



REPORT SUMMARY

PHASE 01: EXISTING CONDITIONS & CONTEXT

Braddock, East Pittsburgh & North
Braddock

Joint Comprehensive Plan
2019-2021

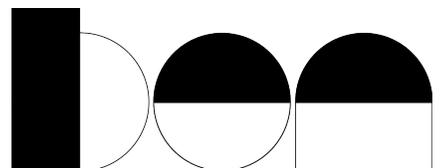


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Joint Comprehensive Plan
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2019 - 2021

This document is an appendix to evolve Environment :: Architecture et al final report for the 2019-2021 Joint Comprehensive Plan for the Boroughs of Braddock, East Pittsburgh and North Braddock

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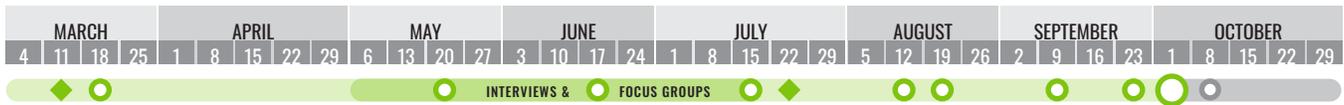
Introduction

BEN's Vision for the Future

Public Meeting 01 Results

Historical Narrative

Previous Plan Summary



- Community/Public Workshops/Meetings
- ◆ Steering Committee Meeting or Workshop
- Steering Committee/Core Team Call

Introduction

During this part of the project, we established guiding principles and priorities, shared our understanding of existing conditions and have a clear process of how to get to the finish line.

THIS PHASE DOCUMENTS

Our current understanding of the history, people, places, businesses and assets that make the BEN communities unique
 Concise messaging about our vision for this project and the future of the Municipality

TASKS

- Community Values that Focus our Investigation
- A Baseline of the Urban Conditions
- A Baseline of the Economic Conditions
- A Baseline of Public Procedures
- Map Out the Stakeholder Ecosystem



HILLSIDE DISTRICT

FLATS

HILLTOP DISTRICT



URBAN FORM FACTORS

- Edges
- Primary Connectors
- Secondary Connectors
- Tertiary Connectors
- Pedestrian Connectors
- Primary Nodes
- Secondary Nodes
- Districts
- Sub Districts

BEN's Vision For the Future

Our BEN communities will be thriving, safe, and accessible through our welcoming **places**, our strengthened municipal **performance**, and our diverse **partnerships**.

[welcoming] places,
Means: safe, vibrant

[municipal] performance
economic, environmental, & equitable

[diverse] partnerships
effective, growing, creative

Through our combined understanding of how BEN communities work today, we can identify opportunities for future development. The following pages go into more depth about shared values in the community

COMMUNITY CONVERSATIONS SUMMARY

TO ADDRESS OUR NEEDS ACROSS MUNICIPALITIES

Pennsylvania, and more specifically Allegheny County, is fragmented. A fragile Transit network leaves our communities disconnected from resources and amenities, internally and in the greater Mon Valley. Efforts to address these conditions include the Mon Fayette Expressway study and advocacy with Pittsburgh for Public Transit.

Communities with concentrations of poverty are often overlooked. Many times, communities with similar issues find themselves competing for the same resources (CDBG), while also sharing resources in order to provide adequate municipal services. Examples of inter-municipal cooperation include the existing regionalized police, fire, and school district, with the potential for a multi-municipal contract sharing program.

As new residents find themselves in our communities, and as our youth share more spaces with each other, our boundaries are becoming more blurred. In order to have a greater presence, equity and power to reach our goals, we have to have a unified voice that can amplify our narrative, and share knowledge. We acknowledge the trauma and think it is important to address it.

While sometime helpful, the media is often not objective in its portrayal of communities like ours. There is a unique aspect to each community, and we will work on identifying our assets and offering it to the greater Tri-Boro. We have passionate people and are

looking for ways to align our efforts for greater impact.

Local government does not currently have accessible protocol for disseminating information to residents and organizations

Process for making decisions is not inclusive or transparent

All three municipalities are interested in multi-municipal collaborative agreements and have done so in this group and outside this group, to varying degrees of success. There was uncertainty as to the best forum for regularly collaborating.

The cost of demolition has become cumbersome for the BEN communities (\$10k) because of the need for asbestos surveys and protocols, and as a result there is a significant backlog in these communities.

Shovel ready projects are needed to capture more funding opportunities.

Code enforcement is unevenly used across the municipalities and can have unintended consequences.

TO PRIORITIZE MOBILITY AS AN ECONOMIC DRIVER

The Monongahela Corridor Communities have historically thrived as a result of its locational advantages for the steel and mill industries. It is situated at the nexus of rich coal deposits and the river- one of the most efficient forms of transportation at the time.

Many residents of the BEN communities can recall a time when all of the things a community needed could be found within the neighborhood which relied heavily on the economic strength of the mills. As a result, much of the transportation infrastructure that we see today are largely in service to industry that can no longer sustain the needs of these communities.

As we move into the future of transit, it will become increasingly important to better connect residents to the regions current economic and employment centers

MULTI-MODAL CORRIDORS

Public transit is a basic need for many in the BEN communities. The discussion of service quality should be nested in the greater discussion about future development potential and overall economic development.

Potential main streets are often looked over for lack of streetscape articulation, and commercial spaces that lay vacant. While in proximity to a major mobility asset (MLK Busway) the route to get there is long and arduous. Topography and non- pedestrian mobility infrastructure limit our ability to connect to community assets. The rail line has few places where cars or people can cross, and also limit connectivity.

WELL CONNECTED DEVELOPMENT SITES

It is important to link transportation and land use. Municipalities become competitive by providing adequate (non-LIHTC) housing stock near community facing amenities and accessible connections to other economic centers. Some amenities like the river and main street are still limited by industrial traffic on Braddock Avenue.

Some new connection proposed in the future include the Mon Fayette Expressway set to cross over East Pittsburgh's commercial center and connections for cars and pedestrians to Carrie Furnace.

UPDATED TRANSPORTATION INFRASTRUCTURE

It is important to understand if and where there are opportunities for transit supportive amenities like a Mobility Hub placement, Mobile Fare Initiative program, and future TOD opportunities. The micri-transit system out of Heritage Community Initiatives is highly regarded as a success; however, funding is never certain and renders the service vulnerable.

There are multiple agencies, authorities and organizations thinking through transit improvements in the neighborhood. Coordination across communities would help leverage planning and construction dollars for visionary transit futures.

Listed a few infrastructure improvements projects that would address existing topographical and service network issues including:

- Busway extension into Turtle Creek
- Kenware Bridge Renovation
- Park + Ride Station in East Pittsburgh

PAAC is also set to begin planning on:

- stop locations + optimizations,
- strategic plan,
- 25-year long range plan
- 5 to 10-year service plan

TO PROTECT PUBLIC AND ECOLOGICAL HEALTH TRANSPARENCY

Thoughtful questions about potential negative impacts of Industry have not been addressed in a manner satisfactory to those who are concerned. In order to build better relationships, we need to have more clarity and consistency regarding how community stakeholders engage with each other.

REGULATORY COMPLIANCE

The effects on environmental and human health have long been debated within the community. Being that BEN is in environmental justice zone, we need to make sure industrial areas run efficiently and take every precaution to minimize the community's exposure to pollutants.

ACCOUNTABILITY

As the community has become more aware of how the health of the environment also impact human health and quality of life, there is a growing desire to renegotiate protocol for factories in urban settings. There are a growing number of concerned citizens who feel overlooked in favor of a regional "bottom line" and are looking to County leadership to hold local industries accountable.

Outreach efforts by Industrial neighbors should more closely address concerns residents have about environmental impacts.

TO ADVANCE TRIPLE BOTTOM LINE MANUFACTURING

LEGACY SITES

There is a strong history of Manufacturing and industry, not only for the BEN communities, but for much of the Mon Valley Region. Much of the existing urban fabric are remnants of this history, with gridded-walkable streets, dense building stock and architecturally iconic industrial complexes that have spatially and economically defined the area for centuries.

Many of those buildings serve as "ruin porn" for visitors and as a time capsule for seasoned residents; however, two of those facilities have maintained prominence:

- The Keystone Commons facility is considered competitive for cheaper rent and for spaces large enough for factory usage that has great access to highway and rail connections, but office space has been harder to lease (10-year average vacancy). Over 1.8 million square feet of manufacturing space is shared amongst 25 different companies with 2-3k employees on site over a 3-shift cycle. Keystone Commons facility is 95% occupied exhibiting the market potential for small to mid-sized.
- The Edgar Thompson Plant employs 650 people and contract 50-100 more for medical, fire, security + services

There are many companies who would like to relocate to this part of the region. It will be important to articulate the types of companies that the community would like to see their and actively advocate and market.

FAIR PROPERTY VALUATION

Huge amounts of capital and resources enter into the communities, but not often in ways that the Municipalities can mobilize on.

An imbalance on how businesses are taxed has put a strain on Municipal coffers, affecting municipal staff load and compromising municipal service quality. Currently Braddock in under Act 47 allowing them to temporarily collect wage taxes; however, a more sustainable solution need to be put in place soon.

CONNECTION TO THE SURROUNDING COMMUNITIES

U.S. Steel is planning a new cogeneration plant that has an estimated budget of \$1.2 Billion to duplicate processes currently performed at the Irving plant. It promises more stable employment (but no increase in total employment). With no complementary business contracting network and no strong mechanism for capturing capital gains or new increment, dollars will quickly cycle back out of the community.

Communities will need to think strategically about how to benefit and begin to prepare, including:

- Potential for Municipality to facilitate job fair
- Connect contractors to large industry
- Connect local workforce to industry and contractors
- Potential for local contractors that serves as a facilitator to a national company
- Potential for a Community Benefits Agreement
- Local Hiring Practice during \$1B investment
- Encouraging institutions to buy local and in large quantities

ENVIRONMENTALLY CONSCIOUS EXPANSION

While it is often thought of as an industrial landing point, the area also has a long pre-industrial history as farmland. While it is unlikely that the BEN communities will return to its agrarian past, the community would like to attract more sustainably focused industry, and would also like to see legacy companies factor ecological outcomes more heavily.

There are a few planned improvements happening within the BEN communities that could be a model for ecological consideration:

- A new facility and offloading area west of the Braddock Public ramp
- Planned Well Pad Development
- Planned Hydro Electric Plant
- \$1.2 Billion over 10-years in factory improvements

TO SUPPORT THE NEXT GENERATION OF CHANGE MAKERS

BUILDING TRUST

There is a strong desire to come together to solve common problems. In addition to municipal leadership, many local organizations have established themselves within the BEN communities and are regarded as a trusted community source for information and services. The Municipality is similarly sought out for information and services; however, the means of communications were either infrequent or inaccessible. By strengthening

BUILDING NETWORKS

There is a patchwork of social service organizations that help residents meet basic needs like food, housing, jobs, and training. It is common to see organizations collaborate through informal relationships and one-to-one outreach. Some organizations serve as hubs in partnership with the Municipalities (Heritage, Grow PGH, Braddock Youth Project, Library, etc.). There is a strong desire for programs that more directly serve the needs of the elder population. Existing organizations displayed an openness to partnerships with local businesses and other organizations.

BUILDING PUBLIC SPACE

Communities are better positioned to build trust and networks when there are a variety of accessible communal spaces. Events and activities build sense of community and for new arrivals operate as an entree into the community. Being conscious about the character and capability of the available public space in a given community is important for enabling new relationships.

Currently, the BEN communities have a variety of spaces that are available to the public, including Braddock Carnegie Library, Propel School, the local churches, and a few pocket parks. Many of these spaces need additional renovations to allow for greater occupancy, public safety, recreation and IT.

The local schools were highlighted in particular for improvements. If income is attached to educational attainment, then we need fully-funded and resourced public schools and investment in job training. Propel School is the closest facility to the BEN communities, but struggle with poor access to transportation. They have plans to build an event + community wellness center on their existing campus within the next 2-years.

TO CENTER EQUITABLE REDEVELOPMENT

TRANSFERRING OWNERSHIP

The on ramp to homeownership or finding a unit to rent is difficult to navigate. Which properties are available and the process for acquiring properties is often unclear, expensive, or are legally tied up. As a result, many marketable residential and commercial spaces that could demonstrate demand in the area, have seen little to no improvement. Without a streamlined process for transferring ownership, the Municipalities' urban fabric will continue to lose its integrity.

KEY DEVELOPMENT PROGRAMS

There have already been a bevy of programs that have been suggested to enable equitable development in the BEN communities:

- The BEN communities need to be prepared to effectively navigate the implications of being within a Qualified Opportunity Zone
- The BEN communities need to approve an updated, joint zoning ordinance that can address existing vacancies and support municipal vision
- The BEN communities need streamlined code enforcement protocols
- The BEN communities need to address housing affordability and tenant's rights

KEY SITES

There are a few key sites that had the potential to greatly impact business development, employment, and can support municipal services:

- Braddock Wharf: Currently planning for future waterfront activities
- North Braddock: Potential for development at the Golf Course
- Carrie Furnace: Growing interest in leasing an purchasing industrial properties for flex-tech

TO CULTIVATE COMMUNITY WEALTH

LOCAL BUSINESS SUPPORT

Location in the BEN communities benefits from being centrally located. It sits between the downtown area and has access to any of the 10 surrounding counties. A long term strategy should include

- Resource and capacity building programs for entrepreneurs who aren't foot traffic-dependent (\$600/month rental is typical).
- Cooperative business models.
- Disseminated business assets and start up information.

LOCAL EMPLOYMENT

Employers within the community are enjoying growth but few of those jobs are held by residents. The BEN communities will need intentional programming to prepare and connect local people to long-term, stable career opportunities

MULTIPLIER BUSINESS NETWORK

Many businesses in East Pittsburgh and North Braddock would like to be part of larger business network, and would be happy to connect with what is happening in Braddock.

Retail staples like a post office, coffee shop or third meeting space, similar to what is located on Electric Avenue in East Pittsburgh would also serve local small business needs.

HOMEOWNERSHIP

There are conflicting signals in the housing market. Many people land in these communities for naturally occurring affordability, but conditions are not necessarily good. The housing market is weak and it is difficult to renovate or build new affordable housing. There is a lack of confidence that market-rate housing would be possible in the future due to an existing weak market, blight, and concentration of low-income serving units.

Key Take Aways	Economic Development	Housing	Accessibility & Connectivity	Services & Amenities	Living Systems
Thinking Across Municipal Boundaries					
Mobility as an Economic Development Tool					
Addressing Environmental Health Concerns					
Triple Bottom Line Manufacturing and Industry					
Renewed Sense of Agency					
Equitable Redevelopment					
Community Wealth Building					





Public Meeting 01 Results

We conclude this first phase with a public meeting that goes over the process, presents work to date, and builds consensus with the public about values and goals that should steer the comprehensive plan investigation and final recommendations. Below was an agenda for the night:

INTRODUCTION

ACTIVITY: ICEBREAKER

THREE PRINCIPLES

ACTIVITY: HEADLINE

LIVE-WORK-THRIVE

PASSPORT: WALL ACTIVITY

The following pages show the results from the activities highlighted in green, above.



COMMUNITY COLLABORATION MEETING 01

Existing Conditions & Context

November 13th, 2018

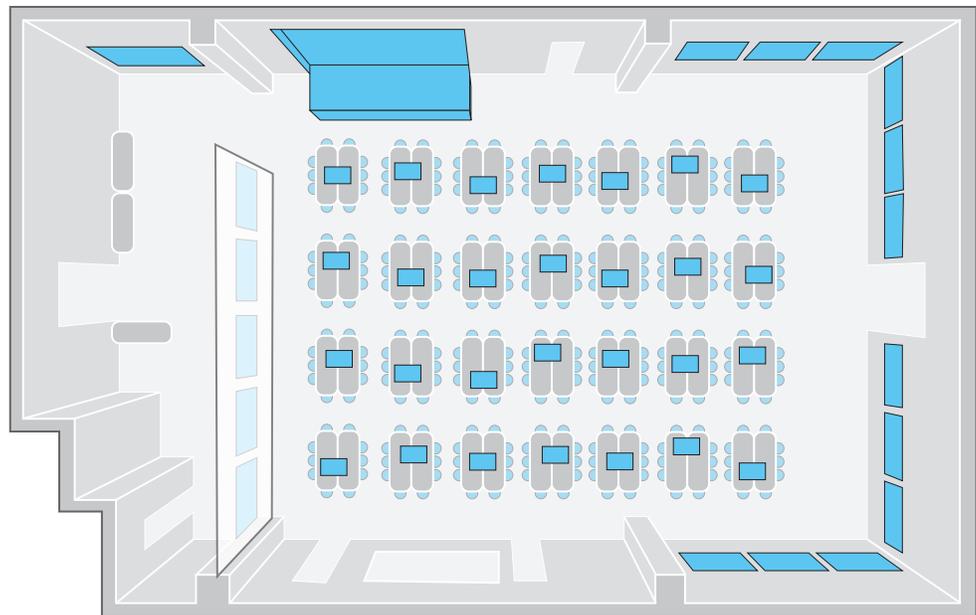
CONFIRMED PARTICIPANTS 60

DURATION 2 hours

The first BEN Joint Comprehensive Plan Public Meeting took place on October 1st, 2019 from 6-8PM at the Rivers Edge VFD Social Hall located in Braddock, PA.

The focus of Public Meeting 01 was to begin to build consensus around a long-range vision for the future of the BEN Tri-Boro.

In addition to creating these visions, community members were asked to think about how each borough can utilize their assets, with goals about how it can best support.





Welcome to...

DINNER WITH BEN!

Joint Comprehensive Plan
Community Conversation 01

01 MEETING AGENDA PAMPHLET

Attendees were given a passport or meeting agenda to encourage active listening

- General project information
- Contact information

02 PRESENTATION

Attendees received an overview of the comprehensive planning process and an update of completed work to date. "Desktops Analysis" is paired with summarized preliminary conversations with stakeholders. There are a series of break out activities interspersed throughout.

03 POSTER

The community was introduced to the meeting content as they found their way into the cafeteria. Maps and analyses were mounted along the walls as a primer to the content that would be the theme for the night. It allowed for people to read through the content, verify the data and provide initial feedback on the findings.

PRIORITIZING GOALS

Attendees were given a set of stickers based on the neighborhood they thought they could provide knowledge about (i.e. Braddock, East Pittsburgh and North Braddock) and asked to prioritize actions for their future that relate to how the community **Lives, Works and, Thrives**.

ASSET MAPPING

We asked the community to tell us the places that were important to them in the BEN Tri-Boro. This gives us a sense of perceived physical and spatial assets that they identify with the city and provide us with an inventory of significant places. During the meeting participants were given a set of stickers that represented the different types of community assets. The categories are not exhaustive, but serve as a starting point for thinking about significant places in the city. They were also encouraged to give us details about the place they are noting. Some of the things included were

- Landmarks and places
- Community organizations
- Projects and initiatives
- Festivals, events and programs

6

5

4

3

2

1

OVERALL, HOW WELL DOES OUR COMMUNITY MEET THIS NEED NOW? (5 being the best)

WHERE WE LIVE IS IMPORTANT TO OUR COMMUNITY!

People call many different types of places home. Housing describes where people live, including single family homes, duplexes, apartment buildings and even places like elder care facilities!

FOR US TO SUCCEED, IT IS IMPORTANT TO ADDRESS... (pick 3)

Having a place to live that I can afford	Living in a healthy, energy efficient and accessible home	Preservation of historic Architecture	Having a place to live where I can easily travel to employment opportunities	Conditions around vacant land and buildings	Absentee landlords and tenants needs
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WHAT IS WORKING WELL?

WHAT COULD BE IMPROVED?

INVENTORY MAPPING
What are the existing assets + future opportunities?

IN OUR COMMUNITY...
Asset map

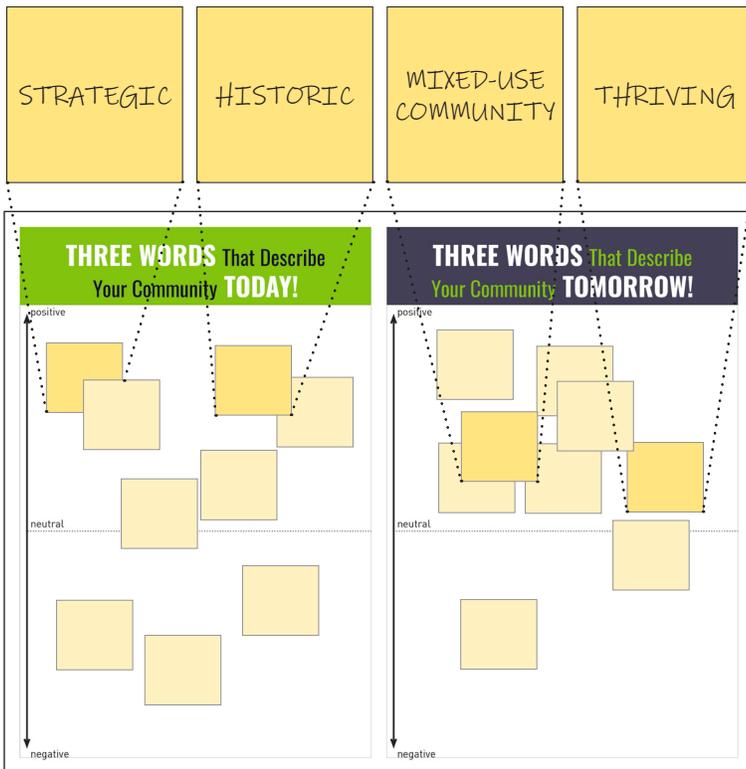
Tell us about the places that are important to you!

The stickers below categorize assets that are often found in communities. If there is a place that matches any of the assets listed PIN IT DOWN!

- COMMUNITY CULTURE
- COMMUNITY AND FAMILY
- INDUSTRY AND STRATEGIC
- RETAIL AND BUSINESS
- RECREATION AND OUTDOORSPACE

Want to tell us more about the place or why it is important? Write down your thoughts and use the sticker to locate it on the map!





04 ACTIVITY: BEN TRI-BORO VISIONING

Community participants were seated in groups of 6 to 8 where a meeting facilitator introduced a series of activities.

1. They discussed the historical, media-based, and prior planning content shown during presentation.
2. They individually shared their descriptions of their communities and their desires for the future.
3. They came to a consensus around a vision for the BEN Tri-Boro and specific goals for each Borough.

BEN TODAY + TOMORROW

Participants were seated in groups of 6 to 8 where a meeting facilitator introduced the icebreaker activity. Each person was asked to give 3 words that describe the BEN Tri-Boro Today and 3 words that could describe it's tomorrow on post-it notes. As they shared their words to each other, they placed the post-it on a shared sheet that asked them to rate their words as positive, neutral and negative.

2030 HEADLINE INTO THE FUTURE

The responses from the ice breaker activity set the stage for thinking at the district-scale in the Main Activity. Each group was asked to create a future scenarios describing the potential future for the BEN Tri-Boro in the form of a magazine headline set in the year 2030.

Below the headline prompt was an open space for more descriptive language. Participants were encouraged to write or draw in more detail about what the headline related a desired future.

On the bottom of the sheet, there was a space for three goal statements- one for each Borough.

Price \$5.00
Volume 412 NO. 3
The Magazine for THRIVING COMMUNITIES

STRONG TOWNS

NATIONAL

HEADLINE

COVER PHOTO

Tell us more about the change in...

NORTH BRADDOCK	EAST PITTSBURGH	BRADDOCK
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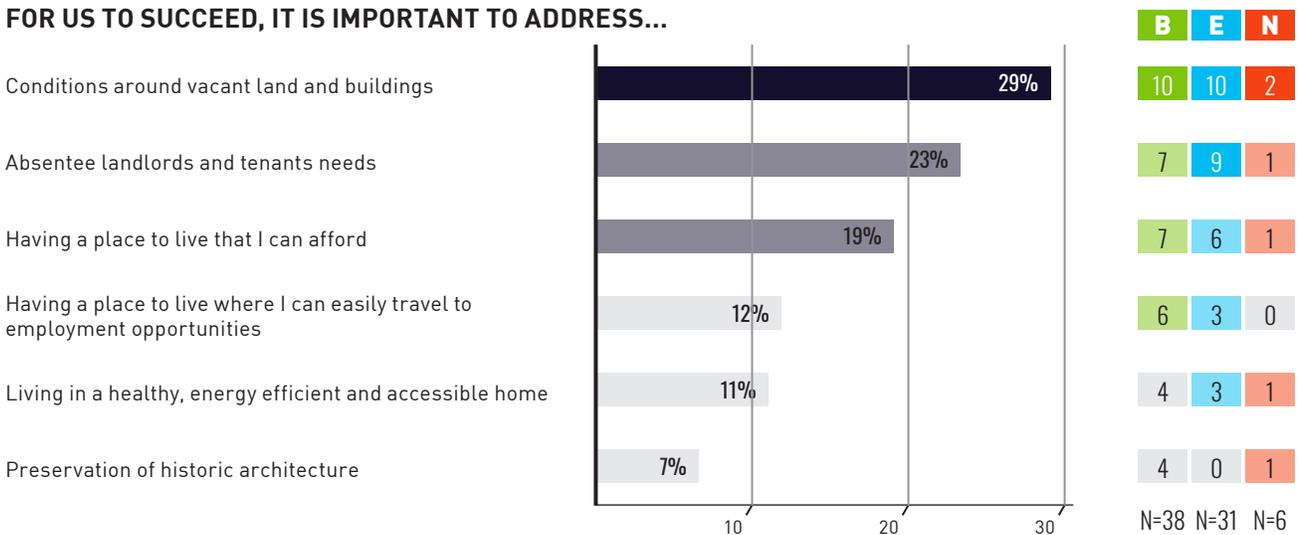
IMPORTANT TO OUR COMMUNITY

Priority Actions

HOUSING: WHERE WE LIVE

People call many different types of places “home.” Housing describes where people live, including single family homes, duplexes, apartment buildings and even places like elder care facilities!

FOR US TO SUCCEED, IT IS IMPORTANT TO ADDRESS...



WHAT COULD WE DO BETTER?

1. Playgrounds open longer into calendar year
2. Playground on Camp needs to be renovated
3. Access to Low % Home Improvement funding/grants/loans/in-kind
4. Lighting!!
5. Street sweeping with water!
6. Support manufacturing & industrial processes that promote renewable energy and will not spew more pollution into the air-- giving us high asthma and cancer rates.
7. Energy efficiency improvements are ESSENTIAL as we work to address the climate crisis AND for LOWER UTILITY BILLS!
8. I want to be able to live somewhere where affordability does not equal living in deplorable, unsafe conditions.
9. EXPAND THE EAST BUSWAY!



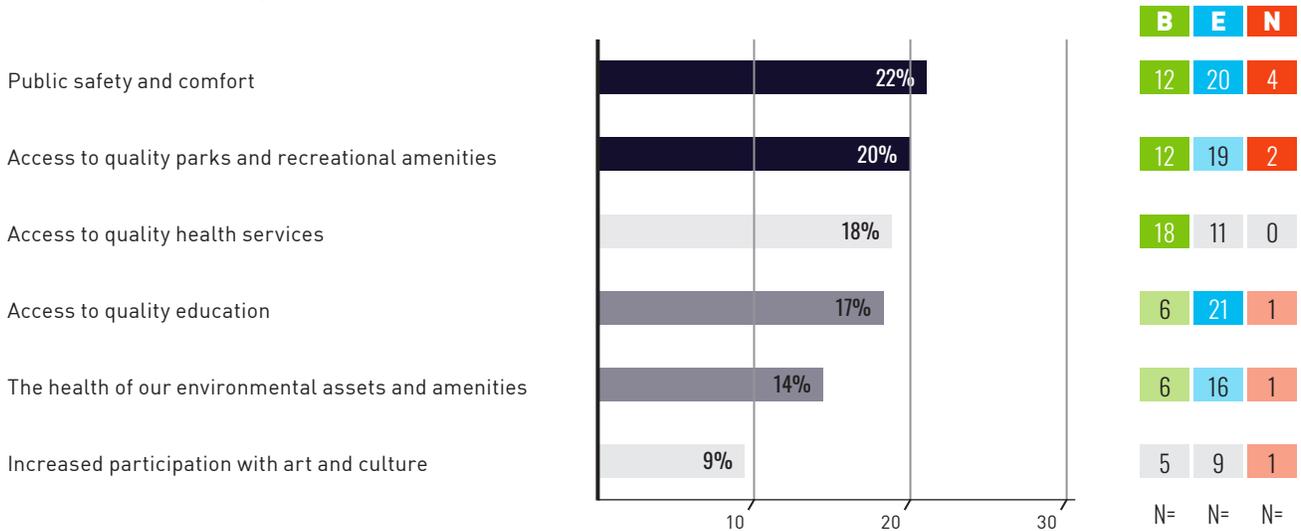
IMPORTANT TO OUR COMMUNITY

Priority Actions

HEALTHY AND SAFE COMMUNITIES: WHAT WE NEED TO THRIVE

Each neighborhood may have different needs and challenges. How can our communities be healthy and safe and have a sense of togetherness?

FOR US TO SUCCEED, IT IS IMPORTANT TO ADDRESS...



WHAT ARE WE DOING WELL?

1. The shuttle bus that goes through BEN but wish it was more often
2. Arts and culture facilitators that give patrons access to space for their talents and ambitions

WHAT COULD WE DO BETTER?

1. Improved access: streets, lighting, police presence
2. Rich folks in Squirrel Hill have access to beautiful parks and more--BEN residents deserve the same!
3. If income is attached to educational attainment, then we need fully-funded and resourced public schools and investment in job training which will allow residents to live AND work here.
4. Younger kids need parks, older kids need ACTIVITY.
5. We don't need any old police force--we need one that is going to work against the trauma caused.



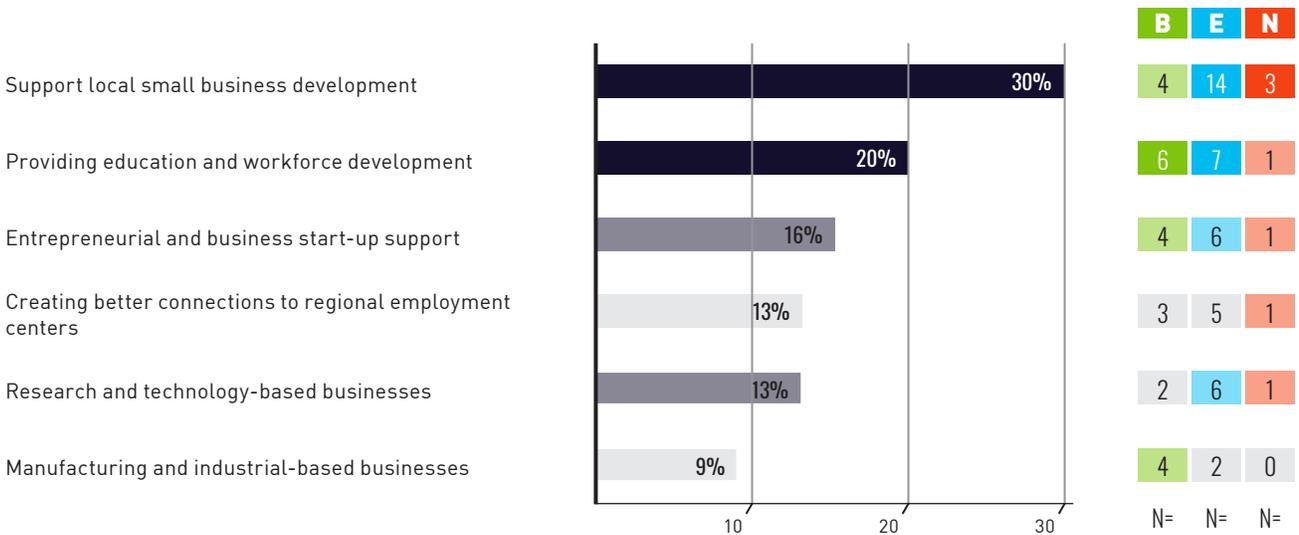
IMPORTANT TO OUR COMMUNITY

Priority Actions

WHERE WE WORK: ECONOMIC ENGINE

There are many places to work in the region. Jobs are important to bring prosperity to residents.

FOR US TO SUCCEED, IT IS IMPORTANT TO ADDRESS...



WHAT ARE WE DOING WELL?

1. Involve future business owners
2. Include business grant info

WHAT COULD WE DO BETTER?

1. Increased reach of business asset info
2. Increased reach of business startup info
3. Increase sustainability of diverse businesses
4. More trash cans & cleaner streets
5. Incentives for local businesses to hire locals
6. There is no incentive for the unique worker owned business field which improves the standard of living for the community and the individual.



IN OUR COMMUNITY

Asset Map



ARTS AND CULTURE

- Braddock Carnegie Library

COMMUNITY AND FAMILY

- Braddock's northeastern Residential Area
- Fairless Elementary School Ball-field
- Braddock Carnegie Library
- River's Edge VFD Social Hall
- East Pittsburgh's Residential Prospect Drive Area

MAIN-STREET AND STREET-SCAPE

- East Pittsburgh's Official "Main Street"

RETAIL AND BUSINESS

- 4th Street Market- local grocer
- East Pittsburgh Business Cluster along Linden Avenue

- RIDC- Keystone Commons
- Sunoco Gas Station
- Assorted Businesses on Bessemer Ave

NOTES

1. 4th Street Market

RECREATION AND GREEN-SPACE

-

NOTES

1. Need Access to North Braddock
2. Open later hours and for a longer part of the year



LEGEND

- Arts and Culture
- Community and Family
- Main-street and Street-scape
- Retail and Business
- Recreation and Green-space

KEY TAKE AWAYS

The Asset Map reflects community input from Community Collaboration Meeting #1 (October 2019). The areas that have a circle show the places that meeting participants thought were important to the community. They are colored based on the type of asset participants thought the place served for the community. Places can have multiple asset types assigned to them.

There are multiple assets that are recognized by the community that are loosely connected. Both the Braddock

Carnegie Library, the Fairless Elementary School Ball-field are within a few yards of each other and East Pittsburgh show many retail assets that are also relatively close.

The area is well served by community and green spaces but have identified only one area as providing arts and cultural assets. Curiously, there was only one main street highlighted between all three communities, and only half of all businesses listed have a local consumer base.

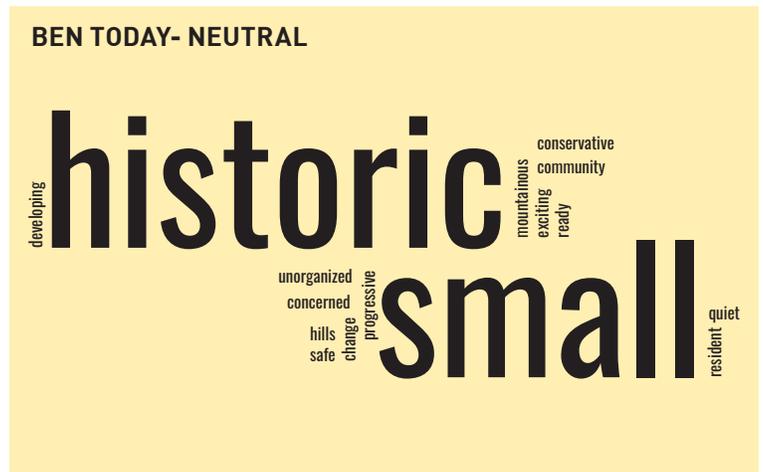
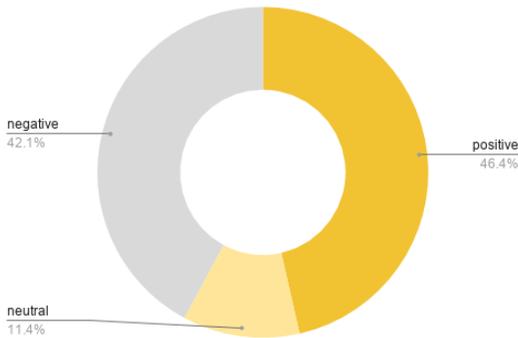
BEN TODAY AND TOMORROW

Tri-Boro Visioning

The pie charts give us a rough summary of the community's level of satisfaction. The Wordle graphics give more detail as to what people were referencing, and are categorized by positive, neutral and negative perceptions, as decided by the meeting participants. The larger the word the more consensus there was about that particular idea.

KEY TAKE AWAYS

Overall, the community is pretty evenly split between what they are satisfied with and things that need more attention. People acknowledge that there is change happening and are generally feeling positive about it, and while it is small there is a strong cohesion amongst the people that live there.





HEADLINE INTO THE FUTURE

Tri-Boro Visioning

As the Tri-Boro plans for its future together, it is important for each municipality to be able to articulate their expectations. To the right are the headlines that were produced and below are a summary of the major Tri-Boro themes gathered from the activity.

PRIORITIZING PUBLIC PLACEMAKING

There is a strong desire for more robust public realm offerings. A majority of the conversation about this idea of placemaking correlates overall strength to more neighbors, more participation in public life and more places to convene, and assemble. There is a specific focus on public amenities to draw and keep residents and success is defined by activity and the infrastructure that is in support of pedestrian activity. Art and athletics are highlighted as a means to drive change and build momentum in the community. The BEN Tri-Boro wants to set the standard for public services and amenities.

CENTERING HUMAN AND ENVIRONMENTAL HEALTH

New development is strongly tied to creating more efficient and sustainable infrastructure; particularly around water and mobility. They re-frame the future of the economy by committing to cultivating a cohort of sustainable industry and manufacturing. They highlight air quality as a major factor in achieving this goal, and explicitly call for tracking and monitoring to be able to better manage the environment for health.

WORKING ACROSS MUNICIPAL BOUNDARIES

The Tri-Boro resolves that change will be hinged on its ability to break silos and work together. Each Borough would be able to become more effective at leveraging their assets to achieve their collective goals. By building this tribe of municipalities, this part of the region will have greater presence and influence throughout the County.

**“BEN: THE PLACE TO BE!!
NEW WATERFRONT
DEVELOPMENT CREATES
OPPORTUNITY FOR
COTTAGE INDUSTRIES”**

**“EXTRA! EXTRA!
READ ALL ABOUT
IT!! TRI-BORO
COMEBACK!!”**

**“SMALL TOWNS
COME ALIVE”**

**“BEN COMMUNITIES
WORK TOGETHER TO
REVIVE BRADDOCK JR.
HIGH”**

**“REGIONAL
POLICE TAKE
OVER POLICING
BEN”**

**“REBIRTH: RENEWING
OUR STRENGTH”**

**“THREE BORO’S COMING
TOGETHER AS ONE”**

**“BEN DEVISES
PLAN TO IMPROVE
INFRASTRUCTURE
IN COMMUNITIES”**

**“BEN COMMUNITIES
THE ENVY OF
SOUTHWEST PA”**

**“WORKER-OWNED
RENEWABLE
INDUSTRIES
CLEAR THE AIR”**

“MOVIN’ ON UP”

**“BEN IS ON THE
MOVE... BRADDOCK
INDUSTRIES
BOOSTING THE
SURROUNDING
AREAS”**

**“COMMUNITY GATHERING
SPACES ATTRACT NEW
RESIDENTS & TALENT”**

NORTH BRADDOCK



IMPROVED HOMES

- New Homes
- New homes built
- The vacant homes on my street have residents now
- Abandoned homes refurbished

INVOLVED LOCAL LEADERSHIP

- North Braddock coming back stronger
- New Regional Police Department
- The 10th year in a row MacArthur Genius hails from North Braddock
- Mayor of NB invited to speak about the 85% improvement in air quality in less than a decade
- Activists stay involved, hold accountable
- Church Involvement
- Trauma-Informed Training
- Community Involvement & Voices Heard

WELL MAINTAINED STREETS AND BUILDINGS

- Well-lit Roads
- Better Roads
- Better Roads
- Take back all the groundhogs
- Prize-winning architects clamor to work in NB
- New Land
- Restored Buildings
- Improve Sewage
- Quality Foundations

NEW AND EXPANDED BUSINESSES

- Businesses
- More Businesses
- Grocery Store.
- Jobs
- History center creates cultural exhibits and expands local tours with reenactments
- NB celebrated for adopting a borough-wide (???) Rec zone
- Unions lead the way-- 500 workers join CSAW + USW + SEIU"
- Computer & technology center that serves all 3 communities



NORTH BRADDOCK



BUSINESS DEVELOPMENT

- Retrained the workforce
- Bank opens doors
- Jobs
- Businesses
- More Businesses: Music Hall, Sports Complex
- Bingo Hall and Roller Skating
- Located in this community, but central to all: Woodworking Center

FOCUS AROUND BRADDOCK AVENUE

- Water ski manufacturer opens store on Braddock Ave
- ALDI's comes to Braddock Ave
- Braddock Ave thriving
- Thriving Business District
- Walkable

RECONNECTING TO THE RIVER

- Water ski manufacturer opens store on Braddock Ave
- Water Taxis connect us to Downtown
- Riverfront Recreation
- Water Taxis
- Ferry boat ride to Pittsburgh

COMMUNITY BUILDING

- Community Center
- New Regional Police Department
- Athletic Association
- Church Involvement
- Trauma-Informed Training
- Community Involvement & Voices Heard
- Promotional arts & culture events at library
- Boys Club is coming

INFRASTRUCTURE AND DEVELOPMENT PROJECTS

- Well-Lit Roads
- Better Roads
- Better Water Authority
- Better Sewage
- Better Roads
- Quality Foundations
- Revitalization without displacement
- Rebuild Homes
- More homes built (residential)
- New Homes
- Embraced renewables
- Fetterman's surrender property to the borough!

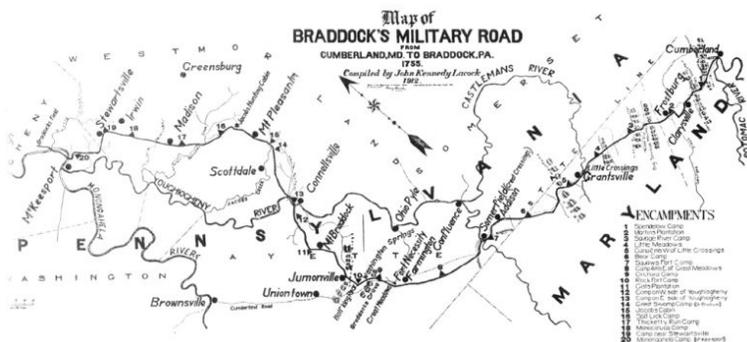






Historical Narrative

As we think about the future, it is important to understand the major events and milestones that got us where we are today. It is an opportunity to have a renewed appreciation for what we have done well and to learn from our mistakes. The following pages give a high level overview of some of the historical milestones. This is not meant to be the comprehensive look at history; rather, it is a living document that will inform our decision-making with regards to land use and economic development.



STRATEGIC IMPORTANCE TO A NATION

1742 John Fraser establishes first permanent English settlement west of the Alleghenies at the mouth of Turtle Creek on land purchased from Queen Aliquippa of the Lenape people.

1750-1754 French declare control of region, construct Fort Duquesne at the confluence of the Monongahela and Allegheny and other forts throughout the area.

1755 British General Edward Braddock leads Braddock Expedition to seize control of Fort Duquesne. Battle of the Monongahela takes place in Braddock, kicking off the French and Indian War.

1758 British General Forbes seizes Fort Duquesne, establishing British control of the region.

BIRTHPLACE OF INDUSTRY

The area was well-positioned as a producer of coal, iron, and steel. It was downstream and downhill of the coal-rich Monongahela River valley. It was also connected to national and international markets via the Ohio river as well as the Pennsylvania Railroad main line.

1835 First coal mine near 6th St.

1850 Barrel factory in Braddock creates products from lumber.

1852 Pennsylvania Railroad connects Pittsburgh and Philadelphia, replacing the canal.

1873 Andrew Carnegie builds Edgar Thomson Steel Works, in part to supply the burgeoning railroads with high quality rails.

1889 First Carnegie Library is constructed in Braddock by William Halsey Wood

LATE 1800'S Immigrant labor powers industry and books like Thomas Bell's *Out of This Furnace* (1941), set in Braddock, describe the immigrant experience

SUPPLYING THE WORLD

1873 Andrew Carnegie builds Edgar Thompson Steel Works, in part to supply the burgeoning railroads with high quality rails. One of the first steel plants to use Bessemer Process.

1880 Edgar Thompson Steel Works fires up first blast furnace.

1889 Andrew Carnegie builds first library in Braddock, pioneering a new type of philanthropy.

1893 Westinghouse Electric opens factory in East Pittsburgh

1920 KDKA pioneers radio transmission from the Westinghouse Laboratory.

1928 First demonstration of "television" technology at Westinghouse Laboratory.



A CHANGING LANDSCAPE

1970S - 1980S

Steel industry scales back as demand changes and the nation pushes for industrial decentralization and greater automation. The foundation of the community's prosperity begins to crumble.

2010 UPMC Braddock Hospital closes, affecting over 650 employees

2018 ACHD fines US Steel over \$1M for going above allowable air pollution levels

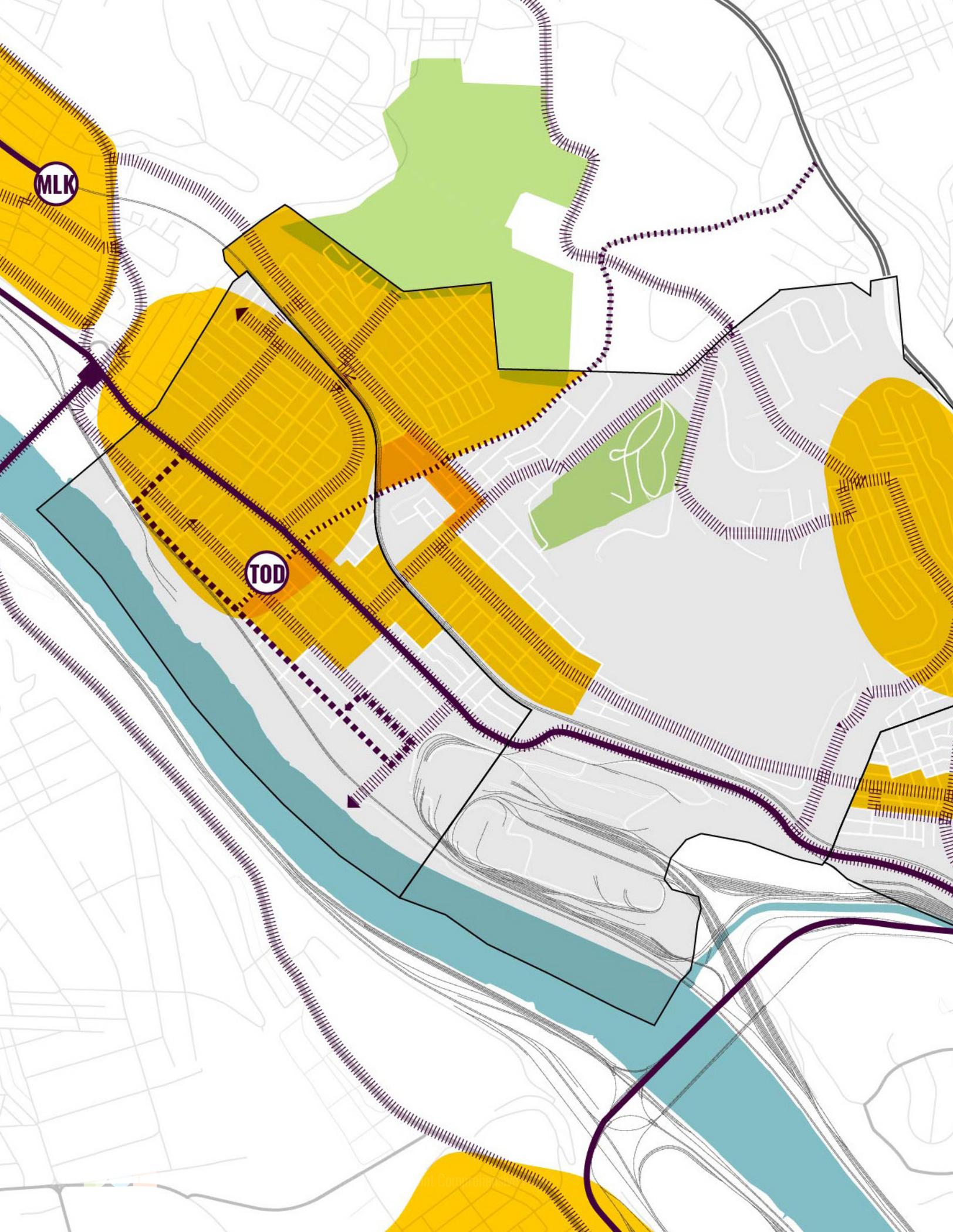
2019 RIDC occupancy is at 95%

2018 US Steel announces \$1B investment in Mon Valley Works, including a plant upgrade for a continuous rolling mill for Edgar Thomson

MEN KILLED IN RIOTS OF STRIKERS AT BRADDOCK



John Dargo.
Michael Havrilka.



MLK

TOD



PREVIOUS PLAN SUMMARY

- Previous Plan Areas
- Defined Trails
- Defined Connections

PLANS INCLUDED

- Allegheny Places: County-Wide Comprehensive Plan
- Active Transportation Plan
- Braddock Comprehensive Plan
- East Pittsburgh and North Braddock Joint Comprehensive Plan
- Corridor Revitalization Report

Previous Plan Summary

There has been a significant amount of regional planning that has been completed on behalf of the Braddock, East Pittsburgh and North Braddock Communities. To the left are a compilation of a few of the more geographically based maps with a graduated color scale indicating areas that have been thought through more.

The Allegheny County Comprehensive Plan and North Braddock Comprehensive Plan recommend new development that would support Braddock Avenue and 6th Street as major Connectors. To the east are a loose network of neighborhood centric recommendations that will need to consider the quality of the pedestrian network. The following pages go through each plan in more detail.

ALLEGHENY PLACES- COUNTY COMPREHENSIVE PLAN

Year 2008

Client Allegheny County

This is Allegheny County's first Comprehensive Plan. This plan is the County's framework for the strategic use of public resources to improve the quality of life for all residents. County and Municipal leaders can consult this plan when making decisions about land use, development and conservation policies, and how to coordinate at the local, county and regional levels.

VISION/VALUES

- All residents have equitable access to opportunities and benefits of our ongoing economic revitalization
- Former brownfields are transformed into attractive destinations for residents, businesses and visitors
- Transit-Oriented Development stimulates economic activity and relieves congestion on area roadways
- A highly efficient transportation system that links Oakland, Downtown and Pittsburgh International Airport, our major economic centers
- Extensive Greenways that connect our communities with parks, trails, riverfronts and other natural amenities
- Good, stable, well paying jobs that are available in a diversified economy
- High quality housing choices exist for all residents at every income level

RECOMMENDATIONS

LAND USE

- Create Places that emphasize community
- Direct development, redevelopment occurring outside of designated places and infill areas is beneficial and necessary
- Encourage Transit Oriented Development
- Promote Municipal Consistency with County Comprehensive Plan

HISTORIC AND CULTURAL RESOURCES

- Promote and Protect the County's Historic and Cultural Resources
- Utilize cultural resources as a tool to stimulate Economic Development
- Encourage Cooperation between historical and cultural organizations throughout the County
- Protect Historic Landscapes including viewsheds and corridors

ECONOMIC DEVELOPMENT



- Prioritize development and redevelopment in accordance with the County development policies
- Target investment to increase job opportunities where low- and moderate-income people live
- Match development types to Places identified in the future land use plan
- Support and recruit industry targets identified in the Future Land Use plan
- Work with the educational system to produce and attract skilled workers
- Advance a uniform, streamlined development process throughout the County
- Require that new developments provide for pedestrians and are completely accessible to individuals with disabilities
- Promote an efficient transit system to provide access to jobs
- Target incentives in accordance with preferred development scenarios
- Attract investment and tourism by enhancing our cultural, environmental educational and historic resources

HOUSING

- Support existing Fair Housing practices
- Provide a variety of mixed-income and affordable housing
- Target infill housing where needed
- Promote Accessible and visitable housing in communities with desirable amenities
- Promote the use of green building techniques and energy efficient housing design
- Support measures to reduce foreclosures

PARKS, RECREATION, OPEN SPACE, AND GREENWAYS

- Implement a strategy to establish greenways that provide connections between people, recreational facilities and other significant public areas
- Implement a strategy to establish greenways that encourage protection of bio-diverse areas, floodplains, steep slopes, forested areas, land-slide prone areas, riparian corridors and wildlife corridors
- Expand the parks and trails system to serve future populations
- Facilitate public access to riverfronts
- Ensure that regionally significant parks are ADA Compliant and transit accessible
- Raise public awareness of the benefits of greenways and open spaces

RESOURCE EXTRACTION

- Mitigate the negative effects of resource extraction
- Identify areas of potential mine subsidence

AGRICULTURE

- Support agriculture as a viable industry
- Locate new infrastructure outside of identified agriculture areas
- Promote the use of the County's agricultural land preservation program
- Promote sustainable agricultural practices

COMMUNITY FACILITIES

- Encourage multi-municipal cooperation in the provision of municipal services
- Provide efficient emergency response

services

- Support and promote high quality educational opportunities for all county citizens
- Support and promote equal access to the public library system throughout the county
- Promote coordination among Hospitals to ensure the quality of healthcare
- Encourage the development of public and private facilities to care for the County's aging population
- Provide equal access to public facilities

TRANSPORTATION

Roadways and Bridges

- Support the future land use plan through strategic prioritization of transportation system maintenance and operations
- Target transportation investments to support job and housing growth
- Use demand management strategies to reduce highway congestion
- Coordinate transportation systems, modes and facilities to increase connectivity and mobility
- Protect and enhance the environment by promoting energy conservation, emissions reduction and use of alternative fuels
- Review County road and bridge ownership to identify ways to improve operation and maintenance efficiencies

Public Transit

- Target transportation investments to support job and housing growth
- Prioritize the maintenance of existing transportation infrastructure within and across all modes
- Provide integrated transportation alternatives to increase mobility
- Promote transit-oriented development sites at key transit stations and along major transit corridors
- Connect Pittsburgh International Airport to Downtown, Oakland and major population centers via a rapid transit system
- Improve transit into and around Oakland
- Use efficient and creative funding strategies such as public/private partnerships, privatization, and leveraging current and future assets

Bicycle and Pedestrian Facilities

- Provide integrated transportation alternatives including bikeways, sidewalks and transit
- Coordinate transportation systems and

modes to increase mobility

Airports

- Support PIT efforts to retain and increase passenger and air cargo connectivity to national and international destinations
- Support freight movements through safe and efficient air shipping practices
- Increase connectivity to and from PIT to Downtown Pittsburgh, Oakland, and major population centers via Rapid Transit System and other modes and system improvements

Rail Freight

- Support freight movements through safe and efficient intermodal connectivity and systems as well as with multi-modal facilities
- Increase rail safety
- Support increased movement of goods by rail

Waterways

- Support Freight Movements through safe and efficient water systems
- Access to the rivers for commercial and recreational use

UTILITIES

- Protect and enhance the quality and quantity of water resources
- Support planning and funding for utility extensions and improvements that are

consistent with the future land use plan

- Support regionalization and the shared use of utility assets

ENVIRONMENTAL

- Meet air quality standards
- Improve quality of surface and groundwater resources
- Identify and protect ecologically sensitive areas
- Encourage development in places identified in the future land use plan to minimize impacts to greenfields
- Protect and restore critical environmental functions
- Eliminate pollution runoff to protect streams and watersheds

ENERGY CONSERVATION

- Protect and enhance the environment and public health by promoting energy conservation and continuing to improve the County's Air quality
- Establish compact mixed-use centers that provide a dense population of potential transit users, both for trips within and between centers
- Make transportation corridors multi-modal by providing vehicular, transit, pedestrian and bicycling options
- Provide incentives to develop certified green buildings and use alternative fuels and renewable energy

LAND BANK REPORT

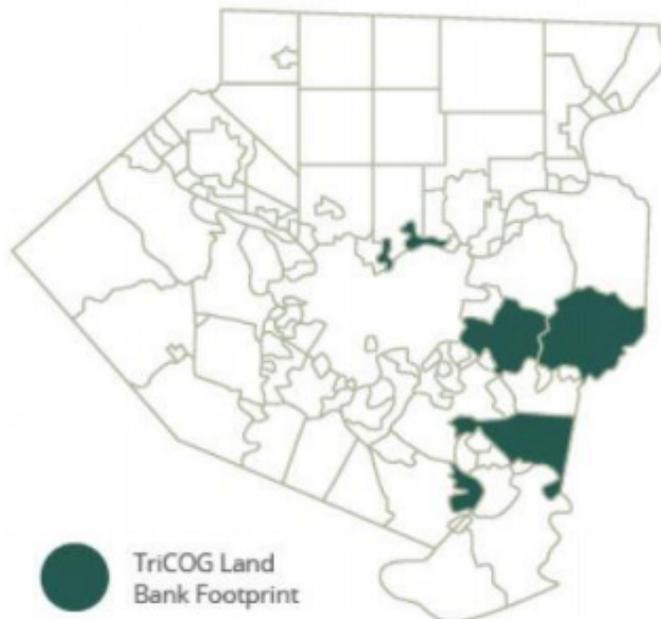
YEAR 2017

CLIENT Turtle Creek Valley Tri-CoG

The Tri-CoG Land Bank mitigates blight and stimulates economic development by transferring properties that are vacant, abandoned, and tax-delinquent back to productive. This report documents the Land Bank's accomplishments through 2017, as well as planned initiatives for 2018.

RECOMMENDATIONS

- Acquire initial 8 properties for resale to a responsible owner
- Continue acquisition process
- Work with Rebuilding Together Pittsburgh on neighborhood stabilization projects
- Work with Sheriff's Office to move properties through foreclosure process
- Forge new relationships with developers, real estate professionals, and future end users



ACTIVE TRANSPORTATION PLAN

YEAR 2010
CLIENT Braddock, East Pittsburgh, North Braddock, Rankin, and Turtle Creek

The Active Allegheny Plan defines ways to improve community health through active transportation such as bikes and walking. The plan covers the county and includes recommendations for built environment improvements such as trail access, bike routes and complete streets. Since its completion many communities have applied for implementation funding to create bike safe streets, water trails, sidewalk improvements, etc.

RECOMMENDATIONS

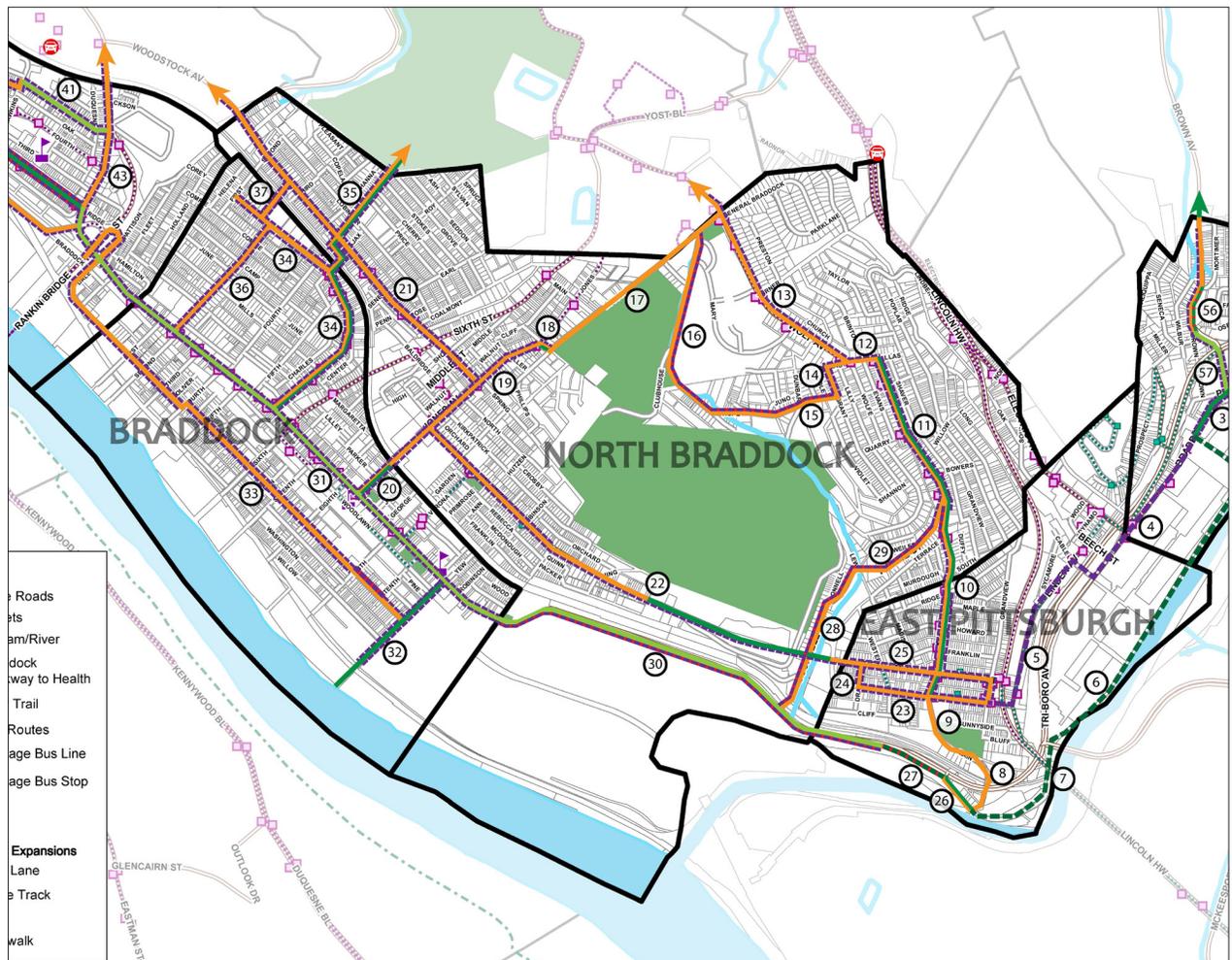
- Shared Lanes
- Bike Lanes
- Cycle Track
- Shared Trail
- Continuous Sidewalks
- Right of Way Expansions

Legend

- | | |
|---------------------|----------------------------|
| Township | State Roads |
| Building Footprints | Streets |
| Parcels | Stream/River |
| Parks | Braddock Walkway to Health |
| Schools | GAP Trail |
| Park & Ride | Bus Routes |
| Bus Stop | Heritage Bus Line |
| | Heritage Bus Stop |

Active Transport Infrastructure

- | | |
|-------------------|--------------------------------|
| Shared Lanes | Right of Way Expansions |
| Bike Lanes | Bike Lane |
| Cycle Track | Cycle Track |
| Shared Trail | Trail |
| Existing Sidewalk | Sidewalk |



ACTIVE ALLEGHENY

YEAR 2010

CLIENT Allegheny County

The Active Allegheny Plan defines ways to improve community health through active transportation such as bikes and walking. The plan covers the county and includes recommendations for built environment improvements such as trail access, bike routes and complete streets. Since it's completion many communities have applied for implementation funding to create bike safe streets, water trails, sidewalk improvements, etc.

RECOMMENDATIONS

IN-LINE SKATING & SKATEBOARDING

CYCLIST IMPROVEMENTS

- Proposed Bicycle Routes
- Proposed Trails
- Route Transitions

PROPOSED BICYCLE ROUTES

-  NORTH BICYCLE ROUTES
-  WEST BICYCLE ROUTES
-  EAST BICYCLE ROUTES
-  SOUTH BICYCLE ROUTES
-  CITY BICYCLE ROUTES
-  BELTWAY BICYCLE ROUTE
-  ROUTE TRANSITIONS

TRAILS

-  EXISTING TRAILS
-  PROPOSED TRAILS
-  TRAIL UNDER DEVELOPMENT
-  THREE RIVERS WATER TRAIL



PEDESTRIAN IMPROVEMENTS

- Proposed Pedestrian Corridor
- Intersection
- Public Steps
- Sidewalk
- Curb Ramp
- Crosswalks
- Signs, Direction, and Reflection
- Traffic Calming Street-scapes
- Bus Stops

BRADDOCK

- Extend Maple Way and develop into a green-way

THREE RIVERS WATER TRAIL

- Parking
- Kayak Rental Locations
- Docking and Launching Locations

POLICY NEXT STEPS

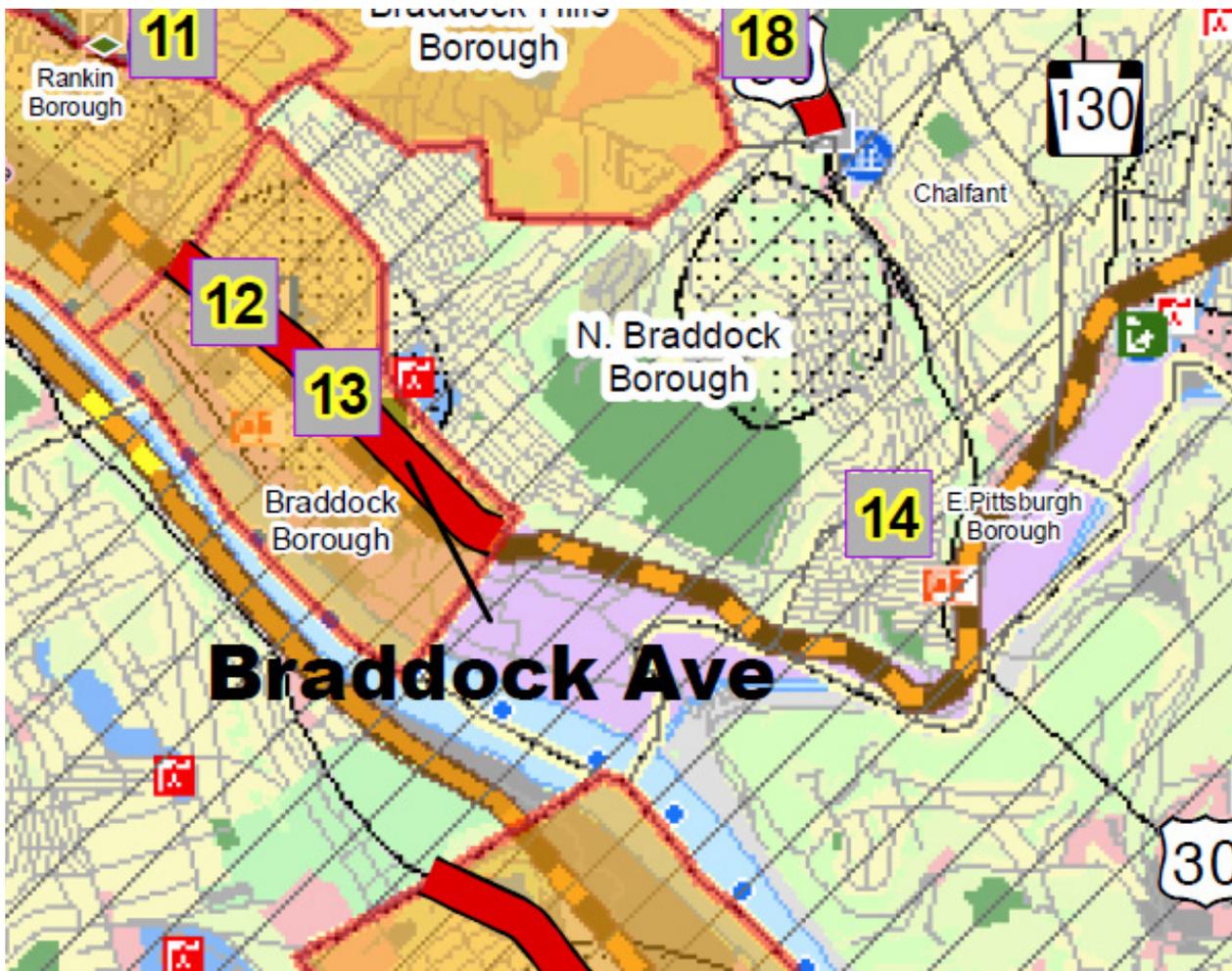
- Municipal Adoption
- Municipal Comprehensive Circulation Plan
- Revise SALD Ordinance To Provide Standards For Pedestrian And Bicycle Facilities
- PennDOT Design Manual

FOCUS AREAS

- PEDESTRIAN INTERSECTIONS
- ▬ PEDESTRIAN CORRIDORS
- ★ MAJOR PEDESTRIAN CRASH LOCATIONS
- ⊕ LOW INCOME, DISABLED, & MINORITY POPULATION CONCENTRATIONS*
2005 SFC POPULATION BY CENSUS BLOCK MAPS
- ▨ ELDERLY / OLDER ADULT POPULATION CONCENTRATIONS*
2005 SFC POPULATION BY CENSUS BLOCK MAPS

TRAILS

- ▬ EXISTING TRAILS
- ▬ PROPOSED TRAILS
- ▬ TRAIL UNDER DEVELOPMENT
- ⋯ THREE RIVERS WATER TRAIL



ALLEGHENY COUNTY MARKET VALUE ANALYSIS

YEAR 2017

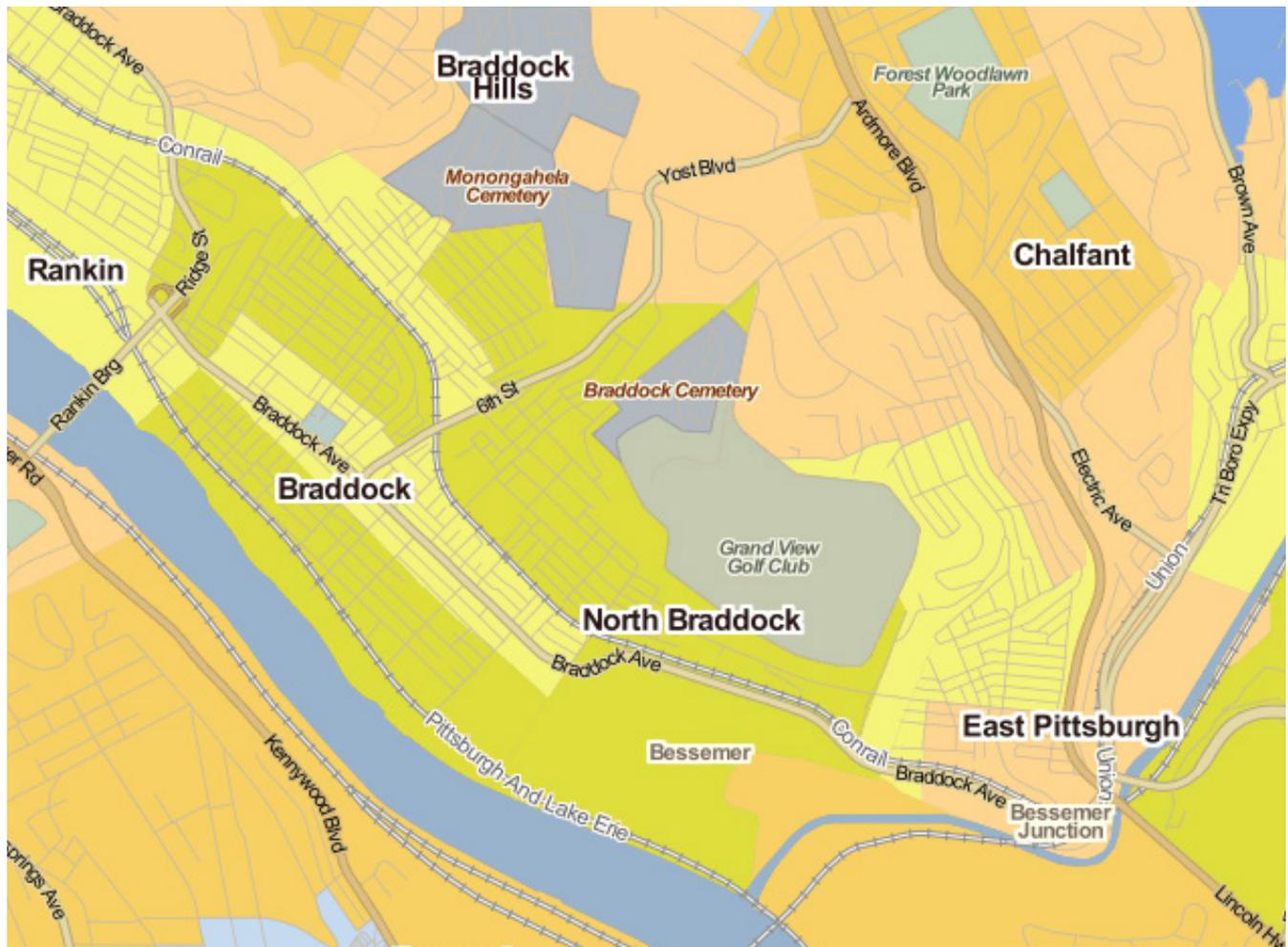
CLIENT Allegheny County

Based on an analysis of market indicators and common data profiles at the block group level, Reinvestment Fund's Allegheny County Market Value Analysis identified nine distinct market types in the County (from "Robust" to "Distressed"). According to the report, the residential parcels in Braddock, East Pittsburgh, and North Braddock are identified as either "Transitional" ("F" and "G") or "Distressed" ("H" and "I") markets.

- **TRANSITIONAL MARKETS** are commonly found in eastern Allegheny County, often located between steady and distressed markets, making them strategically important places to stabilize and revitalize
- **DISTRESSED MARKETS** are primarily located east of Pittsburgh and hold many of the county's subsidized rental units

Average Block Group Housing Market Characteristics for 2016 Allegheny County MVA Housing Market Types

Cluster Letter	Number of Block Groups	Median Sales Price 2013 - 2015	Variance Sales Price 2013 - 2015	Percent Owner Occupied 2010 - 2014	Percent Residential Vacancy Q2 2015 - Q1 2016	Percent Subsidized Housing Units	Percent Parcels Built Post 2008	Percent Foreclosures 2013 - 2015 (of Owner Occupied Households)	Percent of Parcels in Poor or Worse Condition 2012
A	33	\$434,228	0.48	87.9%	0.6%	0.2%	12.0%	0.8%	0.2%
B	95	\$239,494	0.47	80.2%	0.9%	0.8%	4.7%	1.0%	0.2%
C	154	\$161,616	0.43	84.9%	0.9%	0.9%	1.5%	1.4%	0.2%
D	81	\$110,132	0.44	41.3%	3.2%	5.1%	0.7%	2.9%	0.3%
E	127	\$104,787	0.47	84.5%	1.8%	1.1%	0.8%	2.4%	0.5%
F	112	\$65,431	0.58	70.2%	3.5%	4.8%	0.3%	3.3%	0.8%
G	73	\$36,420	0.67	53.7%	7.3%	8.5%	0.3%	5.6%	1.6%
H	46	\$19,304	0.81	44.3%	12.6%	13.9%	0.3%	6.1%	5.4%
I	26	\$9,510	1.09	49.2%	17.4%	15.4%	0.5%	4.4%	9.9%
Avg.	83	\$130,474	0.54	70.5%	3.6%	9.4%	1.7%	2.7%	1.2%



REVITALIZATION REPORT

YEAR 2016

CLIENT Turtle Creek Valley Tri-CoG

This report provides revitalization recommendations in the form of projects, programs, and policies for ten commercial corridors in the Mon Valley, including East Pittsburgh.

RECOMMENDATIONS

TRI-COG

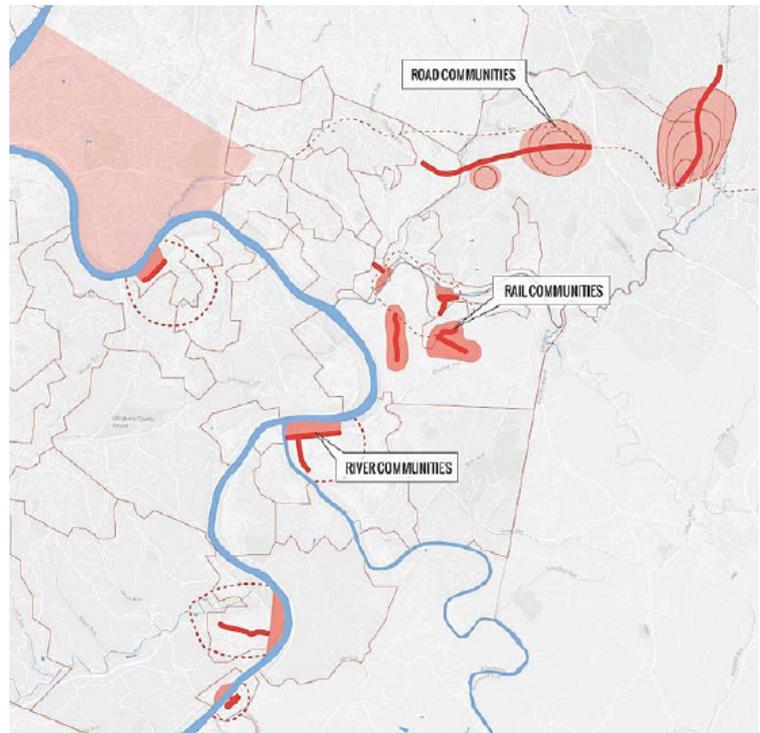
- Explore inter-municipal cooperation for branding and marketing

EAST PITTSBURGH

- East Pittsburgh sited for high mixed-use (1-acre) and commercial (7.9-acres) development opportunities
- Perform Analysis on all vacant properties
- Assess storm water management
- Increase emphasis on property code enforcement
- Secure funding for Bessemer Ave gateway improvements
- Have a flower garden in place prior to demolishing buildings
- Use unimproved commercial property for agriculture
- Secure funding for urban design improvements
- Redesign entry to the RIDC complex
- Plan for a small retail and service business cluster
- Connect to the existing RIDC complex

PARTNERS

- Mayor and elected officials
- PA DCED
- Mon Valley Initiative
- "Pitt Pride Day" Volunteers



COMPREHENSIVE PLAN

YEAR 1997

CLIENT Braddock

The most up to date comprehensive plan conducted for the Borough of Braddock that outlines goals and actions to accomplish in 12-years (2009).

GOALS

- Orderly and Efficient Redevelopment
- Promote Economic Development
- Harmony Between existing and new development, and the environment
- Adequate Water and Sewage Distribution
- Accessible Community Facilities and Services
- Adequate Housing
- Safe and Maintained Transportation Network
- Workforce Development
- Institutional, Organizational and Administrative Structure
- Ongoing Community Process

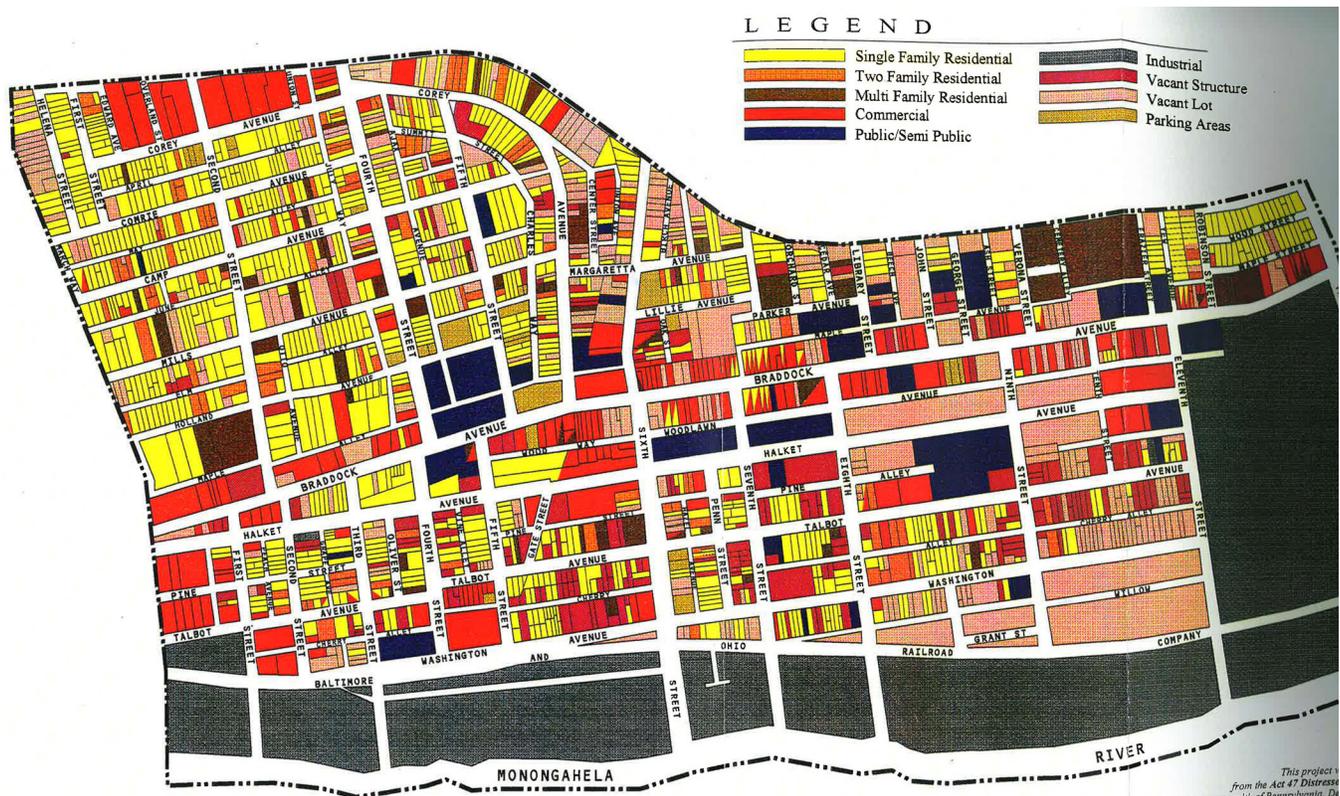
RECOMMENDATIONS

LAND USE

- Zoning Ordinance
- Subdivision and Land Development Ordinance
- Create Zoning Hearing Board
- Street-scape Plan
- Storm water Management
- Protection of Environmentally Sensitive Areas
- Signage Program
- Update Ordinances
- Review Infill Construction
- Simplify Permit Process

HOUSING

- Community wide Housing Plan
- Historic Rehabilitation
- Homeownership Programs
- Create Local Housing Development Corporation
- Housing Rehabilitation
- Senior Housing
- Create Housing in 2nd Floors of Unused Commercial Space
- Housing Rehabilitation
- New Subdivisions
- Housing Demolition
- Housing Rehabilitation

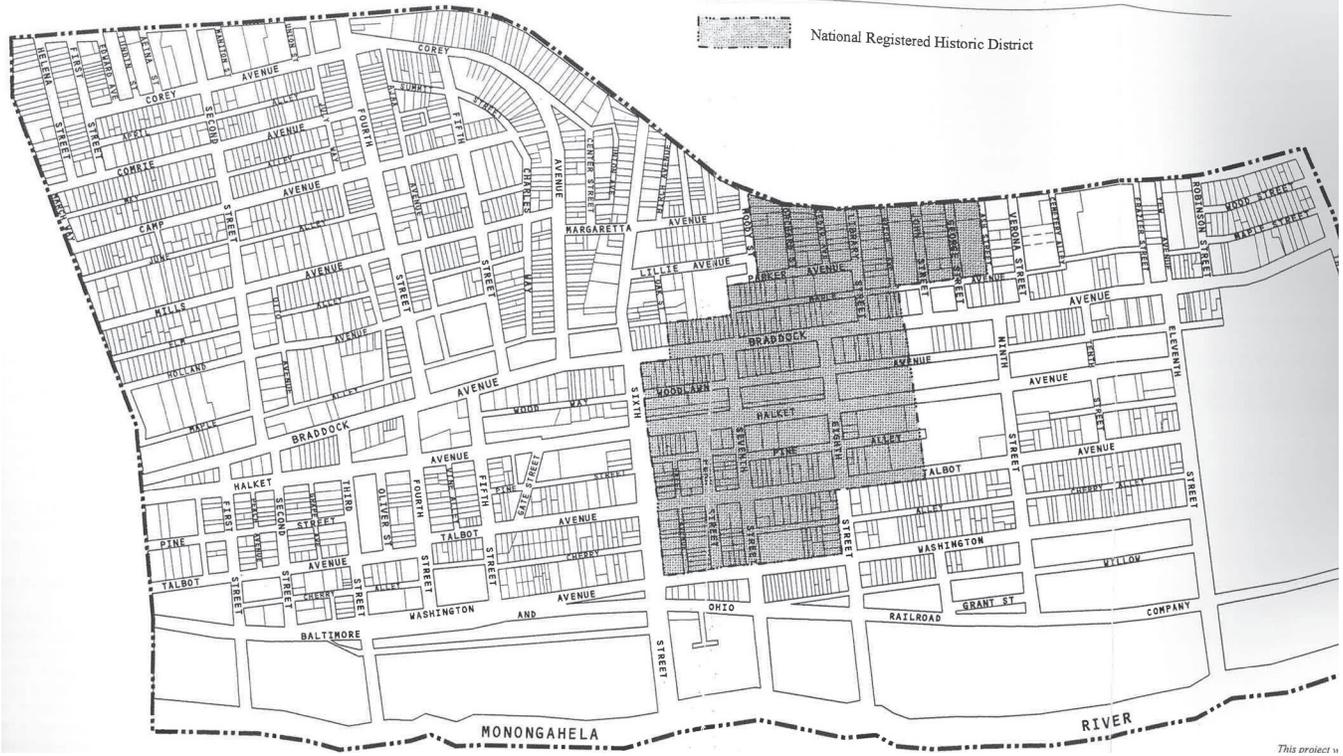


This project is from the Act 47 Districts of the Commonwealth of Pennsylvania, D.A.



LEGEND

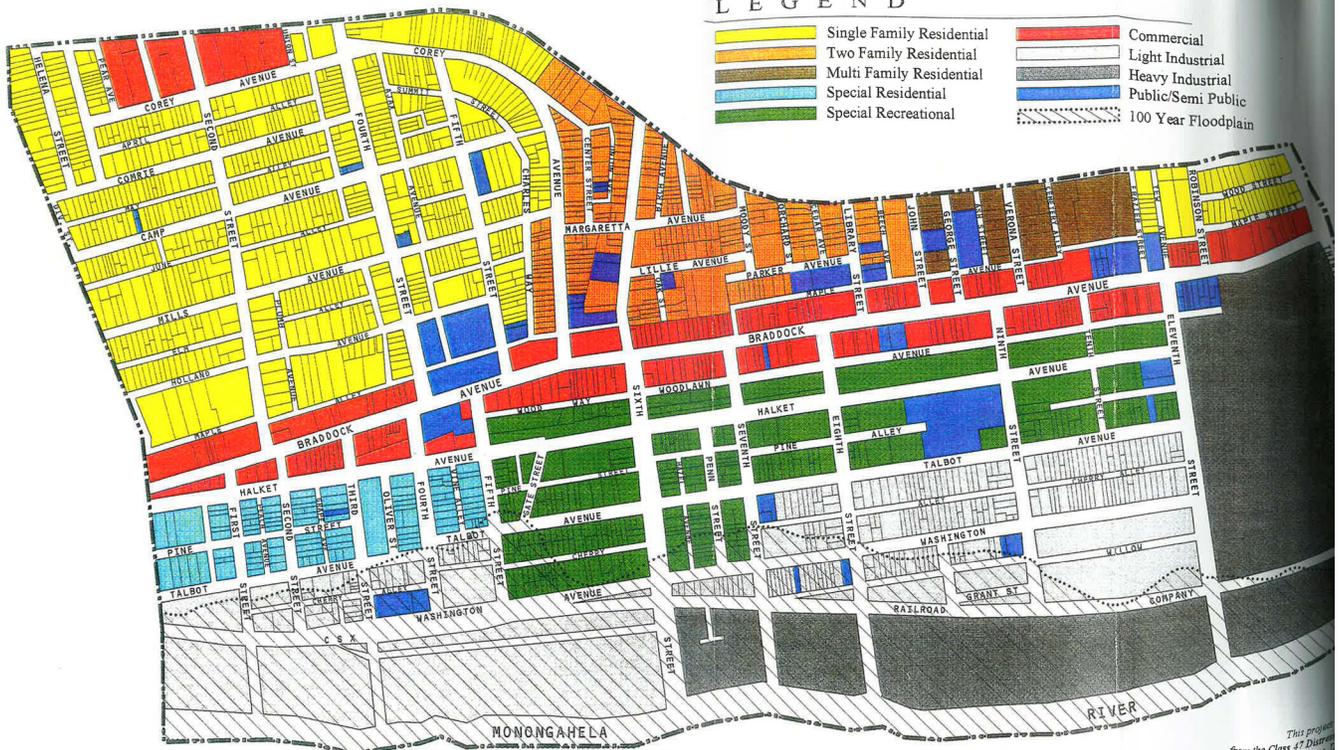
 National Registered Historic District



This project is

LEGEND

-  Single Family Residential
-  Two Family Residential
-  Multi Family Residential
-  Special Residential
-  Special Recreational
-  Commercial
-  Light Industrial
-  Heavy Industrial
-  Public/Semi Public
-  100 Year Floodplain



This project is from the Class 47 District

TRANSPORTATION

- Feasibility of Existing Truck Route
- Participate in Regional Transportation Planning
- Resurface Streets and Brick Alleys
- Martin Luther King Busway (?)
- Intersection study and improvements
- Manholes
- Curb Cuts
- Adoption of streets to the State
- Traffic and Street light replacement
- Street Maintenance program
- Study Traffic Patterns

COMMUNITY FACILITIES/PUBLIC UTILITIES

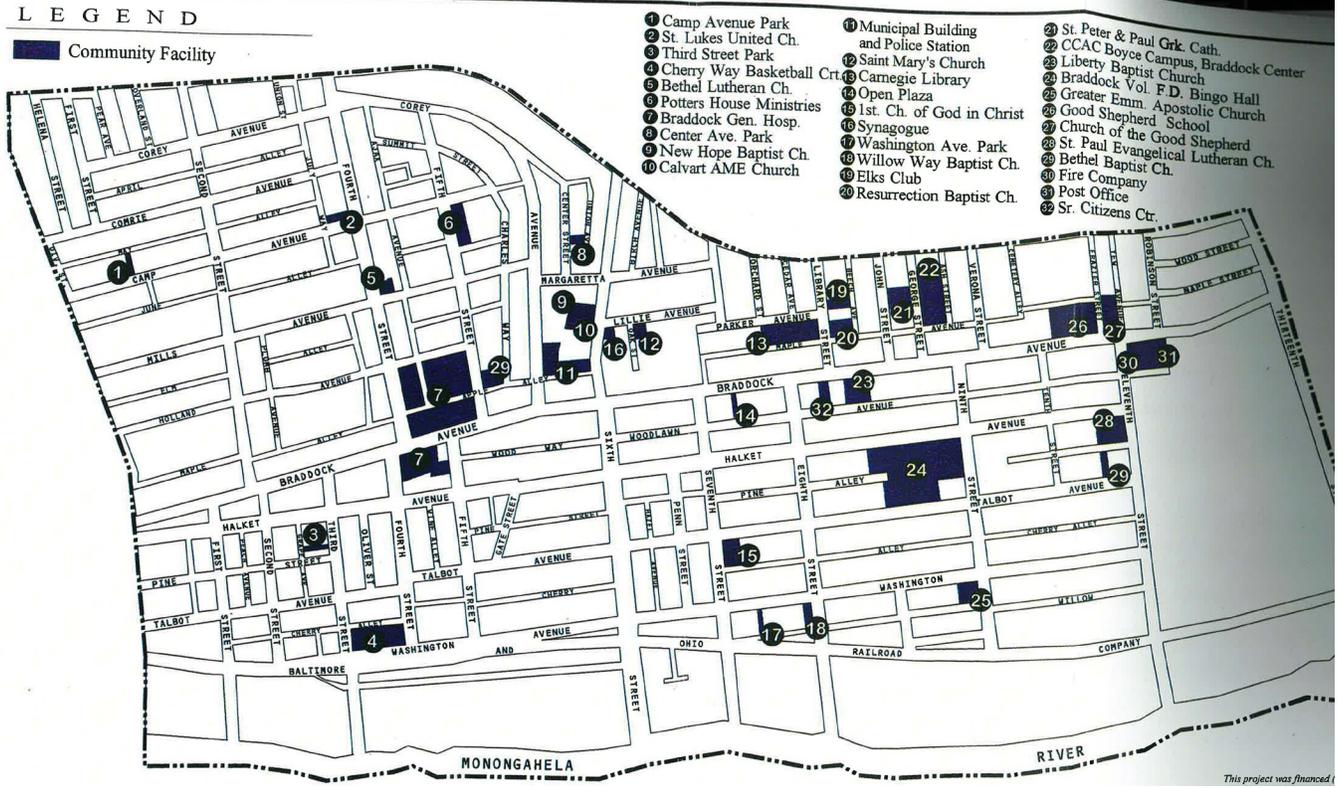
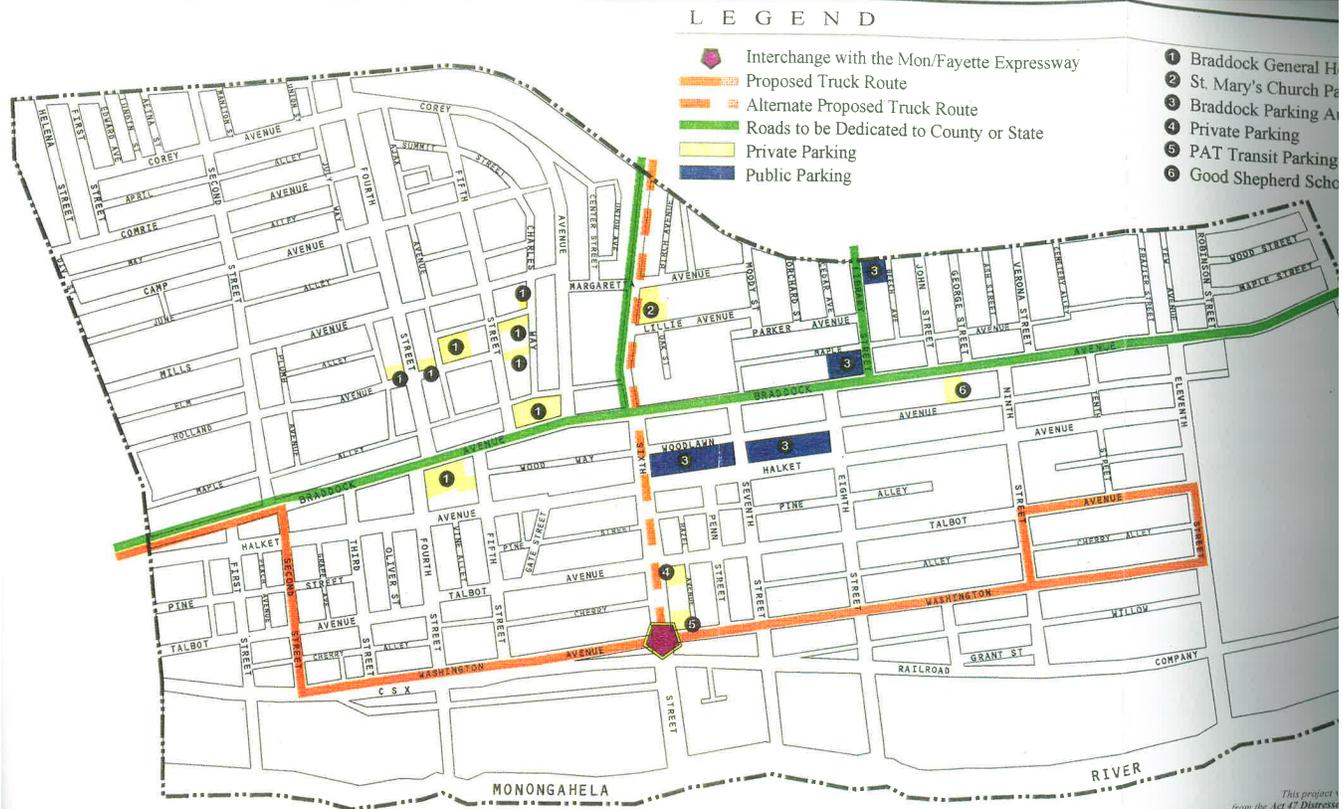
- Improvements and maintenance of Sewer and Water Systems
- Create a video library of sewage infrastructure
- Improvements to Braddock Library
- Sidewalk Improvements
- Replace 2-inch lines to increase capacity
- Design Standards for Developer Constructed Infrastructure
- Long Term Maintenance Program
- Municipal Building Improvements as needed
- Plan for Updating and Replacing Equipment
- Infrastructure Needs Assessment
- Phased Construction of Infrastructure
- Long-Term Infrastructure Planning
- Add Inspection Ports to Sanitary Sewer

RECREATION

- Recreational Needs Assessment
- Create new Playing Fields
- Inter-municipal Coordination
- Recreational Programs and Activities
- Update Community Parks
- Create Linear Park Near the Exchange
- Park Maintenance Program
- Create Passive Recreational Facilities
- Bike Paths, Boat Ramps and Pedestrian Walks
- Long Term Recreational Planning
- Encourage Groups, Organizations and Recreational Programs

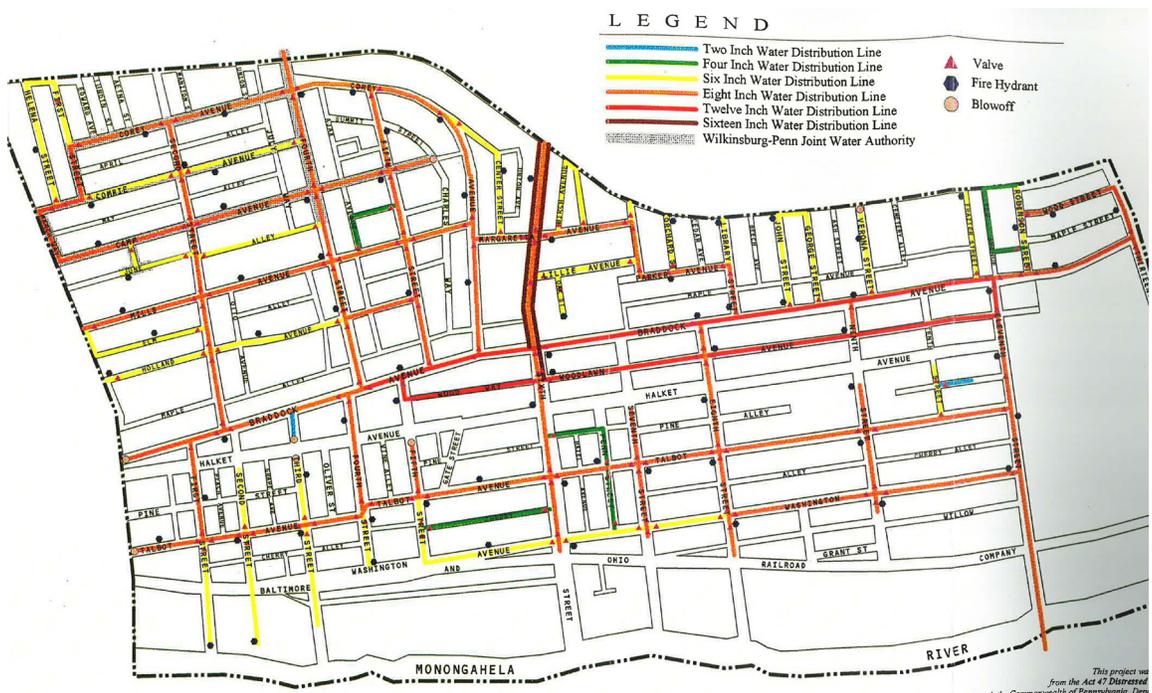
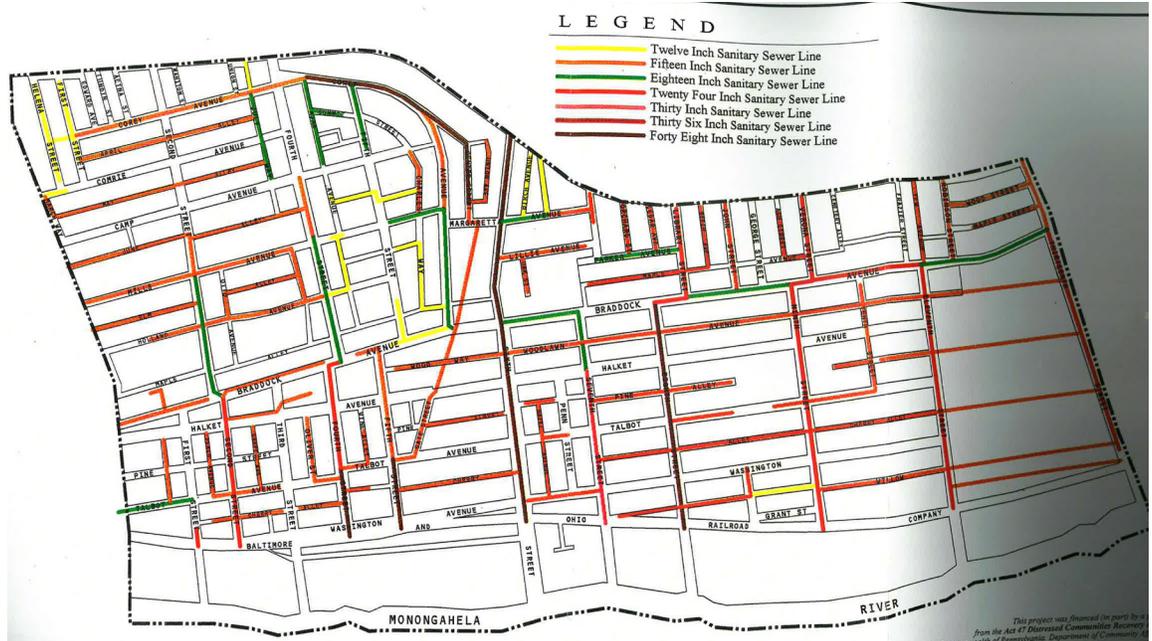
ECONOMIC DEVELOPMENT

- Create a Packet for Developers
- Inter-jurisdictional Economic Development
- Downtown Merchants, and Chamber of Commerce
- Downtown Revitalization
- Support for Local Businesses
- Market Unused Commercial and Retail Space
- Adaptive Reuse of Empty Commercial Buildings
- Interpretive Displays for Industrial Heritage
- Walking Tours
- Market the Area
- Promote Tourism
- Support Educational Activities



PUBLIC SERVICES/INITIATIVES

- Crime Watch Program
- Create Committee of Elected Officials and Stakeholders
- Create a Shade Tree Commission
- Explore Shared Service Agreements
- Facade Program
- Study of Efficiency and Quality of Service Delivery
- Study Delivery of Police, Fire and Emergency Services
- Growth Management Policies
- Update Comprehensive Plan
- Select Yearly Objectives
- Capital Improvement Program
- Implementation of Comprehensive Plan
- Beautification Activities



JOINT COMPREHENSIVE PLAN

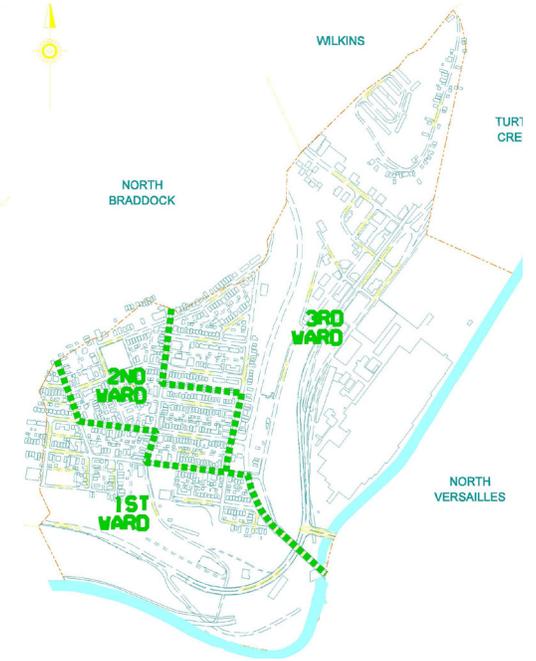
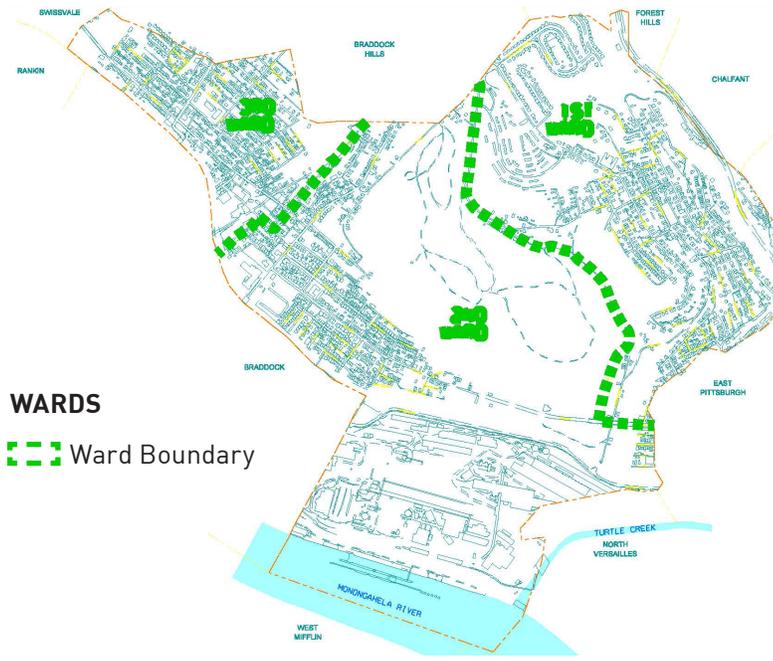
YEAR 2002

CLIENT East Pittsburgh and North Braddock

This joint comprehensive plan addresses the following community objectives

VISION STATEMENT

- Develop an affordable, accessible and adequate housing strategy housing strategy
- Foster collaboration between the boroughs
- Work cooperatively with county and state governments
- Improve upon the current level of safety
- Encourage families to locate in East Pittsburgh and North Braddock
- Increase preservation activities
- Utilize develop-able open space that is consistent with the community objectives
- Eliminate blighted areas and promote infill development
- Identify new recreation opportunities, facilities and programs for residents of all ages;
- Develop an implementation, improvement and maintenance plan for existing and planned infrastructure



RECOMMENDATIONS

HISTORIC PRESERVATION

Encourage the preservation of cultural, historical, archaeological and architecturally significant sites

- Preserve and rehabilitate historic properties
- Establish a historic society and historic communications language
- Develop a marketing effort around Borough-wide heritage themes

COMMUNITY AMENITIES

Provide a coordinated system of services and programs in the public and private sectors

- Provide support for police departments
- Effective emergency response services
- Establish joint purchasing agreements
- Establish a crime watch program
- Maintain and Increase neighborhood-based sites
- Increase collaboration between Boroughs
- Improve communications with County Officials
- Identify priority areas for grant money

Provide social services to residents based on need

- Create an inventory of available social services for distribution (e.g. Churches)
- Organize regular community forums to inform and engage residents about municipal activities

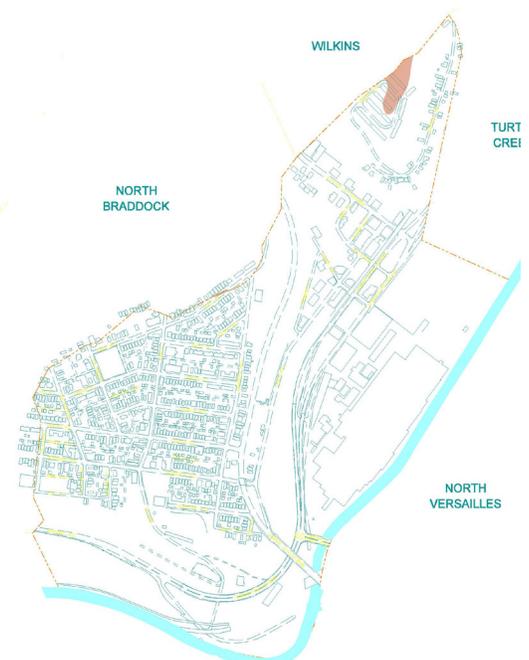
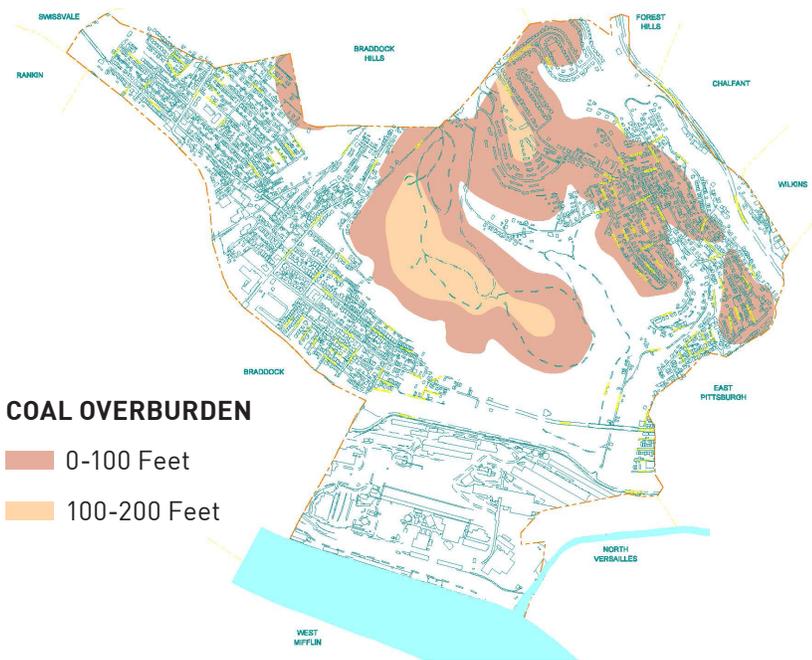
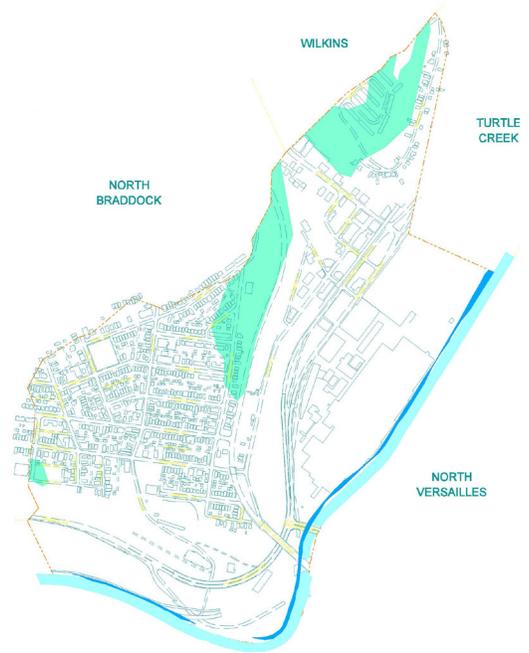
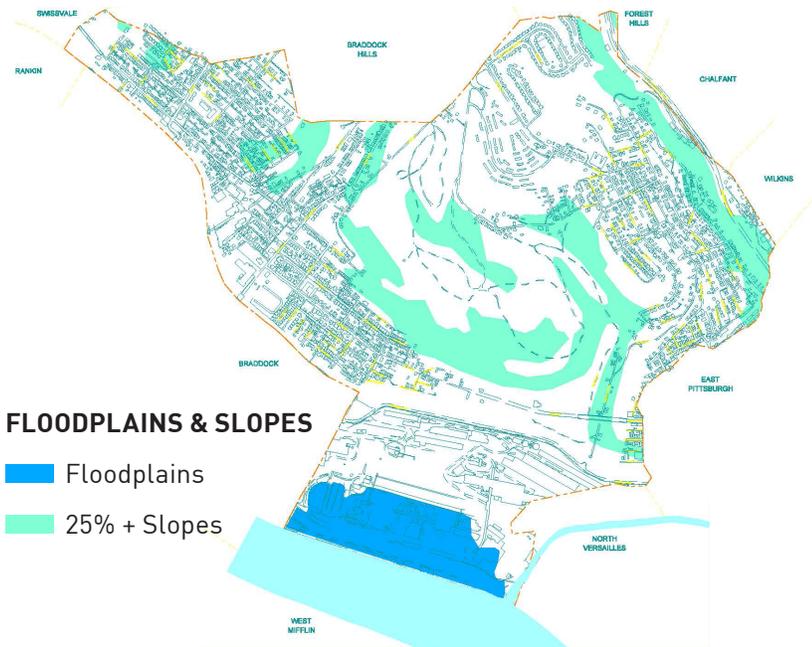
Enhance recreational opportunities

- Create a regional parks and recreation board to fund-raise and provide outreach for recreational activities
- Complete a Parks, recreation and Open space Plan
- Adopt an official map identifying properties for future parks and recreation sites
- Reuse vacant lots and demolished buildings
- Recreation programs for youth, teens and the elderly
- Expand the role of the community center and other organizations towards recreational and educational programs
- Work with the Tri-CoG to hire a joint recreation director

Enhance the Public Realm

- Develop Community Gateways
- Reduce litter in targeted areas
- Implement an "Adopt a Highway" program





MOVEMENT OF PEOPLE AND GOODS

Provide a viable logical and safe inter-modal transportation network

- Create a sidewalk maintenance program
- Encourage the expansion of the Martin Luther King Busway
- Develop multi-modal stops

Improve the transportation infrastructure

- Develop a schedule for road, bridges and roadways
- Support the Mon Fayette Expressway as a priority project
- Identify projects to include in PennDOT and SPC long range transportation plan

HOUSING

Provide Safe Affordable, attractive Homes

- Prevent Single-Family housing to multi-family conversions

Rehabilitate (or demolish) dilapidated housing

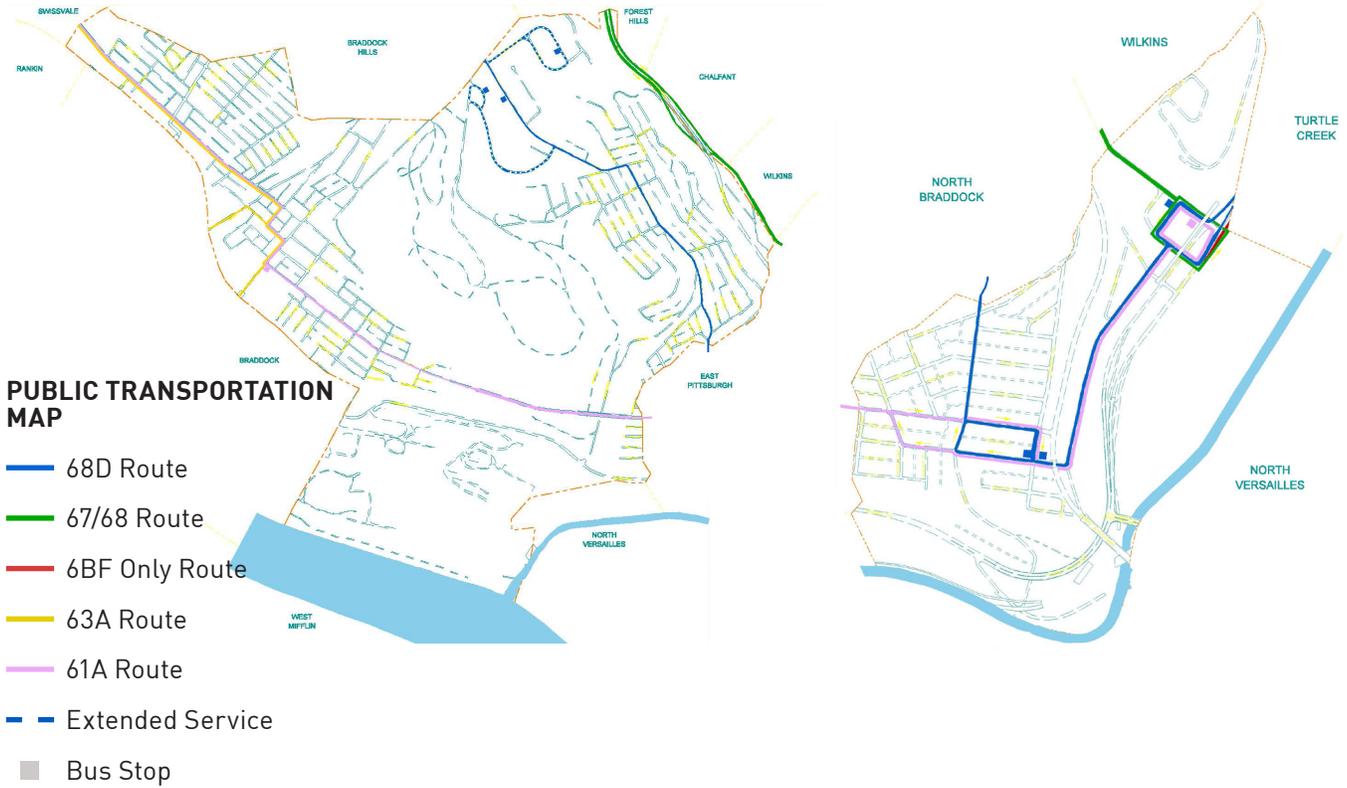
- Rehab and resale program in target redevelopment areas
- Continue and encourage current demolition program

Maintain and Increase Single-Family Homeownership

- Develop a housing database to provide background information about low interest loans and mortgages
- Promote communities' location to transportation access and regional job centers
- Promote the communities' location in regard to transportation access and regional job centers
- Maintain the quality of existing housing stock with supportive programs (weatherization)
- Organize funding workshops between lending institutions and non profit organization
- Create a library of homeownership and housing programs

Develop New Housing Opportunities In The Boroughs

- Identify areas to implement tax forgiveness/abatement, low interest loans or grants
- Construction of new houses on vacant lots
- Continue collaboration through the Neighborhood Tool Box Advisory Board to address low and moderate income housing need
- Aggregate and develop small lots for infill development
- Regulate rental properties and absentee landlords through rental fees and strict property maintenance enforcement



ECONOMIC DEVELOPMENT

Preserve, promote and encourage development of businesses

- Attract new business and industry, and promote niche markets
- Multi-Municipal conversations about economic development opportunities (e.g. Keystone Commons)

Address negative affects on community atmosphere and threats to safety and welfare

- Eliminate liquor license renewals when bars close or change ownership
- Regulate proximity of bars

Improve street-scape of business district

- Create business Association to provide technical and organizational support for small businesses
- Develop a plan for aesthetic improvements including lighting, signage, sidewalk furniture and plantings
- Establish a Mainstreet Manager that will oversee the community goals of economic revitalization, generate employment within the communities, promote the preservation and adaptive reuse of existing structures, and develop public-private partnerships

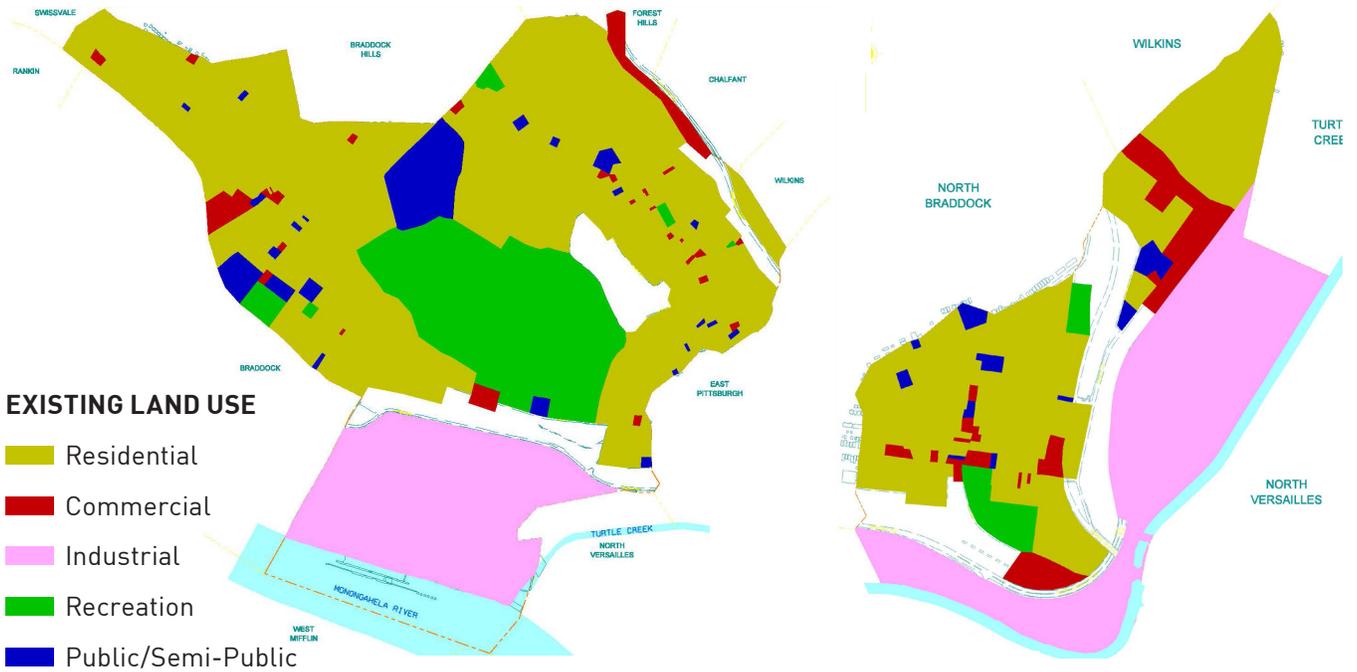
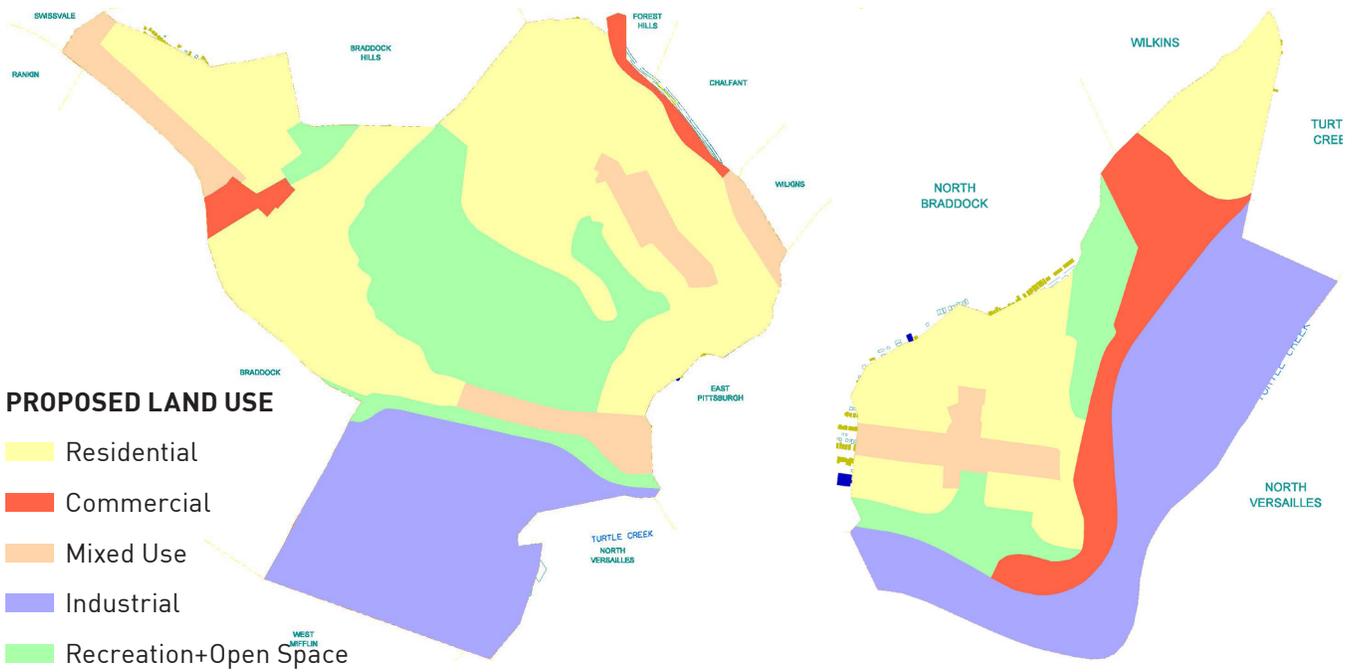
LAND USE

Increase inter-municipal cooperation

- Create a regular forum where municipal officials, residents and the business community to discuss events and coordinate community projects
- Examine the current levels of service and determine where the municipalities may benefit from shared/combined services

Promote highest use development

- Update the zoning ordinances to reflect the comprehensive recommendations individually or jointly
- Update or adopt a subdivision and land development ordinance individually or jointly
- Provide financial incentives, tax abatement incentives to encourage redevelopment
- Rehabilitate and improve underutilized properties
- Support the proposed development around the Grandview Golf Course using tax abatement, low interest loans or rezoning



“BEN TODAY” RESPONSES

POSITIVE

- affordable
- affordable
- better air
- better for our kids
- changing
- close-knit
- close-knit
- close-knit
- close-knit
- community improving
- creative
- determined
- developing
- developing
- diverse
- diverse
- diverse
- energized
- engaged
- evolving
- evolving
- evolving
- family
- family-oriented
- free
- friendly
- friendly
- friendly
- friendly
- friendly
- friendly
- full of amazing people
- fun
- golf
- grassy
- great people
- great people
- green (vegetation)
- growing
- hardworking
- hills
- historic
- historic
- home
- hopeful
- hopeful
- hopeful

- hopeful
- hopeful
- involvement
- land rich
- moving forward
- moving in right direction
- passionate
- playful
- powerful
- pride
- resilient
- respectful
- strategic
- very nice
- welcoming
- wonderful
- wonderful
- youthful

NEUTRAL

- concerned
- conservative
- developing
- exciting
- hills
- historic
- historic
- mountainous
- not resident community
- progressive
- quiet
- ready for change
- safe
- small
- small
- unorganized

NEGATIVE

- air quality
- blight
- blight
- blighted
- blighted
- crime
- depressed
- depressing
- desperate
- dilapidated
- disconnected
- divided

- empty
- exploited
- fighting fracking
- financially distressed
- impoverished
- in need
- lack access
- lack of business
- litter
- neglected
- no activities for youth
- no arts
- no banking
- no busway
- no employment
- no fuel
- no housing
- no laundromat
- no retail
- no schools
- no sports or recreational facilities
- outdated
- poisoned
- politically impotent
- pollution
- pollution
- poor
- potholes
- poverty
- poverty
- poverty
- pre-gentrification
- raggedy
- rented
- rundown
- separated
- sluggish
- smelly
- spacey
- struggling
- tired
- traumatized
- unclean air
- under-represented
- underutilized
- unsafe
- violent



**“BEN TOMORROW”
RESPONSES**

POSITIVE

- \$15-\$20 hr minimum
- accessible
- accessible
- accessible
- accountable
- arts
- banks
- better air quality
- bigger
- busway
- busy
- buzzing
- change
- children recreation activities
- clean
- clean environment
- close-knit
- coming together
- connected
- connected
- create deep silence
- creative
- creative
- current
- desirable
- developed
- development
- diverse
- diverse
- economically developed
- empty lot into a mexican sunflower garden
- environmental justice
- exciting
- expensive
- filled building
- flourishing
- fresh
- gas station
- good place to live
- green
- grounded in equity
- growing
- growing
- growth
- happy

- healed
- healthcare for all
- healthcare for all
- healthy
- healthy
- healthy initiatives (i.e. fitness gyms)
- home being renovated
- home ownership
- home-owner
- hope
- hopeful
- hopeful
- jobs & businesses owned by people in community
- leader
- learning
- living garden
- low taxes
- meditation
- mixed community
- new
- no fracking
- nourished
- organized
- owned
- perennials to support insect life
- populated
- possibilities
- prosperous
- re-imagined
- rejuvenated
- resilient
- revitalized
- safe
- secure
- solvent economically
- stewarded
- strong
- sustainable
- teach
- thriving
- thriving
- thriving

- thriving
- thriving
- thriving
- thriving
- thriving
- thriving
- unified
- united
- unpolluted
- upscale
- vibrant
- vibrant
- wave of the future
- welcoming
- welcoming
- welcoming
- youth involvement

NEUTRAL

- a police force for our city
- busy
- changing
- fire department
- laundry
- less crime
- more personal respect
- positive communication
- safe
- unity
- vibrant

The Magazine for THRIVING COMMUNITIES

STRONG TOWNS

NATIONAL

Movin on UP

HEADLINE

COVER PHOTO

Tell us more about the change in...

NORTH BRADDOCK
take back all the GROUND HOGS

EAST PITTSBURGH
Build anything
MAJOR HIGHWAY ROUTE 30

BRADDOCK
Ferry Boat RIDE TO PITTSBURG
Bingo Hall and ROLLER SKATING

The Magazine for THRIVING COMMUNITIES

STRONG TOWNS

NATIONAL

Price \$5.00
Volume 412 No. 3

EXTRA! EXTRA! READ

ALL ABOUT IT!! TRI-BORO COMEBACK!!

HEADLINE

COVER PHOTO

Tell us more about the change in...

NORTH BRADDOCK

EAST PITTSBURGH
NEW BUSINESSES
Redevelopment
recreation center

BRADDOCK
Rebuild Homes

The Magazine for THRIVING COMMUNITIES

STRONG TOWNS

NATIONAL

BEN DIVISES PLAN TO IMPROVE INFRASTRUCTURE IN COMMUNITIES

HEADLINE

This plan leads to sustainable businesses, housing, future developments. This can also improve quality of transportation.

COVER PHOTO

Tell us more about the change in...

NORTH BRADDOCK
IMPROVE SEWAGE
BETTER ROADS
QUALITY FOUNDATIONS
MORE BUSINESSES

EAST PITTSBURGH
BETTER ROADS
QUALITY FOUNDATIONS
MORE BUSINESSES
BETTER SEWAGE (if needed)

BRADDOCK
SEWER SEWAGE
BETTER ROADS
QUALITY FOUNDATIONS
MORE BUSINESSES
MUSIC HALL
U SPORTS COMPLEX

BEN BUILDS NEW SEWAGE SYSTEM
BEN BUILDS PLAY AREAS
GOLF COURSE
TRAILS

The Magazine for THRIVING COMMUNITIES

STRONG TOWNS

NATIONAL

Price \$5.00
Volume 412 No. 3

REBIRTH: RENEWING OUR STRENGTH

HEADLINE

COVER PHOTO

Tell us more about the change in...

NORTH BRADDOCK
New land
Restored Buildings

EAST PITTSBURGH
Community Reviveth
CHURCH INVOLVEMENT
Trauma Informed Training
Community involvement + development

BRADDOCK
Revitalization without displacement
Water authority



STRONG TOWNS
NATIONAL

BEN Communities Work Together to Revive Braddock Jr. High

HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <p>Computer + Technology Center that serves all 3 communities</p>	<p>EAST PITTSBURGH</p> <p>Journeyman Apprentice Program that serves all the communities</p>	<p>BRADDOCK</p> <p>Located in this community, but central to all.</p> <p>Woodworking Center</p>
--	--	--

STRONG TOWNS
NATIONAL

BEN IS ON THE MOVE...

HEADLINE

BRADDOCK INDUSTRIES BOOSTING THE SURROUNDING AREAS

- * HOME OWNERSHIP PROGRAM EXPANDS...
- * BUSINESS INCUBATOR WELCOMES NEW BUSINESSES...
- * PORT AUTHORITY BRINGS TRAIN SERVICE (COMMUTER TRAIN)
- * WATER FRONT DEVELOPMENT

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <p>- ABANDON HOMES REFURBISHED</p> <p>- NEW HOMES BUILT</p>	<p>EAST PITTSBURGH</p> <p>- HOMES REFURBISHED</p> <p>- COMMUNITY CENTER IS BACK...</p>	<p>BRADDOCK</p> <p>- MORE HOMES BUILT (RESIDENTIAL)</p> <p>- BRADDOCK AVE THRIVING</p> <p>- BANK OPENS DOORS</p> <p>- ALDI'S COMES TO BRADDOCK AVE...</p> <p>- BOYS CLUB IS COMING...</p>
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STRONG TOWNS
NATIONAL

Community Gathering Spaces Attract New Residents & Talent

HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <p>Why the central location on city street have residents now</p>	<p>EAST PITTSBURGH</p> <p>Local bar</p>	<p>BRADDOCK</p> <p>more safe community for children</p>
--	--	--

STRONG TOWNS
NATIONAL

Worker-Owned Renewable Industries Clear The Air

HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <p>→ Activists from involved hold accountable</p> <p>→ UNIONS LEAD THE WAY - SO WORKERS JOIN CSAW + OSW + SEIU</p>	<p>EAST PITTSBURGH</p> <p>→ rejected mention oil</p> <p>→ Passes protective ordinances</p> <p>→ Promotes worker owned local businesses</p> <p>→ Youth active in our community</p>	<p>BRADDOCK</p> <p>→ embraced renewables</p> <p>→ returned the workforce</p> <p>→ Promotional arts + culture events @ Library</p> <p>→ Fetterman surrenders property to the borough!</p>
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STRONG TOWNS

NATIONAL

THE TOWNY
BEN COMMUNITIES OF SW PA

HEADLINE

- GREEN SUSTAINABLE INFRASTRUCTURE
- ECONOMIC METROPOLIS
- LOWEST CRIME RATES IN THE REGION
- EDUCATIONAL BLUE RIBBON SCHOOL DISTRICT
- HUB FOR ARTS AND ENTERTAINMENT
- MIXED INCOME HOUSING THAT WORKS
- ADOPTED UNIVERSAL BASIC INCOME

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <ul style="list-style-type: none"> 100% increase in income The 100th MacArthur Genius hailed from North Braddock Mayor of NB invited to speak about the 85% improvement in air quality in less than a decade NB celebrated for adopting a budget with low free zone 	<p>EAST PITTSBURGH</p> <ul style="list-style-type: none"> Safe + Crime Free Diligent Free Job Growth 	<p>BRADDOCK</p> <ul style="list-style-type: none"> Thriving Business District Walkable River front recreation Water TAXIS
---	---	---

...with BEYOND THE CLAMOR TO WORK IN NB

STRONG TOWNS

NATIONAL

3 BORO'S COMING TOGETHER AS ONE

HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <ul style="list-style-type: none"> New Regional Police Department 	<p>EAST PITTSBURGH</p> <ul style="list-style-type: none"> 1) Church Unity 2) College Student or High School Grads involvement in job market 3) New Regional Police Department 4) Concert CENTER 	<p>BRADDOCK</p> <ul style="list-style-type: none"> New Regional Police Department Athletic Assoc. center
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STRONG TOWNS

NATIONAL

JANUARY 1st 2021

REGIONAL POLICE TAKE OVER POLICING BEN

HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <ul style="list-style-type: none"> North Braddock Coming Back STRONGER 	<p>EAST PITTSBURGH</p> <ul style="list-style-type: none"> New Highway Cross Town East Pittsburgh 	<p>BRADDOCK</p>
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STRONG TOWNS

NATIONAL

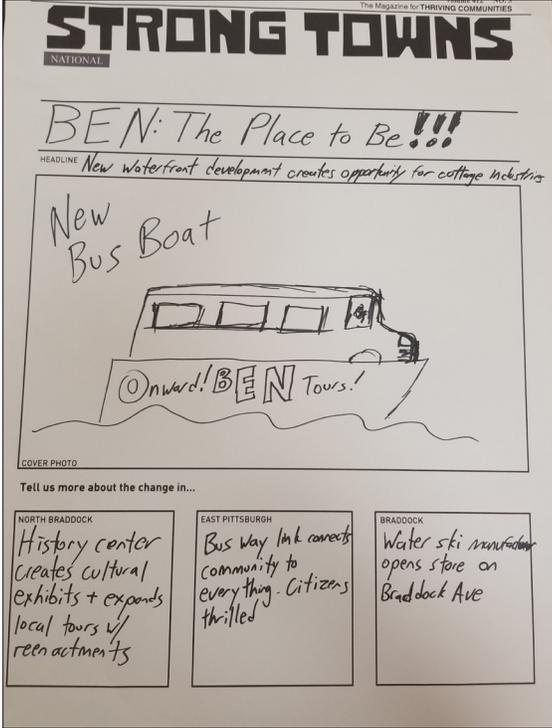
SMALL TOWNS COME ALIVE

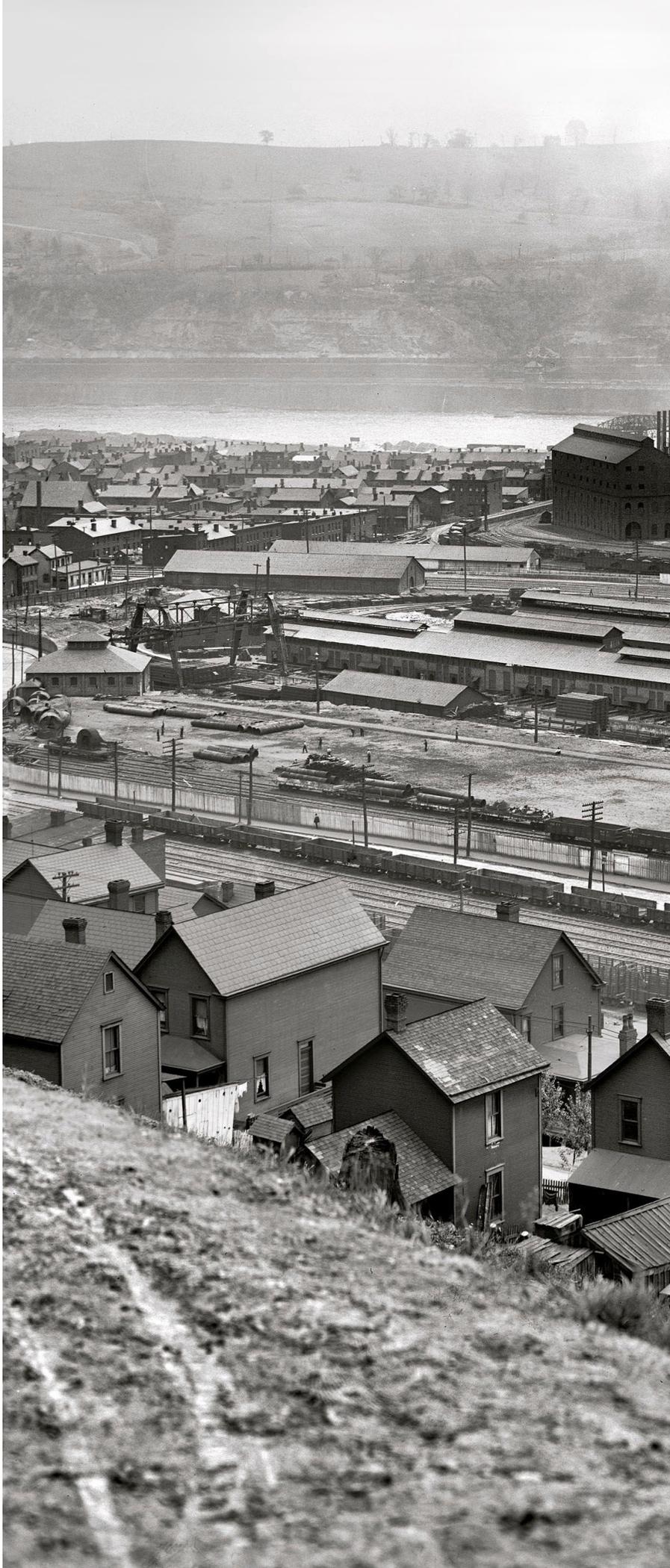
HEADLINE

COVER PHOTO

Tell us more about the change in...

<p>NORTH BRADDOCK</p> <ul style="list-style-type: none"> GROCERY STORE JOBS NEW HOMES BUSINESS WELL LIGHTED ROADS BETTER ROADS 	<p>EAST PITTSBURGH</p> <ul style="list-style-type: none"> BETTER TRANSPORTATION POLICE DEPT. JOBS NEW HOMES BUSINESS 	<p>BRADDOCK</p> <ul style="list-style-type: none"> JOBS NEW HOME BUSINESSES COMMUNITY CENTER WELL LIGHTED ROADS BETTER ROADS
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Borough of Braddock
PENNSYLVANIA



East Pittsburgh



NORTH BRADDOCK
BOROUGH
THE BIRTH PLACE OF STEEL