



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]

STEERING COMMITTEE

LaShawn Burton-Faulk, Executive Director, Manchester Citizens Corporation
Anita Perry, Manchester Resident
Aerion Andrew Abney, Manchester Resident
James Robinson, Jr., Manchester Resident
Sam Patti, Owner, La Prima
Rahmon Hart, Director of Community Relations, Rivers Casino
Kevin Jenkins, President and CEO, Manchester Bidwell Corporation
Majestic Lane, Deputy Chief of Staff, Office of the Mayor
Daniel Wood, Chief of Staff, Office of Councilman R. Daniel Lavelle
Andrew Dash, Assistant Director, Department of City Planning
Emily Mitchell, Development Manager, Urban Redevelopment Authority
Stephanie Joy Everett, Project Manager

CITY OF PITTSBURGH

Raymond W. Gastil, Director, Department of City Planning (former)
Andrew Dash, Assistant Director, Department of City Planning
Stephanie Joy Everett, Project Manager

CONSULTANT TEAM

Aaron Domini, **Jason Sudy**, and **Conor Willis**, OHM Advisors
Michael Coleman and **Chris Magill**, Ice Miller
Ben Levenger, Revitalization Writing Services
Rachel Downey and **Jeffrey Siegler**, Placeholder

TABLE OF CONTENTS

1. INTRODUCTION	6 - 21
2. VISION AND GOALS	22 - 27
3. COMMUNITY	28 - 77
4. DEVELOPMENT	78 - 117
5. MOBILITY	118 - 147
6. INFRASTRUCTURE	148 - 183
7. IMPLEMENTATION	184 - 199
8. APPENDIX	200 - 225



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.



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

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

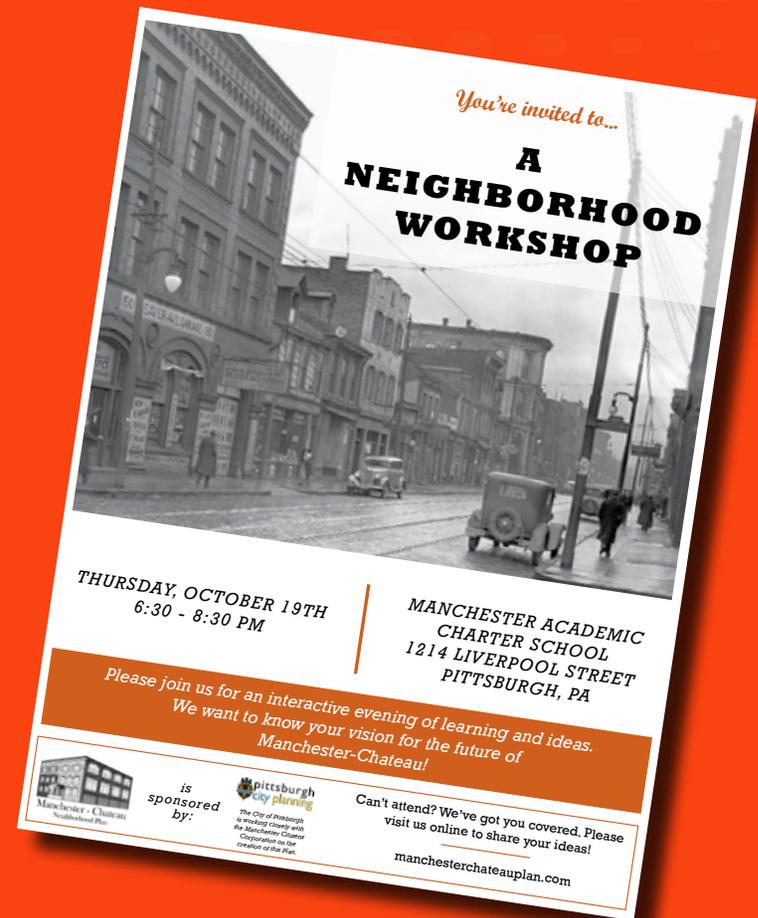
- » Throughout the first three phases of the planning process the project team interviewed numerous stakeholders tasked with sharing knowledge about the community and its history, including:
 - » Residents: Reverend James and Doctor Betty Robinson, Bruce Williams, Stanley Lowe, Manchester Residents 4 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.

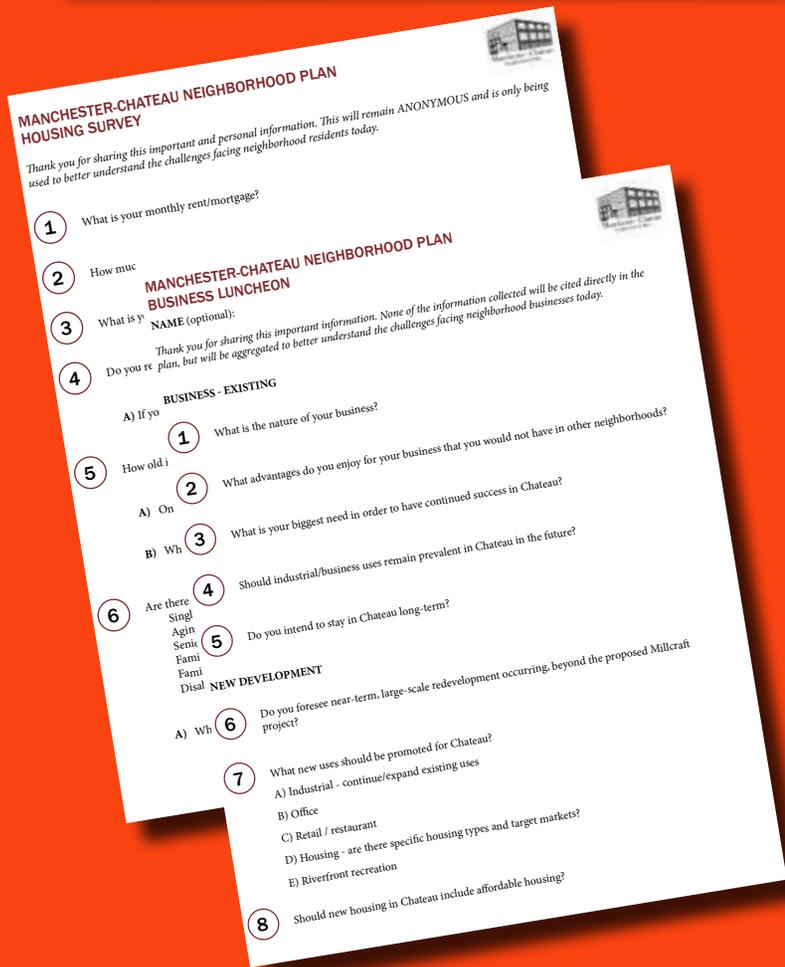
PUBLIC OPEN HOUSE #1

- » 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.

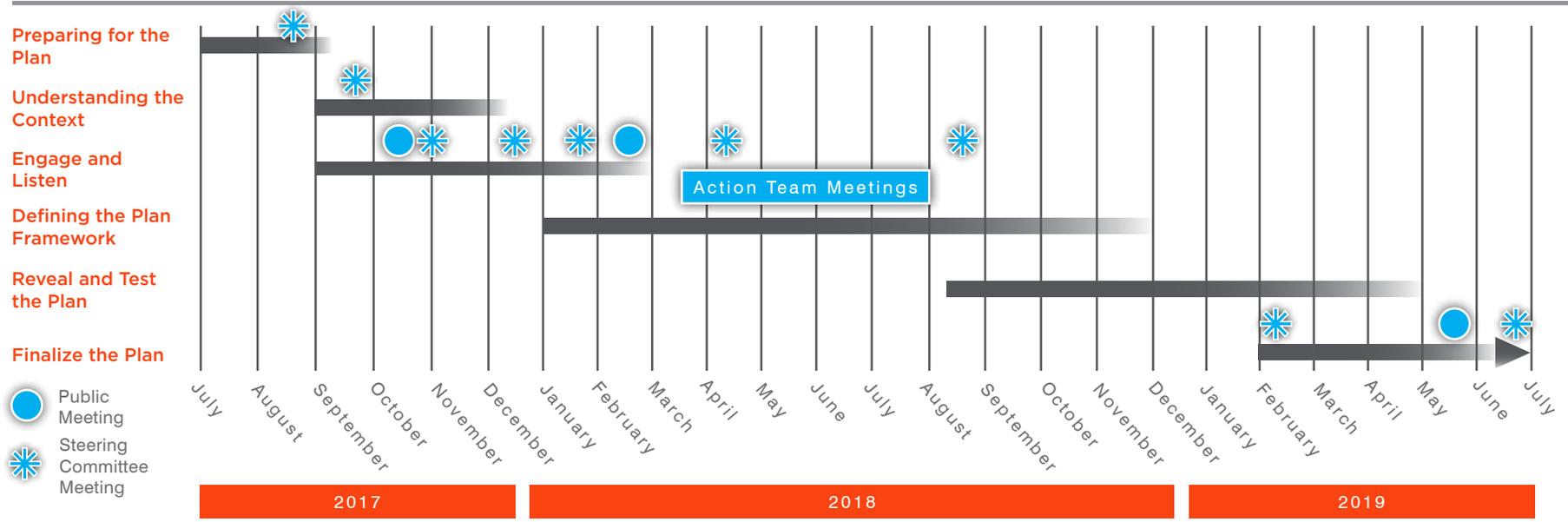
ENGAGEMENT BY THE NUMBERS



- 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

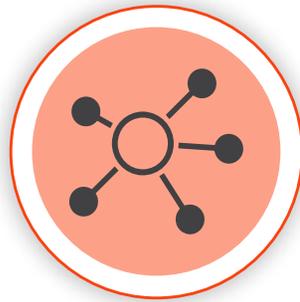
Participants were asked to identify their top two or three priorities, to help focus future planning efforts.

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?”

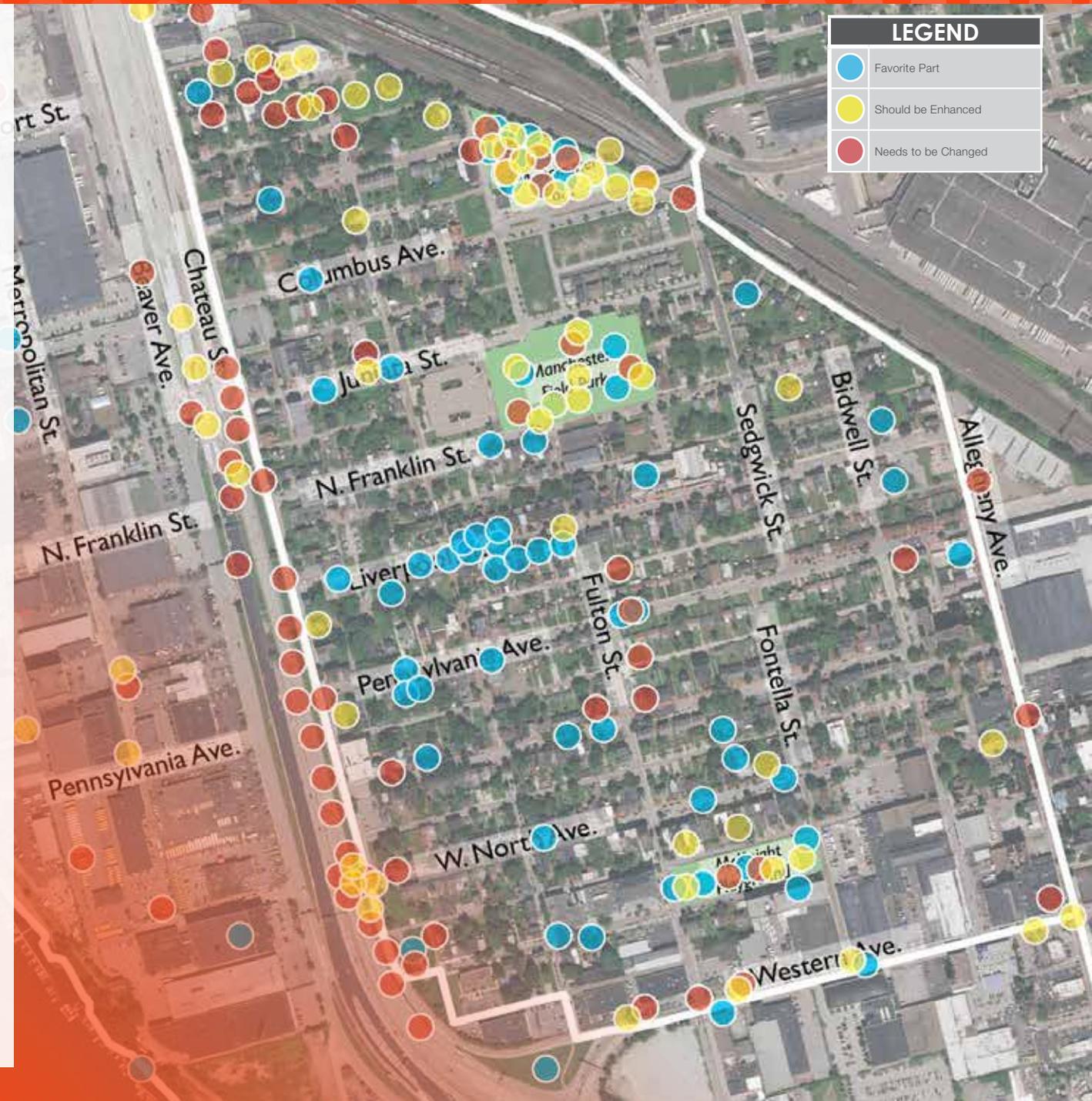
The 82 votes for this question were clustered along Liverpool St., Manchester Park, McKnight Park, and Manchester Field. These areas generally provide social activity and opportunities to connect with neighbors.

“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.