

Partnerships

Edgewood, Rankin, & Swissvale



August 2009



BOROUGH OF EDGEWOOD

RESOLUTION 2009-28

MULTI-MUNICIPAL COMPREHENSIVE PLAN ADOPTION RESOLUTION

WHEREAS, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) (MPC) empowers boroughs, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances; and

WHEREAS, the municipalities of Edgewood Borough, Rankin Borough, and Swissvale Borough, Allegheny County, can each be characterized as first-ring or first-tier suburbs that are all situated along Braddock Avenue and share common issues; and

WHEREAS, the three neighboring boroughs have joined together for the purpose of mutual cooperation through multi-municipal planning; and

WHEREAS, a joint steering committee comprised of leadership of each of the three boroughs was formed to oversee the development of the multi-municipal comprehensive plan; and

WHEREAS, the steering committee met monthly during the planning process to develop the multi-municipal comprehensive plan; and

WHEREAS, the steering committee undertook a public involvement process by conducting five (5) public meetings and a questionnaire; and

WHEREAS, the multi-municipal comprehensive plan identifies key priorities for land use, economic development and revitalization, historic preservation, community services and infrastructure, transportation, and housing per the Pennsylvania Municipalities Planning Code (MPC); and

WHEREAS, Allegheny County, surrounding municipalities, and the Woodland Hills School District have reviewed or been given the opportunity to review the multi-municipal plan per the MPC; and

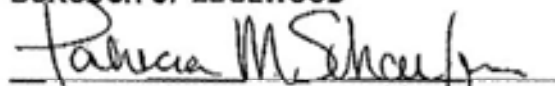
WHEREAS, said plan has been subject of a public hearing per the MPC.

NOW THEREFORE BE IT RESOLVED, that the undersigned do hereby adopt the multi-municipal comprehensive plan titled "Partnerships" as the official comprehensive plan of the Borough of Edgewood.

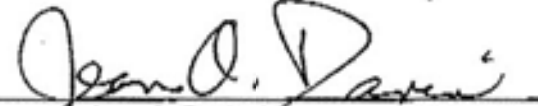
ORDAINED AND ENACTED this 21st day of September 2009.

ATTEST:


Warren Cecconi, Borough Manager

BOROUGH OF EDGEWOOD

Patricia M. Schaefer, President of Council

EXAMINED AND APPROVED by me this 21st day of September 2009.


Jean O. Davin, Mayor

BOROUGH OF SWISSVALE

RESOLUTION NO. 09 - 23

A RESOLUTION OF THE BOROUGH OF SWISSVALE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, ADOPTING A MULTI-MUNICIPAL COMPREHENSIVE PLAN

Whereas, the Pennsylvania Municipalities Planning Code (Act of 1968, P.L. 805, No. 247, as reenacted and amended) empowers boroughs, individually or jointly, to plan for their development and govern the same by zoning, subdivision and land development ordinances, and

Whereas, the municipalities of Edgewood Borough, Rankin Borough, and Swissvale Borough, Allegheny County, can each be characterized as first-ring or first-tier suburbs that are all situated along Braddock Avenue and share common issues, and

Whereas, the three neighboring boroughs have joined together for the purpose of mutual cooperation through multi-municipal planning, and

Whereas, a joint steering committee comprised of leadership of each of the three boroughs was formed to oversee the development of the multi-municipal comprehensive plan, and

Whereas, the steering committee met monthly during the planning process to develop the multi-municipal comprehensive plan, and

Whereas, the steering committee undertook a public involvement process by conducting five (5) public meetings and a questionnaire, and

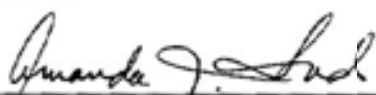
Whereas, the multi-municipal comprehensive plan identifies key priorities for land use, economic development and revitalization, historic preservation, community services and infrastructure, transportation, and housing per the Pennsylvania Municipalities Planning Code (MPC), and

Whereas, Allegheny County, surrounding municipalities, and the Woodland Hills School District have reviewed or been given the opportunity to review the multi-municipal plan per the MPC, and

Whereas, said plan has been subject of a public hearing per the MPC.

Now Therefore Be It Resolved, that the undersigned do hereby adopt the multi-municipal comprehensive plan titled "Partnerships" as the official comprehensive plan of the Borough of Swissvale.

ATTEST:


Borough Secretary

BOROUGH OF SWISSVALE


Council President

Acknowledgements

The preparation of this plan would not have been possible without the guidance and contributions of the Steering Committee, as well as the input given from local residents and officials. We would like to thank and recognize the following Steering Committee members for their efforts to make the plan possible:

- Andrew Szefi, Borough Council (Edgewood)
- Kurt Ferguson, Borough Manager (Edgewood)
- Robert Grubb, Planning Commission (Edgewood)
- William Price, Borough Council (Rankin)
- William Pfoff, Borough Council (Rankin)
- David Petrarca, Borough Council (Swissvale)
- Warren Cecconi, former Borough Manager (Swissvale)
- Larry Focareta, Borough Manager/Finance Director (Swissvale)
- Ken Luttinger, Planning Commission (Swissvale)
- Ann Peelor, deceased, SEDCO (Swissvale)
- Greg Morgan, SEDCO (Swissvale)

Special thanks are extended to the following individuals for their input and support throughout the planning process:

- Senator Jay Costa - Pennsylvania State Senate

The preparation of this plan was funded in part by the Pennsylvania Department of Community and Economic Development's Land Use Planning and Technical Assistance Program (LUPTAP) and the Local Government Academy's Multi-Municipal Planning Grant Program.

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Plan Introduction



OVERVIEW

The boroughs of Edgewood, Rankin and Swissvale have partnered to create a joint plan for their future. The year-long planning process has resulted in a Multi-Municipal Comprehensive Plan that identifies key priorities for future land use, economic development and revitalization, historic preservation, community services and infrastructure, transportation, housing, and government operations. The project is partially funded by a grant from the Pennsylvania Department of Community and Economic Development (DCED) and the Local Government Academy.

Public participation and input was an essential part of the planning process. Public town meetings were held in each of the three boroughs to hear what residents felt were important issues that affect quality of life in the region. A questionnaire was also distributed to residents of the boroughs in order to provide feedback on community needs and issues related to housing, employment and education opportunities, amenities, and public services.

Though they developed at different paces and somewhat different time periods, all three communities can be characterized as first-ring or first-tier suburbs that developed primarily after World War I and before World War II. Rankin has somewhat of an older history, more related to the region's steel mills, while Edgewood and Swissvale developed as predominantly bedroom communities to both the more industrially based communities like Rankin and to the City of Pittsburgh.

The plan identifies the financial, administrative and economic, benefits of multi-municipal cooperation in providing public service, infrastructure planning, economic development, and land use planning. The three municipalities participating in this plan are all affected by what happens not only in each municipality, but what happens around them as well. The boroughs have planned together to work toward similar goals in ways that benefit all of the region's residents.

WHAT IS A MULTI-MUNICIPAL COMPREHENSIVE PLAN?

A multi-municipal comprehensive plan is a strategy developed and adopted by any number of contiguous municipalities as authorized by the Pennsylvania Municipalities Planning Code. Through discussion and collaboration, the participating communities develop a vision, goals, and strategies for implementation. The multi-municipal comprehensive plan serves to:

- provide relevant, up-to-date information on the physical, social, and economic features of the planning area;
- foster consensus on a shared vision for growth and future land uses, including redevelopment, new development, and conservation of land;
- offer recommendations and strategies to achieve community goals;
- create a rationale for developing or updating land use tools, such as ordinances, by laying out community development objectives; and
- address all elements required by the Pennsylvania's Municipalities Planning Code.

THE COMPONENTS OF THE PLAN

This plan is organized into three sections. Section I assesses the existing conditions in the planning area. Section II identifies a vision and goals for the area. Section III outlines an action plan for implementation.

Section I - Background Information & Analysis

This section answers the question, “Where are we now?” It assesses existing conditions in planning area with respect to demographics, housing, transportation, community facilities, economic factors, cultural and historic resources, parks and recreation, natural resources, government structure and current land use. This analysis is conducted to determine the strengths and weaknesses of the area, and to provide the basis from which a sound strategy for the future can be formulated.

Section II - Vision for the Future

This section answers the question, “Where do we want to be fifteen to twenty years from now?” A community vision is developed using language and visuals describing the ideal future. Goals are identified relating to each plan element. A corresponding future land use scenario and map are created, which outline where to target development and what type and scale of development is desired. They also depict open space areas that the municipalities value and wish to protect as agricultural and conservation areas.

Section III - Strategies for Action

This section answers the question, “How do we get there?” An action plan is developed that lays out prioritized, achievable strategies under each goal and a timeline for implementation.

MISSION STATEMENT

By consensus, the project steering committee drafted the following Mission Statement. It captures the fundamental purpose of the Multi-Municipal Plan.

Mission Statement

In accordance with the requirements of the Pennsylvania Municipalities Planning Code (MPC) and based on the priorities of the three boroughs involved, this plan will:

- Promote future cooperative efforts between the boroughs;
- Identify issues, opportunities, assets and liabilities that exist within the boroughs;
- Consider issues that affect the boroughs individually and regional issues affecting two or more boroughs;
- Incorporate elements focusing on land use, housing, transportation, recreation and natural resources, public facilities and utilities;
- Acknowledge and remain cognizant of the interrelatedness of the various elements of the comprehensive plan;
- Identify a vision for the boroughs and region’s futures;
- Develop an action program that carries forward the vision and addresses issues such as, but not limited to: home ownership and occupancy rate, traffic and maintenance along Braddock Avenue, and business revitalization; and
- Ensure consistency with the Allegheny County Comprehensive Plan.

PUBLIC PARTICIPATION SUMMARY

Public involvement is the heart of the multi-municipal planning process. It fosters a sense of ownership of the plan in those who contributed to the process. A multi-municipal plan shaped through citizen input is more likely to address the key issues in the planning area fully and to lead to effective implementation. A well-conceived public participation process engages citizens and strengthens communication and coordination between the municipalities.

Public Participation was solicited using a variety of techniques throughout the planning process. Input from the communities informed each phase of the plan's development. The following discussions provide an overview of these techniques including: Project Steering Committee, Public Meetings, Informational Interviews, and Citizen Attitude Surveys. Detailed meeting minutes are provided within the appendices.

Steering Committee

A Steering Committee was formed to guide the development of the Multi-Municipal Comprehensive Plan. Representatives from all three boroughs were included on the Steering Committee. Members included Borough Council Members, Planning Commission Members, and Borough Managers. Throughout the planning process the Steering Committee met 10 times to discuss the direction of the comprehensive plan.

Public Meetings

During the information gathering phase the planning process, three town meetings were held to identify borough-specific opportunities and challenges as well as discuss region-wide issues. The purpose of these meetings was to allow the boroughs' citizens to voice their opinions on a variety of topics. Citizens participated in a nominal group exercise in order to identify the communities' priorities and issues. Attendees answered a series of three questions including:

1. What do you like about your communities? What should be preserved?
2. What would you like to see changed or improved?
3. What is the most important issue that you would like this plan to address?

Residents asserted their opinions regarding the three questions until the ideas were exhausted. Each of the opinions expressed at the meeting was posted around the meeting room. Each attendee was given a sheet of stickers that had a variety of dollar amounts printed on them. The displayed dollar value represented the level of priority of the sticker with higher values being a higher priority. The citizens prioritized the identified issues by placing their stickers on the issues that, in their opinion, was most important to the borough(s). The exercise quickly highlighted those issues that were commonly important among borough residents.

Rankin Town Meeting

Approximately twenty (20) citizens attended the Rankin town meeting, which was held in the Rankin Christian Center on 4/26/07. The top five topics that were identified at the public meeting were:

1. Public safety;
2. Carrie Furnace redevelopment;

3. Promoting new development;
4. Removing old and abandoned homes; and
5. Activities for teenagers.

Swissvale Town Meeting

Swissvale held its public meeting in the Borough Building (Council Chambers) on 5/3/07. Approximately twenty-five (25) people attended the Swissvale meeting. The top five topics that were identified at the public meeting were:

1. Youth programs;
2. Carrie Furnace redevelopment;
3. Swissvale Business Loop preservation and diversification;
4. Promote public participation and borough/citizen communication; and
5. Enforcement of absentee and Section 8 landlords.

Edgewood Town Meeting

The Western PA School for the Deaf hosted approximately fifty (50) citizens for Edgewood's town meeting on 5/17/07. The top five topics that were identified at the public meeting were:

1. Public Safety;
2. Edgewood Avenue and Edgewood Town Center revitalization;
3. Roadway maintenance and improvements;
4. Promote walkability; and
5. Intergovernmental cooperation.

A fourth public meeting was held during the visioning phase of the project to incorporate public opinion into the desired future of the boroughs and provide feedback regarding the direction of the comprehensive plan thus far.

Visioning Meeting

The Visioning Meeting was held at the Madonna Del Castello Church in Swissvale on November 8th 2007. Approximately twenty (20) residents attended the meeting. Participants divided into small groups in order to discuss the potential for key sites throughout the three boroughs. The sites were identified as priority areas by the project steering committee prior to the meeting.

Some of the major areas of discussion included:

- Use of the Rankin Boulevard / Second Ave. site in Rankin;
- The Edgewood Ave. corridor in Edgewood;
- The Swissvale Business Loop; and
- Treatment of Braddock Ave. in all three boroughs.

Public Presentation of Draft Plan

On April 23, 2008, the draft plan was presented at a public meeting at the Western Pennsylvania School for the Deaf in Edgewood. Officials and residents of the three participating boroughs were in

attendance, and were presented a synopsis of the planning process with particular attention to the site specific and neighborhood strategies included in the plan. Attendees were given an opportunity to ask questions and provide comments on the draft plan.

Informational Interviews

Informational interviews were conducted to gain insights into specific issues or opportunities discussed during the beginning phases of the planning process. Interviewees included municipal elected and appointed officials, fire chiefs, police chiefs, members of historical societies, etc. Approximately 12 interviews were conducted as part of the information gathering phase of the project.

Surveys

Targeted surveys were utilized to gain perspectives regarding specific issues within Rankin and Swissvale. These surveys were made available to residents at a variety of public venues. Approximately 100 surveys were returned and helped to prioritize key issues previously identified during public meetings.

Section 1:

BACKGROUND INFORMATION & ANALYSIS

Introduction

Part I of the plan is an inventory and assessment of the existing conditions and trends in the planning area. The inventory includes quantified elements such as demographic data and traffic counts as well as public opinions gathered from public meetings and surveys. This assessment serves as a platform from which the goals and objectives of the plan are formed. The background assessment is also crucial in understanding the existing land use in the planning area, so that a land use plan for the future can be created that reflects the overall land use, infrastructure, and transportation goals of the community. The following section begins with a description of the results of the plan’s public participation process. The public participation discussion is followed by a review of the main plan elements as required by the Pennsylvania Municipalities Planning Code (MPC), which include:



- Demographic Characteristics and Housing Trends;
- Existing Land Use;
- Environmental Resources;
- Cultural and Historic Resources;
- Parks and Recreation;
- Transportation;
- Community Facilities and Services;
- Public Safety and Health;
- Public Utilities; and
- Form and Function of Government.

Demographic Characteristics & Housing Trends



The following section describes recent population, housing, and economic trends seen in Edgewood Borough, Rankin Borough, and Swissvale Borough (collectively known as “the boroughs”). The boroughs’ trends were identified by analyzing U.S. Census data from 1990 and 2000. In each instance, trends in Allegheny County and adjacent boroughs were investigated in order to highlight the boroughs’ trends

in the context of neighboring communities. Some of these communities include: Braddock Borough, Braddock Hills Borough, Forest Hills Borough, North Braddock Borough, and Wilkinsburg Borough. Identifying demographic trends within the region provides a basis for understanding the boroughs’ current needs and opportunities and for anticipating future needs and opportunities.

This section summarizes existing conditions and trends for the following:

- Population
- Education
- Housing
- Income and Poverty

POPULATION CHARACTERISTICS

Total Population

In terms of overall population in 2006, Swissvale (8,909) is the largest, Edgewood (3,052) is next, and Rankin (2,139) is the smallest. Each of the three boroughs experienced population loss between 1990 and 2006. The rate of this population loss was generally consistent among the boroughs (approximately 15-16%). While Edgewood, Rankin and Swissvale each lost population between 1990 and 2000, each of the surrounding boroughs studied also lost population in this time period. Additionally, Forest Hills, North Braddock and Wilkinsburg lost population at a rate similar to Edgewood, Rankin and Swissvale. However, population loss in the three boroughs outpaced the population loss experienced county-wide (Allegheny). In comparison to Edgewood, Rankin, and Swissvale, Braddock Borough lost a much larger portion of its population. Braddock Hills Borough only lost 8% of its population between 1990 and 2006. Overall, Edgewood, Rankin, and Swissvale are experiencing a loss of population that is consistent with several neighboring communities.

Overall Population 1990-2006

Location	1990	2000	2006*	Change 1990-2006	% Change 1990-2006
Allegheny County	1,336,449	1,281,666	1,223,411	-113,038	-8%
Braddock Borough	4,682	2,912	2,706	-1,976	-42%
Braddock Hills Borough	2,026	1,998	1,855	-171	-8%
Edgewood Borough	3,581	3,311	3,052	-529	-15%
Forest Hills Borough	7,335	6,831	6,336	-999	-14%

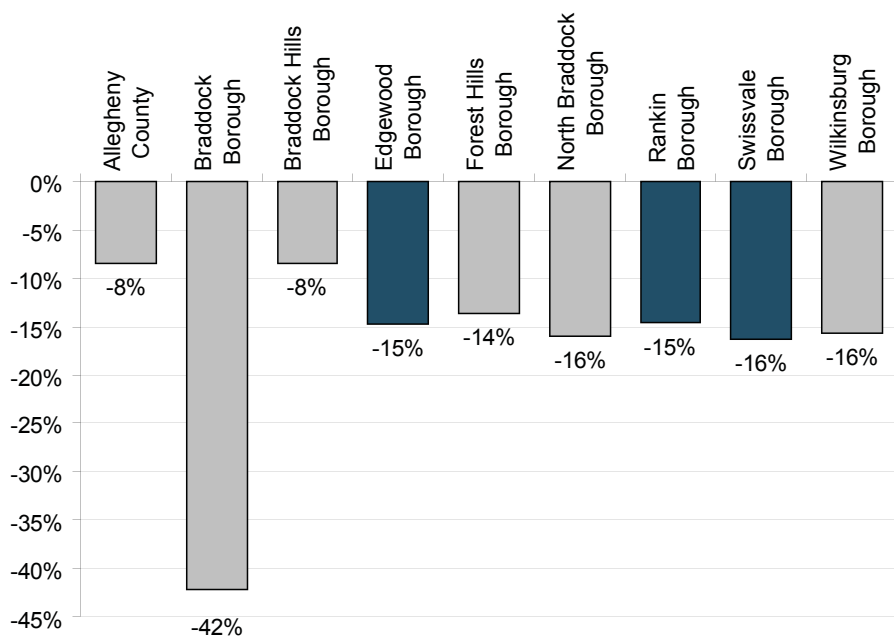
Section 1

Background Information & Analysis

North Braddock Borough	7,036	6,410	5,915	-1,121	-16%
Rankin Borough	2,503	2,315	2,139	-364	-15%
Swissvale Borough	10,637	9,653	8,909	-1,728	-16%
Wilkinsburg Borough	21,080	19,196	17,771	-3,309	-16%

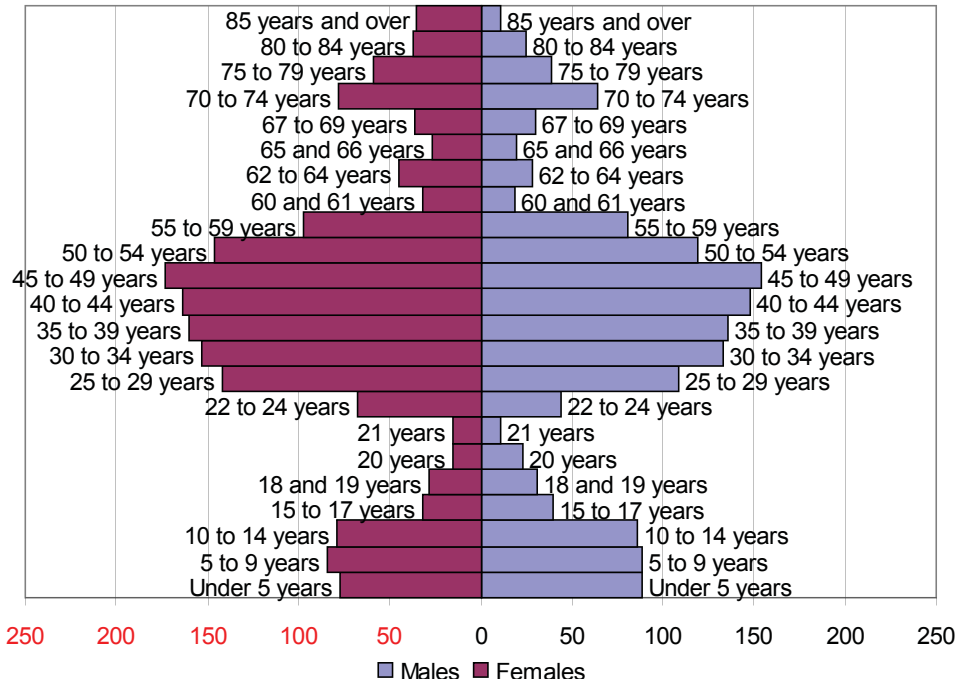
* Based on U.S. Census Bureau 2006 population estimates

Change in Population between 1990 and 2000

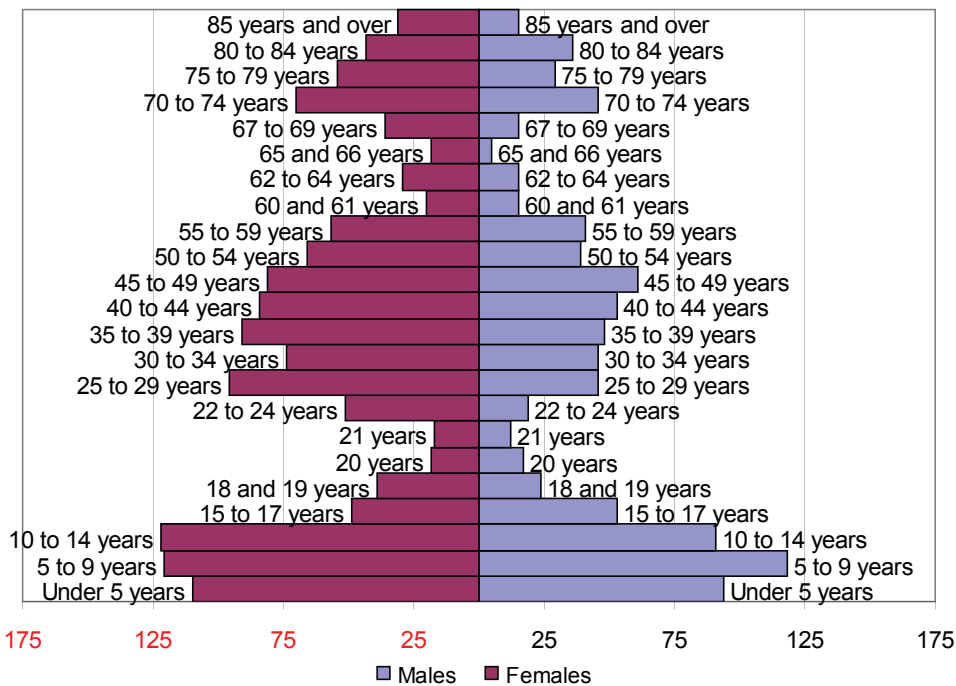


Age Distribution of the Population

Age Distribution of Edgewood's Population by Sex (2000)



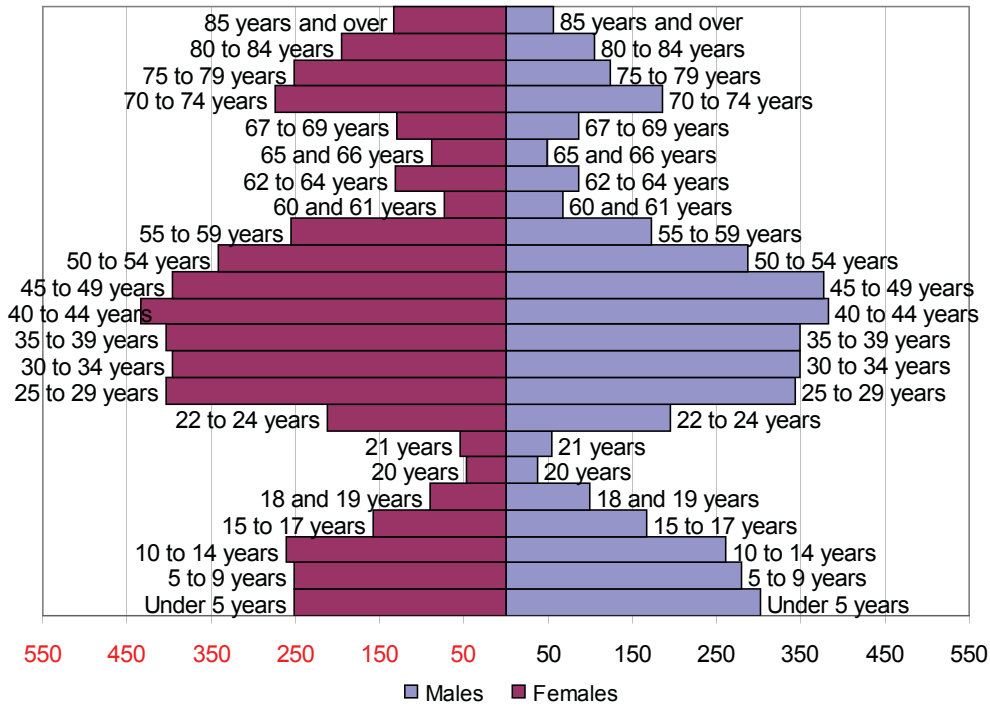
Age Distribution of Rankin's Population by Sex (2000)



Section 1

Background Information & Analysis

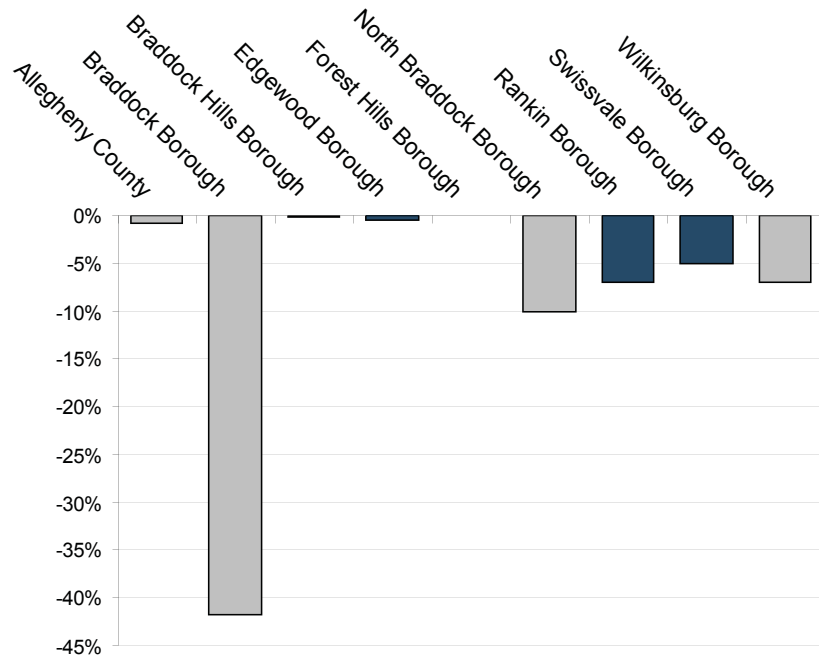
Age Distribution of Swissvale's Population by Sex (2000)



Each of the three boroughs features distinct concentrations of children, middle-aged residents and older residents. A major portion of Edgewood's population is middle aged and equally distributed between males and females. Rankin has a substantially larger portion of population under 15 years old and generally has more female residents than males. Swissvale also has a larger portion of females than male residents.

Household Trends

Change in Number of Households from 1990-2000



As was seen in population, the number of households decreased in each of the three boroughs and in the surrounding municipalities between 1990 and 2000. The percent loss in number of households in Rankin (7%) and Swissvale (5%) was slightly less than the percentage of population lost (Rankin 8% and Swissvale 9%) during the same time period. Edgewood only experienced a 1% loss in the number of households over the decade but also lost 8% of its population.

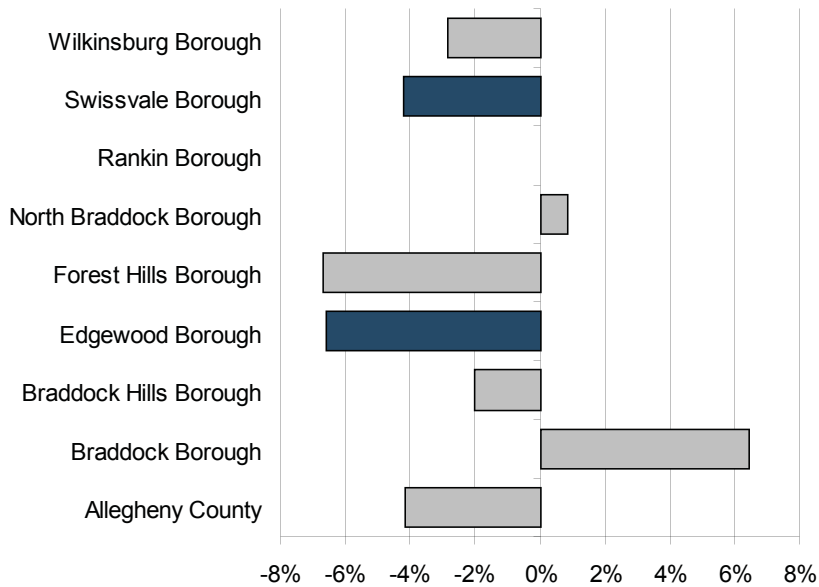
Change in average household size from 1990-2000

Location	1990	2000	Change 1990-2000	% Change 1990-2000
Allegheny County	2.41	2.31	-0.10	-4%
Braddock Borough	2.32	2.47	0.15	6%
Braddock Hills Borough	1.98	1.94	-0.04	-2%
Edgewood Borough	2.13	1.99	-0.14	-7%
Forest Hills Borough	2.4	2.24	-0.16	-7%
North Braddock Borough	2.41	2.43	0.02	1%
Rankin Borough	2.3	2.3	0.00	0%
Swissvale Borough	2.15	2.06	-0.09	-4%
Wilkinsburg Borough	2.12	2.06	-0.06	-3%

Section 1

Background Information & Analysis

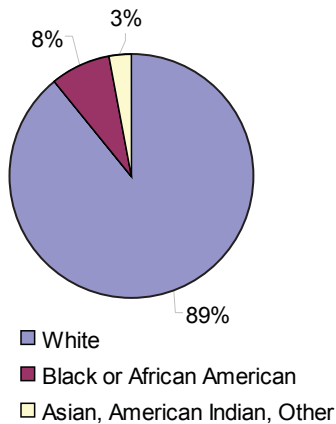
Change in Average Household Size from 1990-2000



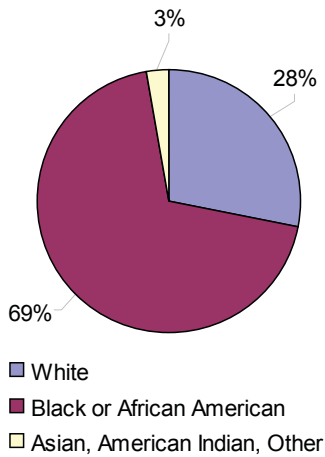
In both Edgewood and Swissvale, the rate of population decline outpaced the rate at which households were lost. Consequently, both boroughs saw a significant decrease in their average household size. Rankin lost population and households at approximately the same rate. Consequently, Rankin's average household size remained constant over the decade. Decreasing average household size was common within surrounding municipalities and the County. Only Braddock and North Braddock witnessed an increase in their average household size over the decade. Allegheny County as a whole experienced a decrease in average household size of approximately 4%.

Race Distribution of the Population

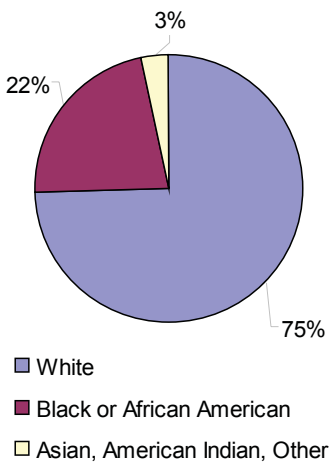
Racial Composition Edgewood (2000)



Racial Composition Rankin (2000)



Racial Composition Swissvale (2000)



The racial diversity of the three communities is significant. Edgewood and Swissvale include predominantly white residents. However, residents of Rankin Borough are predominantly African American. The County as a whole is comprised of approximately 85% white residents, 12% African American residents, and 3% other races. This composition is somewhere between Edgewood and Swissvale. Other races consistently accounts for approximately 3% of the population within Edgewood, Rankin, Swissvale and Allegheny County.

Section 1

Background Information & Analysis

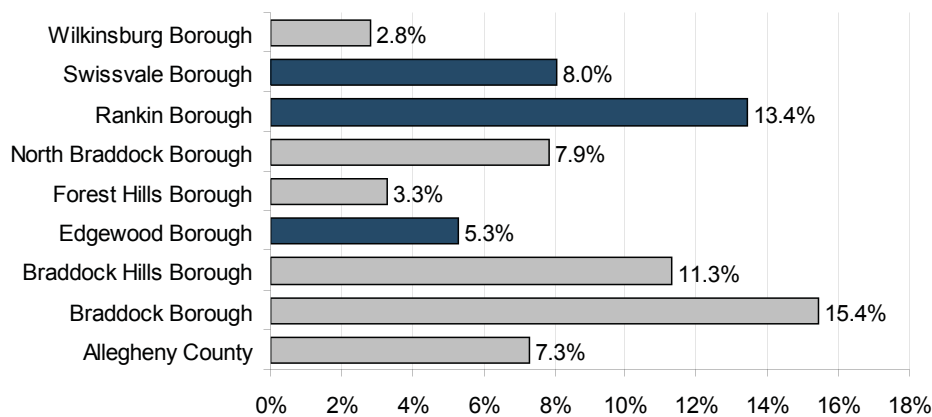
Population Density

Location	(people per acre)			
	1990	2000	Change 1990-2000	% Change 1990-2000
Allegheny County	2.8	2.7	-0	-4%
Braddock Borough	12.2	7.6	-5	-38%
Braddock Hills Borough	3.2	3.1	-0	-1%
Edgewood Borough	9.3	8.6	-1	-8%
Forest Hills Borough	7.2	6.7	-0	-7%
North Braddock Borough	6.9	6.3	-1	-9%
Rankin Borough	7.8	7.2	-1	-8%
Swissvale Borough	12.8	11.6	-1	-9%
Wilkinsburg Borough	14.3	13.0	-1	-9%

Population density decreased at a similar rate to population as a whole between 1990 and 2000. Most of the communities examined featured a population density between 6 and 13 people per acre. Rankin had the least population density of the three communities with 7.2 people per acre in 2000. Swissvale had the highest population density (11.6 people per acre) of the three boroughs and was nearly the highest of all the communities investigated (Wilkinsburg was highest with 13.0 people per acre) in the same year.

EDUCATION CHARACTERISTICS

Change in Percentage of Residents with a High School or Better Education (1990-2000)



The percentage of residents with a high school or greater education increased in Edgewood, Rankin, and Swissvale as well as the other communities examined. The proportion of residents with a high school or better education increased most significantly in Braddock Borough. However, Rankin Borough featured the second greatest increase in the proportion of these residents. All three communities witnessed a greater increase than the County as a whole in this proportion.

HOUSING CHARACTERISTICS

Housing Units

Location	1990*	2000	Change 1990*-2000	% Change 1990*-2000
Allegheny County	580,738	583,646	2,908	0.5%
Braddock Borough	2,641	1,624	-1,017	-35.8%
Braddock Hills Borough	1,102	1,077	-25	-2.3%
Edgewood Borough	1,694	1,730	36	2.1%
Forest Hills Borough	3,159	3,203	44	1.4%
North Braddock Borough	3,347	3,250	-97	-2.9%
Rankin Borough	1,186	1,126	-60	-5.1%
Swissvale Borough	5,284	5,097	-187	-3.5%
Wilkinsburg Borough	11,354	10,696	-658	-5.8%

* Adjusted using the Consumer Price Index (CPI). Accessed www.bls.gov and utilized inflation calculator for 1990-2000

Among the three boroughs, only Edgewood experienced an increase in the number of housing units between 1990 and 2000. Rankin and Swissvale's housing unit losses were in line with the losses of surrounding communities except Braddock, which suffered a precipitous decline of 1,017 units, i.e., almost 39% of its housing stock.

Housing Value

Location	1990*	2000	Change 1990*-2000	% Change 1990*-2000
Allegheny County	\$75,372	\$84,200	\$8,828	12%
Braddock Borough	\$22,044	\$20,300	-\$1,744	-8%
Braddock Hills Borough	\$60,192	\$63,800	\$3,608	6%
Edgewood Borough	\$101,244	\$108,200	\$6,956	7%
Forest Hills Borough	\$88,308	\$86,700	-\$1,608	-2%
North Braddock Borough	\$30,624	\$32,300	\$1,676	5%
Rankin Borough	\$29,964	\$25,700	-\$4,264	-14%
Swissvale Borough	\$53,988	\$54,000	\$12	0%
Wilkinsburg Borough	\$54,648	\$53,600	-\$1,048	-2%

* Adjusted using the Consumer Price Index (CPI). Accessed www.bls.gov and utilized inflation calculator for 1990-2000

In order to accurately analyze housing value trends over time, 1990 values were adjusted to compensate for inflation using the Consumer Price Index. The change in housing value within the three boroughs varied greatly. Median housing value in Edgewood increased the most of all the boroughs researched (7%). Housing values in Swissvale remained level. Rankin's loss was the most

Section 1

Background Information & Analysis

significant of the boroughs studied (14%). Median housing values in Braddock (-8%), Forest Hills (-2%), and Wilkinsburg (-2%) also decreased after adjusting for inflation. The County as a whole experienced an approximately 12% increase in median housing value.

In 2000:

- About 65% of Edgewood’s housing units were in the \$60,000-\$99,000 value range, and none were valued less than \$35,000.
- About 65% of Rankin’s housing units were valued less than \$35,000.
- About 65% of Swissvale’s housing units were in the \$35,000-\$90,000 value range, and 19% was valued less than \$35,000.

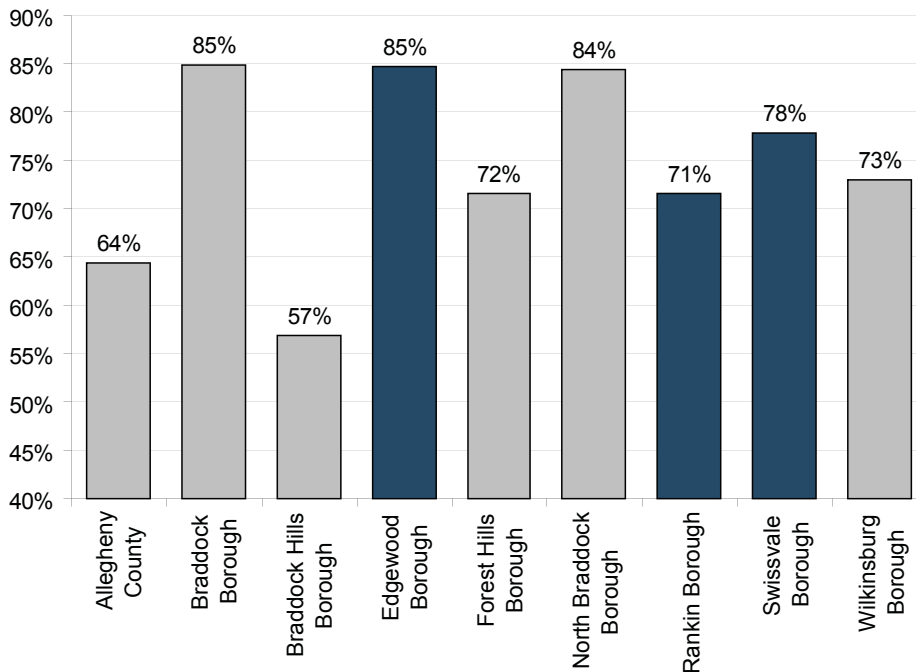
A more current indicator of housing values in the three boroughs is contained in the house sales data published by the National Association of Realtors. This data only pertains to homes sold by real estate firms that are members of West Penn Multi-List, Inc., but is probably indicative of all house sales in the boroughs.

Location	Number of Sales	Median Sales Price	Average Sales Price	Number & Percentage of Sales with Units Valued <\$50,000		Number & Percentage of Sales with Units Valued from \$50,000-\$99,999		Number & Percentage of Sales with Units Valued from \$100,000-\$199,000		Number & Percentage of Sales with Units Valued at \$200,000 or more	
Edgewood	58	\$158,500	\$172,984	2	3.4%	8	13.8%	28	48.3%	20	34.5%
Rankin	8	\$22,375	\$30,006	7	87.5%	0	0.0%	1	12.5%	0	0.0%
Swissvale	146	\$63,285	\$71,572	50	34.2%	68	46.6%	27	18.5%	1	0.7%

Source: West Penn Multi-List, Inc.

Age of Housing Stock

Percent of Housing Stock over 45 years old (2000)



The boroughs' housing stock is aging. Significant portions of the three boroughs' housing stocks were constructed approximately 50 or more years ago. The three boroughs' proportion of this housing type is between 7% and 20% greater than Allegheny County's proportion.

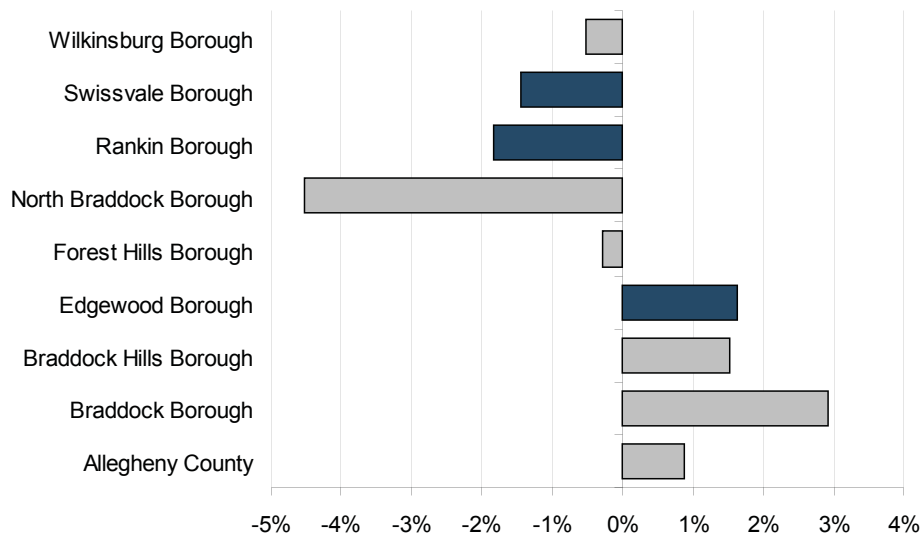
Housing Tenure

Location	Percent of Owner Occupancy		
	1990	2000	Change 1990-2000
Allegheny County	66.2%	67.0%	0.9%
Braddock Borough	47.3%	50.2%	2.9%
Braddock Hills Borough	55.8%	57.4%	1.5%
Edgewood Borough	63.8%	65.5%	1.6%
Forest Hills Borough	81.2%	80.9%	-0.3%
North Braddock Borough	63.2%	58.6%	-4.5%
Rankin Borough	44.2%	42.4%	-1.8%
Swissvale Borough	55.3%	53.9%	-1.4%
Wilkinsburg Borough	42.1%	41.6%	-0.5%

Section 1

Background Information & Analysis

Change in Owner Occupancy Rate between 1990 and 2000

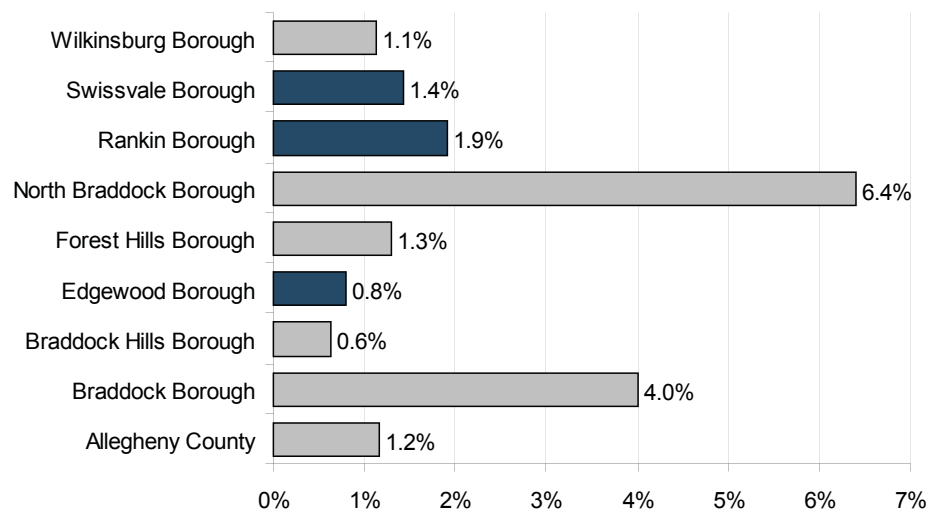


Rankin has one of the lowest home-ownership rates of the boroughs studied (42.4%). Only Wilkinsburg has a lower rate (41.6%). Swissvale Borough's home-ownership rate (53.9%) was near the median for the communities studied and Edgewood was near the highest (65.5%). Edgewood's rate was very near that of the County as a whole (67%).

Edgewood experienced an increase in owner occupancy while this category decreased in Swissvale and Rankin. Trends in surrounding communities are mixed. Braddock and Braddock Hills as well as the County as a whole increased in home ownership rates while Wilkinsburg, North Braddock and Forest Hills all decreased.

Housing Vacancy

Change in Vacancy Rate between 1990 and 2000



Location	Vacancy Rate		
	1990	2000	Change 1990-2000
Allegheny County	6.8%	8.0%	1.2%
Braddock Borough	24.5%	28.5%	4.0%
Braddock Hills Borough	4.7%	5.3%	0.6%
Edgewood Borough	4.5%	5.3%	0.8%
Forest Hills Borough	3.5%	4.8%	1.3%
North Braddock Borough	12.6%	19.0%	6.4%
Rankin Borough	9.1%	11.0%	1.9%
Swissvale Borough	6.8%	8.2%	1.4%
Wilkinsburg Borough	13.4%	14.6%	1.1%

As of the last Census (2000) Edgewood had the second lowest vacancy rate of the municipalities analyzed. Swissvale’s 2000 vacancy rate was very near that of Allegheny County. Rankin’s vacancy rate outpaced the County’s in 2000 and was the third highest among the communities examined. Overall, the three boroughs, as well as each of the other communities studied, experienced an increase in vacancy rate between 1990 and 2000.

POVERTY AND INCOME CHARACTERISTICS

Income

Location	1990*	2000	Change 1990*-2000	% Change 1990*-2000
Allegheny County	\$37,140	\$38,329	\$1,189	3%
Braddock Borough	\$22,889	\$18,473	-\$4,416	-19%
Braddock Hills Borough	\$23,050	\$30,382	\$7,332	32%
Edgewood Borough	\$44,118	\$52,153	\$8,035	18%
Forest Hills Borough	\$50,922	\$44,922	-\$6,000	-12%
North Braddock Borough	\$24,486	\$24,335	-\$151	-1%
Rankin Borough	\$14,351	\$13,832	-\$519	-4%
Swissvale Borough	\$31,380	\$31,523	\$143	0%
Wilkinsburg Borough	\$29,976	\$26,621	-\$3,355	-11%

*Adjusted using the Consumer Price Index (CPI). Accessed www.bls.gov and utilized inflation calculator for 1990-2000

Two of the boroughs that were studied (Edgewood and Braddock Hills), as well as the County as a whole, experienced an increase in median income over the last decade after adjusting for inflation. Edgewood Borough featured an 18% increase, the second highest among the studied municipalities. Median income in Swissvale kept pace with the rate of inflation over the decade. Incomes in Rankin increased at a slightly less rate than inflation resulting in a decrease of approximately 4%. Income growth did not keep pace with inflation in four of the other boroughs studied.

Poverty

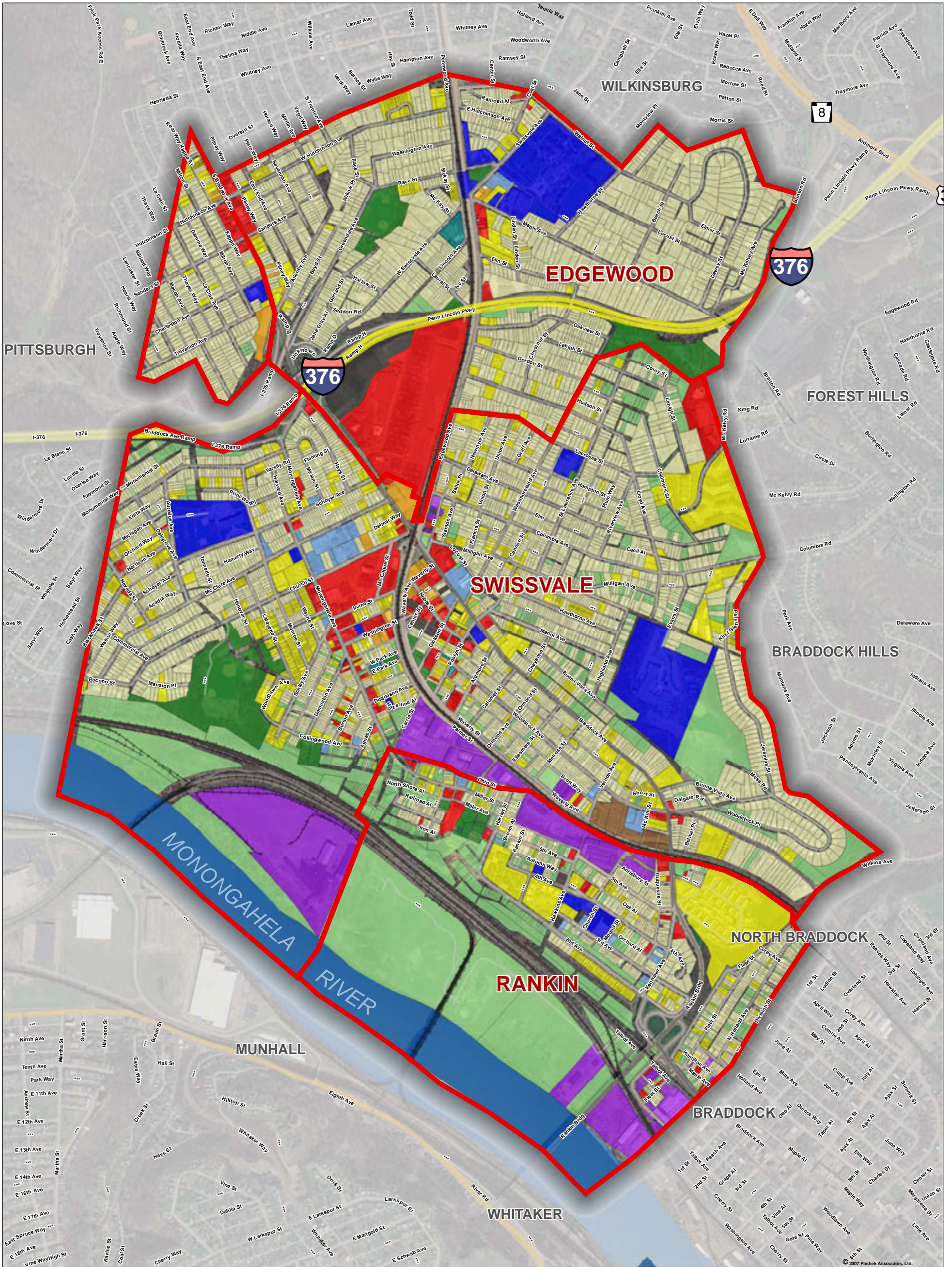
Location	Percent of Population Below Poverty		
	1990	2000	Change 1990-2000
Allegheny County	10.1%	9.8%	-0.3%
Braddock Borough	17.0%	25.5%	8.6%
Braddock Hills Borough	7.2%	11.5%	4.3%
Edgewood Borough	4.7%	4.5%	-0.2%
Forest Hills Borough	3.4%	5.3%	1.9%
North Braddock Borough	17.5%	18.5%	1.0%
Rankin Borough	28.8%	30.9%	2.2%
Swissvale Borough	11.1%	13.3%	2.2%
Wilkesburg Borough	14.5%	15.5%	1.0%

Swissvale and Rankin both experienced a slight increase in the percent of the population below poverty. This proportion increased in each borough by approximately 2.2%. Only Edgewood and Allegheny County as a whole saw the percentage of residents below poverty decrease over the decade.

Existing Land Use Assessment

This section includes a description of land use in the boroughs. Existing land use patterns and development types are identified and discussed for each municipality. The Existing Land Use Map displays the current land uses within the boroughs including but not limited to: residential, commercial, industrial, institutional, parks/recreation, and open space. A breakdown of land use types is illustrated for the region as a whole and the three boroughs individually. The Existing Land Use Map is a general depiction of land use based on parcel data provided by the Allegheny County GIS Department and a field view of the region conducted by the planning consultant. The map should be referenced to identify the geographic patterns of development and open space throughout the planning area.





Land Uses

Single-Family Residential	Place of Worship
Multi-Family Residential	Industrial
Commercial	Transit
Office	Parking
Private Club	Open Space / Vacant Land
Government / Institutional	Park/Playground

Legend

Roads	Rivers and Streams
Interstate Highway	Municipal Boundary
Pennsylvania / U.S. Highway	
Railroad Line	

Base map information provided by Allegheny County Planning Department.
 Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

Pashek Associates makes no claims to the accuracy of this data.

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THE ERS (EDGEWOOD, RANKIN, AND SWISSVALE) REGION

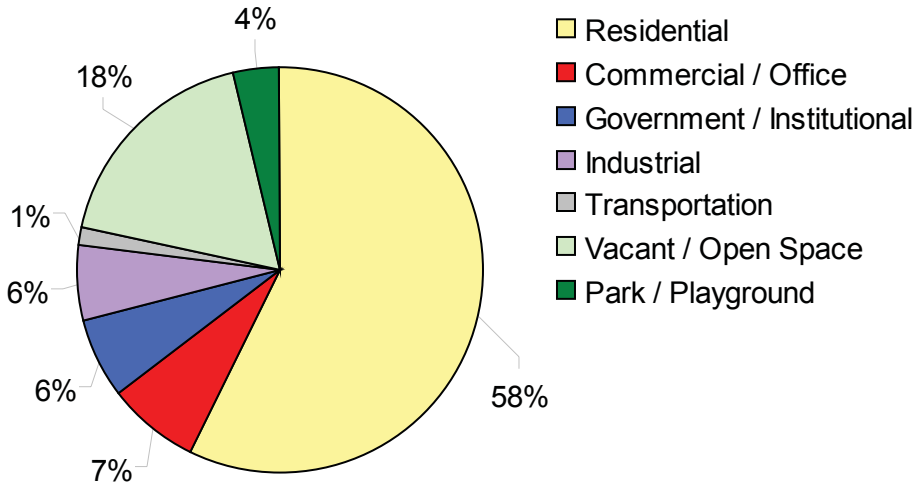
The ERS region, located approximately 9 miles east of Downtown Pittsburgh, consists of three municipalities in Allegheny County, Pennsylvania. Together, the Boroughs of Edgewood, Rankin, and Swissvale encompass approximately 2.3 square miles of land. The ERS region is situated in the east central portion of Allegheny County. The Region is bordered on the west by the City of Pittsburgh, on the South by the Monongahela River, on the east by several municipalities including Braddock and Braddock Hills, and to the north by Wilkinsburg. The boroughs are arranged from north to south in the following order: Edgewood, Swissvale, and Rankin. Each of the boroughs features a variety of land uses that contribute to the overall land use patterns of the region. Swissvale is the largest of the three boroughs in geographic area (1.3 square miles) followed by Edgewood (0.6 square miles) and Rankin (0.4 square miles).

The major transportation corridors in the planning area include Interstate 376 (Parkway East) and South Braddock Avenue. The Parkway East passes through Edgewood and Swissvale in the northern portion of the ERS Region along an east-west path. The Region features an interchange at the intersection of I-376 and S. Braddock Ave. S. Braddock Avenue forms a north-south axis through each of the three boroughs. These routes have a significant impact on the Region's land use patterns.

Figure 1, on the following page, shows the type and distribution of land uses for the entire ERS Region. Approximately 58% of the Region is comprised of residential land uses (single and multi-family). This is the largest portion within the Region. The next largest land use in the ERS Region is vacant land and open space (approximately 18%). A majority of the vacant land and open space is situated within Swissvale and Rankin Boroughs. Commercial / Office, Industrial, and Government / Institutional uses make up similar portions of the ERS Region by each accounting for approximately 6% of the total area. These uses are somewhat equally distributed. An exception is that Rankin contains a majority of the Region's industrial uses. Park and Playground area comprises approximately 4% of the ERS Region and Transportation-related uses such as the Allegheny County Port Authority Busway's Park'n'Ride account for approximately 1% of the Region. Areas occupied by the transportation network; such as road, railroad, and Busway rights-of-way, were excluded from the calculation of the land use figures above.

Figure 1

Land Use Composition of the ERS Region

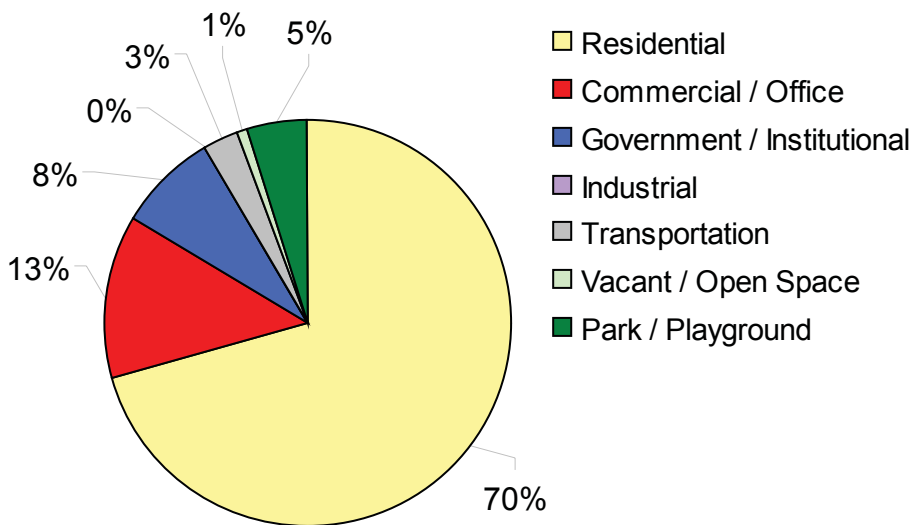


EDGEWOOD BOROUGH

Edgewood is the northern-most borough within the ERS Region. South Braddock Ave forms its western border. It is bordered on the west and south by Swissvale Borough. Wilkinsburg forms its northern border and Forest Hills is the eastern border. The type and distribution of land uses within Edgewood Borough are illustrated in Figure 2.

Figure 2

Land Use Composition of Edgewood Borough



Edgewood features the largest proportion of residential uses among the three boroughs within the ERS Region. Additionally, Edgewood features the highest percentage of single-family residences among the three boroughs. Edgewood's commercial uses are generally situated in three commercial districts: Edgewood Town Center, the Regent Square Business District, and Edgewood Avenue. Edgewood is generally built-out and has a limited amount of developable (vacant) land in comparison to Swissvale and Rankin. A detailed description of the borough's land uses follows.

Residential

As illustrated in Figure 2, the major land use in the borough of Edgewood is residential. Nearly 93% of the residential land area in Edgewood is made up of single-family residential uses. The remaining 7% includes the borough's multi-family residential uses. In Edgewood, multi-family uses are generally concentrated along Edgewood Avenue, near the Regent Square Business District, and along the Port Authority Busway. Additional multi-family uses are scattered throughout the borough's neighborhoods. These are typically structures originally designed for single-family use that have been subdivided into apartment units.

Commercial/Office

Approximately 13% of Edgewood Borough is made up of commercial uses. The largest portion of this area is due to Edgewood Town Center. Edgewood Town Center is a large shopping center featuring many national and regional chain businesses with expansive surface parking areas to serve the businesses. The triangular-shaped Edgewood Town Center is nestled between S. Braddock Ave. (western border), the Parkway East (northern border), and the Port Authority Busway (eastern border). Edgewood Town Center has a regional market area that draws upon residents from many neighboring communities such as Pittsburgh and Wilkinsburg.

While Edgewood Town Center is responsible for a major portion of the borough's commercial area, two relatively smaller concentrations of commercial uses are located within the borough. The Regent Square Business District is situated along S. Braddock Ave. The eastern portion of the business district is located within the Borough of Edgewood. These uses include restaurants, convenience stores, galleries, offices, and other specialty businesses. Regent Square provides goods and services that are geared to residents of Edgewood and Swissvale, as well as the surrounding region.

Additionally, a variety of businesses are stretched along Edgewood Avenue opposite the Port Authority Busway. These businesses extend from I-376 in the south to the Western PA School for the Deaf in the north. Businesses such as a restaurant, offices, an auto repair shop, and a barber are situated along this corridor. Generally, these businesses serve the neighborhoods surrounding the corridor. Edgewood is currently undertaking a study to explore possibilities along the Edgewood Avenue Corridor.

Industrial

There are very few industrial land uses in Edgewood Borough. The majority of industrial uses within the ERS Region are situated in Rankin Borough.

Government and Institutional Uses

Public, civic and institutional uses make up approximately 8% of the land use in Edgewood Borough. They include schools, churches, the Edgewood Borough Building, the Western Pennsylvania School for the Deaf, and the historic train station. The largest institutional land use in Edgewood is the Western Pennsylvania School for the Deaf’s campus. This is also one of the largest institutional uses within the ERS Region as a whole.

Parks / Playgrounds and Open Space

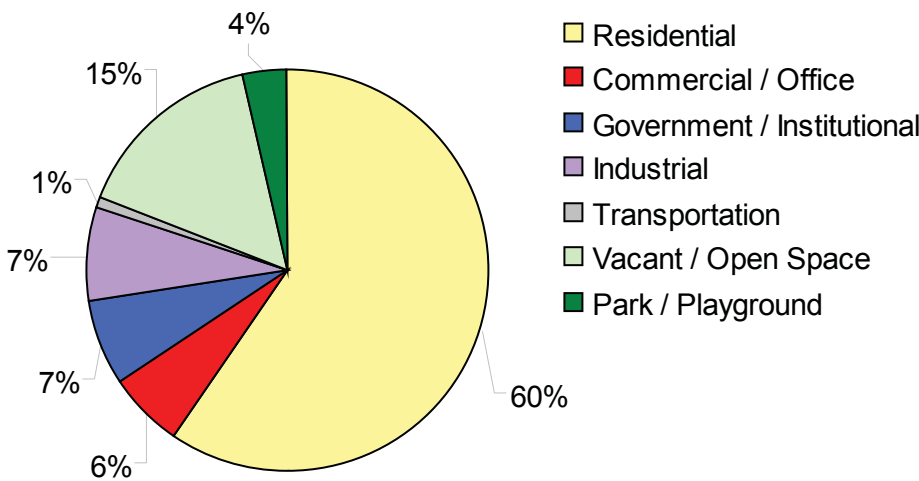
Park and recreational areas consist of approximately 5% of the land use in Edgewood Borough. This area is almost entirely made up of three sites: Koenig Field, Dickson Park and Memorial Park. There is little open space remaining in the Borough. Undeveloped areas consist primarily of environmentally constrained land that is not suitable for development, such as steep slopes.

SWISSVALE BOROUGH

Swissvale Borough is the largest of the three boroughs. Swissvale currently features the greatest variety in the types of land uses within the Region. Figure 3 provides a breakdown of the land uses within Swissvale Borough. Each land use category is discussed in more detail below.

Figure 3

Land Use Composition of Swissvale Borough



Residential

As illustrated in Figure 3, the major land use in Swissvale is residential (approximately 60%). The variety of single-family homes in Swissvale mirrors the diversity of uses overall within the borough. Smaller lots in central portions of the borough get slightly larger as you reach the west and east borders of the borough. The single family homes located along Jeremias St. in the eastern portion of the borough reflect a suburban character with driveways and garages facing the front lot line. Single-

family homes in most portions of the borough feature vehicular access via an alley in the rear of the homes.

The mixture of single- and multi-family residential uses is greater in Swissvale than in Edgewood. Approximately 20% of residential land area in Swissvale features multi-family uses. Swissvale features a diversity of multi-family residential uses that are more scattered than those found in Edgewood Borough. There are distinct concentrations of apartment structures, such as Swissvale Towers, around and within the Swissvale Business Loop. Multi family residential structures such as the Forest provide apartments in a more suburban setting. These are situated on Swissvale's eastern border. Additionally, Swissvale features many groups of townhomes. Examples of these are the townhomes found adjacent to Les Getz Park in the western portion of Swissvale. Subdivided single-family homes are more common in Swissvale than Edgewood. These are scattered throughout the borough's neighborhoods.

Commercial

A major portion of Swissvale's commercial uses are situated within the Swissvale Business Loop. The Business Loop includes the Swissvale Central Business District as well as the areas along a loop formed by S. Braddock Ave., Washington St., Monongahela Ave. and Schoyer Ave. The business loop features many commercial and office uses including but not limited to restaurants, specialty shops, bowling alley, professional offices, a funeral home, an exercise facility, etc.

In addition to the business loop, Swissvale features several commercial pockets within its neighborhoods. The intersection of S. Braddock Ave. and Woodstock Ave. features a small concentration of businesses including a convenience store and bar. Businesses extend south along Monongahela Ave. from the business loop and include the Triangle Sandwich Shop. There is also a small concentration of businesses near the intersection of Nevada St. and Harrison Ave.

Industrial

Swissvale Borough is home to several significant industrial uses. Kopp Glass is located along Palmer St. and the Port Authority Busway. Kopp Glass is an important and significant employer within the Borough and ERS Region as a whole. Additionally, the Carrie Furnace Site, originally part of the Homestead Steel Works, is situated partially within Swissvale and Rankin. However, the portion containing the remaining structure is situated within Swissvale's portion of the site. These two uses themselves account for a significant portion of Swissvale's geographic area. Several smaller industrial uses are located within Swissvale Borough as well. These are generally smaller warehousing and distribution type uses.

Government and Institutional

Swissvale features many government and institutional uses. These include the borough building, schools, places of worship, as well as police and fire stations. The Swissvale Borough building is situated at the intersection of Roslyn St. and S. Braddock Ave. and houses one of Swissvale's two fire halls. Three schools are situated within Swissvale, and comprise a large portion of the Borough's geographic area. These include Dickson Intermediate, West Junior High, and the Word of God School.

Parks / Playgrounds and Open Space

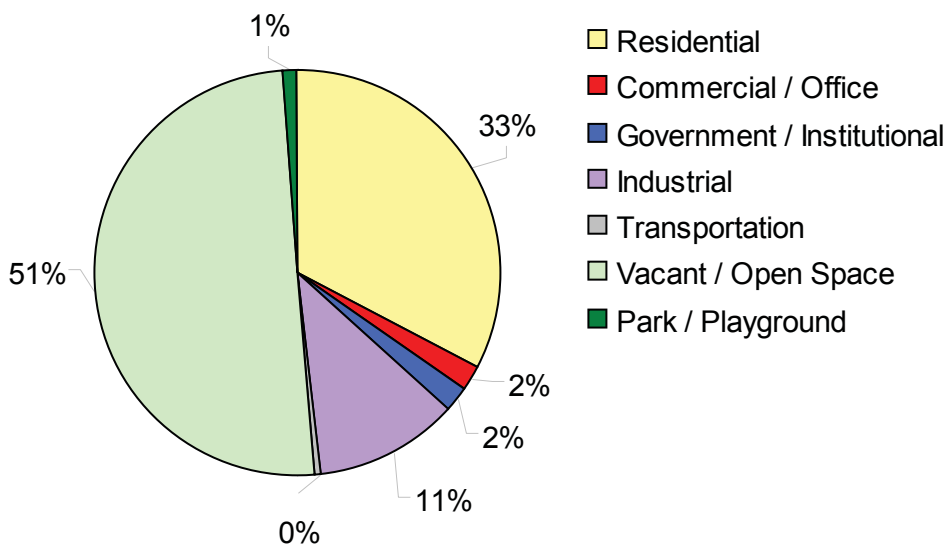
Park and recreational areas consist of approximately 4% of the land use in Swissvale Borough. The largest of these parks is Les Getz Park, in the western portion of the Borough. A significant portion of the Borough remains vacant / open space. This area includes undeveloped areas that contain environmentally constrained land. A significant portion of this land includes the steeply sloped land leading down to the Monongahela River from the western neighborhoods of Swissvale. Another large vacant / open space parcel that features steep slopes is located adjacent to West Junior High School.

RANKIN BOROUGH

The smallest of the three boroughs, Rankin is situated with a large portion of land fronting the Monongahela River. Rankin features a much larger proportion of vacant land than Edgewood and Swissvale. Figure 4 provides a breakdown of the land uses within Swissvale Borough. Each land use category is discussed in more detail below.

Figure 4

Land Use Composition of Rankin Borough



Residential

Disregarding vacant land and open space, residential uses account for the largest portion of uses in Rankin. As illustrated in Figure 4, approximately 33% of the borough’s land is comprised of residential uses. Rankin features many single-family homes on small lots in the central portions of the borough. Adding to the residential diversity in Rankin, the Mon Valley Initiative recently redeveloped several sites in central Rankin through selective demolition and constructed new single-family homes. These homes exhibit a distinctly more suburban character than the majority of other single-family homes in Rankin.

Rankin has a variety of multi-family residential land uses as well. Like Swissvale, many single

family homes within the borough have been subdivided into multi-unit structures. Additionally, Rankin features a large portion of public housing developments. Three large public housing plans (such as Hawkins Village) cover a significant portion of the Borough's geographic area. Resultantly, the residential area of Rankin is nearly evenly split between single- (16.2% of total borough land uses) and multi-family (16.6% of total borough land uses) residential uses.

Commercial

Only 2% of Rankin's land area is committed to commercial uses. These few businesses are found sporadically throughout the borough. The businesses within Rankin include a convenience store, auto repair shops, specialty shops, and restaurant/taverns. Small concentrations of businesses appear along Miller St. and along S. Braddock Ave.

Industrial

Industrial uses make up the next largest land use category after vacant / open space and residential land (approximately 11% of the Borough's land area). A variety of warehousing and manufacturing uses is concentrated near Rankin and Braddock's common border at the farthest southern point of the ERS Region. Additionally, a large industrial operation along the Rankin Swissvale border provides jobs to Rankin Borough and ERS Region residents.

Government and Institutional

2% of Rankin is comprised of government or institutional uses. Rankin Elementary School is a large parcel in central Rankin. The school is adjacent to the Rankin Borough Building which also houses the Borough's Police Department. Additionally, Rankin features many churches throughout the Borough. The Rankin Christian Center also is a significant community asset.

Parks / Playgrounds and Open Space

Park and recreation facilities comprise only 1% of the borough's land area. These resources include the Gas St. Playground as well as the Rankin Athletic Field which are situated in the center of the borough. As mentioned previously and described in Figure 4, vacant / open space accounts for more than half of the borough's land area. This is due largely to the presence of Rankin's portion of the Carrie Furnace Site. However, many acres are vacant due to their environmental constraints. Like Swissvale, Rankin features a large portion of land with steeply sloped banks leading down to the Monongahela River.

PREVIOUS PLANNING EFFORTS FOCUSING ON LAND USE

Regent Square Business District: A Strategic Improvement Study
Developed by Vollmer Associates (2002)

Welcome to Swissvale: A Comprehensive Revitalization Strategy - Entering the 21st Century
Developed by SEDCO, Borough of Swissvale, Mon Valley Initiative, and Action Housing (2007)

Carrie Furnace Site Conceptual Plan –
Developed by McLachlan, Cornelius, and Felloni (2007)

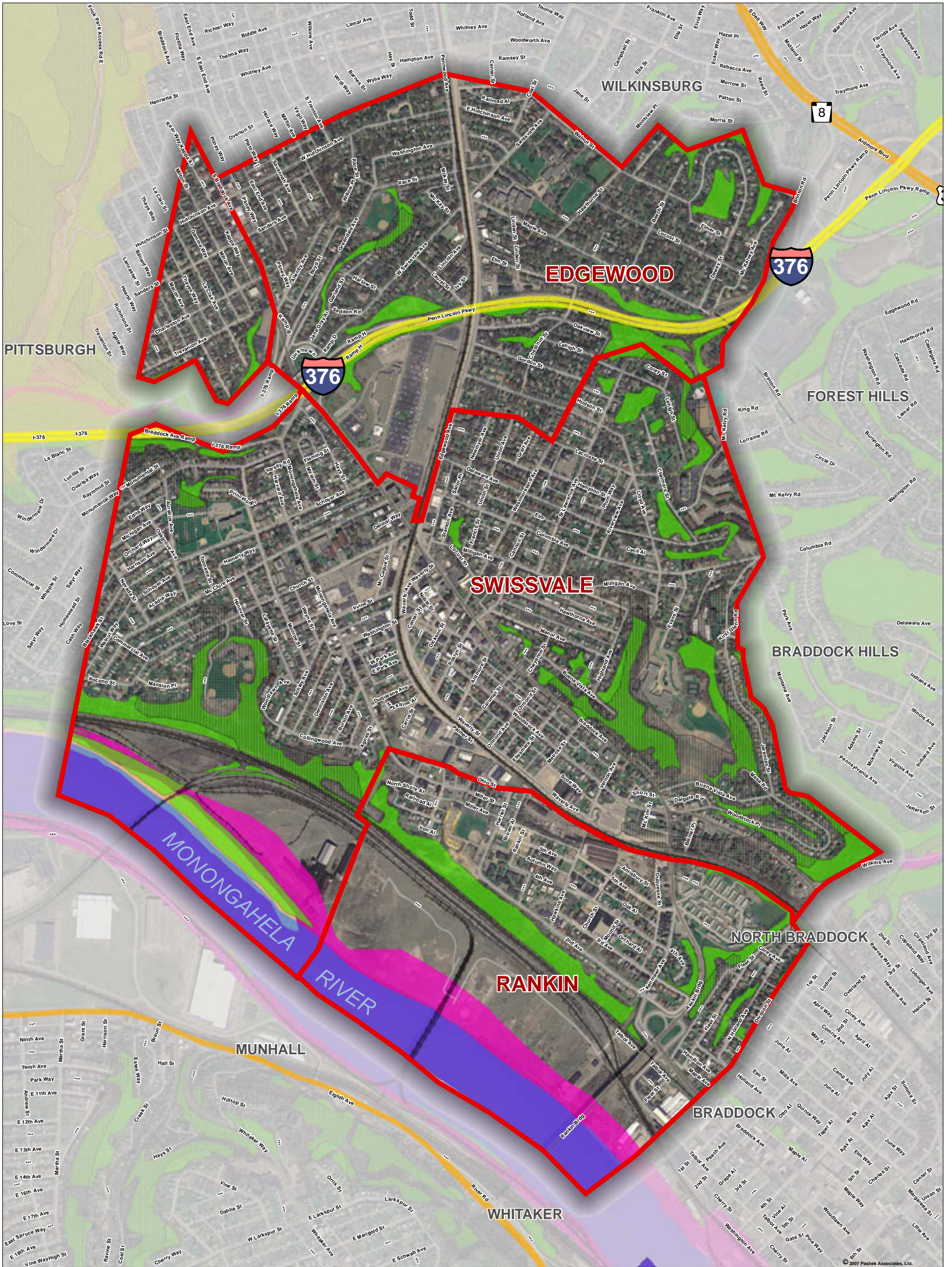
Environment & Natural Resources








This section provides an overview of the environmental conditions in the area and outlines the location of environmentally sensitive lands and features. It is important to understand the extent and location of environmental features in order to identify limitations to development, avoid severe environmental impacts, and prevent property loss or damage. Environmental resource information should be used to focus environmental improvement projects and provide guidance for redevelopment efforts. Environmental features identified in the planning area include:

- Soils
- Steep Slopes
- Floodplains
- Streams and Rivers
- Watersheds
- Woodlands
- Natural Heritage Inventory Biodiversity Areas







The landscape of the planning area is typical of western Pennsylvania, with rolling hills, steeply sloped ravines, and river valleys. The entire region drains into the Monongahela River and eventually into the Ohio River. The Natural Features Map provides geographic information on the location of sensitive environmental features such as steep slopes, floodplains, and woodlands.



Community Facilities

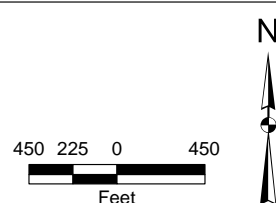
-  Steep Slopes (>25%)
-  Biological Diversity Areas (BDAs)
-  Hydric Soils
-  Floodplain Areas (100 year event)
-  Wetlands

Legend

-  Roads
-  Interstate Highway
-  Pennsylvania / U.S. Highway
-  Railroad Line
-  Rivers and Streams
-  Municipal Boundary

Base map information provided by Allegheny County Planning Department.
 Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

Pashek Associates makes no claims to the accuracy of this data.



EDGEWOOD • RANKIN • SWISSVALE: MULTI-MUNICIPAL COMPREHENSIVE PLAN
NATURAL FEATURES MAP



SOILS

Much of the developed portions of Allegheny County are covered by urban soil associations. Urban soils do not demonstrate significant environmental sensitivity. The ERS Region is nearly built out. Consequently, nearly the entire region is made up of these urban soils. Rare exceptions to this include undeveloped areas featuring steep slopes or parklands.

SLOPES

Steeply sloped areas include areas with 25% or greater slopes. Steep slopes constrain development because clearing them lessens soil stability and increases erosion. Generally, the steeply sloped land within the ERS Region has remained undeveloped due to these constraints.

There are several specific areas of steep slopes within the region. The largest is found adjacent to West Junior High School. Another large area of steep slopes is the area above the Carrie Furnace Site. Here the ground slopes up from a flat area near the Monongahela River to the developed portions of Rankin and Swissvale. Another steeply sloped area runs along the two sides of I-376 (Parkway East) as it passes through Edgewood and Swissvale.

FLOODPLAINS

Development in a floodplain can result in damage and destruction of property due to flooding, habitat destruction, and loss of riparian buffers, and increase downstream flooding. The Natural Features Map identifies areas that fall within the 100-year floodplain. These are primarily located along the Monongahela River on the Carrie Furnace Site.

STREAMS AND RIVERS

The Region's most significant water feature is the Monongahela River. The Monongahela forms the southern border of the ERS Region and is partially situated within Swissvale and Rankin. The Monongahela flows northwest from Rankin and Swissvale until it joins the Allegheny at the confluence of the Ohio River.

WATERSHEDS

A watershed is the area of land where all of the water that is under it (ground water) or drains off of it travels to the same place, whether it is a stream, river, lake, or the ocean. Watersheds conform to natural hydrologic boundaries, rather than political boundaries. As a result, it is important for municipalities located within the same watershed to coordinate efforts to protect water quality and stream habitat.

Water from the three boroughs eventually ends up in the Ohio River. Consequently, the ERS Region lies within the Ohio River Watershed. The ERS Region is covered by two sub-watersheds within this watershed: the Nine Mile Run Watershed and the Monongahela River Watershed. The Nine Mile Run Watershed includes nearly all of Edgewood and the northern portion of Swissvale. The Monongahela River Watershed includes the southern portion of Swissvale and all of Rankin.

WOODLANDS

Some small woodlands are found within the ERS Region. Frequently these areas correspond to steeply sloped portions of the boroughs where development never occurred. Some woodlands exist near the borders of the Region’s larger recreational amenities such as Frick Park and Les Getz Memorial Park. There are no State Gamelands or State Forests in the ERS Region.

NATURAL HERITAGE INVENTORY

A natural heritage area is an area that is recognized for its unique biodiversity and ecological integrity. The Natural Heritage Inventory for Allegheny County was prepared by the Western Pennsylvania Conservancy for the Allegheny County Board of Commissioners. The inventory identifies natural heritage areas in the County and classifies them as exceptional, high, and notable according to their county significance. The inventory was created to assist the public (state, county, and municipal governments) and private sectors in protecting significant environmental resources and species habitat when planning for the future.

Although there are no Biological Diversity Areas (BDAs) within the three boroughs, the Frick Park BDA is situated directly bordering the region.

Frick Park BDA

Frick Park is the largest, least developed of the Pittsburgh city parks. Although it is used extensively for recreational purposes, it is also used as a place for environmental studies by local school groups. A nature center has been constructed which serves as an attraction for those interested in outdoor studies. The areas of the park that remain most natural include the forested slopes in the Nine Mile Run valley on the eastern side of the park. Frick Park also provides a relatively large patch of green space in an otherwise totally urban area. Park managers should be aware of the significance that such a green space has, not only as habitat for native flora and fauna, but as a place for nature study by city residents and other interested individuals. Efforts should be made, therefore, to maintain and improve the natural qualities that exist in the park.¹

Footnotes:

1. Allegheny County Natural Heritage Inventory - available at: <http://www.paconserve.org/rc/pdfs/allegheny-co-final-cd.pdf>

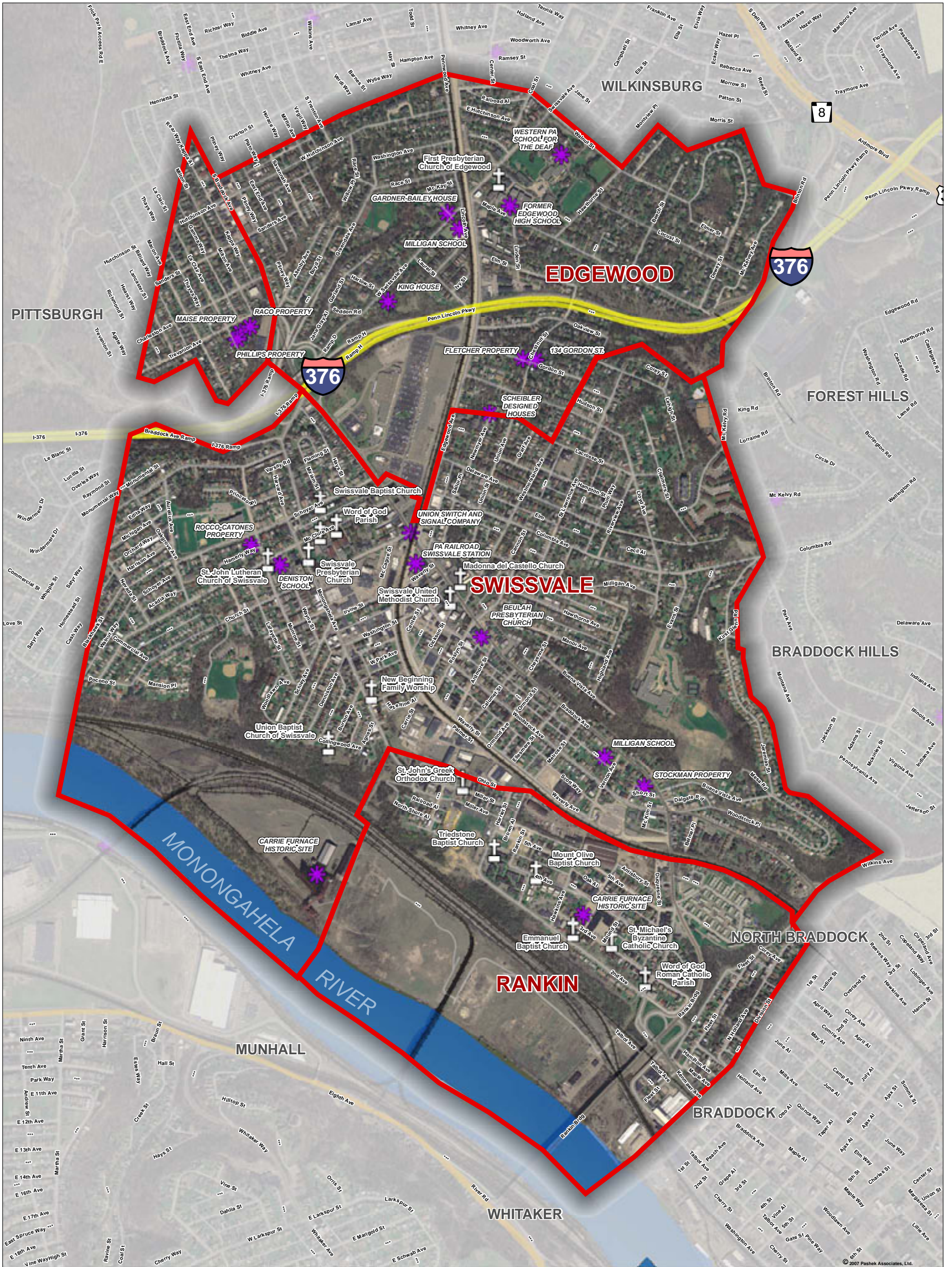
Cultural & Historic Resources





The three boroughs played a significant part in the economic growth development of the steel industry in Western Pennsylvania. The Union Switch and Signal Company and the U.S. Steel Homestead Steel Works once employed many of the region's residents. While no longer present within the region, recent efforts have attempted to preserve the memory of these industrial giants as well as other elements of the boroughs' rich pasts. This section provides a brief overview of the boroughs' historic and cultural resources. The Cultural and Historic Resources Map should be referenced when reviewing this section. The map identifies the locations of significant resources discussed below.

The discussion is organized as follows:







- Historic Districts, Structures and Sites
- Cultural Assets and Organizations
- Religious Institutions



Cultural and Historic Resources

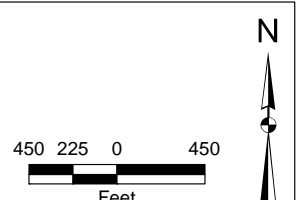
-  Historically / Culturally Significant Site
-  Church / Place of Worship

Legend

-  Roads
-  Interstate Highway
-  Pennsylvania / U.S. Highway
-  Railroad Line
-  Rivers and Streams
-  Municipal Boundary

Base map information provided by Allegheny County Planning Department.
 Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

Pashek Associates makes no claims to the accuracy of this data.



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CULTURAL & HISTORIC RESOURCES MAP



HISTORIC DISTRICTS, STRUCTURES, AND SITES

The following list provides a brief description of the significant historic and cultural structures within the boroughs.

Edgewood

Gardner-Bailey House

The Gardner-Bailey House is listed on the National Register of Historic Places (NRHP). Constructed in 1898, the house is a unique example of a variety of architectural styles that were popular during the time of its construction.

Edgewood Train Station

This former train station is situated along the Allegheny County Port Authority's East Busway and Edgewood Ave. Edgewood Borough has been working with the Allegheny County Port Authority to rehabilitate this historic train station.

C.C. Mellor Memorial Library

This building was constructed by the Edgewood Club to house the library as well as the Edgewood Community House in 1914.

Western PA School for the Deaf

After being destroyed by fire, a new building for the school was dedicated in 1903.

Rankin

Carrie Furnaces

Rankin once housed portions of the Carrie Furnaces. The two remaining furnaces are situated within Swissvale Borough.

George Rankin Jr. Memorial Bridge

This is the major transportation link between Rankin and Munhall that crosses the Monongahela River.

Homestead Hot Metal Bridge

This industrial bridge still spans the Monongahela River and once connected the Carrie Furnaces with the Homestead Steel Works.

Swissvale

Longfellow/Deniston School

The Longfellow School, later renamed the Deniston School, was built in 1902. At the time it was the first school constructed in the newly incorporated (1898) Swissvale Borough. The Deniston School is now on the NRHP.

Carrie Furnaces

The two remaining Carrie Furnaces (Furnaces #6 and 7) are situated within Swissvale Borough and became National Historic Landmarks in September of 2006.

CULTURAL ASSETS AND ORGANIZATIONS

Edgewood Foundation

The Edgewood Foundation is dedicated to promoting and enhancing the cultural, social and educational environment of Edgewood life for all residents, the Edgewood Foundation is a not-for-profit public foundation. The Edgewood Foundation's activities foster enhanced community interaction for Edgewood residents.¹

Steel Industry Heritage Corporation and Rivers of Steel National Heritage Area

The Steel Industry Heritage Corporation (SIHC) is a non-profit group that manages the Rivers of Steel National Heritage Area, which covers over 5,000 square miles within seven (7) southwestern Pennsylvania counties including Allegheny County. SIHC works with in partnership with the National Park Service and the Commonwealth of Pennsylvania to identify, conserve, promote and interpret the cultural, historic, recreational and other resources associated with steel and steel-related industries.²

Regent Square Civic Association

The Regent Square Civic Association (RSCA) serves all the residents, businesses, and property owners in Regent Square, a neighborhood comprised of sections of four municipalities: Edgewood, Pittsburgh, Swissvale and Wilkinsburg. It is the RSCA's goal to maintain a sense of community and continuously improve the quality of life in the neighborhood. The RSCA acts as a liaison to government agencies, organizes community events, initiates neighborhood improvements, collaborates with other community organizations, disseminates information to the community, and operates as an advocate on community-wide issues.³

RELIGIOUS INSTITUTIONS

Places of worship and religious institutions are abundant within the three boroughs. These resources are depicted on the Cultural and Historic Resources Map. Many of these places of worship are housed in architecturally and historically significant structures.

Footnotes:

1. <http://www.edgewoodfoundation.org/index.html>
2. <http://www.riversofsteel.com/subpage.aspx?id=307&h=225&sn=282>
3. <http://www.regentsquare-rsca.org/index.htm#rsca>

Parks & Recreation

This section presents a summary of park and recreation assets in the planning area according to the National Recreation and Park Association (NRPA) classifications and standards. There is a wide variety of park and recreation facilities offered by the three boroughs. These facilities are supplemented by the Woodland Hills School District's facilities and facilities within neighboring municipalities. Recreational planning is not new to the region. Edgewood recently completed a Comprehensive Parks, Recreation, and Open Space study to explore means of addressing future recreational needs within the Borough.



The Parks and Recreation Facilities Map should be referenced when reviewing this section. The map identifies the locations of the recreational assets identified throughout this section.



Community Facilities

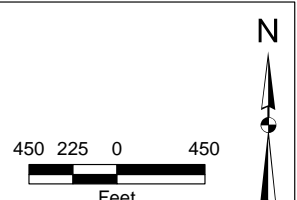
- Parks and Playgrounds
- School Facilities
- Woodland Areas

Legend

- Roads
- Interstate Highway
- Pennsylvania / U.S. Highway
- Railroad Line
- Rivers and Streams
- Municipal Boundary

Base map information provided by Allegheny County Planning Department.
Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

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EDGEWOOD • RANKIN • SWISSVALE: MULTI-MUNICIPAL COMPREHENSIVE PLAN
PARKS AND RECREATION FACILITIES MAP



REGIONAL PARKS

Frick Park

Although not located within the boundaries of the three boroughs, Frick Park directly borders Swissvale and Edgewood as it extends along the Parkway East (I-376). Frick Park provides recreational opportunities to residents throughout Pittsburgh and its surrounding communities. Because of its size and regional attractiveness, Frick Park is considered a significant contributor to Edgewood, Rankin, and Swissvale's recreation and open space amenities. Frick Park covers approximately 600 acres and includes amenities such as: the Frick Art & Historical Center, educational programming by the Frick Environmental Center, Blue Slide Playground, Playground at Forbes and Braddock, the Frick Gatehouse, red clay tennis courts, and a bowling green.¹ The Park also has an extensive network of trails. An entrance to Frick Park is situated near the Center for Creative Play in Swissvale.



COMMUNITY PARKS

Les Getz Memorial Park

Les Getz Memorial Park is Swissvale's largest recreational facility. It is situated near the intersection of Church St. and Hanover St. in the Borough's southwest corner. The Park features major recreational amenities such as three baseball fields of varying sizes, two tennis courts, and two basketball courts. These courts and fields serve residents throughout the borough.

Koenig Field

Koenig Field, situated in Edgewood Borough, is a community scale park that features two baseball fields and two tennis courts as its main recreational amenities. The park's facilities serve Edgewood Borough residents as a community park. Additionally, the park serves residents within a ¼ mile radius as a neighborhood park. A deficiency of neighborhood parks within the Borough, however, results in heavy use of the facilities at Koenig Field, often overburdening them.²

Dickson Park

There are currently no recreation facilities at Dickson Park. Should neighborhood park facilities be developed, the park would serve the south-east residential area of Edgewood Borough, as well as portions of Swissvale Borough and Braddock Borough. Unless safe and accessible pedestrian access is provided over the Penn Lincoln Parkway to the park, Dickson Park will not serve any portions of Edgewood Borough north of the Penn Lincoln Parkway.³

Rankin Athletic Field

Rankin Athletic Field is located near the Borough's center. The major recreation amenities within the site include a baseball field and one basketball court. The Rankin Athletic Field is Rankin Borough's largest recreational asset.

Section 1

Background Information & Analysis

NEIGHBORHOOD PARKS AND TOT LOTS

Edgewood

Edgewood Borough's Laurel Hill Tot Lot is a small-scale recreational facility situated along Laurel St. near the Parkway East (I-376). This facility provides a playground and picnic table for use by residents of the borough and primarily serves the surrounding neighborhood.

Memorial Park is an open space near Edgewood's center at the intersection of Race St. and East Swissvale Ave. This space features a monument to Edgewood's World War I veterans.

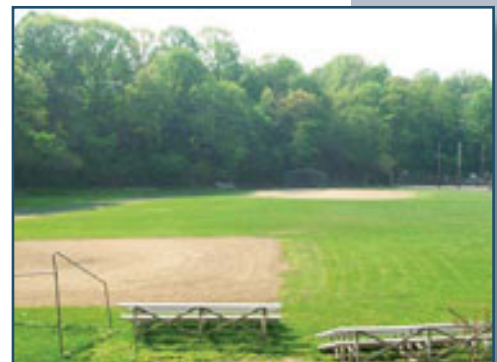
Rankin

Rankin features two small scale recreational assets including the Gas Street Playground and the Hawkins Ave. Sitting Area. The Gas Street Playground is situated near the Rankin Athletic Field and serves the surrounding neighborhood. A play apparatus is the major recreational amenity at the playground. The Hawkins Ave. Sitting Area is a public space situated at the intersection of Hawkins Ave. and Rankin Blvd. This space overlooks the Monongahela River and provides passive recreational area for residents. There is a significant portion of open space along the north side of Rankin Blvd. The series of contiguous vacant lots that comprise this space are relatively shallow in depth. The lot depth somewhat limits the potential use of this area.

Swissvale

Swissvale's Linear Park is a unique public asset within the region. This series of public spaces stretches north from Roslyn Street to the Swissvale/Edgewood border along the Port Authority Busway. The spaces feature a variety of public amenities. Within Swissvale's central business district the Linear Park includes several vacant parcels abutting the Port Authority's right-of-way. The smaller of these parcels display public landscaping and the larger parcels include public amenities such as sitting areas. Along Edgewood Avenue the Linear Park takes the form of a tree-lined sidewalk that provides residents with pedestrian friendly access to the Busway's Roslyn Street Station.

Swissvale Borough also maintains a playground and gazebo within Filmet Park at the intersection of Hampton Ave. and St. Lawrence Ave. This site occupies a corner of the property that houses the Universal Academy of Pittsburgh.



SCHOOL DISTRICT FACILITIES

The region's four public schools are part of the Woodland Hills School District. Each school provides outdoor recreational amenities for its students. These semi-public facilities also play an important role in defining the three boroughs' recreational network. A list of each public school's recreational facilities is provided below.

West Junior High

One baseball field / multi-purpose field
Two tennis courts
One basketball court
25 yard indoor swimming pool

Edgewood Primary

Multi-purpose field

Dickson Intermediate

Two baseball fields
One football/soccer field

Rankin Intermediate

Two baseball fields

PREVIOUS PLANNING EFFORTS FOCUSING ON PARKS AND RECREATION

Edgewood Comprehensive Parks, Recreation, and Open Space Plan
Developed by Pashek Associates (2003)

Footnotes:

1. <http://www.pittsburghparks.org/Frick17.php>
2. Edgewood Comprehensive Park, Recreation, and Open Space Plan
3. Edgewood Comprehensive Park, Recreation, and Open Space Plan

Transportation

SOUTH BRADDOCK AVENUE

South Braddock Avenue is a Principal Arterial traveling through the three municipalities. This two to four-lane arterial roadway has the second highest traffic volumes in the three municipalities, with the highest volumes observed on the Parkway East (I-376). An October 2007 traffic count on South Braddock Avenue just south of Roslyn Street indicated a 24-hour Average Daily Traffic (ADT) of 15,000 vehicles per day, of which 7.5% were trucks. Because South Braddock Avenue from the Parkway East to Rankin Bridge is a major route choice for Kennywood Park, traffic on the roadway increases dramatically in the summer months.



Ownership and maintenance responsibilities of South Braddock Avenue fall upon the three municipalities. The municipalities receive annual funding for municipal-owned road maintenance and construction through the Commonwealth’s Liquid Fuels Funds. This funding is allocated through a formula-based system with funds derived from state liquid fuel tax receipts, oil franchise tax proceeds, and the recently enacted Act 44. Payments to municipalities are distributed based on a formula of the ratios of the mileage and population of the municipality to the state totals.

Relative to the typical municipal-owned roadway in the Commonwealth, Braddock Avenue is a high volume roadway. Volumes of both auto and truck traffic greatly exceed the average for a typically owned municipal roadway.

South Braddock Avenue is a two-lane Principal Arterial and serves as the “Main Street” for the Regent Square Business District and adjacent residential areas in the Regent Square neighborhood of Edgewood and Swissvale. North of the Parkway East interchange area, South Braddock Avenue has a curbside parking lane in each direction. South Braddock Avenue serves as an important connection between the Parkway East and many of Pittsburgh’s East End neighborhoods and western portions of Wilkinsburg. This section of South Braddock Avenue is also a popular route for commuters and experiences significant congestion during morning and evening peak periods. Traffic volumes also vary seasonally, with increases in the summer due to attractions such as Kennywood and Frick Park. Port Authority bus routes 61B, 63B, and 79A travel along this stretch of South Braddock Avenue.

South Braddock Avenue is surfaced in layers of bituminous overlays, and is generally in fair to poor condition. There is significant rutting in the pavement surface throughout the Business District and is most pronounced near the intersection with West Hutchinson Avenue.

A well-developed network of sidewalks provides pedestrian access to the businesses and homes in Regent Square. Sidewalks line both sides of South Braddock Avenue north of the Parkway East interchange. These sidewalks are generally in fair to good within the main portion of the Business District but broken or tilted slabs are somewhat common in other locations. The signalized intersection at South Braddock and West Hutchinson Avenues has a full-movement pedestrian phase and serves as a key location for crossing Braddock Avenue within the Business District. Crosswalks in the remainder of the Business District are generally unmarked or have very worn pavement markings and are not highly visible to vehicles.

Traffic patterns at the southern end of the Regent Square Business District can be somewhat confusing for roadway users. At this point, two roadways (South Braddock Avenue and Allenby Avenue), two ramps (offramp from the Parkway East eastbound, onramp to the Parkway East westbound) and a driveway intersect in the same area. Additionally, the width of South Braddock Avenue changes from a four-lane cross section in the interchange area to the two-lane section that passes through the business district.

MON/FAYETTE EXPRESSWAY

The Mon/Fayette Expressway Project will eventually connect I-68 east of Morgantown, WV to the Parkway East (I-376) east of Pittsburgh. Though the project currently ends in southeastern Allegheny County at PA Route 51 in Jefferson Hills, the PA Route 51 to Interstate 376 section would extend the Mon/Fayette system north to two interchanges with the Parkway East: one in Monroeville/Penn Hills and one in the City of Pittsburgh near Second Avenue and Bates Street. The purpose of this project is to provide a safe, efficient transportation route that will complement the regional transportation network, enhance accessibility to social services and industrial development sites located along the Monongahela River Valley, and to relieve traffic on the congested local roadways in southeastern and eastern Allegheny County.

The Preliminary Engineering and Environmental Clearance Phase of the Transportation Project Development Process is now completed for this project. The US Department of Transportation's Federal Highway Administration (FHWA) signed the Record of Decision (ROD) on December 7, 2004 issuing environmental clearance and identifying the Selected Alternative for this project. The Project is now proceeding with Final Design, which will be followed by right-of-way acquisition.

The Final Design Process involves the refinement of the Selected Alternative, the development of a Right-of-Way (ROW) Plan, ROW acquisition, and preparation of detailed Plans, Specifications and Estimates (PS&E) that ultimately will be used to construct the Expressway. To facilitate this process, the Pennsylvania Turnpike Commission (PTC) has divided the proposed 24-mile Expressway into 13 design sections to ensure the proper engineering expertise is available for the various components of the Expressway. Each design section has its own consultant team to address the design challenges and specific circumstances of the communities in that area.

Once all ROW has been acquired and the PS&E is approved, the PS&E package will be used to solicit construction bids and subsequently, select the construction contractors.

The Turnpike's current financial commitment to the project is \$291 million. That sum is deemed sufficient to complete the environmental clearance process, final design, and right-of-way acquisition for the project. Total project costs for the Selected Alternative are estimated at \$3.6 billion.

EAST BUSWAY – PORT AUTHORITY OF ALLEGHENY COUNTY

The first phase of the Port Authority of Allegheny County's Martin Luther King, Jr. East Busway opened in 1983, providing a 6.8 mile exclusive bus roadway between Downtown Pittsburgh and Wilkinsburg. In 2003, the Port Authority opened a 2.3-mile extension between Wilkinsburg and the Borough of Swissvale. On an average weekday, approximately 25,000 riders use the 34 bus routes that travel the East Busway.

Two existing East Busway stations serve the study area. The Roslyn station, near the Swissvale Business District, and the Swissvale station, near Vernon and Woodstock Avenues and just north of the Swissvale/Rankin municipal boundary, provide access to Swissvale and Rankin. The Swissvale station also includes a 163-space Park and Ride lot, which currently reaches capacity by 7:15 each weekday morning.

PREVIOUS PLANNING EFFORTS FOCUSING ON TRANSPORTATION







Swissvale Borough Business District Streetscape Master Plan
Developed by Wilbur Smith (2007)

Regent Square Civic Association Traffic Study
Developed by Vollmer Associates (2003)



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Legend

-  Roads
-  Interstate Highway
-  Pennsylvania / U.S. Highway
-  Railroad Line
-  Rivers and Streams
-  Municipal Boundary

Base map information provided by Allegheny County Planning Department.
Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)



Pashek Associates makes no claims to the accuracy of this data.

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TRANSPORTATION ISSUES MAP



Community Facilities & Services



This section inventories community facilities and provides an overview of public services, including police, fire, and emergency management. Public utilities and services are also discussed, with a specific focus on water and sewer infrastructure and services. The Community Facilities Map shows community facilities in the planning area including schools, libraries, hospitals, and fire stations.

It is important to examine community facilities and services in the context of planning because these services play an important role in maintaining the health and safety of a community. Good public services contribute to a quality community and support a high quality of life for residents of a community.

SCHOOLS AND EDUCATIONAL INSTITUTIONS

The school system and other educational institutions located in and serving the planning area are strong assets to Edgewood, Rankin, and Swissvale. The community strongly benefits from two libraries, four public schools, and two private schools located in the planning area. The Community Facilities Map indicates the location of these educational resources within the three boroughs.

Public School District

The Woodland Hills School District includes the boroughs of Edgewood, Rankin, and Swissvale as well as several others. The School District operates nine school facilities, four of which are situated within Edgewood, Rankin, and Swissvale. Rankin Intermediate School is located at the intersection of Fourth St. and Mound St. in the Borough of Rankin. Residents expressed the importance of this community asset at the Town Meeting held in Rankin.¹ Edgewood Primary School is located on Maple Ave in Edgewood Borough. Dickson Intermediate School is situated along Schoyer Ave. in Swissvale Borough. Lastly, West Junior High School is situated along Evans St. in Swissvale.

“Woodland Hills School District makes students its first priority. The District provides each student with an excellent educational experience that is driven by the highest expectations and prepares students for meaningful participation in all facets of society.”² - Woodland Hills School District Website

Rankin Intermediate has approximately 265 students in grades 4, 5, and 6.³ Edgewood Primary is a kindergarten through third grade building with almost 600 students.⁴ Dickson Intermediate School, located in Swissvale Borough, is a fourth through sixth grade school with over 400 students.⁵ West Junior High educates approximately 490 students in 7th and 8th grades.⁶

Section 1

Background Information & Analysis

Private Schools

Word of God Catholic School in Swissvale, Pennsylvania was established in 1909 as St. Anselm Catholic School. Since then, it has established a record of academic excellence for students in preschool through eighth grade in courses such as math, reading, science, English, music, art, Spanish, sign language, computers and much more.⁷

The Universal Academy of Pittsburgh (UAP) is a full-time Islamic school offering Pre-S, Pre-K, and K - 5th grade students the choice for a quality education. Governed by the Universal Education Foundation non-profit organization, we follow a challenging formal public school curriculum, in addition to the cornerstone of our program: Arabic, Qur'an, and Islamic Studies. The UAP educates over 90 students representing over 20 different countries.⁸

The Western PA School for the Deaf (WPSD) occupies a large campus at the intersection of East Swissvale Ave. and Walnut Ave. in Edgewood Borough. According to its website, the WPSD is a non-profit tuition-free school with high academic expectations. Founded in 1869, WPSD continues its tradition of dedication by providing quality educational services and a complete extracurricular program to deaf and hard-of-hearing children from birth through twelfth grade. Serving over 250 day and residential students from more than 100 school districts and 30 counties, WPSD is the largest comprehensive center for deaf education in Pennsylvania.⁹

Local Libraries

Swissvale and Edgewood house the region's two local branch libraries. These libraries are part of the eiNetwork and are linked with the Carnegie Library system of Pittsburgh. This relationship allows resource sharing and services such as interlibrary loan. The two local branches are the Carnegie Free Library of Swissvale¹⁰ and the C.C. Mellor Memorial Library¹¹ in Edgewood.

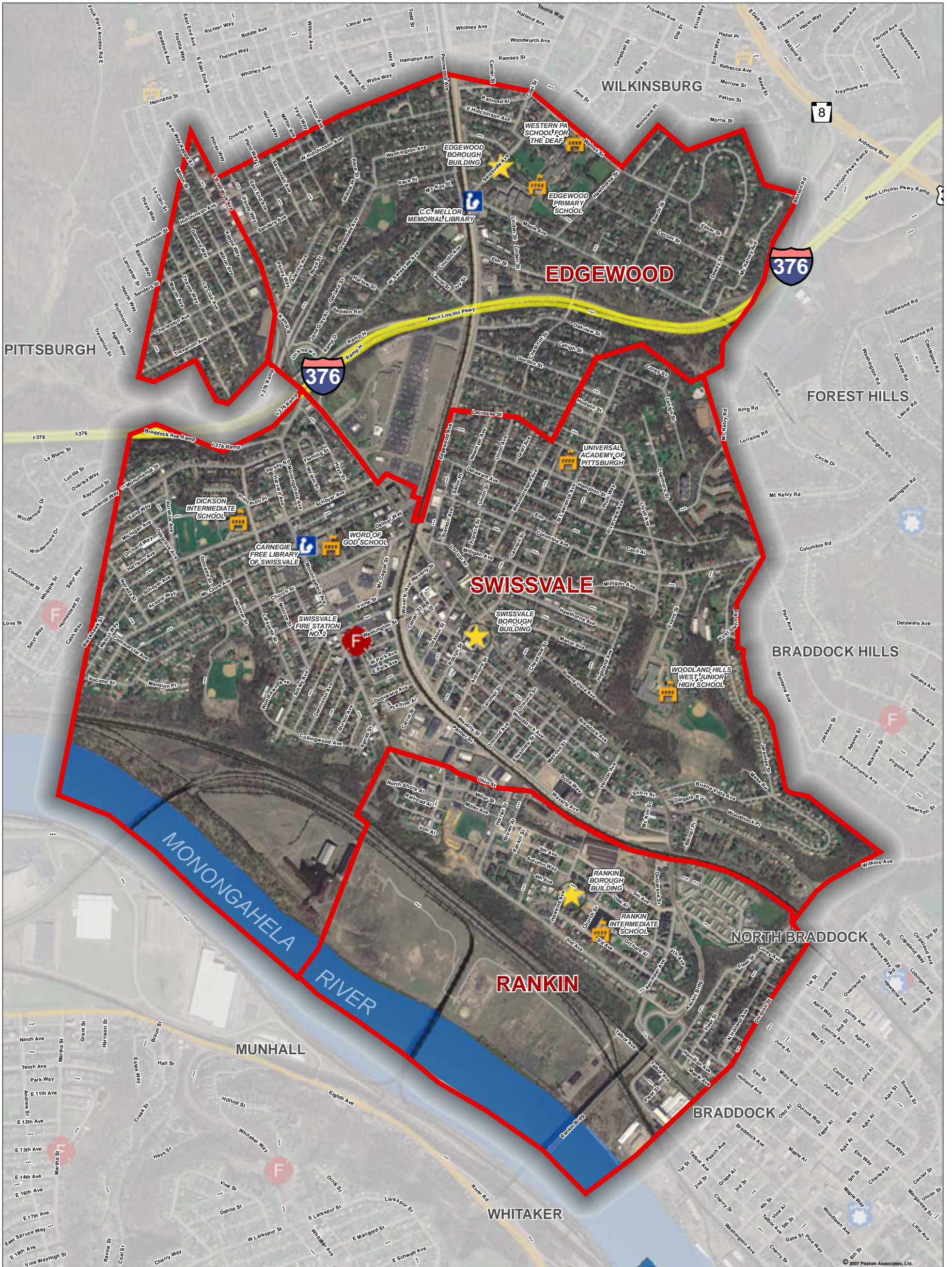
Footnotes:

1. Reference comment from the Rankin town meeting
2. <http://www.whsd.k12.pa.us/>
3. <http://www.whsd.k12.pa.us/schools/RANKIN/>
4. <http://www.whsd.k12.pa.us/schools/EDGEWOOD/>
5. <http://www.whsd.k12.pa.us/schools/DICKSON/>
6. http://www.whsd.k12.pa.us/schools/WEST_JUNIOR/
7. <http://www.wordofgodschool.org/>
8. <http://www.uapschool.com/ourschool.htm>
9. <http://www.wpsd.org/HTML/home.php>
10. <http://www.swissvalelibrary.org/ein/swissval/index.html>
11. <http://www.ccmellorlibrary.org/ein/ccmellor/index.html>

Public Safety & Health

An inventory of police, fire, and EMS services was conducted for the three boroughs. Information was gathered using a combination of key person interviews and general background research.





Community Facilities

- Multi-Purpose Public Facility (Municipal Building and Police Station)
* Edgewood and Swissvale's Multi-Purpose Public Facilities also house the Boroughs' respective Fire Stations.
- Fire Station
- Police Station
- School (Public or Private)
- Library

Legend

- Roads
- Interstate Highway
- Pennsylvania / U.S. Highway
- Railroad Line
- Rivers and Streams
- Municipal Boundary

Base map information provided by Allegheny County Planning Department.

Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

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EDGEWOOD • RANKIN • SWISSVALE: MULTI-MUNICIPAL COMPREHENSIVE PLAN
COMMUNITY FACILITIES MAP



POLICE SERVICES

Edgewood, Rankin, and Swissvale operate individual police departments. The Borough's police force operates from the Municipal Building located along Race Street. Edgewood's Police Department's allotted staff is a full-time equivalent (FTE) of approximately 10.5 officers or 1 police officer per 315.3 borough residents.¹ Swissvale's Police Department is located in the borough building at 7560 Roslyn Street and also has administrative offices at 7548 Roslyn Street. Swissvale employs 14 full-time and 13 part-time officers. The department's funding comes from the municipal budget as well as state and federal grants.² Rankin's police force is centered in the Borough Building located at 320 Hawkins Avenue.

The Rankin Police Department is composed of the Chief of Police (full-time) and twelve (12) part-time officers. As the smallest of the three police departments, we pride ourselves with working hard for the community of Rankin which has a population of around 2,500 citizens. As a growing community, we also have one of the lowest crime rates in the area.³

The Rankin Police Department's Code of Ethics

As a law enforcement agency, our fundamental duty is to serve mankind and to safeguard lives and property to protect the innocent against deception, the weak against oppression or intimidation, and the peaceful against violence or disorder, and to respect the Constitutional right of all people to liberty, equality, and justice.⁴

FIRE SERVICES

Swissvale sustains a paid professional fire department and Edgewood and Rankin have a corps of volunteer fire fighters.

Edgewood's fire department utilizes 15 volunteers and utilizes one driver per shift between the hours of 8am and 12 midnight, Monday through Friday. A pager system alerts the volunteers when needed.⁵ The Edgewood Fire Department has a mutual aid agreement with Swissvale, Rankin, Forest Hills, and Braddock Hills in order to provide backup support as needed. Originally formed in the late 1880s, the borough's Fire Department operates out of a single station located behind the Edgewood Borough Building, proudly protecting the residents of Edgewood Borough. Services provided include firefighting, hazardous materials response, vehicle rescue (extrications), and search & rescue operations.⁶ The Borough maintains the fire fighting apparatus and buys fire fighting equipment. The Fire Department holds several fundraisers throughout the year to supplement the borough's financial commitment.⁷

Swissvale's Fire Department includes paid and volunteer fire fighters. The station located in the municipal building (7560 Roslyn Street) employs full-time fire fighters. A second station at 7419 Washington St. is operated by volunteers. Swissvale maintains three (3) pumper engines, one (1) ladder truck, one (1) squad/personnel carrier, and one (1) command vehicle. The Swissvale fire department includes 13 paid union fire fighters and 20 volunteers.⁸

Rankin's Volunteer Fire Department operates out of the Borough Building located at Fourth Ave. and Hawkins Ave. The Rankin Fire Department operates a fire trucks and a pumper truck.

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Generally, the fire departments and volunteers throughout the three boroughs work together. A common idea that arose during the various interviews and public meetings throughout the planning process was that of service regionalization. Many indicated that efforts to regionalize had been discussed previously but met obstacles that were not overcome.

EMERGENCY MANAGEMENT

Edgewood, Rankin, and Swissvale are served by ambulance services from the Eastern Area Pre-Hospital Services based in Turtle Creek. Edgewood's volunteer fire department (VFD) has 4 EMTs.⁹ Swissvale's emergency response department, a certified Quick Responder Service (QRS) employs eleven (11) certified Emergency Medical Technicians (EMTs), one (1) paramedic, and one (1) first responder. These professionals address medical emergencies until ambulances arrive from the Eastern Area Pre-Hospital Services.¹⁰

HOSPITALS

The nearest hospital is UPMC Braddock located at 400 Holland Ave. in Braddock, PA. The boroughs' proximity to Pittsburgh also allows residents to utilize the hospitals located within the City as well.

PUBLIC UTILITIES AND SERVICES

Public utilities are provided to ensure the safety, health, and well-being of the residents of a community. The location of public water and sewer infrastructure and the capacity of the system influence where growth and redevelopment will take place in the future. Therefore, it is important that infrastructure and land use planning be closely linked. Effective and efficient infrastructure is often used as an economic development tool. Sites that are infrastructure ready (water, sewer, electric, telecommunications, etc.), and are located near a workforce population, are often sought by developers and businesses. However, the provision of public services can facilitate unwanted development in environmentally sensitive areas where growth may not be appropriate.

Water Service

One major water authority provides public water service in the planning area. The Wilkesburg-Penn Joint Water Authority serves Edgewood, Rankin, Swissvale and 19 other communities in the east Pittsburgh area.

Sewer Service

Sewage treatment services are provided to each of the boroughs by the Allegheny County Sanitary Authority (ALCOSAN), which also provides service for Pittsburgh and most of the region. The Authority's service area is made up of the City of Pittsburgh and 82 neighboring municipalities in Allegheny County and parts of communities in Washington and Westmoreland Counties. The Authority serves an area of approximately 225 square miles with a population of about 900,000.¹¹

In older, built-out communities like Edgewood, Rankin, and Swissvale, most areas are served by water and sewer infrastructure systems that were constructed many years ago. The costs of maintenance and upkeep of these systems increase as the systems age. Modern sewer systems consist

of two independent piping systems: one system for “sanitary” wastewater (i.e. sewage from homes and businesses) and one system for storm water.

Each of the communities within the ALCOSAN service area, including Edgewood, Rankin, and Swissvale, is currently part of the EPA Consent Order for improving stormwater conveyance and treatment. This unique agreement outlines benchmarks to be met according to the schedule of the agreement. ALCOSAN does not have the authority to force municipalities to make the improvements necessary for meeting the consent order. ALCOSAN has suggested a regional approach to storm and wastewater management within its service area. The Three Rivers Wet Weather Demonstration Program has sponsored several regional wastewater planning projects within the Pittsburgh region. One of these projects included the Nine Mile Run Watershed (a sub-watershed of the Monongahela River Watershed) covering northern portions of Swissvale Borough, nearly all of Edgewood Borough, and Wilkinsburg Borough. The remaining portions of Swissvale and all of Rankin are situated within the Monongahela River Watershed.

Recycling

Edgewood Borough sponsors a municipal plastic, glass, and aluminum recycling program that includes curb-side pick-ups. Generally, this service is conducted twice a month throughout the year. Additionally, the Borough operates a newspaper and cardboard box recycling program through a drop-off point at the Borough Building.¹²

Footnotes:

1. <http://www.edgewood.pgh.pa.us/edgewood-departments-police.htm>
2. Interview with Swissvale Police Chief (June 28, 2007)
3. Courtesy of Rankin Police Chief Ryan Wooten
4. Courtesy of Rankin Police Chief Ryan Wooten
5. Interview with Edgewood Fire Chief (June, 26, 2007)
6. <http://www.edgewood.pgh.pa.us/edgewood-departments-fire.htm>
7. Interview with Edgewood Fire Chief (June, 26, 2007)
8. Interview with Swissvale Fire Chief (June 26, 2007)
9. Interview with Edgewood Fire Chief (June 26, 2007)
10. Interview with Swissvale Fire Chief (June 26, 2007)
11. <http://www.edgewood.pgh.pa.us/edgewood-departments-publicworks.htm>
12. <http://www.alcosan.org/Directory/aboutus.htm>

Form & Function of Government Summary

This section is an overview of the existing local government structure and administrative function in the three boroughs. Areas of intergovernmental cooperation are identified, and an overview of existing land use tools and ordinances is provided.



EDGEWOOD BOROUGH

The Borough of Edgewood is governed by a Mayor and seven-member Council elected to four-year terms. Edgewood Borough operates the following departments: police, fire, emergency services, public works / recycling, and recreation. Borough Council members serve on a variety of standing committees and ad hoc committees including¹:

- Community Development Committee
- Community Services Committee
- General Government Committee
- Pension Committee
- Council of Government Reps
- Library Board
- Personnel Committee
- Public Safety Committee
- Public Works Committee
- 3 Rivers Wet Weather Demonstration Project
- Planning Commission
- Recreation Commission
- Edgewood Foundation
- Ad Hoc Committees: Port Authority Agreement Committee
- Ad Hoc Committees: Edgewood Primary School Committee
- Ad Hoc Committees: Parcel D Committee

Edgewood also appoints a member to the Turtle Creek Valley Council of Governments (TCVCOG).

Edgewood Borough's Boards and Commissions include the following:

Planning Commission: The commission is responsible for reviewing land development plans and zoning amendments for recommendation to the Borough Council, as per the MPC.

Zoning Hearing Board: A decision-making body that hears appeals for variances and special exceptions to the Borough's Zoning Code, as per the MPC.

RANKIN BOROUGH

Rankin Borough is governed by a Mayor and seven-member Council elected to four-year terms. The borough operates a police department and a volunteer fire department. Borough Council members serve on a variety of committees including²:

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- Finance committee
- Police committee
- Fire committee
- Building, street, and sewer committee
- Health and sanitation committee
- Recreation committee
- Review committee
- Joint Public Works
- Beautification Committee

Rankin also appoints a member to the Turtle Creek Valley Council of Governments (TCVCOG), the Carrie Furnace Committee and the Mon-Fayette Expressway Design Committee³.

Rankin Borough's Boards and Commissions include the following:

Planning Commission: The commission is responsible for reviewing land development plans and zoning amendments for recommendation to the Borough Council, as per the MPC.

Zoning Hearing Board: A decision-making body that hears appeals for variances and special exceptions to the Borough's Zoning Code, as per the MPC.

SWISSVALE BOROUGH

Swissvale Borough is governed by a Mayor and seven-member Council elected to four-year terms. The borough operates a police department and a volunteer fire department. Borough Council members serve on a variety of standing committees and ad hoc committees including:

- Finance committee
- Police committee
- Fire committee
- Public Works
- Personnel
- Code; and
- Recreation.

Swissvale also appoints a member to the TCVCOG and the Carrie Furnace Committee.⁴

Swissvale's Boards and Commissions include the following:

Planning Commission: The commission is responsible for reviewing land development plans and zoning amendments for recommendation to the Borough Council, as per the MPC.

Zoning Hearing Board: A decision-making body that hears appeals for variances and special exceptions to the Borough's Zoning Code, as per the MPC.

INTERGOVERNMENTAL COOPERATION

The boroughs involved in this multi-municipal comprehensive plan have participated or are currently participating in regional efforts to minimize the cost of services, enhance productivity, and maximize existing resources in order to benefit their residents. One or more municipality in the planning area is currently participating in the following cooperative programs:

Turtle Creek Valley Council of Governments: Borough of Edgewood, Borough of Rankin, and Borough of Swissvale

Multi-Municipal Planning: Edgewood, Rankin, and Swissvale Boroughs formed a joint Steering Committee with representation from each borough to complete the Multi-Municipal Comprehensive Plan for the three municipalities.

Joint Public Works: Rankin participates in a joint public works program with Braddock, Chalfant, and East Pittsburgh through the TCVCOG.⁵

LAND USE TOOLS AND ORDINANCES

The municipalities currently utilize a combination of zoning and subdivision/land development ordinances to manage land use, as authorized by the Municipalities Planning Code (MPC). The table below provides information regarding the specific land use tools and ordinances each municipality has adopted.

Municipality	Comp Plan	Zoning Ordinance	Subdivision/ Land Development	Uniform Construction Code⁶
Edgewood Borough	Yes (1985)	Yes 1999 ⁷	Yes 1986 ⁸	Yes (opt-in)
Rankin Borough	Yes (1992)	Yes 1994	Yes 1991	Yes (opt-in)
Swissvale Borough	Yes (1975)	Yes 2006	Yes 2006	Yes (opt-in)

The zoning and subdivision/land development ordinances are the primary land use ordinances used to implement the comprehensive plans in each municipality. Existing comprehensive plans and zoning ordinances are reviewed in the following sections for each municipality.

ZONING ORDINANCE REVIEW

The three boroughs have adopted zoning ordinances to regulate land use as authorized by the Pennsylvania Municipalities Planning Code. The following discussion summarizes the primary provisions of these ordinances and highlights significant similarities and differences among them.

Borough of Edgewood Zoning Ordinance

The Borough of Edgewood’s Zoning Ordinance was adopted in April 1999 and has been amended several times, most recently in November 2001. The community development objectives identified in the ordinance include:

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- To maintain and protect the existing pattern of development within the Borough;
- To maintain, as much as possible, the existing residential character of the community in terms of use, density, height regulations, lots size and yard requirements and to continue to encourage the preservation of the single-family character of the Borough;
- To be aware of the impact that surrounding municipalities have on the Borough, particularly shared border streets, and to regulate land use that is consistent with these areas;
- To promote development on vacant lands which complement the existing development pattern; and
- To implement the Borough's 1985 Comprehensive Plan.⁹

The zoning ordinance establishes seven districts: four residential, two commercial, and one special use district. Residential districts cover a majority of the land within the borough. The D-1 Residential District includes large portions of the borough that are generally developed as low density single-family residences. Single family residential uses are the primary permitted uses within the D-1 District. The general intent of the D-1 District's provisions is to maintain the low density single family character of the current development within the district. Conditional uses in the D-1 District include planned residential developments (PRDs), places of worship, family day care homes, and public and quasi-public uses. Special exception uses include home occupations, public parking, and garage apartments.

The D-2 District is a generally residential district that allows for more density than the D-1 district. The permitted, conditional, and special exception uses in the D-2 District mirror those included in the D-1 District. However, dimensional requirements within D-2 allow for smaller lots and more dense development.

The D-3 District is another residential district that allows for single- and two-family residences. Two-family residences are permitted in addition to those permitted in the D-2 District within the D-3 District. The conditional and special exception uses in the D-3 District are the same as those included in the D-2 District. However, dimensional requirements within D-3 allow for smaller lots and more dense development.

The district that provides the most variety in housing and greatest density is the D-4 District. In addition to the uses permitted in the D-3 District, townhouses and apartments are permitted in the D-4 District. Conditional uses within the D-4 District include group day-care homes, group care facilities, and personal care homes as well as those included in the D-3 District. An example of the D-4 district is the higher density development along Pennwood Ave. adjacent to the Port Authority Busway.

The D-5 Special District is primarily residential in character while allowing for uses that support a variety of residential needs. This district allows greater density in apartments and provides for non-residential uses along certain roadways. These non-residential uses are permitted as special exception uses and include: radio and television studios, medical centers, professional and business offices, social halls, clubs and lodges, and schools of business, technical trades, art, music, dancing, and photography. The D-5 District covers the areas that include the Western PA School for the Deaf, the Borough Building, the C.C. Mellor Library, Edgewood Avenue south of I-376, and Regent Square area south of Sanders St.

Edgewood's commercial district, the D-6 District generally covers the areas of Regent Square, and the businesses along Edgewood Ave between Race St. and I-376. The district allows a variety of retail

and service uses as permitted uses. Restaurants are conditional uses within the D-6 District. The only residential uses allowed within the district are transitional dwellings, which are conditional uses.

The D-7 Planned Commercial District provides flexibility in commercial and office use and dimensional requirements for commercial and office uses as part of a land development. This district covers the area currently occupied by the Edgewood Town Center and Parcel D, the undeveloped parcel adjacent to the I-376 interchange. This district also includes requirements for open space and buffering. Conditional uses within the D-7 District include mobile home parks, public utility facilities, and adult businesses.

Borough of Rankin Zoning Ordinance

The Borough of Rankin's Zoning Ordinance was adopted in December of 1994. The following is an excerpt from the ordinance regarding its general purpose:

The general purposes, which are the basis for the provisions of this ordinance, are set forth in the Rankin Borough Comprehensive Plan adopted September 8th 1992. The zoning regulations and districts set forth in this ordinance are made in accordance with the Comprehensive Plan for the general welfare of the Borough and are intended to achieve, among other, the following purposes:

- General
 - o Enhance the quality of life for Rankin Borough residents;
 - o Improve the fiscal condition of Rankin Borough; and
 - o Create a more favorable image of Rankin Borough.¹⁰

Rankin's Zoning Ordinance features eight zoning districts: three residential districts, two commercial districts, one industrial/commercial district, one conservation and recreation district, and a planned development district. The RC Recreation and Conservation District is intended to regulate development in environmentally sensitive areas such as steeply sloped and landslide prone areas to reduce the likelihood of landslides and negative environmental impacts. Within this District, single family residences, group living arrangements, day camps, day care homes, essential services, fairgrounds, garden centers, golf driving ranges, kennels, private recreation facilities, and public or semi-public parks or recreation facilities are permitted by right. Group homes, group care facilities, health care facilities, personal care facilities, personal care homes, and golf courses and country clubs are conditional uses. Special exceptions include cultural facilities, public service buildings, and schools.

The R1 Low Density Residential District permits single-family residences and select other residential uses by right such as convents/monasteries, group living arrangements and manufactured homes. Additionally, places of worship and essential services are permitted. Day care homes and schools are permitted as special exceptions within the borough's R1 District.

The R2 Medium Density Residential District permits the uses allowed in R1 with the addition of townhouses and twin dwellings. Conditional uses in R2 include conversion apartments, group homes, personal care facilities, and personal care homes. R2 permits the same non-residential special exception uses as R1 with the addition of convenience stores, cultural facilities, and day care centers.

The borough's highest density residential district is the R3 High Density Residential District. The residential uses permitted in this district expand those of the R2 District to include apartment

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buildings, boarding houses, and housing for the elderly. Additional conditional uses within the R3 District include group care facilities and health care facilities.

BC Borough Center District is intended to provide for a range of institutional, office, and recreational uses around the Rankin Municipal Complex. A variety of residential uses are provided for in the BC District ranging from single-family to townhouses and twin dwellings. However, apartments are not permitted. The residential and non-residential mix is provided for by permitting business or professional offices, cultural facilities, financial institutions, garden centers, hospitals, and a variety of retail, service and restaurant uses within the District.

NBC Neighborhood Business Center District is intended to provide small scale shopping opportunities near the Port Authority Busway station. Residential uses are limited within the NBC District. The permitted non-residential uses are similar to those permitted in the BC District while slightly more inclusive. Examples of other permitted non-residential uses include theaters, veterinary hospitals, light mechanical repair, etc.

CI Commercial Industrial District is intended to provide for heavy commercial and light industrial uses. Residential uses are not permitted within the CI District. However, this district is the most inclusive of non-residential uses. Generally, the uses in this district are expanded from those permitted in the NBC district. More intense commercial and industrial uses permitted in this district include blacksmiths, building materials sales, car washes, dry cleaners, food processing plant, large mechanical repair, etc.

PWD Planned Waterfront District runs along the Monongahela River. It includes the Carrie Furnace Site as well as industrial/commercial uses on the east side of the Rankin Bridge opposite the Carrie Furnace Site. The district is intended to provide flexibility and quality redevelopment of the area. Commercial, office, industrial, and recreational uses are intended for this district. Uses within this district are only permitted as part of a planned development. Many of the more intense commercial and industrial uses permitted within the CI District are not permitted in the PWD District. Additionally, no residential uses are permitted within the PWD District.

Borough of Swissvale Zoning Ordinance

The Borough last amended its Zoning Ordinance in 2005¹¹. The zoning ordinance established nine districts: R-1A (Single-family Residential); R-1B (Single-family Residential); R-2 (Residential); R-3 (Residential); RB (Residential/Business); C-1 (General Commercial); C-2 (Planned Commercial); I-1 General Industrial; and S (Special Facilities). Each district is depicted on the Existing Zoning Map and is described below.

The R-1A and R-1B Districts permit single-family detached residences by right and allow places of worship, home occupations, and public/essential services as special exception uses. These are the districts within the borough that provide for the least density. The minimum lot area in R-1A is slightly greater than R-1B. There are two pockets of the borough currently within the R-1A District. These include the area along Lilmont in the eastern portion of the Borough and the area west of Fairmont along Church St. in the western portion of the Borough. The R-1B District covers a large portion of the borough's northeastern neighborhoods and the residential area west of the Regent Square Business District.

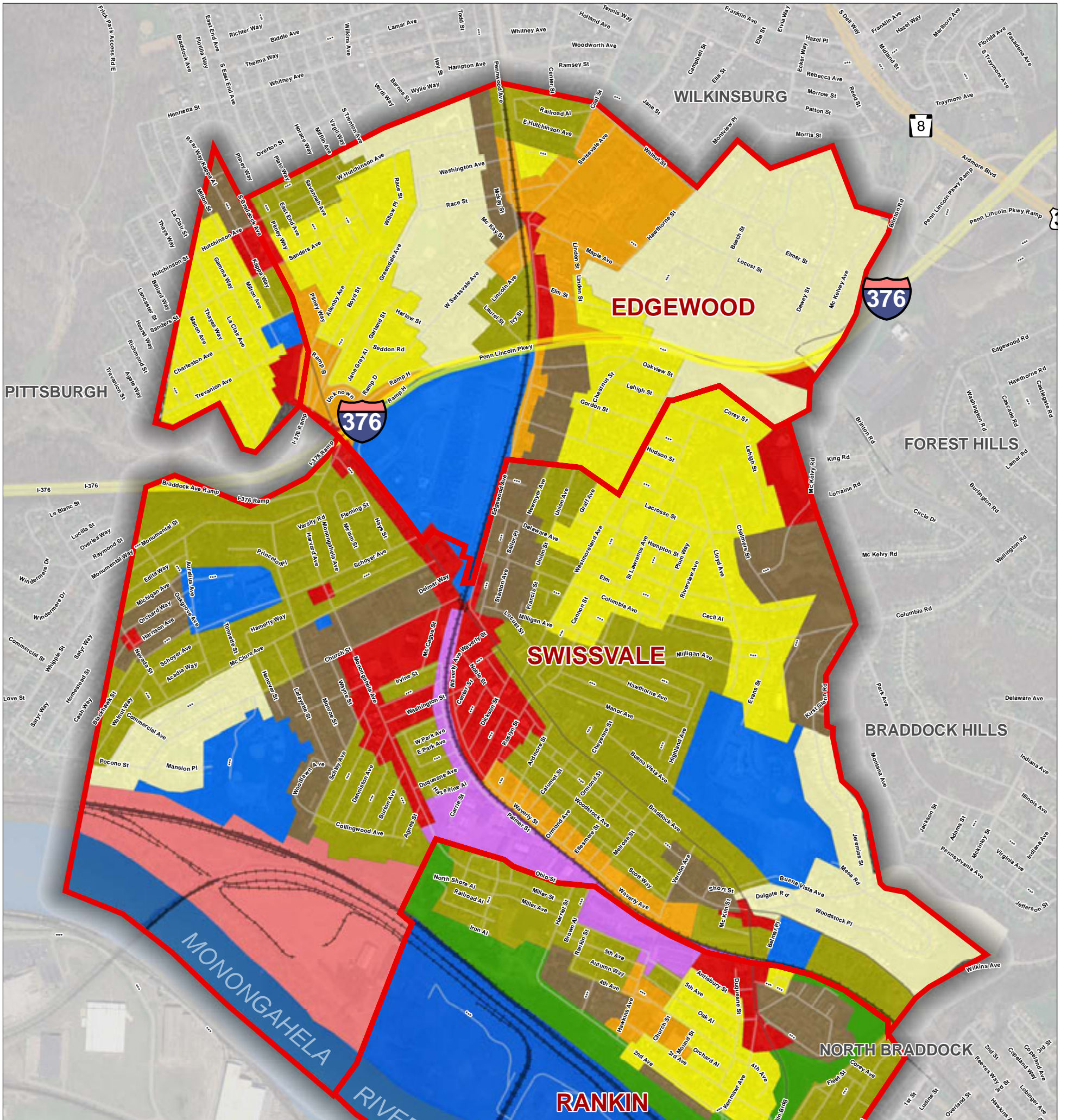
The R-2 District provides for two-family dwellings as well as single-family residences while the R-3 District provides for a full range of residential dwellings including townhouses and multi-family dwellings. R-2 zoning applies to a large portion of the borough's residential neighborhoods. Examples of these areas include the residences along S. Braddock Ave., residences west of Kopp Glass, and most of the area surrounding Dickson Intermediate School. The R-3 District includes residential areas near the Swissvale Business Loop, along Edgewood Ave., and the Forest development on the borough's east side.

The C-1 District includes the borough's central business district, the Swissvale Business Loop, commercial areas adjacent to Edgewood Town Center, the Regent Square Business District, and other neighborhood commercial areas. A variety of retail, restaurant, and service uses are provided for within the C-1 District. Other uses such as shopping centers, nursing homes, etc. are permitted as conditional uses and uses such as multi-family dwellings, gasoline stations, etc. are permitted as special exception uses.

The C-2 District provides for planned commercial developments and covers the portion of the Carrie Furnace Site situated in Swissvale. Permitted uses in this district include sexually oriented businesses. There are no conditional or special exception uses within the C-2 District.

Industrial uses are provided for in the I-1 District. This district permits uses ranging from nurseries and greenhouses to vehicular repair garages to fabrication and warehousing. Uses such as research and development facilities, testing laboratories, and truck terminals are conditional uses within the District. The I-1 District includes the site currently occupied by Kopp Glass and extends north along the railroad into the Swissvale Business Loop.

The Borough's special facilities district S-1 provides for schools, recreation uses, public uses, nursing homes, and hospitals as conditional uses. The largest areas of this district on the zoning map contain Dickson Intermediate School, West Junior High School, and Les Getz Park.



Zoning Districts	
Edgewood	
	D-1 Residential
	D-2 Residential
	D-3 Residential
	D-4 Residential
	D-5 Special
	D-6 Commercial
	D-7 Planned Commercial Development
Rankin	
	R1 Low Density Residential
	R2 Medium Density Residential
	R3 High Density Residential
	BC Borough Center
	NBC Neighborhood Business Center
	CI Commercial Industrial
	PWD Planned Waterfront
	RC Recreation and Conservation
Swissvale	
	R-1A Single-Family Residential
	R-1B Single-Family Residential
	R-2 Residential
	R-3 Residential
	RB Residential/Business
	C-1 General Commercial
	C-2 Planned Commercial
	I-1 General Industrial
	S-1 Special Facilities

Legend

- Roads
- Interstate Highway
- Pennsylvania / U.S. Highway
- Railroad Line
- Rivers and Streams
- Municipal Boundary

Base map information provided by Allegheny County Planning Department.

Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

Pashek Associates makes no claims to the accuracy of this data.

Scale: 450 225 0 450 Feet

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EDGEWOOD • RANKIN • SWISSVALE: MULTI-MUNICIPAL COMPREHENSIVE PLAN

EXISTING ZONING MAP



ZONING DISTRICT COMPARISON

Overall, there are many similarities between the three boroughs' zoning districts. Each features at least three residential districts. Each has a generally single-family residential district, a medium density residential district that features limited multi-family development, and a multi-family residential district that permits larger scale multi-family development such as apartments. Edgewood, Rankin, and Swissvale also each utilize a mixed use district that generally allows a mixture of residential and commercial uses. Lastly, all three boroughs include a district that provides for planned developments and provides flexibility in permitted uses and dimensional requirements while requiring other developmental elements such as dedicated open space, bufferyards, etc.

There are several significant differences between the three ordinances. Only Rankin and Swissvale have districts that are specifically designed to accommodate industrial development. Swissvale is the only borough to create a separate zoning district to provide for special uses such as schools, hospitals, etc. Rankin is the only borough of the three to create a recreation and conservation oriented zoning district. The table below illustrates the similarities and differences across the three boroughs' zoning districts.

Zoning District Comparison

General District Character	Edgewood	Rankin	Swissvale
Residential (low to high density)	D-1		R-1A
	D-2	R1	R-1B
	D-3	R2	R-2
	D-4	R3	R-3
Mixed Use (residential and commercial)	D-5	BC	RB
Commercial	D-6	NBC	C-1
Industrial		CI	I-1
Environmental, Conservation, and Recreation		RC	
Special			S-1
Planned Development	D-7	PWD	C-2

Footnotes:

1. <http://www.edgewood.pgh.pa.us/edgewood-govtadmin.htm>
2. <http://www.rankinborough.com/Borough%20Council.htm>
3. key person interview June 26, 2007 (William Price)
4. key person interview June 26, 2007 (Warren Cecconi)
5. <http://www.tvcog.com/Joint%20Public%20Works%20Program%20Page.htm>
6. http://www.dli.state.pa.us/landi/lib/landi/bois/asb_lead_ucc_updates/uccmun.htm
7. http://www.e-codes.generalcode.com/codebook_frameset.asp?ep=fs&t=ws&cb=1885_A
8. http://www.e-codes.generalcode.com/codebook_frameset.asp?ep=fs&t=ws&cb=1885_A
9. http://www.e-codes.generalcode.com/codebook_frameset.asp?ep=fs&t=ws&cb=1885_A
10. Rankin Borough Zoning Ordinance
11. Swissvale Borough Code (map amended by *Ord. 05-02, 6/1/2005*)

Section 2:

VISION FOR THE FUTURE

Introduction

The purpose of Section II of the plan is to present the community’s vision and future land use plan. This section includes the following components:

- The Vision Statement
- Community Goals and Objectives
- The Future Land Use Plan
- Statement of Compatibility



WHAT IS A VISION STATEMENT

The “vision” is a statement of the type of place a community is striving to become in the future. It sets the context for the goals, objectives, and action plan by identifying the desired future conditions in the community and providing the community with something to work toward through implementation of the action plan.

- A mental image that empowers communities by giving them the foresight to make events happen and projects possible
- Specific images of places and landscapes that are positive and acceptable to a community
- A statement, developed through consensus, of what is valued in a community
- A clear and concise statement that sets the tone for future land use in a community

The Vision Statement for Edgewood, Rankin and Swissvale Boroughs was developed through the synthesis of public meeting comments and feedback from interviews and survey responses. It was then refined through discussion with the Steering Committee. The final Vision Statement articulates well-defined expectations for the three boroughs.

Our Vision for the Future...

In the future, the Boroughs of Edgewood, Rankin and Swissvale have a healthy balance and mix of high-quality residential choices, business districts and employment centers. Residents appreciate the convenient location to the City of Pittsburgh and its recreational, cultural and entertainment amenities. Despite its proximity to the City, as first-ring suburbs, the boroughs maintain a small-town feel with safe neighborhoods for families with children and young people. Families come to our area for the availability of high-quality, affordable housing options; safe neighborhoods; and good safe schools.



COMMUNITY CHARACTER

As a region, and as individual boroughs, we see the planning area as distinct first-ring suburban enclave, bordered in several directions by the City of Pittsburgh, other towns, regional parks and the river. We appreciate the rich history of the boroughs and the roles that they have played in the development of the region. We want to build on this rich history as we address the challenges and opportunities that we face in the future.

HOUSING

We see a multitude of housing choices, ranging from single-family homes, to townhouses, to garage apartments, to apartments over downtown shops or the neighborhood corner store. We see neighborhoods with several different well-designed housing types for all incomes where the elderly, young families, singles and others share experiences and help one another.

ECONOMIC DEVELOPMENT AND EMPLOYMENT

We see communities of workers with good paying jobs, and a diverse local economy with employment in services, retail, and manufacturing among others. We see workers with pride in their work and the prospect of continual advancement as they go on to develop their skills and earning power.

PUBLIC SAFETY

We see communities of neighbors and business owners committed to community based policing. We see police officers on the beat, getting to know the neighborhood kids, and their parents. We see police departments which are committed to supporting the collective will and determination of the people to have a community free of drugs, violence and crime.

INTER-MUNICIPAL COOPERATION

Our elected officials are working together and with officials in neighboring municipalities to provide residents with improved public services. Our municipalities are participating in a regional alliance to purchase supplies and equipment jointly, thereby saving taxpayers money. Capital planning and budgeting between the boroughs is also coordinated to avoid duplication.

The three boroughs regularly cooperate on projects and activities of regional significance. Examples include, making the zoning ordinances of Edgewood and Swissvale consistent in the Regent Square area, and the cooperative agreement reached between Swissvale and Rankin for the development of the Carrie Furnace Site.

POSITIVE OUTCOMES FROM TARGETED REDEVELOPMENT SITES

As a result of identifying targeted projects, as part of this plan, the three boroughs will address key land use, economic development, housing, and transportation concerns and opportunities. Specifically, in the future:

- As a result of joint planning efforts and cooperation between the Boroughs of Rankin and Swissvale, the Carrie Furnace Brownfield Redevelopment has increased the tax base and employment opportunities for the boroughs, and generated additional economic development and revitalization activities for the entire planning area
- The Braddock Avenue corridor serves as the economic and transportation spine of the region, and has sufficient capacity and improved traffic signal timing to handle traffic demands. Sufficient revenue streams are available to improve and maintain the physical infrastructure and integrity of the roadway
- The Swissvale Business Loop offers excellent shopping choices for residents of the region and has benefited from substantial infrastructure improvements and planning efforts as a result of recent planning studies
- The Edgewood Avenue corridor with its new linear park and Busway station has experienced an economic revitalization with the growth of specialty businesses and small professional offices
- The Busway provides a safe, quick and energy efficient alternative transportation option for an increasing number of the region's residents
- Home ownership has increased in the Boroughs of Rankin and Swissvale and has remained high in the Borough of Edgewood. Existing neighborhoods have been improved through selective demolition of substandard properties coupled with affordable infill development that is consistent with the character of the neighborhood

Future Land Use Plan

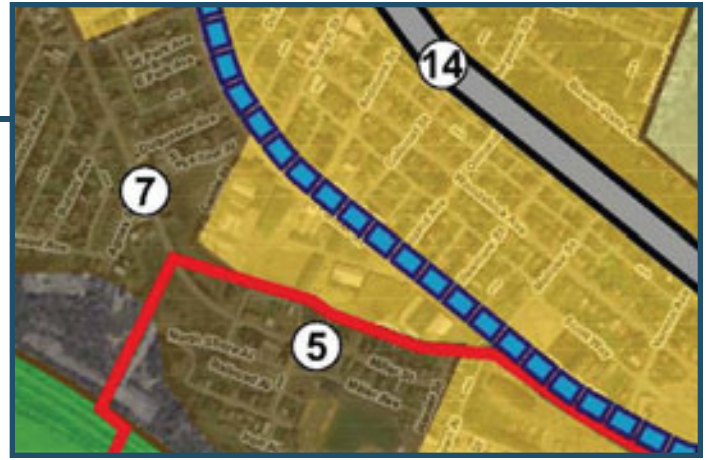
A future land use map is the precursor to future zoning and land regulation policy. It is the desired end-state of the Boroughs in terms of development patterns, intensity and activity. It allows the Boroughs to establish both regulatory and policy approaches to seek ways to accomplish the objectives in the map.

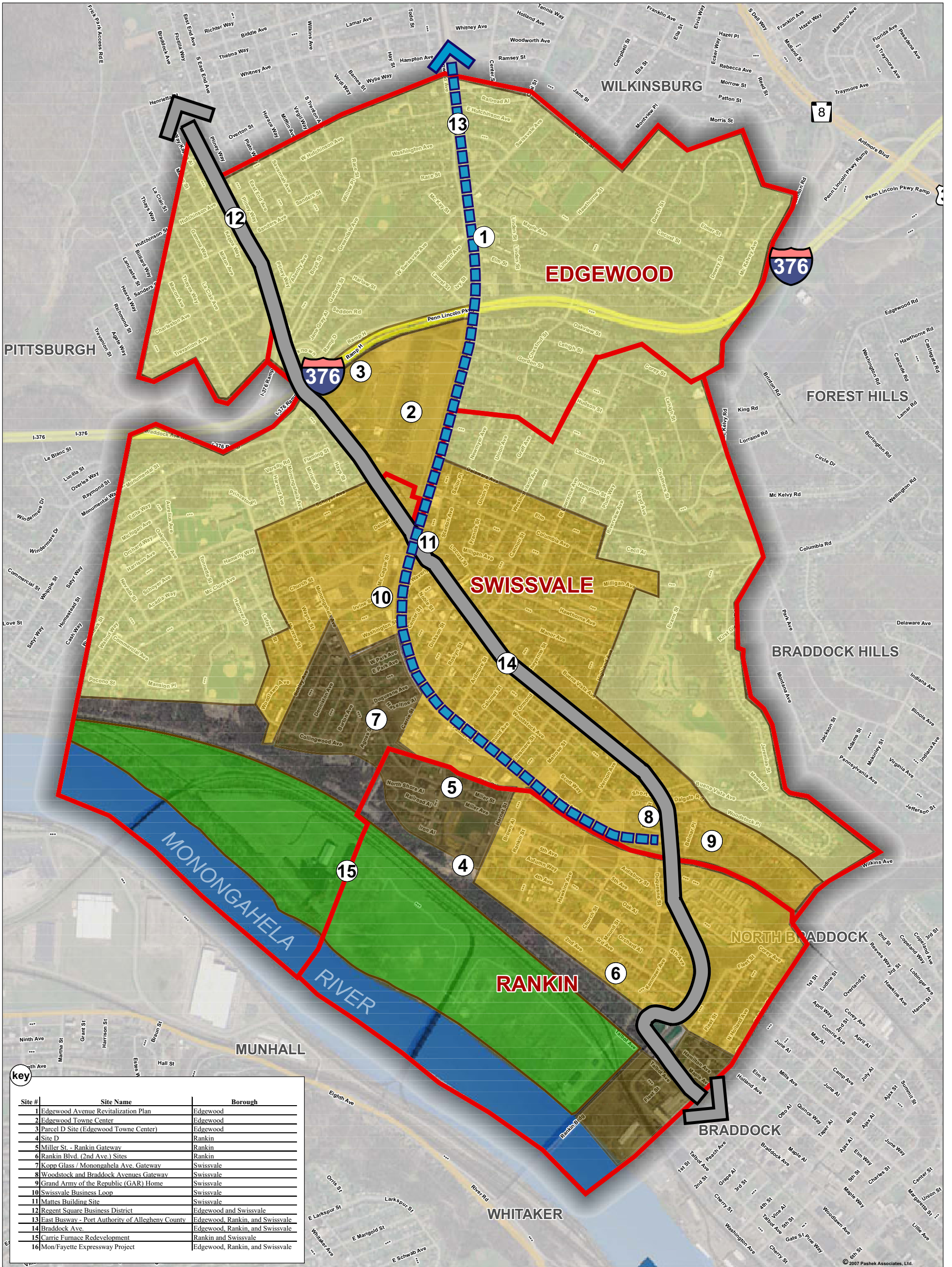
The focus of the future land use map for this multi-municipal plan differs from the typical land use category map.

A typical future land use map includes the various land use categories (e.g., residential, commercial, industrial, etc.). Due to the built-out nature of the three communities, on the whole it is assumed that the existing land use pattern will remain in the future. A more relevant approach to this map for this plan is the identification of areas of the boroughs in terms of future *needs*, based on the following categories:

- Redevelopment/Revitalization Target Areas;
- Stable Areas with Challenges;
- Model Neighborhoods; and
- Dynamic Change Areas.

The Future Land Use Map on the following page shows the location of these areas.





Site #	Site Name	Borough
1	Edgewood Avenue Revitalization Plan	Edgewood
2	Edgewood Towne Center	Edgewood
3	Parcel D Site (Edgewood Towne Center)	Edgewood
4	Site D	Rankin
5	Miller St. - Rankin Gateway	Rankin
6	Rankin Blvd. (2nd Ave.) Sites	Rankin
7	Kopp Glass / Monongahela Ave. Gateway	Swissvale
8	Woodstock and Braddock Avenues Gateway	Swissvale
9	Grand Army of the Republic (GAR) Home	Swissvale
10	Swissvale Business Loop	Swissvale
11	Mattes Building Site	Swissvale
12	Regent Square Business District	Edgewood and Swissvale
13	East Busway - Port Authority of Allegheny County	Edgewood, Rankin, and Swissvale
14	Braddock Ave.	Edgewood, Rankin, and Swissvale
15	Carrie Furnace Redevelopment	Rankin and Swissvale
16	Mon/Fayette Expressway Project	Edgewood, Rankin, and Swissvale

Legend

- S. Braddock Ave. Corridor
- Port Authority Busway
- Dynamic Change Areas
- Model Neighborhoods
- Stable Areas with Challenges
- Revitalization/Redevelopment Target Areas

Legend

- Roads
- Interstate Highway
- Pennsylvania / U.S. Highway
- Railroad Line
- Rivers and Streams
- Municipal Boundary

Base map information provided by Allegheny County Planning Department.
 Other data sources include the Pennsylvania Spatial Data Access (PASDA) & Southwestern Pennsylvania Commission (SPC)

Pashek Associates makes no claims to the accuracy of this data.

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REDEVELOPMENT/REVITALIZATION TARGET AREAS

Areas within this category experience one or more of these issues:

- Decline and deterioration of the existing physical infrastructure hinders the ability to properly function at times
- Areas of economic decline, evidenced by reduction of property values, empty storefronts, and/or loss of employment
- Higher levels of rental households
- Serious code enforcement issues related to housing conditions
- Substantial number of vacant lots and/or housing in neighborhoods
- High crime rates and public safety issues

STABLE AREAS WITH CHALLENGES

Areas within this category experience one or more of these issues:

- Physical infrastructure is functional, but aging and needs periodic repairs
- Generally households are owner-occupied, although the neighborhood may be experiencing an increase of private and/or Section 8 subsidized rental units
- Isolated incidents of vacant housing units and lots
- Constant property values
- Business areas experience some vacancy and turnover and are threatened by larger regional commercial developments
- Areas are generally safe, but occasional criminal events cause fear among residents

MODEL NEIGHBORHOODS

Areas within this category experience one or more of these issues:

- Infrastructure is well maintained and capital improvements have been made to address aging issues
- Predominantly owner-occupied households
- Minimal vacancy rates
- Increasing property values
- Limited crime and safety issues within these areas
- Businesses within these areas are vibrant and growing

DYNAMIC CHANGE AREAS

These areas are targeted for major changes due to planned development projects. For this plan, this category includes the Carrie Furnace Site.

Community Goals & Objectives



HOUSING GOAL

Provide the opportunity for comfortable, safe and high-quality housing for diverse income levels and ages

HOUSING OBJECTIVES

Revitalization/Redevelopment Target Areas

1. Increase the percentage of owner-occupied housing units
2. Improve the appearance and safety of existing occupied and older housing units
3. Promote affordable infill development on vacant lots with housing that is consistent with the original character of the neighborhood
4. Limit the subdivision of single-family homes to multi-family units
5. Improve neighborhood amenities and infrastructure to make areas more livable and functional
6. Reverse the cycle of decline and strive toward neighborhood and housing stability

Stable Areas with Challenges

1. Increase the percentage of owner-occupied housing units
2. Improve the appearance and safety of existing occupied and older housing units
3. Promote affordable infill development on vacant lots with housing that is consistent with the original character of the neighborhood
4. Limit the subdivision of single-family homes to multi-family units
5. Improve neighborhood amenities and infrastructure to make areas more livable and functional
6. Work towards making these areas model neighborhoods

Model Neighborhoods

1. Promote neighborhoods as attractive choices for families and young professionals seeking an alternative to sprawling more-distant suburbs
2. Reinforce pedestrian friendliness of neighborhoods through monitoring of sidewalk conditions and access to nearby neighborhood amenities
3. Promote development choices and types that will enhance existing property values

ECONOMIC DEVELOPMENT GOAL

Provide for the development of quality commercial, office and light industrial activities to service the needs of the three boroughs. Continue to assure that future commercial and industrial development is non-polluting, well planned and is situated to eliminate potential impacts to residential areas. Focus economic development efforts on existing businesses and commercial areas to preserve and enhance job opportunities for residents of the three boroughs.

ECONOMIC DEVELOPMENT OBJECTIVES

Revitalization/Redevelopment Target Areas

1. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods
2. Improve or provide new infrastructure to accommodate future business development

Stable Areas with Challenges

1. Improve and enhance the Central Business District of Swissvale
2. Provide for development opportunities along the Edgewood Avenue corridor consistent with the findings of the Edgewood Avenue Revitalization Plan
3. Focus economic development efforts on the growth of existing industrial-based firms in the Boroughs of Rankin and Swissvale to preserve existing employment opportunities
4. Focus on the development of new business opportunities that are compatible with residential areas
5. Develop land use and development tools to assist existing shopping centers, such as Edgewood Towne Center, in remaining competitive with larger regional centers
6. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods

Model Neighborhoods

1. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods

Dynamic Change Areas

1. Work with the Allegheny County Redevelopment Authority on the Carrie Furnace project to promote new job opportunities for residents of the Boroughs

TRANSPORTATION GOAL

Provide an integrated, regionally responsive transportation network for both vehicular and pedestrian traffic that is safe, economical, and well-maintained. Adequately meet the service needs of current and future residents, and provide safe and functional traffic flow for persons traveling through the region.

TRANSPORTATION OBJECTIVES:

All Areas

1. Work towards increasing public transportation options to both serve households with limited transportation alternatives and to reduce dependency on automobiles

2. Provide for areas for additional park and ride spaces and locate potential transit oriented development around these hubs
3. Improve the operational efficiency, condition, and safety of Braddock Avenue
4. Support expanded Busway operations eastward to expand services to area residents
5. Promote the Carrie Furnace area as a location for a Transit Hub
6. Maintain and enhance pedestrian accessibility throughout the planning area to create walkable neighborhoods
7. Increase bikeway opportunities throughout the planning area

LAND USE GOAL

Ensure and enable the boroughs to control future land uses and development within the region.

LAND USE OBJECTIVES

Revitalization/Redevelopment Target Areas

1. Develop creative and flexible zoning tools to enable streamlined review of proposed development projects
2. Assure that current and future zoning codes are consistent with the original community character of the neighborhoods, particularly in the development of infill housing
3. Provide for mixed-use development consistent with the neighborhood character
4. Address code enforcement issues

Stable Areas with Challenges

1. Develop zoning codes to implement development objectives of the Swissvale Downtown Study
2. Assure that current and future zoning codes are consistent with the original community character of the neighborhoods, particularly in the development of infill housing
3. Provide for mixed-use development consistent with the neighborhood character
4. Address code enforcement issues

Dynamic Change Areas

1. Achieve a redevelopment that is beneficial to both the municipalities, the ERS Region as a whole, and the County
2. Explore using innovative land use tools to achieve a mutually beneficial redevelopment plan

COMMUNITY FACILITIES GOAL

Provide safe and reliable public water and sanitary sewer systems serving every property in the three boroughs, in compliance with Federal and State regulations. Provide adequate and reliable electric, telephone, cable television, and natural gas service to all properties. Accomplish all the above in a customer service oriented and cost-efficient manner.

COMMUNITY FACILITIES OBJECTIVES

All areas

1. Satisfy all requirements of the EPA consent decree to separate stormwater and sanitary collection systems
2. Maintain sewer and water service revenues at a level that will support operation and maintenance and capital improvement needs.

PUBLIC SAFETY GOAL

Promote and facilitate the provision of superior law enforcement and emergency services (fire and rescue) in order to ensure that people have safe and secure neighborhoods in which to live, work, and raise their families.

PUBLIC SAFETY OBJECTIVES

All Areas

1. Deliver police services in a professional, timely, objective and impartial manner
2. Encourage and facilitate the spirit of cooperation between the various public safety services within and between the three boroughs
3. Respond to law enforcement needs in a manner consistent with the seriousness of situations. Provide strong and effective response to serious criminal behavior
4. Provide emphasis on violent criminal activities conducted by teens, particularly associated with drug behavior
5. Address student safety issues within the region's schools
6. Encourage community based crime prevention. Involve citizens in a partnership to solve problems with strategies to reduce repeat occurrences
7. Coordinate purchasing and promote sharing of major capital equipment that can benefit the entire planning area

PARKS AND RECREATION GOAL

Identify new recreational opportunities, while maintaining and improving the existing recreational facilities for residents of all ages.

PARKS AND RECREATION OBJECTIVES

All Areas

1. Utilize a range of parks, recreation land, natural areas, and public facilities to enhance the quality of life for local residents
2. Protect park lands and recreational areas from undesirable, conflicting and potentially dangerous land uses and developments

3. Strive to maintain parks and recreational amenities at a high-level
4. Seek funding sources that can subsidize the costs of park improvements
5. Develop the park system in a coordinated planned manner such that expenditures are not duplicative and match the community's goals
6. Protect and preserve natural drainage areas and flood plains
7. Enhance access to regional parks adjoining the boroughs
8. Recreational programming will encompass all three boroughs and incorporate the needs and activities of the boroughs and the Woodland Hills School District

ENVIRONMENT AND NATURAL RESOURCES GOAL

Integrate natural resource protection strategies within the existing built environment and new development.

ENVIRONMENT AND NATURAL RESOURCES OBJECTIVES

1. Improve the visual appearance of the boroughs through landscaping and green areas
2. Encourage green building techniques
3. Improve stormwater management and achieve compliance with the EPA consent order

CULTURAL AND HISTORIC RESOURCES GOAL

Protect, enhance, and promote cultural and historic resources.

CULTURAL AND HISTORIC RESOURCES OBJECTIVES

1. Continue to support and promote the preservation and enhancement of historic properties eligible for listing on the National Register of Historic Places.
2. Encourage redevelopment at the Carrie Furnace Site, the Swissvale Business Loop, and the Edgewood Train Station in a manner that is consistent in scale and character to the existing historic character.

Statement of Compatibility

Allegheny County is currently in the final stages of adopting its first comprehensive plan. It is important to assure that the Edgewood, Rankin, and Swissvale Comprehensive Plan and the county plan are consistent in terms of recommended strategies. The county plan follows certain guiding principles, as listed below:



1. Direct development to existing urban areas
2. Encourage mixed-use and concentrated development
3. Target investments for maximum return
4. Maximize the use of existing highways, transit and utilities
5. Respond quickly and appropriately to the market
6. Provide options and choices
7. Promote equitable and diverse development
8. Help all people benefit from equal access to opportunity
9. Protect environmental resources
10. Coordinate consistency with local municipalities
11. Plan for Greenway connectivity throughout the County
12. Optimize access to the rivers
13. Enhance recreational and cultural resources
14. Preserve quality existing places, our historical legacy and community character
15. Guide public investment to targeted areas through County development policies
 - Airport Area (including Future I-376 and I-79)
 - Mon Valley Hubs (at Mon/Fayette Expressway Interchanges)
 - Brownfields
 - Downtown Pittsburgh
 - Oakland with University and Hospital Initiatives
 - Major Corridor Development (including Routes 8, 19, 28, 30, 50, 51, 65, 88, 837, and 910)
 - Transit Oriented Development

Many of the County Plan's guiding principles directly relate to the principles, issues and strategies included in the ERS Plan. Specifically, the ERS plan focuses on redevelopment and infill opportunities, which is addressed by principles 1,2,3,5,7,8,12,14, and 15 above. Of particular relevance is the emphasis that both documents place on the redevelopment

Section 2

Vision for the Future

of the Carrie Furnace Site and the focus on infill development throughout the three-borough area. Planning efforts to improve the business districts of Swissvale and Edgewood are also consistent with the objectives of the county plan. Both plans also promote the development of affordable owner-occupied housing options in an equitable and diverse manner.

Section 3:

STRATEGIES FOR ACTION

Introduction

Section III answers the question: “How do we get there?” by creating an action plan for implementation. It includes implementation strategies for achieving the vision, goals, and objectives of the plan.

The implementation component of this plan is broken down into two sections: **Site Specific Strategies** and **Action Strategies for Borough Neighborhoods and Districts**.



SITE SPECIFIC STRATEGIES

During the initial phases of this project, the Steering Committee reached the conclusion that the major outcomes of this planning project should be the development of site-specific strategies to promote development and redevelopment in the three-borough area. The process of selecting the sites and developing the strategies utilized the following approach:

1. Identification of Sites: The Committee was tasked to select specific sites (both districts and buildings) from discussion and initial public input from the town meetings that had the potential to be targeted for development or redevelopment. The issues concerning each site were then discussed by the committee and the list was then narrowed to target the sites most feasible for implementation within the time-frame of the plan. The list below includes the sites that were selected for future study and development of implementation strategies:

Site #	Site Name	Borough
1	Edgewood Avenue Revitalization Plan	Edgewood
2	Edgewood Towne Center	Edgewood
3	Parcel D Site (Edgewood Towne Center)	Edgewood
4	Site D	Rankin
5	Miller Street - Rankin Gateway	Rankin
6	Rankin Boulevard (Second Avenue) Sites	Rankin
7	Kopp Glass/Monongahela Avenue Gateway	Swissvale
8	Woodstock and Braddock Avenues Gateway	Swissvale
9	Grand Army of the Republic (GAR) Home	Swissvale
10	Swissvale Business Loop	Swissvale
11	Mattes Building Site	Swissvale
12	Regent Square Business District	Edgewood and Swissvale
13	East Busway - Port Authority of Allegheny County	Edgewood, Rankin, and Swissvale
14	Braddock Ave.	Edgewood, Rankin, and Swissvale
15	Carrie Furnace Redevelopment	Rankin and Swissvale
16	Mon/Fayette Expressway Project	Edgewood, Rankin, and Swissvale

2. Field Views and Site Analysis: The sites were then investigated by the consultant team in terms of issues and potential strategic approaches. This process included actual site visits, interviews with key project stakeholders and investigation and research on potential funding sources to assist with project implementation.

Section 3

Strategies for Action

3. **Visioning:** The findings of the consultant were then presented to the Steering Committee and to the public at a Public Visioning Meeting conducted in November, 2007. Committee members and the public-at-large were asked to provide their ideas and concerns on the development/redevelopment of the selected sites. The vision generated during this meeting was then reviewed by the consultant team and incorporated as appropriate into the project strategies for each site.
4. **Final Site-Specific Strategies:** The Site-Specific Strategies included in this section are intended to serve as a guide and step-by-step process for the affected boroughs (and other stakeholders) to implement the recommended development/redevelopment strategies.

ACTION STRATEGIES FOR BOROUGH NEIGHBORHOODS AND DISTRICTS

The site specific strategies developed for this plan are critical in terms of identifying areas of great opportunity for development and redevelopment projects. An equally important component of this plan section is the development of specific action strategies to enhance the quality of life of the borough residential neighborhoods and business districts. The action strategies for borough neighborhoods and districts address issues identified in each of the required plan elements as prescribed by the MPC. Those being:

- Land Use and Planning
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Community Facilities and Public Safety
- Environment and Natural Resources
- Cultural and Historic Resources

The strategies identified in the tables in this section are reflective of the public input received during the town meetings and from the surveys. There are areas where the action strategies in this section overlap with the site specific strategies in the previous section. These are typically larger projects with regionally significant impacts that potentially affect the three boroughs' neighborhoods and districts.

The action plan also identifies resources that are potentially available for aiding to aid the communities in implementing the plan's strategies. Technical and financial assistance is available from county and state programs, as well as non-profits and foundations. In some instances, matching municipal funds are required for grant funding. The Appendix includes a Grants and Community Resources reference list of agencies and programs that can be tapped for plan implementation. Included is information on programs, contact information, and eligibility requirements.

The strategies presented provide guidance to decision-makers and implementers of the plan on the key planning issues identified throughout the planning process. In addition, successful implementation will require continued cooperation among all stakeholders from the public, private, and non-profit sector. For this reason, the project steering committee should remain active participants in the implementation of the plan.

The Steering Committee should explore the possibility of creating action committees to undertake implementation of strategies under specific goals. Action committees should include representatives from each municipality, as well as representatives from key interest groups that are involved or affected by the tasks the action committee is undertaking. Action committee tasks include coordinating efforts; planning events; meeting with interest groups and residents; and writing grants.

Continued citizen participation throughout the implementation process is essential to ensure ongoing community support for the plan. The municipalities should make a commitment to provide on-going education to residents and community stakeholders on the plan and its goals, objectives, and strategies throughout the implementation process. This can be done by presenting the plan at schools, fairs, churches, and community meetings. Efforts should be made to update members of the public on the progress of the plan and the accomplishments of the municipalities in implementing the objectives.

INTER-MUNICIPAL COOPERATION

The overarching theme of this plan is setting the stage for continual cooperation between the boroughs in the implementation of the plan strategies.

This multi-municipal plan is a demonstration of the three municipalities ability to work together to outline a blueprint for their future. To that end, the municipalities should continue to work together to implement the plan. This involves pursuing projects in which coordination and cooperation is mutually beneficial to all municipalities involved.

- Continue the coordinated efforts in multi-municipal planning through joint implementation of the comprehensive plan. This requires close coordination and sharing of services between the planning and code enforcement functions of the three municipalities.
- Pursue cooperative efforts in public works to reduce operating costs through joint purchasing and contracting.
- Encourage cooperation among the municipal recreation departments and boards in recreation programming and the development of new recreation facilities.

Coordinated implementation of the comprehensive plan is extremely important in ensuring the success of the plan. To that end, the first step is entering into an **Intergovernmental Cooperative Implementation Agreement**. One function of the implementation agreement is to establish a system for review and evaluation of developments of regional impact for consistency with the goals and objectives of the multi-municipal plan. It is also recommended that the four municipalities coordinate in fiscal planning and developing a capital improvements plan that identifies funding and project schedules for implementation projects. The Agreement is a major recommended component of the Carrie Furnace Site specific strategy.

Intergovernmental cooperation strategies also focus on increasing coordination between the municipalities in the areas of public services, namely infrastructure services and parks and recreation. There is a need for increased cooperation between the local government and municipal authorities to ensure that actions taken with respect to land use and public infrastructure support the overall goals of the plan. This is particularly important as municipal authorities consider service area upgrades

and extensions. The municipalities and municipal authorities should be closely coordinating in plan and ordinance updates and reviews, review of land development plans, and identifying infrastructure needs for future growth areas. To that end, the municipal authorities can be partners in the Intergovernmental Cooperative Implementation Agreement.

The municipalities should also consider establishing a Joint Planning Commission with formal representation from all three municipalities. A Joint Planning Commission will participate in the implementation of the multi-municipal plan, such as updates to land use tools and ordinances. A Joint Planning Commission can operate in one of two ways. First, the participating municipalities may elect to supplant their individual planning commissions with the Joint Planning Commission, thereby centralizing planning functions in the region within a single body. In this case, the Joint Planning Commission would undertake all planning activities under the Municipalities Planning Code on behalf of the participating municipalities. Alternatively, the municipalities may decide to retain their individual planning commissions. To avoid overlapping jurisdiction between the local and joint planning bodies, the Joint Planning Commission would be given authority for only those functions specified in Article XI of the Municipalities Planning Code. Such responsibilities would include assessment and approval of Developments of Regional Significance and Impact, as well as review of new or amended zoning ordinances, capital improvement plans, subdivision and land development ordinances and similar instruments for consistency with the Multi-Municipal Comprehensive Plan. Local planning officials, under this option, would retain responsibility for all other planning duties under the Municipalities Planning Code.

Finally, the multi-municipal steering committee and/or joint planning commission should meet on a regular basis to ensure intergovernmental cooperation throughout the implementation process. The plan should be reviewed and updated annually to reflect the accomplishments of the plan, identify new funding sources, assess municipal coordination and cooperation, and re-evaluate priorities.

GENERAL ROLES AND RESPONSIBILITIES

This joint Comprehensive Plan is intended to guide development in the boroughs for the next 10 years. The adoption of the plan will not, however, in and of itself lead to development in the boroughs as envisioned by its drafters. In order for the boroughs to grow as intended the goals of the plan must be implemented and all parties involved; the councils, the planning commissions, the zoning hearing boards the municipal staffs, must be aware of its contents and resist the temptation to deviate from its ideals. This is not to infer that a comprehensive plan is a static document. Conclusions based on studies, reports or other secondary data sources may have to be revised as economic or social conditions change. This be partially be accomplished through annual review through the budget and planning processes for each of the boroughs , a 5 year update, and development of a Capital Improvements Plan that takes into account the needs of the region. What follows is a brief discussion on the role of some of the municipal boards and staff that have responsibility in carrying out the goals of the comprehensive plan.

The Role of Local Government

The Council of each borough has the primary responsibility in carrying out the goals of the comprehensive plan. The Borough Councils can ensure implementation of the plan's goals and objectives by setting priorities, creating ordinances, establishing budgets, and allocating resources for public improvements.

The Role of the Planning Commission

The Planning Commission assists the Borough Council in directing development and re-development within the municipalities. It is responsible for the recommending adoption of this Comprehensive Plan and acts as an advisor to the Borough Council on matters pertaining to community growth and re-development. When the boroughs adopt a comprehensive plan the departments, agencies and appointed authorities, should submit projects to the planning commission for its recommendations. Each such project submitted for review is an opportunity for the planning commission to influence the direction of growth and re-development in the municipalities.

Federal, County, and State Government

Many references have been made through out this text to government agencies that can provide assistance to the three boroughs in carrying out this document's goals. Borough officials should coordinate their efforts with these agencies and stay abreast of new programs, grants and initiatives for which they may be eligible. Joint projects are encouraged as they are heavily favored by the Commonwealth in the selection process.

Developers and Property Owners

Developers and land owners have the greatest control over development and will decide the timing and manner in which development occurs. The boroughs assist that process through the establishment and enforcement of zoning, subdivision, land development regulations and building codes.

Zoning

The goals and polices of the comprehensive plan must be translated into objective standards in the land use ordinances to enable them to be realized. Zoning is a method the municipality uses to regulate the use of land and to implement its goals. Zoning should be viewed as a positive tool for encouraging development and re-development creating the type of community envisioned in the comprehensive plan. All lands within the municipalities are divided into various districts with different types of land uses permitted within each district. Regulations establishing lot size and development standards are established for each zone or for various types of land uses.

The Zoning Hearing Board

The duties and responsibilities of the zoning hearing board (ZHB) are defined in Section 614 of the MPC. The primary purpose of the ZHB is to ensure the fair and equitable application and administration of the zoning ordinance by hearing appeals on the zoning officer's determinations. The ZHB also grants relief from the literal enforcement of the zoning ordinance in certain hardship situations. The board has no legislative power and can not make, modify or enforce zoning policy. The ZHB schedules hearings on applications and appeals that come before it, takes evidence, and issues written decisions with findings of fact and conclusions of law.

The board plays a role in determining the effectiveness of the zoning ordinance. If there are many requests for variances the board may request the planning commission or governing body to consider a zoning amendment to correct a flaw in the ordinance. The board does have some discretion in

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Strategies for Action

carrying out its duties. It is therefore important that board members understand not only the letter of the law, but also the goals the laws are to achieve.¹ This can best be accomplished when all branches of local government involved in planning and land use have a thorough understanding of the goals and issues enunciated in the comprehensive plan.

Administration and Enforcement

The Municipal Staffs

In order for the municipalities to effectively implement the goals and ideals of the comprehensive plan an adequate and competent staff is a fundamental requirement. It is important that the boroughs continue to build its management capabilities.

Funding

Without the proper funding for administration and enforcement of planning and land use issues the goals of the comprehensive plan will not be set in motion. Fees for permits, inspections, and processing applications should be adequate to support short range planning activities such as subdivision review, and zoning administration. They should also be sufficient to cover the support provided by municipal departments and any planning costs related to these operations. General Revenue funds should be used to support long range planning activities such as the preparation of the comprehensive plan and its periodic review.

Periodic Plan Review and Amendment

The comprehensive plan is a long range planning tool intended to guide the physical development of the municipalities. In order for the plan to be effective it must be reviewed and updated regularly as conditions in the municipalities change.

Site Specific Strategies

The main focus of this multi-municipal plan has been the identification of specific sites that are either prime for redevelopment activity or in need of capital improvements. This emphasis is in response to the basic built-out nature of the communities. It was felt by the Planning Committee that the Comprehensive Plan needed to focus on and prioritize these site-specific strategies as the most critical actions required in the planning area.



Each site strategy includes a description of the characteristics of the site, a vision of what is desired for the site, and a detailed set of strategies that need to be followed to move the project forward towards implementation.

BOROUGH OF EDGEWOOD

- Edgewood Towne Center
- Parcel D Site (Edgewood Towne Center)
- Edgewood Avenue Revitalization Plan

Edgewood Towne Center

Setting the Stage

Edgewood Towne Center (ETC) is a 30 acre shopping center along the Edgewood-Swissvale border. Virtually all of the ETC lies within Edgewood Borough (see map). The center benefits from the high traffic volumes of the nearby Parkway East (I-376) and South Braddock Avenue. Built in the early 1990's, the shopping center contains both large anchor tenants (K-Mart, Giant Eagle and Busy Beaver) and smaller retail establishments. ETC has experienced increased competition from new shopping venues, but it remains a viable retail center that serves many of the region's commercial needs.

Vision for the Future

ETC is currently owned by Phillips Edison of Cincinnati, and there is a master plan to guide the shopping center's development. This master plan has been approved by Edgewood Borough and requires borough concurrence with any significant changes to the plan. The vision for ETC is its continued development in accordance with the master plan.



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Implementation Strategies

Edgewood Borough should:

1. Maintain contact with ETC's owner to insure the continued development of the shopping center per the master plan and to identify the impact of any proposed changes to the master plan.
2. Consider zoning changes to accommodate different types of development and uses within ETC to allow for greater opportunities for mixed use pedestrian and transit oriented development. This should include:
 - Use provisions to allow residential development in both stand-alone and mixed office/retail buildings. A ceiling of total gross floor area devoted to residential development should be established in the 20%-30% range.
 - Reduction in parking requirements in the D-7 District to allow for greater intensity of development consistent which is more consistent with a Transit Oriented Development.
 - Increased in floor area ratio allowances for mixed use buildings
3. Determine the potential for public/private partnerships for any development or redevelopment opportunities, e.g., an East Busway station and pedestrian walkway to ETC to create a Transit Oriented Development

Potential Funding Sources

- Allegheny Economic Development Fund
- Development Action Assistance Program Revolving Loan Fund
- Small Business/Distressed Communities Revolving Loan Fund
- Tax Increment Financing (TIF)
- Transit Revitalization Investment District (TRID)
- Private Sector



Parcel D Site (Edgewood Towne Center)

Setting the Stage

The 7.4 acre site known as “Parcel D” is at a prominent location along the I-376 perimeter of the Edgewood Towne Center property. (See map.) While the remainder of the shopping center has been developed and provides shopping amenities and employment opportunities, this Edgewood Borough-owned parcel has remained undeveloped due to deed restrictions and site development regulations. Still, the site’s desirable location, large buildable area and easy access from Braddock Avenue and I-376 make it attractive to developers.

Vision for the Future

The overall vision for Parcel D is a commercial/retail site that takes advantage of its prominent location and provides shopping amenities that are complementary to those offered at the shopping center.

Implementation Strategies

Predevelopment Activities

- a. Review responses to borough’s previous requests for development proposals and determine reasons for lack of development action
- b. Prepare a map of the area bounded by I-376 and the Edgewood Towne Center property, including land owned by the Borough of Edgewood
- c. Prepare a base map of borough-owned property adjacent to Edgewood Towne Center depicting access, physical and natural features, acreage and topography
- d. Identify noise impacts from I-376
- e. Identify deed restrictions on potential development. Review local land use regulations to determine permitted uses, density restrictions, height limitations, setback requirements, etc.
- f. Identify developable area of borough-owned property
- g. Prepare zoning recommendations consistent with those presented above for the entire Edgewood Town Center property
- h. Conduct market study to determine potential development options
 1. Determine approximate market value of borough-owned property; identify competitive properties
 2. Determine gross leasable area of commercial or other space that could conceivably be developed on borough-owned property



Section 3

Strategies for Action

3. Determine achievable square footage rents for commercial or other space at this location
 4. Determine market for mixed use and/or residential development
 5. Determine achievable sales price or rent for residential space
- i. Prepare a developer solicitation for publication and/or distribution to prospective investors



Potential Funding Sources

- Allegheny Economic Development Fund
- Business in Our Sites Program
- Community Development Block Grant Program
- Community Revitalization Program
- Development Action Assistance Program Revolving Loan Fund
- Housing and Redevelopment Assistance Program (HRA)
- Small Business/Distressed Communities Revolving Loan Fund
- Tax Increment Financing (TIF)
- Transit Revitalization Investment District (TRID)
- Private Sector

Edgewood Avenue Revitalization Plan

Edgewood Borough has initiated a related, but separate two year planning study addressing revitalization issues of the Edgewood Avenue corridor. This study focuses on physical and economic improvements to the corridor related to the busway development.

The plan is being completed by the JMT consulting firm. The scope of work and project tasks for this plan are summarized as follows:

Phase 1 – Year 1 Planning Activities:

The emphasis of Year 1 Planning Activities is to prepare a master plan for the revitalization of the Edgewood Avenue area that accomplishes the following:

- identifies existing conditions and demographic analysis;
- identifies a specific boundary that delineates the targeted planning district for revitalization;
- identifies multiple development/redevelopment opportunities within the district;
- outlines “*guiding principles of development*” to create a ***sense of place*** by providing a long range vision, plan goals and objectives and design guidelines for *context sensitive solutions* with minimal community impacts;
- depicts conceptual design of potential parking opportunities (*off-street/shared parking options, park and ride lots and on-street parking*), potential location of pedestrian bridge, continuation of linear park/streetscape improvements, bus shelter improvements and amenities such as wayfinding signage; and
- incorporates the results of public input and collaboration with key stakeholders into the plan.

Phase 2 – Year 2 Implementation

The emphasis of Year 2 Implementation is to create an action plan and assist with the beginning steps of implementation. This will include the creation of an Action Plan and provide organizational and project management support to obtain funding and to develop implementation partnerships.

Project Schedule	
Project Initiation	January 16, 2008
Year 1:	January 2008 – January 2009
Planning Activities	January 2008 – June 2008
Planning Document	July 2008 – January 2009
Year 2:	January 2009 – January 2010
Action Plan	January 2009 – June 2009
Funding and Partnerships Development (<i>Initiation of Incentive Programs, Grants Writing and Technical Assistance</i>)	June 2009 – October 2009
Preparation of Final Deliverables	October 2009 – December 2009
Project Completion	January 2010

The Edgewood Avenue Revitalization strategies that are referenced within this multi-municipal plan, will be implemented through the recommendations of the Revitalization Plan.

BOROUGH OF RANKIN

- Miller Street - Rankin Gateway
- Rankin Boulevard (Second Avenue) Sites
- Site D at the Intersection of Harriett Street and Rankin Boulevard

Miller Street - Rankin Gateway

Setting the Stage

The Miller Street-Gas Street area is the primary gateway into Rankin from Swissvale for those traveling along Monongahela Avenue. This corridor is heavily traveled during morning and evening commuting hours, and serves as an important link to other areas of the region. The corridor currently contains a mix of residential, commercial, industrial, and institutional uses. In addition, there are a number of vacant parcels, vacant buildings, and deteriorated buildings that detract from the positive influence created by the new housing units constructed in this area about 10 years ago.



The stretch of Miller Street between Benwood Street and Harriet Street contains 31 vacant and/or tax delinquent parcels, including seven vacant parcels owned by the Rankin Community Development Corporation (RCDC). A renewed effort to resume the revitalization of this gateway corridor is needed. If necessary, the borough should consider undertaking a small-scale or large-scale redevelopment project to accomplish this revitalization.

Vision for the Future

The overall vision for this corridor is a revitalized residential area that provides owner-occupied housing options. The area is close to the Swissvale business loop, and a revitalized corridor would provide an attractive “front door” into Rankin from Swissvale.

Implementation Strategies

Implementing a housing strategy along this corridor will require multiple steps.

1. Project Feasibility

The Borough of Rankin should determine the reason or reasons for the stalled development of the vacant RCDC-owned parcels.



If neither the short term nor long term prospects for residential development in this corridor are promising, the borough should consider other uses for this area. This may necessitate a market study and zoning changes.

2. Ongoing Efforts

While the residential development feasibility analysis is underway, rigorous code enforcement, building rehabilitation, and spot demolition should be used to improve the appearance of the corridor.

3. Site Identification, Acquisition/Demolition and Preparation

Rankin Borough should consult with the Redevelopment Authority of Allegheny County (RAAC) to determine if a redevelopment project is needed. If so, the borough and RAAC should assemble a redevelopment team, including profit and/or nonprofit developers. Then the borough and its redevelopment partners should identify properties to be preserved and/or rehabilitated for continued use and properties to be acquired for demolition and redevelopment. The borough should request that the RAAC prepare a preliminary redevelopment project budget for acquisition, relocation, demolition, site preparation, disposition and other redevelopment activities.

4. Identification of Funding Resources

Concurrent with Step 3 above, the borough and its redevelopment partners should determine the amount and type of public subsidies needed (if any) to stimulate private investment in the corridor.

5. Outline Strategy

The redevelopment team should prepare a written strategy that outlines the steps to be taken by the various redevelopment team members to advance proposed developments from planning to execution.



Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Allegheny First-Time Homebuyer Program
- Allegheny Home Improvement Loan Program
- Allegheny Targeted Area Homebuyers Program (Rankin only)
- Allegheny Vacant Property Recovery Program (Rankin only)
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Keystone Renovate and Repair Loan Program
- Local Economic Revitalization Tax Assistance (LERTA)
- Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)
- Pennsylvania Accessible Housing Program (PAHP)
- Pennsylvania Housing Finance Agency (PHFA)

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Strategies for Action

- Residential Reinvestment Grant (RRG)
- Section 108 Program
- Urban Development Program (UDP)
- Private Sector

Rankin Boulevard (Second Avenue) Sites

Setting the Stage

There are two sites on Second Avenue (Rankin Boulevard) that have potential as residential development sites. The first of these is 1.2 acres of borough-owned property on the north side of Second Avenue between Hawkins Avenue and Kenmawr Avenue. The land was formerly occupied by commercial uses, but is now vacant. The site is zoned for single family homes, but the *Rankin Housing Investment Strategy* (2000) determined that the site was not deep enough to permit this type of housing. The central portion of this site is bordered by concrete retaining walls and has been used periodically for a farmers market, events and festivals. Most of the western and eastern portions of this site are sloped land covered with vegetation.

The second potential development site on Second Avenue is the land on the south side of Second Avenue between Rankin Street and Hawkins Avenue. This land was formerly occupied by houses, but is now a wooded hillside.

Vision for the Future

The 1.2 acre site on the north side of Second Avenue is a prominent stretch of vacant land located across the street from townhouses that appear to be stable and fully occupied. The site could be developed for owner-occupied housing via single family or multifamily structures. These dwelling units would have to be designed to fit into a fifty-foot deep lot, requiring careful site grading and building placement to provide units that are marketable to new homebuyers. Rezoning may be required.

Likewise, the site on the south side of Second Avenue could be developed as single family or multifamily structures with increased homeownership as a goal. This site also would require appropriate site design and grading to accommodate the desired development and may require some rezoning.



The development of single family and/or multifamily housing units on these sites would complement the recent renovation of Palisades Plaza on the north side of Second Avenue and the new single family housing constructed by the Mon Valley Initiative on Fourth Avenue.

Implementation Strategies

The following are the implementation strategies that would permit the development of the site.

1. Prepare a base map of the sites along Second Avenue depicting access, physical and natural features, acreage, topography, etc.
2. Identify noise impacts from Second Avenue.
3. Identify deed restrictions on potential development.
4. Review local land use regulations to determine permitted uses, density restrictions, height limitations, setback requirements, etc. of various types of residential and other uses.
5. Identify developable area of the sites.
6. Identify and prepare a budget for site preparation costs.
7. Identify any required zoning changes.
8. Determine market for residential or other types of development.
9. Prepare a developer solicitation for publication and/or distribution to prospective investors
10. Subdivide land as needed and sell to developer(s)

Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Allegheny First-Time Homebuyer Program
- Allegheny Targeted Area Homebuyers Program (Rankin only)
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Pennsylvania Housing Finance Agency (PHFA)
- Residential Reinvestment Grant (RRG)
- Section 108 Program
- Section 202 Program
- Urban Development Program (UDP)
- Private Sector

Section 3

Strategies for Action

Site D at the Intersection of Harriett Street and Rankin Boulevard

Setting the Stage

In 2000, Hanson Design Group, Ltd. prepared the *Rankin Housing Investment Strategy* for the Rankin Partnership, an alliance of nonprofit and borough agencies. The priority development site identified by the strategy was Site D, a vacant parcel at the intersection of Harriett Street and Rankin Boulevard (see map) that is owned by the Redevelopment Authority of Allegheny County (RAAC). The strategy proposed the development of 24 units of single family homes and/or townhouses on this site.

Among the caveats cited in the report concerning the development of Site D were the need for both geotechnical investigation to determine bearing capacity and suitability for residential construction on the existing fill material and environmental investigation to determine the presence of hazardous material and appropriate abatement. Neither of these investigations was made, and Site D remains undeveloped vacant land.

Vision for the Future

The proposed development of single family homes and/or townhouses on Site D would provide additional homeownership opportunities in Rankin. Such development would also complement a number of nearby residential developments. This would include the redevelopment of the nearby public housing complex and the Mon Valley Initiative's (MVI) housing development underway on Fourth Avenue. The redeveloped site could form an anchor in Rankin and encourage more housing development.

Implementation Strategies

In order to determine whether Site D is a feasible development site, the Borough of Rankin should take the following steps:

- Contact the RAAC to verify site ownership and the precise size and boundaries of the property, identify available information on property characteristics, and determine RAAC's willingness to make the land available for development and to acquire additional land if needed. Update the *Rankin Housing Investment Strategy* as necessary.
- Seek funding to undertake the needed geotechnical and environmental investigations.



- If the geotechnical and environmental investigations indicate that residential development of Site D is feasible, the borough should work with RAAC, MVI, Rankin CDC, and others to assemble a development team and secure funding for property acquisition, site preparation, construction, etc. to implement the development scheme identified in the *Rankin Housing Investment Strategy*.
- If residential development of Site D is not feasible, the borough should consider other types of development that may be feasible on this site. Such alternative development may require rezoning.

Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Allegheny First-Time Homebuyer Program
- Allegheny Targeted Area Homebuyers Program (Rankin only)
- Allegheny Vacant Property Recovery Program (Rankin only)
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Pennsylvania Housing Finance Agency (PHFA)
- Residential Reinvestment Grant (RRG)
- Private Sector

BOROUGH OF SWISSVALE

1. Grand Army of the Republic (GAR) Home
2. Kopp Glass/Monongahela Avenue Gateway
3. Mattes Building Site
4. Swissvale Business Loop
5. Woodstock and Braddock Avenues Gateway

Grand Army of the Republic (GAR) Home

Setting the Stage

The Grand Army of the Republic (GAR) Home occupies a 1.8 acre site at 2622 Woodstock Avenue in the southeast corner of Swissvale Borough. It is a very large complex of buildings that provided housing and services for the widows of Civil War veterans. The structure has been vacant since the 1980's and is deteriorating.

Vision for the Future

Discussions concerning the future of the GAR Home and the site have varied – from reusing the building for senior housing or other purposes, to demolition and site preparation for a new senior housing structure.

The Swissvale Economic Development Corporation's (SEDCO) revitalization strategy for the borough titled *Entering the 21st Century* calls for the adaptive reuse of the GAR Home as housing for senior citizens. However, the enormous size and deteriorated condition of the property is daunting to private sector developers, at least one of whom has deemed rehabilitation for reuse to be economically infeasible. If this is true, then demolition is the only recourse for this property.

Implementation Strategies

In 2008, the Borough of Swissvale, SEDCO, and the Mon Valley Initiative should seek to identify potential participants in a public/private partnership that has the capability, expertise, capacity, and experience to undertake a rehabilitation project of this size, type and scope.

If the borough succeeds in identifying such a partnership, the development partnership should conduct a study to explore the feasibility and potential costs of rehabilitating the building. This would include a structural analysis, including building viability and any environmental issues (e.g., asbestos, lead paint, etc.) that need to be addressed. A realistic cost estimate will provide



all parties with a clear path for further discussion. A market study to determine the feasibility of the site for senior housing (either via building rehabilitation or demolition and site preparation) should also be undertaken.

Project partners may include the Redevelopment Authority of Allegheny County, MVI, SEDCO, the Borough of Swissvale, private developers, nonprofit agencies, and others.

Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Pennsylvania Housing Finance Agency (PHFA)
- Residential Reinvestment Grant (RRG)
- Section 202 Program
- Section 811 Program
- Small Business/Distressed Communities Revolving Loan Fund
- Transit Revitalization Investment District (TRID)
- Private Sector



Kopp Glass/Monongahela Avenue Gateway

Setting the Stage

This area is Swissvale’s “front door” for those traveling along Monongahela Avenue from Rankin. The vacant and deteriorated buildings along this corridor do not provide a favorable first impression of the borough.

The Kopp Glass/Monongahela Avenue Gateway is an area generally bounded by Washington Street on the north, Palmer Street on the east, Collingwood Avenue on the south, and Denniston Avenue on the west (see map).

The Swissvale Economic Development Corporation’s revitalization strategy for the borough titled *Entering the 21st Century* identified the Kopp Glass/Monongahela Avenue Gateway project as a key component of the strategy. This project is one of the borough’s top priorities.

The revitalization strategy notes that, between 2002 and 2007, there were 151 building transfers in a roughly 15 square block area along this area of Monongahela Avenue. Many of these



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transfers were foreclosures involving abandoned properties that were purchased by speculators who have let the properties sit, often unsecured and open to the elements. The project area contains 73 parcels, including 26 vacant lots. Over 77% of the parcels are tax delinquent.

The proposed project is chiefly a residential development project that includes a combination of acquisition, demolition, and phased rehabilitation and new construction.

Vision for the Future

The vision for the area is an upgraded residential neighborhood that is a desirable place for families and new residents, especially owner occupants. The area's proximity to the Swissvale business district and the Port Authority busway will enhance its marketability.

There are 27 buildings identified for rehabilitation and resale. Through targeted demolition and site consolidation, 23 new homes will be constructed in phases. Ten units in multi-family buildings will be rehabilitated. Façade and energy efficiency upgrades to existing owner-occupied units will create improved housing units and help to stabilize the neighborhood. Improvements to the American Legion building and adjacent greenspace on Park Avenue will enhance the neighborhood's physical environment.

Implementation Strategies

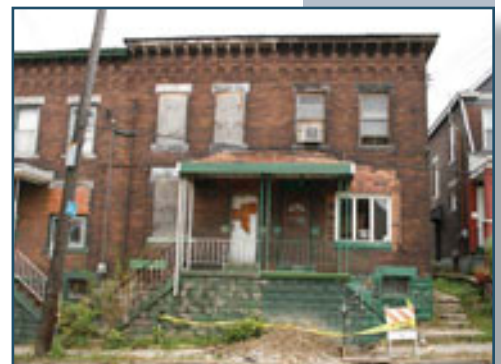
The revitalization strategy recommends a combination of selective demolition, acquisition and phased rehabilitation, site improvements, and new construction to make this important gateway neighborhood a desirable place for families and new residents. Project components may include:

- Update the preliminary feasibility analysis that was conducted by Glenn Engineering and Associates. Building condition data should be updated and the economic feasibility of rehabilitation should be verified. This may entail revision of project preliminary cost estimates.
- Identify and mobilize project partners (Redevelopment Authority of Allegheny County, Mon Valley Initiative, the Borough of Swissvale, and the Swissvale Economic Development Corporation) to implement the project per SEDCO's strategy.

The location of the above project components are illustrated on the attached map. SEDCO's preliminary project cost estimates and implementation strategy follow.

Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Allegheny First-Time Homebuyer Program
- Allegheny Home Improvement Loan Program



- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Elm Street Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Keystone Renovate and Repair Loan Program
- Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)
- Pennsylvania Accessible Housing Program (PAHP)
- Pennsylvania Housing Finance Agency (PHFA)
- Residential Reinvestment Grant (RRG)
- Urban and Community Forestry Grants
- Urban Development Program (UDP)
- Private Sector

Mattes Building Site

Setting the Stage

The Mattes Building is situated along Edgewood Avenue near the intersection with Braddock Avenue. The two parcels south of the building are currently vacant and mostly covered with gravel. The site is surrounded by a variety of uses. North of the site is an automobile body repair shop. East of the site is a residential neighborhood and southeast is the Arby's restaurant. The Allegheny County Port Authority's East Busway runs along the west side of the site (across Edgewood Avenue). The site's southern border is formed by the intersection of Edgewood and Braddock Avenues.

This portion of Swissvale Borough has witnessed a significant amount of public investment in recent years. The East Busway extension to its current terminus in Swissvale/Rankin was completed in 2003. As part of the busway's development, a linear park was constructed along the western side of Edgewood Avenue in Swissvale. This linear park provides direct access to the Roslyn Street busway stop in Swissvale's central business district. The Swissvale linear park includes new curbs, sidewalks, railing along the busway, and street trees.

The Mattes Building Site is comprised of seven parcels. The Mattes Building itself occupies one of the parcels and is privately owned. Two parcels south of the building comprise the vacant (gravel covered) area previously described. These parcels are owned by the Borough of Swissvale. The remaining four parcels north of the building include another dilapidated structure (garage) and a surface parking area. These four parcels are also privately owned.



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Strategies for Action

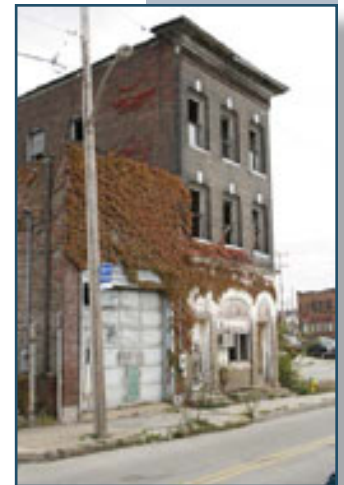
Early in 2007, the Swissvale Economic Development Corporation (SEDCO), in conjunction with the Borough of Swissvale, the Mon Valley Initiative (MVI), and Action Housing, prepared a comprehensive revitalization strategy for the borough entitled *Entering the 21st Century*. Redevelopment of the Mattes Building site is one of the components of the strategy and is referred to as the Edgewood and Braddock Avenues Gateway project.



The revitalization strategy highlights the prominence of the dilapidated Mattes Building at this gateway to Swissvale from Edgewood, noting that the unsecured building presents multiple public safety hazards and has been identified by the borough fire department as its top priority for demolition. The strategy also underscores the contrast between the blighted appearance posed by the Mattes Building and adjacent vacant lots with the attractiveness of recently completed public improvements (new sidewalks, landscaping, lighting, pedestrian bridge, etc.) on the other side of Edgewood Avenue.

Vision for the Future

Public input gathered at community meetings and discussions at steering committee meetings have supported the idea of redeveloping the Mattes Building site and revitalizing this portion of the borough.



One scenario for development that has been supported by Swissvale Borough and the steering committee is acquisition, demolition, and site assembly for an area large enough to accommodate a mixed use development. This would include retail/commercial on the ground floor with market rate units on the upper floors. This would permit easy access to the Port Authority busway, the Edgewood Town Center, and the Swissvale business district loop.

Implementation Strategies

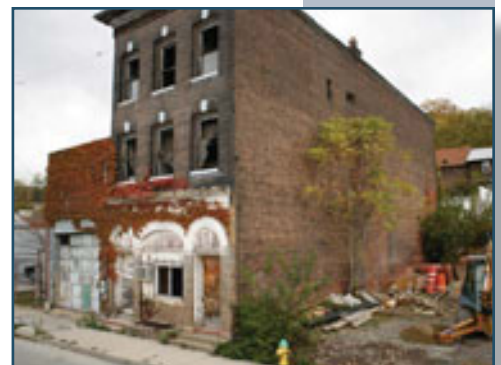
Redevelopment of the Mattes Building site will entail a combination of property acquisition, demolition, and site preparation to provide nearly one acre of prime real estate that can be marketed to private developers.

1. Site Acquisition

The Borough of Swissvale currently owns two of the seven parcels identified as part of the site's redevelopment. The borough should work to acquire the Mattes Building parcel along with the four parcels immediately north of the building. The *Entering the 21st Century* study estimated site acquisition costs to be approximately \$30,000.

2. Structure Demolition and Site Preparation

The next phase of redevelopment should include the demolition of the Mattes Building and the adjacent garage structure. The *Entering the 21st Century* study estimated demolition and site work to cost approximately \$50,000.



3. *Marketing*

The final phase of redevelopment should focus on marketing the property to potential private sector developers.

Potential Funding Sources

- Business in Our Sites Program
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Growing Greener II
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Local Economic Revitalization Tax Assistance (LERTA)
- Residential Reinvestment Grant (RRG)
- Small Business/Distressed Communities Revolving Loan Fund
- Transit Revitalization Investment District (TRID)
- Urban Development Program (UDP)
- Private Sector

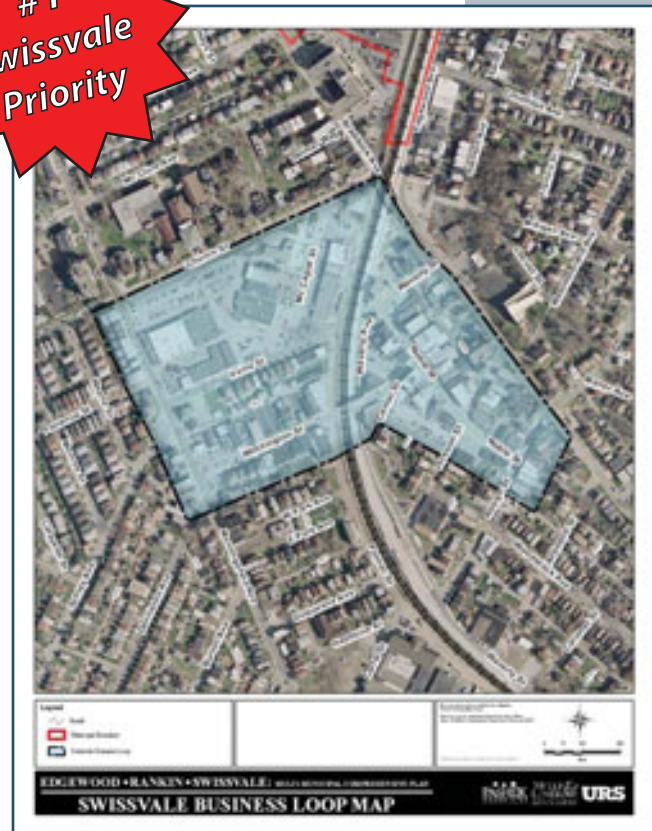
Swissvale Business Loop

Setting the Stage

Swissvale’s business district, also known as the Business Loop, is a large area bisected by the Port Authority busway (see map). It includes stretches of several streets – South Braddock Avenue (from Waverly Street to Roslyn Street), Noble Street, Washington Street (from Monongahela Avenue to Roslyn Street), and Monongahela Avenue (from Church Street to Washington Street).

It is important that Swissvale’s commercial areas remain economically vibrant and physically attractive. In November 2007, Swissvale Borough completed the “Swissvale Borough Business District Streetscape Master Plan.” This plan recommended numerous improvements to facilitate the revitalization of the Business Loop, including:

- Wayfinding signage plan
- Street trees
- Improved intersection signalization at Monongahela Avenue and Washington Street
- Landscaped bulb-outs at select intersections
- Sidewalk improvements
- Improved cross-walk delineation



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- Improved street lighting, and
- Milling and repaving of all sections of roadway included in the study area

Implementing the plan will require a combination of private sector and public sector actions that are to be undertaken in phases as funds and other resources become available. For example, commercial property owners must maintain and update their properties to attract and retain tenants. Merchants must provide the goods and services needed to satisfy consumer demands and tastes. The borough must maintain and upgrade infrastructure and enforce building codes and parking regulations to keep commercial areas attractive and functioning smoothly.

Swissvale is one of four Allegheny County pilot communities participating in the Allegheny Together Program. This program seeks to preserve and enhance commercial business districts via a combination of building rehabilitation and public infrastructure improvements, promotion, and marketing. Implementation of the Allegheny Together Program will help insure the economic viability of the borough.

Vision for the Future

The vision for the Swissvale Business Loop is to create a destination retail/office/services commercial area that serves the varied shopping/employment/service needs of area residents. Both the traditional business district (Noble Street and Washington Street) and the Swissvale shopping center will leverage the presence of the Port Authority Busway and high traffic volumes on Braddock and Monongahela Avenues to insure their economic vitality.

Implementation Strategies

The Borough of Swissvale should take the following steps to maintain and improve its business areas.

1. Seek funding to implement the recommendations of the Swissvale Borough Business District Streetscape Master Plan and the Allegheny Together Program.
2. Use the property inventory compiled by the streetscape study, tax records and periodic field surveys to prepare and maintain a parcelized base map of the business district that indicates building conditions and occupancy. Monitor the results of these efforts to identify potential development or redevelopment opportunities. Such opportunities may include expansion or contraction of business areas, introduction of new land uses,



Figure 4 – Swissvale Commercial District Streetscape Master Plan Improvements



rehabilitation or demolition of structures, assemblage of sites, construction of infill development, planning and implementation of small-scale or large-scale redevelopment projects, installation or upgrading of infrastructure, etc.

3. Maintain communications with the local chamber of commerce, business associations, commercial property owners and merchants to identify and address problems in commercial areas.
4. Through the Allegheny Together Program, conduct a market analysis to identify and target businesses to fill market niches or to address long-term commercial space vacancies.
5. Create a marketing campaign through the Allegheny Together Program to sell the unique features of Swissvale to potential visitors.
6. Consider the potential for programs such as the PA Housing Finance Agency's Mixed Use Facility Financing Initiative (MUFFI) Program that is targeted to the rehabilitation of vacant business district buildings for ground level commercial uses and upper floor residential units.
7. Given the proximity of the busway, consider the potential for establishing a Transportation Revitalization Improvement District (TRID) in the business district.
8. Maintain communications with county, state and federal officials and legislators, and be proactive in identifying and seeking both public and private funding for business district projects.



Potential Funding Sources

- Allegheny Economic Development Fund
- Business in Our Sites Program
- Community Development Block Grant Program
- Community Revitalization Program
- Development Action Assistance Program Revolving Loan Fund
- Growing Greener II
- Housing and Redevelopment Assistance Program (HRA)
- Local Economic Revitalization Tax Assistance (LERTA)
- Main Street Program
- M/W/DBE Contractor Working Capital Loan Program
- Neighborhood Assistance Program (NAP)
- Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)
- Neighborhood Assistance, Enterprise Zone Tax Credit Program (NAP-EZP)
- Pennsylvania Housing Finance Agency (PHFA)
- Section 108 Program
- Section 202 Program
- Section 811 Program
- Small Business/Distressed Communities Revolving Loan Fund
- Tax Increment Financing (TIF)

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- Transit Revitalization Investment District (TRID)
- Urban and Community Forestry Grants
- Urban Development Program (UDP)
- Private Sector

Woodstock and Braddock Avenues Gateway

Setting the Stage

Entering the 21st Century, the Swissvale Economic Development Corporation's (SEDCO) revitalization strategy for the borough, identifies four parcels at the southwest corner of Woodstock and Braddock Avenues as an ideal site for transit-oriented housing. These four parcels include one vacant parcel, two parcels containing large residential structures and a parcel with an automobile repair shop.

Located just north of the Kenmawr Bridge and adjacent to the Port Authority's busway entrance and park-and-ride lot, these four parcels are a combined one-acre in size (see map).



Vision for the Future

SEDCO's revitalization plan calls for the rehabilitation of the two existing residences and infill development of up to 18 townhouses at this highly visible gateway to Swissvale from Rankin. The plan also calls for improvements to nearby residences to upgrade the housing stock in the neighborhood.

Implementation Strategies

There are several caveats to the proposed revitalization and development of this site, with the most significant being the planned reconstruction and realignment of the Kenmawr Bridge by Penn DOT. The realignment of the bridge and its approaches may result in the demolition of the existing residences on the site and a significant reduction in the developable area of the site. Thus, no action can be taken on SEDCO's plans for this property until PennDOT produces final plans for the reconstruction and realignment of the Kenmawr Bridge.

If feasible, implementation of SEDCO's revitalization strategy for this area will entail the following actions. Cost estimates shown in parentheses are taken from the SEDCO revitalization strategy.



- Acquisition of properties (\$185,000)
- Demolition of 2-3 buildings (\$24,000)
- Site preparation
- Construction of 18 townhouse units (\$2,340,000)
- Façade and weatherization improvements to 20 nearby houses (\$20,000)
- Rehabilitation of two existing residences (\$160,000)

Project partners may include the Redevelopment Authority of Allegheny County, Mon Valley Initiative, SEDCO, the Borough of Swissvale, and Action Housing.

Potential Funding Sources

- Affordable Housing Trust Fund (Act 137)
- Allegheny First-Time Homebuyer Program
- Allegheny Home Improvement Loan Program
- Community Development Block Grant Program
- Community Revitalization Program
- Core Communities Housing Program
- Federal Home Loan Bank-Affordable Housing Program
- Housing and Redevelopment Assistance Program (HRA)
- HOME Investment Partnerships Program
- Keystone Renovate and Repair Loan Program
- Pennsylvania Accessible Housing Program (PAHP)
- Pennsylvania Housing Finance Agency (PHFA)
- Residential Reinvestment Grant (RRG)
- Transit Revitalization Investment District (TRID)



INTER-MUNICIPAL TRANSPORTATION PROJECTS AND STRATEGIES

Braddock Ave (General)

Setting the Stage

South Braddock Avenue is a Principal Arterial traveling through the three municipalities. This two to four-lane arterial roadway has the second highest traffic volumes in the three municipalities, with the highest volumes observed on the Parkway East (I-376). An October 2007 traffic count on South Braddock Avenue just south of Roslyn Street indicated a 24-hour Average Daily Traffic (ADT) of 15,000 vehicles per day, of which 7.5% were trucks. Because South Braddock Avenue from the Parkway East to Rankin Bridge is a major route choice for Kennywood Park, traffic on the roadway increases dramatically in the summer months.

Ownership and maintenance responsibilities of South Braddock Avenue fall upon the three municipalities. The municipalities receive annual funding for municipal-owned road maintenance and construction through the Commonwealth's Liquid Fuels Funds. This funding is allocated through a formula-based system with funds derived from state liquid fuel tax receipts, oil franchise tax proceeds, and the recently enacted Act 44. Payments to municipalities are distributed based on a formula of the ratios of the mileage and population of the municipality to the state totals.

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Relative to the typical municipal-owned roadway in the Commonwealth, Braddock Avenue is a high volume roadway. Volumes of both auto and truck traffic greatly exceed the average for a typically owned municipal roadway.

Vision for the Future

Due to the high traffic volumes served by South Braddock Avenue, it is possible that the ownership of the roadway could be transferred from the municipalities of Edgewood, Swissvale and Rankin to either Allegheny County or PennDOT. This may be beneficial to the municipalities because of the long term maintenance and reconstruction costs of this roadway. Although the municipalities do receive liquid fuel funds for this roadway, the maintenance and reconstruction costs of the roadway likely exceed the funding collected.

There are potential disadvantages to transferring the ownership of South Braddock Avenue. One is the reduction in liquid fuel funds received by the municipalities. Another could be the transfer of snow removal responsibilities to another entity that may not give the roadway the priority it currently has with Edgewood, Swissvale and Rankin maintenance crews. This could be offset, however, with an agreement with the new entity that the municipalities would continue snow removal responsibilities.

Implementation Strategies

Although a formal process of transferring municipal roadways to PennDOT or the County does not exist (a formal process for turning back state-owned roads to municipalities does exist), the municipalities should initiate discussions with both entities on the possible change in ownership of South Braddock Avenue.

Braddock Ave (south of Parkway East – concentrating on signals)

Setting the Stage

There are currently 10 signalized intersections along South Braddock Avenue. These signals are the dominant factor for the vehicular capacity along this corridor. Signals also represent an ongoing cost due to the operational and maintenance requirements of the equipment. Specifically costs include the ongoing electrical cost of operating the signal (typical estimates are \$185 per month per intersections using incandescent lamps) and the periodic maintenance cost of replacing signal bulbs and other equipment. The periodic review of the signal timing can also represent a cost of the signal.

Vision for the Future

A strong traffic signal management plan can provide several advantages to the municipalities. First, a periodic review (every 2-5 years) of the signal timing plans can increase capacity, reduce delay, reduce fuel consumption and improve air quality. Typical studies have shown this type of program can reduce delay by 7 percent and fuel consumption by 9 percent.

Second, the installation of Light Emitting Diode (LED) Bulbs can reduce both energy costs and the number of bulb replacements. New LED lamps can reduce energy usage by up to 85%, while also saving in maintenance costs (LED bulbs last 5 to 7 times longer than incandescent bulbs).

Comparison of Incandescent to LED Signal Lamps		
Average Intersection (10 vehicular signals/ 8 pedestrian signals)	Incandescent Lamps	LED Lamps
Per vehicular signal	135-150 watts	8-10 watts
Per pedestrian signal	70 watts	8 watts
Per intersection	2060 watts \$175/month	164 watts/less \$23/month
Annual cost / intersection	\$2,100	\$276
Average savings of \$1,824 monthly/ \$40,128 annually per intersection		

Source: Southwestern Pennsylvania Commission

Implementation Strategies

- The Southwestern Pennsylvania Commission (SPC) recently initiated a traffic signal management system program to assist municipalities with signal timing, operation and maintenance practices. This includes aiding municipalities with funding for traffic signal upgrades and retiming plans.
- Initiate an LED Lamp conversion program for the remainder of the signals in the municipalities currently utilizing incandescent lamps.
- Program a periodic (every 2 to 5 years) signal retiming program to optimize the signal timings.

Braddock Ave (Regent Square Business District)

Setting the Stage

South Braddock Avenue is a two-lane Principal Arterial and serves as the “Main Street” for the Regent Square Business District and adjacent residential areas in the Regent Square neighborhood of Edgewood and Swissvale. North of the Parkway East interchange area, South Braddock Avenue has a curbside parking lane in each direction. South Braddock Avenue serves as an important connection between the Parkway East and many of Pittsburgh’s East End neighborhoods and western portions of Wilkinsburg. This section of South Braddock Avenue is also a popular route for commuters and experiences significant congestion during morning and evening peak periods. Traffic volumes also vary seasonally, with increases in the summer due to attractions such as Kennywood and Frick Park. Port Authority bus routes 61B, 63B, and 79A travel along this stretch of South Braddock Avenue.



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South Braddock Avenue is surfaced in layers of bituminous overlays, and is generally in fair to poor condition. There is significant rutting in the pavement surface throughout the Business District and is most pronounced near the intersection with West Hutchinson Avenue.

A well-developed network of sidewalks provide pedestrian access to the businesses and homes in Regent Square. Sidewalks line both sides of South Braddock Avenue north of the Parkway East interchange. These sidewalks are generally in fair to good within the main portion of the Business District but broken or tilted slabs are somewhat common in other locations. The signalized intersection at South Braddock and West Hutchinson Avenues has a full-movement pedestrian phase and serves as a key location for crossing Braddock Avenue within the Business District. Crosswalks in the remainder of the Business District are generally unmarked or have very worn pavement markings and are not highly visible to vehicles.

Traffic patterns at the southern end of the Regent Square Business District can be somewhat confusing for roadway users. At this point, two roadways (South Braddock Avenue and Allenby Avenue), two ramps (offramp from the Parkway East eastbound, onramp to the Parkway East westbound) and a driveway intersect in the same area. Additionally, the width of South Braddock Avenue changes from a four-lane cross section in the interchange area to the two-lane section that passes through the business district.

Vision for the Future

The Regent Square Civic Association published a study in 2003 titled *Design Guidelines for the Regent Square Business District: A Strategic Improvement Study*. This stakeholders involved in the development of this study state that:

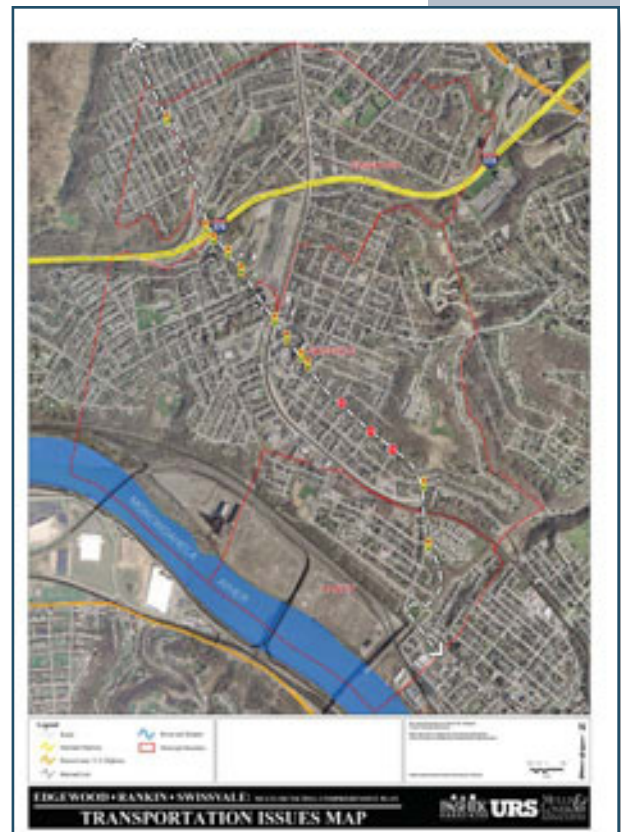
“Providing safe and adequate access to the assets of the community requires balancing the role of South Braddock Avenue as an arterial to its role as Main Street for Regent Square. As Main Street it must provide safe pedestrian access to all commercial establishments from the residential sections of the community. It must provide adequate parking to those who access the business district by car. Addressing its role as an arterial, congestion must be managed and the capacity of South Braddock Avenue must be maximized.”

Implementation Strategies

Field observations and the strategies outlined in the 2003 *Strategic Improvement Study* indicate three main categories of strategies that could be implemented to improve this important local and regional transportation route. These categories and strategies include:

1. Traffic and Infrastructure

- Study and adjust the timing at the signal at South Braddock



Avenue and West Hutchinson Avenue to minimize delay at this location.

- Repair areas of degraded pavement through the Regent Square Business District

2. *Pedestrian Facilities/Traffic Calming*

- Enhance pedestrian visibility and amenities by using features such as raised speed tables, curb bulb-outs, and sidewalks with textured pavement surfaces at key pedestrian intersections like Overton Street, Hutchinson Avenue, and Sanders Street.
- Install mid-block speed tables and textured crosswalks to provide pedestrian crossing points at several locations between intersections, especially the area between Charleston Avenue and Allenby Avenue.

3. *Parking*

- Sign short-term (20 minutes) and long-term (2-hour) parking within the business district to encourage appropriate parking turnover.
- Eliminate driveways accessing South Braddock Avenue should residences transition to commercial use. Most of these driveways are in the southern portion of the Business District, near the already confusing intersection at the north side of the Parkway East Interchange.

East Busway – Port Authority of Allegheny County

Setting the Stage

The first phase of the Port Authority of Allegheny County’s Martin Luther King, Jr. East Busway opened in 1983, providing a 6.8 mile exclusive bus roadway between Downtown Pittsburgh and Wilkinsburg. In 2003, the Port Authority opened a 2.3-mile extension between Wilkinsburg and the Borough of Swissvale. On an average weekday, approximately 25,000 riders use the 34 bus routes that travel the East Busway.

Two existing East Busway stations serve the study area. The Roslyn station, near the Swissvale Business District, and the Swissvale station, near Vernon and Woodstock Avenues and just north of the Swissvale/Rankin municipal boundary, provide access to Swissvale and Rankin. The Swissvale station also includes a 163-space Park and Ride lot, which currently reaches capacity by 7:15 each weekday morning.

Vision for the Future

The 2003 extension of the East Busway included a linear park within Swissvale. The Port Authority is currently working with Edgewood to provide a new busway station to serve Edgewood, with a potential pedestrian link to Edgewood Towne Center, and extend the linear park along the busway through the borough. The new linear park will provide an enhanced pedestrian connection to the new station. In addition, the Port Authority is working with the Borough of Edgewood to rehabilitate the historic Edgewood railroad station and the nearby pedestrian tunnel under the Busway.

It is likely that parking demand near the existing Swissvale East Busway station and a future Edgewood station will continue to increase as ridership on the East Busway increases.

Implementation Strategies

- Work with the Port Authority of Allegheny County to design and construct an East Busway station in Edgewood Borough, including a potential pedestrian connection to Edgewood Towne Center.
- Work with the Port Authority to continue the linear park along the East Busway through the Borough of Edgewood and complete the rehabilitation of the historic Edgewood railway station.
- Investigate additional park and ride opportunities near East Busway stations, including potential expansion of the Swissvale Park and Ride lot and possible joint use of parking at Edgewood Towne Center to support a Park and Ride facility at a new Edgewood busway station.

Mon/Fayette Expressway Project

Background

The Mon/Fayette Expressway Project will eventually connect I-68 east of Morgantown, WV to the Parkway East (I-376) east of Pittsburgh. Though the project currently ends in southeastern Allegheny County at PA Route 51 in Jefferson Hills, the PA Route 51 to Interstate 376 section would extend the Mon/Fayette system north to two interchanges with the Parkway East: one in Monroeville/Penn Hills and one in the City of Pittsburgh near Second Avenue and Bates Street. The purpose of this project is to provide a safe, efficient transportation route that will complement the regional transportation network, enhance accessibility to social services and industrial development sites located along the Monongahela River Valley, and to relieve traffic on the congested local roadways in southeastern and eastern Allegheny County.

The Preliminary Engineering and Environmental Clearance Phase of the Transportation Project Development Process is now completed for this project. The US Department of Transportation's Federal Highway Administration (FHWA) signed the Record of Decision (ROD) on December 7, 2004 issuing environmental clearance and identifying the Selected Alternative for this project. The Project is now proceeding with Final Design, which will be followed by right-of-way acquisition. The Final Design Process involves the refinement of the Selected Alternative, the development of a Right-of-Way (ROW) Plan, ROW acquisition, and preparation of detailed Plans, Specifications and Estimates (PS&E) that ultimately will be used to construct the Expressway. To facilitate this process, the Pennsylvania Turnpike Commission (PTC) has divided the proposed 24-mile Expressway into 13 design sections to ensure the proper engineering expertise is available for the various components of the Expressway. Each design section has its own consultant team to address the design challenges and specific circumstances of the communities in that area.

Once all ROW has been acquired and the PS&E is approved, the PS&E package will be used to solicit construction bids and subsequently, select the construction contractors.

The Turnpike's current financial commitment to the project is \$291 million. That sum is deemed sufficient to complete the environmental clearance process, final design, and right-of-way acquisition for the project. Total project costs for the Selected Alternative are estimated at \$3.6 billion.

Direct/Indirect Effects of the Mon/Fayette Expressway on Edgewood, Swissvale and Rankin

The expressway will not have a have an interchange within the boundaries of Edgewood, Swissvale or Rankin. The alignment does adjoin the Carrie Furnace Site between the site and the developed areas of Swissvale and Rankin. The closest proposed interchange will connect the Mon/Fayette Expressway with Second Avenue in Braddock.

Traffic studies have suggested that the construction of the Mon/Fayette Expressway will reduce traffic on Braddock Avenue in Swissvale and Rankin. It will also cause a reduction in traffic on the Rankin Bridge. Another indirect effect on the municipalities will be a reduction in traffic on the Parkway East, as the Expressway will provide an alternative to the Parkway East and will provide a new river crossing connection near the Duquesne / Kennywood area. The project will also improve the access to the Carrie Furnace Site via the Braddock Interchange and Talbot Street.

INTER-MUNICIPAL DEVELOPMENT PROJECTS

Regent Square Business District

Setting the Stage

Situated along the heavily travelled South Braddock Avenue is the bustling business district known as Regent Square. The diverse businesses located within the approximately 1 ½ block commercial corridor serve clientele from the immediately surrounding neighborhoods as well as others within the region. Regent Square features a variety of restaurants, specialty shops, offices, convenience stores, and health and fitness uses among many others. The Regent Square Business District is surrounded by residences that vary in density from single-family dwellings to apartments. Because of the compact nature of the neighborhood, these residences begin less than a ½ block off of Braddock Avenue.

The business district is partially situated in Swissvale and Edgewood Boroughs. Regent Square is bisected by the Boroughs' common border (S. Braddock Avenue). The area generally west of S. Braddock Ave. is part of Swissvale Borough and the area generally east of S. Braddock Ave. is part of Edgewood Borough.

A high volume of vehicular traffic utilizes the portion of S. Braddock through Regent Square to access other major transportation routes such as the Parkway East (I-376) and Forbes Avenue as well as destinations such as Kennywood, Frick Park, and the Waterfront. On-street parking is provided on both sides of S. Braddock Ave. within the business district. Cars parked along S. Braddock Ave. provide a buffer between the vehicular traffic on the street and the high amount of pedestrian traffic that utilizes the business district's wide sidewalks. Currently, the safest area for pedestrians to cross Braddock



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Avenue is at the intersection of Hutchinson Avenue. This intersection features a stoplight to control traffic flow and crosswalks for pedestrians. However, a previously completed study of the business district concluded that this intersection's crosswalks are, "poorly defined or not defined and pedestrian safety can be greatly improved."

Regent Square's sidewalks feature a variety of public amenities including street trees, planting strips, trash receptacles, and bus stops. The wide sidewalks also feature area for businesses to provide outdoor seating/dining.

The buildings within Regent Square exhibit a variety of architectural styles. For the most part, the structures are consistently aligned along a common façade. An exception to this is the parcel situated on the west side of S. Braddock Ave. and Sanders St. currently occupied by Typhoon. This parcel is also one of the few in Regent Square that features off-street parking for patrons and is the only parcel that provides this parking directly on S. Braddock Ave. Buildings within the business district do not vary greatly in height. The average structure is 1 or 2-stories tall.

Development along the west and east sides of S. Braddock Ave. in the Regent Square Business District must adhere to Swissvale and Edgewood Boroughs' zoning regulations respectively. Currently, the two boroughs' zoning codes include different standards/regulations applicable to building setbacks (yards), lot coverage, and building height. The differences between the two boroughs' zoning regulations and suggested ordinance revisions are detailed in the table on page 135.

Vision for the Future

Through community input at public meetings and discussions at Steering Committee meetings, it was determined that overall, the vision for the Regent Square Business District was to sustain the successful commercial core. Additionally, it was envisioned that pedestrian amenities and access should be improved.

Additionally, visioning efforts were conducted for Regent Square as part of previous study conducted in 2002. These ideas for Regent Square's future continue to be expressed within the communities today. Consequently, it is appropriate to adopt the themes of this vision as part of the multi-municipal plan's vision for the Business District.

Implementation Strategies

In order to ensure that any potential future development within the Business District is completed in a manner



“...create an image or branding of the Business District such that those who traverse through the Business District can relate to the core values and quality of this cohesive community. The presentation of the community's qualities through the branding of the Business District of Regent Square will continue to support the claim of the community that “Regent Square is an area of good living.” Equally, this image will draw interest from those who have not charted off the path of main path of South Braddock Ave. exploring the architectural features, history and charm of the community. Through this vision, the Association recognizes the need to provide safe and adequate access to the assets of this vibrant community.”

-Regent Square Business District: A Strategic Improvement Study (2002)

that contributes to the overall Regent Square theme, the strategies included in this section should be completed.

Cooperatively revise the boroughs’ zoning codes related to the Regent Square Business District.

Coordinated revision of Edgewood and Swissvale boroughs’ zoning ordinances will help to create consistent standards regarding building setbacks, building height, parking, etc. along both sides of Braddock Avenue and ensure the unified character of future development within Regent Square Business District.



The state can potentially support this project financially. Detailed below are several steps that can be taken to strengthen the application and increase the potential for receiving state assistance.

Apply for DCED’s LUPTAP funding to revise the boroughs’ zoning ordinances.

The Land Use Planning Technical Assistance Program (LUPTAP) is DCED’s major source of support for municipal planning, land use, and zoning projects. Cooperative projects are generally more attractive to the DCED when reviewing LUPTAP applications. Additionally, this project would be more attractive to the DCED because it specifically implements a project identified within the comprehensive plan.

Prior to applying for LUPTAP funding, the boroughs should consider creating and adopting an Intergovernmental Cooperation Agreement specifically identifying the intent and scope of the zoning revision project. Having this agreement will bolster the boroughs’ application.

Current Zoning Regulation Applicable to the Regent Square Business District			
	Edgewood Commercial District (D-6)	Swissvale Commercial District (C-1)	Suggested Ordinance Revisions
Minimum Front Yard (ft.)	5	none	consider allowing businesses to front on sidewalk (0’ yard)
Minimum Side Yard (ft.)	none	none	
Minimum Rear Yard (ft.)	none	10	Consider allowing the larger area for services in the rear of buildings (10’)
Minimum Lot Width (ft.)	none	none	
Maximum Lot Coverage (%)	none	75	make the boroughs’ coverage regulations consistent
Maximum Building Height (ft.)	30	60	consider compromising on maximum height

Funding for projects, such as revising the boroughs’ zoning regulations, can be sought under the DCED’s LUPTAP.

Adopting an ICA show commitment to a multi-municipal project(s) and can increase the likelihood of assistance from state agencies.

Carrie Furnace Redevelopment



Setting the Stage

The Carrie Furnace Site is an essential component of the rich economic history of the Monongahela Valley River Valley. The site of a former blast furnace, it had formed a part of the Homestead Steel Works. The Carrie Furnaces were built in 1884 and they operated until 1982. All that is left of the site are furnaces #6 and #7, which operated from 1907-1908, along with the hot metal bridge. In November 2006, Carrie Furnaces 6 and 7 won designation as a National Historic Landmark.



Since its closure, many efforts have been undertaken by various parties to redevelop the site. These efforts have focused on both the historic nature of the site, as well as being a driving force for the economic revitalization of the region. The closure of the furnace in 1982 was followed by a substantial economic decline in Rankin and to a somewhat lesser extent in Swissvale. This led directly to the economic crises that caused Rankin to fall under the Distressed Cities category.

The Carrie Furnace Site is a State-designated Enterprise Zone through June 2014. The Enterprise Zone Corp. of Braddock serves as the administrative agent for the Enterprise Zone comprised of Braddock, North Braddock, Rankin and Swissvale. The Enterprise Zone Program makes special incentives available to assist in business development. State and County governments have given special attention and provided resources to assist in developing Enterprise Zone areas. Additionally, the Carrie Furnace is designated as a “Brownfield Site” by the State and County. Consequently, special development assistance is available to the site.

Vision for the Future

The vision, embraced by this joint Comprehensive Plan for the redevelopment of the Carrie Furnace Site, is summarized as follows:

To assure that the re-development of the Carrie Furnace Site is consistent with the goals of the Multi-Municipal Plan and reflects positively on the historic heritage of the site and maximizing the site's economic potential. Development of the site would result in an increase in the tax-base and the creation of quality jobs of a non-retail nature for residents of the boroughs of Rankin, Swissvale and Edgewood, and to increase the overall economic vitality and development potential of surrounding neighborhoods. Potential negative impacts of the development on surrounding properties and adequate and safe ingress and egress to the site shall also be addressed. The principles included in the following section titled “Promoting Sustainable Development” are also a component of the vision for the Carrie Furnace Site.



Promoting Sustainable Development

Sustainable development is economic development that protects the environment and promotes social equity. It is a comprehensive approach to creating wealth that does not compromise the ability of future generations to meet their needs. Listed below are techniques to Promote Sustainable Development at the Carrie Furnace Site.

1. *Land use planning*

Community development goals should be utilized as a framework to develop an overall land use plan for the site. The land use plan should shift the current development patterns of haphazard, inefficient, automobile-centered sprawl to higher-density, mixed-use development that creates and maintains efficient infrastructure, ensures close-knit neighborhoods and commerce areas and a sense of community, and minimizes both direct and indirect impacts on the environment. The site should be planned to successfully integrate the historic heritage-oriented components with tax-producing components, without sacrificing the integrity or potential of either area. Large scale retail uses, such as “big box” stores, or large retail clusters are not desired on the site.

2. *Open space preservation, habitat restoration, and recreation*

Creating open spaces and restoring the natural habitat, and developing recreational areas should be integrated into the development of the Carrie Furnace Site. This should be done in conjunction with the development of all uses and aspects within the site. This approach can help to mitigate adverse environmental impacts of development, such as the urban heat-island effect, stormwater runoff, habitat loss and fragmentation, etc.

3. *Green building design and construction*

Green building practices offer an opportunity to create environmentally-sound and resource-efficient buildings by using an integrated approach to design. Green buildings promote resource conservation, including energy efficiency, renewable energy, and water conservation features; consider environmental impacts and waste minimization; create a healthy, comfortable and productive work environment; reduce operation and maintenance costs; and address issues such as historical preservation, access to public transportation and other community infrastructure systems. The entire life-cycle of the building and its components is considered, as well as its economic and environmental impact and performance. Incentives should be utilized to promote Green building practices within the Carrie Furnace Site.

4. *Eco-Industrial Parks (EIPs)*

Industrial parks often create negative environmental impacts to a community. An alternative to the traditional industrial park is a concept developed in the 1990’s, the Eco-Industrial Park (EIP). EIPs are a combination of manufacturing and service businesses designed to coordinate their collective resource needs and processes in order to increase efficient use of raw materials, minimize waste outputs, conserve energy and natural resources, reduce transportation requirements, and provide an aesthetically attractive place to work. Actual EIPs consist of co-located businesses, ideally forming a zero-emissions, closed-loop park. This approach could be utilized for industrial development within the Carrie Furnace Site.

5. *Local workforce training and development*

The Carrie Furnace Site is located in an area with higher unemployment rates and poverty rates. Job training and development programs should be established to allow local residents an opportunity to qualify for jobs created as a result of the Carrie Furnace redevelopment efforts.

This would not only benefit the individuals who are employed, but will also benefit the economy as a whole and promote social equity.

Implementation Strategies

Inter-governmental Agreements

The fact that the Carrie Furnace Site is located within two municipalities (Rankin and Swissvale) presents both challenges and opportunities for the development of the site. The traditional approach to deal with this issue would be for each municipality to address development issues that are solely within their borders. The adoption of this joint Comprehensive Plan allows for the use of provisions of Article XI of the Pennsylvania Municipalities Code (MPC) to be utilized that promote inter-governmental agreements on a variety of issues associated with a large-scale development, such as the Carrie Furnace Site. It is recommended that an Inter-governmental agreement between the two boroughs and Allegheny County be developed as part of the implementation of this project.

Many of the purposes of providing for Inter-governmental agreements are particularly relevant to the Carrie Furnace Site, as indicted below:

Excerpt from the Pennsylvania Municipalities Planning Code (MPC)

Section 1101. Purposes. It is the purpose of this article:

- (1) To provide for development that is compatible with surrounding land uses and that will complement existing land development with a balance of commercial, industrial and residential uses.
- (2) To protect and maintain the separate identity of Pennsylvania's communities and to prevent the unnecessary conversion of valuable and limited agricultural land.
- (3) To encourage cooperation and coordinated planning among adjoining municipalities so that each municipality accommodates its share of the multi municipal growth burden and does not induce unnecessary or premature development of rural lands.
- (4) To minimize disruption of the economy and environment of existing communities.
- (5) To complement the economic and transportation needs of the region and this Commonwealth.
- (6) To provide for the continuation of historic community patterns.
- (7) To provide for coordinated highways, public services and development.
- (8) To ensure that new public water and wastewater treatment systems are constructed in areas that will result in the efficient utilization of existing systems, prior to the development and construction of new systems.
- (9) To ensure that new or major extension of existing public water and wastewater treatment systems are constructed only in those areas within which anticipated growth and development can adequately be sustained within the financial and environmental resources of the area.
- (10) To identify those areas where growth and development will occur so that a full range of public infrastructure services including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate the growth that occurs.
- (11) To encourage innovations in residential, commercial and industrial development to meet growing population demands by an increased variety in type, design and layout of structures and by the conservation and more efficient use of open space ancillary to such structures.
- (12) To facilitate the development of affordable and other types of housing in numbers consistent with the need for such housing as shown by existing and projected population and employment data for the region.

Detailed below are the mechanisms and provisions that need to be included in an inter-governmental agreement.

Excerpt from the Pennsylvania Municipalities Planning Code (MPC)

Section 1104. Implementation Agreements.

- (a) In order to implement multi-municipal comprehensive plans, under section 1103 counties and municipalities shall have authority to enter into intergovernmental cooperative agreements.
- (b) Cooperative implementation agreements shall:
 - (1) Establish the process that the participating municipalities will use to achieve general consistency between the county or multi-municipal comprehensive plan and zoning ordinances, subdivision and land development and capital improvement plans within participating municipalities, including adoption of conforming ordinances by participating municipalities within two years and a mechanism for resolving disputes over the interpretation of the multi-municipal comprehensive plan and the consistency of implementing plans and ordinances.
 - (2) Establish a process for review and approval of developments of regional significance and impact that are proposed within any participating municipality. Subdivision and land development approval powers under this act shall only be exercised by the municipality in which the property where the approval is sought. Under no circumstances shall a subdivision or land development applicant be required to undergo more than one approval process.
 - (3) Establish the role and responsibilities of participating municipalities with respect to implementation of the plan, including the provision of public infrastructure services within participating municipalities as described in subsection (d), the provision of affordable housing, and purchase of real property, including rights-of-way and easements.
 - (4) Require a yearly report by participating municipalities to the county planning agency and by the county planning agency to the participating municipalities concerning activities carried out pursuant to the agreement during the previous year. Such reports shall include summaries of public infrastructure needs in growth areas and progress toward meeting those needs through capital improvement plans and implementing actions, and reports on development applications and dispositions for residential, commercial, and industrial development in each participating municipality for the purpose of evaluating the extent of provision for all categories of use and housing for all income levels within the region of the plan.
 - (5) Describe any other duties and responsibilities as may be agreed upon by the parties.

Powers and Benefits of Inter-Governmental Agreements

The MPC provides for certain powers and benefits to participating municipalities for their participation in an intergovernmental agreement, including:

1. State agencies shall consider and may rely upon comprehensive plans and zoning ordinances when reviewing applications for the funding or permitting of infrastructure or facilities.
2. State agencies shall consider and may give priority consideration to applications for financial or technical assistance for projects consistent with the county or multi-municipal plan.
3. To provide by cooperative agreement for the sharing of tax revenues and fees by municipalities within the region of the plan.

Zoning Approaches

Development of Zoning through the Approval of a Specific Plan

A benefit of adopting a multi-municipal plan and participating in an Intergovernmental Agreement is the ability for municipalities to utilize creative zoning and development approaches for large-scale projects through a process known as a Specific Plan. Simply put, the specific plan process allows municipalities and developers to jointly prepare a master plan for a large scale development and concurrently prepare the necessary new zoning provisions needed to implement the plan.

This avoids the proverbial “cat and mouse game” between a developer and a municipality over rezoning and zoning variances. It also allows the municipalities to present their interests and concerns up-front constructively, rather than in an adversarial manner during a traditional plan review process. Finally, it provides certainty to all parties of the outcomes of the project through the approval of the specific plan.

The specific plan process would ideally work as follows:

The vision for the Carrie Furnace Site, as expressed within this Comprehensive Plan, would be included as part of the RFP prepared by the County to seek developers interested in developing the site;

Upon selection, the municipalities, the County and other identified key stakeholders would participate in a charrette design workshop to collaboratively prepare a specific plan for the site, which can include the following elements, as authorized by the MPC:

Excerpt from the Pennsylvania Municipalities Planning Code (MPC)

- (a) The distribution, location, extent of area and standards for land uses and facilities, including design of sewage, water, drainage and other essential facilities needed to support the land uses.
- (b) The location, classification and design of all transportation facilities, including, but not limited to, streets and roads needed to serve the land uses described in the specific plan.
- (c) Standards for population density, land coverage, building intensity and supporting services, including utilities.
- (d) Standards for the preservation, conservation, development and use of natural resources, including the protection of significant open spaces, resource lands and agricultural lands within or adjacent to the area covered by the specific plan.
- (e) A program of implementation including regulations, financing of the capital improvements and provisions for repealing or amending the specific plan. Regulations may include zoning, storm water, subdivision and land development, highway access and any other provisions for which municipalities are authorized by law to enact. The regulations may be amended into the county or municipal ordinances or adopted as separate ordinances. If enacted as separate ordinances for the area covered by the specific plan, the ordinances shall repeal and replace any county or municipal ordinances in effect within the area covered by the specific plan and ordinances shall conform to the provisions of the specific plan.

Steps (a) through (d) above relate specifically to the physical design and site layout and parallels the components Preliminary Master Plan as provided through the Subdivision and Land Development Ordinances. The difference is the process of developing this plan. Rather than the developer preparing this plan and then submitting it for review, it is prepared cooperatively and then is approved by the Councils of both municipalities.

Step (e) addresses the development of tools that may be part of the implementation of the specific plan. This is where the necessary zoning changes and provisions are adopted concurrently with the approval of the specific plan.

Form Based Zoning

Form based zoning is an innovative technique that focuses on the form and design of development rather than the use. Through building and site design standards that are integrated into the development regulations, quality development is assured, as described below.

What is Form-Based Zoning?

Form-based zoning places primary emphasis on building type, dimensions, parking location and façade features and less emphasis on use. They stress the appearance of the streetscape, or public realm, over long lists of different use types. These codes have the following characteristics:

Zoning Districts. Form-based zoning is defined around districts, neighborhoods and corridors where conventional zoning techniques may bear no relationship to the transportation framework or the larger area.

Regulatory Focus. Form-based zoning de-emphasizes density and use and rules in favor of physical form. They recognize that uses may change over time, but the building will endure.

Uses. Form-based zoning emphasizes mixed use and a mix of housing types to bring destinations in close proximity to housing and to provide housing choices to meet many individuals' needs at different times of their lives.

Design. Greater attention is given to streetscape and the design of the public realm and the role of individual buildings in shaping the public realm. Form-based zoning recognizes how critical these public spaces are to defining or creating a "space."

Public Participation. A design-focused public participation process is essential to assure thorough discussion of land use issues as the form-based code is developed. This helps reduce conflict, misunderstanding, and the need for hearings as individual projects are reviewed.

A key aspect of this approach is the public participation process. The key stakeholders of the Carrie Furnace Site will need to be involved in the development of the form-based code to assure that all interests are addressed.

Inter-Municipal Zoning

The fact that the site lies within the boroughs of Swissvale and Rankin presents both challenges and opportunities in terms of local land controls and coordination of development review for the project. The Pennsylvania Municipalities Code provides for zoning coordination between neighboring municipalities through either a joint ordinance or separate but consistent ordinances. Given the recommendation to utilize the specific plan process the development of separate but consistent ordinances would be the most appropriate approach. In this case, both municipalities would adopt the necessary provisions to allow for the specific plan to be implemented. The municipalities would then retain their independent ordinances and current zoning administration procedures and board.

Financial Incentives and Benefits

The two municipalities recognize that a project of this magnitude will likely require the inclusion of financial incentives to the developer to make this a feasible project, given the huge capital investment

Section 3

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required. The municipalities, in principal, do not object to the use of such incentives (such as TIF), but seek the assurance these tools result in benefits to the municipalities long term fiscal status, as well as addressing the municipalities vision for the site. Financial incentives should be developed in partnership with Allegheny County and the Commonwealth of Pennsylvania as part of the development of the Specific Plan.

The municipalities endorse in principal sharing of the tax revenues created as a result of this project. The exact distribution of these revenues will be determined through the development of the specific plan.

Access Issues

Of paramount concern to the municipalities is the ability to have safe access to the site. This includes emergency, vehicular and pedestrian access. Utilization of any financial incentives agreed to by the municipalities should be dependent on the development of safe ingress and egress to the site as part of the capital improvements proposed by the developer.

Action Strategies for Borough Neighborhoods and Districts



This part of the Action Plan focuses on strategies for achieving the vision, goals, and objectives that were developed for each of the following planning elements in Part II of the Plan.

- Land Use and Planning
- Housing
- Economic Development
- Transportation
- Parks and Recreation
- Community Facilities and Public Safety
- Environment and Natural Resources
- Cultural and Historic Resources

This part of the action plan serves as a guide for municipal officials, local agencies and other parties responsible for carrying out the plan. The detailed tables list specific strategies, priorities, responsible and participating parties, deliverables or measurable outcomes, and potential funding sources. The following definitions aid in interpreting the action plan:

- **Strategy:** A plan of action intended to reach a specific goal.
- **Priority:** A classification of each strategy based on time sensitivity for taking action:
 - High (**H**) = 0 to 3 years
 - Medium (**M**) = 4 to 7 years
 - Low (**L**) = 8 to 10 years
- **Responsible and Participating Parties:** Those agencies, organizations, or public entities responsible for implementing the strategy.
- **Potential Funding Source or Technical Assistance:** Grant programs and agencies that support the action to be taken.
- **Future Land Use Map Areas:** Identifies the areas shown on the Future Land Use Map to which the strategy could be applied.
- **Potential Intermunicipal Strategy:** Indicates that the strategy could be implemented by two or more of the boroughs.

A key component of the Action Plan is the identification of potential funding sources that are available to support particular plan strategies. Technical and financial assistance is potentially available from county and state programs, as well as some non-profits, and foundations. In some instances, matching municipal funds are required for grant funding. Appendix A includes a Grants and Community Resources reference list of agencies and programs that can be tapped for plan implementation. The list also includes; contact information, and eligibility requirements.

Successful implementation of the plan will require commitment by the municipalities and a structure to keep the process moving forward. The municipalities should work to formalize their partnership to implement key components of the joint comprehensive plan through an Intergovernmental Cooperation Agreements for Implementation. This Agreement could

Section 3

Strategies for Action

establish a Joint Planning Commission responsible for overseeing consistent implementation of the comprehensive plan. The recommended focuses, of Intergovernmental Cooperation Agreements, for this plan are:

1. Zoning and plan review functions for the Carrie Furnace Site;
2. Tax base sharing approaches for the Carrie Furnace Site and the provision of necessary public services;
3. Zoning coordination in Regent Square;
4. Braddock Avenue maintenance;
5. Joint capital improvements planning to avoid duplication of investments.

The Joint Planning Commission could also monitor progress toward implementing specific strategies under this Action Plan. Its role would include coordinating efforts, meeting with interested groups and residents, and applying for grants. If necessary, the Joint Planning Commission may establish subcommittees responsible for specific planning elements. These subcommittees could include representatives from key interest groups that are involved in or affected by the particular actions.

Continued citizen participation throughout the implementation process is essential to ensure ongoing community support for the Plan. The municipalities should make a commitment to provide ongoing education to residents and community stakeholders on the plan and its goals, objectives, and strategies throughout the implementation process. This can be done by presenting the plan at schools, fairs, churches, and community meetings. Efforts should be made to update members of the public on the progress of the plan and the accomplishments of the municipalities in implementing the objectives.

Finally, the joint comprehensive plan should be reviewed and updated annually reflect accomplishments, identify new funding sources, assess municipal coordination and cooperation, and re-evaluate priorities.

LAND USE AND PLANNING

“Enhance neighborhoods and quality of life”

The planning area consists of three municipalities with similar urban land use patterns, but with different needs in terms of addressing both redevelopment and new development. Close coordination among the three municipalities is required to assure that redevelopment efforts are consistent with the historic character of the communities.

Community members focused on the need for economic development in the region and the improvements to neighborhoods in the planning area. The two are not mutually exclusive. Economic development in the planning area will contribute substantially to the quality of the neighborhoods, and help resolve many of the ills in existing neighborhoods identified by residents during the public participation process.

Therefore, in order to balance development needs and promote the livability of the neighborhoods, the steering committee identified the following land use and development objectives for the defined neighborhoods in the planning area:

Revitalization/Redevelopment Target Areas

1. Develop creative and flexible zoning tools to enable streamlined review of proposed development projects.
2. Assure that current and future zoning codes are consistent with the original community character of the neighborhoods, particularly in the development of infill housing.
3. Provide for mixed-use development consistent with the neighborhood character
4. Address code enforcement issues.

Stable Areas with Challenges

1. Develop zoning codes to implement development objectives of the Swissvale Downtown Study.
2. Assure that current and future zoning codes are consistent with the original community character of the neighborhoods, particularly in the development of infill housing.
3. Provide for mixed-use development consistent with the neighborhood character.
4. Address code enforcement issues.

Dynamic Change Areas

1. Achieve a redevelopment that is beneficial to both the municipalities, the ERS Region as a whole, and the County.
2. Explore using innovative land use tools to achieve a mutually beneficial redevelopment plan.

It is recommended that the three municipalities utilize a variety of land use tools to meet these objectives, starting with updating the zoning and subdivision and land development ordinances. In order to meet the objectives, the boroughs should consider providing more flexible tools such as form based codes and traditional neighborhood development.

Finally, strategies focus on promoting consistent and compatible land use patterns across the three municipalities. This will require implementation of consistent zoning ordinances with respect to zoning districts, landscaping and buffering, and signage. In particular, land uses along the borders of the municipalities should be examined within the context of each municipal ordinance to identify potential conflict in uses and/or standards.

Land Use Goal: Ensure and enable the boroughs to control future land uses and development within the region.							
Objective 1.0 Develop creative and flexible zoning tools to enable streamlined review of proposed development projects.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
LU 1.1	Develop zoning provisions that encourage innovative neighborhood design options, such as traditional neighborhood development. Ensure consistency between the zoning ordinances and SALDO in allowing for innovative neighborhood design.	M	Borough Planning Commissions and Councils	DCEC LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	
LU 1.2	Create a Joint Planning Commission among the three municipalities to oversee implementation of the Joint Comprehensive Plan. The three municipalities should retain their individual Planning Commissions to serve as advisory boards for implementation of individual zoning ordinances. The Regional Planning Commission will complement the individual Planning Commissions by providing guidance on regional development issues and plans that impact all three municipalities.	M	Borough Planning Commissions and Councils	DCEC LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●

Objective 2.0 Assure that current and future zoning codes are consistent with the original character of the neighborhoods, particularly in the development of infill housing.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
LU 2.1	Evaluate development standards in existing zoning ordinances to ensure that they promote infill and redevelopment that is consistent in character and density as existing neighborhoods.	H	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
LU 2.2	Promote neighborhood design that encourages connectivity, such as development standards that promote grid layouts and straight streets which facilitate pedestrian movement and distribute vehicles more evenly across the transportation system, and requirements for connections to existing neighborhoods and street networks.	H	Borough Planning Commissions and Councils		Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
Objective 3.0 Provide for mixed-use development consistent with neighborhood character.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
LU 3.1	Allow for higher density development, mixed-use, and vertical housing and promote walking and public transit as alternative modes of movement to and from shops and jobs.	M	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	

Objective 4.0 Address code enforcement issues.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
LU 3.2	Explore the application of form-based codes to achieve more flexibility in permitted uses, while encouraging design that is consistent with the community character. Form-based codes provide more flexibility in allowing for a mix of uses by focusing on the density, size, form, and placement of buildings and parking, and less on the land use itself.	M	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
LU 4.1	Evaluate and prioritize enforcement issues in the community.	H	Borough Planning Commissions and Councils	TCVCOG; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods
LU 4.2	Monitor permits and zoning ordinances for their ability to adequately enforce.	H	Borough Planning Commissions and Councils	TCVCOG; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods
LU 4.3	Provide training to code enforcement officers on technical skills needed and legal issues.	H	Borough Planning Commissions and Councils	TCVCOG; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods

LU 4.4	Coordinate implementation and enforcement of state and local regulations.	M	Borough Planning Commissions and Councils	TCVCOG; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●	
LU 4.5	Establish compliance as the primary objective of code enforcement; penalties and punishment are secondary.	H	Borough Planning Commissions and Councils	TCVCOG; Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●	
Objective 5.0 Develop zoning codes to implement development objectives of the Swissvale Downtown Study.								
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy	
LU 5.1	Update parking requirements within the zoning ordinance to include innovative standards relative to number of spaces and landscaping and buffering.	L	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	2. Stable Areas with Challenges		
LU 5.2	Explore the application of form-based codes to achieve more flexibility in permitted uses, while encouraging design that is consistent with the community character. Form-based codes provide more flexibility in allowing for a mix of uses by focusing on the density, size, form, and placement of buildings and parking, and less on the land use itself.	M	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	2. Stable Areas with Challenges		

Objective 6.0 Achieve a redevelopment of the Carrie Furnace Site that is beneficial to both the municipalities, the ERS region as a whole, and the county.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
LU 6.1	Adopt local land use regulations that promote the desired type and form of development on the site.	H	Borough Planning Commissions and Councils		Rankin and Swissvale	4. Dynamic Change Areas	●
LU 6.2	Continue active participation in the Carrie Furnace meetings/discussions and assert the boroughs' needs and desires for the redevelopment.	H	Borough Planning Commissions and Councils		Rankin and Swissvale	4. Dynamic Change Areas	●
Objective 7.0 Explore using innovative land use tools to achieve a mutually beneficial redevelopment plan for the Carrie Furnace Site.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
LU 7.1	Develop an Intergovernmental Cooperation Agreement for redeveloping the site.	H	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Rankin and Swissvale	4. Dynamic Change Areas	●
LU 7.2	Develop a Specific Plan as provided for in the PA MPC.	H	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Rankin and Swissvale	4. Dynamic Change Areas	●

HOUSING

“Diverse and Affordable Housing”

The main housing issue that emerged from the planning process was the desire of the region to provide greater flexibility in housing development, thus providing for a range of housing types and affordability levels. In addition, responses to the community survey indicated a desire for investment in the existing housing stock to retain the character and livability of existing neighborhoods. Housing objectives varied by the characteristics of the neighborhoods, as described below:

Revitalization/Redevelopment Target Areas

1. Increase the percentage of owner-occupied housing units.
2. Improve the appearance and safety of existing occupied and older housing units.
3. Promote affordable infill development on vacant lots with housing that is consistent with the original character of the neighborhood.
4. Limit the subdivision of single-family homes to multi-family units.
5. Improve neighborhood amenities and infrastructure to make areas more livable and functional.
6. Reverse the cycle of decline and strive toward neighborhood and housing stability.

Stable Areas with Challenges

1. Increase the percentage of owner-occupied housing units.
2. Improve the appearance and safety of existing occupied and older housing units.
3. Promote affordable infill development on vacant lots with housing that is consistent with the original character of the neighborhood.
4. Limit the subdivision of single-family homes to multi-family units.
5. Improve neighborhood amenities and infrastructure to make areas more livable and functional.
6. Work towards making these areas model neighborhoods.

Model Neighborhoods

1. Promote neighborhoods as attractive choices for families and young professionals seeking an alternative to sprawling more-distant suburbs.
2. Reinforce pedestrian friendliness of neighborhoods through monitoring of sidewalk conditions and access to nearby neighborhood amenities.
3. Promote development choices and types that will enhance existing property values.

Like land use, the housing strategies primarily focus on redevelopment in existing neighborhoods, such as rehabilitation of the existing housing stock and utilization of infill strategies. The municipalities expressed a desire to promote neighborhoods that are integrated and connected with small shopping areas, work places, and community facilities. In the redevelopment areas, the municipalities would like to promote infill development that is consistent with the existing neighborhood character. In addition, there is a desire to maintain and improve the existing housing stock in the community to promote affordable housing options and support the viability of existing neighborhoods throughout the planning area.

Housing Goal: Provide the opportunity for comfortable, safe and high-quality housing for diverse income levels and age.						
Objective 1.0 Increase the percentage of owner-occupied housing units.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
H 1.1	Target tax delinquent properties and promote their conversion to productive uses.	H	Borough Planning Commissions and Councils, Allegheny County Department of Economic Development	See Appendix B	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
H 1.2	Identify areas where the boroughs want to target increased home ownership.	H	Borough Planning Commissions and Councils	ACRFA	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
H 1.3	Enact Borough-based tax incentives for home ownership as authorized by the Borough Code.	H	Borough Planning Commission and Councils	DCED, Local Government Academy	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
H 1.4	De-emphasize growth of government assisted rental housing units within Rankin and Swissvale to provide a balance of housing options.	H	Borough Planning Commission and Council	Allegheny County Housing Authority	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
Objective 2.0 Improve the appearance and safety of existing occupied and older housing units.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
H 2.1	Develop and implement an Elm Street Program to enhance neighborhoods adjacent to the downtown Swissvale Allegheny Places Program area.	H	Borough Planning Commission and Council	DCED	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges

H 2.2	Institute and enforce a landlord rental inspection program.	H	Borough Councils	Local Government Academy, COG	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
H 2.3	Conduct an annual survey of building conditions, with emphasis on residential structures.	H	Borough Staff	DCED	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
H 2.4	Alert residents and provide information regarding County financial assistance to rehabilitate and improve their homes.	M	Borough Councils and Staff	AHILP	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
H 2.5	Encourage regular maintenance of housing stock by implementing a housing rehabilitation assistance program.	H	Borough Councils	CDBG	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
Objective 3.0 Promote affordable infill development on vacant lots with housing that is consistent with the original character of the neighborhood.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 3.1	Partner with the Mon Valley Initiative to continue infill housing projects.	H	Borough Planning Commissions and Councils	MVI	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
H 3.2	Update zoning ordinance to allow infill development and provide consistent zoning standards within neighborhoods.	M	Borough Planning Commissions and Councils	LUPTAP	Rankin and Swissvale, Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
H 3.3	Provide tax incentives for affordable infill residential development.	H	Borough Planning Commissions and Councils	Local Government Academy	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	

H 3.4	Educate developers on the availability and applicability of low-income housing tax credits to promote the development of housing for a range of income levels (mix of market rate and affordable housing units).	M	Borough Planning Commissions and Councils	Core Communities Housing Program	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
H 3.5	Work with the Allegheny County Housing Authority to expand affordable housing programs and opportunities.	L	Borough Planning Commissions and Councils	Core Communities Housing Program	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
Objective 4.0 Limit the subdivision of single-family homes to multi-family units.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 4.1	Ensure that the boroughs provide a fair-share of high quality multi-family residential units.	M	Borough Planning Commissions and Councils	LUPTAP	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
H 4.2	Amend local zoning ordinances to provide limitations and standards for conversion from single-family to multi-family residential.	H	Borough Planning Commissions and Councils	LUPTAP	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
Objective 5.0 Improve neighborhood amenities and infrastructure to make areas more livable and functional.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 5.1	Develop a Capital Improvements Plan.	M	Borough Planning Commissions and Councils	CDBG	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●

Objective 6.0 Promote neighborhoods as attractive choices for families and young professionals seeking an alternative to more distant and sprawling suburbs.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 6.1	Continue to provide a variety of housing choices.	H	Boroughs, Realtors		Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●
H 6.2	Revise zoning and land development provisions to ensure high quality residential development.	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●
Objective 7.0 Reinforce pedestrian friendliness of neighborhoods.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 7.1	Monitor sidewalk conditions and accessibility of neighborhood amenities.	H	Code Enforcement Officers	COG, Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	
H 7.2	Coordinate this monitoring with capital improvements planning.	M	Borough Planning Commissions and Councils	Local Government Academy	Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	

Objective 8.0 Promote development choices and types that will enhance existing property values.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
H 8.1	Review and update zoning provisions throughout the boroughs.	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	●
H 8.2	Draft zoning provisions to allow complimentary uses while discouraging incompatible uses in neighborhoods.	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	●
H 8.3	Draft zoning provisions to create cohesive neighborhoods with a consistent character.	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	●

ECONOMIC DEVELOPMENT

“Re-birth as a Vital Economic Force in the Region”

The economic development objectives focus on taking advantage of the community’s strengths to retain and create jobs, with particular focus on the redevelopment of the Carrie Furnace Site. In addition, strategies include support for small, locally-owned businesses in all three boroughs. The Swissvale central business district (Swissvale business loop), is a particularly high priority. In order to address these community priorities, the steering committee identified the following economic development objectives:

Revitalization/Redevelopment Target Areas

1. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods.
2. Improve or provide new infrastructure to accommodate future business development.

Stable Areas with Challenges

1. Improve and enhance the Central Business District of Swissvale.
2. Provide for development opportunities along the Edgewood Avenue corridor consistent with the findings of the Edgewood Avenue Revitalization Plan.
3. Focus economic development efforts on the growth of existing industrial-based firms in the Boroughs of Rankin and Swissvale to preserve existing employment opportunities.
4. Focus on the development of new business opportunities that are compatible with residential areas.
5. Develop land use and development tools to assist existing shopping centers, such as Edgewood Towne Center, in remaining competitive with larger regional centers.
6. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods.

Model Neighborhoods

1. Develop mixed-use approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods.

Dynamic Change Areas

1. Work with the Allegheny County Redevelopment Authority on the Carrie Furnace project to promote new job opportunities for residents of the Boroughs.

The municipalities recognize that they cannot pursue their economic development objectives in isolation of Allegheny County and the region. The objectives must be integrated as part of a regional economic development strategy that promotes coordination between local governments, educational institutions, economic development agencies, and the private sector.

Strategies focus both on developing a skilled and educated workforce, as well as retaining and attracting quality employers. Strategies also focus on promoting economic development hand in hand with redevelopment goals, with major employers as key partners in redevelopment activities.

Economic Development Goal: Provide for the development of quality commercial, office and industrial activities to service the needs of the three boroughs. Continue to assure that future commercial and industrial development is non-polluting, well planned and is situated to eliminate potential impacts to residential areas. Focus economic development efforts on existing businesses and commercial areas to preserve and enhance job opportunities for residents of the three boroughs.

Objective 1.0 Develop Mixed-Use Approaches to provide for close-to-home commercial opportunities for residents of these neighborhoods.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
ED 1.1	Revise zoning ordinance(s) to include standards for mixed-use development.	M	Borough Planning Commissions and Councils, Allegheny County Department of Economic Development	LUPTAP	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●
ED 1.2	Revise zoning and land development ordinance(s) to permit small-scale neighborhood-oriented commercial uses with development standards that blend the development with the neighborhood.	M	Borough Planning Commissions and Councils, Allegheny County Department of Economic Development	LUPTAP	Rankin and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●
Objective 2.0 Improve or provide new infrastructure to accommodate future business development.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
ED 2.1	Identify infrastructure projects that could specifically benefit service delivery and access to existing business districts	M	Borough Planning Commissions and Councils	DCEd LUPTAP; Local Government Academy	Rankin, Swissvale and Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●

ED 2.2	Coordinate business-oriented infrastructure improvements with capital improvements planning	M	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Rankin, Swissvale and Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
Objective 3.0 Improve and enhance the Central Business District of Swissvale.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
ED 3.1	Begin systematic implementation of the recommendations found in the Swissvale Business Loop Study.	H	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
ED 3.2	Coordinate infrastructure improvements with capital improvements planning.	M	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
ED 3.3	Periodically update the inventory of buildings within the Business Loop to identify vacant/available properties.	L	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
ED 3.4	Encourage property owners to seek Mixed Use Facility Financing Initiative (MUFFI) funds to rehab ground floor commercial and upper floor residential spaces.	M	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
ED 3.5	Hire a Main Street Manager to oversee business development within the borough's business districts.	L	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods	●

Objective 4.0 Provide for development opportunities along the Edgewood Avenue corridor consistent with the findings of the Edgewood Avenue Revitalization Plan.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
ED 3.6	Provide information to business and property owners within the business loop regarding assistance programs.	M	Borough Planning Commission and Council	DCED, Main Street Program	Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
ED 4.1	Upon its completion, incorporate the recommendations of the Edgewood Avenue Revitalization Plan.	H	Borough Planning Commission and Council	LUPTAP	Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
ED 4.2	Prioritize the Edgewood Avenue Revitalization Plan's recommendations with those of the Comprehensive Plan.	H	Borough Planning Commission and Council	LUPTAP	Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
ED 4.3	Encourage property owners to seek Mixed Use Facility Financing Initiative (MUFFI) funds to rehab ground floor commercial and upper floor residential spaces.	H	Planning Commission and Borough Council	LUPTAP	Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
ED 4.4	Initiate a Main Street Program among the three boroughs.	H	Borough Planning Commission and Council	LUPTAP	Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods
ED 4.5	Hire a Main Street Manager to oversee business development within the borough's business districts.	L	Borough Planning Commission and Council	LUPTAP	Edgewood	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods

Objective 5.0 Focus economic development efforts on the growth of existing industrial-based firms in the boroughs of Rankin and Swissvale to preserve existing employment opportunities.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
ED 5.1	Ensure that transportation routes used by these employers are adequate to meet their needs.	H	Borough Staff	SPC	Swissvale and Rankin	● 1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
ED 5.2	Foster use of economic development assistance programs of the County and Commonwealth to retain and expand jobs.	H	Borough Staff	DCED, ACED	Swissvale and Rankin	● 1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
Objective 6.0 Focus on the development of new business opportunities that are compatible with residential areas.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
ED 6.1	Initiate and maintain communications with property owners (especially owners of vacant or underutilized properties) to determine their long-term plans for their properties.	M	Borough Staff	DCED	Edgewood, Rankin, and Swissvale	● 1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges 3. Model Neighborhoods
ED 6.2	Develop buffer standards in the zoning ordinances to assure compatibility with surrounding residences.	L	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	● 1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges
Objective 7.0 Develop land use and development tools to assist existing shopping centers, such as Edgewood Towne Center, in remaining competitive with larger regional centers.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
ED 7.1	Maintain discussions with shopping center owners to determine the long term goals of the areas.	H	Borough Planning Commissions and Councils	DCED	Edgewood and Swissvale	● 1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges

ED 7.2	Create flexible zoning provisions that will allow development expansion in a manner consistent with transit-oriented developments.	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●
Objective 8.0 Work with the Allegheny County Redevelopment Authority on the Carrie Furnace project to promote new job opportunities for residents of the boroughs.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
ED 8.1	Continue active participation in the Carrie Furnace meetings/discussions and assert the boroughs' needs and desires for the redevelopment based on the Site-Specific Strategy included in this document.	M	Borough Planning Commissions and Councils	DGED LUPTAP; Local Government Academy	Within one year, adopt/amend zoning ordinances consistent with the comprehensive plan.	4. Dynamic Change Areas	●

TRANSPORTATION

“Effective Transportation and Public Transit Systems”

Transportation and transit planning is a very high priority for the three municipalities. Maintaining an effective transportation system is important because people depend on safe and reliable transit roadways for daily travel. Land use and transportation planning should be closely coordinated in order to ensure the public’s safety and mitigate the impacts of development on the transportation system. As a result, the municipalities identified the following objectives for transportation planning:

All Areas

1. Work towards increasing public transportation options to both serve households with limited transportation alternatives and to reduce dependency on automobiles
2. Provide for areas for additional park and ride spaces and locate potential transit oriented development around these hubs
3. Improve the operational efficiency, condition, and safety of Braddock Avenue
4. Support expanded Busway operations eastward to expand services to area residents
5. Promote the Carrie Furnace area as a location for a Transit Hub
6. Maintain and enhance pedestrian accessibility throughout the planning area to create walkable neighborhoods
7. Increase bikeway opportunities throughout the planning area

Transportation strategies focus on four main areas – 1) roadway upgrades and improvements; 2) improvements to bicycle and pedestrian facilities; 3) public transit enhancements; and 4) parking needs. The strategies are prioritized with the intention that the projects identified as a high priority should be given precedence for inclusion on the Transportation Improvement Program (TIP).

Transportation Improvement Program

The Transportation Improvement Program (TIP) is the mechanism for allocating financial resources to the Southwestern Pennsylvania region’s prioritized list of federally and state funded transportation improvement projects. It identifies the roadway, bridge, and transit projects recommended for advancement during a four-year period. It is updated every 2 years. To receive federal funding, a project must be included in the TIP. As priorities or project readiness change, the TIP is amended between the regular update cycles. The TIP must be fiscally constrained to the amount of resources that will be allocated to the SPC Region. Most projects are funded with 80% federal dollars and require a local match to cover the remaining 20% of project costs. The local match is usually from the project sponsor but can come from a variety of sources.

Southwestern Pennsylvania Commission (SPC) is the 10-county Metropolitan Planning Organization (MPO) that develops the TIP. The three major project sponsors that can advance the planned projects via the TIP are PennDOT District 11, Allegheny County or Port Authority Transit. The TIP development process involves extensive inter-agency coordination and public outreach. Public meetings are held before the development and adoption where the general public and public officials can give their testimony as to the preferred projects of the region.

Transportation Goal: Provide an integrated, regionally responsive transportation network for both vehicular and pedestrian traffic that is safe, economical, and well-maintained. Adequately meet the service needs of current and future residents, and provide safe and functional traffic flow for persons travelling through the region.						
Objective 1.0 Work towards increasing public transportation options to both serve households with limited transportation alternatives and to reduce dependency on automobiles.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
T 1.1	Enhance pedestrian accessibility to existing transit stops within the boroughs (Roslyn and Swissvale stations)	H	PAT, Borough Councils	PAT, Penn DOT, DCED, Safe Routes to School	Edgewood, Rankin, and Swissvale	●
T 1.2	Continue discussions with the Port Authority for providing additional busway access or stops within the boroughs	M	PAT, Borough Councils	PAT, Penn DOT, DCED, Safe Routes to School	Edgewood, Rankin, and Swissvale	●
Objective 2.0 Provide for areas for additional park and ride spaces and locate potential transit oriented development around these hubs.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
T 2.1	Discuss potential options for expanding the Swissvale Station Park N Ride facility	M	Borough Planning Commissions and Councils	PAT	Edgewood, Rankin, and Swissvale	●
T 2.2	Revise zoning ordinance to provide for transit-oriented development around busway stops	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	●
Objective 3.0 Improve the operational efficiency, condition, and safety of Braddock Avenue.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
T 3.1	Conduct a signal synchronization study along the corridor	H	Borough Councils, Penn DOT, SPC	Borough Councils, Penn DOT, SPC	Edgewood, Rankin, and Swissvale	●

T 3.2	Re-time the signals according to the signal synchronization plan	M	Borough Councils, Penn DOT, SPC	Borough Councils, Penn DOT, SPC	Edgewood, Rankin, and Swissvale	All Areas	●
T 3.3	Periodically update the signal synchronization plan	M	Borough Councils, Penn DOT, SPC	Borough Councils, Penn DOT, SPC	Edgewood, Rankin, and Swissvale	All Areas	●
T 3.4	Discuss opportunities for transfer of ownership of Braddock Ave.	H	Borough Councils, Penn DOT, SPC	Borough Councils, Penn DOT, SPC	Edgewood, Rankin, and Swissvale	All Areas	●
Objective 4.0 Support eastward expansion of Busway operations to service area residents.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
T 4.1	Support acquisition of additional right-of-way for eastward expansion	H	PAT, Borough Councils	PAT, Borough Councils	Edgewood, Rankin, and Swissvale	All Areas	●
Objective 5.0 Promote the Carrie Furnace area as a location for a transit hub.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
T 5.1	Promote the site as an area that could provide linkages to Oakland and Downtown Pittsburgh via light rail	M	PAT, Borough Councils	PAT, Borough Councils	Edgewood, Rankin, and Swissvale	Dynamic Change Areas	●
Objective 6.0 Maintain and enhance pedestrian accessibility throughout the planning area to create walkable neighborhoods.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
T 6.1	Monitor sidewalk conditions and accessibility of neighborhood amenities	M	Borough Code Enforcement Officers	Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas	●
T 6.2	Coordinate this monitoring with capital improvements planning	M	Borough Planning Commissions and Councils	Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas	●

T 6.3	Update zoning ordinances to include standards that facilitate safe pedestrian movement through large parking lots (ex: crosswalks) and promote pedestrian connections between various destinations within a development	M	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	
T 6.4	Improve pedestrian crosswalks by clearly delineating the crosswalk through the use of striping, differing pavement types, or signage.	M	Borough Council		Edgewood, Rankin, and Swissvale	All Areas	
T 6.5	Ensure proper traffic calming measures are in place to limit excessive speeds through neighborhood areas	M	Borough Planning Commissions and Councils		Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	
Objective 7.0 Increase bikeway opportunities throughout the planning area.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
T 7.1	Develop and implement a region-wide greenway plan that would identify appropriate paths throughout the boroughs to connect neighborhoods, business centers, and borough amenities	M	Borough Councils	PA DCNR	Edgewood, Rankin, and Swissvale	All Areas	
T 7.2	Retrofit existing neighborhoods to better accommodate bicycle and pedestrian movement.	M	Borough Planning Commissions and Councils		Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	

PARKS AND RECREATION

“Community Recreation Opportunities for All”

The boroughs’ park and recreation facilities and programs enhance the quality of life and are viewed very positively by residents. One challenge identified by residents was the need for more recreation programming activities for families and youth in the area. The following park and recreation objectives were identified during the planning process:

All Areas

1. Utilize a range of parks, recreation land, natural areas, and public facilities to enhance the quality of life for local residents.
2. Protect park lands and recreational areas from undesirable, conflicting and potentially dangerous land uses and developments.
3. Strive to maintain parks and recreational amenities at a high-level.
4. Seek funding sources that can subsidize the costs of park improvements.
5. Develop the park system in a coordinated and planned manner such that expenditures are not duplicative and match the community’s goals.
6. Protect and preserve natural drainage areas and flood plains.
7. Enhance access to regional parks adjoining the boroughs.
8. Recreational programming will encompass all three boroughs and incorporate the needs and activities of the boroughs and the Woodland Hills School District.

Additional joint planning in the area of parks and recreation is the major strategic recommendation of this plan. Only the Borough of Edgewood has a current Comprehensive Parks, Recreation, and Open space Plan. Joint planning, using the Edgewood Plan as a guide would help all three communities plan together for needed facilities, and make grant applications to DCNR more attractive.

Parks and Recreation Goal: Identify new recreational opportunities while maintaining and improving the existing recreational facilities for residents of all ages.							
Objective 1.0 Utilize a range of parks, recreation land, natural areas, and public facilities to enhance the quality of life for local residents.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 1.1	Develop recreational amenities at the Dickson Park site in accordance with Edgewood's Comprehensive Parks, Recreation, and Open Space Plan.	L	Borough Planning Commissions and Councils	DCED, DCNR	Edgewood	All Areas	
Objective 2.0 Strive to maintain parks and recreational amenities at a high level.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 2.1	Conduct a Comprehensive Parks, Recreation, and Open Space Plan for the boroughs and build off of the previously completed plan for Edgewood.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas	
PR 2.2	Periodically evaluate the ability of recreational facilities to meet the desires of borough residents.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas	
Objective 3.0 Seek funding sources that can subsidize the costs of park improvements.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 3.1	Develop a Master Plan for the development of Dickson Park.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood	Model Neighborhoods	

PR 3.2	Construct facilities at Dickson Park according to the Master Plan.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood	Model Neighborhoods	
Objective 4.0 Develop the park system in a coordinated and planned manner such that expenditures are not duplicative and match the community's goals.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 4.1	Coordinate planning efforts through a Joint Parks and Recreation Plan for all three Boroughs.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas	
Objective 5.0 Protect and preserve natural drainage areas and flood plains.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 5.1	Continue to participate in the Nine Mile Run Watershed Demonstration Project.	M	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas	
Objective 6.0 Enhance access to regional parks adjoining the boroughs.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
PR 6.1	Develop a formal entrance to Frick Park near the former Center for Creative Play and the I-376 Interchange.	M	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas	

Objective 7.0 Recreational programming will encompass all three boroughs and incorporate the needs and activities of the boroughs and the Woodland Hills School District.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
PR 6.2	Maintain quality sidewalks along Braddock Avenue and coordinate with municipalities bordering the north of the region to maintain quality sidewalks between the boroughs and Frick Park.	H	Borough Planning Commission, Parks Board and Councils	Safe Routes to School	Edgewood and Swissvale	All Areas
PR 7.1	Evaluate current recreation programming as part of a Comprehensive Parks, Recreation, and Open Space Plan for the boroughs and build off of the previously completed plan for Edgewood.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas
PR 7.2	Periodically evaluate the ability of recreational programming to meet the desires of borough residents.	L	Borough Planning Commission, Parks Board and Councils	DCNR	Edgewood, Rankin, and Swissvale	All Areas

COMMUNITY FACILITIES AND PUBLIC SAFETY

Local governments are tasked with protecting the health, safety, and welfare of their residents. Providing public services that accomplish this without straining municipal budgets and overburdening taxpayers is a major challenge for local governments. Joint planning provides an opportunity to explore additional areas for municipal cooperation in public service delivery with potential cost savings, without compromising service quality. To that end, the following public service objectives were identified:

All areas – Community Facilities

1. Satisfy all requirements of the EPA consent decree to separate stormwater and sanitary collection systems.
2. Maintain sewer and water service revenues at a level that will support operation and maintenance and capital improvement needs.
3. Coordinate capital improvement planning among the municipalities.

All Areas – Public Safety

1. Deliver police services in a professional, timely, objective and impartial manner.
2. Encourage and facilitate the spirit of cooperation between the various public safety services within and between the three boroughs.
3. Respond to law enforcement needs in a manner consistent with the seriousness of situations. Provide strong and effective response to serious criminal behavior.
4. Provide emphasis on violent criminal activities conducted by teens, particularly associated with drug behavior.
5. Address student safety issues within the region's schools.
6. Encourage community based crime prevention. Involve citizens in a partnership to solve problems with strategies to reduce repeat occurrences.
7. Coordinate purchasing and promote sharing of major capital equipment that can benefit the entire planning area.

The major task of meeting the EPA consent decree is currently being undertaken in the affected watersheds.

The capital improvements objective is a critical component of this plan as it provides not only for joint planning activities between the boroughs, but can result in tangible cost savings for the boroughs in terms of purchasing of major equipment that can be shared among the boroughs.

Public safety issues should be addressed directly at the source through coordination of services and mutual assistance between the boroughs. A task force should be established to develop specific crime prevention recommendations that would better the quality of life for residents of the boroughs.

Community Facilities Goal: Provide safe and reliable public works, public water and sanitary sewer systems serving every property in the three boroughs, in compliance with Federal and State regulations. Provide adequate and reliable electric, telephone, cable television, and natural gas service to all properties. Accomplish all of the above in a customer service oriented and cost-efficient manner.						
Objective 1.0 Provide effective public services by coordinating municipal service delivery in order to reduce financial and administrative costs, while maintaining and improving existing levels of service.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
CF 1.1	Coordinate joint purchasing and contracting for public works functions among the three municipalities.	H	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas
CF 1.2	Develop joint and coordinated capital improvements planning for the purchase of large equipment to serve the needs of residents of all three boroughs.	H	Borough Planning Commissions and Councils	DCED LUPTAP; Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas
Objective 2.0 Maintain sewer and water service revenues at a level that will support operation and maintenance and capital improvement needs.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
CF 2.1	Continue compliance mandates for separation of storm and sanitary sewer systems.	H	EPA, Township Engineers, Sewer Authorities		Edgewood, Rankin, and Swissvale	All Areas

Public Safety Goal: Promote and facilitate the provision of superior law enforcement and emergency services (fire and rescue) in order to ensure that people have safe and secure neighborhoods in which to live, work, and raise their families.						
Objective 1.0 Deliver police services in a professional, timely, objective, and impartial manner.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas
PS 1.1	Develop a task force between the borough police departments and officials in order to develop strategies to address crime issues in the planning area.	H	Borough Officials, Police Departments, School District	Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas
Objective 2.0 Encourage and facilitate the spirit of cooperation between the various public safety services within and between the three boroughs.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas
PS 2.1	Continue discussions targeted at mutual aid between the volunteer forces and full-time service providers.	H	Borough Officials, Fire Department	DCED, Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas
PS 2.2	Encourage increased multi-municipal cooperation and coordination among the volunteer fire departments in all three municipalities through quarterly joint meetings. Pursue joint purchasing and joint grant-writing arrangements among the Volunteer Fire Departments.	H	Borough Officials, Fire Department	DCED, Local Government Academy	Edgewood, Rankin, and Swissvale	All Areas

ENVIRONMENT AND NATURAL RESOURCES

“A Healthy Environment”

Since the boroughs are almost fully developed, environmental protection and natural resource issues are not as predominant as others expressed in this document. There are however certain issues of importance to the boroughs associated with these topics.

All Areas

1. Improve the visual appearance of the boroughs through landscaping and green areas
2. Encourage green building techniques
3. Improve stormwater management and achieve compliance with the EPA consent order

As mentioned previously, the boroughs are currently complying with the EPA consent order to separate existing stormwater and sanitary sewers. The end result of this compliance will yield improvements to water quality and storm management systems.

The Borough of Edgewood desires to enhance its green image through the continual presence of street trees and encouragement of green building practices. The other two boroughs also desire to promote street trees and landscaping to enhance their appearance, as well as benefit the climate.

Strategies also focus on improving stormwater management through joint implementation of stormwater management plans, promoting best management practices, and low impact development standards. This will ensure that land disturbance activities and increases in impervious surfaces will not lead to increased flooding problems.

Environment and Natural Resources Goal: The area supports a healthy and aesthetically pleasing environment with clean air and water, and urban-type land use patterns that are also sensitive to natural features, scenic views, and open space.

Objective 1.0 Improve the visual appearance of the boroughs through landscaping and green areas.

No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
EN 1.1	Explore formation of a joint Shade Tree Commission to manage municipal street trees.	M	Borough Councils	Penn State Cooperative Extension	Edgewood, Rankin, and Swissvale	All Areas	●
EN 1.2	Amend the zoning and development ordinances to require increased landscaping as part of new plans.	L	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	●

Objective 2.0 2. Encourage green building techniques.

No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
EN 2.1	Emphasize green building and LEED standards in all new developments, particularly the Carrie Furnace Site.	M	Borough Officials	Sustainable Pittsburgh	Edgewood, Rankin, and Swissvale	All Areas	●
EN 2.2	Improve the visual appearance of designated gateways and corridors that travel through one or more of the municipalities.	M	Borough Planning Commissions and Councils		Edgewood, Rankin, and Swissvale	1. Redevelopment / Revitalization Areas 2. Stable Areas with Challenges	●

Objective 3.0 Improve stormwater management and achieve compliance with the EPA consent order.							
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Future Land Use Map Areas	Potential Intermunicipal Strategy
EN 3.1	Explore joint implementation of stormwater management plans.	H	Borough Planning Commissions and Councils and ALCOSAN		Edgewood, Rankin, and Swissvale	All Areas	●
EN 3.2	Promote stormwater "best management practices" in association with new development and redevelopment.	H	Borough Planning Commissions and Councils	LUPTAP	Edgewood, Rankin, and Swissvale	All Areas	●

CULTURAL AND HISTORIC RESOURCES

“A Community with a Sense of Place”

Throughout the planning process, it was very clear that these communities have a strong sense of identity, which is defined by the history of the area, buildings and districts, places of worship and parks. Because of this, residents expressed a desire to support and promote these elements of opportunity in the community. Given the importance of culture and history to the community, the following objectives were identified in the planning process:

- Continue to support and promote the preservation and enhancement of historic properties eligible for listing on the National Register of Historic Places.
- Encourage redevelopment at the Carrie Furnace Site, the Swissvale Business Loop and the Edgewood Train Station area in a manner that is consistent in scale and character to the existing historic character throughout the planning area.

Strategies focus on the preservation of historic building and districts by maintaining an inventory of historic buildings in the planning area, incorporating historic buildings in redevelopment efforts, and acquiring buildings for rehabilitation. Given that many organizations are active in the promotion of arts, culture, and history in the planning area, one strategy is to continue to strengthen and support those organizations.

Cultural and Historic Resources Goal: The community celebrates and embraces the diversity of its people, culture, and places and is engaged in proactive efforts to identify, protect, and promote significant historic sites and cultural opportunities						
Objective 1.0 Continue to support and promote the preservation and enhancement of historic properties eligible for listing on the National Register of Historic Places.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
CH 1.1	Inventory historic buildings and seek potential inclusion on the National Register of Historic Places.	L	Borough Officials	Penn State Cooperative Extension	Edgewood, Rankin, and Swissvale	All Areas ●
Objective 2.0 Encourage redevelopment at the Carrie Furnace Site, the Swissvale Business Loop, and the Edgewood Train Station in a manner that is consistent in scale and character to the existing historic character.						
No.	Strategies	Priority	Responsible & Participating Parties	Potential Funding Source or Technical Assistance	Boroughs	Potential Intermunicipal Strategy
CH 2.1	Emphasize the steel industry heritage throughout the Carrie Furnace development site.	H	Borough Officials	LUPTAP, ACE, D SIHC	Rankin, and Swissvale	Dynamic Change Areas
CH 2.2	Redevelop the Train Station area consistent with the neighborhood character.	H	Borough Officials	LUPTAP, ACED	Edgewood	All Areas
CH 2.3	Recognize the historic nature of the Swissvale Business Loop area and seek to preserve significant historic structures.	M	Borough Officials	LUPTAP, ACED	Swissvale	All Areas

SUMMARY

Implementation of the goals of the comprehensive plan will require a concerted effort on the part of municipal officials, the planning commissions, staff and others involved in land use and development issues. Each group has a vital role in the administration and enforcement of rules and regulations of the boroughs land use goals and ordinances. The Borough Councils set policy. The planning commissions prepare the comprehensive plan and review development plans. The zoning/code enforcement officer enforces zoning ordinances. The zoning hearing board hears appeals and grants relief from the literal enforcement of the ordinance in certain hardship situations. Local non-profits and federal, state or county, agencies may provide financial and/or technical expertise to achieve certain goals. Developers and property owners are the catalysts in the redevelopment of the boroughs.

As stated previously, the Plan is not the end of the planning process but only one step in a continual procedure of assessment and review which must be undertaken periodically as conditions in the boroughs warrant. The Plan does establish a firm foundation upon which decisions about land use and redevelopment can be made. To this end, it is hoped that this Comprehensive Plan will assist both present and future municipal decision-makers in their efforts to make the three boroughs a better place in which to live.

Appendices

Appendix A:

MATRIX OF POTENTIAL FUNDING SOURCES

Funding and Technical Assistance for Plan Implementation

PUBLIC AGENCIES -FEDERAL

Programs and Organizations	Description	Organization/Contact Information
United States Department of Housing and Urban Development (HUD) Grants	HUD programs advance affordable housing initiatives and remove regulatory barriers to affordable housing. These programs include: <ul style="list-style-type: none"> ➤ Fair Housing Assistance Program ➤ Housing Choice Voucher Program ➤ Community Development Block Grants ➤ Section 108 Loan Guarantees ➤ HOME Program ➤ Emergency Shelter Grants ➤ Supportive Housing Program 	Pittsburgh Field Office: 339 Sixth Avenue, Sixth Floor Pittsburgh, PA 15222 Tel: 412-644-6428 Fax: 412-644-4240 http://www.hud.gov/offices/adm/grants/ Programs administered in Beaver County by: Housing Authority of the County of Beaver (HACB) Tel: 724-775-1220 AND Beaver County Community Development Program Tel: 724-847-3889
United States Department of Agriculture (USDA) Rural Development Office <ul style="list-style-type: none"> ○ Single Family Housing Programs ○ Multi-Family Housing Programs ○ Rural Business & Cooperative Programs ○ Rural Community Programs (solid waste, water, wastewater) 	The Pennsylvania Rural Development Office of the USDA offers programs and grant opportunities. Such focus areas include rural utilities investment, housing services, business development, and enhancement of community facilities.	USDA Rural Development Pennsylvania Office One Credit Place #330 Harrisburg, PA 17110 Tel: 717-237-2299 Web Link: www.rurdev.usda.gov/pa/
United States Department of Agriculture Forest Legacy Program	The Forest Legacy Program (FLP), a federal program in partnership with states, supports state efforts to protect environmentally sensitive forest lands. FLP helps the states develop and carry out their forest conservation plans. It encourages and supports acquisition of conservation easements, legally binding agreements transferring a negotiated set of property rights from one party to another, without removing the property from private ownership.	Dept. of Conservation & Natural Resources Bureau of Forestry Rachel Carson State Office Building P.O. Box 8552 Harrisburg, PA 17105 717-787-6460 (phone) 717-783-5109 (fax) www.fs.fed.us/spf/coop/programs/loa/flp.shtml
Conservation Reserve Enhancement Program (CREP)	CREP is a joint state and federal program that addresses the environmental effects of agricultural production. The objective of CREP is to improve water quality, erosion control, and wildlife habitat in specific watersheds.	U.S. Department of Agriculture Farm Service Agency (PA office) www.fsa.usda.gov/pa/

Programs and Organizations	Description	Organization/Contact Information
National Park Service Land and Water Conservation Fund	The LWCF program provides matching grants to States and local governments for the acquisition and development of public outdoor recreation areas and facilities. The program is intended to create and maintain a nationwide legacy of high quality recreation areas and facilities and to stimulate non-federal investments in the protection and maintenance of recreation resources across the United States.	<p>Pennsylvania - Land and Water Fund Program Deputy Secretary Conservation and Engineering Dept. of Conservation and Natural Resources P.O. Box 8767 Harrisburg, PA 17105</p> <p>Tel: 717-787-9306</p> <p>www.nps.gov/ncrc/programs/lwcf/</p>
U.S. Fish and Wildlife Service North American Wetlands Conservation Act Grants Program	The North American Wetlands Conservation Act (Act) of 1989 provides matching grants to organizations and individuals who have developed partnerships to carry out wetlands conservation projects in the United States, Canada, and Mexico.	<p>US Fish and Wildlife Service Division of Bird Habitat Conservation 4401 North Fairfax Drive Arlington, Virginia 22203</p> <p>Phone: 703-358-1784 Fax: 703-358-2282</p> <p>www.fws.gov/birdhabitat/Grants/NAWCA/index.shtm</p> <p>Email: dbhc@fws.gov</p>

PUBLIC AGENCIES -STATE		
Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Agriculture Farmland Preservation Programs <ul style="list-style-type: none"> ○ Clean and Green Program ○ Installment Purchase Program ○ Land Trust Reimbursement Program ○ Pennsylvania Agricultural Conservation Easement Purchase Program ○ Agricultural Security Areas 	The Pennsylvania Department of Agriculture, Bureau of Farmland Preservation offers a number of programs focused on agricultural preservation. Local Farmland Preservation Boards are established to implement the program on a local level.	Pennsylvania Department of Agriculture, Bureau of Farmland Preservation Tel: 717-783-3167 www.agriculture.state.pa.us Beaver County Agricultural Land Preservation Board Tel: 724-728-5700
Pennsylvania Department of Agriculture Marketing and Promotion <ul style="list-style-type: none"> ○ Next Generation Farmer Loan Program ○ Agriculture Produce Promotion Matching Grant ○ Agriculture Rural and Youth Grant ○ Capital Improvement Grant – Pennsylvania Fairs 	The Pennsylvania Department of Agriculture, Bureau of Marketing Development offers programs that support agricultural education and outreach	Pennsylvania Department of Agriculture Bureau of Marketing Development Tel: 1-888-PAGROWS www.agriculture.state.pa.us
Pennsylvania Department of Environment Protection - Pennsylvania Small Towns Environmental Program (PENN STEP)	The Pennsylvania Small Towns Environment Program (PENN STEP) is a small-community assistance program from the Pennsylvania Department of Environmental Protection, the Rural Development Council and the Center for Rural Pennsylvania. PENN STEP is not a funding program; instead, it uses self-help techniques to reduce the cost of drinking water and wastewater projects.	PA DEP Bureau of Water Supply Mgmt. P.O. Box 8467 11 th Floor RCSOB Harrisburg, PA 17105 Tel: 717.787.0122 Fax: 717.772.4474 www.dep.state.pa.us/dep/deputate/waterops/re/design/subpages/pennstepmain.htm
Pennsylvania Department of Environmental Protection (DEP) Growing Greener II Grant Program <ul style="list-style-type: none"> ○ Watershed Grants (Restoration & Protection) ○ New or Innovative Technology Grants (water and wastewater) ○ Abandoned Mine Reclamation ○ Abandoned Oil and Gas Wells 	Growing Greener is the largest single investment of state funds to address Pennsylvania's critical environmental concerns of the 21st century.	Department of Environmental Protection Grants Center RCSOB, 15th Floor 400 Market Street, P.O. Box 8776 Harrisburg, PA 17105-8776 Tel: 717-705-5400 Web Link: www.dep.state.pa.us/growinggreener/site/default.asp Email: growinggreener@state.pa.us

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Environmental Protection, Energy and Technology Development <ul style="list-style-type: none"> ○ Energy Harvest Grant Program ○ Keystone HELP Residential Energy Efficiency Program ○ Small Business Energy Efficiency Grant Program ○ Small Business Advantage Grant Program ○ PA Sunshine Residential and Small Business Solar Program ○ Alternative Fuel Incentive Grant Program ○ Energy Use Reduction Grants ○ State Energy Grant Program ○ Renewable Energy Program (Geothermal and Wind) ○ Local Government Greenhouse Gas Pilot Grant Program ○ Small Business Loan Program, Pollution Prevention Assistance Account 	DEP's Office of Energy and Technology Deployment administers and partners with other state agencies to offer a large number of grant and loan programs aimed at expanding the use of renewable energy and reducing our overall energy usage.	PA DEP Pennsylvania's State Energy Program - OETD 400 Market Street, 15th Floor Harrisburg, PA 17101 Tel: 717-783-9981 Web Link: www.depweb.state.pa.us/energy.cwp
Pennsylvania Energy Development Authority (PEDA)	PEDA is an independent public financing authority that offers grants, loans and loan guarantees, tax-exempt and taxable bond financing and other funding tools to finance clean, advanced energy projects. Potentially eligible projects include solar energy, wind, low-impact hydropower, geothermal, biomass, landfill gas and fuel cells.	PEDA Tel: (717) 783-8411 E-mail: eppaenergy@state.pa.us
Pennsylvania Department of Environmental Protection Nonpoint Source Implementation Program	Provides grant funds to address specific nonpoint source water pollution problems.	PA DEP Bureau of Watershed Management www.dep.state.pa.us/dep/deputate/watermgt/wc/subjects/nonpointsourcepollution/default.htm

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Environmental Protection Act 537 Sewage Facilities Planning Grants	To administer grants to counties, municipalities and authorities to assist them in preparing official plans and revisions to official plans for sewage systems required by the Act. Provides up to 50% the cost of the Act 537 plan preparation	PA DEP Bureau of Water Supply and Wastewater Management RCSOB, 11 th Floor P.O. Box 8774 Harrisburg, PA 17105 www.dep.state.pa.us/watersupply/cwp
Pennsylvania Department of Environmental Protection, Bureau of Land Recycling and Waste Management <ul style="list-style-type: none"> - Act 101 County Planning Grants - Act 101 Recycling Grants - County Recycling Coordinator Grants - Host Municipal Inspector Reimbursement - Compost Infrastructure Development Grants - Recycling Markets Infrastructure Development Grants - Household Hazardous Waste Collection Grants - Act 198 Resource Recovery Development Grant - Recycling Performance Grants 	Provides reimbursement grants for preparation of county solid waste management plans required by Act 101. Counties are eligible to receive 80% funding for preparation of a county solid waste management plan. Recycling Grants reimburse counties and municipalities 90 percent of eligible recycling program development and implementation expenses.	PA DEP Bureau of Land Recycling and Waste Management DEP Recycling Coordinator (see contact list: www.dep.state.pa.us/dep/deputate/airwaste/wm/recycle/document/DEPCOORD.htm) www.dep.state.pa.us/dep/deputate/airwaste/wm/RECYCLE/Grants.htm
Pennsylvania Department of Environment Protection Brownfields Action Team	Brownfields Action Teams enhance interaction of the PA DEP with the local community by creating a single point of contact for priority projects located on distressed property. Projects that are accepted into the BAT program will have increased access to financial assistance that may be available through the Commonwealth.	PA DEP Bureau of Land Recycling and Cleanup Program www.depweb.state.pa.us/landrecwaste/cwp/view.asp?a=1243&q=462059 Brownfield Action Team Voice: 717 783-7816 Fax: 717 787-9549 E-mail: landrecycling@state.pa.us
The Pennsylvania Infrastructure Investment Authority (PENNVEST) <ul style="list-style-type: none"> - Brownfields Remediation Funding - Drinking water, wastewater, and stormwater - On-lot disposal 	PENNVEST offers low-interest loans for brownfields remediation and for design, engineering, and construction of both publicly and privately owned drinking water distribution and treatment facilities, wastewater treatment and collection systems, and municipal stormwater conveyance and control systems. Low interest loans are available to individuals for on-lot disposal systems.	PENNVEST 22 S. Third Street, Harrisburg, PA 17101 Tel: 717-783-6798 Fax: 717-787-0804 www.pennvest.state.pa.us/pennvest/cwp/browse.asp?A=4

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Conservation and Natural Resources (DCNR) – Community Conservation Partnership Program	DCNR offers a variety of state grants and partnership opportunities to fund facilities and programs, including: Community Recreation Land Trusts Rails to Trails Heritage Parks Land and Water Conservation Recreational Trails	DCNR-Regional Office Rachel Carson State Office Building PO Box 8767 400 Market Street Harrisburg, PA 17105-8767 Tel: (412) 880-0486 e-mail: ra-askdcnr@state.pa.us www.dcnr.state.pa.us/brc/grants/
Pennsylvania Emergency Management Agency (PEMA) Hazardous Materials Emergency Preparedness Planning and Training Grants	Increase effectiveness in safety handling of hazardous materials accidents and incidents.	PEMA Tel: 717.651.2013 www.pema.state.pa.us/pema/site/default.asp
Pennsylvania Emergency Management Agency (PEMA) Emergency Management Performance Grant	Supports state and local government efforts to improve emergency response capabilities.	PEMA Tel: 717.651.2035 www.pema.state.pa.us/pema/site/default.asp
Pennsylvania Department of Transportation - Transportation Enhancements Program	Program sponsors projects that relate to surface transportation and enhancing a mode of transportation such as corridor gateways, pedestrian and bicycle paths, restoration of a historic train museum, etc. Funds are available for design, acquisition, and construction.	Pennsylvania Department of Transportation (PennDOT) Center for Program Development and Management P.O. Box 3365 Harrisburg, PA 17105 Tel: 717-787-2962 Fax: 717-787-5247 www.dot.state.pa.us/internet/Bureaus/CPDM.nsf
Pennsylvania Department of Transportation (PennDOT) Infrastructure Bank Program	Program offers low-interest loan programs to assist in transportation improvements for municipalities, counties, regional councils, et al. Roads, bridges, and transit projects are among projects most commonly covered.	Pennsylvania Department of Transportation (PennDOT) Center for Program Development and Management P.O. Box 3365 Harrisburg, PA 17105 Tel: (717) 772-1772 Fax: (717) 787-5247 www.dot.state.pa.us/penndot.bureaus/PIB.nsf/HomePagePIB?OpenForm

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Transportation – Growing Smarter Transportation Projects/Land Use Initiative	PennDOT provides funds on a competitive basis for studies that coordinate transportation and land use.	PennDOT Department of Planning, Center for Program Development and Management www.dot.state.pa.us/internet/Bureaus/CPDM.nsf/HomePageLandUse?
Pennsylvania Department of Transportation (PennDOT) Transit Research and Demonstration Program	The program provides financial assistance for innovative projects that enhance the attractiveness of public transportation. Eligible applicants include local transportation organizations, educational institutions, regional planning commissions, and private firms.	PennDOT Bureau of Public Transportation Tel: 717-783-8025 www.dot.state.pa.us/Internet/Bureaus/pdBPT.nsf/infoTransitResDemProg
Pennsylvania Department of Transportation Rail Freight Assistance Program	The Rail Freight Assistance Program (RFAP) provides financial assistance for investment in rail freight infrastructure. The intent of the Program is to (1) preserve essential rail freight service where economically feasible, and (2) preserve or stimulate economic development through the generation of new or expanded rail freight service.	PennDOT, Bureau of Rail Freight, Ports, and Waterways 400 North Street 6 th Floor Harrisburg, PA 17120 Tel: 717-705-1320 www.dot.state.pa.us/Internet/Bureaus/pdBRF.nsf/infoGrantProgram
Pennsylvania Historical and Museum Commission (PHMC) - Certified Local Government Grant Program - Keystone Historic Preservation Grant Program - Pennsylvania History and Museum Grant Program	PHMC offers technical assistance to communities that want to enhance historical resources or districts, as well as well as building rehabilitation assistance. It also offers grants to local governments and 501 (c)(3) organizations, on a competitive basis.	Pennsylvania Historical and Museum Commission 300 North Street Harrisburg, PA 17120 Tel: 717-787-3362 Fax: 717-783-9924 www.phmc.state.pa.us/ www.artsnet.org/phmc
Pennsylvania Department of Community and Economic Development Floodplain Land Use Assistance Program	Provides grants and technical assistance to encourage the proper use of land and the management of floodplain lands within Pennsylvania.	DCED Center for Local Government Services Tel: 888-223-6837 www.newpa.com/ProgramDetail.aspx?id=99

Programs and Organizations	Description	Organization/Contact Information
<p>Pennsylvania Department of Community and Economic Development (DCED). Main Street / Anchor Building Program</p>	<p>The Main Street Manager Component is a five-year program designed to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization and the hiring a full-time professional downtown coordinator.</p>	<p>DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=79</p> <p>Beaver County Community Development Program Tel: 724-847-3889</p>
<p>Pennsylvania Department of Community and Economic Development Elm Street Program</p>	<p>Grant funds for planning, technical assistance and physical improvements to residential and mixed use areas in proximity to central business districts.</p>	<p>DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=74</p> <p>Beaver County Community Development Program Tel: 724-847-3889</p>
<p>Pennsylvania Department of Community and Economic Development Community Development Block Grant Program (CDBG)</p>	<p>This program provides grant assistance and technical assistance to aid communities in their community and economic development efforts. There are two components: the entitlement program, which provides annual funding to 27 third-class cities, 127 boroughs and townships, and 54 counties; and a competitive program which is available to all non-federal entitlement municipalities in Pennsylvania. 70% of grant money must go toward activities benefiting low-moderate income people.</p>	<p>DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=71</p> <p>Beaver County Community Development Program Tel: 724-847-3889</p>
<p>Pennsylvania Department of Community and Economic Development Appalachian Regional Commission (ARC)</p>	<p>Provides grant funding to support development of Appalachia's human and community infrastructure. The Appalachian Region within the Commonwealth consists of 52 counties served by seven Local Development Districts (LDD). Funds are awarded to non-profit organizations.</p>	<p>DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225</p> <p>Tel: 1-866-GO-NEWPA (466-3972)</p> <p>www.newpa.com/ProgramDetail.aspx?id=710</p>

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Community and Economic Development Community Revitalization Program	Provides grants for community stability and improvement projects throughout the Commonwealth. CRP funds are awarded to local governments, municipal organizations, and non-profit organizations.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=712
Pennsylvania Department of Community and Economic Development Emergency Responder Resources and Training Program	ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services. Eligible parties include municipalities, non-profits, and community organizations.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=75
Pennsylvania Department of Community and Economic Development Local Municipal Resources Development Program	Provides grants which promote community and/or development; improve the stability of the community; enhance the delivery of local government services through inter-municipal approaches to service delivery; improve existing and/or develop new civic, cultural, recreational, industrial, infrastructure and other facilities; assist in business retention, expansion, creation or attraction; promote the creation of jobs and employment opportunities; enhance the health, welfare and quality of life of Pennsylvania citizens	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=78
Pennsylvania Department of Community and Economic Development Urban Development Program	UDP grant funds may be used for urban development and improvement projects. Urban development activities may include, but are not limited to, programs and projects designed to strengthen Pennsylvania's neighborhoods	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=81
Pennsylvania Department of Community and Economic Development Act 47 Municipal Financial Recoveries Act (MFRA)	Provides loan and grant funds to financially distressed local governments as well as technical assistance to formulate financial recovery plans.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=97

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Community and Economic Development Land Use Planning and Technical Assistance Program (LUPTAP)	LUPTAP provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them. Eligible are County governments, coalitions of two or more municipal governments, or third party representing coalitions of municipalities. This is a 50% matching grant.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=100
Pennsylvania Department of Community and Economic Development Local Government Capital Projects Loan Program (LGCPL)	Provides low-interest loans for the equipment and facility needs for small local governments.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=96
Pennsylvania Department of Community and Economic Development Regional Police Assistance Grant Program	Provides grants for a period of up to three years for the start-up of consolidated police departments.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=83
Pennsylvania Department of Community and Economic Development Shared Municipal Services Program (SMSP)	This program provides grant funds that promote cooperation among municipalities. The program also encourages more efficient and effective delivery of municipal services on a cooperative basis.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=101
Pennsylvania Department of Community and Economic Development HOME Program	A federally funded program that provides local governments with loan assistance and technical assistance to expand the supply of decent and affordable housing for low- and very low-income Pennsylvanians.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=85 Beaver County Community Development Program Tel: 724-847-3889

Programs and Organizations	Description	Organization/Contact Information
Pennsylvania Department of Community and Economic Development Emergency Shelter Grant (ESG)	This program provides grants to local governments and non-profit organizations to assist in creating or rehabilitating shelter space for the homeless.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=92 Beaver County Community Development Program Tel: 724-847-3889
Pennsylvania Department of Community and Economic Development Weatherization	A federal program that works to minimize the adverse effects of high energy costs on low-income, elderly and handicapped citizens through client education activities and by providing high quality weatherization services.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=95
Pennsylvania Department of Community and Economic Development Community Services Block Grant (CSBG)	Federal grants funds to support programs that promote economic self-sufficiency of low-income individuals.	DCED 400 North Street, 4th Floor Commonwealth Keystone Building Harrisburg, PA 17120-0225 Tel: 1-866-GO-NEWPA (466-3972) www.newpa.com/ProgramDetail.aspx?id=84 Beaver County Community Development Program Tel: 724-847-3889

Non-Profit Organizations		
Programs and Organizations	Description	Organization/Contact Information
Local Government Academy, Multi-Municipal Planning Grant Program	Provides funds to two or more municipalities who are cooperating to prepare a multi-municipal comprehensive plan or land use ordinances as an implementation tool. Funds may be use as part of the local government match for LUPTAP grants.	Local Government Academy 800 Allegheny Avenue Suite 402 Pittsburgh, PA 15233-1895 www.localgovernmentacademy.org/ Telephone: 412-422-7877
Community Loan Fund of Southwestern Pennsylvania, Inc. (CLF)	CLF works to increase employment and expand economic opportunity in SW Pennsylvania. It increases access to training, education and skill development organizations and provides early funding to promising entrepreneurs.	Community Loan Fund of SW Pennsylvania 1920 Gulf Tower 707 Grant Street Pittsburgh, PA 15219 Tel: 412-201-2450 Fax: 412-201-2451 info@clfund.com www.clfund.com
Small Business Development Center (SBDC)—Duquesne University	SBDC provides management consulting, at no charge, and sponsors management-training programs. Its goals are for growth, expansion, and innovation of regional small businesses.	Small Business Development Center Duquesne University 600 Forbes Avenue 108 Rockwell Hall Pittsburgh, PA 15282 412-396-6233 Fax: 412-396-5884 www.duq.edu/sbdc
Center for Rural Pennsylvania (CRP)	CRP awards grants for applied research and model projects (Watershed Grants, Environmental Stewardship Fund); maintains and disseminates information on rural trends and conditions; publishes research and project results; and sponsors local, state and national forums on rural issues.	Center for Rural PA 200 North Third St. #600 Harrisburg, PA 17101 717-787-9555 Fax: 717-772-3587 info@ruralpa.org www.ruralpa.org
Pennsylvania Downtown Center (PDC)	The mission of the Pennsylvania Downtown Center is to promote and support the vitality of Pennsylvania's downtown's and traditional neighborhood business districts. PDC's assists members across the state with training and technical assistance tailored to a community's unique needs. Assistance includes objective assessments, educational and training programs, publications, and a resource library to offer critical assistance to downtown managers.	PA Downtown Center 130 Locust Street Harrisburg, PA 17101 717-233-4675 Fax: 717-233-4690 padowntown@padowntown.org www.padowntown.org

Programs and Organizations	Description	Organization/Contact Information
10,000 Friends of Pennsylvania	An alliance of organizations committed to promoting land use policies and actions that will enable Pennsylvania to strengthen its diverse urban and rural communities. It offers technical assistance to municipalities that wish to incorporate smart growth practices into their comprehensive plans and zoning ordinances. 10,000 Friends of Pennsylvania's Planning Beyond Boundaries publication guides local governments through the multi-municipal planning process.	<p>10,000 Friends of Pennsylvania 1315 Walnut Street Suite 1329 Philadelphia, PA 19107-4725</p> <p>Tel: 866-985-3201 Fax: 215-985-3207</p> <p>info@10000friends.org www.10000friends.org</p>
National Trust for Historic Preservation	The National Trust offers books and how-to manuals on preserving historic buildings, fundraising, how to prepare grants, etc.	<p>National Trust for Historic Preservation 1785 Massachusetts Avenue, NW Washington, DC 20036-2117</p> <p>Tel: 202-588-6000 Fax: 202-588-6038</p> <p>www.nationaltrust.org/</p>
Preservation Pennsylvania	Preservation Pennsylvania is a statewide, private non-profit organization dedicated to the protection of historically and architecturally significant properties. It administers the Preservation Fund of Pennsylvania, a revolving loan fund.	<p>Preservation Pennsylvania 257 North Street Harrisburg, PA 17101 (717) 234-2310 Fax: (717) 234-2522</p> <p>info@preservationpa.org www.preservationpa.org</p>
Pittsburgh History & Landmarks Foundation (PHLF)	PHLF offers a Preservation Loan Fund, technical services, bricks-and-mortar projects, architectural surveys, feasibility studies, tours & events, and educational programs, in order to preserve historical integrity of the region's downtowns.	<p>PHL Foundation 100 West Station Square Drive Suite 450 Pittsburgh, PA 15219</p> <p>Tel: 412-471-5808 Fax: 412-471-1633</p> <p>info@phlf.org www.phlf.org</p>
Young Preservationists Association of Pittsburgh	This a broad-based regional coalition of dynamic preservation leaders organized to ignite a new historic preservation movement in southwestern Pennsylvania. They offer seminars and support research on historic preservation efforts in southwestern Pennsylvania.	<p>Young Preservationists Association of Pittsburgh PO Box 2669 Pittsburgh, PA 15230-2669</p> <p>info@youngpreservationists.org www.youngpreservationists.org</p>

FOUNDATIONS		
Foundation	Description	Organization/Contact Information
The Heinz Endowments	The Heinz Endowment programs supports regional and community revitalization and smart growth by promoting investment, new business development, and training--all with a focus on creating opportunities for our most disadvantaged citizens. Registered 501(c)(3) non-profits are eligible to apply; individuals and for-profit organizations are not.	Economic Opportunity Programs The Heinz Endowments 30 Dominion Tower 625 Liberty Avenue Pittsburgh PA 15222 Tel: 412-281-5777 Fax: 412-281-5788 info@heinz.org www.heinz.org
The Pittsburgh Foundation	This community development foundation provides to grants to non-profit organizations with 501(c)(3) status, with a focus on the community betterment on the Pittsburgh Region.	The Pittsburgh Foundation Five PPG Place Suite 250 Pittsburgh, PA 15222-5401 Tel: 412-391-5122 Fax: 412-391-7259 www.pittsburghfoundation.org
United Way of Allegheny County (UWAC)	UWAC has programs for Environmental Quality as well as Organizational/Community Services. Within the latter program, funding is available for Community/Civic groups, such as neighborhood improvement groups.	United Way of Allegheny County 1250 Penn Avenue Pittsburgh, PA 15222 Tel: 412-261-6010 Fax: 412-394-5376 Campaign@uwac.org www.uwac.org
The Claude Worthington Benedum Foundation (CWBF)	CWBF promotes SW Pennsylvania regional economic development via entrepreneurial development, education assistance, and special programs on situational basis. Recipients must be non-profit 501(c)(3) organizations within Southwestern Pennsylvania.	Claude Worthington Benedum Foundation 1400 Benedum-Trees Building 223 Fourth Avenue Pittsburgh, PA 15222 412-288-0360 www.benedum.org
The Grable Foundation	This community development foundation has a particular interest in SW Pennsylvania on educational assistance, to special education programs, public schools, and appropriate youth organizations.	The Grable Foundation 650 Smithfield St. #240 Pittsburgh, PA 15222 412-471-4550 Fax: 412-471-2267 grable@grablefdn.org www.grablefdn.org

Foundation	Description	Organization/Contact Information
Roy A. Hunt Foundation (RH FDN)	RH FDN is committed to SW Pennsylvania's quality of life. The Trustees of this family foundation meet semi-annually to make grants to nonprofit organizations engaged primarily in Arts and Culture, Environment, Health, Human Services, Community Development, and Youth Violence Prevention.	Roy A. Hunt Foundation One Bigelow Square #630 Pittsburgh, PA 15219 412-281-8734 Fax: 412-255-0522 www.rahuntdn.org/
The Jewish Healthcare Foundation (JHF)	JHF foster the provision of healthcare services, healthcare education to the health-related needs of the elderly, underprivileged, indigent and underserved populations in Western Pennsylvania.	Jewish Healthcare Found. Centre City Tower 650 Smithfield Street, #400 Pittsburgh, PA 15222 Tel: 412-594-2550 Fax: 412-232-6240 info@jhf.org www.jhf.org
The McCune Foundation (MCF)	MCF goal is to stimulate long-lasting and sustainable progress that contributes to community vitality and economic growth by assisting community development non-profit organizations.	McCune Foundation 750 Six PPG Place Pittsburgh, PA 15222 Tel: (412) 644-8779 Fax: 412-644-8059 info@mccune.org www.mccune.org
Richard King Mellon Foundation (RKM)	RKM focuses primarily on SW PA regional economic development, wildlife and natural conservation, and education/youth programs for distressed urban/rural areas. RKM also supports programs that relate to Medicine, Civic Affairs, and Cultural Activities. The Trustees have shown a preference for supporting established organizations with specific objectives, and for partnering with other donors.	Richard King Mellon Foundation One Mellon Bank Center 500 Grant St. #4106 Pittsburgh, PA 15219 412-392-2800 http://fdncenter.org/grantmaker/rkmellon/index.html
Scaife/Allegheny Foundation	This foundation is primarily for historic preservation, civic development, and education. Grants are awarded to 501 (c)(3) organizations; no grants to individuals.	Office of the President Allegheny Foundation One Oxford Center 301 Grant St. #3900 Pittsburgh, PA 15219 (412) 392-2900 www.scaife.com

Foundation	Description	Organization/Contact Information
The Alcoa Foundation	The foundation awards assistance toward sustainable growth, job-skills training, corporate and community interaction, and various other civic programs. In Pennsylvania, these sites are in Lebanon, Leetsdale, New Kensington, and Cressona.	<p>The Alcoa Foundation Alcoa Corporate Center 201 Isabella Street Pittsburgh, PA 15212-5858</p> <p>Tel: 412-553-4545 Fax: 412-553-4498</p> <p>www.alcoa.com/global/en/community/info_page/foundation.asp</p>
The Bayer Foundation	Bayer Foundation supports programs that enhance the quality of life, provide unique and enriching opportunities that connect diverse groups and ensure the preparedness of tomorrow's leaders. 501 (c)(3) organizations in civic leadership and arts/sciences development are eligible to apply.	<p>Office of Executive Director Bayer Foundation 100 Bayer Road Pittsburgh, PA 15205</p> <p>(412) 777-2000</p> <p>www.bayer.com/en/bayer-foundations.aspx</p>
Columbia Gas of Pennsylvania	Columbia offers several assistance programs to community organizations as well as individual families. Its community services division is divided into Customer Programs and Community Relations. A complete listing of them is available on each provided link.	<p>Community Relations Columbia Gas of Pennsylvania 650 Washington Rd. Pittsburgh, PA 15228</p> <p>1-888-460-4332</p> <p>http://www.columbiagaspa.com/community_outreach/community_outreach.htm</p>
Dominion Foundation	The Dominion Foundation bases each contribution decision on two priorities: 1. To assist in providing necessary social services to the communities served. 2. To undertake programs to improve the economic revitalization of the region.	<p>Dominion Foundation Dominion Peoples Dominion Tower 625 Liberty Avenue Pittsburgh, PA 15219 (412) 244-2626</p> <p>www.dom.com/about/community/foundation/index.jsp</p>
PPG Industries Foundation	The Foundation awards grants for education, human services, cultural initiatives, and civic & community affairs. Grants are available to 501 (c)(3) organizations.	<p>PPG Industries Foundation One PPG Place Pittsburgh, PA 15272</p> <p>Tel: (412) 434-3131</p> <p>http://Corporateportal.ppg.com/PPGIndustriesFoundation</p>

Foundation	Description	Organization/Contact Information
USX Foundation, Inc.	The Foundation is divided into the Education program, the Health and Human Services program, and the Public, Culture & Sciences program. Awards are given to 501 (c)(3) organizations.	Office of General Manager USX Foundation, Inc. 600 Grant St. #685 Pittsburgh, PA 15219 Tel: (412) 433-1121 Fax: (412) 433-5733
Westinghouse Charitable Giving Program	The Program gives money to Pennsylvania non-profit organizations, with focuses in the Health and Welfare, Education, and Civic & Social areas.	Westinghouse Charitable Giving Program P.O. Box 355, ECE 575C Pittsburgh, PA 15230-0355 www.westinghousenuclear.com/Community/Charitable_Giving/index.shtm
Three Rivers Community Foundation (TRCF)	The TRCF provides grants to grassroots organizations that are dedicated to social and racial justice, services and skills development, and other community empowerment initiatives.	Three Rivers Community Fund 100 N. Braddock Ave, # 302 Pittsburgh, PA 15208 (412)243-9250 Fax: (412) 243-0405 www.trcf.net/what.html

Appendix B:

FUNDING SOURCES FOR HOUSING-RELATED PROJECTS

Potential funding sources for housing and economic development activities

Affordable Housing Trust Fund (Act 137)

Allegheny County uses its Affordable Housing Trust Fund monies to match HOME funding and for other housing programs, including down payment assistance. Contact: Allegheny County Department of Economic Development at (412) 350-1000.

Allegheny Economic Development Fund

This fund provides loans to assist in the establishment of new industries and the growth of existing businesses to expand the tax base of Allegheny County and its municipalities. Targeted sectors include manufacturing, commercial and commercial service, advanced technology, and retail and retail service. Contact: Allegheny County Department of Economic Development at (412) 350-1198

Allegheny First-Time Homebuyer Program

The Allegheny County Residential Finance Authority offers low-interest, fixed-rate 30 year mortgages to income-eligible first time homebuyers. Program participants may also qualify for down payment and closing cost assistance. Contact: First-Time Homebuyer Program Coordinator at (412) 350 -1046.

Allegheny Home Improvement Loan Program

The AHILP provides low-interest loans to income-eligible Allegheny County residents to rehabilitate and improve their homes. Loan funds may be used for emergency repairs, code violation repairs, energy-related measures, and general improvements. Limited and partial grants may be available in some cases. Contact: AHILP Coordinator at (412) 350-1043

Allegheny Targeted Area Homebuyers Program (Rankin only)

The Allegheny County Residential Finance Authority offers low-interest, fixed-rate, 30 year mortgages to income-eligible homebuyers who purchase a dwelling in one of the targeted areas of Allegheny County. Contact: Allegheny County Department of Economic Development at (412) 350-1000

Allegheny Vacant Property Recovery Program (Rankin only)

This program assists municipalities in returning vacant tax delinquent lots to productive use by selling the lots to adjacent property owners or other interested parties. Contact: Rankin Borough manager.

Business in Our Sites Program

This PA Department of Community and Economic Development (DCED) program provides grants and loans to help communities attract growing and expanding businesses by building an inventory of “shovel ready” sites. Sites must be previously used property or undeveloped property that is planned and zoned for development. Contact: DCED Customer Service Center at (866) 466-3972.

Community Development Block Grant Program

Community Development Block Grant funds are administered by the Allegheny County Department of Economic Development. These funds may be used for a variety of uses including housing rehabilitation, demolition of blighted residential units, and infrastructure improvements in support of housing development infrastructure improvements, business loans, and other economic development activities. Contact the Allegheny County Department of Economic Development at (412) 350 -1000

Community Revitalization Program

This PA Department of Community and Economic Development (DCED) program provides grants to support local initiatives that improve the stability of a community; promote economic development; assist in business retention, expansion, stimulation and attraction; promote the creation and job opportunities; or enhance the health, welfare and quality of life in a community. Contact DCED at ra-dcedcs@state.pa.us or (866) 466-3972

Core Communities Housing Program

This PA Department of Community and Economic Development (DCED) competitive program provides grants for affordable housing activities. The program funds new or rehabilitated housing activities that are eligible under DCED’s Housing and Redevelopment Assistance Program, but only on previously developed sites. Contact: DCED Customer Service Center at (866) 466-3972

Development Action Assistance Program Revolving Loan Fund

This fund offers low-interest loans to help Allegheny County businesses grow, create jobs and expand the tax base. Targeted sectors include manufacturing, commercial/ industrial (excluding retail businesses) and advanced technology. Contact: Allegheny County Department of Economic Development at (412) 350 -1198

Elm Street Program

The Elm Street program was developed to enhance older historic residential neighborhoods in close proximity to central business districts. Elm Street is focused on improving the livability of Pennsylvania’s urban neighborhoods while linking revitalization efforts to those in adjacent/nearby Main Streets/downtowns. There are five components within the Elm Street program: Clean, Safe and Green; Neighbors and Economy; Design; and Sustainable

Organization. An Elm Street plan must be developed that encompasses these five categories within a Five Year Strategic Plan.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=74>

Email contact: newwilliams@state.pa.us (Melissa Williams)

Enterprise Zone Program

The purpose of the Enterprise Zone program is to promote job growth and to help municipalities take advantage of business expansion opportunities when they arise. EZ's improve the capacity of local governments and business communities by encouraging them to form public/private partnerships. In turn, these partnerships boost business investment within the zone. Increased business investment, job creation and sustained community self-sufficiency are the primary goals of the Enterprise Zone program.

Areas designated as Enterprise Zones have access to additional resources. Within the zone, revolving loan funds are established, which are supported by competitive grants-to-loans of up to \$500,000 per project. Zone participants also have access to the lowest Pennsylvania Industrial Development Authority, Machinery and Equipment Loan Fund, Small Business First (PIDA/MELF/SBF) interest rates, tax credits for real property improvements, Socially and Economically Restricted Business (SERB) status for an advantage when bidding on state contracts, Act II funding, and State Liquor License availability.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=76>

Email contact: akartorie@state.pa.us (Donie Kartorie)

Federal Home Loan Bank-Affordable Housing Program

Each year, FHLBank Pittsburgh sets aside approximately 10 percent of its net income to fund the AHP. The AHP supports projects that provide affordable housing to individuals and families whose incomes are defined as low (51 to 80 percent of area median) or very low (50 percent and below of area median). The AHP provides grants and loans that can be used for: single- and multi-family housing, new construction and rehabilitation, rental and owner-occupied homes, scattered-site housing development projects, and transitional and single-room-occupancy housing.

Web site: <http://www.fhllb-pgh.com/housing-and-community/programs/affordable-housing-program.html>

For more information regarding AHP or any Community Investment program, contact FHLB at 1-800-288-3400.

Growing Greener II

Growing Greener II provides grants to assist a community's downtown redevelopment effort, focusing on the improvement of downtown sites and buildings. Uses for the grant funds include

covering capital improvement costs and those costs directly related to such physical building improvements as well as acquisition and pre-development costs.

Web site: <http://www.newpa.com/programDetail.aspx?id=88>

Housing and Redevelopment Assistance Program (HRA)

The HRA program is designed to provide flexible funding to redevelop and reuse blighted and/or vacant properties, to expand housing opportunities, and to promote neighborhood stability. In addition, HRA encourages the creation of local community partnerships between the public and private sectors in the communities.

The two major categories of funding assistance under the HRA Program are Community Development and Housing Assistance. Community development activities can include the construction of public site improvements, the rehabilitation or restoration of older or under-utilized buildings for immediate reuse, the extension of service through public rights-of-way (i.e., paving or widening of access roads and upgrading water, sanitary or storm sewers), and the acquisition and demolition of a blighted structure. Housing assistance can include acquisition, rehabilitation, and/or new construction of housing which results in homeowner or rental opportunities, site improvements to support the new construction of housing units, rehabilitation of owner-occupied residential properties, acquisition, rehabilitation, and resale of housing units, public improvements to support the rehabilitation of housing units, and acquisition of units for their preservation.

Web site: <http://www.newpa.com/programDetail.aspx?id=77>

HOME Investment Partnerships Program

The HOME Investment Partnership Program is a federally funded program that provides municipalities with grant and loan assistance as well as technical assistance to expand the supply of decent and affordable housing for low- and very low-income persons.

The HOME Program is a flexible financial tool for housing activities that promotes community stability by creating additional housing units through new construction and rehabilitation. HOME funds can be used in a variety of ways, including market-oriented approaches that offer opportunities such as homeownership or rental activities to revitalize communities with new investment. This includes new construction, rehabilitation, acquisition of rental and sales housing and rental assistance for low- and moderate-income families.

Web site: <http://www.newpa.com/programDetail.aspx?id=85>

Industrial Sites Reuse Program (ISRP)

The Industrial Sites Reuse (ISR) Program provides grants and low-interest loans for environmental assessments and remediation. The program is designed to foster the cleanup of

environmental contamination at industrial sites, thereby bringing blighted land into productive reuse.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=25>

Keystone Renovate and Repair Loan Program

Administered by the PA Housing Finance Agency (PHFA), this program offers borrowers fixed, below-market-rate loans for home renovation and repair projects. Homeowners may apply for a loan of up to \$35,000, with a repayment period of up to 20 years. An applicant's income may not exceed 150% of the area's median income. Program funds may also be used to convert multi-unit properties back to single-family residences. Contact PHFA at (800) 822-1174.

Local Economic Revitalization Tax Assistance (LERTA)

Through LERTA, local taxing authorities provide tax abatements for certain improvements to deteriorated industrial, commercial and other business property and for new construction in blighted areas. Contact: Allegheny County Department of Economic Development at (412) 350-1000, borough managers, and the Woodland Hills School District.

Main Street Program

The Main Street program provides grants to assist municipalities in economic development efforts through the establishment of a local organization dedicated to downtown revitalization and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator. The program is developed based on the four point Main Street approach developed by the National Main Street Program. The Main Street designee develops a five-year strategy based on the four point approach.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=79>

Email contact: akartorie@state.pa.us (Donie Kartorie)

M/W/DBE Contractor Working Capital Loan Program

This program provides financing for small minority-owned and woman-owned businesses and disadvantaged business enterprises executing public agency contracts in Allegheny County. Contact: Allegheny County Department of Economic Development at (412) 350-1000.

Neighborhood Assistance Program (NAP)

The overall objective of the NAP is to improve the lives of low-income people in distressed neighborhoods and communities through the creation of an effective partnership between community-based organizations and the business and corporate community. Through this partnership, the business or corporation can receive a tax credit against the business's corporate tax liability in return for a contribution a project undertaken by a non-profit. A project must serve low-income persons or residents of economically distressed neighborhoods. Projects must

fall under one of the following categories: community services, crime prevention education, job training or neighborhood assistance.

Web site: <http://www.newpa.com/programDetail.aspx?id=82>

Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)

The program provides corporate tax liability credit for businesses that sponsor a neighborhood organization to develop and implement a neighborhood revitalization plan by providing a large cash contribution over an extended period of time.

Web site: <http://www.newpa.com/programDetail.aspx?id=94>

Neighborhood Assistance, Enterprise Zone Tax Credit Program (NAP-EZP)

The program provides tax credits to businesses investing in or making physical improvements to properties located within designated enterprise zones. Investments can include real property improvements such as rehab, expansion or physical improvements to buildings or land.

Web site: <http://www.newpa.com/programDetail.aspx?id=89>

Pennsylvania Accessible Housing Program (PAHP)

PAHP provides grants to local entities to carry out home modification programs that will enable low- and moderate-income persons with physical disabilities of all ages to make their home more accessible. Grants can be used for adaptive modifications that increase the ability of persons with permanent, physical disabilities to remain in their homes.

Web site: <http://www.newpa.com/programDetail.aspx?id=88>

Pennsylvania Housing Finance Agency (PHFA)

PHFA is the Commonwealth's leading provider of capital for affordable homes and apartments. Created to help enhance the quality and supply of affordable homes and apartments for older adults, persons of modest means, and persons with disabilities, the Agency operates homeownership programs, rental housing development initiatives, and a foreclosure prevention effort.

The HCP consists of three initiatives that provide funding for the development and / or rehabilitation of single family homes, for purchase, in urban communities. These initiatives also provide funding for the rehabilitation of the upper floors of store fronts on the commercial corridors of urban neighborhoods and core communities to provide either rental or ownership housing opportunities.

The following are the three PHFA's Homeownership Choice Program (HCP) initiatives: 1) The Homeownership Construction Initiative (HCI), 2) The Neighborhood Revitalization Initiative

(NRI), and 3) The Mixed Use Facility Financing Initiative (MUFFI). The following provides and outline of each program:

1) HCI: The initiative is designed to encourage and promote the development and construction of for sale single family homes in urban neighborhood and core communities. The focus of the HCI is on the construction of new single family homes, including development of duplex and townhouse as well as detached units. The program requires that developments are to be of a scale to create an impact to encourage additional investment. This Initiative requires a sponsoring partnership of a municipal entity, a for-profit builder/ developer and a non-profit builder / developer. The product mix is to be based upon the overall needs of the community.

2) NRI: The initiative is to promote the development and renovation of existing structures and construction of new in-fill single family homes, for purchase, in urban neighborhoods and core communities. The intent of the NRI is to help a municipality revitalize its urban neighborhoods by renovation of vacant residential structures. The NRI also allows for infill construction on the vacant lots of urban residential neighborhoods.

3) MUFFI: This Initiative is designed to encourage the revitalization of commercial corridors by creating the funding mechanism to help bridge gaps that may exist between housing lending and commercial lending and that may negatively impact the availability of financing for mixed-use facilities.

The focus is on vacant street level storefronts with residential apartment space in upper floors. Rehabilitation of these mixed-use buildings offers a key means of stabilizing and revitalizing commercial corridors and surrounding residential neighborhoods.

Web site: <http://www.phfa.org/hsgresources/hcp.aspx>

For more information on the three PHFA's Homeownership Choice Program (HCP) initiatives, call toll free (800) 635-4747.

Residential Reinvestment Grant (RRG)

Administered through DCED, the RRG program provides grants for a range of community revitalization efforts, which include (but are not limited to) the following: public infrastructure; structural improvements of buildings for mixed use; acquisition of properties that could have historical significance in conjunction with local financial institutions to encourage increased home-ownership and/or centralized management of rental units in the project area; façade improvements grants for exterior sidings such as painting, siding, covering, etc.; design assistance, and historically accurate improvements. This component uses neighborhood strategies to support projects located within the target area. All physical improvement projects eligible under this component must be supported by a plan and require the leveraging of locally provided funds. Elm Street Designation is not currently required for grant eligibility, but these grants are generally targeted for Elm Street communities.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=74>

Email contact: mewilliams@state.pa.us (Melissa Williams)

Section 108 Program

The Section 108 Program enables local governments that are participating in Allegheny County's Community Development Block Grant Program to obtain federally guaranteed loans to fund large economic development projects and undertake revitalization activities. The loans are guaranteed by pledging the commitment of future CDBG funding allocations for loan repayment in case of default. Contact: Allegheny County Department of Economic Development at (412) 350-1000

Section 202 Program

This HUD program provides funds to private nonprofit corporations to develop new housing or substantially rehabilitate housing to serve low-income elderly people. Projects funded via the Section 202 program also provide supportive services that help residents maintain an independent living arrangement. Contact: HUD Pittsburgh at (412) 995-3700

Section 811 Program

This HUD program provides grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low-income persons with disabilities who are at least 18 years old. The program also provides rental assistance for project residents. Contact: HUD Pittsburgh at (412) 995-3700

Small Business/Distressed Communities Revolving Loan Fund

This fund provides low-interest loans to businesses located in Allegheny County for the purpose of stimulating job creation, business growth, and tax base enhancement. Financing is available for fixed assets and operating costs. Targeted businesses include manufacturing, advanced technology, commercial and commercial service, and (in Rankin only) retail and retail service. Contact: Allegheny County Department of Economic Development at (412) 350-1198

Tax Increment Financing (TIF)

TIF is a financing tool that uses the incremental increases in property tax revenues generated by development within a specified area to finance public capital improvements that attract businesses and residents to that area. Potential TIF participants are local taxing authorities – Allegheny County, Woodland Hills School District, and the local municipalities. Contact: Allegheny County Department of Economic Development, Woodland Hills School District, and borough managers.

The TIF program provides credit enhancement for TIF projects to improve market access and lower capital costs through the use of guarantees to issuers of bonds or other indebtedness. TIF funds can be used for the following: infrastructure and environmental projects for industrial enterprises and retail establishments; infrastructure, environmental and building projects for

manufacturers, hospitals, convention centers and associated hotels; utilization of abandoned or underutilized industrial, commercial, military, previously mined institutional sites or buildings; or undeveloped sites planned and zoned for development in accordance with any existing comprehensive municipal plan.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=45>

Transit Revitalization Investment District (TRID)

The purpose of this financing tool is to spur transit-oriented development, community revitalization and neighborhood enhancement around public transit facilities. In addition, TRIDs allow for the establishment of “value capture” areas in which incremental tax revenues generated within the TRID may be applied to public transportation capital improvements, related site development improvements, and maintenance. Contact: Allegheny County Department of Economic Development at (412) 350-1198.

Urban and Community Forestry Grants

Municipal challenge grants provide 50% of the cost of the purchase and delivery of trees. Special grants are available for volunteer groups, civic clubs, and municipalities to train and use volunteers to for street tree inventories and other projects in urban forestry. Contact: PA Department of Conservation and Natural Resources at (717) 599-8650

Urban Development Program (UDP)

Urban Development Program (UDP) UDP funds may be used for urban development and improvement projects. Urban development activities may include, but are not limited to, programs and projects designed to strengthen neighborhoods.

Uses of the funds include the following: construction or rehab of infrastructure, building rehabilitation, acquisition and demolition of structures/land, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, and training.

Web site for more information: <http://www.newpa.com/programDetail.aspx?id=81>



Housing Alliance of Pennsylvania

NEW TOOLS TO ADDRESS BLIGHTED AND VACANT PROPERTY

Revitalization of blighted and vacant property is a local concern, but state law provides the tools – or impediments – for that process. This session will provide an overview of the recent advances in the state’s regulatory framework for addressing abandonment as well as update you on efforts to streamline and modernize the system.

Recent Reforms in Tax Foreclosure

Note: Pennsylvania has three (3) different laws that guide tax foreclosure:

- 1) The Real Estate Tax Sale Law (County Tax Claim Bureau) Act 542 of 1947 which covers all jurisdictions EXCEPT the City of Philadelphia, Allegheny County, the City of Scranton and the Scranton School District. It authorizes the tax claim bureau in 65 counties.
- 2) The Municipal Claim and Tax Lien Act 153 of 1923 which covers the City of Philadelphia, Allegheny County and Scranton. But it notes that counties “may adopt and use the procedures set forth in this act IN ADDITION to those set forth in the 1947 Act [the Real Estate Tax Sale Law].
- 3) Second Class Cities Treasurer’s Sale and Collection Act (1984) covers the City of Pittsburgh.

Reduction and/or Elimination of the Redemption Period to speed up transfer of vacant, abandoned and blighted property when taxes have not been paid:

- In Third Class Cities there is no redemption period for an owner after a judicial sale where taxes are delinquent 30 days after the final deadline for payment of such taxes for the current tax year. (Act 48 of 1998; Act 47 of 1998 Amending Third Class City Code)
- In First Class Cities, Second Class Cities and Scranton, the redemption period is now 9 months for occupied properties; there is no redemption period for vacant properties.

Real Estate Tax Sale Law Amendments:

- A landlord whose apartment license has been revoked pursuant to a municipal ordinance is prohibited from purchasing property at a real estate tax sale. (Act 82 of 2000)

- Tax Claim Bureau may give the redevelopment authority, municipality in which the property is located, or designated agent for the same, the right of first refusal in approving the discharge of any tax claims for property they are interested in obtaining. (Act 82 of 2000)
- Third parties are allowed to satisfy tax claims held by a municipality against tax delinquent real property. (Act 5 of 1998)
- Municipality may petition the court of common pleas to prohibit the transfer of property sold at a judicial sale to any purchaser who has failed to comply with the local housing code. (Act 5 of 1998)
- Prohibits the completion of a sale to persons with delinquent real estate taxes or outstanding municipal utility bills and further provides for the discharge of claims by a third party. (Act 133 of 1998)

Property Donation

On Tuesday February 21st, Governor Rendell signed into law Senate Bill 640 introduced by Senator Dominic F. Pileggi (R-9, Chester, Delaware), as Act 18 of 2006. The new law amends the Municipal Claim and Tax Lien Law to authorize a county, city, borough or other municipality to accept a donation of property which is subject to a tax claim.

The bill permits a municipality to negotiate a tax claim, and also permits an agreement to extinguish existing tax liens against the property in exchange for full or part satisfaction of its claims. As an incentive to return a delinquent property to re-use, an owner who donates property can avoid personal liability for the amount of tax claims extinguished as a result of the donation.

The new law also requires tax claims to include the name and last known address, with its zip code, of the owner of each property against which a claim is being filed. It requires tax collection agents to maintain a public record list of all properties against which taxes are levied and remain unpaid (including amounts due, and settlement arrangements where applicable). It permits the department or public official responsible for collection of delinquent taxes to report any nonpayment of taxes, including liens, to one or more consumer reporting agencies.

En Masse Judicial Action

State Representative Thomas C. Petrone, Minority Chairman of the House Urban Affairs Committee, Announces New Legislation to Cut Costs and Reduce Red Tape in the Fight Against Blight "En Masse Judicial Notice," to reduce red tape by making it faster and easier for local government to get abandoned properties back onto the market and into productive use.

Representative Petrone's bill reduces the cost of foreclosure without undermining any consumer protections or constitutional safeguards. Under the current system, the municipality acquiring an abandoned property must petition the court separately for each foreclose and then get a separate judgment authorizing the property to be sold at Sheriff's sale. This is an expensive and time-consuming process. In contrast, Petrone's bill represents a best practice enacted by several states across the nation to make the process cheaper and more efficient by allowing a municipality to file "en masse" judicial actions – one action for judicial tax enforcement against hundreds of properties. Act 163 of 2004

Permitting one action before the court will still require proof in each case that the owner was delinquent in his property taxes and that adequate notice of the foreclosure action was provided to the owner, but consolidating them into a single action will allow cases to move through the system more efficiently allowing local governments to transfer blighted properties into the hands of responsible owners faster and at less cost.

Land Sold By Government

City owned land can be sold to a non-profit community development corporation involved in affordable housing, and commercial and industrial redevelopment without requiring advertising or bidding (Act 64 of 1997: First Class Township Code; Act 12 of 2002: Second Class Township Code; Act 44 of 1998: Third Class City Code; Act 54 of 1998: Borough Code)

In addition, in 3rd – 8th Class Counties, fair market requirements are waived when selling county-owned property to non-profit organizations engaged in the construction of affordable housing, or for community, industrial or commercial development. (Act 73 of 2000: Third through Eighth Class County Code)

Municipal Code and Ordinance Compliance Act

Purchasers of a building known to have one or more substantial code violations must bring structure into code compliance. Purchaser of land must make reasonable attempt to abate nuisance within one year of the date of purchase. Failure to comply results in purchaser being personally liable for the cost of maintenance, repair or demolition and a fine of between \$1,000 and \$10,000. Fines are remitted to the municipality in which the building or lot is located. However, where low-income housing, one third of a fine must be used for low-income housing. (Act 99 of 2000: Municipal Code and Ordinance Compliance Act)

Urban Redevelopment Law Amendments (Act 113 of 2002)

- The criteria for determining blight under the Urban Redevelopment Law amended to include abandoned properties (Act 113 of 2002)
- Bond requirements for contractors increased from \$500 to \$10,000 (Act 113 of 2002)
- Defines vacant property and changes the “vacant property review committee” to the “blighted property review committee.” (Act 113 of 2002)
- Neighborhood Improvement Tools

Improvement of Deteriorating Real Property or Areas Tax Exemption Act

Under this Act, a local taxing authority may by ordinance or resolution exempt from real property taxes the assessed valuation of improvements to deteriorated properties in a designated “deteriorated neighborhood.” The act was amended to permit a taxing body to devise its own schedule for granting the exemptions authorized under the act, provided that such schedule does not exceed the maximum ten-year period stipulated under the existing statute. (Act 235 of 2002)

Neighborhood Improvement Districts (NIDs)

NIDs may be established by local municipalities, residents, or municipal businesses to enable property owners in neighborhoods to provide services to their neighborhoods that supplement municipal services otherwise provided. The legislation provides for the assessment of property owners within the Neighborhood Improvement District to pay for those additional services. Once a NID is established, the municipality should designate a neighborhood improvement district management association to administer programs, improvements, and services. (Act 130 of 2000)

Housing Authorities may not enter into a contract with a landlord until a tax certification notice has been presented annually which indicates payment of all municipal, county, and school district taxes. (Act 134 of 1998)

Downtown Location Law

Requires the Department of General Services to establish guidelines to encourage state agencies to consider locating or rehabilitating facilities in downtown areas whenever agencies consider building or leasing new office space. (Act 32 of 2000)

The Municipal Housing Code Avoidance Amendment

Title 18 of the Crime Code, Act 70 of 1998, imposes increased fines and criminal penalties for repeat offenders in all municipalities.

- A person commits a misdemeanor of the second degree where they are convicted for a fourth or subsequent violation of the same subsection of a municipal housing code (building, housing or property maintenance code), the violation has been continual and uncorrected, there has been no reasonable attempt to correct the violation and the violation poses a threat to the public's health, safety or property. Penalty: Fine of up to \$5,000; Imprisonment up to two years.
- A person commits a misdemeanor of the first degree when the offense is based on five or more convictions and all conditions above apply. Penalty: Fine of up to \$5,000; Imprisonment up to five years. [Pennsylvania Crime Code, 18 Pa.C.S.A Sections 1101, 1104.]

Act 135 of 1998: The Municipal Housing Code Avoidance Act

Imposes criminal penalties for Housing Code Avoidance in Third Class Cities. What is avoidance? If an owner has been issued a fourth or subsequent violation for a continued and uncorrected violation of the same section of the ordinance on the same property, the violation poses a threat to public's health, safety or property and no reasonable attempt was made to correct the violation. The penalties are as follows:

1st and 2nd Code Avoidance Violations: Fine up to \$1,000 per month

3rd Code Avoidance Violation: Fine up to \$5,000 per month

1st and 2nd Code Avoidance Violations that Pose Threat to Public Health and Safety:
\$500-\$1000 – can cite every 5 days

Rehabilitation Smart Code as Part of Uniform Construction Code

A new rehabilitation code, modeled on the New Jersey statute, is part of Pennsylvania's new Uniform Building Code. The Code brings down the cost of rehabilitation substantially by requiring developers to remodel a safe older building rather than requiring the developer to

bring an old building up to new construction standards. New Jersey was the first state to adopt this more flexible code focused specifically on rehabilitating older properties. Since its adoption, rehabilitations statewide have increased by 40%, while money spent on rehabilitations in New Jersey's five largest cities jumped 90% from 1997-1999. [The New Jersey Department of Community Affairs, "New Jersey Wins National Award for Rehabilitation Subcode: \$100,000 Prize Recognizes Innovation and Leadership." 1999

www.state.nj.us/dca/codes/rehab/pressrel.htm downloaded February 15, 2003]

This more flexible code makes bringing older abandoned properties up to code requirements more financially feasible.

Property Rights Protection Act (Eminent Domain Limitations) Act 35 of 2006

Prohibits the transfer of condemned property to a private enterprise, with major exceptions:

1. where the condemnee has consented
2. public utilities, common carriers, and railroads
3. incidental private use
4. abandoned property
5. blight remediation
6. properties taken per the Urban Redevelopment Law (URL), Housing Authorities Law (HAL), and Low Income Housing Tax Credits (LIHTC) code

Charitable organizations are *not* private enterprises, and so can receive property taken through eminent domain.

B. Blight definition (from statute)

22 (a) Scope.--This section applies notwithstanding the act of
23 May 24, 1945 (P.L.991, No.385), known as the Urban Redevelopment
24 Law.

25 (b) Single property.--For purposes of acquiring a single
26 unit of property by eminent domain, a condemnor is authorized or
27 permitted to declare a property, either within or outside of a
28 redevelopment area, to be blighted only if the property is any
29 of the following

A premises which, because of physical condition or
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1 use, is regarded as a public nuisance at common law or has
2 been declared a public nuisance in accordance with the
3 municipality housing, building, plumbing, fire or related
4 codes.

5 (2) A premises which, because of physical condition, use
6 or occupancy, is considered an attractive nuisance to
7 children. This paragraph includes an abandoned:

- 8 (i) well;
- 9 (ii) shaft;
- 10 (iii) basement;
- 11 (iv) excavation; or
- 12 (v) unsafe fence or structure.

13 (3) A dwelling which, because it is dilapidated,
14 unsanitary, unsafe, vermin-infested or lacking in the
15 facilities and equipment required by statute or an applicable

16 municipal code, has been designated by the agency responsible
17 for enforcement of the statute or code as unfit for human
18 habitation.

19 (4) A structure which is a fire hazard or is otherwise
20 dangerous to the safety of persons or property.

21 (5) A structure from which the utilities, plumbing,
22 heating, sewerage or other facilities have been disconnected,
23 destroyed, removed or rendered ineffective so that the
24 property is unfit for its intended use.

25 (6) Any vacant or unimproved lot or parcel of ground in
26 a predominantly built-up neighborhood which, by reason of
27 neglect or lack of maintenance, has become a place for
28 accumulation of trash and debris or a haven for rodents or
29 other vermin.

30 (7) An unoccupied property which has been tax delinquent
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1 for a period of two years.

2 (8) A property which is vacant but not tax delinquent
3 and which has not been rehabilitated within one year of the
4 receipt of notice to rehabilitate from the appropriate
5 enforcement agency.

6 (9) An abandoned property. A property shall be
7 considered abandoned under this paragraph if it:

8 (i) is a vacant or unimproved lot or parcel of
9 ground on which a municipal lien for the cost of
10 demolition of a structure located on the property remains
11 unpaid for a period of six months;

12 (ii) is a vacant property or vacant or unimproved
13 lot or parcel of ground on which the total of municipal
14 liens on the property for tax or other type of claim of
15 the municipality is in excess of 150% of the fair market
16 value of the property as established by the Board of
17 Revisions of Taxes or other body with legal authority to
18 determine the taxable value of the property; or

19 (iii) has been declared abandoned by the owner,
20 including an estate that is in possession of the
21 property.

22 (10) A property which has defective or unusual
23 conditions of title or no known owners rendering title
24 unmarketable.

25 (11) A property which has environmentally hazardous
26 conditions, solid waste pollution or contamination in a
27 building or on the land which poses a direct and immediate
28 threat to the health, safety and welfare of the community.

29 (12) A property having three or more of the following
30 characteristics:

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1 (i) has unsafe or hazardous conditions that do not
2 meet current use, occupancy or fire codes;

3 (ii) has unsafe external and internal accessways;

4 (iii) is being served by an unsafe public street or

5 right-of-way;
6 (iv) violates the applicable property maintenance
7 code adopted by a municipality and is an immediate threat
8 to public health and safety;
9 (v) is vacant;
10 (vi) is located in a redevelopment area with a
11 density of at least 1,000 people per square mile or a
12 redevelopment area with more than 90% of the units of
13 property being nonresidential or a municipality with a
14 density of at least 2,500 people per square mile.
15 (c) Multiple properties.--
16 (1) For purposes of acquiring multiple units of property
17 by eminent domain, a condemnor is authorized or permitted to
18 declare an area, either within or outside of a redevelopment
19 area, to be blighted only if:
20 (i) a majority of the units of property meet any of
21 the requirements under subsection (b) and represent a
22 majority of the geographical area; or
23 (ii) properties representing a majority of the
24 geographical area meet one or more of the conditions set
25 forth in subsection (b)(1) through (11) or satisfy the
26 conditions of subsection (b)(12) that are necessary for a
27 condemnor to declare them blighted under subsection (b)
28 and at least one-third of the units of property meet two
29 or more of the requirements under subsection (b)(1)
30 through (11) or satisfy the conditions of subsection
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1 (b)(12) and one or more of the requirements under
2 subsection (b)(1) through (11).
3 (2) A condemnor may use eminent domain to acquire any
4 unit of property within a blighted area so declared pursuant
5 to this section.
6 (3) Properties owned by the condemnor within such
7 geographical area may be included in any calculation of
8 whether such units constitute a majority of the geographical
9 area under this subsection.
10 (4) For purposes of this subsection, a building
11 containing multiple condominium units shall be treated as one
12 unit of property.
13 (d) Redesignation.--If a condemnor seeks to add or enlarge a
14 blighted area, it must find that the area meets the requirements
15 of subsection (b) or (c) at the time of the addition or
16 enlargement.
17 (e) Expiration.--The declaration of a blighted area shall
18 expire after 20 years.

Appendix C:

MEETING MINUTES

1/18/07 Coordination Meeting Minutes

Attendees:

Kurt Ferguson	William H. Price	Eric Fulmer
David Petrarca	Bill Pfoff	Allen Cohen
Warren Ceccone	Lee Mueller	Paul Gilbert

The attendees agreed that the Steering Committee should consist of between 3 and 5 members from each Borough.

1. Edgewood has suggested three members (a Borough Council member, a Planning Commission member and a member of the Zoning Hearing Board)
2. Swissvale anticipates including Warren Ceccone, David Petrarca, a Planning Commission member, and approximately two others (to be determined)
3. Rankin anticipates including Bill Pfoff, William Price, and approximately two others (to be determined)

Attendees then discussed their prior commitments with the goal of determining an open date to hold regular Steering Committee Meetings. The attendees agreed on the following dates to hold meetings:

1. The first Steering Committee Meeting will be held February 8th at 7:00pm in the Swissvale Borough Building.
2. Subsequent Steering Committee Meetings will be held on the first Thursday of the month at 7:00pm in the Swissvale Borough Building (venue is subject to change later in the process).
3. Should a conflict arise on the first Thursday that warrant the regular meeting schedule to be altered, the second Thursday of the month will be used.

Cohen described the use of press releases/press conference in order to publicly announce the project, its value, process and how they can get involved. Cohen suggested completing some background data collection and analysis and forming a mission statement prior to public involvement in order to set the stage and gain a better understanding of issues and conditions prior to public discussions. Attendees agreed with the strategy.

Cohen requested that the borough leaders provide information (detailed on the back side of the meeting agenda) regarding past plans, ordinances, past studies, government, schools, parks and recreation, public safety, business, transportation, utilities, public services, and municipal revenues and expenditures.

Cohen inquired regarding coordination with the consultant hired by the Swissvale COG. Ceccone indicated that the consultant has been requested to contact Pashek Associates. Ceccone suggested contacting Mark Peluso with Downtown

Edgewood, Rankin and Swissvale Joint Comprehensive Plan

Center Associates. Cohen expressed desire to coordinate with the other consultant without hindering the progress of the comprehensive plan project. Ceccone described the unlikelihood of hindrance since the other project has a shorter timeframe (3-4 months) and stressed the desire to not duplicate efforts.

Cohen requested that the attendees identify Steering Committee members prior to the February 8th Steering Committee in order to provide the members with meeting materials.

Cohen also requested that attendees begin thinking about individuals that they would suggest be considered for key person interviews throughout the project.

2/8/07 Steering Committee Meeting Minutes

Attendees:

Kurt Ferguson	Bill Pfoff	Bob Grubb
David Petrarca	Greg Morgan	Keith Johnson
Warren Ceccone	Ken Luttinger	Allen Cohen
William H. Price	Andy Szefi	Paul Gilbert

Cohen Introduced the Planning Team and asked committee members to introduce themselves

Gilbert described the three phase approach to complete the project

Cohen described Pashek Associates and Mullin and Lonergan's scope of work for the project

Johnson detailed URS' scope of work and project approach

Gilbert discussed the role of key person interviews and requested that committee members identify individuals that Pashek should contact

Cohen facilitated a discussion of the three communities' strengths, assets, weaknesses and problems. Committee members were asked to place a dot, weighted with a monetary value on issues that were important to them. The following is a summary of the outcomes of the exercise. The numbers shown at the left of each topic indicates results of the committee's prioritization.

Edgewood, Rankin and Swissvale Joint Comprehensive Plan

Strengths

14.75	Location (In relation to downtown, parks, parkway, suburbs, etc.)
9.75	Edgewood - unwillingness to let deterioration happen
9	Convenience
8	Housing Stock
6.75	Walkability (Pedestrian Orientation)
5.75	Residential Stability (including Generations, Races, and Ethnicity)
4.75	Attractiveness to returning residents
4	Renewed interest in non-industrial development/redevelopment
3.75	Affordability
3	Destinations to walk to
3	Proximity to Frick Park and 9 mile run

Physical Assets

14.5	Edgewood Town Center
12.25	Busway
10	Parcel D
7.25	Community Organizations
6.75	Rankin Christian Center
6	Churches
6	C. C. Mellor Memorial Library
5.75	Braddock Ave. Business District
5.75	Wilkins School Community Center
5.5	Koenig Field - Edgewood
5.5	Rankin Bridge
4.5	Carnegie Library - (located in Braddock)
4.5	Parkway (I-376)
4.25	Les Getz Park - Swissvale

Challenges

31.25	Schools (consolidation) and limited input
28.5	Braddock Ave. traffic and maintenance
27.5	Infrastructure (water/sewer)
19	Public (rental) Housing tenants disregard upkeep/aesthetics/involvement
15.25	Many vacant homes
15	School's influence on tax rates
10	Home ownership
9	Lack of public involvement (except in reaction to negative factors)
7.5	School closings
4.25	Lack evening business activity in Swissvale
2.75	Housing density/nearness
2.5	Few children

Cohen asked for volunteers to complete the camera exercise. Volunteers were asked to take pictures of various elements of their communities with the camera provided such as: elements that they are proud of, things they would show a visitor, things they would hide, etc.

Cohen confirmed the date of regularly scheduled upcoming steering committee meetings (First Thursday of each month). Cohen also discussed the goal of holding a press conference in early March and requested the presence of Borough leadership.

3/1/07 Steering Committee Meeting Minutes

Attendees:

David Petrarca	Ken Luttinger	Allen Cohen
Warren Cecconi	Andy Szefi	Paul Gilbert
Bill Pfoff	Bob Grubb	
Ann Peeler	Ruby Grant	

Gilbert provided an outline and overview of the information that will be explored as part of Section I of the plan (The Community Assessment).

Gilbert presented several key demographic observations made to date. Committee discussed the accuracy of housing value figures from the Census. Cohen suggested that Pashek Associates research figures from *RealStats* to gain a better understanding.

Cohen led a mapping exercise aimed at identifying areas of opportunity and concern as well as areas that have undergone significant change in recent years within the three boroughs and surrounding areas.

Cohen led a discussion of the draft mission statement. Concern was expressed regarding the capitalization and italicizing of the term “vision”. Discussion warranted expressing the following statement as an overarching theme of the mission statement: consider issues that affect the boroughs individually and regional issues affecting two or more boroughs. An idea was mentioned desiring to increase property values or quality of life. Another idea was mentioned regarding the establishment of an ongoing process for achieving results.

The content of the press release/press conference was then discussed. General consensus indicated that the amount of information was too large. The packet should be kept simple. Ideas for invitees to the press event included: DCED, LGA, Civic Associations, Regent Square, County (Dan Onoroto), etc. The press conference date was rescheduled for early April in order to allow time for establishing individual (1 per borough) public meetings prior to the press conference. Public meetings will then be scheduled for late April or early May. Ideas for advertising the individual town meetings included: the Edgewood newsletter and the Press Conference.

The next Steering Committee was scheduled for April 5th.

4/5/07 Steering Committee Meeting Minutes

Attendees:

Warren Cecconi	Ann Peeler	Lee Mueller
Barb Campbell	Ken Luttinger	Allen Cohen
Bill Pfoff	Andy Szefi	Paul Gilbert
William Price	Bob Grubb	

Gilbert described the process used to create the existing land use map. He gave several specific examples of each land use category encountered within the boroughs.

The committee requested that the vacant parcels west of the Carrie Furnace Site be colored as vacant/open space

It was expressed that Swissvale currently permits adult uses in the zone that includes the Carrie Furnace site. As this site is redeveloped, the borough will need to address the issue of where to allow the uses in order to discourage the uses in other areas of the borough.

Gilbert then led an exercise to prioritize the opportunity areas delineated at the last meeting. He described five additional areas that Pashek Associates included as a result of field observations.

The committee prioritized the opportunity areas and identified two that they perceived as having a significant regional impact. The results are as follows:

During the prioritization exercise, Cecconi described Swissvale's efforts and preliminary feasibility analysis for the area near Agnes St., Collingwood Ave., and Monongahela Ave.

Cohen described the home sales data acquired from RealStats (2001-2006). This was done in response to the Census figures presented at the previous meeting.

Mueller offered his opinion regarding the amount of statistics/data to be included in the body of the plan. He expressed that some key information/statistics should be included while detailed tables should be included in an appendix. This idea was generally accepted by the committee.

He discussed that additional field work would be done to obtain more information regarding vacancy rates.

Mueller described past owner occupancy rates and confirmed that each community would like to see their owner occupancy rate increase (Rankin and Swissvale) or remain at its current level (Edgewood).

Mueller pointed out that the percentage of pre-1940 construction was much higher than Allegheny County. He further expressed that older homes are not necessarily dilapidated. However, he stated that frequently when a home becomes vacant, it remains vacant.

Edgewood, Rankin and Swissvale Joint Comprehensive Plan

He then described the significance of the percent of vacant homes that were built prior to 1940 (a figure only detailed in the 1990 Census data).

Mueller detailed the differences between the three boroughs regarding housing values.

Lastly, Mueller discussed the next steps that Mullin and Lonergan will be undertaking regarding the project:

- Field work to get better understanding of housing conditions and vacancy
- Meeting with the Mon Valley Initiative regarding projects in the three boroughs

The upcoming Town-Meeting schedule is as follows:

- April 26th 7:00pm Rankin Christian Center (Rankin)
- May 3rd 7:00pm Swissvale Borough Building (Swissvale)
- May 17th 7:00pm Western PA School for the Deaf (Edgewood)

The Press Conference is scheduled for April 19th 1:30pm. Pashek Associates will identify a location.

Pashek will make contacts to advertise press conference and town meetings such as: Tribune Review, Peggy Conrad, etc.

Campbell inquired whether there was a person/agency that had information regarding all the various development/redevelopment activities occurring within the communities.

Cohen described the comprehensive plan's role in identifying all these different activities, key players, etc. and evaluating the interrelatedness of the efforts.



PITTSBURGH

619 East Ohio Street
Pittsburgh, PA 15212



412/321-6362
FAX 412/321-9202
www.pashekla.com

MERCER COUNTY

P.O. Box 69
Greenville, PA 16125



724/588-7961
FAX 724/588-7965
www.pashekla.com

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COMMUNITY PLANNING,
ZONING



Meeting Minutes

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Steering Committee Meeting

Meeting Date: Thursday, January 3, 2008 – 7:00 pm

Location: Swissvale Borough Building

Attending:

*William Price
William Pfoff
Warren Cecconi
David Petrarca
Kurt Ferguson
Andrew Szefi*

*Greg Morgan
Allen Cohen - Pashek Associates
Paul Gilbert - Pashek Associates*

**committee members listed in
italicized text*

The following represents a brief overview of discussions held during the above meeting:

Cohen asked the committee for comments on the background sections of the plan.

Ferguson mentioned a correction to Edgewood’s fire department section. Edgewood’s fire department is volunteer.

Pfoff indicated that he would ask the Police and Fire chiefs to speak with us regarding public safety issues.

Pfoff asked whether demographic information could be updated to reflect more recent trends than 2000. Cohen described that Pashek could include some 2005 Census estimate data.

Cohen asked if the boroughs could provide any real estate transfer (sales) information. Ferguson and Cecconi indicated that they receive this information from the County each month and that they could provide that.

Cohen and Gilbert presented the Future Land Use Map and asked for committee feedback on the approach and the delineation of the various areas on the map.

The committee generally agreed with the areas identified and the approach to the future Land Use Map.

Petrarca stated that the 5th St. area of Rankin could be considered a model area. Ferguson indicated that actions to increase ownership within the boroughs would be important. He suggested exploring tools to limit the subdivision of larger single-family homes into apartments.

Ferguson also indicated that the boroughs are ready to explore inter-municipal efforts to promote economic efficiency. Cohen followed up by stating that these should also promote increased service quality.

Price suggested that the refuse collection service coordination issue has been explored previously. However, current contracts expire at varying times and make it difficult to coordinate forming a new cooperative effort.

Price also suggested that local police forces are important to the communities and they should remain unique to each borough. Ferguson followed up by suggesting that a pool of part-time officers available to all three boroughs might make sense and be beneficial to each of the boroughs.

Cohen indicated that at the end of the comprehensive plan process the boroughs will enter into an Intergovernmental cooperative agreement to continue the cooperative efforts for implementation of the plan.

Cohen reviewed the outcomes of the public meeting held in Swissvale in November.

Gilbert described the site specific strategy examples provided (Regent Square and the Mattes Building). He asked for the committee's reactions to the format of the strategies as well as the content. Committee generally agreed with the strategies and approach.

Gilbert requested that the committee provide comments to Pashek ASAP with a deadline of Friday January 18th for incorporation into the next draft. Several members said they would provide comments much sooner than the 18th.

The next Steering Committee Meeting was scheduled for February 7th, 2008.

Prepared by:

Paul Gilbert, AICP

January 4, 2007

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Rankin Public Input Meeting (4/26/07) Results

1	Public Safety	\$353.70
2	Carrie Furnace Redevelopment	\$212.75
3	Promoting new development	\$124.25
4	Removing old and abandoned homes	\$114.35
5	Activities for Teenagers (such as after school activities at the Rankin Christian Center)	\$98.10
6	Preserve and Improve the Rankin Bridge	\$89.90
7	Maintain Local School	\$67.30
8	Low taxes	\$57.95
9	Housing options for residents of varying age and income	\$48.80
10	Walkability and Safety	\$22.60
11	"Central Location" - proximity to variety of destination including Pittsburgh, Kennywood, etc.	\$19.40
12	Assets for seniors	\$19.00
13	Beautification / Landscaping	\$17.80
14	Job Growth	\$17.25
15	Familiarity with neighbors "small community"	\$15.00
16	Preserve community's history and historic structures (such as Old Rankin Municipal Building, Fire Hall, and Police Department, and the Croatian Home)	\$13.70
17	Perception from "outsiders"	\$11.75
18	Churches	\$10.30
19	Rankin Christian Center	\$10.25
20	Cooperation among leadership	\$9.70
21	Attract new residents	\$9.35
22	Ball Fields	\$8.90
23	Along major transportation routes	\$2.00

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Swissvale Public Input Meeting (5/3/07) Results

1	Keep Youth off the streets (through after school programming, more youth facilities or a community/youth center)	\$280.20
2	Carrie Furnace	\$209.80
3	Business district preservation and diversification of businesses (Swissvale Business Loop and Regent Square) enough drinking establishments	\$150.45
4	Borough-Citizen Communication (website, etc.) and promoting participation	\$116.40
5	Enforcement of absentee and Section 8 landlords	\$99.70
6	Low crime rate - maintain and promote public safety	\$95.60
7	Development/redevelopment of abandoned / vacant housing and lots	\$88.00
8	Alleviate traffic congestion by exploring thru-traffic and traffic controls	\$79.35
9	Parks and recreation and access to surrounding facilities such as Frick Park	\$59.55
10	Preserve the borough's history and landmarks (e.g. churches, GAR Home, etc.)	\$57.25
11	Home Ownership - strengthen single-family neighborhoods	\$51.30
12	Aesthetics of businesses (façade maintenance and parking behind buildings)	\$48.85
13	Job Growth	\$47.85
14	Friendly multicultural atmosphere "small town"	\$42.95
15	Recycling and awareness of sustainability	\$40.50
16	Emphasizing Positives (public relations "community image")	\$40.00
17	Preserve existing and provide additional senior housing	\$37.95
18	Central location within the region and proximity and access to shopping and hospitals	\$36.30
19	Keep Borough Clean and Quiet (clean-up and prevent littering - e.g. community day)	\$28.10
20	Maintenance, and ownership of roads (e.g. Braddock Ave.)	\$24.05
21	Walkability (e.g. pedestrian crossings)	\$19.10
22	More on-street parking along Noble and Woodstock	\$19.00
23	Promote Greenspace and Trees	\$18.45
24	Streetscape improvements along Noble, Monongahela, and Washington	\$15.25
25	Implementation of the Plan	\$12.50
26	Additional Parking at the Park-N-Ride	\$6.50
27	Affordable Housing	\$4.60
28	Preserve Schools and Library	\$3.50
29	Attracting Residents	\$3.10
30	Access to transportation (busway)	\$1.85
31	Center for Creative Play	\$1.75

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Edgewood Public Input Meeting (5/17/07) Results

1	Public Safety	\$680.05
2	Revitalization (along railroad, town center, etc.)	\$282.80
3	Roadway maintenance and improvements	\$243.55
4	Walkability	\$240.95
5	Intergovernmental cooperation	\$226.25
6	Environment and natural resources (become model green community)	\$210.45
7	Municipal services	\$194.60
8	Public Transportation (Busway)	\$170.10
9	Community identity, history, and image	\$125.59
10	Protect home and property values	\$124.35
11	Traffic on Braddock Ave.	\$99.35
12	Institutions, community organizations and community events	\$87.95
13	Taxes and fiscal responsibility	\$87.00
14	Improve existing recreation facilities	\$82.05
15	Promote business diversity and support local businesses	\$82.00
16	Parking	\$49.95
17	Parcel D	\$41.80
18	Middle School needs to be improved	\$40.00
19	Eliminate deer population	\$39.85
20	Close to the city but not in the city	\$30.50
21	Progress on Train Station	\$28.65
22	Family-oriented: great place to raise kids	\$23.10
23	Addresses needs of residents	\$21.25
24	Urgicare	\$15.25
25	Promote home ownership	\$11.00
26	The people - concerned and active	\$4.25
27	Variety of housing types	\$2.85
28	The right size	\$0.35

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Regional Priorities: *issues common among two or more boroughs*

- Public safety is top issue in Edgewood^{#1} and Rankin^{#1} and also high in Swissvale^{#6}
- Carrie Furnace redevelopment is second highest priority in Rankin^{#2} and Swissvale^{#2}
- Revitalization and preservation of business areas was important to both Edgewood^{#2} and Swissvale^{#3}
- Youth programming and facilities was ranked high in Rankin^{#5} and Swissvale^{#1}
- Preserving community identity and history was common among the three boroughs – Edgewood^{#9}, Rankin^{#16}, and Swissvale^{#10}
- Concept of walkability was common - Edgewood^{#4}, Rankin^{#10}, and Swissvale^{#21}
- Each borough raised the issue of the busway

Unique Priorities: *remaining issues in each borough's top six*

Edgewood

- Roadway maintenance and improvements^{#3}
- Intergovernmental cooperation^{#5}
- Becoming a model green community^{#6}

Rankin

- Promoting new development^{#3}
- Removing old and abandoned homes^{#4}
- Preserve and improve the Rankin Bridge^{#6}

Swissvale

- Borough-citizen communication (website, etc.) and promoting participation^{#4}
- Enforcement of absentee and Section 8 landlords^{#5}

Edgewood, Rankin, and Swissvale Multi-Municipal Comprehensive Plan

Steering Committee Priorities (determined at first meeting 2/8/07)

Strengths

14.75	Location (In relation to downtown, parks, parkway, suburbs, etc.)
9.75	Edgewood - unwillingness to let deterioration happen
9	Convenience
8	Housing Stock
6.75	Walkability (Pedestrian Orientation)
5.75	Residential Stability (including Generations, Races, and Ethnicity)
4.75	Attractiveness to returning residents
4	Renewed interest in non-industrial development/redevelopment
3.75	Affordability
3	Destinations to walk to
3	Proximity to Frick Park and 9 mile run

Physical Assets

14.5	Edgewood Town Center
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6.75	Rankin Christian Center
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6	C. C. Mellor Memorial Library
5.75	Braddock Ave. Business District
5.75	Wilkins School Community Center
5.5	Koenig Field - Edgewood
5.5	Rankin Bridge
4.5	Carnegie Library - (located in Braddock)
4.5	Parkway (I-376)
4.25	Les Getz Park - Swissvale

Challenges

31.25	Schools (consolidation) and limited input
28.5	Braddock Ave. traffic and maintenance
27.5	Infrastructure (water/sewer)
19	Public (rental) Housing tenants disregard upkeep/aesthetics/involvement
15.25	Many vacant homes
15	School's influence on tax rates
10	Home ownership
9	Lack of public involvement (except in reaction to negative factors)
7.5	School closings
4.25	Lack evening business activity in Swissvale
2.75	Housing density/nearness
2.5	Few children