Public art initiatives like this also provide an opportunity for community involvement whether it be finding a local artist to spearhead the design, gaining ideas through public engagement, or executing the work with community labor (of love).

Beautifying this barrier on both sides is a powerful way to connect the neighborhood.



Graphics should lead to the underpass into the Chateau area and continue on the other side of the bridge to emphasize connectivity and cohesiveness.

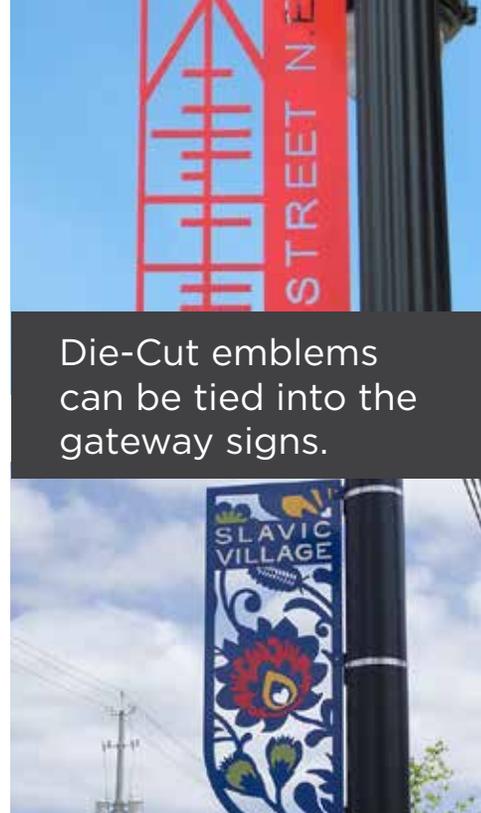


BANNERS AND STREET SIGNS

CULTURE AND CHARACTER CONCEPTS

- Breaking Barriers
- Powerful Messaging
- Connecting Community
- Community Art

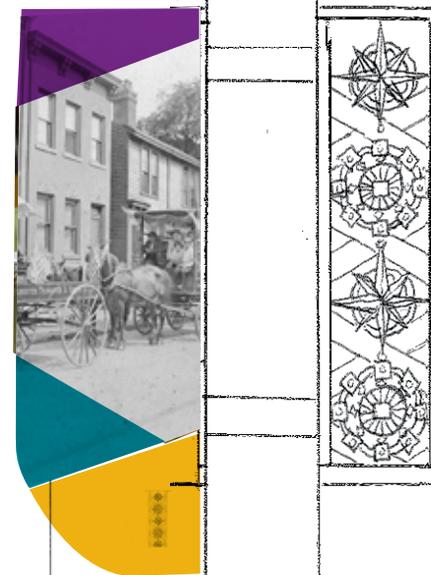
Manchester-Chateau is a special neighborhood that should be defined and celebrated. Banners and decorative street names are a cost-effective way to present community identity at the boundary points of the neighborhood.



Die-Cut emblems can be tied into the gateway signs.

Recommended Locations in Manchester-Chateau:

- » Intersection of Western Ave. and Allegheny Ave.
- » Along heavily traveled potential commercial corridors, including Western Ave. between Allegheny Ave. and the Western Ave. Bridge.
- » Primary corridors within residential neighborhoods, including Manhattan St., Fulton St., W. North Ave., Pennsylvania Ave., and Liverpool St.





Messaging in highly visible public places should be based on a strategic marketing campaign.

POSTERS & BILLBOARDS

CULTURE AND CHARACTER CONCEPTS

- Community Spirit
- Connecting Community
- Preserving History
- Building Toward the Future
- Working Hard

This plan will be used to institute change, improvements, and development in the neighborhood. Finding opportunities to communicate what is happening should not be left to word of mouth or media.

Use spaces within the neighborhood to communicate where change is happening.

A poster and billboard series can be a powerful messaging opportunity to build awareness and excitement for what is to come in Manchester-Chateau.



The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 6: DOCUMENT RESOURCES.

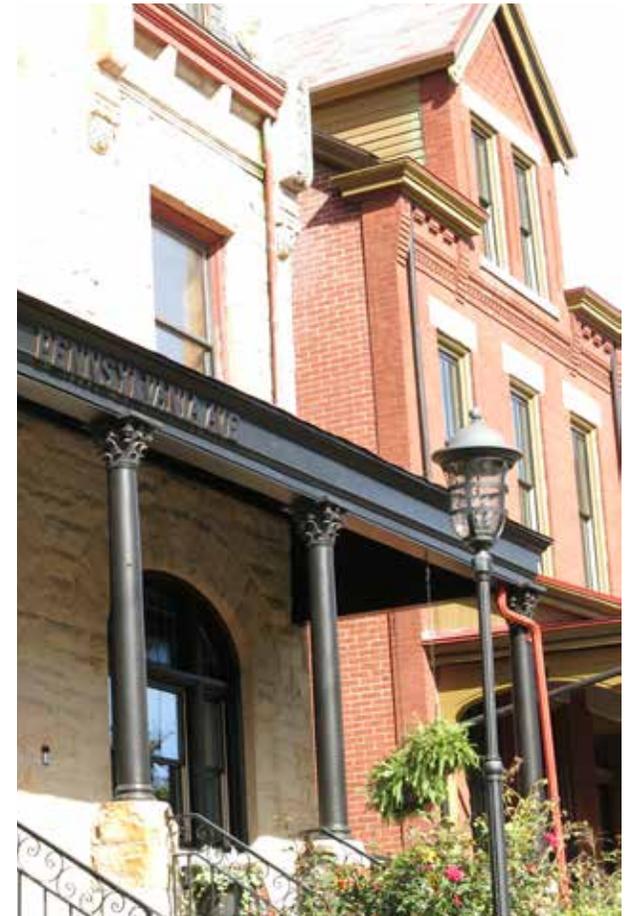
One of the most important initial steps to celebrating the neighborhood's identity is to document existing resources within the neighborhood. This includes both physical resources, such as important significant buildings, along with "soft" assets, such as social service organizations.

Part of what makes Manchester-Chateau special is the longevity of many of the neighborhood's residents. Throughout the public engagement, residents shared stories of their families and their stories of the neighborhood. Many residents have families that have lived in the neighborhood for generations and have important stories to share.

Collaborations can be explored with universities, the Manchester Historic Society, the Saturday Light Brigade and other neighborhood partners to continue to preserve these memories, celebrate the people who save them, and make them part of the Manchester-Chateau neighborhood.

Recommended Action Steps Include:

- » Inventory existing oral histories and ownership, and develop an Oral Histories Project which includes resident and organization recordings.
- » Inventory house histories and expand this research.
- » Update historic structures from the National Register Inventory of Manchester.
- » Develop an Asset Map of Manchester and Chateau, including public and private art.
- » Partner with the City to update the existing inventory of public art and memorials.



GOAL 7: COMMIT TO PRESERVING RESOURCES.

Once the neighborhood, stakeholders, and partners have identified the stories worth telling, partners need to come together and form a long-term implementation strategy. The implementation strategy relies on several important components.

Recommended Action Steps Include:

- » Create a walking/listening tour (perhaps a geographic based app) of the neighborhood that incorporates the Oral Histories Project, history of residential homes, and the asset map.
- » Create a fundraising program for residents to purchase elements as part of public art projects, such as commemorative bricks.
- » Research and apply for grants to preserve the resources, particularly the Anderson Manor.
- » Find long-term partners for:
 - » Oral Histories Project
 - » The Asset Map
 - » House Histories Research
 - » Maintenance of Community Gardens
- » Extend the history and brand of Manchester-Chateau through the following:
 - » Incorporate Manchester architecture detail in a branding logo for the neighborhood
 - » Gateway signage should incorporate public art and celebrate cultural heritage
 - » Integrate signage/stories/wayfinding into signage



GOAL 8: INCREASE PUBLIC ART ASSETS THROUGHOUT THE NEIGHBORHOOD.

One method for incorporating the brand and the values of the neighborhood is by increasing the neighborhood's stock of public art in key areas throughout the neighborhood.

Recommended Action Steps Include:

- » Incorporate Manchester's cultural heritage through local art & design along the riverfront and throughout neighborhoods.
- » Transform Route 65 wall (if it will remain for 10+ years) with public art and lighting and streetscape improvements.
- » Incorporate cultural heritage and inspiring architecture into public infrastructure (gateway signs, bike racks, banners, any metalwork).
- » Create a community gathering space with rotating art and/or an outdoor gallery.

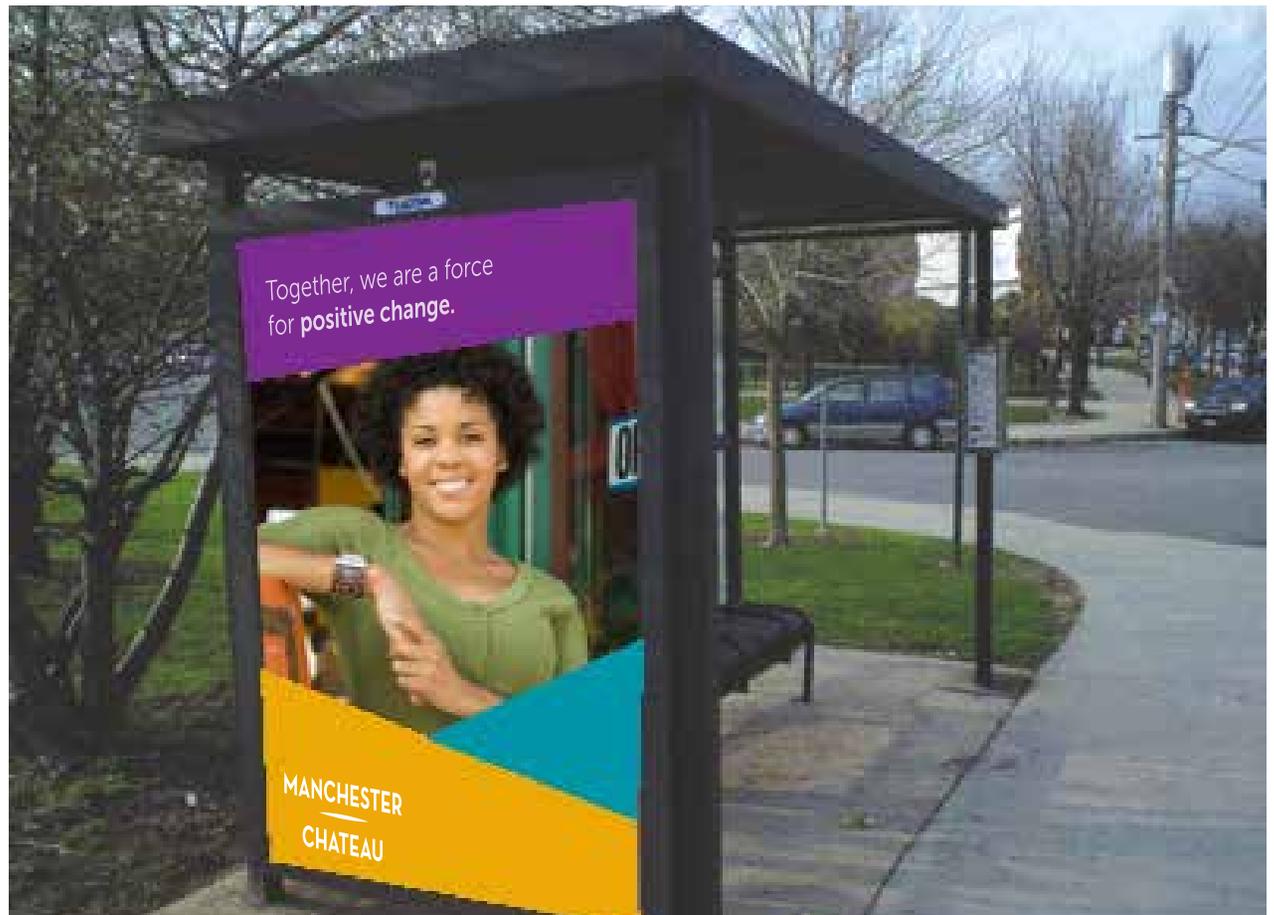


GOAL 9: INTEGRATE A NEIGHBORHOOD BRANDING STRATEGY INTO THE URBAN FABRIC OF THE NEIGHBORHOOD.

Manchester-Chateau should build off of the values and key messaging statements identified earlier in this Chapter to create a neighborhood identity and branding strategy.

Recommended Action Steps Include:

- » Develop a visual identity, such as a logo, that becomes a consistent visual emblem for the neighborhood and that is consistent with the findings of the neighborhood branding strategy conducted during this planning process.



4

The Development Chapter is focused on understanding land use strategies and the capacity for future housing development within the neighborhood, along with understanding economic development strategies.

1501 Preble



DEVELOPMENT



LAND USE

OVERVIEW

The Land Use and Zoning in the neighborhood represents both the evolution of a traditional neighborhood and rapid change resulting from creation of an industrial area, following construction of SR 65. As a result, land uses in Manchester-Chateau are fairly distinct on each side of the SR 65 corridor. On the east, in Manchester, a largely residential mix exists with commercial located generally in corridors at the neighborhood edges and in some small nodes within. On the west side, in Chateau, industrial and institutional uses dominate, with some office and commercial uses as well. The new riverfront zoning “RIV” District puts new standards in place that should facilitate a mix of uses and quality development at the western edge of Chateau.



IN THIS SECTION



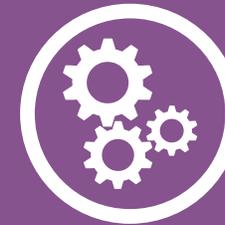
PUBLIC ENGAGEMENT

- » Residents indicated that they travel far outside of the neighborhood in order to reach certain land uses including medical office, grocery stores, and other services.
- » As growth occurs, residents preferred that missing land uses, cluster along Western Ave. in Manchester and the riverfront in Chateau.
- » Residents largely indicated that they were willing to accommodate residential growth in order to support a variety of uses in the neighborhood.



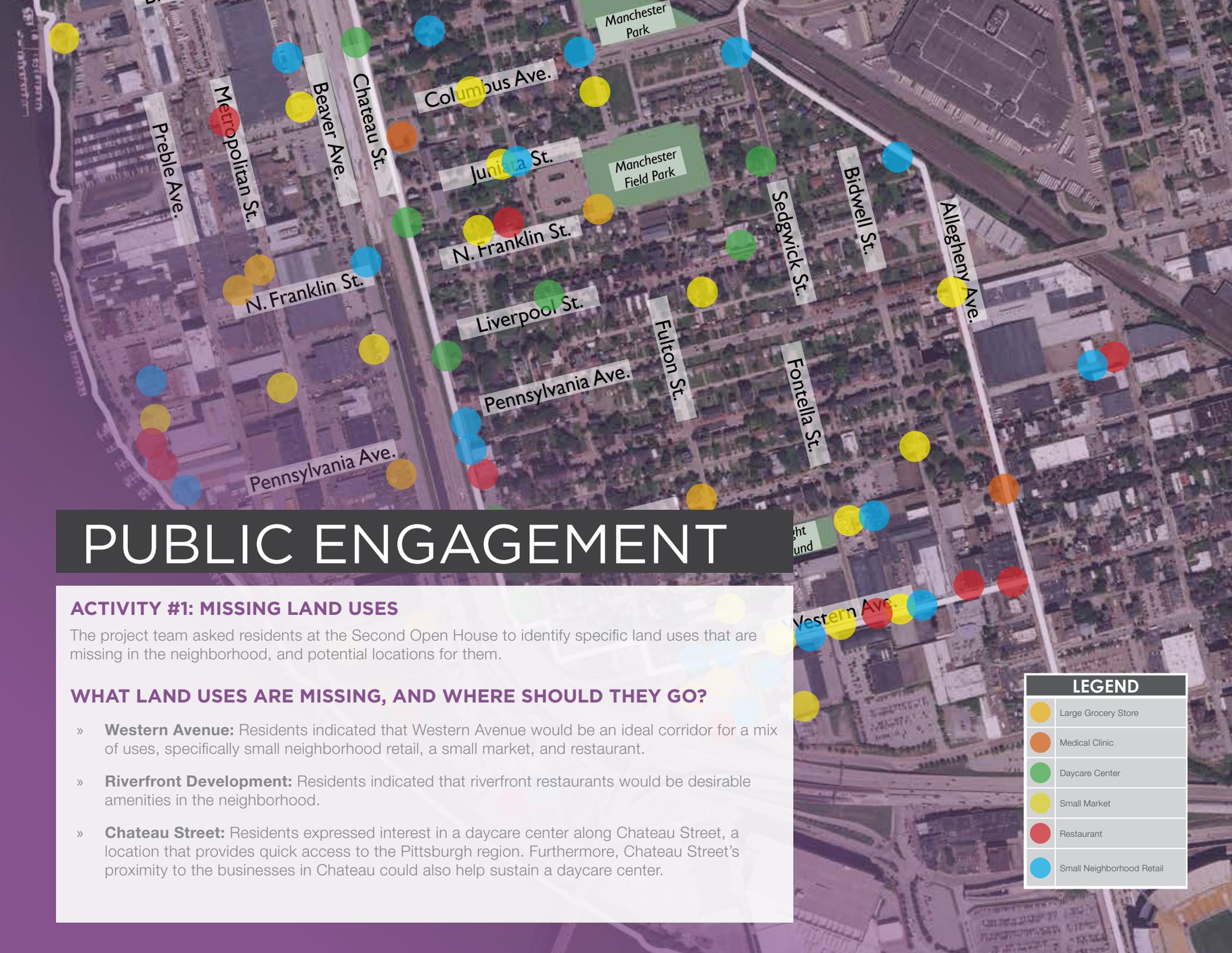
EXISTING CONDITIONS & TRENDS

- » Land uses are distinctly different in Manchester and Chateau, a development caused largely by the construction of SR 65.
- » Manchester is primarily a residential neighborhood, with about 10% vacant land and limited neighborhood commercial spaces.
- » Chateau is primarily an industrial and institutional district. Moving forward, Chateau is likely to attract new residential and mixed-use developments.



PRIORITY IMPLEMENTATION STRATEGIES

- » Align future development in Chateau with the future land use plan.
- » Leverage the riverfront and planned green corridors for future development.
- » Re-evaluate applicable zoning along Western Avenue in order to promote the desired uses.



PUBLIC ENGAGEMENT

ACTIVITY #1: MISSING LAND USES

The project team asked residents at the Second Open House to identify specific land uses that are missing in the neighborhood, and potential locations for them.

WHAT LAND USES ARE MISSING, AND WHERE SHOULD THEY GO?

- » **Western Avenue:** Residents indicated that Western Avenue would be an ideal corridor for a mix of uses, specifically small neighborhood retail, a small market, and restaurant.
- » **Riverfront Development:** Residents indicated that riverfront restaurants would be desirable amenities in the neighborhood.
- » **Chateau Street:** Residents expressed interest in a daycare center along Chateau Street, a location that provides quick access to the Pittsburgh region. Furthermore, Chateau Street's proximity to the businesses in Chateau could also help sustain a daycare center.

LEGEND	
	Large Grocery Store
	Medical Clinic
	Daycare Center
	Small Market
	Restaurant
	Small Neighborhood Retail

ACTIVITY#2 : LAND USE TRADEOFF CARDS

Residents were asked how willing they were to accept the necessary population growth to support these land uses. The table below highlights the results of this tradeoff exercise. Attendees first rated how important each new amenity was to them on a 0-10 scale (with a 0 as not important at all, and a 10 as very important). Then, participants were asked to rate how willing they are to accept growth in order to accommodate each specific use (with a 0 as no population growth, and a 10 as “a lot of population growth.”)

Generally, Manchester residents were willing to accommodate “significant population growth” in order to accommodate some of the desired uses. *(A capacity study later in this Chapter identifies how much capacity the neighborhood has for different types of residential growth).*

On average, activity participants said that additional restaurants and neighborhood retail are the most important. Additional comments and conversations with residents revealed that the East End Food Co-op is a desired model for a neighborhood market/retail space.

Residents are willing to accommodate population growth in order to attract desired land uses.

TABLE 1-1: Land Use Cards Results

LAND USE		HOW IMPORTANT IS IT TO YOU?	HOW WILLING ARE YOU TO ACCEPT GROWTH TO SUPPORT IT?
SMALL MARKET	Average	7.3	8.6
	Median	8	9.5
NEIGHBORHOOD RETAIL	Average	8.3	8.4
	Median	10	10
LARGE GROCERY STORE	Average	7.6	7.2
	Median	10	7
RESTAURANT	Average	8.8	8
	Median	10	9.5
MEDICAL CLINIC	Average	5.9	7.3
	Median	6.5	9.5



EXISTING CONDITIONS

LEGEND	
	Riverfront - North Shore
	Single Family Residential
	Multi-Unit Residential
	Parks and Open Space
	Two-Unit Residential
	Urban Industrial
	Urban Neighborhood Commercial
	Riverfront - Industrial Mixed Use

N. FRANKLIN ST.

SR 65

PENNSYLVANIA AVE.

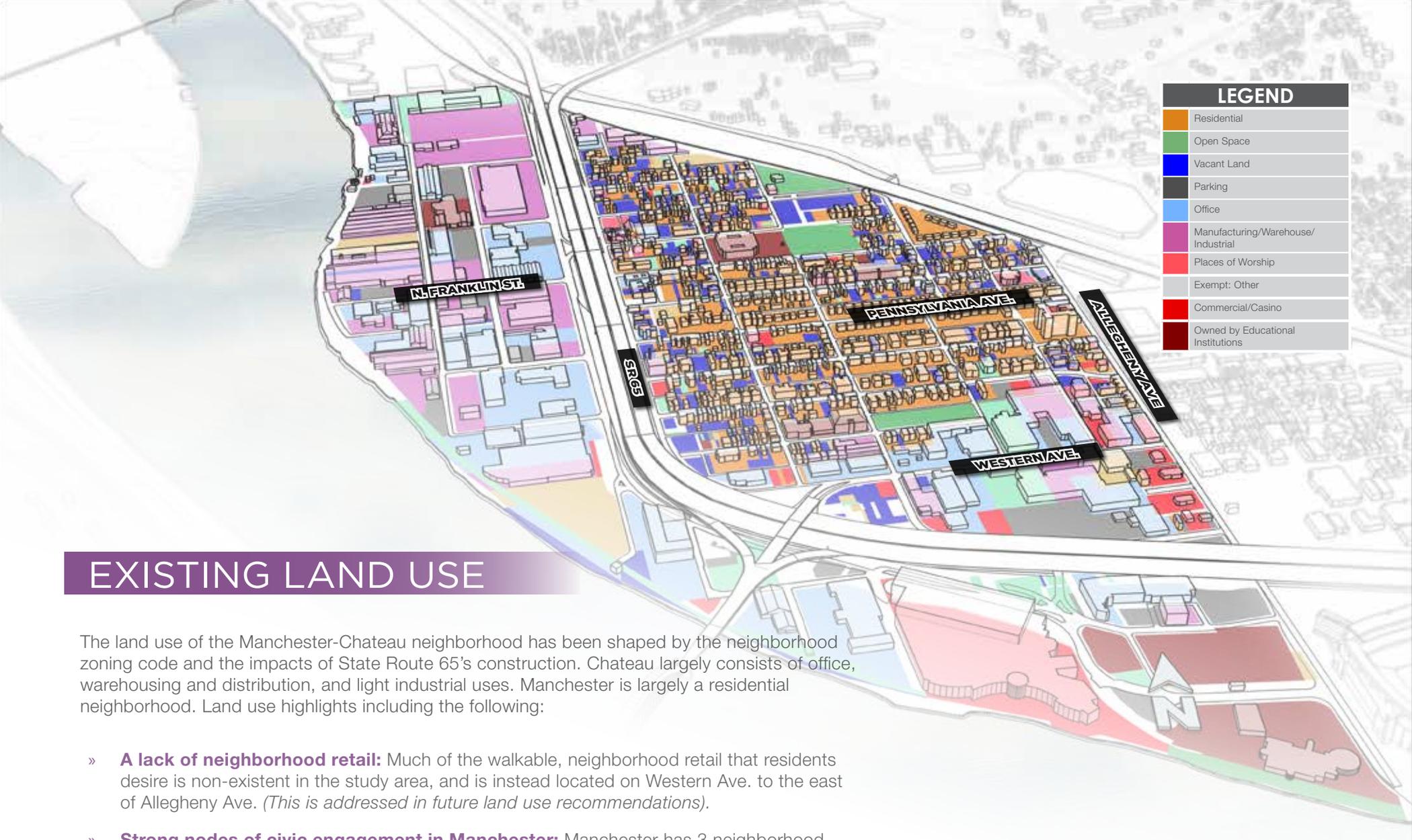
ALLEGHENY AVE.

WESTERN AVE.

ZONING

As the different land uses in Manchester and Chateau indicate, the current zoning code is distinctly different between Manchester and Chateau. The Manchester neighborhood is a mix of different residential districts and parks and open space.

The zoning code in Chateau was updated in 2018 through the Riverfront Zoning Update. The update condensed a dozen zoning classifications into five more simplified districts that permit the types of office and residential development that is supported by changing market-demand. Furthermore, the Riverfront Zoning districts incentivizes both the development of affordable housing and sustainable infrastructure and development practices.



LEGEND	
■	Residential
■	Open Space
■	Vacant Land
■	Parking
■	Office
■	Manufacturing/Warehouse/ Industrial
■	Places of Worship
■	Exempt: Other
■	Commercial/Casino
■	Owned by Educational Institutions

EXISTING LAND USE

The land use of the Manchester-Chateau neighborhood has been shaped by the neighborhood zoning code and the impacts of State Route 65’s construction. Chateau largely consists of office, warehousing and distribution, and light industrial uses. Manchester is largely a residential neighborhood. Land use highlights including the following:

- » **A lack of neighborhood retail:** Much of the walkable, neighborhood retail that residents desire is non-existent in the study area, and is instead located on Western Ave. to the east of Allegheny Ave. *(This is addressed in future land use recommendations).*
- » **Strong nodes of civic engagement in Manchester:** Manchester has 3 neighborhood parks, which are important community assets. Each of these parks are surrounded by other nodes, including schools and churches, making them important mini-nodes of neighborhood activity. *(Strengthening these nodes is highlighted in the Parks chapter).*
- » **Riverfront access and development:** The Three Rivers Heritage Trail helps connect Chateau to other areas of the city, including the professional sports stadiums and Downtown. *(Strategies for addressing this can be found in the Mobility Chapter).*

LEGEND

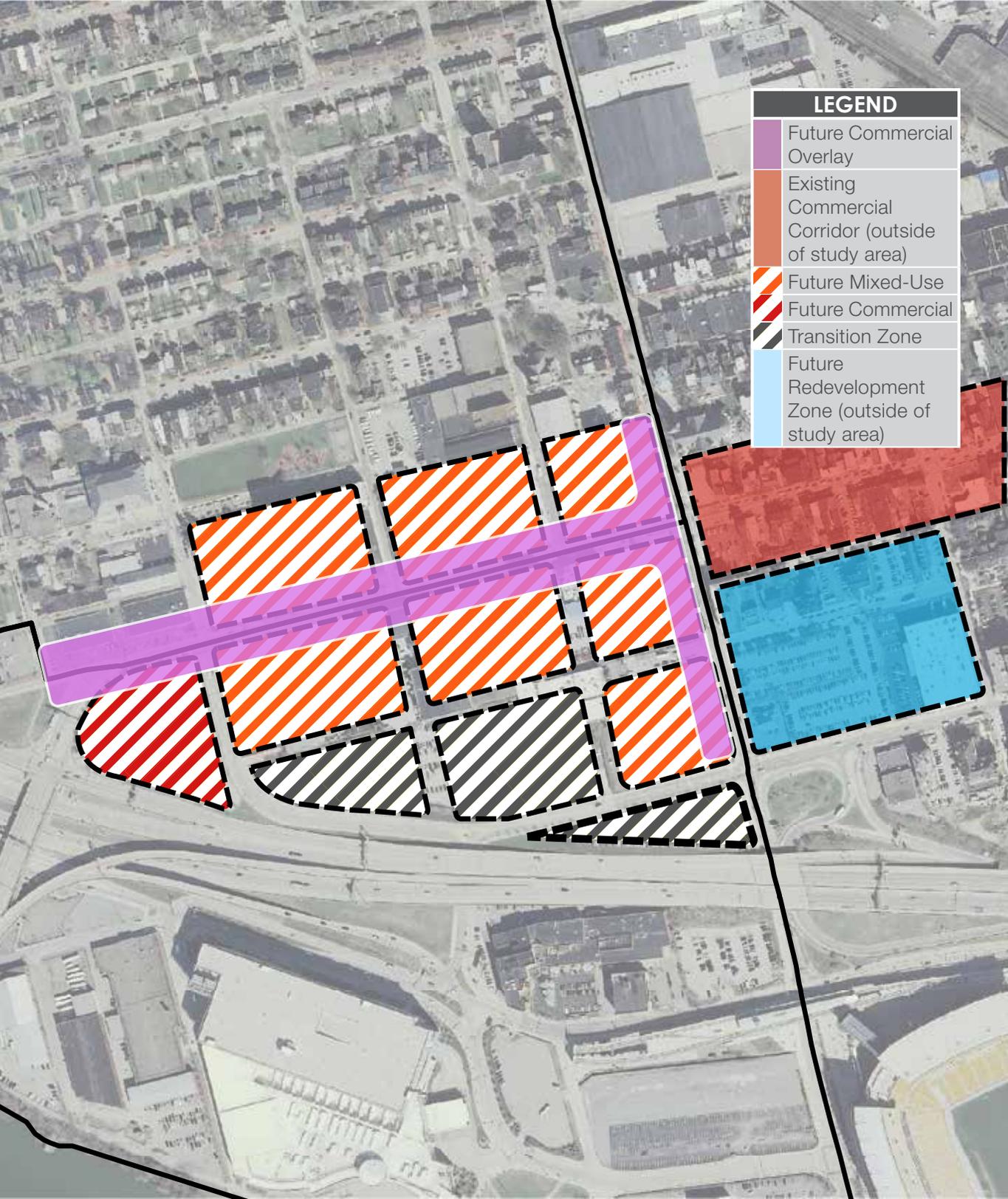
Vacant Land

VACANT LAND

Vacant land is dispersed throughout the neighborhood, with a large concentration in close proximity to Manchester Park. Land vacancy varies by owner (see summary below) and proximity to other vacant lots (which affects redevelopment opportunities). The Affordable Housing section of this chapter explores strategies for redeveloping vacant (and other underutilized) portions of land.

Vacant Land Summary:

- » **+/- 10% of all land** in Manchester and Chateau is classified as vacant. (Underutilized warehouse and industrial space in Chateau is not counted in this number).
- » **83% of all vacant land in study area** owned by private entities and organizations. 229 different owners of this land present significant logistical challenges.
- » **Institutional owners include** the City of Pittsburgh: (1.65 acres, 32 parcels), the Urban Redevelopment Authority: (1.21 acres, 17 parcels), and the Manchester Citizens Corporation (.71 acres, 12 parcels).



LEGEND	
	Future Commercial Overlay
	Existing Commercial Corridor (outside of study area)
	Future Mixed-Use
	Future Commercial
	Transition Zone
	Future Redevelopment Zone (outside of study area)

RECOMMENDED

LAND USE -

WESTERN AVE.

As outlined in the both the housing and mobility sections, the Western Ave. area represents Manchester’s most significant and feasible opportunity to add new residential units along with a complementary, and desired mix of uses. This development should include mixed-use developments, with ground floor retail and office/residential above, along the Western Ave. corridor. Development should be 4 to 6 stories along the corridor, with ground-floor commercial space providing a dense, vibrant, mixed-use heart for the neighborhood. (The housing capacity analysis outlined in this Chapter offers additional detail).

Outside of the mixed-use area (hatched in orange), there are additional opportunities for commercial (hatched in red) along with transition areas that will likely remain surface parking in the short-term.

One of the additional changes that will be needed is a re-evaluation of the existing zoning district to ensure that it allows for optimal development on the site. (See Action Items for specific recommendations).

EXISTING

LAND USE -

CHATEAU

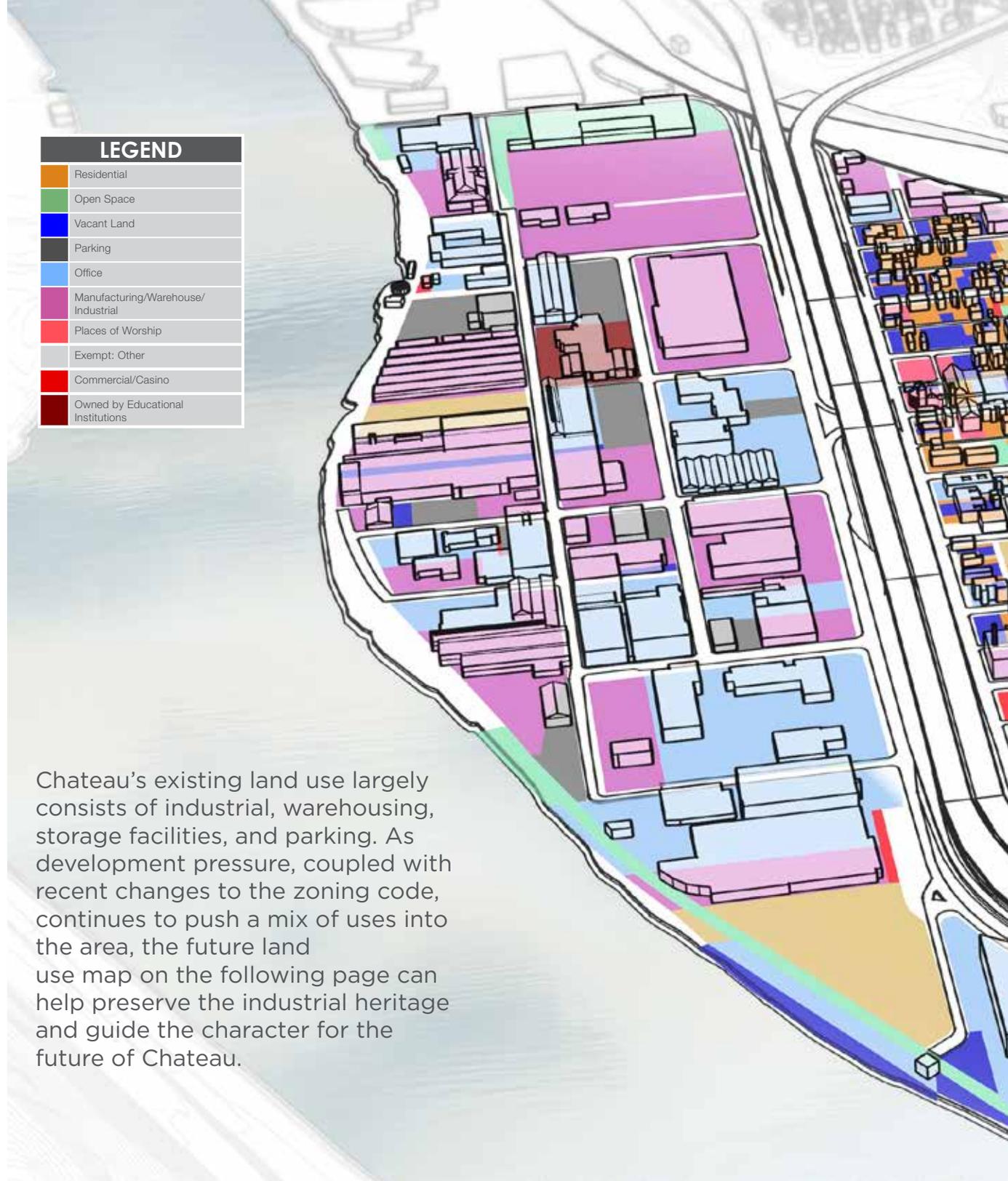
Chateau consists largely of industrial, warehousing, and other similar businesses and uses. Business owners in the area use the easy access to the State Route 65 network in order to distribute their goods and services to local and regional markets.

Outside of the existing warehousing and industrial uses, Chateau also has a number of institutions that serve both the Manchester community and the region. This includes the Bidwell Training Center. The institutions highlighted in the Recommended Land Use Map to the right will likely remain anchor institutions in the neighborhood moving forward.

In the future, Chateau is likely to experience a shift in uses, moving away from traditional warehousing and industrial businesses and more towards higher-density, mixed-use development. Balancing these trends with preserving the industrial heritage of Chateau is reflected on the Recommended Land Use Map to the right. Additional residential development will be important to establishing street-level activity in Chateau.

LEGEND	
	Residential
	Open Space
	Vacant Land
	Parking
	Office
	Manufacturing/Warehouse/ Industrial
	Places of Worship
	Exempt: Other
	Commercial/Casino
	Owned by Educational Institutions

Chateau's existing land use largely consists of industrial, warehousing, storage facilities, and parking. As development pressure, coupled with recent changes to the zoning code, continues to push a mix of uses into the area, the future land use map on the following page can help preserve the industrial heritage and guide the character for the future of Chateau.





RECOMMENDED
LAND USE -
CHATEAU.

The following are recommendations for future land use development in Chateau.

Districts:

A. Mixed-Use Industrial Zone:

- » District should contain more industrial uses than other districts.
- » Riverfront trail should be expanded to accommodate a number of uses.

B. Mixed-Use Institutional Zone:

- » Mix of existing institutional uses. Bordered by future “green connectors” along Columbus Ave. and N. Franklin St.

C. Mixed-Use Neighborhood:

- » Neighborhood development, primarily focused on mid-rise residential (8-12 story development).

 **Green Corridors** (See Infrastructure Chapter).

 **Planned Esplanade Project**

The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 10: PROMOTE WESTERN AVENUE AS A VIBRANT, MIXED-USE COMMERCIAL DISTRICT.

Since the construction of State Route 65, Manchester-Chateau has lost many of its neighborhood shops and retail. As the neighborhood continues to revitalize and as the population of the neighborhood continues to grow, there will be both the need and demand for a new neighborhood commercial district.

The corridor east of Manchester-Chateau is already a vibrant, corridor with a variety of shops and restaurants. Extending that corridors west into the study area is an important priority.

Recommended Action Steps Include:

- » Re-evaluate applicable zoning along Western Avenue in order to promote desired uses.
- » Investigate zoning performance standards to achieve the following desired characteristics for the district:
 - » Ground floor commercial (office or retail)
 - » Residential units above (4-6 stories)
 - » Building materials and design that are historically appropriate for the neighborhood.
 - » Incorporate gateway signage outlined in the Community section on the corner of Western Ave. And Allegheny Ave.
 - » Active street frontages that prioritize pedestrian access
 - » No new surface parking or driveways



GOAL 11: STRENGTHEN AND DIVERSIFY EXISTING LAND USE IN CHATEAU.

The construction of State Route 65 helped drive the development of Chateau into a district dominated by industrial and warehousing uses. As land uses continue to change, facilitated by the recent update in the City's Riverfront Zoning Code, development in the district should leverage the riverfront trail, along with planned improvements on N. Franklin St. and Columbus Ave.

Recommended Action Steps Include:

- » Align future development with the future land use plan outlined in this Chapter.
- » Leverage the riverfront and planned green corridors for future development (See Infrastructure Chapter for further detail on Green Corridors).





HOUSING CAPACITY STUDY

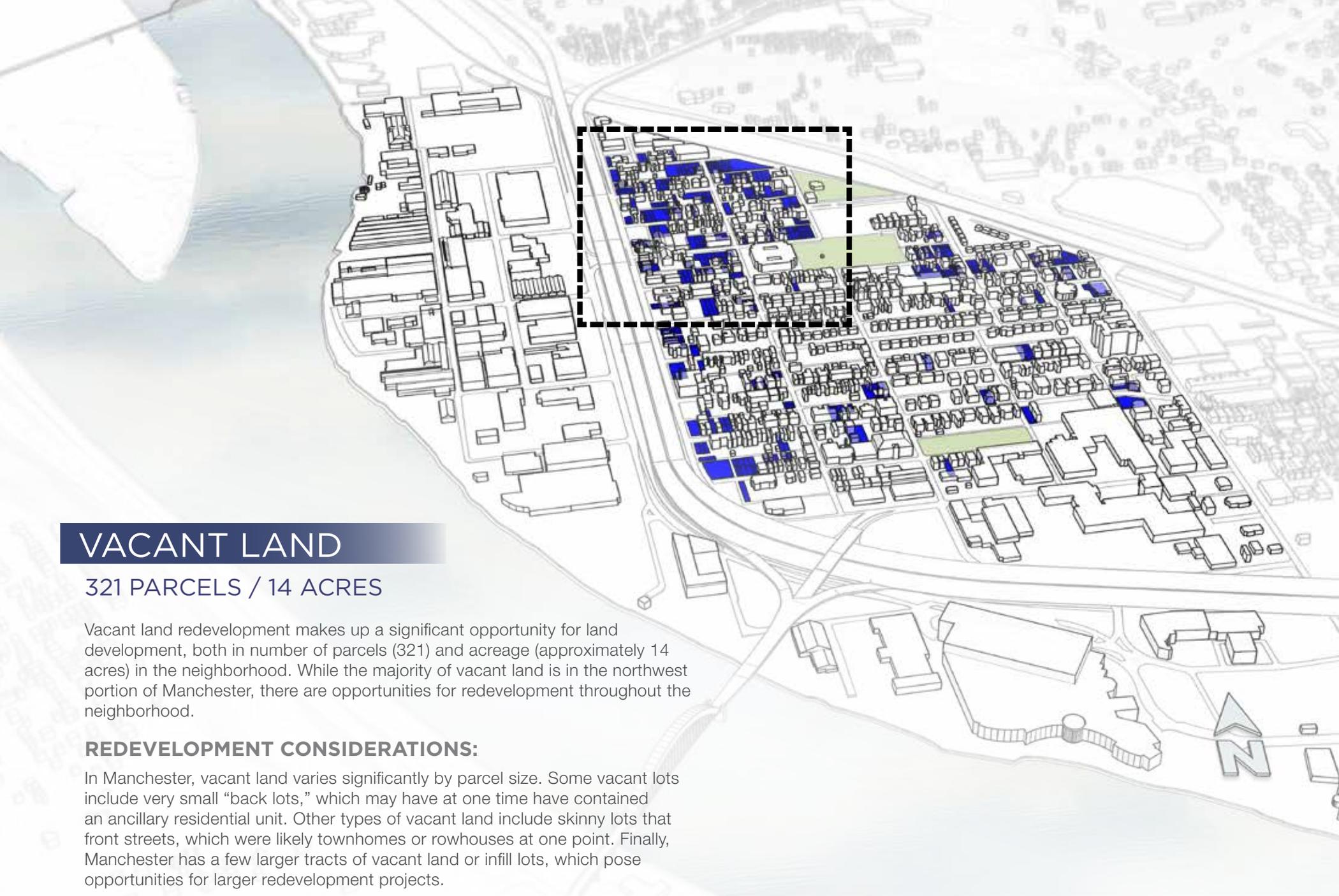
CAPACITY STUDY

The project team conducted a housing capacity analysis in Manchester, to help the neighborhood and leadership understand the types of residential redevelopment opportunities available in the neighborhood.

- » Study Purpose: To understand the distinct and unique opportunities to add housing on underutilized land (including vacant land, underutilized parking, and building redevelopment opportunities) throughout Manchester.
- » Study Approach: The project team did a visual survey of each street in the neighborhood and identified three different types of redevelopment opportunities, pictured here. These underutilized sections of Manchester have the capacity to accommodate future residential development.
- » Development Analysis: After identifying and assessing each of the redevelopment opportunities, the team identified appropriate development patterns and capacities for each of these areas. (For example: vacant land could either be a single stand-alone lot for single-family homes, or a cluster of land more suited for infill development). The recommended development approach can be found on the case studies pages in this Chapter. The study reveals significant opportunities to add residential development within the neighborhood.

REDEVELOPMENT OPPORTUNITY TYPES





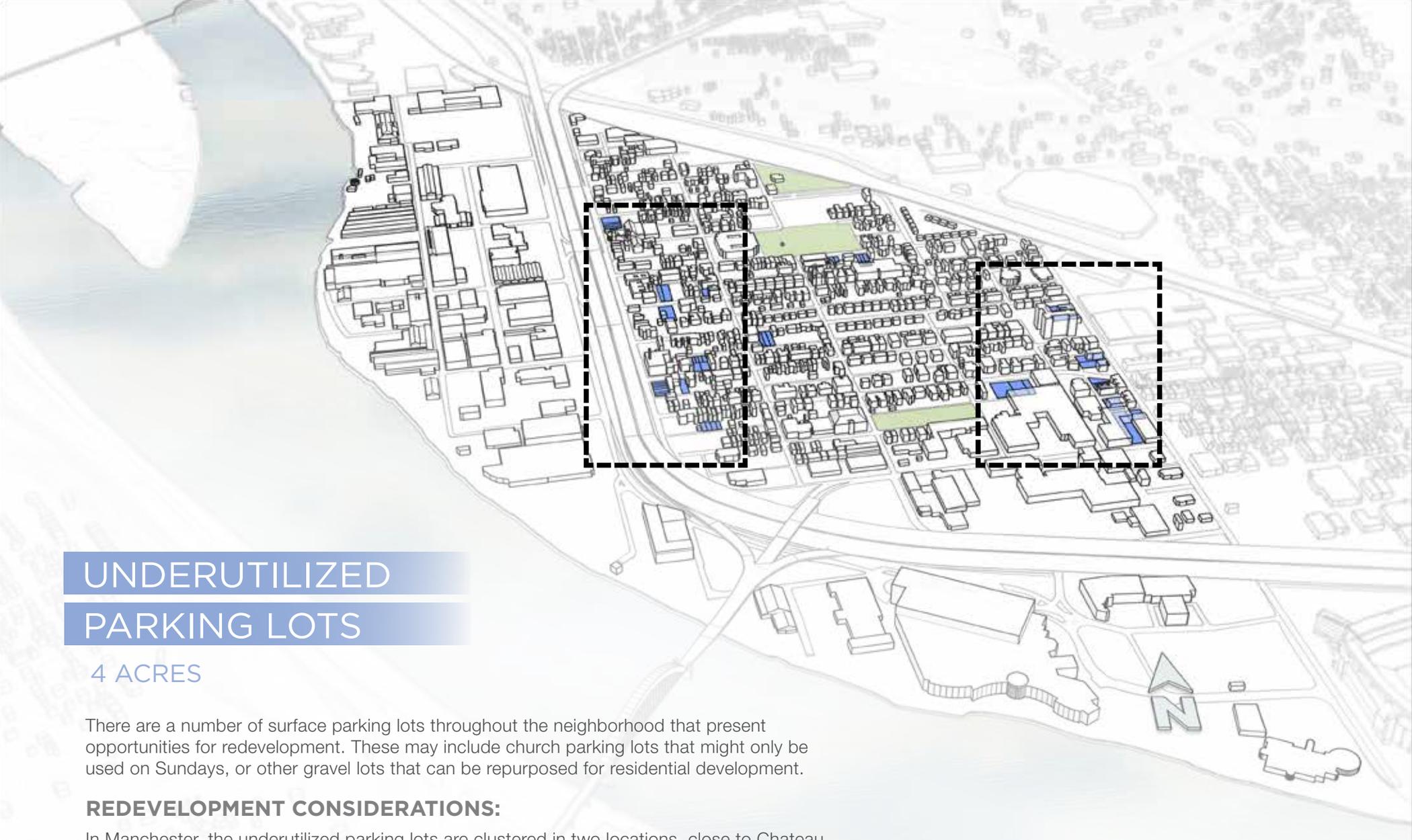
VACANT LAND

321 PARCELS / 14 ACRES

Vacant land redevelopment makes up a significant opportunity for land development, both in number of parcels (321) and acreage (approximately 14 acres) in the neighborhood. While the majority of vacant land is in the northwest portion of Manchester, there are opportunities for redevelopment throughout the neighborhood.

REDEVELOPMENT CONSIDERATIONS:

In Manchester, vacant land varies significantly by parcel size. Some vacant lots include very small “back lots,” which may have at one time have contained an ancillary residential unit. Other types of vacant land include skinny lots that front streets, which were likely townhomes or rowhouses at one point. Finally, Manchester has a few larger tracts of vacant land or infill lots, which pose opportunities for larger redevelopment projects.



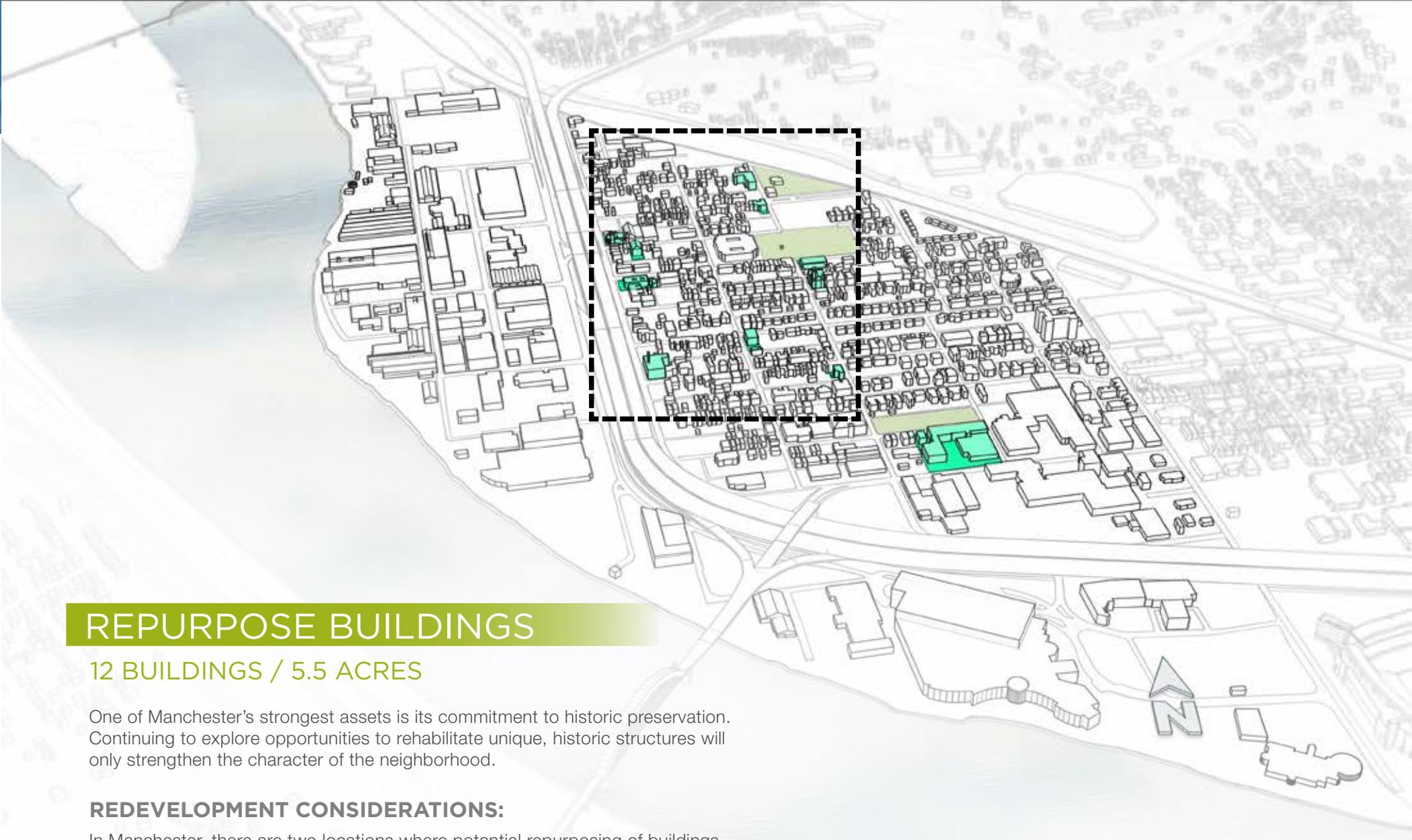
UNDERUTILIZED PARKING LOTS

4 ACRES

There are a number of surface parking lots throughout the neighborhood that present opportunities for redevelopment. These may include church parking lots that might only be used on Sundays, or other gravel lots that can be repurposed for residential development.

REDEVELOPMENT CONSIDERATIONS:

In Manchester, the underutilized parking lots are clustered in two locations, close to Chateau Street and near the southeast corner of the neighborhood next to Western Avenue and Allegheny Avenue. Larger-scaled residential efforts may fit the scale and context of Chateau Street, which is a predominantly auto-oriented thoroughfare. The corner of Western Avenue and Allegheny Avenue represents an important gateway into the neighborhood. Existing surface parking lots can be a part of a future land use strategy.



REPURPOSE BUILDINGS

12 BUILDINGS / 5.5 ACRES

One of Manchester's strongest assets is its commitment to historic preservation. Continuing to explore opportunities to rehabilitate unique, historic structures will only strengthen the character of the neighborhood.

REDEVELOPMENT CONSIDERATIONS:

In Manchester, there are two locations where potential repurposing of buildings was identified. Smaller buildings, warehouses, and churches within Manchester, if redeveloped, can continue to add to the character of the neighborhood. Along Western Avenue, the Hinkel-Hoffman building (currently home to U-Haul) could be part of a larger residential redevelopment project that would add density along Western Ave. (See Capacity Study #2)

CASE STUDIES

After outlining all of the redevelopment opportunities available, the project team assigned approximate densities to each opportunity, in order to develop an estimate of how much additional residential capacity the neighborhood can currently support. The project team used the four case studies below to develop the estimate.

TINY HOMES

CASS COMMUNITY, DETROIT, MI

The Cass Community is a tiny home development meant for low income seniors, the homeless, and students. The 25 home community has lot sizes that are around 3,000 square feet (s.f.) and homes that are 250-400 s.f. A front or back porch is also included for additional living space. The homes are currently under a rent-to-own model, where homeowners rent for a number of years and then have the opportunity to purchase the tiny home.



Tiny homes may be an appropriate development type for smaller back lots in the neighborhood.

Density:	1 unit per lot
Available Lots in Manchester:	32
Total Potential Units:	32 units

NEW VILLAGE

COLUMBUS, OH

New Village is a new, mixed-income development in an existing urban neighborhood in Columbus. The multi-block redevelopment includes a mix of unit sizes, from apartments to small cottages, and a mix of prices, from affordable to market-rate. Shared green space gives residents access to communal green space in a fairly dense urban neighborhood. There are 100 units on 16 acres, yielding 6.6 units per acre.



Mixed-income, development sites are appropriate in areas within Manchester that have larger tracts of redevelopable land.

Density:	5-7 units per acre
Available Acreage in Manchester:	5 (approx.)
Total Potential Units:	25-35 units

TOWN/ROWHOUSES

LARIMER POINT, PITTSBURGH, PA

Located in Pittsburgh's Larimer neighborhood, this redevelopment community is 3.6 acres and includes 40 units of townhomes which equates to roughly 11 units per acre. The townhomes accommodate a mix of incomes. Newer townhome development styles can blend in with the historic character of the neighborhood while finding creative ways to integrate green space.



Townhomes and rowhouses can be found throughout the neighborhood, and are appropriate strategies for redevelopment.

Density: 11-13 units per acre

Available Acreage in Manchester: 10.7 (approx.)

Total Potential Units: 118-139 units

MEDIUM INTENSITY

COLUMBUS, OH

This development is located in a walkable, urban Columbus neighborhood. This one-acre site has 65 units. Site dimensions and layout are applicable to specific sites along Chateau Street. Podium parking underneath the structure elevates the first floor residential units off the ground.

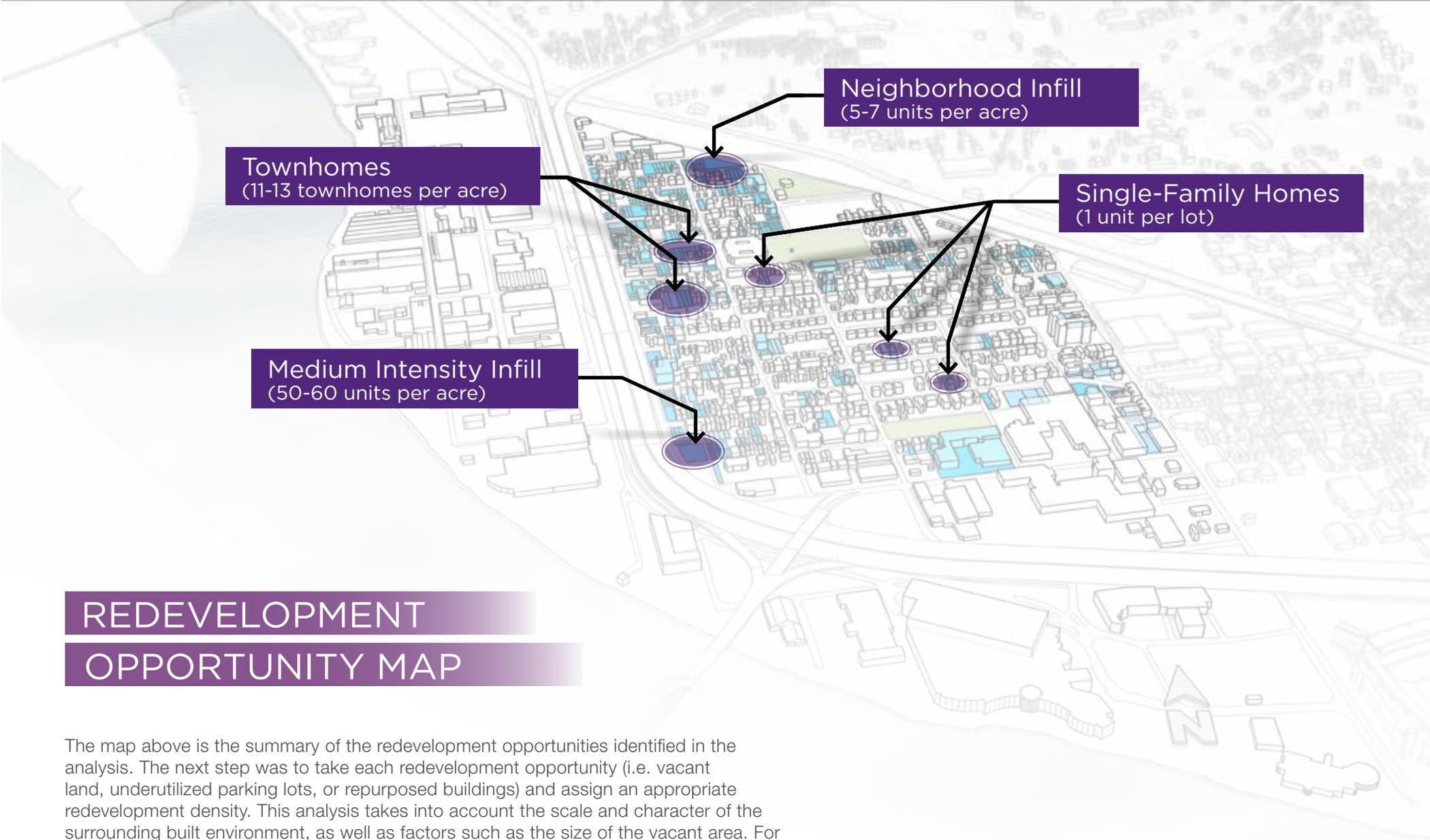


Medium intensity development is appropriate for spaces along the edges of the Neighborhood, including Chateau Street and Western Ave.

Density: 50-60 units per acre

Available Acreage in Manchester: 3.8 (approx.)

Total Potential Units: 190-228 units



REDEVELOPMENT OPPORTUNITY MAP

The map above is the summary of the redevelopment opportunities identified in the analysis. The next step was to take each redevelopment opportunity (i.e. vacant land, underutilized parking lots, or repurposed buildings) and assign an appropriate redevelopment density. This analysis takes into account the scale and character of the surrounding built environment, as well as factors such as the size of the vacant area. For example, if four contiguous vacant lots were adjacent to each other, they are most likely to redevelop as townhomes/rowhouses, and were assigned the residential density highlighted from the case studies on the previous page.

Each redevelopment opportunity was assigned a redevelopment density based on this process. The result is the estimated development capacity outlined on the following page.

ESTIMATED DEVELOPMENT CAPACITY (PART 1)

HOUSING TYPE	# OF UNITS OR ACRES	DENSITY (UNITS/ACRE)	TOTAL UNITS
Single Lot Infill	32	--	32 homes
Townhomes	10.73 ac.	11-13 townhomes/ac.	118-139 townhomes
Neighborhood Infill	5 ac.	5-7 units/ac.	25-35 units
Medium Intensity Infill	3.8 ac.	50-60 units/ ac.	190-228 units
Total # of Potential New Units:			365 - 434 units

Using the initial capacity analysis and case studies as a guide, the neighborhood has the opportunity to add 365-434 residential units.



WESTERN AVENUE REDEVELOPMENT OPPORTUNITY

This capacity study indicates opportunities in addition to smaller infill development opportunities throughout Manchester. This includes the significant redevelopment opportunities along Western Avenue. As a primary, but underutilized commercial corridor, this area has the potential to redevelop into denser residential multi-family (5-6 stories) that can play an important role in supporting some of the desired land uses throughout the Manchester-Chateau neighborhood. This approach of combining the reuse of warehouse buildings with new mixed-use, traditionally patterned infill is common and popular in various Pittsburgh neighborhoods and throughout the region. The resulting additional housing development capacity is outlined on the following page.



ESTIMATED DEVELOPMENT CAPACITY (PART 2)

HOUSING TYPE	# OF UNITS OR ACRES	DENSITY (UNITS/ ACRE)	TOTAL UNITS
Single Lot Infill	32	--	32 homes
Townhomes	10.73 ac.	11-13 townhomes/ac.	118-139 townhomes
Neighborhood Infill	5 ac.	5-7 units/ac.	25-35 units
Medium Intensity Infill	3.8 ac.	50-60 units/ ac.	190-228 units
Medium Intensity (4-5 stories)	13 ac.	50-70 units/ ac.	650-910 units
Total # of Potential New Units:			1015 - 1344 units

The Estimated Development Capacity Part 2 builds on the previous redevelopment efforts by adding a longer-term, but more significant, redevelopment opportunity along Western Ave. Full build-out of this area has the potential to increase the residential capacity of the Manchester neighborhood by over 1,000 additional units.

ACCOMMODATING AFFORDABLE UNITS IN FUTURE GROWTH

Manchester-Chateau (2018)

Population: +/-2000

Units: Rental +/-500 units
Owner-Occupied: +/-550 units

Potential Population Growth (Scenario #2)

Population:
+/-2600

Capacity for +/-1300 additional units
(see Housing Capacity analysis)

Total (Under a Maximum Build Out Scenario)

Population:
+/-4,600

Units: +/-2,400

**20% of Manchester's
housing units are income
restricted**

(~10% of Pittsburgh's housing
units are income restricted)



Affordability Targets (Manchester):

10% of units affordable:
+/-240 units total

20% of units affordable:
+/-480 units total

(Currently, ~250 units in the neighborhood are income restricted, or about 10% of the neighborhood. In order to increase the housing affordability threshold to 20%, in a full-build out scenario within Manchester, +/- 480 units will need to be affordable. This means that the neighborhood will need to ensure approximately +/-230 additional units are affordable).

Affordability Targets (Chateau):

20% of total (per project)

HOUSING TRUSTS 101

Housing Trusts (HTs) are dedicated funds that are held in trust to be used to provide affordable housing. The agencies that administer them can take many forms, such as a local housing, economic development, or community development department, a multi-city or regional agency, or a private nonprofit organization. Typically, local HT funds share a handful of common features:

- » They receive ongoing revenues, usually from dedicated sources, and are not dependent exclusively on annual appropriations.
- » Funds are designated to support affordable housing rather than other community needs.
- » They include sources of funding in addition to those that are otherwise restricted or available to support housing.

HTs can serve as an effective tool in creating housing product that tailors to the income levels and needs of target geographies. Effective HTs can create and preserve affordable housing, stabilize neighborhoods, and support low income persons, seniors and special needs populations. An advantage of local housing trust funds is revenue predictability and flexibility. Funds can be used to address priorities or fill gaps remaining from other housing programs with more rigid rules or requirements.

Having a dedicated source of revenue that automatically comes into the trust fund is important and means that funds for housing do not compete with other priorities when it comes time to approve the annual budget. These features allow organizations to make longer term, forward-thinking investments.

An HT is most effective when serving as a non-profit lender that collaborates with both public and private sectors along with other non-profit sector organizations to develop a housing finance strategy that meets the need of a targeted geography.

HT structures can vary, but a typical structure is a 501(c)(3). Revenue structures can take a number of forms. The table to the right provides the mix of revenue based on a number of existing trusts.

Source	Affordable Housing Trust of Columbus & Franklin County (OH)	1260 Housing Development Corporation (PA)
Contributions and Grants	77.5%	7.5%
Program Service Revenue	21.9%	82.5%
Investment Income	0.4%	5.3%
Other Revenue	0.1%	4.6%
Revenue Note	Government Grants (City & County) and Loan Fees	City & State Grants; Government Contract Income, Rental Income from Tenants, Developer Fee, Section 8 - HUD, Real Estate Services
Staff	8	0
Board Members	11	9
Primary Role	Project Finance	Purchase, Construct, Rehab with Partners

GOAL 12: ENSURE AFFORDABILITY FOR FUTURE GENERATIONS.

House Trusts (HTs) are dedicated funds that are held in trust to be used to provide affordable housing. The agencies that administer them can take many forms, such as a local housing, economic development or community development department, a multi-city or regional agency, or a private nonprofit organization.

HTs can serve as an effective tool in creating housing product that tailors to the income levels and needs of target geographies. Effective HTs can create and preserve affordable housing, stabilize neighborhoods and support low income persons, seniors and special needs populations.

Recommended Action Steps Include:

- » Develop a Housing Trust
 - » Identify stakeholders, including a principle acting agency.
 - » Define organizational structure and scale.
 - » Determine income qualifications and housing trust model.



GOAL 13: ENCOURAGE STRATEGIC DEVELOPMENT OF VACANT LOTS/PARCELS.

Vacant land presents key opportunities for redevelopment. Approximately 10% of Manchester is current made up of vacant land, owned by a variety of owners, allowing some flexibility and creativity in establishing new housing and commercial development in the neighborhood.

Furthermore, vacant land can be combined with adjacent underutilized lots to create larger redevelopment opportunities, particularly along commercial corridors such as Western Ave. and Chateau St.

Recommended Action Steps Include:

- » Prioritize rehabilitating existing vacant structures before infilling vacant land
- » Develop a stabilization program to untangle titles and get control of vacant properties
- » Explore temporary uses for vacant lots, including community gardens.
- » Create a policy with community input on addressing affordable housing on publicly-owned vacant lots.



OMOTIVE

GRACELAND

GRACELAND

1522

ECONOMIC DEVELOPMENT

OVERVIEW



In order to encourage economic development, a variety of funding strategies must be utilized. By creating a toolkit of potential sources and programs, these can be used as part of a larger approach toward achieving specific neighborhood and development goals. This can include strategic infrastructure projects that change the function, safety, and appearance of a corridor, park or intersection. It could be a catalytic development project that repositions a commercial corridor. These strategies will be part of the larger affordable housing approach. In all, the mix of potential options will be matched to outcomes as the implementation of neighborhood change begins and evolves.

IN THIS SECTION



PUBLIC ENGAGEMENT

- » The recommended tools and programs identified in this section will help implement many of the residents' desired projects outlined elsewhere in this Plan. These funding streams primarily focus on the implementation of affordable housing projects and public infrastructure projects.



PRIORITY IMPLEMENTATION STRATEGIES

Revenue Capture-Transportation

- » One of the primary recommendations for revenue capture is the establishment of a Transit Revitalization Investment District (TRID). This tool can be used to fund projects within a certain radius of Allegheny Station in Chateau. The implementation of the East Liberty TRID is a model for Allegheny Station in Chateau.

Applicable Grant Programs

- » A number of grant programs have been identified to support the range of public infrastructure projects. Manchester-Chateau stakeholders should be cognizant of grant funding timelines, expected funding amounts, and eligibility criteria, all of which are outlined in the Appendix.

VALUE-CAPTURE STRATEGIES

Value capture strategies typically involve a combination of private and public funding. Value capture uses the expected increases in property tax and property, caused by new development, to assist in paying for the capital and operating costs of the transportation improvement itself. These mechanisms may help accelerate the implementation of infrastructure improvements.

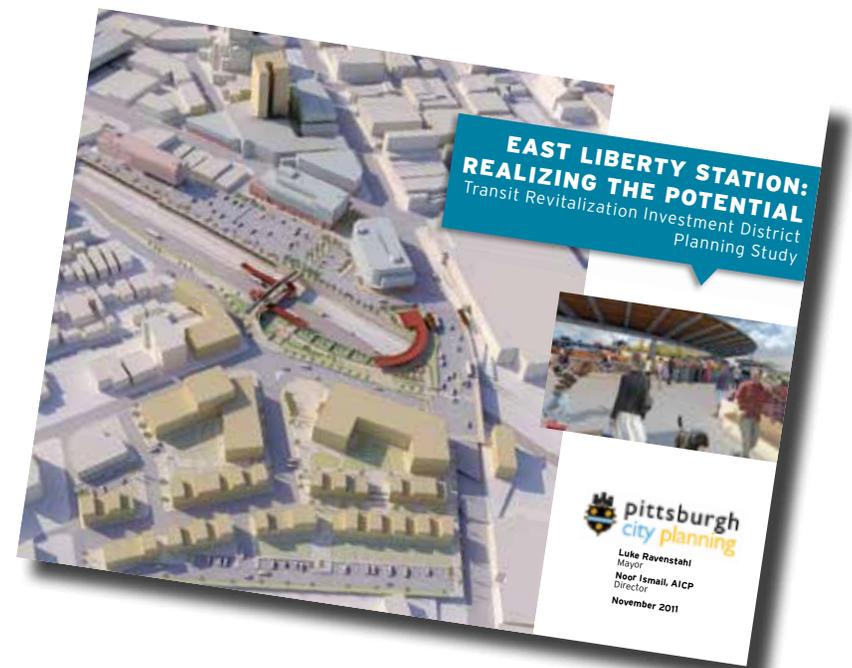
There are two key strategies for funding investments in the neighborhood. A Transit Revitalization Investment District (TRID) takes a district-wide approach to development and is dependant upon substantial future development. A Tax-Increment Financing (TIF) acts as more of a project/parcel-based revenue capture solution, and is meant for more traditional public infrastructure as opposed to certain private uses. Both of these value capture strategies can be used to leverage additional state and federal funding.

TRANSIT REVITALIZATION INVESTMENT DISTRICT (TRID)

Pennsylvania legislation enables the use of a TRID, which is a district-based tax increment financing mechanism to capture increases in property values to pay for needed improvements. It is distinct from tax-increment financing (TIF) because, unlike TIF, it does not require that there be a finding of “blight” in the area where it is used. It also differs in that it explicitly emphasizes transit and transit-oriented development (TOD) and the comprehensive, community-based planning required for successful TODs.

Additionally, with a TRID, all or a portion of the incremental real estate tax revenue generated by the development(s) in that District can be used to finance public or private improvements associated with transit oriented development. Additionally, TRID can potentially fund affordable housing as well as public space improvements. Requirements of TRID can be comprehensive, highlighted by a Transit Oriented Development TRID Study; however the benefits can be large depending on the potential development of the TRID District.

The East Liberty TRID is a model for funding redevelopment strategies around Allegheny Station and any future stations planned north of Allegheny Station in Chateau.



A TRID (established around the existing Allegheny Station) will help finance eligible public and private projects in Manchester-Chateau.

A TRID provides a powerful tool to assist with both public and certain private development costs. This is a key recommendation highlighted in the goal on the following page. Specifically details to note include:

- » The TRID legislation enables the use of a district-based tax increment financing mechanism to capture increases in property values to pay for needed improvements in close proximity to a transit stop or transit station. The TRID program can be a highly effective mechanism in fostering large-scale redevelopment that would otherwise not be financially feasible.
- » Establishment of this value capture boundary allows the local taxing bodies and transit agency to share incremental tax revenues generated without in the boundary to implement projects identified in the planning study. Within a TRID, all or a portion of the incremental real estate tax revenue generated by the development(s) in that District can be used to finance public or private improvements associated with transit oriented development.
- » A portion of incremental increase in real estate taxes resulting from developments and improvements within the district are used to repay debt that is unique for each project and/or pay the costs of the improvements on a pay-as-you-go basis. However, the tax increment can also include any tax increase resulting from the increase in commercial activity as a result of the development including hotel, amusement and business privilege taxes, or other tax increases occurring within the district generally, if elected by the three taxing bodies.



The TRID boundaries should encompass any area in, or immediately adjacent or in close proximity to, Manchester/Chateau that is expected to develop or redevelop property (creating an increased tax revenue increment) or public infrastructure. Additionally, the boundary must include a transit stop or transit station, such as the Allegheny Station.

TAX INCREMENT FINANCING (TIF)

A public financing technique used by local entities to encourage economic development, TIF captures the incremental tax benefits stemming from an infrastructure investment to pay for the present cost of those improvements.

Typically, a public-sector agency or authority issues bonds to finance the infrastructure necessary to support new development with the increase in property value within a formally designated TIF district used to pay back the bonds for the development-related costs, including the improvements. When applied to transportation-related projects, TIF districts can be expanded beyond the exact site of a transportation improvement to encompass an area where an incremental property value increase is anticipated. It is important to note that TIF is used to help finance the capital costs of large infrastructure projects rather than for longer-term on-going operational support.

The Pittsburgh Urban Redevelopment Authority administers the TIF program on behalf of Pittsburgh projects. Pittsburgh's three taxing bodies must approve the TIF. Typical TIFs from the URA are awarded at 60% of the incremental property taxes, however if the project is in a target area, is LEED certified or results in significant job creation, up to 75% of the incremental taxes are awarded. Note that in Pittsburgh, a developer or other entity is required to guarantee the financing of public infrastructure improvements.

CASE STUDY: SMALLMAN STREET REDEVELOPMENT PROJECT (PITTSBURGH, PA)

\$123 million project (\$22 million in infrastructure costs)

TIF Use: Public space improvements; Street and related R-O-W improvements; Storm sewers, sanitary sewers, and water distribution system; Engineering and inspection work related to the above infrastructure improvements; Improvements to space(s) accessible to the public (as funds permit).

1600 Smallman Street

Developer Debt/Equity	\$47,500,000
Redevelopment Assistance Capital Program (State Grant)	\$2,000,000

Produce Terminal

Developer Debt/Equity	\$49,500,000
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Infrastructure Improvements

Pittsburgh Water and Sewer Funds	\$13,000,000
Redevelopment Assistance Capital Program (State Grant)	\$4,000,000

Smallman Street TIF Proceeds	\$3,500,000
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DCED Grant (State Grant)	\$1,000,000
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City of Pittsburgh Funds	\$533,503
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Heinz Endowment/Pittsburgh Gateways Grant	\$80,956
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GOAL 14: IMPLEMENT REVENUE CAPTURE STRATEGIES TO ADVANCE PUBLIC AND PRIVATE PROJECTS.

Throughout the plan, there are a number of different public and private infrastructure projects that can be financed through the establishment of revenue capture strategies.

Recommended action steps to realize these strategies include:

- » Establish a TRID. This consists of:
 1. **A Planning Study** (typically 6 months, could be shortened to 3 months). The Urban Redevelopment Authority of Pittsburgh (URA) can serve as a management entity for TRIDs, and carries the experience needed to shorten the learning curve of TRID management. (While this is a typical timeframe, the Manchester Chateau Plan contains many elements that satisfy the study's requirements. It is recommended to add a financial analysis that includes a proposed amortization, and full analysis of revenue capture).
 2. **A TRID Implementation Plan** - An implementation plan is developed to implement the recommendations in the Planning Study.
 3. **Resolution, Public Meeting, and City Ordinance** (6 months). **This requires resolution from the three taxing bodies (not just the city) and buy in from Port Authority.**

A variety of additional funding strategies needed to implement housing strategies and other goals are outlined in the Appendix of this Plan.



5

The Mobility Chapter is focused on understanding transportation challenges and opportunities across Manchester-Chateau. Varying aspects of the network, such as transit, pedestrian and bicycle facilities, are addressed in addition to State Route 65.



MOBILITY

OVERVIEW

A safe, efficient transportation system within Manchester-Chateau is critical to providing residents access to opportunities and services within the neighborhood and throughout the Pittsburgh region.

Within Manchester, there are opportunities to both improve connectivity within the neighborhood and strengthen access to transit, which is critical for residents who lack a personal automobile.

The most visible mobility challenge within the neighborhood is the safety and design concerns posed by State Route 65. A set of distinct challenges and recommendations are outlined in this Chapter. Furthermore, addressing some of the safety concerns around State Route 65 are critical to reconnecting Manchester residents with emerging opportunities in Chateau and the riverfront.



IN THIS CHAPTER



PUBLIC ENGAGEMENT

- » Residents were asked to plot where they travel throughout the region for key services. Many residents shared that they travel far outside of the neighborhood for work, medical care, and other essentials, further underscoring the importance of attracting desired land uses to the Manchester-Chateau neighborhood.
- » Areas with needed improvements were identified with results indicating challenges along State Route 65, Chateau St. and general maintenance and safety issues throughout the neighborhood.



EXISTING CONDITIONS & TRENDS

- » Within Manchester, the dense network of residential streets help promote walkability. Sidewalks vary in physical condition. Some are difficult to navigate for those with physical limitations.
- » Several one-way streets result in confusing transportation patterns.
- » There are five distinct challenges identified around State Route 65:
 - » Safety on Beaver Ave. and Chateau St.
 - » The Juniata intersection improvements
 - » Traffic Flow
 - » Connecting Manchester-Chateau to the river
 - » Expanding the span under the bridge



PRIORITY IMPLEMENTATION STRATEGIES

- » Evaluate local streets for opportunities to improve safety at key crossings for pedestrians and cyclists.
- » Explore traffic calming techniques to decrease vehicle speeds, appropriate for local neighborhood streets.
- » Implement near-term safety improvements on Chateau St. & Beaver St. to create pedestrian-safe transition zones.
- » Implement Juniata underpass improvements.



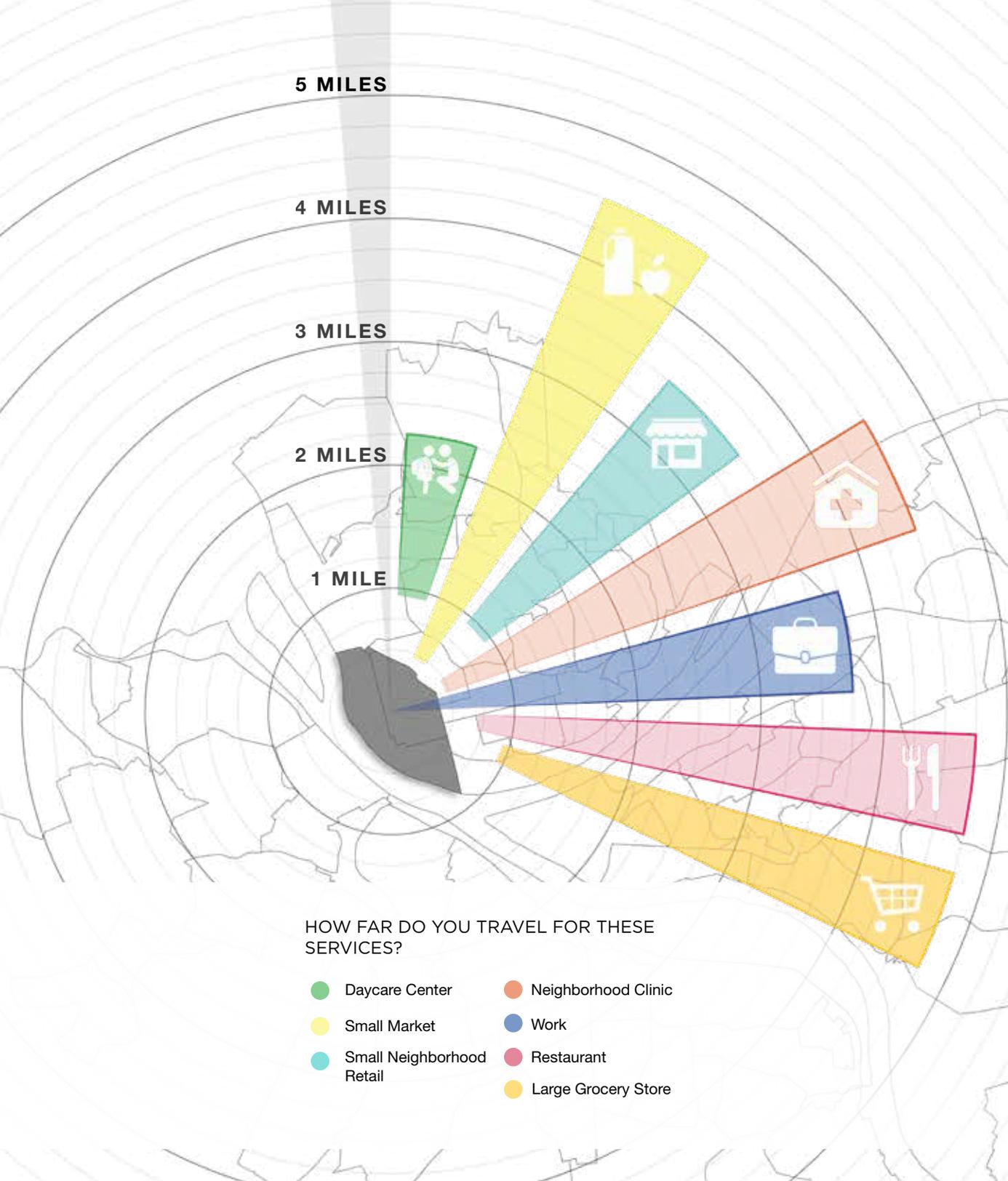
PUBLIC ENGAGEMENT

ACTIVITY #1: WHERE ARE SOME OF THE SAFETY CONCERNS IN YOUR NEIGHBORHOOD?

The second open house included an opportunity for attendees to map where in Manchester-Chateau they felt less safe. According to the map to the right, there were a few significant areas of concern:

- » **Chateau Street:** The street currently functions as a highway on-ramp, with little way to slow down traffic, making crossing Chateau Street from Manchester to Chateau unsafe. Pedestrians, bicyclists and drivers feel unsafe on this street.
- » **Allegheny Avenue:** Streetlights and multimodal improvements are needed and sidewalks are in need of repair.
- » **Waterfront and West North Avenue:** Streetlights are needed in numerous locations, in particular these two areas.
- » **McKnight Park:** The sidewalk around the park is in need of repair.

LEGEND	
	Areas that need street lights
	Streets that are not safe for walking
	Sidewalks are in poor condition or pedestrian access is limited
	Streets that are not safe for biking



ACTIVITY #2: HOW FAR DO YOU TRAVEL FOR THE FOLLOWING SERVICES?

The map summarizes the distance residents travel (and the average time it takes) to get to essential services throughout the region.

- » **Daycare:** Daycare locations were mostly in East Allegheny and northern communities.
- » **Small Market:** The most diverse category was small retail for which respondents said they travel all across the area. To access small markets, residents primarily visit Allegheny West, East Allegheny near the Commons (seasonal Farmer's Market), and the Strip District.
- » **Small Neighborhood Retail:** The majority of participants travel across the area from the West End to East Liberty for small neighborhood retail.
- » **Neighborhood Clinic:** Typical locations were identified as East Allegheny and the South Side Flats for medical care.
- » **Work:** The majority of activity participants work Downtown, in East Allegheny, or Manchester.
- » **Restaurant:** Residents travel throughout and beyond the city to go to restaurants.
- » **Large Grocery:** Although some community members said they travel to the Giant Eagle in East Allegheny for a large grocery store, even more indicated areas outside of the map area to the north, demonstrating a longer trip to get groceries than for other amenities.

EXISTING CONDITIONS



ONE-WAY STREETS

Within the Manchester neighborhood, the urban network of narrow, residential streets helps the neighborhood feel like a safe space to walk and bike. However, the neighborhood's one-way streets (pictured to the right) present unnecessary safety challenges to the neighborhood's residents.

- » One-way streets can cause confusion in navigating the neighborhood, leading to an unnecessary increase in navigation on city streets.
- » One-way streets can encourage higher travel speeds, as cars aren't inherently slowed down by oncoming traffic.
- » Overall reduction in connectivity.



LEGEND	
█	18: Manchester
█	17: Shadeland
█	14: Ohio Valley

TRANSIT ACCESS

Manchester-Chateau is served both by existing bus transit and the metro line. The transit systems throughout Manchester-Chateau neighborhood are essential to providing access to opportunities for residents.

While the Port Authority of Allegheny County is in charge of the bus and transit system, the neighborhood has opportunities to improve the usability and feasibility of the transit system. According to the U.S. Census, approximately 10% of households in Manchester don't own a vehicle, and those families likely rely heavily on public transit. In the near term, it will be important to maintain a high level of transit service until needed local amenities such as grocery stores, medical care, and daycare can be provided.

Improving the experience of taking transit (walking to the bus stop, waiting for the bus, frequency and reliability of service) and improving pedestrian connections to the Allegheny T Stop via Allegheny Avenue, Reedsdale Street and Ridge Avenue. The Community chapter provide recommendations on how to integrate public art and the neighborhood's history at transit stops.

BIKING & WALKING

The design and location of Manchester-Chateau provides opportunities for biking and walking. The network of Manchester's residential streets helps promote walkability, and further sidewalk repairs will aid with this. In Chateau, the Three Rivers Trail connects Chateau to other neighborhoods along the river, and downtown.

The trail (pictured to the right) is in need of maintenance improvements. Residents expressed a need for additional lighting along the trail and wayfinding signage between the Juniata underpass and the trail to improve safety. Residents also expressed an interest in adding restaurants along the waterfront.

Linking the walkable Manchester sidewalk and roadway network to the riverfront is one of the biggest mobility barriers facing the neighborhood. Furthermore, these improvements should be incorporated with concurrent development projects outlined elsewhere in this plan, including strengthened sidewalk conditions, priorities outlined in the Mode Emphasis Map, and continued projects to strengthen cultural heritage and public art.



MOBILITY

STATE

ROUTE 65



CHALLENGES OF STATE ROUTE 65

The construction of State Route 65 in the mid-twentieth century significantly transformed the livability, use, look, and feel of the Manchester neighborhood. The elevated highway, and the new surrounding roadway network cut off Manchester residents from the riverfront. The highway also decimated what was once a vibrant, commercial core in the heart of the neighborhood, along Beaver Ave. Simultaneously, the construction of the highway completely shifted the uses in the Chateau portion of the neighborhood west of State Route 65. Almost all housing and small-scale retail was demolished and replaced by warehousing, light industrial, shipping, and institutional uses. From that time until today, State Route 65 has helped sustain and support the existing businesses in Chateau, who rely on easy access to the highway in order to get their goods to customers throughout the Pittsburgh region.

Today, the presence of State Route 65 poses both a physical barrier between Manchester and Chateau while creating significant safety and urban design challenges. Five of these challenges, along with proposed recommendations, are outlined in this section. Each of the challenges have been further identified based on their ability to be completed in the short-term, medium-term, and long-term.

SHORT - TERM

- 1 Safety on Beaver and Chateau
- 2 Juniata Intersection Improvements

MID - TERM

- 3 Additional Connections
- 4 Connecting to the River

LONG - TERM

- 5 At-Grade Boulevard
- 6 Expanding the Bridge

Additional Studies that may be needed to realize SR 65 vision:

- » **Capacity Analysis** (*for existing and proposed configurations*)
- » **Updated Traffic Counts** (*for all major intersections along Beaver Ave and Chateau St, along with Route 65 interchanges*)
- » **Road Safety Audit** (*identifies short-term and long-term safety improvements*)
- » **Crash Analysis** (*identifies problem areas, offers recommendations*)
- » **Signal Warrants** (*determine if needed under existing conditions or future scenario*)



1 SHORT - TERM

SAFETY ON BEAVER AND CHATEAU

One of the key challenges in the State Route 65 area isn't actually the highway at all, but Beaver Avenue and Chateau Street. As cars enter and exit off of the elevated State Route 65 system, the design of the roads encourages cars to travel at high speeds. Chateau Street (letter A in the diagram to the right) has a number of residences, churches, and businesses along the street, presenting significant conflicts with high-speed traffic. A land diet is recommended for Chateau Street to improve safety.



A Chateau St. between off-ramp and Pennsylvania

B Beaver Ave. between off-ramp and Juniata St.



Street trees are an effective method to slow down traffic, in addition to providing environmental benefits.



Bump-outs are an effective traffic calming technique in strategic locations along a roadway.

Protected Bike Lanes



A well-landscaped buffer between land uses, pedestrians, and automobile traffic.



PROPOSED CHARACTER

Several simple, but effective roadway design improvements, can help mitigate some of the speeding and unsafe conditions along Beaver Ave. and Chateau St.

The City of Pittsburgh Department of Mobility and Infrastructure (DOMI) has developed a Mode Emphasis Map (MEM) for the Manchester-Chateau neighborhood (which can be found in the goals and action step section of this Chapter). This map identifies the priority user for many of the streets in the neighborhood. Chateau Street and Beaver Avenue are prioritized for automobiles. Design techniques to slow down traffic on this street can include narrower lanes, widened sidewalks where appropriate, bump-outs, and strengthened and increased tree canopy.

2 SHORT - TERM

JUNIATA INTERSECTION

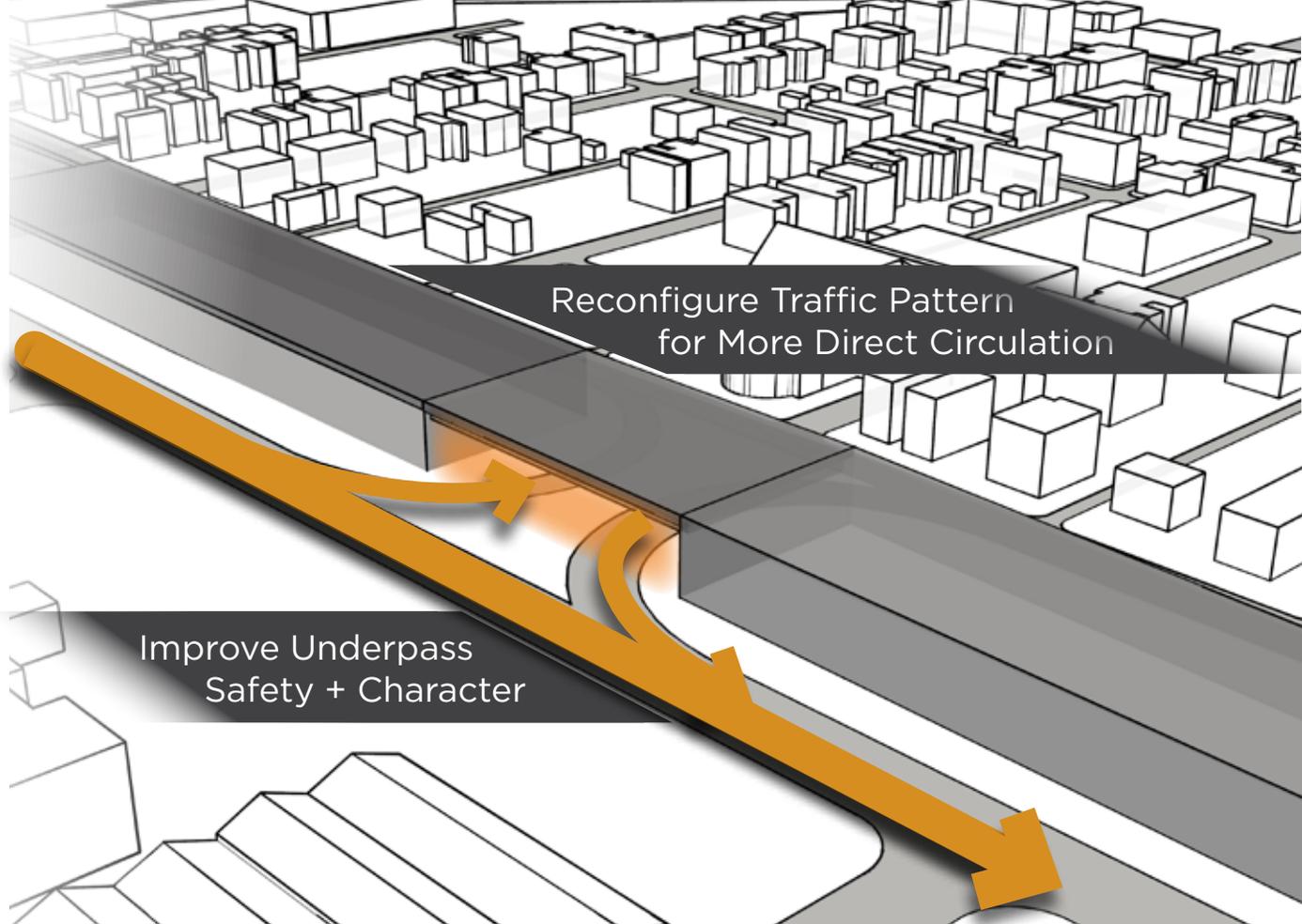
One of the most significant challenges posed by State Route 65 is that it significantly restricts access between Manchester and Chateau. There are only two places to cross under State Route 65 north of Western Avenue, and only the underpass at Juniata connects directly between Manchester and Chateau. There are two significant safety challenges that need to be addressed at the Juniata intersection.

TRAFFIC PATTERN

Currently, there are no traffic lights and the pedestrian crossing is neither attractive nor safe. Furthermore, if automobile traffic wants to move from Beaver Ave. to Chateau St. (or vice versa) it doesn't have to stop, but can move in a continuous motion, making pedestrian and bicycle access a constant danger.

UNDERPASS SAFETY

Because pedestrians aren't a priority at this intersection, the overall appearance and function of the underpass contributes to a perceived lack of safety. It is dark, uninviting, and generally an undesirable area to travel as a pedestrian or cyclist, particularly at night.



Balancing automobile and pedestrian traffic will be important at the only existing crossing point along State Route 65.

Public art can activate the underpass and provide a unique opportunity to tell the neighborhood's story through art. (See the Community Chapter for recommended public art strategies).



Design solutions should consider the safety of the underpass at night.



CASE STUDY: CAMPBELL, CA

A highway underpass in California separates pedestrian and bicycle traffic from automobiles, and provides pedestrians and cyclists a safe, well-lit connection to different neighborhoods under an underpass.

PROPOSED CHARACTER

Small-scale improvements are recommended to immediately improve the look and feel of the underpass at this intersection.

TRAFFIC PATTERN

Ultimately, a traffic study will need to be completed in order to fully study and address traffic improvements at this intersection. However, any traffic study should prioritize the need for pedestrian safety and improvements, including the addition of well-marked crosswalks and sidewalks underneath the bridge.

UNDERPASS SAFETY

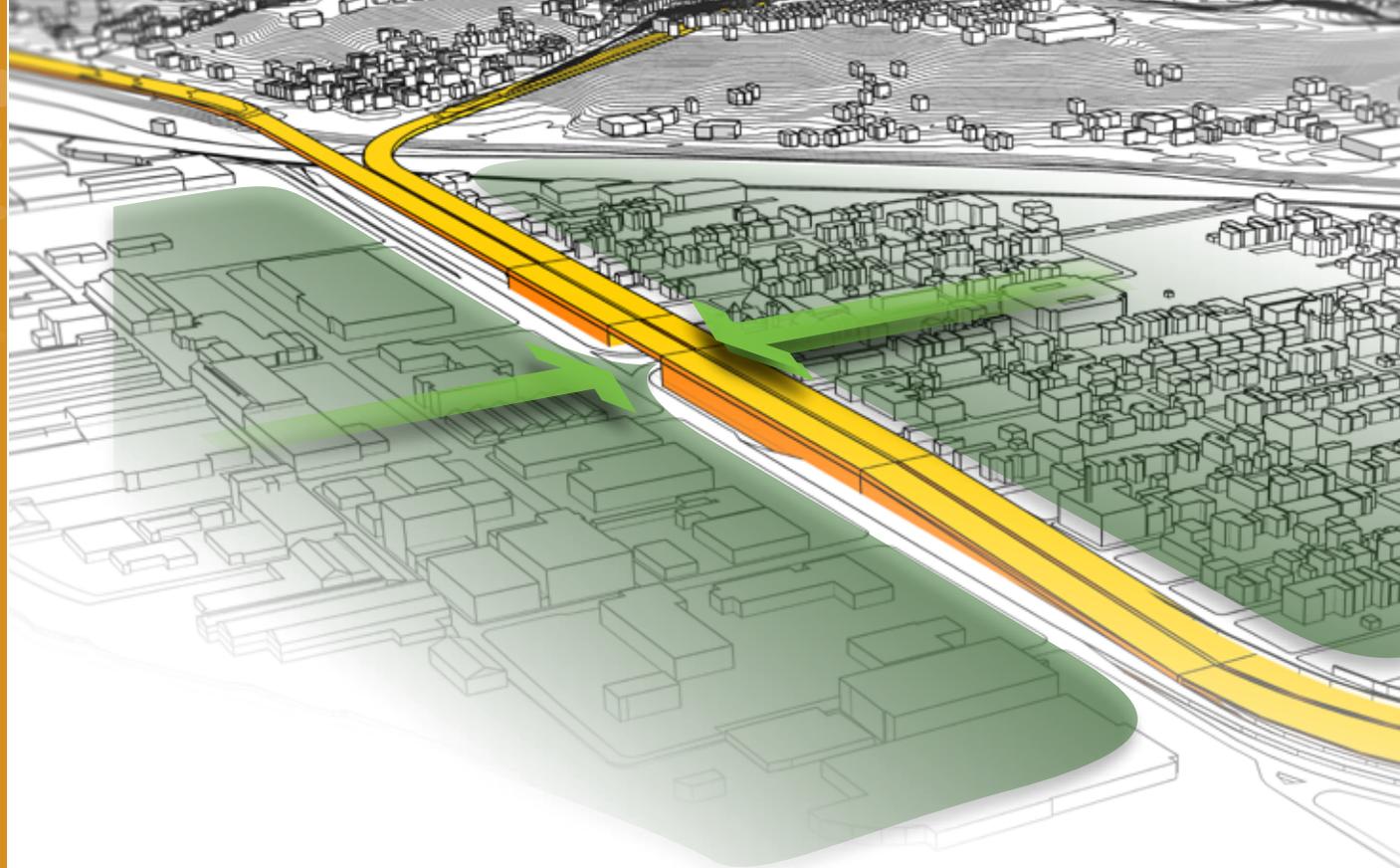
Communities across the country have had to address safety challenges posed by elevated highways cutting through neighborhoods. Public art installations (see above) and lighting (see below) are practical, and cost-effective, solutions to help the underpass feel more safe and comfortable. Furthermore, there is an opportunity to use public art to help tell a creative story about the neighborhood's history. (See Cultural Heritage and Public Art Chapter for case studies).

3 MID - TERM

ADDITIONAL CONNECTIONS

The Manchester neighborhood is effectively cut off from Chateau by the State Route 65 corridor. This has severed the connection between Manchester and the riverfront, practically eliminating direct access to the regional trail system and future riverfront improvements. This separation has also diminished most daily interaction between the two areas, now very distinct in their land uses.

As Chateau begins to experience a shift in these land uses, the connection to Manchester will become increasingly vital. Improving this connection will allow residents to experience and access employment, or recreational opportunities.



A singular access point between Manchester and Chateau is causing unnecessary connectivity challenges.



CREATE

ADDITIONAL

CONNECTIONS

There are several options to alleviate congestion and strengthen connections between Manchester and Chateau by making investments that promote connectivity and safety, and are multi-modal in nature.

JUNIATA INTERSECTION

The Juniata Intersection, as outlined on the previous spread, is not a safe and pedestrian-friendly connection for the neighborhood.

NEW CONNECTION, PORT AUTHORITY PARKING LOT

The bridge is already elevated in this part of the section, and can alleviate additional congestion in the northern part of the study area. The current parking lot is largely underutilized.

PEDESTRIAN CONNECTION

The possibility of a pedestrian connection throughout the southern half of the project study area can help improve the connections from the southern edge of Chateau to the southern edge of Manchester, and can assist in branding the neighborhood as well. Prior to investment, a long-term plan for State Route 65's transformation will need to be completed as any investment, including a bridge, could be seen as an investment in maintaining the current design of State Route 65.

A newly constructed underpass in Cleveland.



A pedestrian overpass in Denver.



4

MID - TERM

CONNECTING TO THE RIVER

Neighborhoods throughout Pittsburgh are beginning to embrace the riverfront, with new recreational trails, open space and redevelopment projects. The existing Three Rivers Heritage Trail currently runs the length of Chateau, providing Manchester-Chateau with an important connection to the larger Pittsburgh region.

As riverfront improvements continue, including potential new uses (such as restaurants) along the river, and overall trail improvements for safety and appearance (such as lighting), the need to connect Manchester to the river will become increasingly important.

While new development occurs throughout Chateau, it will be important to plan how to connect the riverfront developments with the rest of Chateau and through to the residents of Manchester, helping to open up safe opportunities to connect the two areas. Reconnection of the street network between the neighborhoods will likely follow the grid pattern illustrated in the 1957 aerial to the right and is encouraged.



DID YOU KNOW?

Prior to the construction of SR-65, the Manchester-Chateau neighborhood was designed with a grid street pattern, promoting connectivity and uniformity within the neighborhoods and providing ample access to the river.



An opportunity to create “park-like” streets.

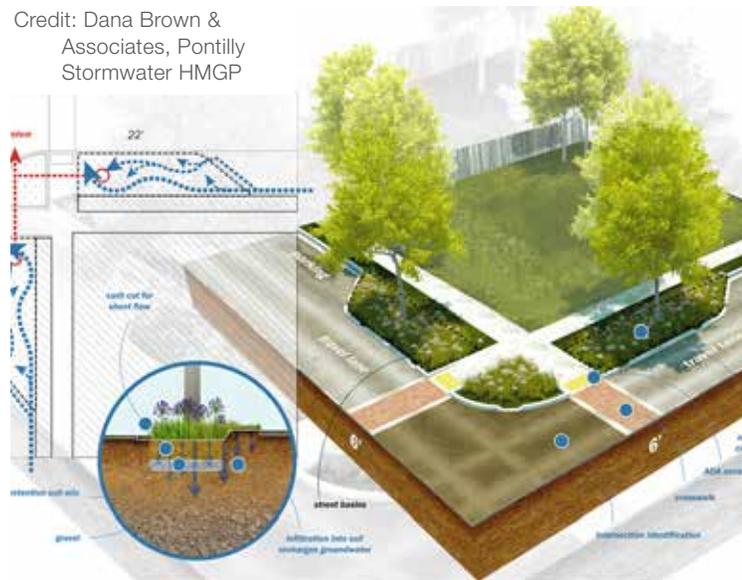
GREEN CORRIDOR CONNECTIONS

North Franklin St. and Columbus Ave. are the two streets that can help bridge the gap between Manchester and Chateau. The streets are in close proximity to the Juniata intersection (the only existing crossing between Manchester and Chateau), and run adjacent to important existing land uses in Chateau (including the Bidwell Training Center).

Furthermore, North Franklin St. and Columbus Ave. are part of a district with a combined sewer service area that sends over 14 million gallons of untreated water into the Ohio River annually (see Environmental Sustainability chapter for detailed map). Turning these corridors into “green, park-like” streets can have significant environmental benefits as well.



Credit: Dana Brown & Associates, Pontilly Stormwater HMGP



5 LONG - TERM

THE VISION FOR STATE ROUTE 65

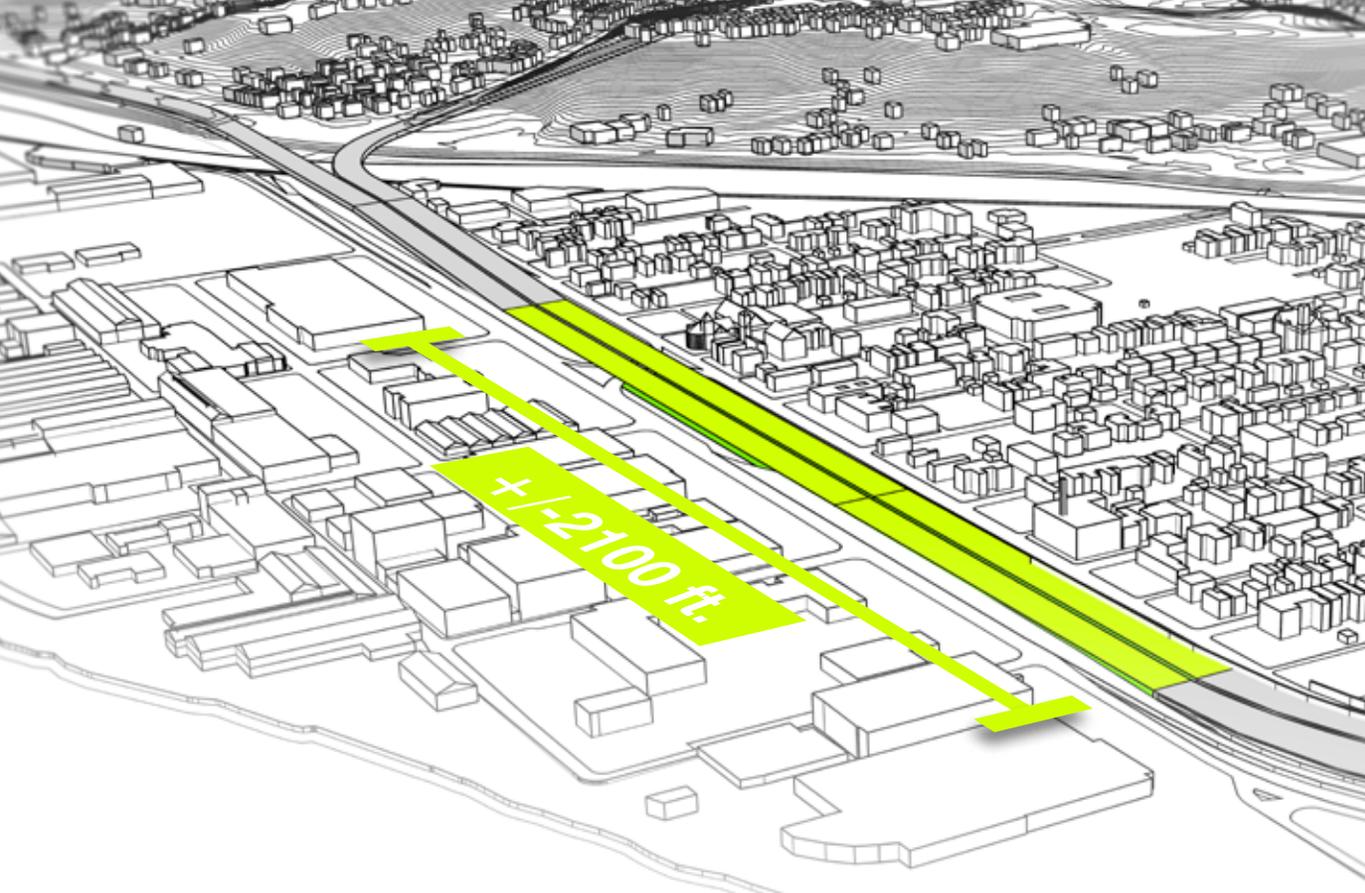
Previous pages have identified short to mid-term opportunities and recommendations for site-specific issues along the State Route 65 network.

The last significant issue to address is the structure of State Route 65 itself. While re-imagining the highway is a complicated, ambitious, and expensive project, State Route 65, like all bridges and highways, will have to go through a significant renovation at some point in its future. That maintenance will present an opportunity to re-imagine how the highway relates to Manchester-Chateau.

As likely future changes in mobility occur related to high-capacity transit and autonomy, State Route 65 may function very differently. This could provide an opportunity to address the negative impacts of the corridor on Manchester-Chateau.



Existing structure provides **minimal access** points and **limited public space**.



The rendering below shows a vision for an at-grade boulevard.



SCENARIO #1

AT-GRADE BOULEVARD

One potential option to reducing the impact of State Route 65 is by transforming it into an at-grade boulevard with Beaver Ave. and Chateau St. This was suggested by numerous public meeting participants. This approach presents several challenges:

An at-grade boulevard is still a challenging divide to cross:

Lowering State Route 65 to an at-grade boulevard could still make the roadway challenging to cross. Traffic speeds and volumes could limit opportunities to make bicycle and pedestrian connections.

Existing infrastructure means that the boulevard can only be at-grade for a short distance:

As State Route 65 is currently constructed, the on-ramps at both the north and south ends of the study area are currently elevated, to get over the railroad tracks to the north and to accommodate the existing highway infrastructure on the south. In order to drop the highway infrastructure to an at-grade boulevard, there is only a limited stretch where this can occur.

6 LONG - TERM

SCENARIO #2

EXPANSION OF BRIDGE SPAN

A second long-term option could be to open access, physically and visually, under the highway through the creation of a full bridge. Instead of a high earthen barrier that divides the neighborhood, a bridge would improve the space for connections between the two neighborhoods while adding a unique public space.

While a long-term and expensive strategy, this project has the opportunity to transform the neighborhood. The added connectivity will be even more vital as Chateau continues to redevelop and transform.



Underpass Park Toronto.

Located under an elevated highway in Toronto, Underpass Park serves both as a connection between neighborhoods as well as a unique public space. Its public art, playground equipment, and programmable space can serve as a model for a unique space in Manchester-Chateau should there be an opportunity to elevate the span of the bridge.

View of Manchester and Chateau reflecting long-term **infrastructure and public space improvements.**



Blue boxes represent hypothetical buildings.

The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 15: ENHANCE SAFETY THROUGH ROADWAY DESIGN IMPROVEMENTS.

The Manchester-Chateau neighborhood has a variety of roadways in need of physical improvements. This includes both residential streets within Manchester and the roadway network that ties into State Route 65.

The Mode Emphasis Map (MEM) is a tool that the City of Pittsburgh uses to prioritize specific users on certain roadways throughout all neighborhoods. The map (highlighted at the end of this chapter) is the appropriate tool to direct development/improvements.

Recommended Action Steps Include:

- » Evaluate local streets for opportunities to improve safety at key crossings for pedestrians and cyclists.
- » Explore traffic calming techniques to decrease vehicle speeds, appropriate for local neighborhood streets.
- » Evaluate appropriateness of existing one-way streets and explore options for conversion to two-way traffic. (Furthermore, use existing Beaver Ave. 2-way conversion study as a starting point for understanding opportunities and limitations for conversion along Beaver Ave. and Chateau St).



GOAL 16: IMPROVE QUALITY AND ACCESS TO PUBLIC TRANSIT SERVICES.

Both demographic data and public engagement suggest that public transit plays an important role in the lives of Manchester-Chateau residents. While the routes and frequency of the transit system are largely governed by the Port Authority of Allegheny County, Manchester-Chateau can make key public investments to improve the usability of the overall system.

Smaller, cost-effective interventions may include promoting public art recommendations outlined throughout this Plan. These interventions can help tell the story of the Manchester-Chateau neighborhood while signaling the importance and prioritization of public transit in the neighborhood.

Larger-scale, but impactful interventions include strengthening the walkability, lighting, and comfort of Allegheny Ave. between the T station and Western Ave. As Manchester-Chateau evolves and Western Ave. adds residential and commercial capacity, this section of Allegheny Ave. will be a critical connection between the neighborhoods.

Recommended Action Steps Include:

- » Enhance design of bus stops to showcase local artists and community heritage.
- » Conduct a Allegheny T-Stop Multimodal Access Plan to identify multimodal improvements to the connect to T station.



GOAL 17: IMPROVE PEDESTRIAN AND BICYCLIST INFRASTRUCTURE.

There are two broad categories of improvements that should be made. Within the Manchester neighborhood, there is an opportunity to improve crosswalks and access near existing public parks (See Parks Section), and along heavily traveled corridors that will likely see an influx of future development, such as Western Ave. and Allegheny Ave. (See Land Use Section).

Secondly, connections need to be strengthened between Manchester and the North Shore Trail. The trail connects Manchester-Chateau to many of the neighborhoods along the North Shore, as well as Downtown, but is currently difficult to reach from Manchester. Re-imagining Columbus Ave. and North Franklin St. in Chateau as “green corridors” and vibrant public spaces will help build a strong non-motorized connection between Manchester-Chateau and neighborhoods along the north shore of Pittsburgh. (See Sustainability Section for further detail).

Recommended Action Steps Include:

- » Address gaps in the sidewalk network and bring sidewalks and ADA ramps to an acceptable condition.
- » Create partnership to encourage the use of bicycling as an affordable, convenient mode of transportation. Include bike programming in community events.
- » Implement bicycle and pedestrian infrastructure per Mode Emphasis Map.

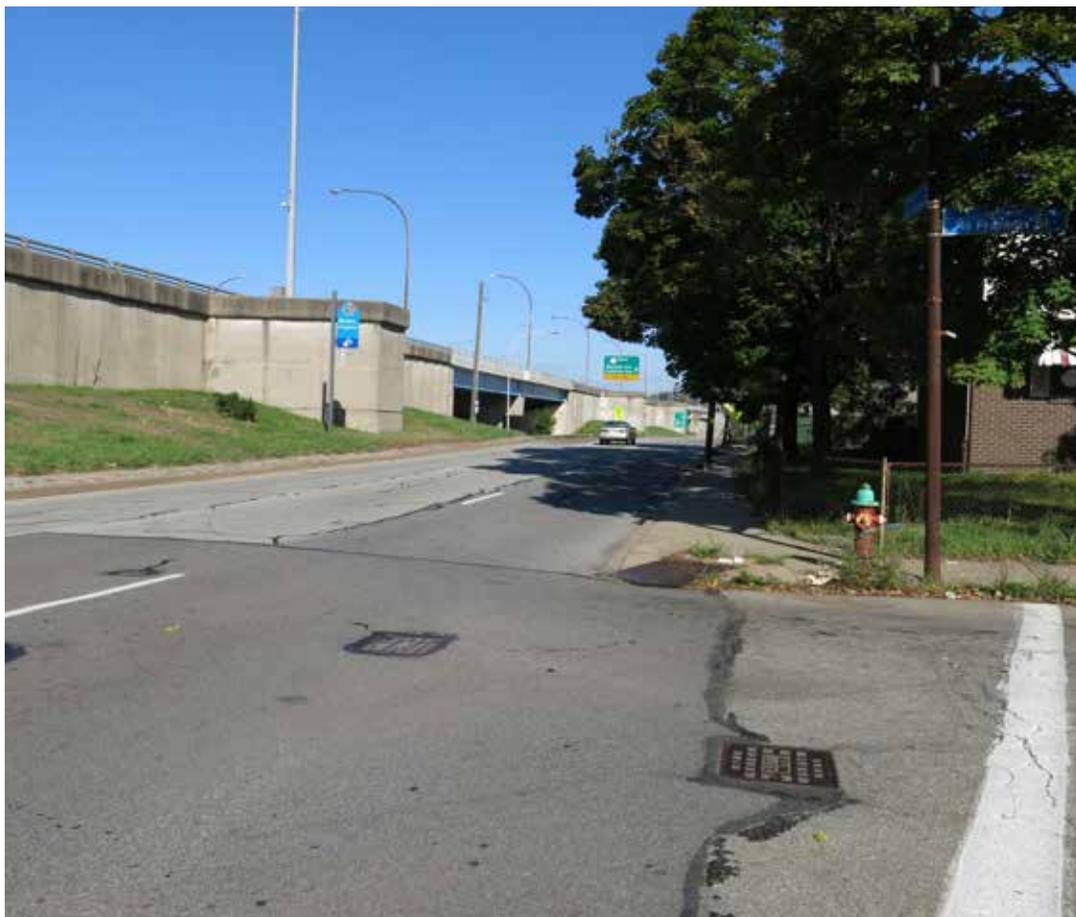


GOAL 18: RECONNECT MANCHESTER AND CHATEAU THROUGH A NEW VISION FOR THE STATE ROUTE 65 NETWORK.

One of Manchester-Chateau's most pressing transportation challenges is the barrier posed by the elevated State Route 65 highway. The network poses immediate and pressing safety concerns to residents and inhibits longer-term redevelopment efforts in the area. Focusing on the short-term projects and goals can help build the interest and momentum in pursuing some of the longer-term projects in the area.

Recommended Action Steps Include:

- » Implement near-term safety improvements on Chateau St. & Beaver Ave. to create pedestrian-safe transition zones.
- » Implement Juniata underpass improvements.
- » Strengthen connections between Manchester and Chateau by making investments that promote connectivity and safety and are multi-modal in nature.
- » Conduct long-term transportation analysis exploring the feasibility and cost/benefit of long-term changes to SR-65 and options to create additional access points through SR-65.
- » Construct green corridors and trail improvements to connect Manchester-Chateau to the river.
- » Open space under the bridge to create recreational space and safe connections between the riverfront and the neighborhood.

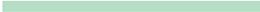


MODE EMPHASIS

MAP

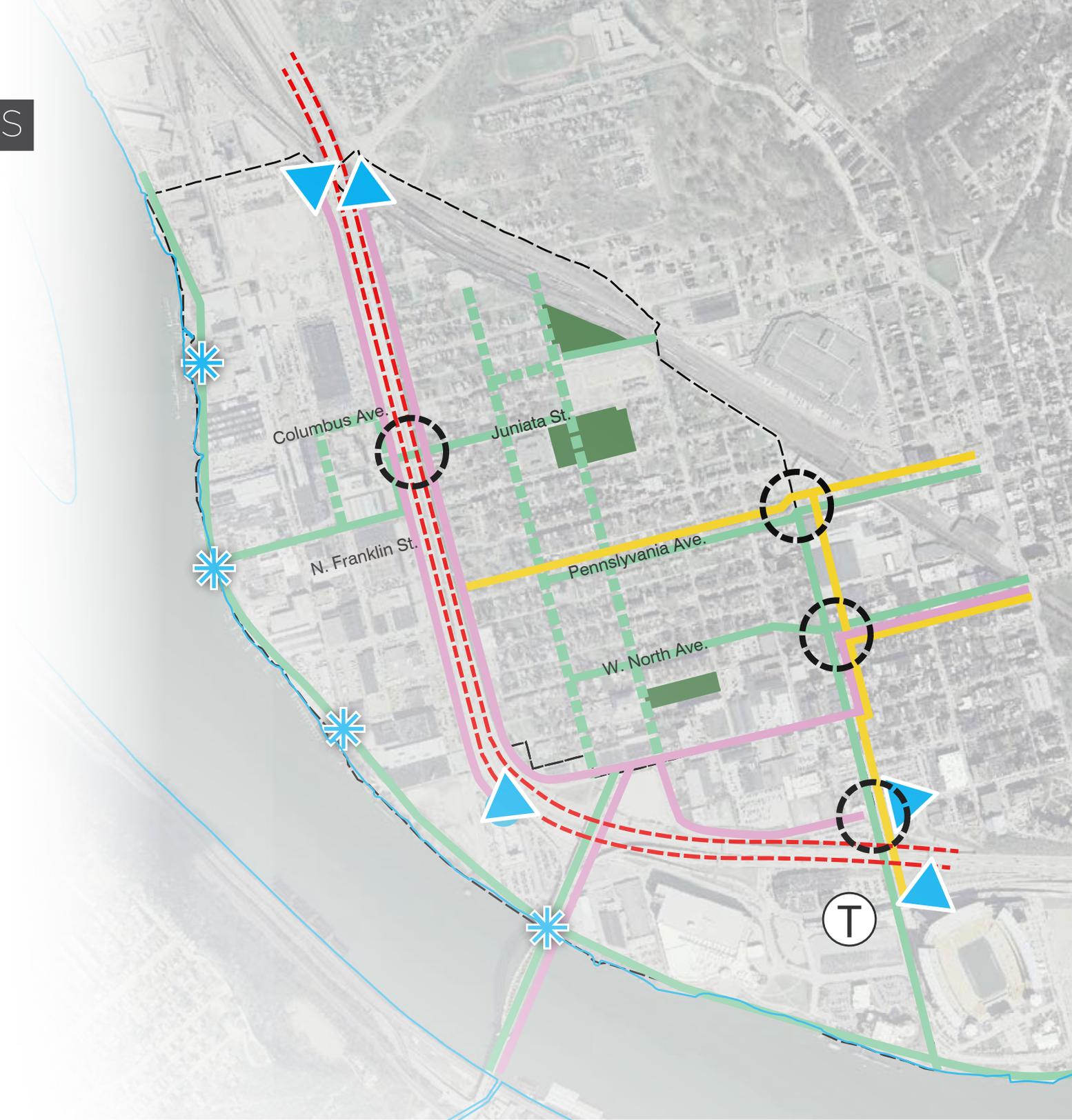
MODE EMPHASIS

#1 - PEDESTRIAN PRIORITY EVERYWHERE

-  TRANSIT 
-  BICYCLE 
-  VEHICLE 
- SR 65 

SYMBOLS

-  HIGHWAY ENTRANCE/EXIT
-  TRAILHEAD
-  TRAIN STATION
-  IMPROVEMENT INTERSECTION





A photograph of a park playground. In the foreground, a large white number '6' is overlaid on the left side. The playground features several colorful structures: a red and purple climbing frame with a purple slide, a blue and red climbing structure with a blue slide, and a red spiral climber. A wooden bench with black metal legs is positioned in the middle ground. The background is filled with lush green trees and a brick building partially visible on the right. The ground is covered in dark rubber safety matting.

6

The Infrastructure Chapter is focused on understanding all the non-transportation systems that nourish and maintain a neighborhood or district including how stormwater is handled, the open spaces needs of the users of the planning area, the energy system that serves all buildings, and how waste is reduced. They are grouped together in this chapter due to the many opportunity for these projects to meet multiple objectives.



INFRASTRUCTURE

INFRASTRUCTURE



ENVIRONMENTAL SUSTAINABILITY

OVERVIEW



The environmental sustainability chapter recognizes that each neighborhood plays a role in climate change. As leaders in the community we seek to foster a healthy, safe, progressive and resilient community by caring for the air, energy, water, land, people and biodiversity of Manchester-Chateau and ultimately enhance our region.

As a community, we value the following:

1. Clean air
2. Clean energy
3. Sustainable, energy efficient buildings
4. Clean water
5. Trees and green space
6. A walkable, connected community
7. Biodiversity

The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

IN THIS SECTION



PUBLIC ENGAGEMENT

- » There is a group of neighborhood residents that are highly motivated to implement sustainable practices.
- » An action team of local residents was dedicated to exploring neighborhood strategies around sustainability. The action team will continue to engage around education and partnerships and advocacy as implementation of the plan occurs.



EXISTING CONDITIONS & TRENDS

- » Combined Sewer Systems in the neighborhood discharge approximately 14 million gallons of untreated water into the Ohio River annually.
- » Heightened air pollution levels due to valley location, industrial emissions, State Route 65, and idling trains along the railroad.
- » The Releaf Manchester and Chateau Plan was developed by Tree Pittsburgh and residents and serves as a guide for planting trees throughout the neighborhood.
- » City-wide sustainability initiatives should be coordinated with the Manchester-Chateau neighborhood.



PRIORITY IMPLEMENTATION STRATEGIES

- » Incorporate green infrastructure where appropriate in development review and in public infrastructure investments.
- » Continue to grow the tree canopy in the neighborhood through the implementation of the ReLeaf Manchester and Chateau Plan.
- » Pursue obtaining a blanket permission from the HRC for solar panels on historic designated structures.
- » Protect the neighborhood from elements that may threaten it.

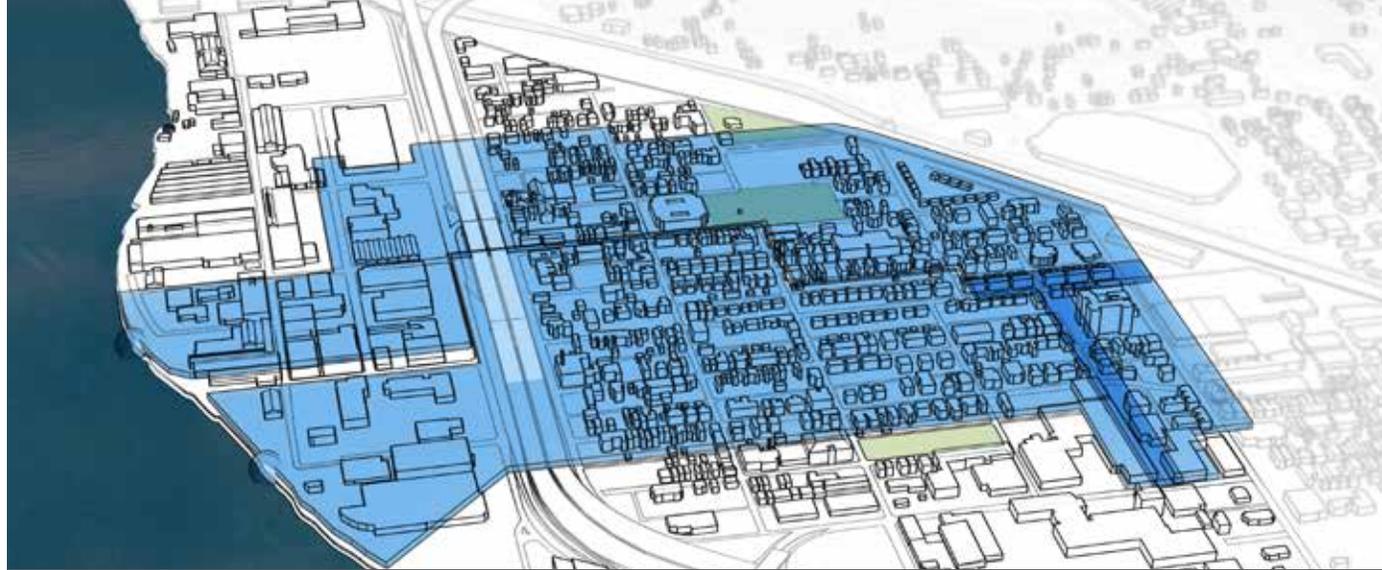
WATER

STORMWATER & GREEN

INFRASTRUCTURE

The proximity of Manchester-Chateau to the Ohio River makes the neighborhood a key player in reducing combined sewer overflow events that the river. Approximately fourteen million gallons of untreated water reach the Ohio River each year from the two sewersheds illustrated to the right. Green infrastructure projects can minimize this impact.

The neighborhood has approximately 1.7 miles of shoreline that must be nurtured and restored. Redevelopments in Chateau have the potential to lead to significant repair of the riparian buffer that protects the neighborhood from flooding and provides habitat for many species of birds and other animals. With the passing of the Riverfront Zoning guidelines, Chateau has the opportunity to set a standard for a healthy riverfront.



14 million gallons of untreated water pollute the Ohio River each year from the two sewersheds highlighted above. Green infrastructure projects can help remediate this non-point source pollution.



N. Franklin St. and Columbus Ave. (pictured above) are ideal candidates for "Green Corridors." See Mobility Chapter for further context. *(Blue boxes indicate conceptual infill development).*

GREEN INFRASTRUCTURE

As the Manchester-Chateau neighborhood performs regular streetscape improvements, there is an opportunity to green infrastructure elements that provide both environmental and safety benefits. Some of those strategies can include, but are not limited to, the following:

STREET MEDIANS

A primary benefit of street medians is to give pedestrians a stopping point when crossing from one side of the street to the other. Street medians are also ideal locations to integrate green infrastructure through pervious surfaces and other stormwater control techniques.

RECOMMENDED LOCATIONS:

- » Areas that need pedestrian crossings to narrow the width of the street while reducing traffic speeds.
- » Between crosswalks separated by long distances.
- » Where larger right of way exists, road diets including street medians are appropriate.



In addition to functioning as green infrastructure locations, street medians can help improve pedestrian safety.

BIOSWALES & RAIN GARDENS

Rainwater that currently overburdens the combined sanitary and storm systems can be diverted into bioswales and rain gardens, which reduces the quantity of water entering the storm system while beautifying the neighborhood's streets.

RECOMMENDED LOCATIONS:

- » Curb bump-outs, medians, and integrated throughout other sidewalk areas.
- » Parking lots and on-street parking.
- » Community gardens.



Basins are typically designed for water to percolate into the soil over a 24-48 hour period, thereby limiting long periods of standing water and mosquito breeding.

PERMEABLE PAVERS

As sidewalks and other impervious surfaces need to be replaced in the neighborhood, permeable pavers can be an environmentally sustainable option. Permeable pavers allow stormwater to flow through pavers and infiltrate the ground, rather than running off into the stormwater system.

RECOMMENDED LOCATIONS:

- » Existing parking lots.
- » Existing brick sidewalks can be replaced or repaired as needed to improve pervious filtration.



Permeable pavers can provide a nice element of visual interest to the built environment, while allowing opportunities to reduce the quantity of stormwater entering the system.

AIR

AIR QUALITY & SURFACE TEMPERATURE

Poor air quality is a public health issue for residents of Pittsburgh. The presence of manufacturing along the river, coupled with the topography of the city, with its many river valleys, contributes to poor air quality throughout the region and specifically in Manchester-Chateau. Additionally, the close proximity of the Norfolk Southern railroad to Manchester is raising concerns about idling practices as train locomotives are a huge source of black carbon diesel air pollution, which is known to cause a multitude of health problems.

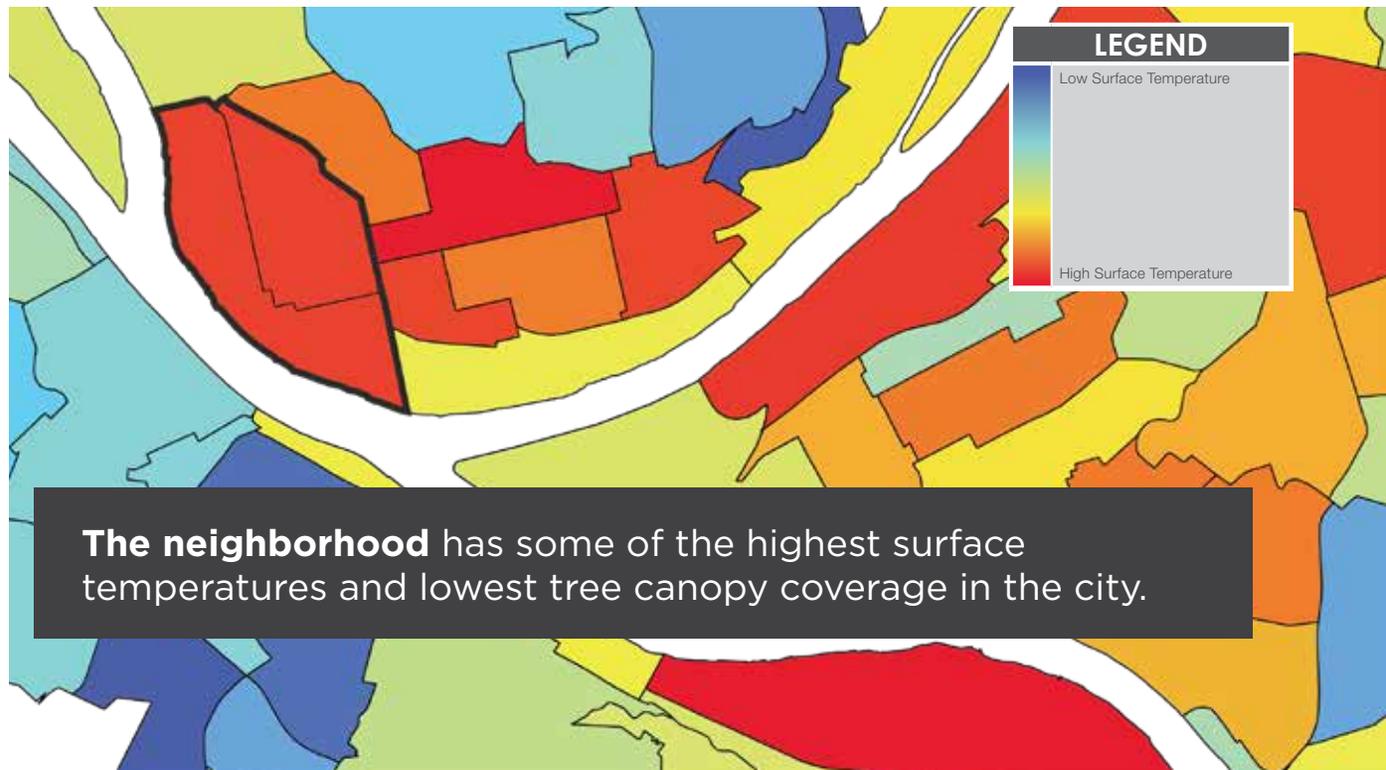
The lighter colors in the top image to the right reflect higher levels of nitrogen dioxide. This elevated level of NO₂ can lead to such adverse health outcomes like lower resistance to respiratory infections.

In addition to the elevated levels of pollutants, Manchester-Chateau is one of the hottest neighborhoods in Pittsburgh, as measured by surface temperature. The neighborhood should increase data collection on particulates, VOCs and surface temperature.

In conversations with residents, many expressed an interest in improving the tree canopy in an effort to combat some of these challenges. The ReLeaf Manchester and Chateau Plan, highlighted on the following page, is an existing framework to help achieve this goal.

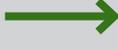
Air pollution and surface temperature maps sourced from the ReLeaf Manchester Plan.

High levels of nitrogen dioxide are present throughout Manchester-Chateau neighborhoods.



The neighborhood has some of the highest surface temperatures and lowest tree canopy coverage in the city.



LEGEND	
	Existing Street Trees
	Planned Green Corridors



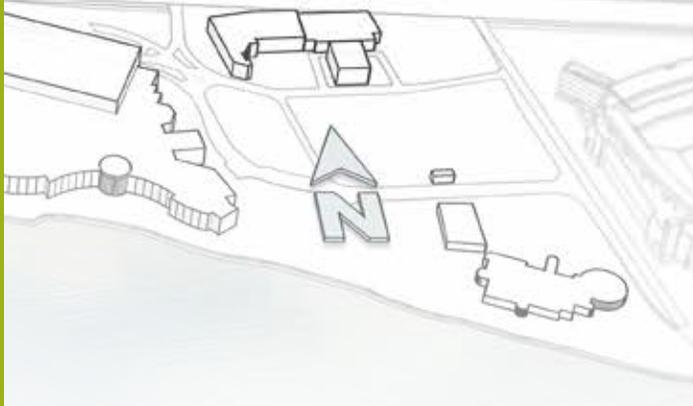
RELEAF MANCHESTER AND CHATEAU PLAN

Residents have expressed a desire to improve the tree canopy and coverage throughout the neighborhood to lower the surface temperature, mitigate stormwater runoff and provide habitat for mammals, birds and insects. Existing street tree coverage in the neighborhood is shown above.

Many of the residential streets in the neighborhood have consistent tree canopy and coverage. Gaps across the Manchester-Chateau neighborhood include the edges of Manchester (Western Avenue and Chateau Street) and throughout most of Chateau, including the riverfront trail.

The plan outlined a strategy framework designed to promote and sustain a healthy and vibrant street tree canopy, including the following:

- » Address sidewalk damage caused by tree roots
- » Educate homeowners about planting the right tree in the right place
- » Manage current conditions of street trees throughout Manchester
- » Plant and maintain trees at neighborhood gateways



*Existing Street Tree Coverage: Manchester-Chateau.
Data Source: City of Pittsburgh GIS, March, 2018.*

LAND

WASTE

Waste is largely a municipal issue, but the Pittsburgh Climate Action Plan offers neighborhood intervention strategies to help address waste throughout the City. These include strategies to improve recycling and composting, while reducing waste going toward the landfill.

- » **Recycling:** Currently, Pittsburgh Department of Public Works only provides recycling services for residences less than 4 units.
- » **Composting:** Approximately 30% of Pittsburgh's waste is yard trimmings and food. Is there an opportunity for Manchester-Chateau residents to add/improve composting in the neighborhood?
- » **Public Trash:** Trash on the street and sidewalks sends the wrong first impression to residents and employees and visitors of the community. How do we address hard-to-recycle items, such as televisions and unused paint and batteries, that often become public trash?



EXISTING BUILDINGS AND SYSTEMS

With an aging building stock, Manchester-Chateau has an opportunity to make significant improvements in existing buildings, while promoting energy efficiency and green energy.

As highlighted on the previous page, Manchester-Chateau is one of Pittsburgh's hottest neighborhoods (based on surface temperature). The higher than average heat in the neighborhood means that existing residences and office buildings have to spend increased energy and money on air conditioning and other energy uses.

There are a number of strategies that can help improve energy efficiency of existing buildings, including using and generating solar and wind energy and implementing green and white roofs.

DISTRICT ENERGY

District energy is an approach of applying technologies to coordinate the production and supply of domestic hot water to optimize energy efficiency and local resource use. Chateau should be considered for district energy due to a number of large redevelopment sites throughout the districts.

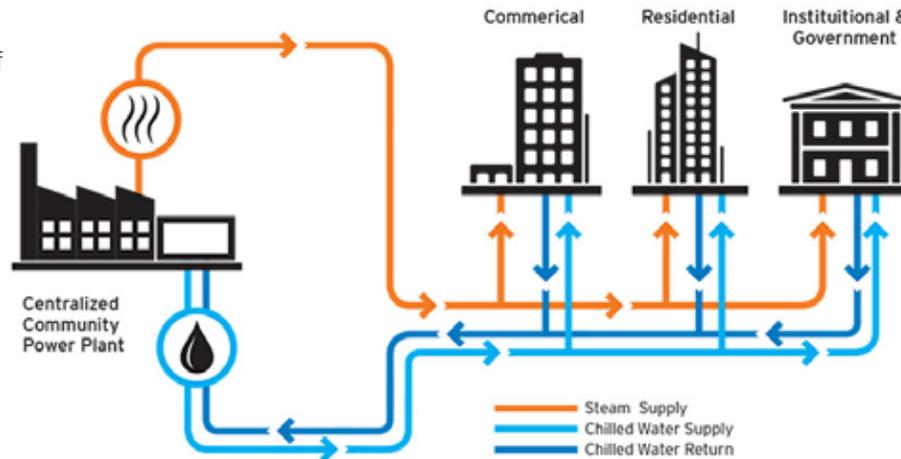


Image Source: Corix.com

FUTURE BUILDINGS AND SYSTEMS

As Chateau continues to be a focal point for large-scale redevelopment, there remains an opportunity to promote new energy efficiency standards and ideas. On a building level, adopting LEED guidelines or standards for new building construction is one possibility.

Additionally, the City of Pittsburgh, in partnership with the Department of Energy, the National Energy Technology Lab, Duquesne Light, and the University of Pittsburgh Center for Energy, is developing strategies to establish neighborhood and district scale energy systems.

Micro-grids are one such system that delivers energy to a local neighborhood in a more efficient manner, and can also be designed to incorporate renewable energy sources.

RENEWABLES

It will not be possible to reach aggressive greenhouse gas (GHG) reduction goals set by many governments (such as Pittsburgh's goal to reduce GHG emissions 50% by 2030) without implementing renewable energy technologies such as solar panels, wind turbines and food digesters. Solar panels can be installed in unused air space such as:

- » Building rooftops
- » Between buildings
- » Over parking lots and garages
- » Over public spaces providing shade and partial shelter from rain

ECOSYSTEM

BIODIVERSITY

The urban ecosystem encompasses both man-made and natural elements. Humans cannot survive in places where other living things fail. To that end, we must make space for birds, animals, fish, insects and plants to coexist with humans. We must not let our eagerness to develop property overshadow the value of habitat. There is a value to protecting the creatures that inhabit the city. There is also a value and opportunity to educate the public about ways in which we are supporting the local ecosystem.

In order to protect the ecosystem, residents have suggested the following:

- » Minimize spraying insecticides to the extent possible as these products disrupt the beneficial insect population and can be detrimental to residents with breathing issues.
- » Create nesting spaces for birds and bats that feed on mosquitoes.
- » Develop an ecosystem focused educational program.



The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 19: INCORPORATE GREEN INFRASTRUCTURE IN CAPITAL IMPROVEMENT PROJECTS.

Manchester-Chateau should continue to integrate green infrastructure in both public and private redevelopment projects. The neighborhood contributes 14 million gallons of untreated runoff from rain events into local rivers each year. Roadway improvement projects, specifically the green corridors outlined in this Plan, should incorporate green infrastructure that both benefits the environment while serving as an amenity within public spaces.

Private development projects can also incorporate green infrastructure as well. Community policies and design guidelines should encourage green infrastructure where necessary and appropriate in all future developments.

Recommended Action Steps Include:

- » Develop environmental guidelines and a template for the community to use when reviewing proposed development.
- » Incorporate green infrastructure where appropriate in development review and in Community Benefits Agreements.
- » Incorporate green infrastructure, including stormwater, in public infrastructure investments.
- » Develop a program to educate and assist residents to build rain barrels for their property.



GOAL 20: IMPROVE NEIGHBORHOOD AIR AND WATER QUALITY.

Manchester-Chateau sits in an industrial valley, and elevated pollution levels are contributing to poorer health outcomes in the neighborhood.

The neighborhood should take a two-pronged approach in improving air and water quality. The first is to bolster data collection of existing pollutants in the neighborhood. This will likely require continued grassroots efforts by local residents to do their own air monitoring through coordinated programs. Furthermore, Manchester-Chateau should continue to implement the ReLeaf Plan (highlighted in this section).

Recommended Action Steps Include:

- » Increase lead testing of drinking water
- » Increase air quality monitoring throughout neighborhood to improve data/obtain new baseline data, including VOC's.
 - » Sign up to be a cohort with ROCIS and recruit residents to participate (requires residents logging activities and measuring pollutants).
 - » Educate others and advocate through GASP, ACCAN, AIRNOW.GOV, and others.
- » Continue to grow the tree canopy in the Manchester-Chateau neighborhood through the implementation of the ReLeaf Manchester and Chateau Plan.



GOAL 21: PURSUE RESPONSIBLE WASTE PRACTICES THROUGHOUT THE NEIGHBORHOOD.

In addition to water pollution and air quality concerns, Manchester-Chateau should continue to collaborate with other existing city-wide environmental initiatives (some of which are highlighted in this Chapter). These initiatives cover a number of environmental themes.

Recommended Action Steps Include:

- » Enforce recycling mandate. Recycling is required in the City of Pittsburgh and regular discussion at community meetings and local enforcement can help.
- » Provide public trash and recycling receptacles where needed.
- » Establish a district composting program with an educational component.
- » Establish a glass recycling program.
- » Coordinate neighborhood clean-up with an awareness of hard to recycle items.
- » Strive to become a zero-waste community:
 - » Raise awareness about waste by planning for all future community events to be zero waste events where all waste is recycled or composted.
 - » Create a roadmap to zero-waste by working with local advocates.
 - » Coordinate with the City to acquire data regarding the amount of trash and recycling collected in Manchester and Chateau.



GOAL 22: IMPROVE ENERGY EFFICIENCY THROUGHOUT THE NEIGHBORHOOD.

In addition to water pollution and air quality concerns, Manchester-Chateau should continue to collaborate with other existing city-wide environmental initiatives (some of which are highlighted in this Chapter). These initiatives cover a number of environmental themes.

Recommended Action Steps Include:

- » Develop incentives to incorporate renewable energy in new construction.
 - » Develop incentives to encourage electric car charging stations.
 - » Educate residents on the following existing programs:
 - » Ongoing education of residents about PA Power Switch
 - » DL's Watt Choice Program (energy audit, system of rebates, and weatherization).
 - » Pursue obtaining a blanket permission from the HRC for solar panels on historic designated structures.
 - » Research and develop a neighborhood fund for renewable energy infrastructure installations.
- » Recruit residents to form a co-op to seek group rates from solar companies.
 - » Conduct a study of the neighborhood for existing and future sites for renewable energy opportunities such as wind, solar, and geothermal sites.
 - » Maintain contact with existing EcoDistricts to learn best practices.
 - » Partner with the following existing programs:
 - » Grassroots Green Homes to get Manchester to become 2nd pilot neighborhood (weatherization of old buildings)
 - » Conservation Consultants Inc. to audit homes and address energy issues.
 - » URA's Pittsburgh Home Rehabilitation Program (PHRP) Energy Efficiency Grant and Loan Program.



GOAL 23: PROTECT THE LOCAL ECOSYSTEM.

Manchester-Chateau's proximity to the Ohio River, redevelopment opportunities in Chateau, and the Releaf Plan all provide ways in which the local ecosystem can be enhanced to protect and promote biodiversity.

Continue to implement the ReLeaf Manchester Plan.

Recommended Action Steps Include:

- » Develop a local Urban Ecostewards Program by partnering with Pittsburgh Parks Conservancy.
- » Create a green library.
- » Develop an educational program on gardening.
- » Investigate ways to reduce costs of urban agriculture projects on private property.
- » Advocate for habitat and protection of species necessary to provide a healthy ecosystem.
- » Continue to grow the tree canopy in the Manchester-Chateau neighborhood through the implementation of the ReLeaf Manchester and Chateau Plan.



INFRASTRUCTURE



PARKS AND PUBLIC SPACE

OVERVIEW

Manchester-Chateau has few public gathering or recreation spaces. The parks here serve both of those vital functions and must be positioned to serve the needs of the residents. To preserve the character and heritage of the neighborhood while accommodating more housing growth, a refreshed approach to these parks is needed.



IN THIS SECTION



PUBLIC ENGAGEMENT

- » The most preferred park needs in each of the existing parks were identified during a voting exercise at the second public meeting.
- » Priorities and uses for each park were established.



EXISTING CONDITIONS & TRENDS

- » Manchester Park: Located in the northeast section of the neighborhood, adjacent to the rail lines. This park has an abandoned pool, along with aging park equipment and amenities.
- » Manchester Field Park: Located in close proximity to two elementary schools, the park serves primarily serves as an athletic complex to local and citywide residents and students.
- » McKnight Park: Located closer to Western Ave., The park has aging play facilities and an open, underutilized athletic field.



IMPLEMENTATION STRATEGIES

- » Identify opportunities for public art and amenities along riverfront trail.
- » Construct green corridors to connect Manchester-Chateau to the river.
- » Strengthen the quality of existing neighborhood parks by emphasizing a defined program for each park.

PARKS OVERVIEW

There are three existing neighborhood parks in Manchester: Manchester Park, Manchester Field Park, and McKnight Park. Each park plays a slightly different role in the quality of life in the neighborhood. The purpose of this Chapter is to present ideas for the function, role, and improvements to each of these existing parks. (Parks and open space recommendations for Chateau are covered in the Mobility and Sustainability sections).

PARK ACCESSIBILITY

The entire Manchester-Chateau neighborhood is within a ten minute walk to parks, the threshold identified in Open Space PGH. As shown above, all three parks are actually within a three-to-five minute walk-time of most of the Manchester neighborhood. Furthermore, Manchester Field Park and McKnight Park are adjacent to educational buildings, strengthening their ability to function as community anchors.



OPEN SPACE PGH: RECOMMENDATIONS FOR MANCHESTER

As part of Pittsburgh's Comprehensive Plan, Open Space PGH, an open space plan, was created to evaluate different elements of parks across the City. The strategies and policies in Open Space PGH are meant to help transition parks to better meet the needs of current and future needs of the neighborhoods and residents. Many of these strategies will impact the three major parks in the neighborhood: Manchester Park, Manchester Field Park, and McKnight Park.

The following pages have an overview of each of the three parks, with options based on the community feedback received throughout this process. In addition, the Open Space PGH's recommendations for each of the parks is included, and a cost range for what it would take to improve each of these parks.

	MANCHESTER PARK	MANCHESTER FIELD PARK	McKnight Park
Park Acreage	2.3	3.9	1.6
Basketball Courts		•	
Tennis Courts	•		
Multipurpose Field		•	•
Baseball field		•	
Swing Sets		•	•
Play Structures	•	•	•
Picnic Tables	•	•	
Benches	•	•	•

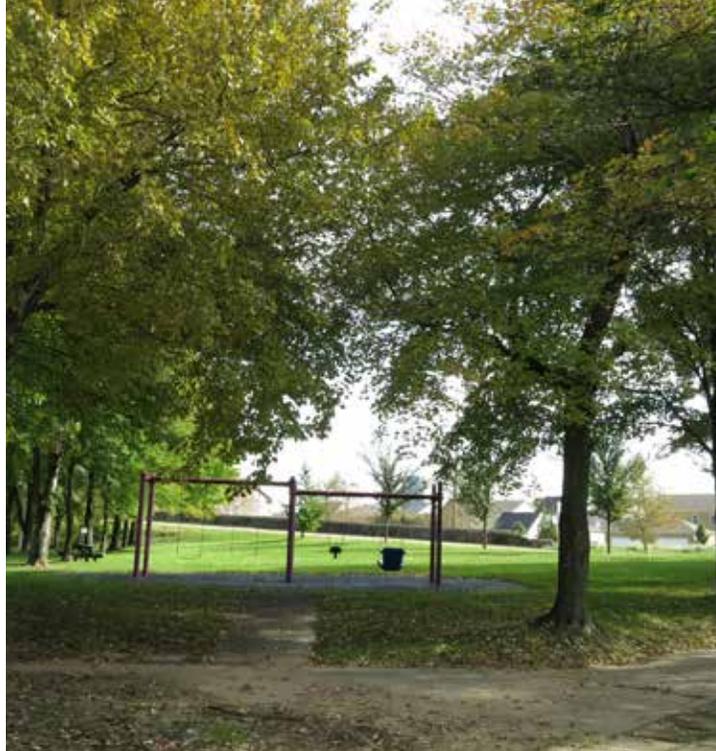
MANCHESTER

PARK

Located in the northeast portion of Manchester, Manchester Park sits directly adjacent to the railroad tracks. The park is the site of the former community pool. Currently, the park has play equipment, tennis courts, park benches, and tables, and a strong stand of mature trees.

NEIGHBORHOOD SIGNIFICANCE

Manchester Field Park is home to the now-closed swimming pool, a space that many neighborhood residents remember fondly.



WHAT THE COMMUNITY WANTS

The public input showed a very strong desire to install an interactive fountain or splash pad. Public art and cultural events were also highly desired. Additional seating and play equipment received relatively high votes as well.



WHAT OPEN SPACE PGH

RECOMMENDS

PARK QUALITY:
FAIR

INVESTMENT LEVEL:
\$2-8 MILLION

(MANCHESTER PARK AND MANCHESTER FIELD PARK COSTS AND RECOMMENDATIONS WERE COMBINED)

OPEN SPACE PGH recommends removing the community pool, tennis courts, and playground in order to create a ball field.



Splash pads are an increasingly popular approach to providing a low-maintenance, safe water feature for children.



RECOMMENDATIONS

As the Manchester-Chateau neighborhood continues to evolve, Manchester Park should continue to be a primary community gathering space for the neighborhood, with an emphasis on upgrading existing facilities. Upgraded facilities should include:

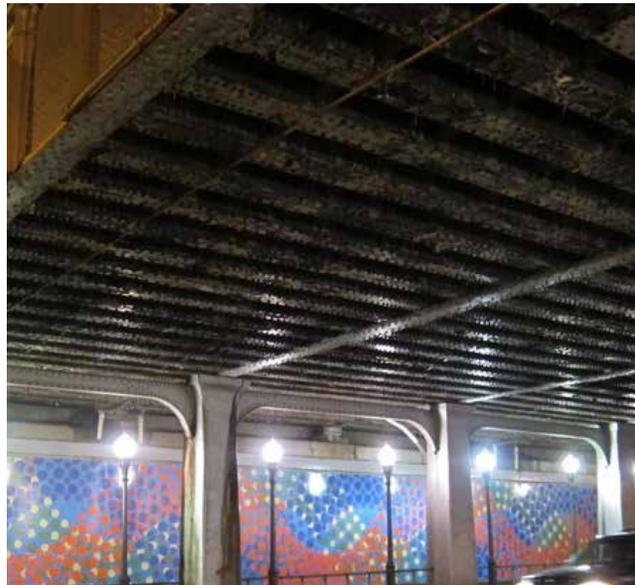
Splash Pads. Splash pads have become increasingly popular in parks throughout the region. They provide an interactive water feature that is relatively affordable to install and maintain. Furthermore, splash pads can be easily winterized, further reducing impacts on park budgets. Finally, incorporating an interactive water feature would help address many of the memories residents shared about the pool in Manchester Park.

Upgraded playground equipment, seating, tables, and flexible event space. Manchester lacks a designated cultural event space. Manchester Park can help serve as this event space.

Park access. Upgrading the railroad underpass to be well-lit and inviting will provide another safe access route to the park.



Activating the railroad underpass at the southeast entrance with lights and public art will improve safety and access to the Park.



MANCHESTER FIELD PARK

Manchester Field Park is the largest (3.9 acres) and most centrally located park in the neighborhood and sits next to Manchester Elementary School. It has a large multi-purpose field for baseball and other sports. There are two basketball courts and a large playground. Fulton Street is closed to automobiles, increasing the functional area of the park.

SIGNIFICANCE OF MANCHESTER FIELD PARK

Adjacent to Manchester Elementary School, Manchester Field Park hosts athletic facilities, and basketball courts, supporting school and recreational activities.



WHAT THE COMMUNITY WANTS

Sport courts and fields were the most desired for this park followed by public art and cultural events and additional seating.



WHAT OPEN SPACE PGH RECOMMENDS

PARK QUALITY:
GOOD

INVESTMENT LEVEL:
\$2-8 MILLION
*(MANCHESTER PARK AND
MANCHESTER FIELD PARK COSTS AND
RECOMMENDATIONS WERE COMBINED)*

OPEN SPACE PGH recommends Manchester Field Park be redeveloped as the primary neighborhood park. This would include developing a master plan (that includes Manchester Park) that better orients the parks to the neighborhood. Adding additional trees, providing a larger play area, an open lawn, and a spray park are also recommended. Residents in this process preferred the splash pad in Manchester Park with emphasis on play fields and event space in Manchester Field Park.



A flexible plaza space can double as a space to host community festivals and events.



Upgrading athletic facilities is an important community investment.



RECOMMENDATIONS

Manchester Field Park should serve as the primary athletic focused park. In addition, the park can be used as a larger space for formal community gatherings, such as festivals. Upgraded facilities should include:

Athletic Fields: Residents requested enhancements to the athletic facilities, including the multi-purpose athletic field.

Sports Courts: Residents requested enhancements to the athletic facilities, including the basketball courts.

Plaza/Event Gathering Space: The flexible plaza space can be upgraded and designed to host community festivals and movies in the park.

MCKNIGHT PLAYGROUND

Located the farthest south, McKnight Park is the smallest park at 1.6 acres. It offers playground equipment and a basketball court as well as an open multi-purpose field. There is moderate tree-cover surrounding the playground, but trees still need time to mature to provide adequate shade.

SIGNIFICANCE OF MCKNIGHT PARK

The only open space on the southern end of the neighborhood, the McKnight Park also supports any uses from the Conroy Education Center, along with neighborhood recreational uses.



WHAT THE COMMUNITY WANTS

Residents felt that this should be a primary space for programming and cultural events in the neighborhood.

PLAYGROUND	
INTERACTIVE FOUNTAIN/SPLASH PAD	
EXERCISE EQUIPMENT	
SPORT COURTS/FIELDS	
SEATING/TABLES	
PUBLIC ART/CULTURAL EVENTS	

WHAT OPEN SPACE PGH RECOMMENDS

PARK QUALITY:
AVERAGE

INVESTMENT LEVEL:
UNDER \$2 MILLION

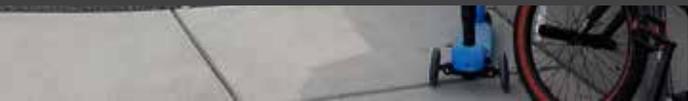
OPEN SPACE PGH recommended creating a master plan for the site. Recommendations also include improving curb appeal by removing sections of fencing, adding trees to the site, and improving sidewalks around the perimeter. The basketball courts would remain but resurfaced with additional seating.



Defining the edge of McKnight Park (left) can help brand the park to residents throughout the neighborhood.



Playgrounds should incorporate a variety of features and styles as well as public art elements.



RECOMMENDATIONS

McKnight Park represents an opportunity to integrate a variety of playground equipment and cultural spaces in the neighborhood. Upgrades may include:

Playground: A new playground is needed, including updated equipment. This may include neighborhood themes, naturalized elements, and rubberized surfaces.

Public Art and Cultural Events: Spaces should be provided to facilitate art and cultural programming to celebrate the rich cultural heritage of the neighborhood.

Sports Courts: Existing facilities should remain and be updated.

RIVERFRONT TRAIL

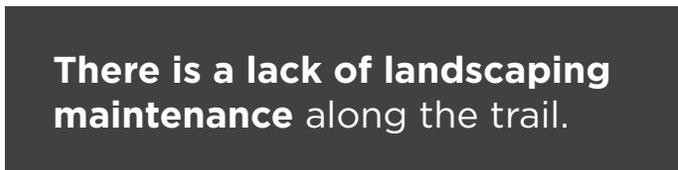
The riverfront trail connects Manchester-Chateau to neighborhoods along the North Shore of Pittsburgh. Although the trail is well maintained outside the study area, particularly around the stadiums, there are opportunities to improve the conditions of the trail within Chateau.

Trail improvement should continue to be a priority for the neighborhood, particularly as Chateau continues to redevelop. A safe, well-maintained, and well-lit trail along the riverfront will be critical to leveraging the types of private development uses, such as restaurants and retail, that the public desires to see along the trail.

The following page has three key focus areas in order to make improvements.



The lack of lighting and visibility along the trail presents safety concerns to potential users.



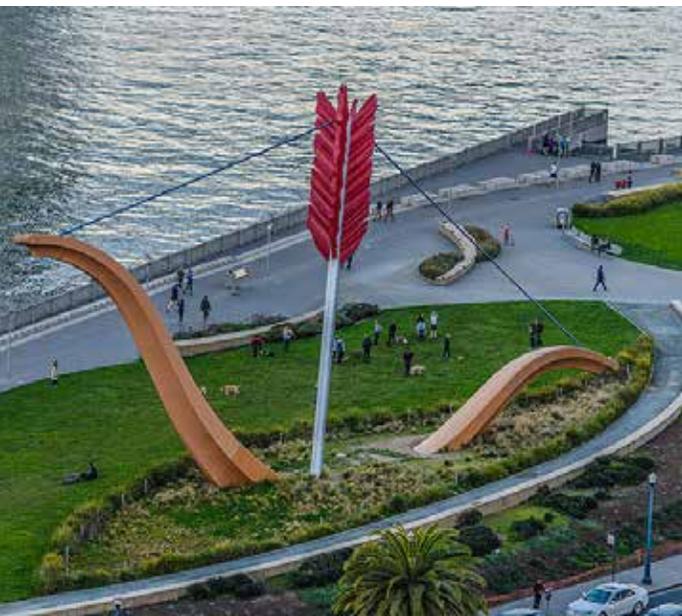
There is a lack of landscaping maintenance along the trail.



The existing marina is both uninviting and challenging to access.



Incorporating large-scale public art along the trail can attract users into the neighborhood while establishing a brand for an up and coming residential neighborhood.



RECOMMENDATIONS

A Enhance the design around the planned green corridors: The green corridors planned for N. Franklin Avenue and Columbus Avenue will ultimately strengthen the connection between Manchester and Chateau while serving as signature public spaces. (See the Mobility and Environmental Sustainability sections for further detail). The design of the public space along the trail should flow seamlessly into the green corridors at these locations.

B Existing Marina: The existing marina, which sits alongside one of the most used recreational sections of the trail, lacks the necessary lighting and visibility to make it a safe public space. These elements should be added at this and other highly visible locations.

C Mixed-Use Development Project: The new Esplanade project in Pittsburgh will serve as the first new mixed-use redevelopment project in Chateau. As redevelopment occurs in Chateau, ensuring connectivity between the trail and future development should be a high priority.

The public engagement process, existing conditions analysis and review of best practices in this Chapter helped lead to the creation of specific goals and recommended action steps. A full summary of the plan goals, action steps, and relevant details are available in the Implementation Chapter.

GOAL 24: STRENGTHEN THE QUALITY OF EXISTING NEIGHBORHOOD PARKS.

Each of the three existing neighborhood parks in Manchester serve an important yet unique function throughout the neighborhood. By defining a program for each park, neighborhood stakeholders can ensure that each of the parks complement each other while serving specific neighborhood functions.

Recommended Action Steps Include:

- » **Manchester Park:**
 - » Emphasize role as a community gathering space with updated event and activity spaces.
- » **Manchester Field Park:**
 - » Emphasize role as community athletic center and festival grounds with updated fields and activity spaces.
 - » Increase recreational leagues and opportunities using Manchester Fields (football, cheerleading, rugby, baseball)
- » **McKnight Park:**
 - » Emphasize role as community playground with updated equipment, activities, and signage.



GOAL 25: IMPROVE ACCESS TO OPEN AND GREEN SPACE IN CHATEAU AND ALONG THE RIVERFRONT.

As Chateau continues to develop, the riverfront trail will increasingly become a vital multi-modal connection for existing Manchester residents and new Chateau residents to connect to other neighborhoods while enjoying an important recreational asset.

Recommended Action Steps Include:

- » Identify opportunities for public art and amenities along riverfront trail.
- » Construct green corridors to connect Manchester-Chateau to the river. (See Goal 18).









7

The background features a pattern of white circles of varying sizes, scattered across a solid orange background. The circles are more densely packed in the upper half and become sparser towards the bottom. The overall effect is a textured, organic feel.

IMPLEMENTATION

IN THIS SECTION

IMPLEMENTATION MATRIX

The Manchester-Chateau Neighborhood Plan incorporates an extensive set of goals and strategies, intended to address current needs and future goals, as expressed by residents and stakeholders during the creation of the plan. Implementation actions include public art projects, efforts to provide affordable housing, infrastructure improvements, among others. A list of action strategies is found on the following implementation matrix. That matrix identifies the timeframe, responsible party, and potential partnerships for each strategy.

ACRONYMS

AHN	Allegheny Health Network
CCAC	Community College of Allegheny County
CCG	Community Coalition Group
CLP	Carnegie Libraries of Pittsburgh
CoP	City of Pittsburgh
HACP	Housing Authority of the City of Pittsburgh
HRC	Historic Review Commission
MCC	Manchester Citizens Corporation
MHS	Manchester Historic Society
NSLC	Northside Leadership Conference
PAAC	Port Authority of Allegheny County
PennDOT	Pennsylvania Department of Transportation
PWSA	Pittsburgh Water and Sewer Authority
SPC	Southwest Pennsylvania Commission
URA	Urban Redevelopment Authority

IMPLEMENTATION RESOURCES

Depending on the implementation strategy, there are a number of different resources to pursue. Projects ranging from the environment and transportation to urban design will require some level of funding. Funding resources are identified in the Appendix, and include:

1. How to Start a Housing Trust, and
2. Housing Funding Programs, and
3. Grant Funding Programs, and
4. Additional Development Tools.

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 1: ENCOURAGE THE PROVISION OF SAFE, QUALITY, AFFORDABLE HOUSING FOR CURRENT RESIDENTS.						
Promote development of rental and for sale housing at all income levels.	Policy	X	X	X	X	MCC
Explore Inclusionary Zoning as a tool to ensure new developments include affordable housing.	Project		X			CoP, MCC
Support single-parent and senior households through connections to appropriate supportive services and resources.	Program		X	X	X	CCG
Assist residents with residential preservation and maintenance projects through the creation of a Preservation Grant Fund.	Project, Program			X		CCG, MCC, MHS
Promote and facilitate home maintenance through rehab education programs and report maintenance issues on abandoned properties to ensure public health and safety.	Program	X	X	X	X	CCG, URA
GOAL 2: ENCOURAGE A VARIETY OF HOUSING TYPES TO MEET THE NEEDS OF ALL SEGMENTS OF THE POPULATION.						
Maintain and develop quality senior housing that is affordable with options for rental or ownership.	Project	X	X	X	X	Developers, HACP, MCC
Promote the development of housing options for single-person households.	Policy	X	X	X	X	CCG, MCC
Pursue zoning amendments to allow Accessory Dwelling Units or Carriage Houses.	Project		X			CoP, MCC
Pursue zoning amendments that accommodate residential density while preserving the existing context of the street and neighborhood.	Project		X			CoP, MCC
Expand housing options which meet ADA standards.	Policy	X	X	X	X	CoP, Developers, HACP, MCC
Partner with Family Links to promote transitional housing units in the neighborhood.	Partnership	X	X	X	X	Family Links, MCC

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
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GOAL 3: INCREASE ACCESS TO HEALTHY FOOD AND COMMUNITY SUPPORT SERVICES.

Conduct a market feasibility assessment for a healthy corner store or grocery store in the neighborhood.	Project			X		CCG, MCC
Create an educational program to encourage home gardening and use of the Vacant Lot Toolkit.	Program		X	X	X	CCG, CoP, Grow Pittsburgh
Create a yard-share program.	Program			X	X	CCG
Create a program for mobile screenings and check-ups, including dental and eye care, through partnerships.	Program Partnership			X	X	CCG, Potential Partners include AHN, CCAC, and education, social, and foundation non-profits
Host a Health Wellness Day annual event.	Project		X	X	X	CCG

GOAL 4: ENHANCE COMMUNICATION AND ACCESSIBILITY WITHIN THE COMMUNITY.

Partner with institutions to develop a Northside communities web portal and publish a directory that acts as a clearinghouse of information on programs, grants, loans, community process, and more for: <ul style="list-style-type: none"> » Residents » Businesses » Organizations » Visitors » Investors/Developers 	Project Partnership	X				CCG; NSLC; Buhl Foundation
Pursue longterm service opportunities, such as Americorps or fellowships, to serve as a Program Manager to assist residents, and to develop and implement programs.	Project	X				CCG; Potential Partners include NSLC and foundation non-profits
Create a Resource Center with flexible spaces and an onsite resource employee.	Project		X			CCG
Generate a quarterly newsletter.	Project		X			CCG
Research communication opportunities.	Project	X				CCG

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 5: STRENGTHEN PARTNERSHIPS WITH NORTHSIDE ORGANIZATIONS.						
Create a partnership organization for both Manchester and Chateau to ensure residents and businesses mutually benefit from future redevelopment (referred to as Community Coalition Group (CCG)).	Project Partnership	X				MCC, MHS, Chateau Stakeholders
Pursue Registered Community Organization (RCO) status via partnerships/coalition.	Project		X			CCG
Partner with Northside institutions and other organizations for investments and workforce development opportunities.	Partnership		X	X	X	CCG
Collaborate with North Shore entities (Science Center, Aviary, etc) on creating a program to ensure all Manchester families and children have free access periodically.	Program		X	X	X	CCG, Potential Partners: Museums, Stadiums
Advocate for expanding programs and opportunities for local teens.	Policy Partnership		X	X	X	CCG
GOAL 6: DOCUMENT RESOURCES.						
Inventory existing oral histories and ownership, and develop an Oral Histories Project which includes resident and organization recordings.	Project		X			MHS, CLP
Inventory house histories and expand this research.	Project		X			MHS
Update historic structures from the National Register Inventory of Manchester.	Project			X		MHS
Develop an Asset Map of Manchester and Chateau, including public and private art.	Project			X		CoP, MHS
Partner with the City to update the existing inventory of public art and memorials.	Project Partnership			X		CoP, MHS

STRATEGY	TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 7: COMMIT TO PRESERVING RESOURCES.						
Create a walking/listening tour (perhaps a geographic based app) of the neighborhoods that incorporates the Oral Histories Project, house history, and asset map.	Project		X			CoP, MHS
Create a fundraising program for residents to purchase elements as part of public art projects, such as commemorative bricks.	Project		X			CoP, MHS
Research and apply for grants to preserve the resources, particularly the Anderson Manor.	Project		X			MHS
Find long-term partners for: » Oral Histories Project » The Asset Map » House Histories Research » Maintenance of Community Gardens	Partnership		X			MHS, Potential Partners: CLP, Heinz History Center, Historic Pittsburgh, Religious Institutions
Extend the history and brand of Manchester-Chateau through the following: » Incorporate Manchester architecture detail in a branding logo for the neighborhood » Gateway signage should incorporate public art and celebrate cultural heritage » Integrate signage/stories/wayfinding into signage	Project Program			X		CCG, CoP
GOAL 8: INCREASE PUBLIC ART ASSETS THROUGHOUT THE NEIGHBORHOOD						
Incorporate Manchester's cultural heritage through local art & design along riverfront and throughout neighborhoods.	Project	X	X	X	X	CCG, CoP, MCC
Transform Route 65 wall (if it will remain for 10+ years) with public art and lighting and streetscape improvements.	Plan Project			X		CCG, CoP, MCC, PennDOT
Incorporate cultural heritage and inspiring architecture into public infrastructure (gateway signs, bike racks, banners, any metalwork).	Project	X	X	X	X	CCG, CoP, MCC
Create a community gathering space with rotating art and/or an outdoor gallery.	Project			X		CCG, MCC

STRATEGY	TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 9: INTEGRATE A NEIGHBORHOOD BRANDING STRATEGY INTO THE URBAN FABRIC OF MANCHESTER-CHATEAU.						
Develop a visual identity, such as a logo, that becomes a consistent visual emblem for the neighborhood and that is consistent with the findings of the neighborhood branding strategy conducted during this planning process.	Project	X				CCG
GOAL 10: PROMOTE WESTERN AVENUE AS A VIBRANT, MIXED-USE COMMERCIAL DISTRICT.						
Re-evaluate applicable zoning along Western Avenue in order to promote desired uses.	Project		X	X		CCG, CoP, MCC
Investigate zoning performance standards to achieve the following desired characteristics for the district: » Ground floor commercial (office or retail) » Residential units above (4-6 stories) » Building materials and design that are historically appropriate for the neighborhood. » Incorporate gateway signage outlined in the Community section on the corner of Western Ave. And Allegheny Ave. » Active street frontages that prioritize pedestrian access » No new surface parking or driveways	Project			X		CCG, CoP, MCC
GOAL 11: STRENGTHEN AND DIVERSIFY EXISTING LAND USE IN CHATEAU.						
Align future development with the future land use plan outlined in the Development Chapter.	Policy	X	X	X	X	CCG, CoP
Leverage the riverfront and planned green corridors for future development.	Policy Project	X	X	X	X	CCG, CoP

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 12: ENSURE AFFORDABILITY FOR FUTURE GENERATIONS.						
Develop a housing trust » Identify stakeholders, including a principle acting agency. » Define organizational structure and scale. » Determine income qualifications and housing trust model.	Project	X				MCC
GOAL 13: ENCOURAGE STRATEGIC DEVELOPMENT OF VACANT PARCELS/LOTS.						
Prioritize rehabilitating existing vacant structures before infilling vacant land	Policy	X	X	X	X	MCC
Develop a stabilization program to untangle titles and get control of vacant properties	Program			X		MCC
Explore temporary uses for vacant lots, including community gardens.	Project		X	X	X	CCG, MCC
Create a policy with community input on addressing affordable housing on publicly-owned vacant lots.	Project	X				MCC
GOAL 14: IMPLEMENT REVENUE CAPTURE STRATEGIES TO ADVANCE PUBLIC AND PRIVATE PROJECTS.						
Establish a TRID. Include the following: » A Planning Study » A TRID Implementation Plan » Resolution, Public Meeting, and City Ordinance	Project	X				CoP, PAAC, URA

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 15: ENHANCE SAFETY THROUGH ROADWAY DESIGN IMPROVEMENTS.						
Evaluate local streets for opportunities to improve safety at key crossings for pedestrians and cyclists.	Plan Project	X	X			CoP
Explore traffic calming techniques to decrease vehicle speeds, appropriate for local neighborhood streets.	Plan Project	X	X	X	X	CoP
Evaluate appropriateness of existing one-way streets and explore options for conversion to two-way traffic.	Project		X			CoP
GOAL 16: IMPROVE QUALITY AND ACCESS TO PUBLIC TRANSIT SERVICES.						
Enhance design of bus stops to showcase local artists and community heritage.	Project		X			CoP
Conduct a Allegheny T-Stop Multimodal Access Plan to identify multimodal improvements to the connect to T station.	Plan Project		X			CoP, PAAC
GOAL 17: IMPROVE PEDESTRIAN AND BICYCLIST INFRASTRUCTURE.						
Address gaps in the sidewalk network and bring sidewalks and ADA ramps to an acceptable condition.	Project		X	X		CoP
Implement bicycle and pedestrian infrastructure per Mode Emphasis Map.	Project			X		CoP
Improve connections to regional/city trail networks.	Project			X		CoP
Create partnership to encourage the use of bicycling as an affordable, convenient mode of transportation. Include bike programming in community events.	Partnership		X	X		CoP, MCC, Potential Partners: Healthy Ride Ambassador Program, BikePGH, and others

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 18: RECONNECT MANCHESTER AND CHATEAU THROUGH A NEW VISION FOR THE STATE ROUTE 65 NETWORK.						
Implement near-term safety improvements on Chateau St. & Beaver St. to create pedestrian-safe transition zones.	Project		X			CoP, PennDOT
Implement Juniata underpass improvements.	Project		X			CoP, PennDOT
Strengthen connections between Manchester and Chateau by making investments that promote connectivity and safety and are multi-modal in nature.	Policy	X	X	X	X	CoP
Conduct long-term transportation analysis exploring the feasibility and cost/benefit of long-term changes to SR-65 and options to create additional access points through SR-65.	Plan Project		X			CoP, PennDOT, SPC
Construct green corridors and trail improvements to connect Manchester-Chateau to the river.	Project			X		CoP, PennDOT
Open space under the bridge to create recreational space and safe connections between the riverfront and the neighborhood.	Project				X	CoP, PennDOT
GOAL 19: INCORPORATE GREEN INFRASTRUCTURE IN CAPITAL IMPROVEMENT PROJECTS.						
Develop environmental guidelines and a template for the community to use when reviewing proposed development.	Project		X			CCG, MCC, CoP
Incorporate green infrastructure where appropriate in development review and in Community Benefits Agreements.	Policy	X	X	X	X	CCG, CoP, MCC
Incorporate green infrastructure, including stormwater, in public infrastructure investments.	Policy Project	X	X	X	X	CoP, PWSA
Develop a program to educate and assist residents to build rain barrels for their property.	Program		X	X	X	Action Team/Task Force

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 20: IMPROVE NEIGHBORHOOD AIR AND WATER QUALITY.						
Increase lead testing of drinking water	Project	X				Action Team/Task Force, PWSA
Increase air quality monitoring throughout neighborhood to improve data/obtain new baseline data, including VOC's. » Sign up to be a cohort with ROCIS and recruit residents to participate (requires residents logging activities and measuring pollutants). » Educate others and advocate through GASP, ACCAN, AIRNOW. GOV.	Project Partnership		X	X		CCG
Continue to grow the tree canopy in the neighborhood through the implementation of the ReLeaf Manchester and Chateau Plan.	Project	X	X	X	X	Action Team/Task Force, CCG
GOAL 21: PURSUE RESPONSIBLE WASTE PRACTICES THROUGHOUT THE NEIGHBORHOOD.						
Enforce recycling mandate. Recycling is required in the City of Pittsburgh and regular discussion at community meetings and local enforcement can help.	Project	X	X	X		Action Team/Task Force, CCG, CoP
Provide public trash and recycling receptacles where needed.	Project		X			CCG, CoP
Establish a district composting program with an educational component.	Program		X			Action Team/Task Force
Establish a glass recycling program.	Program		X			Action Team/Task Force
Coordinate neighborhood clean-up with an awareness of hard to recycle items.	Project		X			Action Team/Task Force
Strive to become a zero-waste community: » Raise awareness about waste by planning for all future community events to be zero waste events where all waste is recycled or composted. » Create a roadmap to zero-waste by working with local advocates. » Coordinate with the City to acquire data regarding the amount of trash and recycling collected in Manchester and Chateau.	Project Partnership		X	X		Action Team/Task Force, CoP

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 22: IMPROVE ENERGY EFFICIENCY THROUGHOUT THE NEIGHBORHOOD.						
Develop incentives to incorporate renewable energy in new construction.	Project		X			CoP
Develop incentives to encourage electric car charging stations.	Project		X			CoP
Educate residents on the following existing programs: » Ongoing educate residents about PA Power Switch » DL's Watt Choice Program (energy audit, system of rebates, and weatherization).	Program		X	X	X	Action Team/Task Force
Pursue obtaining a blanket permission from the HRC for solar panels on historic designated structures.	Project	X				Action Team/Task Force, CCG
Research and develop a neighborhood fund for renewable energy infrastructure installations.	Project			X		Action Team/Task Force
Recruit residents to form a co-op to seek group rates from solar companies.	Project		X			Action Team/Task Force
Conduct a study of the neighborhood for existing and future sites for renewable energy opportunities such as wind, solar, and geothermal sites.	Project		X			Action Team/Task Force
Maintain contact with existing EcoDistricts to learn best practices.	Partnership	X	X	X	X	Action Team/Task Force
Partner with the following existing programs: » Grassroots Green Homes to get Manchester to become 2nd pilot neighborhood (weatherization) » Conservation Consultants Inc. to audit homes and address energy issues. » URA's Pittsburgh Home Rehabilitation Program (PHRP) Energy Efficiency Grant and Loan Program.	Partnership	X	X	X	X	Action Team/Task Force

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 23: PROTECT THE LOCAL ECOSYSTEM.						
Develop a local Urban Ecostewards Program by partnering with Pittsburgh Parks Conservancy.	Partnership	X				Action Team/Task Force
Create a green library.	Project	X	X			Action Team/Task Force
Develop an educational program on gardening.	Program		X	X	X	Action Team/Task Force
Investigate ways to reduce costs of urban agriculture projects on private property.	Project		X			Action Team/Task Force
Advocate for habitat and protection of species necessary to provide a healthy ecosystem.	Program	X	X	X	X	Action Team/Task Force
Continue to grow the tree canopy in the Manchester-Chateau neighborhood through the implementation of the ReLeaf Manchester and Chateau Plan.	Project	X	X	X	X	Action Team/Task Force, CCG
GOAL 24: STRENGTHEN THE QUALITY OF EXISTING NEIGHBORHOOD PARKS.						
Manchester Park: » Emphasize role as a community gathering space with updated event and activity spaces.	Project			X		CoP
Manchester Field Park: » Emphasize role as community athletic center and festival grounds with updated fields and activity spaces. » Increase recreational leagues and opportunities using Manchester Fields (football, cheerleading, rugby, baseball)	Project			X		CoP
McKnight Park: » Emphasize role as community playground with updated equipment, activities, and signage.	Project			X		CoP

STRATEGY	PROJECT TYPE	(0-1 yrs)	(1-2 yrs)	(2-5 yrs)	(5-10+ yrs)	RESPONSIBLE PARTY
GOAL 25: IMPROVE ACCESS TO OPEN AND GREEN SPACE IN CHATEAU AND ALONG THE RIVERFRONT.						
Identify opportunities for public art and amenities along riverfront trail.	Project		X			CCG, CoP
Construct green corridors to connect Manchester-Chateau to the river. (See Goal 18).	Project		X	X		CCG, CoP, PWSA

ADDITIONAL MOBILITY IMPLEMENTATION

PLANS	DESCRIPTION	(1-2 yrs)	(2-3 yrs)	(3-5 yrs)	RESPONSIBLE PARTY
Allegheny T-Stop Multimodal Access Plan	Identify multimodal and roadway improvements on Allegheny Avenue, Reedsdale Street and Ridge Avenue to the better connect the T station to northside neighborhoods and Downtown, and improve the experience of taking transit.	X			DOMI Planning, DCP, PAAC
State Route 65, Beaver and Chateau	Feasibility of short term and long term recommendations in the plan based on structural and traffic impacts.			X	DOMI Planning and Engineering, PennDOT, SPC
Urban Design Guidelines	Streetscape requirements for development on Western Ave and in Chateau. Seek to establish a neighborhood scale street grid as land use in Chateau changes.	X			MCC, DCP, DOMI
Sidewalk Gap and Condition	Inventory of sidewalk gaps and/or inadequate sidewalk facilities to begin to address gaps in the sidewalk network and bring sidewalks and ADA ramps to an acceptable condition.		X		MCC, DCP, DOMI
PROJECTS	DESCRIPTION	(1-2 yrs)	(2-3 yrs)	(3-5 yrs)	RESPONSIBLE PARTY
Green Corridors Implementation	Construct green corridors to connect Manchester-Chateau to the river.			X	Capital project, grant funding and/or developer contributions
Intersection Improvements - Juniata	Upgrade pedestrian crosswalks on Juniata & Chateau and Juniata & Beaver as an extension of the Green Corridors Implementation and Chateau Road Diet. Consider signal upgrades or rapid pedestrian flashing beacon at Juniata & Beaver. Identify Juniata underpass improvements.		X		DOMI Traffic Calming Program/ Capital project
Intersection Improvements - Allegheny	Upgrade pedestrian crosswalks and signals on Allegheny Ave from Pennsylvania, W North Ave, Western Ave and Ridge Ave.			X	Capital project
Traffic Calming	Explore traffic calming techniques to decrease vehicle speeds, appropriate for local neighborhood streets. Assess neighborhood one-way streets and implement traffic calming on Fulton or Western.			X	DOMI Traffic Calming Program

8



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APPENDIX

HOW TO START A HOUSING TRUST

OVERVIEW

1) SET A GOAL AND A MISSION THROUGH A NEED

The first goal is to determine a market gap and market need in the community. This includes making sure that the residents can afford current rental rates, and have adequate access to job opportunities that provide income levels that allow less than 30% to be set aside for housing costs. Understanding this affordability includes deepening community knowledge on income levels of residents and available housing stock. Once the market need is determined, the mission of the Trust can be tailored around it.

- » **The housing analysis and recommendations included in this Plan should serve as the starting point and catalyst for creating the Trust's Mission.**

2) INCORPORATE AFFORDABILITY TARGETS INTO REGULATORY STRUCTURE

It is important to evaluate the need for an ordinance that adequately creates a flexible operating environment for affordability initiatives. This can come in a number of forms, such as the passing of a neighborhood-specific Affordable Housing Ordinance or an Inclusionary Zoning Ordinance. Such an ordinance can provide exceptions to incentivize production of more affordable units in the marketplace. This could mean defraying development costs over a greater number of units or development pattern flexibility for denser developments. Ultimately, this makes the operating environment cheaper, more flexible, and inclusionary. Existing City of Pittsburgh policies, including work from the Affordable Housing Task Force along with the new Riverfront Zoning District, outline specific affordable housing goals.

3) GATHER SPONSORS

- Grassroots Strategy:** This includes the lead of an institution or individual with market insight and legitimacy with lenders.
- Nonprofit:** Community development corporations, social service organizations, or housing non-profits should be considered in partnerships. Advantages can include foundational capacity from the existing nonprofit, including credibility and compatibility within the nonprofit housing network.
- Government:** This can be key in accessing community development funds, grants and operational support (staffing, regulatory assistance, etc.).
- Local Businesses:** Look for businesses that have a genuine interest in the lack of affordable housing stock their employees can afford. These would typically be businesses paying wages at or below a wage rate that allows them to set aside 30% of their income for area rentals or mortgages.

4) CREATE A NONPROFIT ENTITY (501(C)(3))

- Form a Board of Directors:** Identify founding board members. Boards are legally responsible parties to the nonprofit.
- Appoint Elected Officers:** Officer positions need to be established at the time of filing if board members are already appointed
- Finalize and Submit a Mission Statement:** From Step 1.
- Select a Name**
- Adopt Articles of Incorporation:** These will establish the name and purpose of the nonprofit organization as well as any limitations on activities.
- Obtain an FEIN Number:** Complete IRS Form SS-4.
- Obtain 501(c)(3) Status:** File the business with the Secretary of State's Office, then complete IRS form 1023.

A HOUSING TRUST FUNDING PROFILE

5) CREATE A HOUSING ADVISORY BOARD

Representation on advisory boards include interagency coordinating bodies with staff from different agencies, housing professionals with a community interest, service providers, bankers, realtors, low-income individuals, apartment owners, developers and others. Most advisory bodies look for members who have experience with low-income housing.

6) CONSIDER UNDERTAKING HUD TRAINING AND HIRE A GRANT WRITER

This can be critical in the organization's ability to take advantage of funding opportunities and administer federal programs requiring federal compliance.

1. Start-up funding: Fundraise with donors to seed the fund and staff the trust.

2. Dedicated, operational funding sources.

- » Tax Increase – While cities have created dedicated funding sources in a variety of ways, a typical mechanism originates from a percentage increase to a local tax (e.g., insurance, car, hotel, etc.). In Pennsylvania, one example could be to undertake something similar to what the City of Pittsburgh did in 2017 by increasing a City's Realty Transfer Tax. In this case, the 0.5% increase (1% in 2020) raised a \$10 million affordable housing trust fund. Other sources include:
- » CDBG & HOME
- » Private Institutions
- » Private Donors
- » Grassroots Fundraising
- » Development Fees, Rental Income, & Lease Fees
- » Programming fees such as loan servicing fees, application fees and amendment fees.

3. Programming – to pay for lending, land acquisition, construction and other subsidies.

- i. Federal Options
 - » CDBG and HOME Funds- may require special designation as a Community Housing Development Organization by Local Participating Jurisdiction. HUD Funds for organizational planning and development are also available.
 - » Low Income Housing Tax Credits and Historic Preservation Tax Credits
 - » Federal Home Loan Bank
- ii. State & Local Options
 - » Private Lending Institutions
 - » State Housing Finance Agencies
 - » Tax Increment Financing
 - » Municipal Real Estate
 - » Private Developer Exactions
 - » Private Foundations
 - » Private Land Donations
 - » Development Fees
 - » Lease Fees

HOUSING FUNDING PROGRAMS

The following are an overview of all of the different affordable housing programs that can be used to reach the target household incomes.

NEIGHBORHOOD HOUSING PROGRAM & HOUSING RECOVERY PROGRAM-DEVELOPER

 <p>Program Overview</p>	<p>Newly constructed homes in targeted neighborhoods receive financial assistance to attract home owners meeting specific AMI requirements. This includes deferred second mortgages of up to \$55,000 in some cases (amount depending on construction financing terms and income limits). In addition, a \$3,000 grant is provided for closing costs/down payment assistance.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/neighborhood-housing-program-housing-recovery-program-developer</p>
 <p>Target Income Level</p>	<p>Less than 80% of Area Median Income</p>

LOW INCOME HOUSING TAX CREDITS (LIHTC)

 <p>Program Overview</p>	<p>The LIHTC is an indirect federal subsidy used to finance the construction and rehabilitation of low-income affordable rental housing. Claimed over a period of 10 years, the tax credit is designed to subsidize either 30% or 70% of the low-income unit costs associated with a project. The 30% subsidy, which is known as the “automatic 4% tax credit”, covers new construction that uses additional subsidies or the acquisition cost of existing buildings. The 70% subsidy, or “9% tax credit”, supports new construction without any additional federal subsidies.</p> <p>Developers may be limited or may not have the taxable income to fully utilize the credits themselves, as such, most developers choose to find tax credit investors, who provide cash that is channeled into the development. The developer can either work with an investor who invests directly into a partnership (or LLC) and receives tax credits or work with a syndicator who acts as a broker between the developer and investor.</p>
 <p>Contact</p>	<p>Pennsylvania Housing Finance Agency Link: https://www.phfa.org/mhp/developers/lihtc.aspx</p>
 <p>Target Income Level</p>	<p>Less than 60% of Area Median Income</p>

APPENDIX: HOUSING FUNDING PROGRAMS

PITTSBURGH HOME REHABILITATION PROGRAM

 <p>Program Overview</p>	<p>Homeowners may borrow up to \$25,000 (single unit) or \$35,000 (two-unit). Loans can be up to 20-year terms. An additional \$10,000 and additional 5-year loan term may be added for certain energy efficiency upgrades.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/pittsburgh-home-rehabilitation-program-phrp</p>
 <p>Target Income Level</p>	<p>Less than 80% of Area Median Income</p>

PITTSBURGH DEVELOPMENT FUND (PDF)

 <p>Program Overview</p>	<p>Provides financing to non-profit and for-profit developers for the new construction of market rate rental and for-sale housing. The Fund is also available for the acquisition and rehabilitation of market rate rental and for-sale housing. Loan amounts range between \$450,000 and \$5,000,000 (or 30% of project costs, whichever is less), with a 10% equity requirement.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/for-sale-housing-programs</p>
 <p>Target Income Level</p>	<p>Varies, Market rate</p>

PITTSBURGH HOUSING CONSTRUCTION FUND (PHCF)

 <p>Program Overview</p>	<p>Provides low interest rate construction financing and grants to non-profit and for-profit developers for the substantial rehabilitation or new construction of for-sale housing for the purpose of increasing supply of affordable housing for homeownership and to eliminate substandard housing by ensuring compliance with applicable codes and standards.</p> <p>Loan amounts can be up to 80% for for-profit developers (4% interest) and 100% (0% interest) for non-profit developers. Grants are capped at \$30,000 per unit, with \$40,000 per units sold to households with less-than or equal to 80% AMI.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/for-sale-housing-programs</p>
 <p>Target Income Level</p>	<p>Less than 80% of Area Median Income (bonus)</p>

RENTAL HOUSING DEVELOPMENT AND IMPROVEMENT PROGRAM (RHDIP)

 <p>Program Overview</p>	<p>Provides financing to non-profit and for-profit developers for the acquisition, new construction and rehabilitation of non-owner occupied residential rental housing primarily for low- and moderate-income households. Loan amount is the lesser of \$30,000 per unit or 50% of total development cost; lesser of \$40,000 per unit or 60% of total development cost for non-profit developers or projects with a minimum of 51% of the units rented to very low income households. Includes Grants of \$5,000 per unit for enhanced accessibility improvements.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/for-sale-housing-programs</p>
 <p>Target Income Level</p>	<p>Less than 80% of Area Median Income</p>

COMMUNITY ACQUISITION & REHABILITATION PROGRAM (CARL)

 <p>Program Overview</p>	<p>Allows borrowers to obtain mortgage financing and home rehabilitation financing in one loan by reducing the cost, time, and complexity of obtaining multiple loans. Only certain census tracts qualify, including the Manchester neighborhood tract.</p>
 <p>Contact</p>	<p>Pittsburgh Community Reinvestment Group Link: http://www.pcr.org/programs/community-acquisition-and-rehabilitation-loan/carl-documents/</p>
 <p>Target Income Level</p>	<p>Varies, Based on census tracts</p>

RESIDENTIAL FACADE IMPROVEMENT PROGRAM

 <p>Program Overview</p>	<p>Provides property owners a matching grant of up-to \$5,000 for façade improvements to residential properties in one of six neighborhoods in Pittsburgh, including Manchester.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/residential-facade-improvement-program</p>
 <p>Target Income Level</p>	<p>Varies</p>

APPENDIX: HOUSING FUNDING PROGRAMS

PITTSBURGH HOUSING CONSTRUCTION FUND (PHCF)

Program Overview	<p>Provides low interest rate construction financing and grants to non-profit and for-profit developers for the substantial rehabilitation or new construction of for-sale housing for the purpose of increasing supply of affordable housing for homeownership and to eliminate substandard housing by ensuring compliance with applicable codes and standards.</p> <p>Loan amounts can be up to 80% for for-profit developers (4% interest) and 100% (0% interest) for non-profit developers. Grants are capped at \$30,000 per unit, with \$40,000 per units sold to households with less-than or equal to 80% AMI.</p>
 Contact	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/for-sale-housing-programs</p>
 Target Income Level	<p>Less than 80% of Area Median Income (bonus)</p>

COMMUNITY DEVELOPMENT INVESTMENT FUND (CDIF)

 Program Overview	<p>The CDIF is designed to assist non-profit, community-based organizations to participate in real estate projects that benefit low- and moderate-income persons. The fund aims to support development of real estate that is idle or underutilized or blighted, providing needed housing and employment opportunities in Pittsburgh neighborhoods. Grants are up to \$150,000 per project, however organizations are capped at \$200,000 in assistance per year. Eligible activities include land costs, acquisition, site preparation, legal, testing, site mapping and other soft costs, and building costs including building acquisition, construction, rehabilitation, engineering, architectural, legal and other costs.</p>
 Contact	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/community-development-corporation-cdc-partnerships</p>
 Target Income Level	<p>N/A, neighborhood-based</p>

LOCAL ECONOMIC REVITALIZATION TAX ACT DISTRICT (LERTA)

 <p>Program Overview</p>	<p>LERTA was created to improve the economic and business climate of certain residential and commercial districts by lessening the tax burden on new development.</p> <p>Residential LERTA- This program offers a 10-year tax credit for the City of Pittsburgh (up to \$150,000) and City of Pittsburgh School District (up to \$250,000). This program applies to rental residential and hotel properties that occupy former commercial or industrial sites located within four neighborhoods in and around Downtown.</p> <p>Residential Enhanced LERTA- This program offers a 10-year tax credit for the City of Pittsburgh (up to \$2,700) and City of Pittsburgh School District (up to \$3,480). This program applies to for-sale residential (condominium units) that occupy former commercial or industrial sites located within four neighborhoods in and around Downtown.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/real-estate-tax-abatement-programs</p>
 <p>Target Income Level</p>	<p>N/A, neighborhood-based</p>

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)

 <p>Program Overview</p>	<p>Grants are available to eligible CHDO organizations for the production of affordable for-sale or rental housing units that are occupied by tenants at target income levels. Grant amounts are \$3,000 per unit, capped at \$35,000 annually.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/community-development-corporation-cdc-partnerships</p>
 <p>Target Income Level</p>	<p>Less than 60% of Area Median Income for rentals</p> <p>Less than 80% of Area Median Income for sales</p>

HOUSING OPPORTUNITY FUND (HOF)

 <p>Program Overview</p>	<p>A housing trust fund that was established in 2016 to support the development and preservation of affordable and accessible housing in the City of Pittsburgh. The program includes a rental gap program, downpayment and closing cost assistance program, homeowner assistance program, housing stabilization program, and for-sale development program</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/housing-opportunity-fund-programs</p>
 <p>Target Income Level</p>	<p>Varies</p>

APPENDIX: HOUSING FUNDING PROGRAMS

ACT 42 TAX ABATEMENT

 <p>Program Overview</p>	<p>Act 42 Residential is a 100%, 3-year assessment reduction up to \$86,750 in assessed value due to new construction or up to \$36,009 of assessed value due to renovation costs for City of Pittsburgh and City of Pittsburgh School District. The program applies to for-sale or rental residential properties located throughout the city.</p> <p>Act 42 Enhanced Residential is a 100%, 10-year assessment reduction up to \$250,000 in assessed value due to new construction or renovation costs for City of Pittsburgh and the City of Pittsburgh School District. The program applies to for-sale or rental residential properties located in 28 defined neighborhoods, including Manchester.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/real-estate-tax-abatement-programs</p>
 <p>Target Income Level</p>	<p>Varies</p>

VISITABILITY TAX ABATEMENT

 <p>Program Overview</p>	<p>This program offers tax credits as incentives for developers of new construction or renovation housing projects to build access for disabled individuals. The total amount of the tax credit granted shall be the lesser of \$2,500 (over a period of 5 years) or the total amount of all increases in property taxes levied by Allegheny County/City of Pittsburgh as a result of the construction/renovation that is eligible for the Residential Visitability Design Tax Credit. This is a citywide (and countywide) program.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/real-estate-tax-abatement-programs</p>
 <p>Target Income Level</p>	<p>Varies</p>

PRIVATE SPECIAL ASSESSMENT DISTRICTS

Allows property owners to designate an area in which new taxes or fees are assessed on properties that are expected to receive a benefit from their geographic proximity to an improvement. The idea is that certain properties will benefit directly from a particular investment and as a result, these property owners should pay an allocable share of the investment cost. Assessment districts may be delineated based on distance from an improved facility, property frontage adjacent to an improved facility, square footage and/or property acreage. The revenue collected from the special assessment district is used to help pay for the improvement. The property owner's payment is above and beyond the real property taxes.

JOINT DEVELOPMENT AGREEMENTS

In joint development, public and private partners can share project costs, revenues, or financial risk depending on the structure of the agreement. Joint development arrangements are often well-received by the public because they are location-specific, and the affected parties are relatively few. Two potential limitations can be that the amount of revenue generated is relatively small or they tend to entail a higher degree of administrative complexity. The permanency of stations along fixed-guideway systems such as a streetcars; however make station areas on these systems more attractive for joint development than station areas along bus lines or other non-fixed-guideway systems.

DEVELOPMENT IMPACT FEES

These are one-time charges collected by local governments from developers. Such fees help to defray the cost of new or expanded infrastructure and services associated with new development, including capacity-increasing transportation investments. Impact fees are not a primary source of revenue for transportation in most jurisdictions, but they can help finance the share of transportation budgets attributable to new development. Generally, development impact fees are considered politically and administratively feasible. They may not be appropriate for some transit projects, however, because they may discourage investment in the geographic area in which the fee is imposed.

LIMITED PARTNERSHIP ARRANGEMENTS

The sponsoring agency is granted an ownership percentage of each affected property along the line. The arrangement is structured so that any cash flow (recapitalization, sale, or annual cash flow) would only come from the increased value achieved by each property that exceeds current cash flows and appraised value. The individual property would enter into a joint value with the sponsoring agency at the current appraised value as of the date of approval of the concept by the property owners. The risk of the property value actually increasing is borne by the public sector, even though it is paid by the private sector, since bonds have to be serviced every month.

GRANT FUNDING PROGRAMS

OVERVIEW

Grant funding agencies within the Commonwealth and federal government each have specific and identifiable amenities that must be met prior to funding eligibility. As an overarching theme the funding agencies will want identification of the following items demonstrated before gainful grant funding is applicable:

Substantial community input has been petitioned and a singular community vision/goals has been demonstrated

- » Conceptual design, preferably up to 40% construction documentation, has been completed and projects are shovel ready
- » Matching funds are secured and unencumbered
- » Legislation is passed to allow for swift utilization of funding

It should also be noted that the below funding programs offer minimal notice for funding application creation, so it is strongly advised to work through becoming prepared for such work at the earliest opportunity. This should include a creation for a sub-committee that is tasked with undertaking this work.

SPECIFIC FUNDING PROGRAMS:

Outlined on the following pages are elements of specific programs that can be utilized to offset the costs of enhancements within the Manchester-Chateau neighborhood. A brief description of each funding program is provided and will outline the following:

- » Brief synopsis of funding program.
- » Timing for funding program announcements and application window.
- » Applicable costs or reimbursable expenses for each agency.
- » Award ceiling for each grant.
- » Recent grant awards (average of past 3 years).
- » Anticipated likelihood of funding.

Following the funding program descriptions is a funding strategy matrix for several projects identified in this plan.

PA DCED KCP – PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT – KEYSTONE COMMUNITY PROGRAM –

SYNOPSIS –

The PA DCED KCP program is a long-standing state level funding program within the Commonwealth that offers assistance for communities, counties, non-profits and redevelopment authorities to assist with economic development initiatives. Work funded by this program must correlate with increased jobs/employment offered, ultimately providing additional tax income to the commonwealth. All projects funded by this program are also judged based upon the applicant's ability to manage the program and ensure sustainability of project enhancements upon completion of the project.

GRANT TIMING –

This grant program typically offers a semi-annual funding request starting in February and August, though it is dependent on funding availability and budget approvals. The funding period typically stays open for 45-60 days. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified three to four months after funding period closing.

ELIGIBLE FUNDS EXPENDITURES –

PA DCED KCP program will generally pay for expenditures related to economic development initiatives within a municipality. These items can include, but are not limited to:

- » Streetscapes
- » Building purchase and renovation
- » Façade renovation programs
- » Business incubator start-ups
- » Infrastructure “right sizing”

AWARD DETAILS –

Program guidelines note an award ceiling of \$1,000,000 for projects of exceptional community importance, while an average award ceiling is \$500,000

Recent awards (3-year average) – An average award for construction-based work from the PA DCED KCP program is \$325,000

Anticipated percentage of funding award – As an average roughly 50%-65% of well written, community based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. This funding mechanism is currently experiencing a diminished funding allocation at the state level.

PA DCED MTF - PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT/ COMMONWEALTH FINANCE AUTHORITY, MULTIMODAL TRANSPORTATION FUND -

SYNOPSIS -

The PA DCED MTF is a multi-jurisdictional program that will pay for transportation alternative and pedestrian safety enhancements along roadway corridors. Eligible applicants include communities, counties, non-profits and redevelopment authorities looking to improve pedestrian and alternative transportation elements within their communities. All projects funded by this program are also judged based upon the applicant's ability to manage the program and ensure sustainability of project enhancements upon completion of the project.

GRANT TIMING -

This grant program typically offers a single application window each year, historically in August. The funding period typically stays open for 30 days. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified three to four months after funding period closing.

ELIGIBLE FUNDS EXPENDITURES -

PA DCED MTF program will generally pay for expenditures related to economic development initiatives within a municipality. These items can include, but are not limited to:

- » Streetscapes
- » Sidewalks
- » Site Lighting
- » Curb/Gutter
- » Storm Sewer
- » Infrastructure "right sizing"

AWARD DETAILS -

Program guidelines note an award ceiling of \$2,000,000.

Recent awards (3-year average) – An average award for construction-based work from the PA DCED MTF program is \$700,000.

As an average roughly 30%-50% of well-written, community-based and acceptable proposals are awarded, at minimum, a portion of their proposed funding. This funding mechanism is currently experiencing a diminished funding allocation at the state level.

PENNDOT MTF – PENNSYLVANIA DEPARTMENT OF TRANSPORTATION - MULTIMODAL TRANSPORTATION FUND –

SYNOPSIS –

The PennDOT MTF is a multi-jurisdictional program that will pay for transportation alternative and pedestrian safety enhancements along roadway corridors. Eligible applicants include communities, counties, non-profits and redevelopment authorities looking to improve pedestrian and alternative transportation elements within their communities. Eligible project areas must include a state route or US route. This program is a competitive program and scoring will require communities to demonstrate applicable/required match and necessary construction documentation. Eligible match includes cash or completion of necessary construction documentation.

GRANT TIMING –

This grant program typically offers a single application window each year, historically in July. The funding period typically stays open for 30 days. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified three to four months after funding period closing.

ELIGIBLE FUNDS EXPENDITURES –

PennDOT MTF program will generally pay for expenditures related to pedestrian safety and alternative transportation integration. These items can include, but are not limited to:

- » Streetscapes
- » Sidewalks
- » Site lighting
- » Curb / Gutter
- » Storm sewer
- » Infrastructure “right sizing”

AWARD DETAILS –

Program guidelines note an award ceiling of \$2,000,000.

Recent awards (3-year average) – An average for construction-based work from the PennDOT MTF program is \$1,000,000.

Anticipated percentage of funding award – As an average roughly 30%-35% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. This funding mechanism is currently experiencing a diminished funding allocation at the state level. To increase percentages of funding award, it is advisable to discuss the project with the local PennDOT contacts and invite them to the site for a review prior to application.

PENNDOT TAP – PENNDOT TRANSPORTATION ALTERNATIVE PROGRAM -

SYNOPSIS -

The PennDOT TAP is a DOT-funded program that will pay for infrastructure projects along state route corridors. Eligible applicants include communities, counties, non-profits and redevelopment authorities looking to improve pedestrian and alternative transportation elements within their communities. Infrastructure priorities are for pedestrian safety and streetscape enhancements. All projects funded by this program are also judged based upon the applicant's ability to manage the program and ensure sustainability of project enhancements upon completion of the project.

GRANT TIMING -

This grant program typically offers a single application window each year, historically in July. The funding period typically stays open for 60 days. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified three to four months after funding period closing.

ELIGIBLE FUNDS EXPENDITURES -

PennDOT TAP program will generally pay for expenditures related to pedestrian safety and alternative transportation integration. These items can include, but are not limited to:

- » Curb/Gutter
- » Sidewalks
- » Electrical / Utility Burial
- » Site Lighting
- » Storm Sewer

AWARD DETAILS -

Program guidelines note an award ceiling of \$750,000.

Recent awards (3-year average) – An average award for construction-based work from the PennDOT TAP program is \$400,000.

As an average roughly 60%-70% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. To increase percentages of funding award, it is advisable to discuss the project with the local PennDOT contacts and invite them to the site for a review prior to application.

PENNDOT STIP – PENNDOT STATE TRANSPORTATION IMPROVEMENT PROGRAM - LEGISLATIVE AWARD –

SYNOPSIS –

The PennDOT STIP is a DOT program that provides large transportation-based projects a priority order and funding schedule. This program does not secure funding but allows for the legislature to discuss and potentially appropriate proper funding within upcoming year budgets. This program is solely based upon discussions with PennDOT executives and local legislature.

GRANT TIMING –

This program has an annual funding request window that rotates throughout the year. Local legislature will be able to provide each municipality better funding window notices once discussions are started.

ELIGIBLE FUNDS EXPENDITURES –

PennDOT STIP program will generally pay for large transportation-based expenditures, such as overpass creation or burial. There are not specific eligible program elements but are specified within the request.

AWARD DETAILS –

This program does not have an award ceiling.

Recent awards (3-year average) – N/A

Anticipated percentage of funding award – N/A

PA RACP – PENNSYLVANIA REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM - \$500,000 - \$3,000,000 –

SYNOPSIS –

The PA RACP is a commonwealth funded program that provides assistance to economic development projects. Eligible applicants include communities, counties, industrial development authorities and redevelopment authorities. This program requires a specific line item, called an “act authorization”, to become eligible for funding. Act authorizations are requested by local elected officials during commonwealth budget negotiations. Each request has specific line item elements that are eligible for reimbursement.

GRANT TIMING –

This grant program typically offers a single application window each year, historically in February. The funding period typically stays open for 30 days. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified six to ten months after funding window close.

ELIGIBLE FUNDS EXPENDITURES –

PA RACP will pay for expenditures from the act authorization date forward. Typical items include any and all elements that support economic development, including:

- » Building/structure purchase and construction

- » Streetscapes
- » Business retainage services
- » Infrastructure “right sizing”
- » Other economic development-based project elements

In addition to the work elements available for reimbursements outlined above, there are several strictly ineligible elements, including:

- » Construction documentation
- » Construction administration
- » Legal fees

AWARD DETAILS –

This program does not have an award ceiling based upon the act authorization line item.

Recent awards (3-year average) – An average award for construction-based work from the PA RACP program is \$800,000 for communities and neighborhoods under 30,000 in population.

As an average roughly 25%-40% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. To increase percentages of funding award, it is advisable to discuss the project with the local Governor’s office regional advisor, discussing in detail the project and walking them through a site-visit. It is suggested to initiate this scope of work no fewer than six months before the anticipated funding window.

DCNR C2P2 – PENNSYLVANIA DEPARTMENT OF COMMUNITY AND NATURAL RESOURCES, COMMUNITY DEVELOPMENT PROGRAM –

SYNOPSIS –

The PA DCNR C2P2 program is a commonwealth funded project that provides assistance to recreational projects, specifically ones that will increase the opportunities for residents to interact with nature. Eligible applicants include communities, counties, and non-profits. This program requires a detailed set of construction documentation, specifically a site development plan, and a detailed budget. It is also suggested that coordination with the DCNR regional advisor be started no fewer than six months before the project application.

GRANT TIMING –

This grant program typically offers a single application window each year, historically in April. The funding period typically stays open for 30 days. A grant application preparation workshop is held in February of each year. Historically the SW PA region workshop is held at the community center in Wexford, PA. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified six months after funding window close.

ELIGIBLE FUNDS EXPENDITURES –

Pa DCNR C2P2 will reimburse costs for recreational based enhancements on municipal owned property. Expenditures that are eligible include:

- » Walkways
- » Boat docks
- » Signage
- » Park elements
- » Water features
- » Other recreational based elements

AWARD DETAILS –

Program guidelines note an award ceiling of \$1,000,000.

Recent awards (3-year average) – An average award for construction-based work from the PA DCNR C2P2 program is \$300,000 for communities and neighborhoods under 30,000 in population.

As an average roughly 40%-70% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. To increase percentages of funding award, it is advisable to discuss the project with the regional advisor, discussing in detail the project and walking them through a site-visit. It is suggested to initiate this scope of work no fewer than six months before the anticipated funding window.

DCNR LWCF - PENNSYLVANIA DEPARTMENT OF COMMUNITY AND NATURAL RESOURCES, LAND AND WATER CONSERVATION FUND (NPS PASSTHROUGH) -

SYNOPSIS -

The PA DCNR LWCF program is a commonwealth program utilizing National Park Service funding to provide assistance for significant recreational projects, specifically ones that will increase the opportunities for residents to interact with nature. Eligible applicants include communities, counties, and non-profits. This program requires a two-part application process, part one is the C2P2 program, and if selected, a NPS application will be necessary for funding allocation. It is also suggested that coordination with the DCNR regional advisor be started no fewer than six months before the project application.

GRANT TIMING -

This grant program typically offers a single application window each year, historically in April. The funding period typically stays open for 30 days. A grant application preparation workshop is held in February of each year. Final announcements vary depending on Commonwealth budget and funding availability, yet awarded projects are typically notified six months after funding window close. The initial application is prepared in the same application window as the C2P2 program.

ELIGIBLE FUNDS EXPENDITURES -

PA DCNR LWCF will reimburse costs for recreational based enhancements on municipal owned property. Expenditures that are eligible include:

- » Walkways
- » Boat docks
- » Signage
- » Park elements
- » Water features
- » Swimming pools
- » Other recreational based elements

AWARD DETAILS -

Program guidelines note an award ceiling of \$1,500,000.

Recent awards (3-year average) – An average award for construction-based work from the PA DCNR LWCF program is \$800,000 for communities and neighborhoods under 30,000 in population

As an average roughly 40%-50% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding. To increase percentages of funding award, it is advisable to discuss the project with the regional advisor, discussing in detail the project and walking them through a site-visit. It is suggested to initiate this scope of work no fewer than six months before the anticipated funding window.

NEA - NATIONAL ENDOWMENT OF THE ARTS -

SYNOPSIS -

The NEA program is a funding program that provides communities funding for local artistic based projects. This funding mechanism is strategic for providing local and regional artists necessary funding for installation of neighborhood specific art displays. This funding mechanism is extremely competitive yet will allow for creation of a “cultural district” within the neighborhood.

GRANT TIMING -

This grant program does not have a specific funding window but allocates funding on a first-come, first-serve basis after first of the year. Funding is typically allocated within the first three months of the year. Due to the competitiveness of this grant, it is suggested to work with the local US level elected officials. Final announcements vary depending on budget and funding availability, yet awarded projects are typically notified six months after funding window close.

ELIGIBLE FUNDS EXPENDITURES -

NEA will reimburse costs for local/neighborhood-based arts installation, including:

- » Painting (under bridge surfaces and facades)
- » Artistic benches/receptacles
- » Historical art installations
- » Art walk creation

AWARD DETAILS -

Program guidelines note an award ceiling of \$100,000.

Recent awards (3-year average) – An average award for construction-based work from the PA RACP program is \$50,000 for communities and neighborhoods under 30,000 in population.

As an average roughly 20%-25% of well-written, community-based, and acceptable proposals are awarded, at minimum, a portion of their proposed funding.

APPENDIX: GRANT FUNDING PROGRAMS

PROJECT	PROJECT TYPE	PA DCED KCP	PA DCED MTF	PennDOT TAP	PennDOT MTF	PennDOT STIP	PA RACP	DCNR C2P2	DCNR LWCF	NEA
SR 65 Underpass Improvements	Mobility			X	X		X			
SR 65 Additional Underpass Openings	Mobility					X				
Complete Streets	Mobility			X						
SR 65 Ground Level and Wall Beautification	Mobility			X	X					X
Overall Traffic Study and Plan	Mobility					X				
Streetscape Improvements	Community Development	X	X	X	X					
Gateways/Cultural Heritage	Community	X	X	X	X					
Riverfront Access	Mobility Infrastructure						X	X	X	
Neighborhood Parks	Infrastructure							X		
Neighborhood Trail Connections	Infrastructure						X	X	X	
Land Stabilizations / Infill and Redevelopment	Development						X			

ADDITIONAL DEVELOPMENT TOOLS

NEW MARKETS TAX CREDIT PROGRAM

 <p>Program Overview</p>	<p>The New Markets Tax Credit Program attracts private capital into low-income communities by permitting individual and corporate investors to receive a tax credit against their federal income tax in exchange for making equity investments in specialized financial intermediaries called Community Development Entities (CDEs). New Markets Tax Credits create a return of approximately 20% of project costs to the developer. The program requires a federal designation of distress in order to be eligible. Manchester possesses New Markets eligibility.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Initiatives Link: https://www.ura.org/pages/pittsburgh-urban-initiatives</p>

LOCAL ECONOMIC REVITALIZATION TAX ACT DISTRICT (LERTA)

 <p>Program Overview</p>	<p>LERTA was created to improve the economic and business climate of certain residential and commercial districts by lessening the tax burden on new development. The URA will work closely with developers who wish to take advantage of this incentive by explaining the application process and making LERTA as simple as possible to use.</p> <p>Commercial LERTA- This program offers up to \$50,000 in a City of Pittsburgh tax credit as a result of the new construction or renovation of commercial space. This is a citywide program.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority Link: https://www.ura.org/pages/real-estate-tax-abatement-programs</p>

GAMING AND ECONOMIC DEVELOPMENT FUND (GEDF)

 <p>Program Overview</p>	<p>This program provides grant and loan funding to facilitate economic development projects in Allegheny County. Grant resources are funded through the Pennsylvania Gaming Economic Development Tourism Fund.</p>
 <p>Contact</p>	<p>Redevelopment Authority of Allegheny County Link: http://www.alleghenycounty.us/economic-development/authorities/gedf-fund.aspx</p>

COMMUNITY INFRASTRUCTURE AND TOURISM FUND (CITF)

 <p>Program Overview</p>	<p>Community Infrastructure and Tourism Fund (CITF) grants and loans allow municipalities, authorities, councils of government (COGs), for-profit businesses (loans only), and others to carry out important infrastructure-related projects, or, to acquire and develop key sites for future use.</p>
 <p>Contact</p>	<p>Redevelopment Authority of Allegheny County Link: http://www.alleghenycounty.us/economic-development/authorities/citf-grant.aspx</p>

APPENDIX: ADDITIONAL DEVELOPMENT TOOLS

TRANSPORTATION ALTERNATIVE SET-ASIDE

 <p>Program Overview</p>	<p>PennDOT provides construction funding for transportation alternatives such as on- and off-road pedestrian and bicycle facilities; infrastructure projects for improving non-driver access to public transportation and enhanced mobility; community improvement activities; environmental mitigation; trails that serve a transportation purpose; and safe routes to school projects.</p>
 <p>Contact</p>	<p>Pennsylvania Department of Transportation (PennDOT)</p> <p>Link: https://www.penndot.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx</p>

CENTER FOR INNOVATION AND ENTREPRENEURSHIP

 <p>Program Overview</p>	<p>The Center for Innovation and Entrepreneurship (CIE) offers a variety of financing products for commercial real estate development and small- and medium-sized business development. Products include Micro-Enterprise Loan Programs, Pittsburgh Business Growth Fund (PBGF), Pittsburgh Entrepreneur Fund (PEF), Business Energy Savings Program, Pittsburgh Enterprise Zone Revolving Loan Fund, Urban Development Fund, and New Markets Tax Credit Loan Fund (NMLF).</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/access-to-capital</p>

INDUSTRIAL SITES REUSE PROGRAM

 <p>Program Overview</p>	<p>This program provides grants and loans for Phase I, II and III environmental assessments and remediation of hazardous substances on former industrial sites.</p>
 <p>Contact</p>	<p>Pennsylvania Department of Community and Economic Development</p> <p>Link: https://dced.pa.gov/programs/industrial-sites-reuse-program-isrp/</p>

FAÇADE IMPROVEMENT PROGRAMS

 <p>Program Overview</p>	<p>This program offers several different façade improvement programs designed to help commercial building owners and tenants improve or restore their storefronts.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/facade-improvement-programs</p>

LOCAL ECONOMIC STIMULUS

 <p>Program Overview</p>	<p>This program offers a 10-year tax credit for the City of Pittsburgh (up to \$250,000). This program applies to residential, commercial, or industrial future uses and is citywide. Total construction costs must be greater than \$1,000,000.</p>
 <p>Contact</p>	<p>Pittsburgh Urban Redevelopment Authority</p> <p>Link: https://www.ura.org/pages/real-estate-tax-abatement-programs</p>

COMMONWEALTH FINANCING AUTHORITY

 <p>Program Overview</p>	<p>The Commonwealth Financing Authority (CFA) administers the Commonwealth's economic stimulus package and manages several programs, including the following funding opportunities listed on this page. Funding for grants is approved through the CFA Board.</p>
 <p>Contact</p>	<p>Pennsylvania Department of Community & Economic Development</p> <p>Link: https://dced.pa.gov/programs-funding/commonwealth-financing-authority-cfa/</p>

REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM (RACP)

 <p>Program Overview</p>	<p>The Redevelopment Assistance Capital Program (RACP) is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects.</p> <p>RACP projects are authorized in the Redevelopment Assistance section of a Capital Budget Itemization Act, have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. RACP projects are state-funded projects that cannot obtain primary funding under other state programs.</p>
 <p>Contact</p>	<p>Pennsylvania Office of the Budget</p> <p>Link: https://www.budget.pa.gov/programs/racp/pages/main%20page.aspx</p>

PENNSYLVANIA COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY PROGRAM (C-PACE)

 <p>Program Overview</p>	<p>Commercial Property Assessed Clean Energy (C-PACE) is an innovative financial tool for property owners to obtain low-cost, long-term financing for energy efficiency, renewable energy and water conservation projects. C-PACE allows a building owner to finance clean energy and water conservation projects through their property tax bill. The program must be adopted by counties or a municipality that has a community or economic development department.</p>
 <p>Contact</p>	<p>Pennsylvania Department of Environmental Protection</p> <p>Link: https://www.dep.pa.gov/Business/Energy/OfficeofPollutionPrevention/FinancialOptions/Pages/C-PACE.aspx</p>

GREENWAYS, TRAILS AND RECREATION PROGRAM

 <p>Program Overview</p>	<p>The Commonwealth Financing Authority (CFA) administers the Marcellus Legacy Fund for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects.</p>
 <p>Contact</p>	<p>Pennsylvania Department of Community and Economic Development</p> <p>Link: https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/</p>



