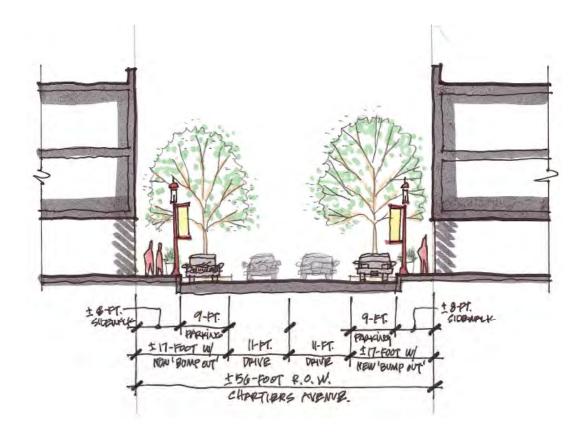


EXECUTIVE SUMMARY

Chartiers Avenue Streetscape Masterplan | Borough of McKees Rocks

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B. Acknowledgements

Project Partners

Allegheny Economic Development

Design Center Pittsburgh

McKees Rocks CDC

McKees Rocks Borough

McKees Rocks Borough Council

McKees Rocks Borough Engineer

PennDOT

Steering Committee Members

Taris Vrcek McKees Rocks CDC

Jeb Feldman McKees Rocks CDC

Jack Muhr Mayor, McKees Rocks Borough

John Ciangiarulo Councilmember, McKees Rocks Borough

Keith Schwab Councilmember, McKees Rocks Borough

Don Hollowood Resident/Business Owner

Greg Quinlan Focus on Renewal

Samantha Levitsky Resident

Clara Priddy Resident

LaVerne Peakes Design Center

Thor Erickson, AICP Design Center

Chris Koch Design Center

Technical Partners

Lami Grubb Architects

Delta Development Group

Trans Associates

Keystone Structural Solutions

The Chartiers Avenue Streetscape Masterplan was funded through the Allegheny County Economic Development, Community Infrastructure and Tourism Fund [CITF], overseen by the Redevelopment Authority of Allegheny County. The fund is intended to provide financial assistance to entities to facilitate economic development through infrastructure assistance, stabilize or correct existing infrastructure problems, or plan and prepare sites and buildings for future use. This grant is administered by the Design Center through its Design Fund program

C. Introduction

Strategic Plan & CDC: Setting the stage for Revitalization

Plans for the revitalization of McKees Rocks began in 2000 when community stakeholders came together to develop a plan to preserve the borough's assets, and expand upon them for the future. Through this process, the Borough's Strategic Revitalization Plan was adopted in 2003, and the McKees Rocks Community Development Corporation [CDC] was established to implement the plan's Vision for the borough. A decade-long revitalization process has ensued under the direction of the CDC in partnership with the Borough of McKees Rocks. In 2013, the Lower Chartiers Main Street District Plan was developed; it created new concepts for the Main Street District centered on Chartiers Avenue. In the summer of 2014, the latest step in the revitalization process began with the Chartiers Avenue Streetscape Masterplan.

D. Chartiers Avenue Streetscape Project

The Design Center, on behalf of the CDC, sought proposals to develop a clear strategy forward for the Chartiers Avenue Streetscape that would create an environment that is welcoming, friendly, and safe for businesses, visitors, and residents. The scope of work for the Streetscape Plan included:

- 1. **Urban design services:** including design guidelines, façade renovation program, phasing, and cost estimates for proposed renovations.
- Commercial & residential market analysis: to identify opportunities in the local commercial/residential market. Information gathered through this analysis will be used to inform proposals for new development.
- 3. **Structural survey** to review the structural condition of (2) existing buildings, and to evaluate their viability for adaptive re-use and renovation.

The Design Center outlined a process which included four (4) primary phases: Data Collection, Analysis, Preliminary Design, and Final Recommendations. The selected design team would work collaboratively with the Chartiers Avenue Streetscape Steering Committee to develop a vision for the project. Public meetings were to be held periodically during the design process to gather community feedback and build consensus for the streetscape design project.









The design team that was selected included Lami Grubb Architects [LGA], Delta Development Group [DELTA], Trans Associates [TRANS] and Keystone Structural Solutions [KSS]. The team outlined a vision and approach to the project based on four (4) primary factors:

- 1. Change the traffic pattern on Chartiers Avenue
- 2. Revitalize existing anchor buildings
- 3. Reconnect the community to its downtown
- 4. Build on existing regional attractions

E. Design Process

Following the project stages proposed by the Design Center, the project progressed as follows. For meeting minutes, see Appendix A:

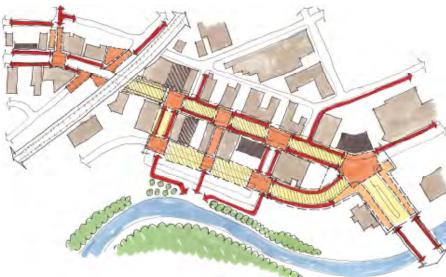
1. Data Collection & Analysis

Steering Committee #1: All primary participants were introduced: Streetscape Steering Committee (comprised of residents, local business owners, and community leaders), the CDC, the Design Center, and the design team. Project goals, the streetscape design process, and the scope of work were reviewed; the roles of each design team member were articulated. A brainstorming session was held to determine the Steering Committee's vision for the future of McKees Rocks and Chartiers Avenue. Strengths, weaknesses, high points, and missed opportunities within McKees Rocks and Chartiers Avenue were discussed. A summary of the "Big Ideas" for the future of the area was compiled.



<u>FEASTival</u>: The Design Center/LGA attended this community event to raise community awareness for the streetscape design project, and invite the community to participate in upcoming public meetings.





<u>Public Meeting #1:</u> This meeting had a similar agenda as Steering Committee Meeting #1. The community was introduced to the design team; project goals and scope of work were reviewed, and a brainstorming session was conducted.



Chartiers Avenue re-paving: LGA, TRANS, and PennDOT discussed plans and schedule for the re-paving of State Route 51; the switch from one-way to two-way traffic patterns on Chartiers Avenue was included in this scope of work. LGA and TRANS conducted several coordination meetings with the CDC, the Borough Engineer (NIRA), and PennDOT to define the preliminary parameters for future modifications to the Chartiers Avenue right-of-way.

Existing Conditions Survey: LGA advised the CDC that an existing conditions survey would be required of the target area. LGA administered the survey work (by Red Swing Group/R.A. Smith National) under a separate contract with the CDC. This completed survey was the basis for streetscape design drawings completed later. In addition to the survey, Red Swing Group developed a user-friendly existing conditions map with cartway & building dimensions at the CDC request. (See appendix AA).

Neighborhood Partnership Program [NPP] Funds: Prior to the beginning of the Chartiers Avenue Streetscape project, the CDC secured NPP funding for use in community construction-related projects. The CDC had intended to use this funding source for construction of the Chartiers Avenue Streetscape. The 2014 deadline for NPP funding, however, expired on September 30. LGA provided the CDC with guidance and design services to determine the highest & best use of NPP funding within the required timeframe that would not hinder the streetscape design process in the future. These services were provided under a separate contract with the CDC.

<u>Commercial/Residential Market Study:</u> DELTA began the data collection process including: community/regional research; comparable communities (for size, median income, population, housing, etc.); conducted interviews with local business owners, real estate agents, and regional developers.

<u>Structural Survey:</u> KSS reviewed existing conditions drawings, a summary budget, and proforma analysis (by others) dated March 2013, and conducted a site inspection of the (2) existing anchor buildings at 597 & 602 Chartiers Avenue.

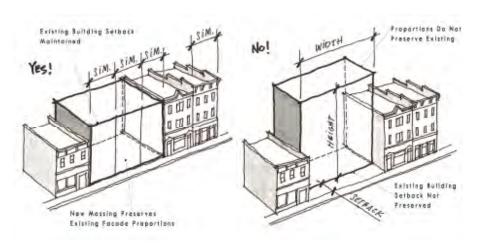
<u>Façade Renovation Program:</u> LGA met with the Owner of Hollowood Music & Sound to both review the property, and to discuss the Owner's ideas for renovations.

2. Preliminary Design

<u>Commercial/Residential Market Study:</u> DELTA presented a DRAFT of the Market Study to the Steering Committee for review/comment.

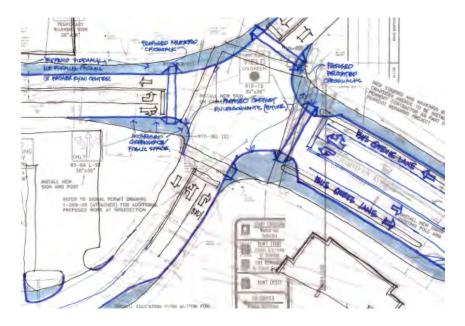
Structural Conditions Report: KSS developed a structural report for the two (2) existing buildings. Noted therein, 602 Chartiers appeared to be a suitable candidate for renovation. 597 Chartiers, however, was observed to be in poor structural condition, and likely not a viable candidate for renovation.

<u>Main Street District Design Guidelines:</u> LGA developed guidelines to promote sound design practices within the target area. LGA presented a DRAFT of the Design Guidelines to the Steering Committee for review and comment.



Façade Renovation Program: After meeting with the owner, LGA developed a proposed façade renovation design and a construction cost estimate for Hollowood Sound & Music (See Appendices BB, CC). This design project will be used as a pilot project for the Main Street District Façade Renovation Program which donates a portion of the renovation costs for commercial renovation projects within the target area so as to encourage redevelopment in the Main Street District. As other candidates for the program contemplate renovations to their commercial property, LGA will provide similar guidance and design services. This work was completed, and will continue under a separate contract with the CDC.

Cartway Encroachments Plans: LGA developed proposed plans for cartway encroachments along Chartiers Avenue for review and discussion with the Steering Committee. The plans identified key areas for extensions of the sidewalk into the cartway (bump-outs) so as to increase pedestrian safety, reduce vehicular speed, and create opportunities for art, furniture, and special paving within the Main Street District. Concepts were presented in a separate meeting to the Borough Engineer for comment/approval.



<u>DRAFT Streetscape Masterplan:</u> Based on comments received from the Steering Committee, the Borough Engineer, and PennDOT, LGA developed a proposed master plan for the target area, and presented this to the Steering Committee for review and comment.

3. Final Recommendations

The following is a list of the final reports and deliverables produced in relation to the streetscape design, a summary or recommendations, and the appendix in which it is attached to this report:

Project Meeting Minutes

[See Appendix A]

Structural Conditions Report

[See Appendix B]

After a visual inspection, KSS drafted a Structural Conditions Report for both existing structures:

602 Chartiers – KSS deemed the building a structurally viable candidate
 for renovation and reuse. If future renovation is anticipated, KSS recom mended the roof and windows be repaired as soon as possible, so to pre vent further water infiltration that will accelerate structural deterioration.



\$\delta\$ 597 Chartiers - The floors and roof were observed to be in very poor condition. Because the load-bearing structure relies on these elements for lateral support, the building is at significant risk of partial or total collapse.





In August 2014, portions of 597 Chartiers began to collapse into the Charites Avenue right-of-way. Because of the risk to public safety, it was determined that the building should be demolished. LGA administered a competitive bid and emergency demolition of 597 Chartiers. Demolition was executed by Unis Demolition. LGA's efforts were executed under a separate contract with the CDC.



Commercial/Residential Market Study

[See Appendix C]

DELTA collected and analyzed data, as well as discussed current trends with business owners and real estate professionals and developers to complete the market study for the target area. Generally, the market study revealed favorable conditions for future redevelopment including:

Strategic Location – McKees Rocks' proximity to downtown Pittsburgh and North Shore sports and entertainment opportunities, as well as ample public transportation access to both are key assets. These factors should be used in advertising the community to attract future investors, developers, and residents.



 ↑ Target Market: Residential – McKees Rocks' population has not grown in recent years; this is partially due to the lack of housing options in the bor- ough. The community's proximity to downtown Pittsburgh could make it an attractive housing option for young professionals. Assuming a conservative capture rate of 5% of this market segment, the potential demand for new housing is 58 units.

- Target Market: Retail/Restaurant − Residents living within a five-minute drive time of Chartiers Avenue represent the primary target market for ad- ditional retail and restaurants. A retail gap analysis identified a market potential of \$2.3 million for full-service restaurants and \$2.2 million for limited-service restaurants. The market potential would support 7,232 square feet of full-service, and 6,706 square feet of limited-service restaurant development.
- Commercial Space The market study identified a new trend in office space that could be employed on Chartiers Avenue: co-working commercial office space. This new office concept is targeted toward entrepreneurs currently working from home, start-ups, companies looking to down-size, and employees looking for a change of pace in their current office structure. This kind of commercial development is compatible with new residential loft development.
- Current Conditions Based on surveys of current residents and business owners, there is a recognition for the need of improvements to cleanliness and safety along Chartiers Avenue. The proposed Streetscape improvements coupled with new development could dramatically change the dynamics of McKees Rocks Main Street District and support the revitalization of the main street district.

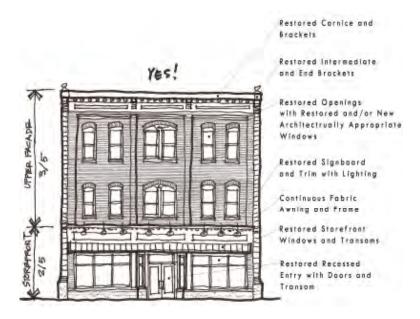
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 Preservation and Design Guidelines-Lower Chartiers Main Street District

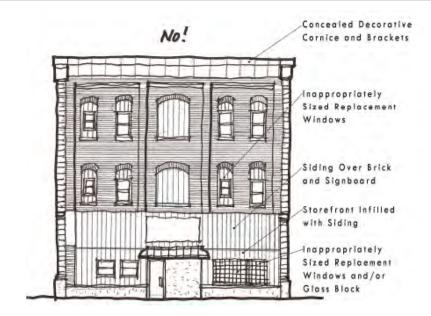
[See Appendix D]

The purpose of the Design Guidelines is to provide a basis for the preservation of the Main Street District. The document is meant to be used as a guide for exterior renovation and new construction within the target area for the benefit of specific business owners and the District as a whole.

Review Board & Procedures – The Design Guidelines establish an outline for the composition of the Review Board and procedures for evaluating proposed work within the Main Street District.



♦ The Design Guidelines establish benchmarks for proposed new construction, renovation, and demolition projects within the district and the basic principles of acceptable design for the benefit of individual projects and the Main Street District as a whole.



Chartiers Avenue Existing Conditions Plan

[See Appendix E]

This Plan represents existing conditions of the target area. It is based on R.A. Smith National's survey dated 09/02/2014. LGA administered the survey work through Red Swing Group under a separate contract with the CDC.

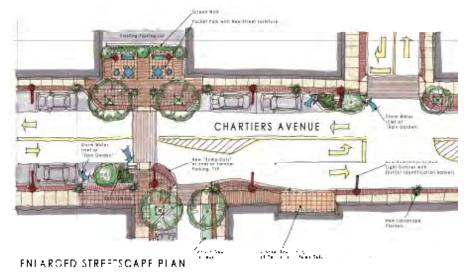
Chartiers Avenue Streetscape Masterplan

[See Appendix F]

The Masterplan depicts the Vision that was developed during the design process for the Chartiers Avenue Streetscape including provisions for the following:

- ↑ Target Area Shows the boundaries of the Main Street District which will be subject to the Main Street Design Guidelines and the Review Board.
- Pedestrian/Vehicular Circulation Improvements Encroachments (aka "bump-outs") into Chartiers Avenue cartway increase safety by shortening pedestrian travel distance across intersections. Bump-outs also distinguish parallel parking lanes from vehicular travel lanes. Differentiating between these lanes will reduce the perceived width of Chart-

- iers Avenue, and slow vehicular traffic on Chartiers Avenue. This will be achieved without reducing the actual vehicular traffic capacity through the Main Street District.
- ♦ Storm Water Management Developing new strategies to handle storm water management is imperative to preserve our natural water resources regionally and nationally. In 2008, the Allegheny County Sanitary Authority [ALCOSAN] and U.S. Environmental Protection Agency [EPA] entered into a consent decree in 2008 to address issues related to the aging and outdated wastewater treatment infrastructure, and the serious combined sewer overflow and sanitary sewer overflow problems. With the target site's proximity to Chartiers Creek, the Chartiers Avenue Streetscape Improvement project is an opportunity to directly impact regional water quality, and become a regional leader in addressing these issues. While many strategies were discussed (including temporary underground containment of stormwater overflow) during the design process, (2) two primary techniques for storm water management within the target area were incorporated into the Streetscape Masterplan:



 Rain garden landscape beds – Rain gardens provide an opportunity for storm water run-off to percolate back into the soil. They are located in new bump-outs along Chartiers Avenue adjacent to existing storm water inlets which serve as overflow drains during heavy storms. 2) Permeable pavers – Proposed for installation at on-street parallel parking spaces and the renovated Furnace Street Ext. parking lot, this product allows rain water to pass through the material rather than being directed to storm water inlets.

These techniques were specifically noted in the Masterplan because they are easily implementable, yet impactful techniques that can be included during streetscape construction with minimal impact to the existing stormwater infrastructure. They are not, however, meant to be the only solution. As the streetscape design is refined, as more detailed analysis of the existing stormwater infrastructure is developed, and as funding options are identified, additional green infrastructure strategies may be developed and included in the Improvements to Chartiers Avenue. The CDC should consider the development of a Green Stormwater Infrastructure Plan for the District that works in concert with and builds upon the concepts contained herein.

- Priority Re-development Sites Identifies key sites within the target area where re-development could positively impact the District.
- Parks and Community Plazas Proposals for new pocket parks along Chartiers Avenue; renovated and new Common Greenspaces; Pavilions, Promenade/ Boardwalk, and Overlook at Chartiers Creek; and Community Gathering spaces for events like the FEASTival.
- Reinforcing Connections New pedestrian connections between:

Chartiers Furnace St. parking & creek access (Connector Plaza)

Chartiers Community (Renovated Stair Plaza)

Chartiers McKees Rocks Plaza

Roxian Furnace St. parking (McDonald's Way Easement)

Street furnishings & District Identification – Proposed standards & locations for new pedestrian street poles w/ banners, benches, and planters. Proposals for prominent Art Opportunities at Gateway points at both ends of the District: at the Intersection of Chartiers and Furnace St and renovation of the railroad bridge at Chartiers and Island Avenue. A proposed design for redevelopment of the railroad bridge was completed by LGA under a separate contract with the CDC.

Chartiers Avenue Phasing Plan

[See Appendix G]

The phasing plan divides the project into phases based on the intention of maximizing construction efficiency and limiting disturbance to the community during implementation.

• Chartiers Avenue Construction Budget

[See Appendix H]

Estimated construction costs are broken into line item form. This budget has been developed in conjunction with the Phasing Plan. Both are preliminary, and intended to be refined as the project moves forward.

• Chartiers Avenue Street Sections

[See Appendix I]

Chartiers Avenue Street Views 1-5

[See Appendix J]

3D views depicting existing conditions and the proposed design at key points along Chartiers Avenue.



Streetscape Design Standards/ Examples
(Lighting, Benches, Planters)

[See Appendix K]

Narratives and example illustrations for use in the selection of new pedestrianscaled light poles/banners, benches, and planters within the Main Street District. Final selections, spacing, and placement will be determined for each during the next phase of development.

4. Related Additional Services

The following documents were produced under a separate contract with McKees Rocks CDC. They are, however, directly related to and/or supplement the Chartiers Avenue Streetscape Design, and have therefore been included in the Final Report:

Chartiers Avenue Existing Conditions Survey

[See Appendix AA]

Façade Renovation Program, Pilot Project
 Proposed Design for Hollowood Music

[See Appendix BB]

Hollowood Music Façade Renovation
 Construction Cost Estimate

[See Appendix CC]

Pittsburgh/Central Ohio Railroad Bridge,
Proposed Redevelopment Design

Redevelopment Design [See Appendix DD]

F. Next Steps

The primary objective of the Chartiers Avenue Streetscape was to develop a clear Vision for the future of Chartiers Avenue and the McKees Rocks Main Street District. The design concepts and principles expressed herein were developed collaboratively through targeted interactions between the design team, the Borough, the Streetscape Steering Committee, the CDC, community leaders, business owners, and residents.

The Phasing Plan and Construction Budget Estimate, though preliminary, are intended to assist the CDC in planning for the future of the district. Both are intended as living documents that can be adjusted as the scope of work for each phase and the streetscape design as a whole are refined and further developed. Likewise, the final order of phasing for construction of the streetscape project will be determined by the CDC as factors such as funding, private investment, and other unknown future influences emerge. That said, the elements included and scope of each phase was created in an effort to maximize efficiency, minimize disruption to businesses and the community, and eliminate redundancy in construction mobilization and efforts. Thought should be given to these considerations as the final phasing plan is determined.

The CDC's next steps for the Chartiers Avenue Streetscape are to continue the development of the design concepts outlined herein. The refinement process will continue through the Construction Document phase with bidding and construction to follow. Also, as mentioned in a previous section of this summary, The CDC should consider the development of a Green Stormwater Infrastructure Plan for the District that works in concert with and builds upon the concepts contained herein.

The scope and final order of each phase of construction will be determined by the CDC, with municipality and community input, based on available funding, private investment, and community interest. Once completed, the renovated Chartiers Avenue Streetscape will help to create a vibrant and dynamic Main Street District.

G. Appendices

Following are the Final Deliverables as noted previously in this summary.

Appendix A

Memorandum



Date: June 13, 2014
Meeting Date: June 4, 2014
LGA/LGA Job #: 14259

Project: Chartiers Avenue Streetscape

100 East Swissvale Ave Pittsburgh, PA 15218

Phone: 412.243.3430 Fax: 412.371.1586

MEETING MINUTES - Steering Committee, Project Kick-off Meeting #1

<u>Time/Location:</u> 6:00 pm @ Borough Building, 340 Bell Avenue, McKees Rocks, PA 15136

Attendees/ Distribution:

Taris Vrcek McKees Rocks CDC (MRCDC) Caitlin Hazelton McKees Rocks CDC (MRCDC) Thor Erickson Design Center of Pittsburgh (DCP) Ashlev Archie Design Center of Pittsburgh (DCP) Design Center of Pittsburgh (DCP) Ivette Mongalo-Winston Jack Muhr, Mayor McKees Rocks Borough (MRB) John Ciangiarulo, Councilmember McKees Rocks Borough (MRB) Keith Schwab, Councilmember McKees Rocks Borough (MRB) Greg Quinlan Focus on Renewal (FOR) Ruthrauff Sauer (RS) Chad Appelt Samantha Levitsky, Resident McKees Rocks Borough (MRB) Clara Priddy, Resident McKees Rocks Borough (MRB) Teresa Sparacino Delta Development Group, Inc. (DDG) Marissa Price Delta Development Group, Inc. (DDG) Mark Szewcow Trans Associates (TRANS) Tony Moscollic *Keystone Structural Solutions (KSS)* Jonathan Glance, AIA Lami Grubb Architects (LGA)

Lami Grubb Architects (LGA)

Items for Discussion:

Scott Bofinger, AIA

- 1.1 Scope of work
 - A. There was a general discussion of the project scope as outlined in the MRCDC RFP, and the consultant team members who will be handling each task were introduced to the Steering Committee:
 - 1. Streetscape Design = LGA
 - 2. Commercial/Residential Market Analysis = DDG
 - 3. Traffic/PennDOT coordination = TRANS
 - 4. Existing Anchor Building, structural survey = KSS
 - B. Steering Committee members made introductions and explained their particular interest in / relationship to the McKees Rocks community.

Item Description

Responsibility Last Update

1.2 Define the Vision

- A. LGA lead a brainstorming session to identify the Steering Committee's Vision for what downtown McKees Rocks should be. Following is a summary of the "big ideas" for Chartiers Avenue Streetscape and downtown in general:
 - 1. Maximize potential: highest/best use of available land
 - Create a district theme = live music, furniture/antiques, destination dining, Mom & Pop Biz, etc. Establish an 'Unique Identifier' for McKees Rocks
 - 3. Appeal for all (residents, daytime workers & visitors), but focus on residents first (quality & affordability)
 - 4. Avoid low quality commercial or cookie-cutter development (Dollar Stores)
 - 5. Utilize McKees Rocks' central regional location
 - 6. Develop mix of uses to support existing businesses
 - 7. Locate Activation Points for the community with largescale Artwork, Peace Sculpture, or unique Iconography
 - 8. Regional photo opportunity destination
 - Safe Walkable downtown with new walkable commercial, dining, entertainment destinations
 - 10. Downtown as a catalyst for residential renovation & new construction AND/OR...
 - Residential renovation & new construction as a catalyst for downtown development
 - 12. Kid-friendly downtown: Passive & Active Parks
 - Build on 'Great Bones' = Architecture, Mom & Pop Biz, Art Center
 - 14. Find Synergy: create connections between business, arts, residents & natural resources.
 - 15. Consolidate existing successful (and willing) businesses into redeveloped downtown commercial district
 - Promote Community Events (7-days a week) & improve community communication = digital signboard
 - Establish "Community Event Space" with immediate proximity to downtown businesses, parking & Creek
 - 18. Develop regional Event rental space = Booster Hall
 - Picnic Area / Public Creek Access / Bike Routes with connections to downtown & residential neighborhoods

1.3 Schedule

- A. Chartiers Avenue Traffic Change
 - The Steering Committee stated that bid invitations for traffic signal improvements will be go out next week. In a subsequent meeting between LGA, MRCDC & DCP, LGA requested an opportunity to review & comment on aesthetics & placement of traffic poles prior to installation.

Item Description

Responsibility Last Update

- Chartiers Avenue is scheduled for re-paving & re-striping this summer; PennDOT typically follows paving with new accessible ramps at crosswalks the following year.
- B. Streetscape Phasing Plan: LGA will assist MRCDC develop a phasing plan as design continues. Phasing will be informed by the market study and proximity/schedule of redevelopment sites on Chartiers Avenue.
- C. TRANS will act as liaison between PennDOT and the design team, communicating proposed changes to sidewalks, cartways, crosswalks, etc. within PennDOT jurisdiction as the Streetscape design develops. MRCDC will set up a meeting with NIRA, PennDOT, TRANS & LGA to kick-start this process.
- 1.4 Neighborhood Partnership Program (NPP) Funds:
 - A. Schedule MRCDC reported that funds awarded this year must be spent by September 30, 2014; options for delaying this deadline or earmarking the funds for later use will be investigated. At a subsequent meeting, MRCDC reported that the deadline is firm; all funds must be spent by 9/30/14, however, the project for which the funds are being used does not need to be completed by that date.
 - B. Light pole re-painting proposal
 - MRCDC shared a proposal from a local artist to re-paint existing light poles along Chartiers Avenue. The proposal was dramatically less than a previous estimate to refurbish the poles.
 - 2. LGA stated that investing in the existing light poles may not be prudent at this time. Because lighting is an important contributing factor to the character of the streetscape, a decision at this time to retain the existing light pole style & location may be a limiting factor to the design of the overall streetscape.
 - 3. It was observed that, besides needing a new coat of paint, the existing poles appear to be in good condition, and might be an attractive feature of the streetscape design. LGA agreed, and clarified that the objection was not about the condition or inherent beauty of the light poles, but about making a decision that might impact the design of the streetscape in the future.

C. LGA proposed several alternative projects for the NPP funds for the Steering Committee's consideration that would not limit the streetscape design in the future. Discussion of each proposed NNP project followed. At a subsequent meeting with MRCDC, DCP & LGA, Items 5 & 6 (of the list below) were chosen as the most viable projects for NPP Funds, and will be explored further:

- 1. Gateway Park Renovation
 - a) LGA stated that the park is prominently located on Chartiers Avenue at the gateway to the downtown district, and could serve as a visible example of future investment to come.
- 2. Chartiers Creek Public Landing/Observation Plaza
 - a) LGA stated that a new public access point to the Creek and the Ohio River beyond could be a positive project for residents and visitors alike, and close proximity to Chartiers Avenue.
 - b) MRCDC stated that the NPP project must be located directly on Chartiers Avenue.
- 3. Chartiers-Furnace mid-block pedestrian walkway
 - a) LGA suggested renovating one of the vacant mid-block parcels into a new direct pedestrian walkway that would directly connect downtown businesses to parking on Furnace Street.
 - b) The Steering Committee noted that the parcel was not under the city's control, and would not work within the time constraints of the NPP Funds. However, a vacant parcel adjacent to & owned by Hollowood might be used instead.
- 4. Anchor Buildings @ 597 & 602 Chartiers
 - a) LGA suggested directing NPP Funds toward sealing these existing buildings to the elements to preserve them for future redevelopment.
 - b) LGA stated that a structural survey would be required in advance to determine the scope of work & cost required to mothball the buildings. KSS stated that this could be completed in 4-6 weeks.
 - c) LGA stated that if the existing buildings proved to be infeasible for commercial renovation in the future, the NPP investment now would be wasted. Future viable uses (and possible rent) would be more clearly determined by the market study. DDG stated that the market study could be completed in 6-8 weeks. KSS/LGA stated that MEP repairs & code compliance upgrades often account for a greater cost than do structural repairs for buildings of this age.
 - d) It was determined that this project would not work within the time constraints of the NPP Funds.

Item Description

Responsibility Last Update

- Chartiers Avenue Commercial Façade Improvement Program & Design Guidelines
 - a) LGA stated that creating a program to facilitate and partially fund existing façade renovation could be developed.
 - MRCDC stated that Hollowood had expressed interest in such a program to repair signage, and possibly relocate the building entrance from Furnace to Chartiers.
 - c) This concept was discussed further at a subsequent meeting with MRCDC, DC & LGA.
 DCP has experience implementing similar programs for other communities.
 - d) It was determined that this concept was worth further consideration. Another meeting for further discussion has been scheduled next week.
- 6. Train trestle improvements
 - a) LGA stated that re-painting the bridge could be a visible project to improvement Chartiers Avenue and announce the beginning of the redevelopment for downtown; this might also be an opportunity for accent lighting and/or art to begin to add character to the district.
 - MRCDC stated that the railroad company had expressed interest in allowing McKees Rocks to paint the bridge.
 - c) LGA stated that written permission should be obtained to avoid any possible legal issues regarding execution of the work; LGA stated that this was sometimes as issue in similar situations elsewhere.
 - d) If determined to be a Public Art opportunity, this could generate publicity & community support by conducting a design competition for the project, now or as a later phase. This was discussed further at a subsequent meeting; it was generally agreed that new lighting and repainting may be the best approach due to the NPP deadline, and flexibility for future district branding as redevelopment progresses.

7. Other suggestions

a) MRCDC suggested the replacement of damaged sidewalks as a possible use for NPP Funds. LGA stated, similar to light poles, that this may limit streetscape design in the future as widening of sidewalks may be employed to facilitate pedestrian safety on Chartiers Avenue. Item Description

Responsibility Last Update

1.5 Existing Conditions Survey

A. Following the meeting, LGA reported to MRCDC that the base drawings used by NIRA to develop drawings for 2-way traffic along Chartiers Avenue are not comprehensive; NIRA shared the background drawings with LGA, but stated that they should be considered incomplete.

1.6 Issues to resolve

- A. Zoning: It was noted that a review of existing zoning regulations in downtown McKees Rocks may be required to eliminate any obstacles to future development projects that would be positive for the district. An Overlay district was suggested as one technique to solve potential issues.
- B. Vacant parcels: The Steering Committee stated that several vacant lots along Chartiers Avenue within the target area were not controlled by the Borough (including the McDonald's parcel). It should be determined if the Owners of these properties might be willing to donated or sell these sites to the city for future redevelopment. At a minimum, the market study might assist the Owner sell the parcels for future development that will support the goals of the downtown redevelopment.

1.7 Schedule

- 1. Next Steering Committee Meeting TBD
- First Public Meeting TBD. At a subsequent meeting with MRCDC, LGA & DCP, it was determined that the first Public Meeting is tentatively scheduled for 5:30-7pm on July 8, 2014 immediately preceding the Council Meeting.

The proceeding constitutes my understanding of matters discussed and conclusions reached. Please advise this originator in writing of any corrections within five business days of receipt. Otherwise, the minutes shall stand as written.

Submitted by, Scott Bofinger Lami Grubb Architects

End of Report

Attachments:			

Memorandum



June 23, 2014 Date: Meeting Date: June 16, 2014 LGA/LGA Job #: 14259

Project: Chartiers Avenue Streetscape

100 East Swissvale Ave Pittsburgh, PA 15218 Phone: 412.243.3430

Fax: 412.371.1586

MEETING MINUTES – Item 1: PennDOT /Borough / Streetscape Design Coordination - Item 2: Façade Renovation Pilot Program

2:30 pm @ Borough Building, 340 Bell Avenue, McKees Rocks, PA 15136

Attendees/ Distribution:

Time/Location:

Taris Vrcek McKees Rocks CDC (MRCDC) Chris Koch Design Center of Pittsburgh (DCP) Laverne Peakes Design Center of Pittsburgh (DCP) Judy Bishop Trans Associates (TRANS) Doug Evans Borough Engineer (NIRA) John Brosnin **PennDOT**

Scott Bofinger, AIA Lami Grubb Architects (LGA)

Items for Discussion:

- 1.1 Part 1: PennDOT / Borough / Streetscape Design Team coordination of Chartiers Avenue traffic change coordination.
 - A. Doug Evans gave a summary of the traffic change project and anticipated schedule:
 - 1. Bids for traffic change on Chartiers Avenue were submitted last week; the contract is expected to be awarded shortly.
 - 2. Scope of work includes:
 - a) Install (2) new cable-suspended traffic signals.
 - b) Install signage associated with traffic change.
 - Re-stripe some crosswalks (at Chartiers Avenue cross streets)
 - B. PennDOT is scheduled to repave/restripe Chartiers Avenue in August 2014 as part of the Rt. 51 Improvement Project (under separate contracts through PennDOT). Re-striping will be completed per plans developed by NIRA and approved by PennDOT to reflect the new 2-way traffic pattern on Chartiers. (See attached PDF).
 - C. LGA/TRANS gave a brief summary of goals of the Streetscape Design Project for Chartiers Avenue:
 - 1. Strengthen existing businesses/encourage new commercial development through the revitalization & beautification of McKees Rocks Downtown.
 - 2. Develop a pedestrian-friendly Downtown environment; strike a balance between vehicular & pedestrian circulation/connections within the district.

D. LGA/TRANS questions:

- Can additional parallel parking be added along Chartiers Avenue with the based on 2-way traffic configuration?
 - a) PennDOT/NIRA: probably no. Some spaces were eliminated where turning lanes were required.
 - MRCDC stated that some existing parallel parking spaces in front of the Father Ryan Center were deleted at the Center's request.
- 2. Are encroachments into the Chartiers Avenue cartway permitted?
 - a) PennDOT/NIRA: at some intersections, yes; however, concessions must be made for truck traffic and required turning radii. MRCDC stated that small truck traffic is acceptable, but the goal is for the majority of semi-truck traffic to be routed away from the downtown district.
 - b) MRCDC: does PennDOT has the authority to affect semi-truck routes? PennDOT stated that they have authority to route oversized truck traffic only. However, slowing traffic on Chartiers Avenue will encourage semi-trucks to find alternate routes. That said, not providing clearance at intersections for occasional semitruck traffic will likely result in damaged curbs and infrastructure.
- 3. Can Chartiers Avenue cartway be narrowed; LGA observed that the width varies from 12-ft to +14 along the length of the Avenue?
 - a) PennDOT/NIRA: Reducing the overall cartway width may be possible, but not likely.
 - b) It was agreed that LGA will send a marked-up plan of proposed encroachments to NIRA for comment. After Borough approval, the plans will be sent for PennDOT comment/approval.
- 4. Are pavers permissible at crosswalks within the cartway?
 - a) PennDOT stated that paint was preferred due to maintenance concerns.
 - TRANS noted that drawings NIRA drawings indicated temporary and permanent sidewalks to be installed. TRANS stated that this seems unusual; PennDOT/NIRA will look into it.
- 5. Is PennDOT approval required for new or altered existing pedestrian light poles on Chartiers Avenue?
 - a) PennDOT stated that they must approve, and lighting levels must meet PennDOT standards.
- 6. Are both Cobra & pedestrian poles used to achieve required foot candle levels on Chartiers Avenue?
 - a) PennDOT stated lighting levels are typically achieved with Cobra fixtures only.

Item Description

Responsibility Last Update

- 7. Who maintains new pedestrian light fixtures?
 - a) PennDOT stated: Municipality or Duquesne Light.
 - b) MRCDC will discuss this with Lisa Minor of Duquesne Light.
- 8. Does PennDOT have standard requirements for style of pedestrian light poles and/or light fixtures?
 - a) PennDOT: no. LGA stated if Duquesne maintains the fixtures, they likely have standard requirements to limit stock of replacement lamps.
 - b) MRCDC will discuss this with Lisa Minor of Duquesne Light.
- Does PennDOT have authority over electronic display sians?
 - a) PennDOT: typically no, unless they are installed in drivers direct sightlines along the street.
- 1.2 Part 2: NPP Funds 2014
 - A. Possible projects have been identified
 - 1. Improvements to Railroad bridge
 - a) MRCDC is setting up a meeting with Ohio Central Railroad to get written permission
 - 2. Hollowood Music
 - a) Vacant parcel: MRCDC stated that Hollowood owns an adjacent parcel currently used for truck parking; a deal may be possible to make this parcel available for use with the Restaurant incubator space (currently Drea's Soul Food) in exchange for funds to renovate the main property.
 - MRCDC stated that the Owner has been approached and is interested in being pilot business for new Façade Renovation Program paid developed through NPP funds (DCP & LGA).
 - B. Facade Renovation Program (FRP) DCP Experience:
 - DCP circulated an outline for a future Chartiers Avenue Façade Renovation Program (see attached)
 - 2. Program procedures & Application Key points
 - a) DCP circulated (2) two example Program
 Guideline Packages (by URA of Pittsburgh &
 Oakland Planning & Development Corp); a
 similar document will be developed for Chartiers
 Avenue
 - b) Clear 3-step process for Owners:
 - Submit Application
 - Meeting for pre-approval of improvements (30 day application)
 - Design Review Committee: New or selected Streetscape Steering Committee members? MRCDC: Committee likely comprised of Steering Committee members.

- C. FRP Design Guidelines
 - LGA to determine time required to produce new or adjust existing example; no need to reinvent the wheel.
 - LGA circulated (2) two example Design Guidelines (for URA & Lawrenceville) that DCP shared prior to the meeting.
 - DCP observed that both were programs geared toward residential façade renovation; DCP will provide an example for commercial renovation.
- D. FRP Scope
 - MRCDC stated that downtown district includes essentially 10 Business Owners
 - MRCDC has been asked about consideration for recent investments = fairness for all Business Owners. DCP agreed; within 2 year timeframe seemed appropriate.
- E. FRP Commercial District Consultations
 - Early assessment meeting to determine Owners needs/ideas/concerns and observe existing conditions.
 - a) By DCP, LGA or others? LGA to determine involvement.
 - b) 2-hour assessment meetings/Owner
 - MRCDC stated that this process should begin soon. MRCDC will coordinate meeting with pilot businesses.
 - LGA stated that market study research may be completed by Delta during the meetings as well; LGA will coordinate with Delta. Following the meeting, it was determined that Delta will complete market study research independently after an invitation to Owners through the MRCDC.
- F. Renovation Scope will be administered as follows (based on demand):
 - 1. Front Façade First
 - Rear Façade (at key places within the commercial district)
 - 3. Minor Interior Improvements

Design Guidelines - allow for public discourse for community input

- 1.3 Community Signage
 - A. MRCDC will be pitching idea to install signage on the Father Ryan Arts Center at Committee Meeting this evening.
 - 1. NPP Funding may be used.
 - 2. PennDOT made no objections to the location
 - 3. Good visibility
 - 4. Signage for Community Use:
 - a) 1-5 Years: Free advertising for local businesses
 - b) 5 Years & Beyond: Charge for advertising as a possible income stream for Father Ryan Center

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PennDOT coordination & Façade Renovation Program (FRP) Meeting Minutes
June 16, 2014

Item	Description	Responsibility	Last Update
1.5			

The proceeding constitutes my understanding of matters discussed and conclusions reached. Please advise this originator in writing of any corrections within five business days of receipt. Otherwise, the minutes shall stand as written.

Submitted by, Scott Bofinger, AIA Lami Grubb Architects

End of Report

Attachments: Chartiers Avenue Façade Improvement Program

Chartiers Avenue Façade Improvement Program

About the Program:

The purpose of the Chartiers Avenue Façade Improvement Program is to improve the streetscape and anterior (front) facades while maintaining historic character and cohesiveness.

MRCDC to provide the following:

- Design Guidelines, outreach, design, funding, project management and oversight.
- Assistance with project bidding and contractor selection.

Requirements:

- First come, first serve after pilot.
- Eligible properties must be located on Chartiers Avenue between _____ and _____, and be street facing storefronts that are visible from the public right- of -way.
- Property owners must be up to date with mortgage payments and in good standing with the Borough of McKees Rocks, follow the Design Guidelines and the MRCDC process.

Façade Grant Process:

- 1) Submit Façade Grant Application to MRCDC.
- 2) Property owner to consult *Project Manager and *Design Review Committee for unofficial project approval.
- 3) Submit before photos, renderings, work estimates and Project Manager opinion to MRCDC within 30 days of initial application.
- 4) Apply for building permits within 90 days of design review recommendations.
- 5) Submit paid receipts/invoices and after photos.

Types of improvements eligible for funding:

• Street facing only, façade, awnings, roofs visible from the street, masonry repairs, display windows, shutter repair, trim work and painting...etc.

Buildings not eligible for funding:

• Banks, national chains, new construction

Façade Improvement Programs throughout the City (URA & City of Pittsburgh)

- Residential programs offer up to \$5,000 in matching funds. If a homeowner spends \$10,000 they will be reimbursed \$5,000.
- Streetface Façade Program (Lawrenceville Mainstreets) administered by URA awards to 40% or \$30,000 maximum for construction costs and 50% up to \$1,500 for architectural fees. This programs awards forgiveable loans for historical restoration, rehabilitation, and construction of building facades.

Improvement Programs outside of PA

- Matching grants from 25% 50% of eligible costs. Some programs award 50% matching for Façade and 25% for other eligible improvements.
- Larger matches given for historic properties or anchor buildings.
- 100% reimbursement for awnings and signage.

McKees Rocks Community Development Corporation (MRCDC)

Façade Improvement Program

Purpose

The purpose of the MRCDC Façade Improvement Program is designed to promote the continued use, maintenance and necessary upgrades to commercial buildings along Chartiers Avenue. It is intended to assist commercial property owners with resources and technical assistance while enhancing the attractiveness of the business corridor.

Funding Availability

The MRCDC will provide reimbursement up to 75% for the costs of eligible façade (front and rear entrance improvement upgrades up to \$25,000. Reimbursements will be provided for property owners that have completed renovations from January 1, 2011 to present. These renovations must meet the requirements of this program. To be eligible for reimbursement, receipts must be provided.

Eligible Applicants

Owners of properties between 420-718 Chartiers Avenue; excluding banks and national chains.

Eligible Improvements

- Exit doors (exterior)
- Painting (exterior)
- Masonry repairs
- Display windows
- Shutters and Awnings
- Signs (repair and replace)
- Stairs, Porches, Railings and Exits
- Walls
- Windows
- Roofs (repairs that will be visible from the public street or rear entrance) (In general, sloping roofs would apply, flat roofs would not)
- Walkways (rear entrance) (sidewalks, pavers and other permanent improvements intended for pedestrians.
- Landscaping (rear entrance improvements)
- Lighting
- *Elements that will return the building to its original historic look

Ineligible Improvements

- Building permit fees or related administrative costs
- Extermination of rodents or pests
- Acquisition of land or buildings

- HVAC systems
- Electrical wiring or upgrades
- Elevators
- Plumbing
- Refinancing exist debt
- Sweat equity
- Working capital for business
- *Proposed work inconsistent with the building's origin designs

Improvements not specifically listed as eligible or ineligible are subject to review and approval by the MRCDC and the Design Review Committee.

Grant Application Process

Eligible property owners should consult with the MRCDC and then complete the application with the following documentation.

- Proof of matching funds
- Proof of current taxes, mortgage and insurance
- Proof that property is in good standing with the Borough of McKees Rocks
- Submit before photos, renderings, work estimates to the McKees Rocks CDC (within 30 days of application)
- Detailed cost estimates within 45 days
- Show proof of building permits within 45 days.

Reimbursement Process

Reimbursements will be made to the property owner only and will be made within 30 days of receipts being approved.

McKees Rocks Community Development Corporation

Façade Improvement Program Application

Date:		
Name:		
Home Address:		
Building address fo	r which reimbursement grant is sought	
Is this property list	ed on the National Registry or designated a	as a local landmark
Yes	No	
Have you received o	cost estimates for proposed work to be con	npleted?
Yes	No	
Have you completed	d renovations to your property since Janua	ary 1, 2011?
Yes	No	
If yes, what improv	ements have you made?	

In the space provided below, please list your proposed improvements, so purpose of work to be done	ope and

Memorandum



Date: July 11, 2014
Meeting Date: July 8, 2014
LGA/LGA Job #: 14259

Project: Chartiers Avenue Streetscape

100 East Swissvale Ave Pittsburgh, PA 15218 Phone: 412,243,3430

Fax: 412.371.1586

MEETING MINUTES - Public Meeting #1

Time/Location: 5:30 pm @ Borough Building, 340 Bell Avenue, McKees Rocks, PA 15136

Items for Discussion:

- 1.1 Team Introductions LGA Introduced the design team and the roles that they will play as it relates to the Streetscape design project:
 - a. Delta Development Group Market Study for the Main Street Distric
 - b. Trans Associates PennDOT coordination for Streetscape design
 - Keystone Structural Solutions Structural survey of existing structures
 597 & 602 Chartiers Avenue.
 - d. Lami Grubb Architects Streetscape Design & Main Street District Design Guidelines.
- 1.2 Downtown McKees Rocks Revitalization, Project Overview:
 - a. Revitalization Timeline
 - i. **Step 1:** Community Development Corporation established.
 - ii. **Step 2:** Lower Chartiers Main Street Revitalization Plan, completed January 2014.
 - Step 3: [You are Here] Chartiers Avenue Streetscape,Design process is currently underway.
 - iv. Step 4 [Future]: Construction Documents
 - v. **Step 5 [Future]:** Phased Bidding/Construction
 - vi. Step 6 [Future]: Renovated Main Street District
 - PennDOT traffic change & Railroad Bridge PennDOT will begin construction on the 2-way traffic change on Chartiers Avenue later this summer.
- 1.3 Chartiers Avenue Streetscape Overview:
 - a. Change the Traffic Pattern
 - b. Revitalize the Anchor Buildings
 - c. Build on Existing Regional Attractions
 - d. Re-connect the Community

Item Description

- 1.4 Public Forum: Following comments were made by meeting attendees:
 - a. Concerns expressed re: bump-outs into Chartiers Avenue cartway: Impacts to snow removal? Loss of on-street parking? --LGA stated that bump-outs would not decrease lanes or impede vehicular traffic. Bump-outs will be placed at intersections to define existing on-street parking & reduce pedestrian travel distance when crossing the street.
 - Need a physical connection to Furnace Street Ext. Parking.
 --LGA stated that this was a design concept that will be included in the scope of the Streetscape Design for Chartiers Avenue.
 - c. What can be done for businesses outside the boundaries of the Target Area?
 - --CDC stated that Façade Renovation Program will begin with businesses in the target area. May be expanded after momentum builds for renovation.
 - d. What are McKees Rocks Strengths? How can we build on them?
 - e. Develop a Community Event with a specific personality.
 --LGA/CDC stated that this has already begun with the FEASTival.
 - f. Historic Tax Credits?
 - --LGA stated that this will be looked into as development plans are developed for 602 & 597 Chartiers Avenue.
 - g. How can we improve/repair existing buildings?
 --LGA: this will be addressed via the Façade Renovation Program.
 LGA/CDC will create Design Guidelines: good design
 practices/suggestions for buildings considering renovation within the
 target area.
 - h. How does Streetscape design correspond to Rt. 51 Improvements by PennDOT?
 - --LGA stated that Streetscape design will build upon traffic change being implemented by PennDOT to create pedestrian-friendly and business-friendly Main Street District on Chartiers Avenue.
 - i. Plaques for historically significant structures? Celebrate the history! Support McKees Rocks Historic Society.
 - Banners to veterans honoring Servicemen/women & history. Similar to Castle Shannon.
 - k. Children, toddler to teen: Develop passive & active recreation for this population.
 - How do we instill respect for the improvements (& the community)?
 --LGA: on-going community effort that will gain traction as improvements are completed. In the meantime: use of high-durability, low-maintenance, & vandal-resistant materials will be encouraged.
 - m. Main Intersection → Celebrate the War Memorial, flagpole improvements at park.
 - n. Community connections
 - 2-way traffic reroute trucks off Chartiers Avenue?
 --LGA: will be discussed with PennDOT.

McKees Rocks Steering Committee Meeting #2

Meeting Minutes - September 23, 2014

Attendee	Email	Organization
Clara Priddy	cpriddy.gs@verizon.net	Community Member
Don Hollowood	don@hollowood.com	Hollowood Music
Jeb Feldman	jfeldman@mckeesrocks.com	McKees Rocks CDC
Joe Aiello		Joe Aiello Flooring
John Ciangiarulo Jr.		Council Member
Jonathan Glance	jglance@lamigrubb.com	Lami Grubb Architects
LaVerne Peakes	lpeakes@designcenterpgh.org	Design Center
Nic Marlton	nmarlton@deisgncenterpgh.org	Design Center
Ray Garofalo	rgarofalo826@dollarbank.com	Dollar Bank
Scott Bofinger	sbofinger@lamigrubb.com	Lami Grubb Architects
Taris Vrcek	tvrcek@mac.com	McKees Rocks CDC

Items for Discussion

1.1 Market Study Report

- Strategic Redevelopment questions were raised about the projected rent and capture rate for new housing units listed in the market analysis.
- Discussion of housing, co-working space, and how to draw young professionals.

1.2 Lower Chartiers Main Street District Design Guidelines

- Explanation of how to set up Design Guidelines and a Review Board.
- CDC to provide list of people/companies to be included in acknowledgment section of DG document.
- DC suggested the addition of a section to address outdoor seating/dining areas within the Main Street District.

1.3 Façade Renovation Program

- Explanation of how far DC funding can go during initial phases, and how Review Board/the CDC will help business owners and connect them to resources.
- Questions were asked re: amount of funding that will be provided; amount to be determined by the CDC.

1.4 Chartiers Avenue – Proposed Cartway Enhancements

- Explanation of the use of "bump outs" to increase sidewalk space, walkability, control traffic patterns, and define the existing parallel parking lanes along Chartiers Avenue.
- Community members expressed concern about the loss of quantity of parking.
- LGA reported that loss of existing parallel parking spaces due to the addition of "bump-outs" was not significant to the Main Street District, and would likely be recaptured with the layout of Furnace Street Ext.

1.5 Next Steps

- Steering Committee Meeting November 3rd
- Public Meeting December 2nd
- The project deadline is close but it is still feasible to spend down the funding.

- LGA, DC & MRCDC will review Proposed Encroachment plan with the Borough Engineer for comments.

1.6 PennDOT Ribbon Cutting

- As of this meeting the ribbon cutting date was still uncertain.

1.7 Progress Update: Neighborhood Partnership Program (NPA) Funds

- 597 Chartiers Avenue emergency demolition was described as moving slowly
- Pitt Ohio Central Railroad Bridge The Proposed Design drawings will need to be reviewed by an engineer before approval to proceed will be given by the railroad; LGA reported that the timeframe for review could take up 1-year as public safety projects take precedence for review. LGA has asked a Contractor to provide an estimated budget so that MRCDC can determine an alternate funding source, and how to proceed.
- Father Ryan Center 8 x 12 video capable LED sign
- War Memorial flagpole contractor bidding
- Survey LGA reported that a survey of the target has been completed. The survey was required before work on the design of the new Streetscape could commence.

Memorandum



 Date:
 October 6, 2014

 Meeting Date:
 October 2, 2014

 LGA/LGA Job #:
 14259

Project: MRCDC - Chartiers Avenue Streetscape

100 East Swissvale Ave Pittsburgh, PA 15218

Phone: 412.243.3430

Fax: 412.371.1586

MEETING MINUTES: Chartiers Avenue, Proposed Cartway Encroachments Coordination

Time/Location: 1:30 pm @ Borough Building, 340 Bell Avenue, McKees Rocks, PA 15136

Attendees/ Distribution:

Taris VrcekMcKees Rocks CDC (MRCDC)Jeb FeldmanMcKees Rocks CDC (MRCDC)La Verne PeakesDesign Center of Pittsburgh (DCP)Doug EvansBorough Engineer (NIRA)Mark SzewcowTrans Associates (TRANS)Judith BishopTrans Associates (TRANS)Scott BofingerLami Grubb Architects (LGA)

Items for Discussion:

1.1 Introduction

- A. LGA reviewed the Proposed Chartiers Avenue Cartway Encroachment Plan. Primary Goals of the plan were:
 - 1. Reduce vehicular traffic speed \rightarrow reduce cartway width
 - 2. Increase pedestrian safety → increase sidewalk area
 - Determine areas of Chartiers that are "off limits" for alteration
- B. Plan was intended to facilitate conversation about Streetscape Design; it was presented to the Steering Committee on 9/23 for comments.
- C. The purpose of today's meeting was to discuss the concepts with NIRA, and hear any comments that they may have on behalf of the borough.
- D. In general, NIRA made no objections to the goals of the plan, or to any of the encroachments that were depicted. LGA will send a PDF copy of the plan to NIRA for further review, and comment.
- 1.2 Large truck traffic on Chartiers Avenue
 - A. Is Chartiers Avenue a local- or state-designated "Truck Route?" NIRA: Not designated as such by the borough.
 - B. MRCDC / NIRA noted that the McKees Rocks Police Chief had expressed interest in re-routing large truck traffic off of Chartiers Avenue for safety reasons.
 - C. TRANS will contact PennDOT to verify the following:
 - 1. Is Chartiers Avenue a state-designated "Truck Route?
 - 2. If so, can an alternate route be adopted to avoid the Chartiers Avenue Main Street District?
 - 3. If an Alternate Route is acceptable, a plan will be

developed and presented to state and local authorities for approval.

D. Turning Radii

- LGA asked NIRA for guidance on required clearances at key intersections:
 - a) @ Island & Chartiers (RR Bridge)
 - b) @ Chartiers & Linden (Creek Bridge):
 - c) @ Chartiers & Union
- NIRA stated that borough required turning radii requirements are detailed in the Land Development Ordinance.
- TRANS added that PennDOT regulations will also apply since Chartiers Avenue is a state route. TRANS will forward LGA the PennDOT regulations.

1.3 Port Authority

- A. Along with narrowing the cartway at the intersection of Chartiers & Linden, LGA stated that the Encroachment Plan also proposes the elimination/reduction of designated bus lanes at this location; LGA asked if NIRA had any specific objections. NIRA did not, but observed that changes would require approval by Port Authority and/or PennDOT. TRANS stated that they would broach this subject when discussing the truck route.
- B. MRCDC stated that the current bus stop locations in the Streetscape target area may be relocated due to the traffic change. LGA observed that this is an opportunity to coordinate the installation of new waiting enclosures in key locations within the Main Street District. MRCDC agreed.

1.4 Turning Lanes

- A. LGA asked for feedback about possibly deleting turning lanes
 - From Linden onto Chartiers (into Mall). It was asked if this might impact deliveries into the Mall. MRCDC observed that there were other routes available into the mall property.
 - From Chartiers, onto Island. TRANS stated that PennDOT will likely object to eliminating or even reducing the turning lane that exists currently.

1.5 Furnace Street Extension

A. The future location of Furnace Street Ext. and parking for overflow use relative to the Main Street District was discussed. LGA suggested that Furnace Street Ext. should be located closer to Chartiers Creek. By doing so, pedestrians walking between Chartiers Avenue and the parking area will not have to interact directly with vehicular traffic. This is even more important if Furnace Street Ext. is included in an alternate truck route. All agreed. Page 3 of 3 Chartiers Avenue, Proposed Cartway Encroachments coordination - Meeting Minutes October 02, 2014

Item Description Responsibility Last Update

The proceeding constitutes my understanding of matters discussed and conclusions reached. Please advise this originator in writing of any corrections within five business days of receipt. Otherwise, the minutes shall stand as written.

Submitted by, Scott Bofinger, AIA Lami Grubb Architects

End of Report

Attachments: Proposed Chartiers Avenue Encroachments, SK-1 & SK-2

McKees Rocks Steering Committee Meeting #3

Meeting Minutes - November 03, 2014

Attendee	Organization
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Scott Bofinger, AIA Lami Grubb Architects (LGA) Jonathan Glance, AIA Lami Grubb Architects (LGA)

LaVerne Peakes Design Center (DC)
Thor Erickson Design Center (DC)
Chris Koch Design Center (DC)

Taris Vrcek

Jeb Feldman

McKees Rocks CDC (MRCDC)

McKees Rocks CDC (MRCDC)

McKees Rocks CDC (MRCDC)

McKees Rocks Borough

Items for Discussion

1.1 Market Study Report

a. LGA reviewed final market study report completed by Delta Development and stated that the main take-aways were the need for housing for young professionals, co-working space and taking advantage of Chartiers Avenue/McKees Rocks strategic location.

1.2 Lower Chartiers Main Street District Design Guidelines

a. LGA reviewed the completed design guidelines. Recommendations included establishment of a review board and review procedures. The design guidelines are meant to be general in natural, and have been written as a guide for Business Owners and the Review Board to maximize the positive impact of future investments made within the Main Street District target area.

1.3 Chartiers Avenue Streetscape - Overall Plan

- a. Cartway Encroachments LGA proposed tightening the intersection to create a shorter distance across the street, which will be safer for pedestrians.
- b. Key Development Parcels LGA pointed out several properties on Chartiers as well as Furnace Street that are prime for investment.
- c. Vacant Parcel Overview of vacant parcels that may be prime for investment.
- d. Linden Avenue Bus Lanes Discussed the possibility of deleting the concrete medians that exist on Linden Avenue (between Rite Aid & Eat N' Park) to dramatically reduce the cartway; this will increase pedestrian safety and slow traffic entering the Main Street District. The Borough's buy-in on this concept may be critical toward gaining PennDOT & Port Authority approval. TRANS & Associates can begin sharing these concepts when the Final Chartiers Avenue Streetscape Master Plan has been completed.
- e. Cricket Parcel Proposed a new Civic Gathering Space for this property that would act as a better Gateway/Terminus to traffic approaching the Main Street

McKees Rocks Steering Committee Meeting #3

Meeting Minutes - November 03, 2014

- District along Linden Avenue. MRCDC will begin to share the concept with the property owner. Inclusion in the final plan: TBD.
- f. JP Auto/Eat N Park Parking LGA proposed reconfiguring Eat N Park's parking lot, giving them more spaces as well as making it safer for pedestrians.
- g. Furnace Street / Chartiers Creek LGA proposed parking on Furnace Street Ext and will do a study of how many spaces are required by existing businesses in the Main Street District.
- h. Truck Route Discussed possibility of re-routing truck traffic away from Chartiers Avenue. Ultimately, this will be an issue that must be taken up between the borough and PennDOT.

1.4 Chartiers Avenue - Enlarged Plan

a. LGA discussed elements of the streetscape plan, particularly pocket parks, bump-outs, furnishings and street sections.

1.5 Next Steps

- a. Public Meeting, December 2nd from 5:30-7:30pm.
- b. MRCDC 'to do list'
 - 1. Determine if Acknowledgement Section will be included in the Design Guidelines, and, if so provide names, etc. to be included to LGA.
 - 2. Reach out to Owners of <u>Cricket</u>, <u>Eat 'N Park</u>, <u>& JP's Auto Exchange</u> properties. Direct LGA re: whether new development should be shown in these areas on the Final Chartiers Avenue Streetscape Masterplan.
 - 3. Consider benefits of Land Control between 597 & McDonald's Way: Large re-development parcel.
 - 4. Review 2003 Strategic Plan and Lifestyle Center proposal at existing public housing development.
 - 5. Explore Alco-san funding for Sidewalk/Storm water management infrastructure improvements.
 - 6. Meeting with Congressman re: State and/or Federal funding options.

c. LGA 'to do list'

- 1. Indicate Bike Trail & Connection to larger region trails on future Streetscape Masterplan. Consider Bike Share station.
- 2. Label area designated for commercial loading off Furnace Street Ext., including Roxian.
- 3. Consider Side Egress and pedestrian circulation from Roxian to parking for large events. Consider 10-ft easement on former McDonald's site. Close McDonald's Way for Events.
- 4. Verify/Show location of Alco-san infrastructure near Chartiers Creek.
- 5. Determine parking needs for existing businesses on Chartiers Avenue.
- 6. Send PDF of Design Guidelines to MRCDC & DC
- 7. Send final Streetscape Masterplan to TRANS to begin discussion with PennDOT & Port Authority.

Appendix B



Consulting Engineers

July 8, 2014

Mr. Jonathan Glance Lami Grubb Architects 100 E. Swissvale Avenue Pittsburgh, PA 15218

Re: Structural Condition Survey Chartiers Ave. Streetscape 597 Chartiers Ave 602 Chartiers Ave. McKees Rocks, PA KSS No. 14177

Dear Jonathan:

At your request, KSS representatives visited the referenced buildings on Tuesday, July 1, 2014 to conduct a structural condition survey. The purpose of a structural condition surveys is to visually observe a building and note construction defects, components that seem to exhibit less than expected service life, or systems that have been poorly maintained. They are non-invasive and non-destructive in nature. Our representatives did not remove panels or covers, and did not enter confined crawl spaces to access any portion of the building structure. This survey was not intended to address routine maintenance items or develop detailed plans for identified problems. The services are qualitative in nature and do not include engineering calculations or design.

602 Chartiers Ave.

This building is a 4-story structure with a basement. The building was built circa 1910. According to a sign in the lower window, the building is about 22,000 SF in size. The building currently is not occupied, but, has much furniture, appliances and several other things densely piled in most every room. Consequently, it was difficult to navigate through the entire building. However, based on the areas that we did observe, we feel strongly that other areas that were not observed are very similar to those that were.

The building structure appears to consist of steel framing. It is not clear whether or not the perimeter walls are bearing or non-bearing with perimeter steel columns. The steel beams and columns are encased with concrete, probably for fire proofing reasons. See Photo 1 in Appendix One. The floor structure appears to be a concrete slab. The roof structure appears to consist of wood framing.

The building has been vacant for some time and is in a state of disrepair. Many windows are missing and the roof is in very bad condition. Consequently, water has freely entered the building for years and is the likely cause of most of the deterioration. Although we did not see much of the

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wood roof structure, what we did see was not very good. It appears as though much of the roof structure should be replaced although it may be possible for portions to be repaired.

Some of the steel beams are corroded and no longer encased in concrete. See Photos 2 and 3. When steel corrodes, it expands. The expansion exerts a tremendous amount of force and will damage concrete that is near it. So, for this reason, some steel beams are exposed with almost no concrete around them while others have varying amounts of concrete. The future problem with this phenomenon is even if the building is properly enclosed, thus keeping water out, the rate of corrosion of the steel will reduce, but, the steel will continue to corrode. So, there is risk that a steel beam currently fully encased in concrete could corrode enough that pieces of concrete could break off and fall years after the building has been restored and occupied. It is difficult to quantify this risk. This scenario could happen or it may not. In my opinion, each beam should be closely evaluated. If cracks in the concrete around the beam are significant, then the concrete should be removed and steel beam be cleaned, painted and repaired if necessary. For beams encased in concrete that appears to be in relatively good condition, it can be left in that condition. Beams fully or partially exposed should have any remaining concrete removed, cleaned, painted and repaired if necessary.

The concrete floors mostly appear to be in good condition. We did notice some areas that have begun to spall. See Photo 4. This is an indication that water has infiltrated the slab and caused the slab reinforcing to corrode. These areas can be repaired by conventional concrete restoration methods. It is unclear how much concrete restoration is required to repair the floor, but, based on our observations, we believe the areas will be limited and the total amount will not be significant.

Although the stored materials prevented us from thoroughly reviewing the building, they do provide an in-place load test for the floors. It is likely that whatever user may occupy this building will not load the floors with more weight than what they are presently supporting. We did not see any areas that were not adequately supporting the floor load.

The brick around the building is in reasonably good condition, but, it does have cracks that should be repaired. See Photo 5 as an example. The cracks in the brick around the building are not excessive and should be expected for a building of this age and lack of maintenance.

A fire escape is located at the north or rear of the building. See Photo 6. It is in bad condition and if required by the building code for the future building occupancy, it should be replaced.

The north wall is currently covered with vegetation. See Photo 7. The vegetation is so thick that it is difficult to observe the wall and its condition. This vegetation should be removed immediately.

Based on our observations, in our opinion, this building, although presently in a state of disrepair, can be easily be structurally repaired so that it can be occupied. However, we cannot state with any degree of certainty whether or not repair of this building makes financial sense to do so. In addition to the cost of the structural repairs, other costs such as ADA improvements, mechanical and electrical systems, tenant improvements, etc. need to be taken into account. Our guess is that the structural costs will be relatively minor when compared to the others. At a minimum, if there is a chance that this building will be used in the future, we recommend repairing/replacing the roof

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and fill-in the window openings so that water is kept out of the building. Doing so will reduce the rate of deterioration of the interior structural elements.

597 Chartiers Ave

This building is a four-story structure with a basement. The floor and roof framing consists of wood framing. The framing spans between perimeter and interior bearing walls. The perimeter walls are brick and/or masonry. The interior walls are wood framing above the second floor and a brick/masonry wall up to the second floor. Global Environmental prepared drawings of this building. The drawings are not dated, but, appear to be recent. According to these drawings, the building has a footprint of about 90 ft. by 33 ft.

Similar to the building at 602 Chartiers Ave., the building is unoccupied and in a state of disrepair. We could not walk through the entire building due to a safety concern. But, we were able to see enough of the building to form an opinion of the structural condition.

The wood roof and floors are in very bad condition. See photos 1 to 3 in Appendix Two. The roof and floors should be replaced. The center wood walls are covered and cannot be seen, so, we don't know their condition. It is likely that they are adequate, but, since the floors will be replaced, it may be easier to replace the center walls rather than try to re-use them. The interior portion of the masonry/brick walls are covered and can't be seen. However, there is no reason to think that they are not in usable condition.

There is a chimney that is on the west wall that sat on the second floor. However, the second floor is completely rotted away, so, this chimney has no support, other than apparently being built integral with wall. See Photo 4. There is some risk that the weight of the chimney hanging from the wall could damage the wall. At this time, it does seem stable, but, there is no guarantee for how long. So, we recommend that the chimney be removed as soon as possible.

There is an empty lot adjacent to the east of the building. Based on the mortar on the east wall, it is likely that a building was formerly on this lot that was built against the 597 Chartiers Ave. building. See Photo 5. The mortar is not a structural concern, although it could be removed for aesthetic reasons. The brick exterior seems to be in relatively good condition. The exterior of the west wall cannot be seen as it is adjacent to another building.

There is a three-story deck at the back (south) of the building. See Photo 6. The deck appears to be comprised of concrete while the stairs are wood. Overall, the deck appears to be in good condition, but, there are indications the concrete is starting to deteriorate. See Photo 7.

Similar to my comments on 602 Chartiers Ave., 597 Chartiers Ave. can be structurally repaired. However, since much of the structural framing of the building is deteriorated wood; a greater percentage of this building must be replaced. Due to the bearing wall system, the type of occupancy of the building isn't very flexible. The first floor probably could be used for retail, but, apartments seem to be the appropriate use for the upper floors. If that is the intent, then replacement of the floor and roof structures is probably more economical than demolishing and rebuilding. However,

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if a more flexible use is desired, demolishing and rebuilding will provide a developer with more occupancy options.

As we previously stated, the perimeter walls that we can see are in good condition. However, those walls rely on the floors and roof for lateral support. Given the poor condition of the floors and roof, they likely offer little lateral support. Consequently, this building is at significant risk of collapse or partial collapse. So, decisions regarding what to do with this building must be made more quickly than that for 602 Chartiers Ave. If it is decided to keep the building, at a minimum, the roof must be replaced to keep the water out. A new roof will considerably help the lateral support of the perimeter walls. However, the walls rely on the floors as well. So, if a new roof is placed on the building, it will reduce the risk of collapse, but, some risk will still be present if the floors are also not replaced.

If this building is to be re-used, the structural repair costs likely will not be as significant as other costs such as ADA improvements, mechanical and electrical systems and tenant improvements.

It has been our pleasure to assist you with this project. Please don't hesitate to call if you have any questions or if you need any other information.

Sincerely, Keystone Structural Solutions

Tony & moscollis

Tony L. Moscollic, P.E. President



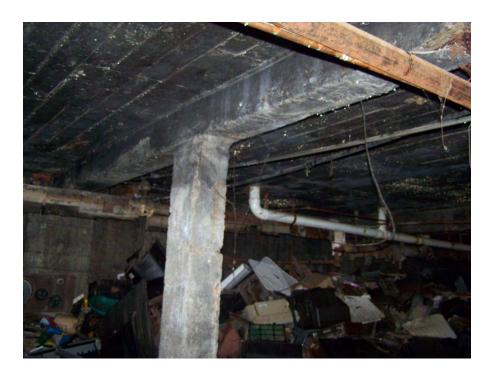


Photo 1 – Steel Column / Steel Beam Encased in Concrete (Basement)



Photo 2 - Corroded Steel Beam - No Concrete Cover





Photo 3 - Corroded Steel Beam (some concrete cover)



Photo 4 – Spalling of Bottom of Concrete Floor





Photo 5 - Cracked Brick (due to corroded lintel)



Photo 6 – Fire Escape (north side of bldg.)





Photo 7 – North Wall



Photo 8 – Open Window / Façade Deterioration





Photo 9 – South Wall





Photo 1 – Deteriorated Wood Floor Structure



Photo 2 - Deteriorated Wood Floor Structure





Photo 3 - Deteriorated Wood Floor Structure



Photo 4 – "Hanging" Chimney





Photo 5 – East Wall



Photo 6 – Deck / South Wall





Photo 7 – Concrete Deck Deterioration



Photo 8 - North Wall

Appendix C	

MCKEES ROCKS CDC CHARTIERS AVENUE STREETSCAPE

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EXECUTIVE SUMMARY

This report presents a market analysis that will provide the groundwork for developing a highest and best use plan for the Chartiers Avenue Corridor in McKees Rocks, PA. Charged with the task of determining what types of development could be supported on Chartiers Avenue, Delta Development Group, Inc. (Delta), collected and analyzed data, as well as discussed current trends with business owners and real estate professionals and developers.

TAKING ADVANTAGE OF CHARTIERS AVENUE'S STRATEGIC LOCATION

Chartiers Avenue is located 4.3 miles from the downtown area of the City of Pittsburgh (City), within three miles of the River Casino, Carnegie Science Center, Heinz Field, and about four miles from PNC Park. The Borough is serviced by the Allegheny County Port Authority, which provides access to the Pittsburgh International Airport, downtown Pittsburgh, and other major employment and shopping centers. The proximity to Pittsburgh and access to public transportation are two key assets that should be used to market Chartiers Avenue to potential investors, developers, businesses, and residents. The fact that the City can be accessed without traveling through the Fort Pitt, Squirrel Hill, and Liberty Tunnels is another key attribute.

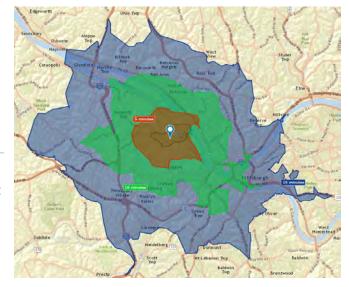
TARGET MARKET - RESIDENTIAL

The population in McKees Rocks has remained relatively stagnant due to the lack of quality housing stock within the Borough. The location of McKees Rocks lends itself well to young professionals commuting to the City. These professionals, 29 years and younger, have a high mobility rate and will be seeking a walkable urban environment, with housing in proximity to transit, shopping, and

nightlife. There are over 1,162 young professionals, earning more than \$3,000 per month, working in the City and living in the communities of Bellevue, Avalon, Ben Avon, Emsworth, Ingram, and Crafton. With a conservative capture rate of 5 percent, the potential demand for new housing units on Chartiers Avenue would be 58 units.

TARGET MARKET - RETAIL/RESTAURANT

The residents living within a 5-minute drive time of Chartiers Avenue represent the primary target market for additional retail and restaurants. Based on the retail gap analysis, the 5-minute drive time area contains 34 eating establishments. Consumers within the 5-minute drive time represent a market potential of \$2.3 million for full-service restaurants and \$2.2 million for limited-service restaurants.



The secondary target market is the 72,958 employees working within a 10-minute drive time of Chartiers Avenue. These employees represent a market potential of \$394,000 for limited-service restaurants.



Based on restaurant benchmarks, this market potential would support approximately 7,232 sq. ft. for a full-service restaurant and 6,706 sq. ft. for a limited-service restaurant. **Note**: To capture the primary and secondary markets, a new restaurant must be unique to the marketplace.

COMMERCIAL SPACE

A newer trend in office space is the coworking space that provides a contemporary open-desk workspace targeted toward entrepreneurs currently working from home, startups, and employees looking for a change of pace in their current office structure. The coworking space provides the entrepreneur/employee with a workspace, use of a conference room, a private office, essential operating services, and access to the kitchenette, based on the type of membership selected. The workspace is leased on a month-to-month basis, with monthly rentals ranging from as low as \$50 for part-time membership to \$450 for an office for six people. This type of space should be combined with residential lofts to strengthen the financial pro-forma for the development.

IMPROVING THE OVERALL APPEARANCE AND ENERGY OF CHARTIERS AVENUE

Business owners are concerned with the cleanliness and safety of Chartiers Avenue. The CDC and Borough have an opportunity to change the dynamics of this important business district with the redevelopment of the two key anchor sites located at 597 and 602 Chartiers Avenue. The development mix identified within this study should be incorporated into all redevelopment efforts. The CDC should maximize all vacant properties for commercial growth. Parklets and other amenities should be located within walking distance of Chartiers Avenue, but not within the prime commercial space. The CDC should also develop a façade improvement program to target other buildings located on Chartiers Avenue.



BACKGROUND INFORMATION

STUDY AREA - CHARTIERS AVENUE, MCKEES ROCKS, PA



The focus of this analysis is Chartiers Avenue in the Borough of McKees Rocks, PA. This study concentrates on the portion of Chartiers Avenue between Stanhope Street and 718 Chartiers Avenue. This study will build on planning work previously conducted through the Char-West Multi Municipal Plan and the Lower Chartiers Main Street Revitalization Plan.

According to the Chartiers Main Street Revitalization Plan, the McKees Rocks Lower Chartiers Avenue is the Borough's historic Main Street; it is the most concentrated commercial district within McKees Rocks.

It serves as the connector to the many surrounding Boroughs, Township, and the City of Pittsburgh's West End neighborhoods.

This market assessment will assist in understanding the potential for the study area and for two vacant buildings that could serve as the game changers for revitalizing this important commercial corridor.

RECENT ACCOMPLISHMENTS AND ANCHORS

FATHER RYAN CENTER

The Father Ryan Center, located at 420 Chartiers Avenue, opened in October 2008. The Center is a state-of-the-art facility that provides the community with artistic education and entertainment. The ground floor of the Center hosts a café and art gallery. The Center also features a 125-seat theater, a recording studio, dance and music rehearsal studios, a computer graphics lab, and studios for pottery, ceramics, and sculpture.







PITTSBURGH INTERMODAL RAIL TERMINAL AND THE REDEVELOPMENT OF THE P&LE RAILROAD BROWNFIELD SITE

The proposed intermodal rail facility in McKees Rocks and Stowe Township will be an important economic development project for the region. The intermodal facility will create 40 on-site jobs, 40 drayage jobs, and 100 indirect jobs throughout the region.

The intermodal rail terminal will assist in the redevelopment of the P&LE Railroad brownfield site; a 52-acre brownfield property located in McKees Rocks and Stowe Township. The proposed redevelopment includes the rehabilitation of 75,896 sq. ft. of existing building space and 385,474 sq. ft. of new multi-building construction.



THE STAGE OF PITTSBURGH, ISLAND AVENUE

Located at 524 Island Avenue is a qualified production facility approved for Pennsylvania's film tax credits. In 2008, Michael Dolan and his partners invested \$1 million to build out a former industrial shed; in 2009, they retrofitted an additional warehouse into a second soundstage. DreamWorks, Miramax, Lionsgate, ABC and 20th Century Fox have been Island Studio's clients.



CURRENT INITIATIVES

ROXIAN THEATRE

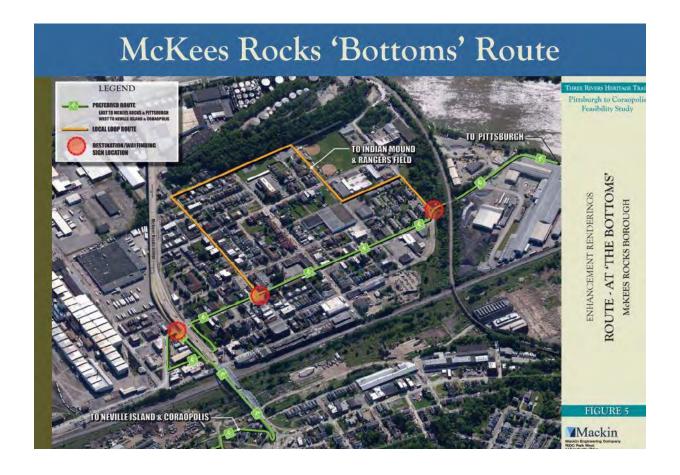
The Roxian Theatre originally opened in 1928, and operated for approximately 80 years as a movie theater and entertainment venue. The revitalization of this important anchor is a current initiative of the McKees Rocks Community Development Corporation (MRCDC). The goal is to reposition the facility as a concert and performance venue. When complete, the Roxian Theatre will serve as another important anchor to draw consumers from the region into the Lower Chartiers District.



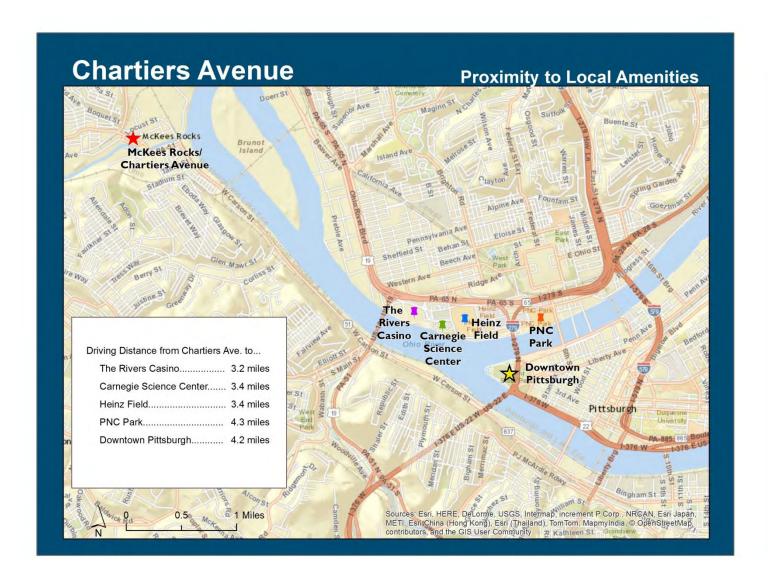


MONTOUR TRAIL EXPANSION

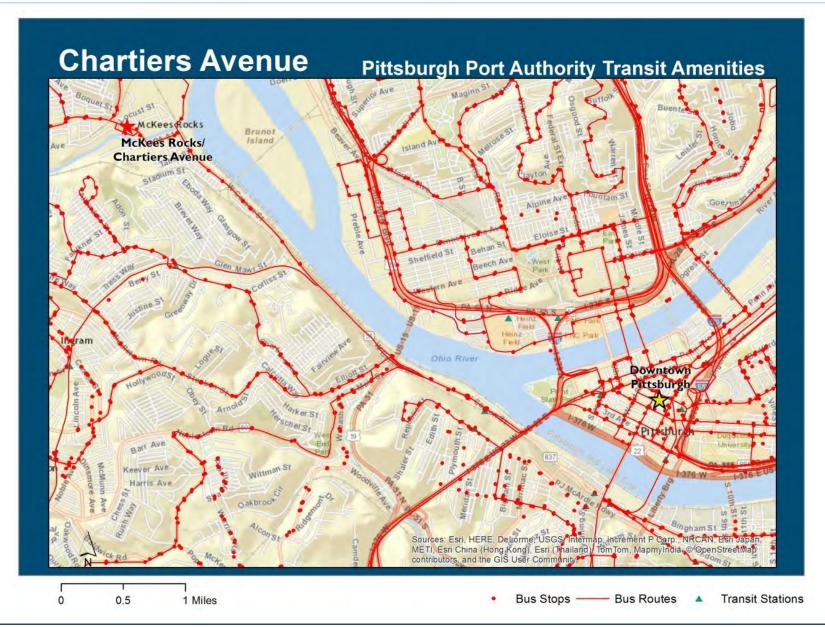
In 2013, Allegheny County unveiled a proposed on-road route for a bicycle route extension for the proposed Ohio River Trail. This trail will link Pittsburgh's Three Rivers Heritage Trail to the start of the Montour Trail. The expansion is meant to encourage bicycle touring, but would also provide cyclists with a safe connection from McKees Rocks to Downtown Pittsburgh.













PUBLIC OUTREACH

BUSINESS OWNER INTERVIEWS

Delta conducted interviews with a number of business owners as part of the public outreach process. Those interviewed include:

- Aiello Flooring
- First Niagara Bank
- Homelife Appliances
- Linder's Fine Furnishings
- Little Giant FCU
- Monkey's Trunk
- Phil's Archery Supplies
- PNC Bank
- Ruthrauff Sauer
- Serenity Styles
- Don Hollowood
- Greg Quinlan, Father Ryan Arts Center

The business owners were asked a series of questions. The following is a summary of their responses.

QUESTION 1. As a community business owner, why should Chartiers Avenue be revitalized? What opportunities does it present to you as a resident/business owner?

The area needs to be revitalized because there are a lot of vacant lots and underutilized buildings. McKees Rocks proximity to downtown was also cited as an influence for redevelopment. If the area is revitalized it will generate walk-in traffic for businesses located in the area. The proximity to Pittsburgh is a great asset that should be promoted. The Chartiers Avenue is the jewel of McKees Rocks. The reasonable price for property is also a strong factor in businesses locating to Chartiers Avenue. Many felt the buildings should be removed to give the avenue a fresh start. Lawrenceville and Carnegie Borough were mentioned as good examples of communities that have gone through a revitalization process.

QUESTION 2. What are the characteristics (physical, social, cultural, etc.) that you as a business owner identify with Chartiers Avenue? Do these characteristics resonate throughout the borough and beyond to surrounding areas?

The issues brought forward related to cleanliness of the Avenue, poverty, the tired and rundown look of the Avenue, and people loitering. They felt that new investment in the Avenue would assist the old businesses that are trying to hold on and survive. The one-way street, traffic lights and safety hazards caused by the traffic configuration is a physical condition that needs to be addressed.



QUESTION 3. What do you see as the potential catalysts and obstacles to revitalizing Chartiers Avenue?

Catalysts: Small restaurants, office space, and third-story apartments could work to revitalize the Avenue. Businesses working together; having successful businesses mentoring failing or struggling businesses is important. The vacant lots represent an opportunity for new infill development. They should be used to create economic development and bring people into the area. This will generate additional foot traffic. Chartiers Avenue should build upon CSX's commitment to town, Trinity's investment in the strip mall and industrial park. A cohesive streetscape with furniture, lights, plantings, signage and color could create a sense of vibrancy and continuity. The CDC's persistence could serve as a catalyst to renewal.

Obstacles: Crime and perception of crime, both inside and outside of McKees Rocks Borough is a deterrent. The image of McKees Rocks needs to be changed. Safety is also a problem. The buildings are not in good shape, and the overall appearance is poor. Parking is also identified as an issue. Employees are taking customer parking. The nuisance bar and other after-hour activities are a concern. The Section 8 housing was identified as a concern as well. Political and community mindset and negativity is also an obstacle to revitalizing Chartiers Avenue.

QUESTION 4. What are the most important trends occurring in McKees Rocks Borough, especially those trends which impact Chartiers Avenue? What are some of those impacts?

Changing traffic patterns to allow for two-way traffic was cited as a positive trend for the Borough and the Avenue. It will bring in more traffic. The business owners felt the word is getting out that McKees Rocks Borough has potential. Companies such as Trinity Commercial Development are investing in the borough. The borough should develop plans to actively market the positive aspects of the Borough and the Avenue. This Revitalization Plan is a good effort; the CDC needs to deal with community perception.

Loitering and safety were both seen as very negative trends impacting the Avenue and the Borough. The railroad crossing needs to be fixed and better pedestrian street lighting should also be a focus of future efforts to enhance the Avenue. Roads being closed and parking are also viewed as issues that need to be addressed. First impressions of the Avenue are not good.

QUESTION 5. What opportunities do these trends present toward revitalizing the Chartiers Avenue?

Business owners felt that minimizing loitering would help increase walk-in traffic. Loiters intimidate customers. Focusing on the positive aspects of the Avenue, and working on changing the image will be important for the revitalization effort. The vacant lots represent an opportunity for new development, bringing people with disposable income back to live within the borough. The vacant upper floors represent an opportunity for new housing. The borough and CDC must tackle the negative trends or they will hinder the revitalization effort.

QUESTION 6. What linkages should be made between the Chartiers Avenue and the assets of McKees Rocks?

Business owners felt the two-way traffic is important; others felt the two-way traffic will not make a difference in creating additional traffic for the stores. Another suggestion was focusing on educating



the public about Chartiers Avenue and making it accessible by car. There is a lot of community pride that should be promoted. Bringing additional commercial development to Chartiers Avenue is important; there is not much there to attract customers. Cleaning the town, attracting young people to the Avenue is important. Bike trails and lanes for movement and connection throughout the town were also identified as an important linkage.

QUESTION 7. What top three issues would you like to see the revitalization strategy focus on?

The following represents issues business owners felt needed to be addressed to revitalize the area. Safety, loitering, and cleanliness seemed to be repeated issues for these business owners.

- Cleaner Safer Area that would promote walk-in traffic
- Safety, Neighborhood jobs, cleaning up neighborhood, get community buy-in
- Parking issues, need a café, fewer abandoned buildings
- Safety, cleaning up the main drag, buildings need to be renovated/painted
- Safety of pedestrians, tearing down the buildings
- Diversify the residential mix (too many low-income housing units) and improving access
- Get rid of people drinking, get rid of loitering, clean up the area
- Safety of employees, area needs something to draw/keep people here, restaurant that people feel safe going to, area is dirty
- Keep all negative loitering away, better use of buildings, stores should be open, improve appearance of buildings, cleaning up the vacant lots
- Marketing and improving the perception of McKees Rocks
- Adding street furniture and other aesthetic improvements
- Understanding the demographics of the neighborhoods and responding to their needs
- Change the local political mindset
- Increase the number of active businesses
- Develop a strategy to attract new residents

QUESTION 8. What is your vision for Chartiers Avenue?

Business owners were asked to define their vision for Chartiers Avenue. The following are responses received:

- An area where people are not loitering or drinking
- Carnegie has had a nice revitalization; maybe something similar to Carnegie
- A safer, cleaner area
- The next Lawrenceville, but there is a long way to go
- A cleaner, safer area that would promote walk-in traffic
- Destination location with family-owned, unique restaurant; people enjoying the Roxian, and improving the image of McKees Rocks



Develop a plan that adds exciting and fun elements, connect the eclectic buildings.
 Incorporate the vision on forward moving expression rather than a historical perspective of what McKees Rocks used to be.

COMMERCIAL DEVELOPMENT INTERVIEWS

Delta conducted two separate interviews to discuss redevelopment options with commercial real estate developers. These interviews were conducted with

- Randy Hake of Cedarwood Development. Located in Akron, Ohio, Cedarwood
 Development is a fully integrated national real estate development company. The
 firm assists communities in developing; financing; designing; constructing; leasing;
 and managing retail, commercial, and residential projects.
- Craig Rippole, Trinity Commercial Development, McKees Rocks, PA.

Mr. Rippole provided most of the information regarding the local background for the study. The recent projects that are positively impacting the Borough include the CSX Intermodal Terminal, the McKees Rocks Industrial Park, Island Studios, the Montour Trail, and the reconstruction of Carson Street, which provides direct access into downtown Pittsburgh.

The key advantage points of McKees Rocks is the borough's proximity to downtown Pittsburgh and its employment centers and cultural and entertainment venues and access to the airport, Robinson Township, and the transportation corridors. The housing costs are lower in the Borough; residents of the Borough pay a lower wage tax than residents living within the City of Pittsburgh do. The Montour Trail when completed will also provide direct access into the City by bike; this asset will appeal to young professionals. Buildings offering flex space in the West End and South Side and North End are dwindling, this could represent an opportunity for the Borough in locations other than Chartiers Avenue. The construction trades may be opportunities for spin-off businesses within newly established flex space.

Both development firms agreed that attracting young professionals for new residential housing is a good strategy. The young professionals will be attracted to new trendy-style development and access to transit, bike paths, and nightlife.

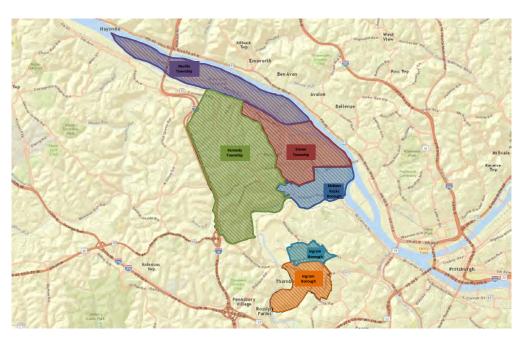


DEMOGRAPHICS AND SOCIO-ECONOMIC TRENDS

NEIGHBORING COMMUNITIES

For the purpose of understanding the role of McKees Rocks in the surrounding region, Delta analyzed the communities that neighbor McKees Rocks. The neighboring communities used for comparison are Crafton Borough, Ingram Borough, Kennedy Township, Stowe Township, and Neville Township.

Crafton Borough is located seven miles from downtown Pittsburgh. Crafton's residents benefit from their close proximity to the Parkway, Interstate 79, the new busway, and the airport. Ingram Borough is a small Borough four miles west of the City. It is 0.46 square miles in size and has a population of over 3,500 residents. Its website boasts that it is a safe, family-oriented community that enjoys wonderful parks,



churches, retail establishments, and community groups. *Kennedy Township* is bordered by the Borough of McKees Rocks to the east, the Windgap and Fairywood neighborhoods within the city of Pittsburgh and to the southeast; Robinson Township to the south and west; Neville Township to the north; and Stowe Township to the northeast. The Township has a total area of 5.5 square miles. *Stowe Township* is bordered by Kennedy Township to the west and McKees Rocks to the south. To the northeast, across the Ohio River, are the Pittsburgh neighborhoods of Brighton Heights and the boroughs of Bellevue and Avalon. Neville Island in the Ohio River is to the north, via the Fleming Park Bridge. *Neville Township*, also known as Neville Island, is located in the Ohio River approximately 10 miles northwest of Pittsburgh. Neville Island comprises 1.3 square miles of residential, commercial, and industrial districts.

POPULATION AND HOUSING UNITS

As shown in **Table 1**, the McKees Rocks population has been declining over the past decade. This pattern is also consistent for the surrounding areas, with the exception of Kennedy Township. Older communities tend to share this pattern because they are land-locked, fully developed, and lack the ability to create new residential housing developments. The older housing stock is outdated and smaller than what is typically sought by new residents, or the housing has become uninhabitable due to years of neglect. These factors will play a role in the Borough's inability to attract new residents. When possible, the Borough should develop a housing program that identifies the following:

Housing that is vacant, abandoned, and needing to be demolished



- Housing requiring rehabilitation assistance
- Areas conducive for new housing development (e.g., vacant buildings in the commercial business district, vacant industrial or commercial properties)

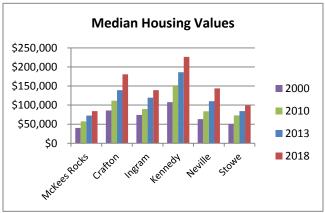
TABLE 1 - TOTAL POPULATION

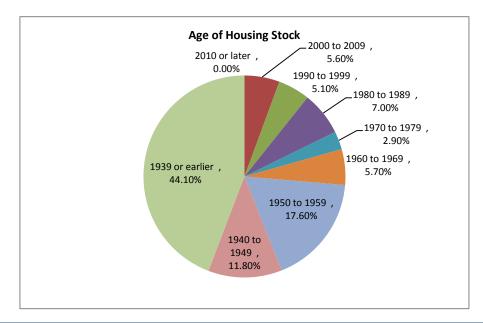
Year	McKees Rocks Borough		Crafton Borough		Ingram Borough		Kennedy Township		Neville Township		Stowe Township	
rear	Pop.	Housing Units	Pop.	Housing Units	Pop.	Housing Units	Pop.	Housing Units	Pop.	Housing Units	Pop.	Housing Units
2000	6,617	3,400	6,734	3,357	3,712	1,650	7,498	2,978	1,232	676	6,711	3,558
2010	6,104	3,342	5,951	3,110	3,330	1,623	7,672	3,458	1,084	620	6,362	3,393
2013	5,987	3,318	5,869	3,103	3,297	1,623	7,800	3,507	1,101	618	6,399	3,405
2018	5,887	3,298	5,821	3,099	3,288	1,627	7,961	3,524	1,122	618	6,472	3,398

Source: ESRI Business Analyst, 2013

AGE AND VALUE OF HOUSING STOCK. The majority of the housing stock in McKees Rocks (79 percent) was built prior to 1960. Only 5.6 percent of the Borough's housing units have been added since the year 2000. As stated previously, this aged stock is more than likely contributing to the Borough's escalating vacancy rates and lower home values.

As shown below, the median housing values in McKees Rocks are lower than the housing values in the surrounding communities. In 2010, the median housing values in McKees Rocks were estimated at \$57,500. This was followed by Stowe Township (\$72,900), Neville (\$83,900), Crafton (\$111,400), and Kennedy Township (\$152,200).

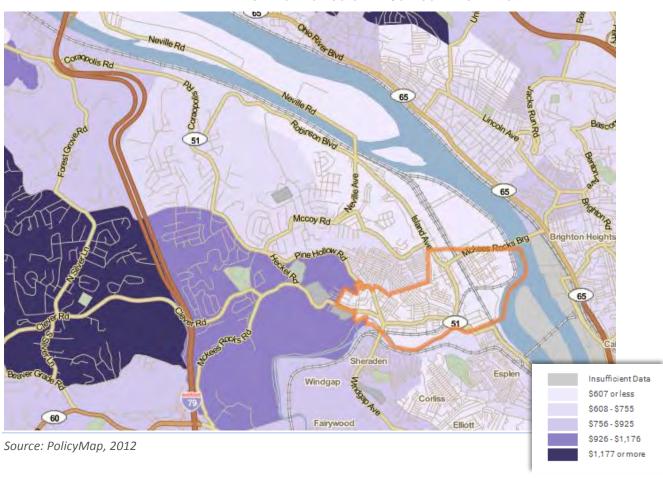






MEDIAN RENT

According to American Community Survey (2008-2012), the median rent in McKees Rocks is \$530 per month. Of the 1,733 occupied rental units in the Borough, almost 20 percent of the occupants pay less than \$300 per month; 26.7 percent pay between \$300 to \$499; 46.3 percent pay between \$500 to \$999; and the remaining 8.3 percent pay rents exceeding \$1,000 per month. As shown on **Map 1**, areas to the west and southwest of McKees Rocks are garnering more rent for their units; this is also true of the communities located north of Route 65.

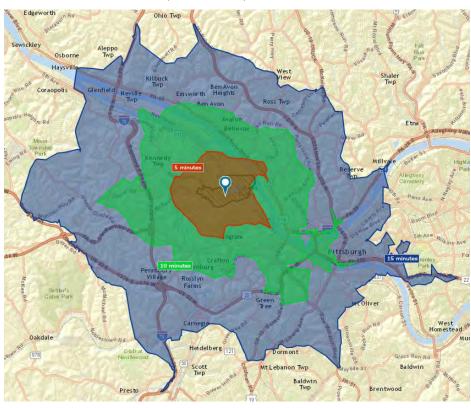


MAP 1 - MEDIAN RENT FOR MCKEES ROCKS AND SURROUNDING AREAS

RETAIL AND RESTAURANT ANALYSIS - PRIMARY MARKET AREA

RETAIL GAP ANALYSIS

A retail gap analysis is a tool used to better understand the potential for new retail and restaurants within a defined study area. The analysis compares the supply (sales to customers) and demand (potential for consumer spending based on disposable income) of 13 retail trade and food and drink industry sectors. A positive retail gap represents a "leakage" of retail opportunity outside the study area. This means that consumers are going outside of the trade area for their shopping and dining needs. A negative value represents a "surplus" of retail sales, and means the establishments within the study area are drawing consumers in from outside of the study area. Because of the dense nature of the study area, Delta compared a 5-minute, 10-minute, and 15-minute drive time area. **Map 2** highlights the area included within each of the drive times.



MAP 2 - 5-MINUTE, 10-MINUTE, AND 15-MINUTE DRIVE TIME

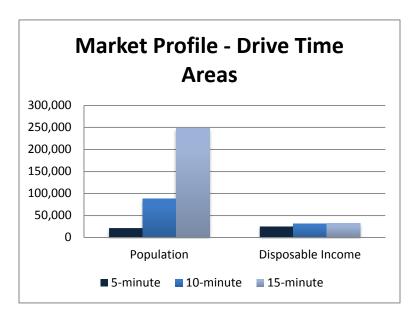
Source: ESRI, 2014

UNDERSTANDING THE POTENTIAL

POTENTIAL TARGET MARKET

The 5-10-15 minute drive times will represent the greatest market potential for the Lower Chartiers Avenue. Approximately 21,000 people with disposable incomes of \$24,818 reside within the 5-minute drive time area. According to the retail gap analysis report, this market area is home to 134 retail trade/food and drink establishments; 34 of these establishments are food and drink. As the market area expands into the 10-minute drive time, the population increases to 87,529 persons with a





disposable income of approximately \$31,000. This market area is serviced by 513 retail trade establishments and 210 restaurants. The 15-minute drive time is home to 247,520 residents with disposable incomes of \$32,677. Approximately 1,624 retail establishments and 626 restaurants are located within this drive time market area.

Because the 5-minute drive time will provide the greatest capture rate for the Lower Chartiers Avenue, Delta studied this market area in greater depth.

5-MINUTE DRIVE TIME MARKET POTENTIAL - RESTAURANT SPACE

This market area is greatly underserved with respect to full-service restaurants and limited-service eating places. The table below highlights the demand and supply for the 5-minute drive time area. As stated previously, only 34 eating establishments are currently located within this drive time area, which means the market is forced to travel outside of the area to eat and drink. Based on the consumer spending potential, the demand for full-service restaurants is over \$7.3 million, the current supply is \$1.5, leaving a gap of \$5.8 million. With respect to limited-service eating establishments, the demand is \$7.5 million, the supply is \$1.8 million, and the gap is \$5.7 million.

TABLE 2. RESTAURANT GAP

Sector	Demand (in millions)	Supply (in millions)	Retail Gap (in millions)	
Food Services & Drinking Places	\$16,584,535	\$4,773,508	\$11,811,027	
Full-Service Restaurants	\$7,341,749	\$1,465,510	\$5,876,239	
Limited-Service Restaurants	\$7,494,544	\$1,772,529	\$5,722,015	
Special Food Services	\$786,406	\$596,820	\$189,586	
Drinking Places – Alcoholic Beverages	\$961,835	\$938,648	\$23,187	

Source: ESRI. 2014

Daytime Population Market Potential - Restaurant Space

The daytime population also represents a market potential for any new restaurant established on the Lower Chartiers Avenue. Assuming the workforce would travel up to 10 minutes for lunch, Delta analyzed the number of businesses located within a 10-minute drive time of the Lower Chartiers Avenue. There are approximately 8,557 businesses located within this area, employing approximately 72,958 persons. For the purpose of this study, we assumed that 25 percent of these employees will eat out at least one day per month, with an average meal costing \$12.00. This would equate to a market potential of \$2.6 million.



If the restaurant were unique to the marketplace, Lower Chartiers Avenue would capture at least 15 percent of the daytime population with an effective marketing and outreach campaign. Taking these assumptions into consideration, the daytime population would provide an additional \$393,973 to be captured by new restaurant establishments on Lower Chartiers Avenue.

MARKET POTENTIAL

The 5-minute drive time resident population and the 10-minute drive time daytime population represent the target market for new restaurants on the Lower Chartiers Avenue commercial district. The following table seeks to size the development based on sales per square foot for both full-service restaurants and limited-service restaurants. According to Baker Tilly *Restaurant Benchmarks*, a profitable full-service restaurant will generate \$325 per square foot, and a profitable limited-service restaurant will generate \$400 per square foot. Using these assumptions, the following table notes the development size that could be supported by the 5-minute drive time target market and the 10-minute drive time daytime population. The Lower Chartiers Avenue could support approximately 7,232 sq. ft. in new full-service restaurant space and another 6,706 sq. ft. of limited-service restaurant space.

TABLE 3. RESTAURANT DEVELOPMENT POTENTIAL

Full-Service Restaurant						
Target Market	Market Potential	Capture Rate – 40%	Development Size (\$325 sq. ft.)			
5-minute drive time resident population	\$5,876,239	\$2,350,495 (40%)	7,232 sq. ft.			
Total Full-Service Restaurant			7,232 sq. ft.			
	Limited-Service Restaurant					
Target Market	Market Potential	Capture Rate –	Development Size (\$400 sq. ft.)			
5-minute drive time resident population	\$5,722,015	\$2,288,806 (40%)	5,722 sq. ft.			
Daytime Population	\$2,626,488	\$393,973 (15%)	984 sq. ft.			
Total Limited-Service Restaurant			6,706 sq. ft.			

Source: ESRI, 2014 and Delta Projections, 2014



RESIDENTIAL SUPPLY-DEMAND ANALYSIS

EXISTING SUPPLY

Housing within McKees Rocks Borough is largely made up of single-family units. Based on 2010 U.S. Census Data, there were 3,342 housing units in the Borough; of these, 33.6 percent were owner-occupied, 48.7 percent were renter-occupied, and 17.7 percent were vacant. According to ESRI projections (see table below), in 2013 there were 24 fewer housing units and 94 fewer owner-occupied units, the number of renter-occupied units increased by 51, and the number of vacant units increased by 18. Projections for 2018 follow this same trend, where there will be 20 fewer housing units overall; the number of owner-occupied units will increase by 13 units, renter-occupied units will decrease by 40 units, and the vacant units will increase by seven.

TABLE 4. HOUSING TENURE

	2010	2013	2018
Number of Owner-Occupied Units	1,122	1,029	1,042
Percentage	33.6%	31%	31.6%
Number of Renter-Occupied Units	1,628	1,679	1,639
Percentage	48.7%	50.6%	49.7%
Number of Vacant Units	592	610	617
Percentage	17.7%	18.4%	18.7%
Total Units	3,342	3,318	3,298

Source: ESRI Business Analyst, 2013

According to American Community Survey (2008-2012), the majority of the Borough's housing stock (59.4 percent) consists of single family homes, with 46.6 percent composed of detached homes and the remaining 12.8 percent composed of townhomes. Over 32 percent of the housing units are multifamily housing with three or more units and 18 percent with five to nine units.

PROJECTING FUTURE DEMAND

For the Chartiers study area, the Pittsburgh workforce that is under the age of 29 should be the primary target market for any new residential development within the Chartiers study area. This age group has a high mobility rate; they will be looking for housing that is within walking distance of shopping and dining, in proximity to transit, and offers a short commute to the City. For the purpose of this analysis, Delta conservatively assumed that McKees Rocks could capture 5 percent of the Pittsburgh workforce under the age of 29 and that is currently living north of Route 279 and South of Route 19. As shown on **Table 5**, there are approximately 1,162 workers who commute daily into the City from areas like Bellevue, Ben Avon, and Crafton. Based on a 5 percent capture rate, the potential demand for new housing units in McKees Rocks would be 58 units.

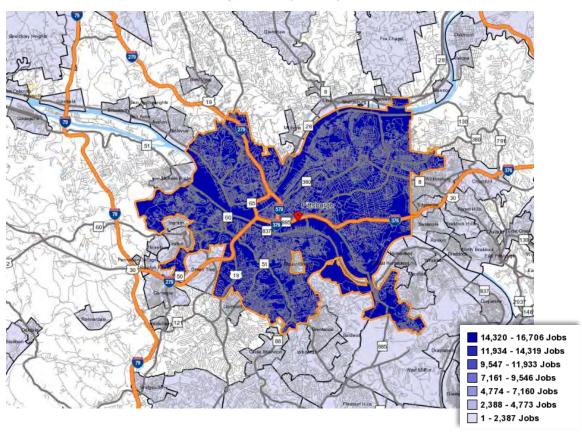


TABLE 5 - NUMBER OF COMMUTERS WHO WORK IN PITTSBURGH

Community	Number of Employed – City of Pittsburgh		
Bellevue	415		
Avalon	192 65		
Ben Avon			
Emsworth	86		
Ingram	139		
Crafton	265		
Total	1,162		

Source: LED, OnTheMap, 2012

MAP 3 - AVERAGE RENTS



LOFTS CURRENTLY IN THE MARKET

Online research found information on two loft-style condominium complexes located in Bellevue and Emsworth, PA. The following provides additional information on rental rates and amenities included within each of these developments.

GRANT SCHOOL LOFTS

The Grant School Lofts, located at 216 Jefferson Avenue, offer both one- and two-bedroom units. The one-bedroom/one-bathroom unit is 1,100 sq. ft. with a monthly rental rate of \$1,300. The two bedroom/two bathroom is 1,300 sq. ft. with a monthly rental rate of \$1,600.



WALNUT RIDGE LOFTS - EMSWORTH

Located at 10 Walnut Street in Emsworth, PA, the Walnut Ridge Condominiums are available for rent or purchase. Each condo offers a two-bedroom/two-bathroom arrangement, ranging from 1,235 sq. ft. to 1,600 sq. ft. The website boasts an ideal location due to major road connections, including a convenient 10-15 commute to downtown Pittsburgh, with no tunnels. Rental rates start at \$1,470 per month.

Features include stainless steel appliances, European-style kitchen cabinetry, laundry in units, high ceilings, oversized windows, hardwood floors, and CAT-5 wiring for computer network. Additional amenities include on-site parking, basement storage, and an intercom entrance.





COMMERCIAL ANALYSIS

COMMERCIAL PROPERTIES FOR LEASE - ALLEGHENY COUNTY

Delta conducted online research to understand the current lease rates for commercial properties located in Allegheny County. The buildings selected for the analysis were located in commercial business districts. Delta found lease rates as low as \$9.90 per square foot in Carnegie to \$15.90 per square foot in Verona. The West End Village offered variable office space for \$500 per month; the rent included use of conference room, printer/fax, and kitchenette. The rent also includes free parking.



Location: Homestead, PA				
Total Space Available	1,100 SF			
Rental Rate	\$12/SF/Year			
Property Type	Retail			
Property Sub-Type	Retail (other)			
Building Size	13,200 SF			



Location: Carnegie, PA				
Total Space	1,000 – 1,400 SF			
Rental Rate	\$825/month (\$9.90/SF)			
Property Type	Retail/Office			





Location: Crafton, PA			
Total Space	1,500 SF		
Rental Rate	\$1,350/month (\$10.80/SF)		
Property Type	Retail/Office		



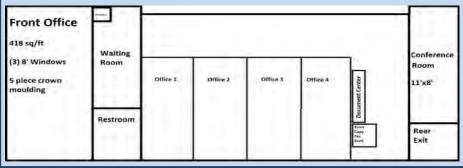
Location: Verona, PA				
Total Space	600 SF			
Rental Rate	\$795/month (\$15.90/SF)			
Property Type	Retail/Office			



Location: West End Village			
Total Space	1,300 SF		
Rental Rate	\$1,400/month (\$12.92/SF)		
Property Type	Retail/Office		



Location: \	Location: West End Village			
Total Space	Variable			
Rental Rate	\$500/month			
Property Type	Office			



Lease includes use of printer (ink/paper), kitchenette, conference room, parking, utilities and internet.



A TRENDY ALTERNATIVE FOR LOWER CHARTIERS AVENUE

Coworking space provides the essentials for professionals from a wide range of backgrounds. These spaces are targeted toward entrepreneurs currently working at home, start-ups, and companies looking to downsize or provide a more collaborative work environment for their employees. The coworking space includes a desk workstation, Internet access, printer/fax, meetings rooms, and a small kitchenette. These spaces are meant to induce collaboration and creativity while providing an affordable work environment. The following are examples of coworking spaces:

New Leaf Initiative State College, PA **Membership Information Quarter Membership Half Membership Full Membership** - \$150 Per Month - \$250 Per Month - \$450 Per Month Shared Desk **Shared Desk** Reserved Desk 10 Hours Desk 20 Hours Desk 40 Hours Desk Time/Week Time/Week Time/Week 6 hours/month -8 hours/month -10 hours/month meeting room use meeting room use meeting room use Brand Promotion/High-Brand Promotion/High-Brand Promotion/High-

Speed Internet

Access/Amenities

(Coffee/Tea/Snacks,

Kitchen, Printer/Copier)

Speed Internet

Access/Amenities

(Coffee/Tea/Snacks,

Kitchen, Printer/Copier)

Speed Internet

Access/Amenities

(Coffee/Tea/Snacks,

Kitchen, Printer/Copier)

The Salt Mines Columbus, OH



	Membership Informati	ion		
Weekly Membership –	Part-time Membership –	Full-time Membership –		
\$60 Per Month	\$120 Per Month	\$200 Per Month		
 Five days per month 	 Three days per week 	 24/7 Access – door code 		
– door code	door code	 Two daily passes for guests 		
 Coffee/Kitchen 		 Mail service – physical address 		
access		 Option of logo on front window 		
 Access to shared 		 Access granted to customers 		
conference room,		 Coffee/Kitchen/Internet 		
front lounge area,		 Ability to rent dedicated space 		
and shared desk		when available		

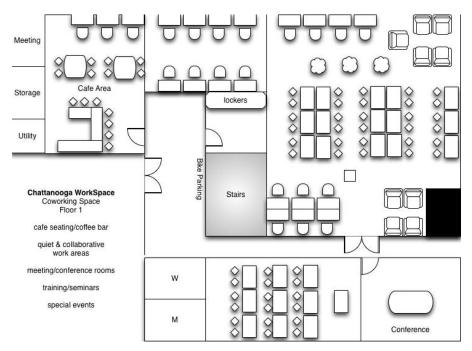
Catapult Pittsburgh, PA



Membership Information					
Part-time Membership –		Full-time Membership –	Offices –		
	\$50 Per Month	\$150 Per Month	\$250-\$450 Per Month		
	 Access to available desk 	 Choose a desk to set up shop 	 2-3 person office/6 person office 		
	 Conference Room 	 Conference Room 	 Conference Room 		
	 Coffee/Kitchen 	 Coffee/Kitchen 	 Coffee/Kitchen 		
	 Business Address 	 Business Address 	 Business Address 		



The Chattanooga WorkSpace was a former senior center dining area that was transformed into a space providing rentable desk space, collaborative work areas, coffee and refreshment bar, café seating, training rooms and a conference room. Free Wi-Fi and utilities, along with access to printers, copiers, and other business tools are also included with the site.



COWORKING SPACE PROFITABILITY

An article in Deskmag.com discussed the profitability of coworking spaces. According to the article, coworking spaces earn the greatest percentage of their revenue from renting out desks; one in 10 spaces earns all of their money from desk rental. The average space earns 10 percent from meeting rooms and event spaces. The Global Coworking Survey identified 72 percent of all coworking spaces as profitable after more than two years in operation.

Because of the proximity to the Father Ryan Center, which could offer meeting room and conference room space, a partnership would be beneficial between the Center and a coworking space. This would allow the coworking space to focus solely on desk space to increase the profitability of the space. By mixing uses within a building, such as including retail on the ground floor, coworking space on the second level, and residential lofts on the upper floors, developers will be able to maximize rents and increase the profitability of their redevelopment projects.

UNDERSTANDING POTENTIAL MARKET

The target market for the Chartiers Avenue coworking space is not the new tech startups affiliated with Universities and other research and development facilities. Small business owners, those currently working from home, companies looking to downsize, and young entrepreneurs are all potential markets.

EMPLOYEES CURRENTLY WORKING FROM HOME. Employees who are currently working from home would be a primary target market for the coworking space. These employees may find the need to meet with clients on an ongoing basis; they may prefer to meet outside of their home, and a local Starbucks or café may not be conducive as a professional meeting place. To better understand the



potential market, Delta limited the analysis to the following communities: Crafton Borough, Ingram Borough, Kennedy Township, McKees Rocks Borough, Neville Township, Robinson Township, and Stowe Township.

According to Table 6, there are 615 workers currently working from home within the target market area. Ninety-six of these employees work from home in McKees Rocks Borough. These employees should be the primary target for the coworking space, followed by residents of Crafton and Robinson. A conservative capture rate of 4 percent would require a coworking space that provided a total of 25 desks.

Mode of Transportation to Work							
	Crafton	Ingram	Kennedy	McKees Rocks	Neville	Robinson	Stowe
Workers 16+	3,326	1,746	3,922	2,514	533	7,472	2,452
Drove Alone	2,311	1,164	3,253	1,453	377	6,049	1,675
Carpooled	405	202	308	329	87	932	473
Public Transp.	338	224	215	397	33	184	198
Walked	78	83	11	180	21	52	51
Other Means	53	41	43	59	2	36	33
Worked at Home	141	32	92	96	13	219	33

TABLE 6. MODE OF TRANSPORTATION TO WORK

PROFESSIONAL MEETUP GROUPS. Meetup is a networking site created to allow those of common interests to meet and network. The Pittsburgh area has a number of groups that



have been created to provide an opportunity for members to share ideas and advice, collaborate, and meet. Table 7 provides a few examples of the groups currently organized in Pittsburgh. The Pittsburgh Entrepreneur Meetup Group has been established since 2003 and has over 1,300 members. Many of the other subgroups are also members of this main group. These members represent an additional market for the coworking space. McKees Rocks CDC should become a member of these Meetup Groups to network and promote coworking space on Chartiers Avenue. Table 7 shows the magnitude of those who may be looking for a trendy space that offers collaboration at a reasonable cost per month.

TABLE 7. BUSINESS MEETUP GROUPS. PITTSBURGH

	Business Meetup Groups					
Name of Group	Number of Members	Purpose and Year Established				
Pittsburgh Entrepreneur Meetup Group	1,342	Primary Meetup Group for Entrepreneurs. Established 2003				
Women Entrepreneurs of Pittsburgh	73	Group for women interested in starting their own business, or rebranding their existing business. Established 2013				
Small Business Owners	268	Networking for small-business owners. Established 2006				



	Business Me	eetup Groups
Name of Group	Number of Members	Purpose and Year Established
Pittsburgh Freelance Professionals	399	Provides opportunity for creative professionals to come together, share advice, and exchange ideas with other writers/editors, photographers, graphic designers, Web developers, and the like. Established 2007
Pittsburgh Coworking Space	278	Co-working Pittsburgh was started to bring together all of the indie workers, entrepreneurs, free-wheeling creatives, and DIY-ers in the area. Established 2012
Pittsburgh Creative Entrepreneurs	34	This group comprises people in the Pittsburgh area with shared interests in music, creative arts and entrepreneurship. Established 2014
Women's Small Business Association – Allegheny County	700	WSBA is a resources for women to connect, learn practical and professional strategies from nationally and locally recognized experts, and network with peers. Established 2007
Pittsburgh Young Entrepreneurs	517	This group is for a much needed opportunity for young (20-30s) entrepreneurs, innovators, free thinkers, visionaries, and the like to find each other, connect, support each other's visions, network, help each other, socialize, and just hang out. Established 2009

APPENDIX A

RETAIL GAP ANALYSIS

(PLEASE SEE THE FOLLOWING PAGES).





831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 5 minute radius

Latitude: 40.4658 Longitude: -80.06564

Summary Demographics						
2013 Population						21,27
2013 Households						9,54
2013 Median Disposable Income						\$24,81
2013 Per Capita Income						\$18,34
·	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)	·	Factor	Businesse
Total Retail Trade and Food & Drink	44-45,722	\$181,940,466	\$224,426,171	-\$42,485,705	-10.5	13
Total Retail Trade	44-45	\$165,355,931	\$219,652,663	-\$54,296,732	-14.1	10
Total Food & Drink	722	\$16,584,535	\$4,773,508	\$11,811,027	55.3	3
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number o
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesse
Motor Vehicle & Parts Dealers	441	\$30,789,289	\$35,873,797	-\$5,084,508	-7.6	
Automobile Dealers	4411	\$27,082,733	\$35,676,383	-\$8,593,650	-13.7	
Other Motor Vehicle Dealers	4412	\$1,432,833	\$118,995	\$1,313,838	85	
Auto Parts, Accessories & Tire Stores	4413	\$2,273,723	\$78,419	\$2,195,304	93.3	
Furniture & Home Furnishings Stores	442	\$3,371,278	\$10,111,213	-\$6,739,935	-50.0	
Furniture Stores	4421	\$1,982,456	\$8,336,707	-\$6,354,251	-61.6	
Home Furnishings Stores	4422	\$1,388,822	\$1,774,506	-\$385,684	-12.2	
Electronics & Appliance Stores	443	\$4,425,413	\$281,700	\$4,143,713	88.0	
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,992,552	\$923,134	\$4,069,418	68.8	
Bldg Material & Supplies Dealers	4441	\$4,120,131	\$656,713	\$3,463,418	72.5	
Lawn & Garden Equip & Supply Stores	4442	\$872,421	\$266,421	\$606,000	53.2	
Food & Beverage Stores	445	\$31,371,500	\$86,355,032	-\$54,983,532	-46.7	
Grocery Stores	4451	\$27,532,202	\$82,977,635	-\$55,445,433	-50.2	
Specialty Food Stores	4452	\$817,571	\$462,442	\$355,129	27.7	
Beer, Wine & Liquor Stores	4453	\$3,021,728	\$2,914,955	\$106,773	1.8	
Health & Personal Care Stores	446,4461	\$10,840,709	\$13,131,676	-\$2,290,967	-9.6	
Gasoline Stations	447,4471	\$18,670,375	\$26,415,218	-\$7,744,843	-17.2	
Clothing & Clothing Accessories Stores	448	\$9,665,863	\$937,301	\$8,728,562	82.3	
Clothing Stores	4481	\$7,187,256	\$728,217	\$6,459,039	81.6	
Shoe Stores	4482	\$1,536,309	\$151,261	\$1,385,048	82.1	
Jewelry, Luggage & Leather Goods Stores	4483	\$942,298	\$0	\$942,298	100.0	
Sporting Goods, Hobby, Book & Music Stores	451	\$4,869,182	\$2,212,734	\$2,656,448	37.5	
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,774,199	\$2,052,368	\$1,721,831	29.6	
Book, Periodical & Music Stores	4512	\$1,094,983	\$160,366	\$934,617	74.5	
General Merchandise Stores	452	\$24,882,736	\$1,869,772	\$23,012,964	86.0	
Department Stores Excluding Leased Depts.	4521	\$11,115,906	\$1,043,623	\$10,072,283	82.8	
Other General Merchandise Stores	4529	\$13,766,831	\$826,149	\$12,940,682	88.7	
Miscellaneous Store Retailers	453	\$5,238,616	\$39,665,097	-\$34,426,481	-76.7	
Florists	4531	\$299,473	\$78,863	\$220,610	58.3	
Office Supplies, Stationery & Gift Stores	4532	\$1,448,818	\$112,820	\$1,335,998	85.6	
Used Merchandise Stores	4533	\$481,428	\$300,074	\$181,354	23.2	
Other Miscellaneous Store Retailers	4539	\$3,008,896	\$39,173,340	-\$36,164,444	-85.7	
Nonstore Retailers	454	\$16,238,417	\$1,875,987	\$14,362,430	79.3	
Electronic Shopping & Mail-Order Houses	4541	\$13,025,524	\$416,452	\$12,609,072	93.8	
Vending Machine Operators	4542	\$596,328	\$1,336,396	-\$740,068	-38.3	
Direct Selling Establishments	4543	\$2,616,565	\$123,139	\$2,493,426	91.0	
Food Services & Drinking Places	722	\$16,584,535	\$4,773,508	\$11,811,027	55.3	
Full-Service Restaurants	7221	\$7,341,749	\$1,465,510	\$5,876,239	66.7	
Limited-Service Eating Places	7221	\$7,494,544	\$1,772,529	\$5,722,015	61.7	
Special Food Services	7223	\$7,494,544 \$786,406	\$1,772,329 \$596,820	\$189,586	13.7	
Drinking Places - Alcoholic Beverages	7223	\$961,835	\$938,648	\$23,187	1.2	

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf.

Source: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.

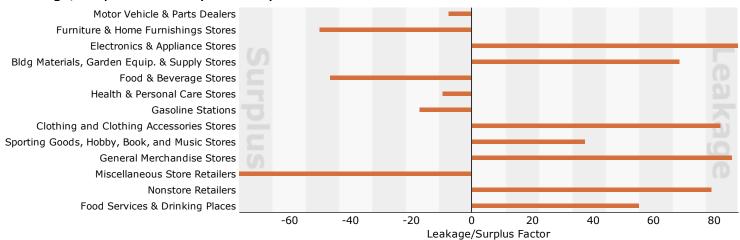
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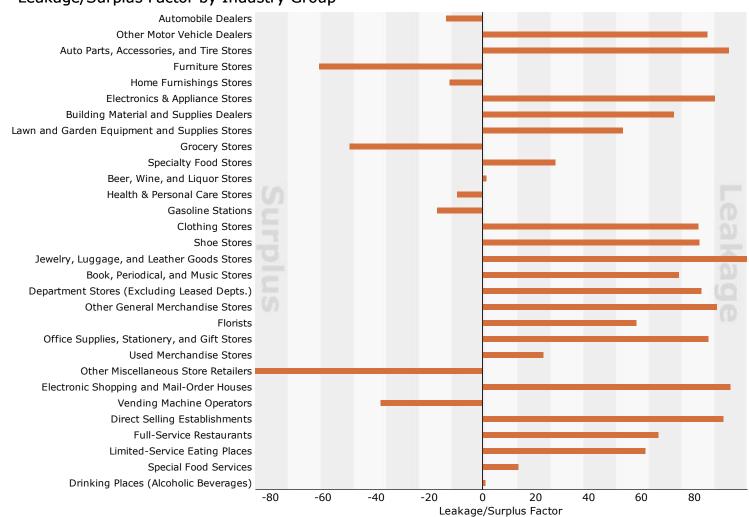
831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 5 minute radius

Latitude: 40.4658 Longitude: -80.06564

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.



831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 10 minute radius

Latitude: 40.4658 Longitude: -80.06564

Summary Demographics						
2013 Population						87,529
2013 Households						39,065
2013 Median Disposable Income						\$31,451
2013 Per Capita Income						\$24,199
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesses
Total Retail Trade and Food & Drink	44-45,722	\$846,328,920	\$1,684,653,211	-\$838,324,291	-33.1	723
Total Retail Trade	44-45	\$766,949,031	\$1,534,884,716	-\$767,935,685	-33.4	513
Total Food & Drink	722	\$79,379,889	\$149,768,494	-\$70,388,605	-30.7	210
10ta 1 00a 0. 2111110	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number of
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Businesses
Motor Vehicle & Parts Dealers	441	\$143,278,243	\$94,669,850	\$48,608,393	20.4	3
Automobile Dealers	4411	\$125,628,624	\$71,099,713	\$54,528,911	27.7	1
Other Motor Vehicle Dealers	4412	\$6,843,336	\$579,844	\$6,263,492	84	_
Auto Parts, Accessories & Tire Stores	4413	\$10,806,283	\$22,990,294	-\$12,184,011	-36.1	1
•	4413				9.7	2
Furniture & Home Furnishings Stores Furniture Stores	4421	\$16,155,083	\$13,294,155	\$2,860,928	-2.7	2
Home Furnishings Stores	4421	\$9,369,587 \$6,785,497	\$9,884,563 \$3,409,592	- \$514,976 \$3,375,905	33.1	1
Electronics & Appliance Stores	443	\$20,960,974	\$6,830,671	\$14,130,303	50.8	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$23,882,041	\$6,854,791	\$17,027,250	55.4	2
Bldg Material & Supplies Dealers	4441	\$19,977,075	\$6,286,065	\$13,691,010	52.1	2
Lawn & Garden Equip & Supply Stores	4442	\$3,904,966	\$568,726	\$3,336,240	74.6	_
Food & Beverage Stores	445	\$144,791,291	\$223,955,545	-\$79,164,254	-21.5	8
Grocery Stores	4451	\$126,468,848	\$210,988,660	-\$84,519,812	-25.0	2
Specialty Food Stores	4452	\$3,772,542	\$2,786,259	\$986,283	15.0	3
Beer, Wine & Liquor Stores	4453	\$14,549,900	\$10,180,626	\$4,369,274	17.7	1
Health & Personal Care Stores	446,4461	\$49,960,398	\$74,148,019	-\$24,187,621	-19.5	3
Gasoline Stations	447,4471	\$83,958,214	\$59,415,512	\$24,542,702	17.1	2
Clothing & Clothing Accessories Stores	448	\$46,030,259	\$11,189,277	\$34,840,982	60.9	4
Clothing Stores	4481	\$34,223,942	\$7,475,481	\$26,748,461	64.1	3
Shoe Stores	4482	\$7,222,630	\$801,449	\$6,421,181	80.0	
Jewelry, Luggage & Leather Goods Stores	4483	\$4,583,687	\$2,912,347	\$1,671,340	22.3	1
Sporting Goods, Hobby, Book & Music Stores	451	\$22,691,513	\$9,799,351	\$12,892,162	39.7	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$17,600,210	\$3,834,878	\$13,765,332	64.2	1
Book, Periodical & Music Stores	4512	\$5,091,303	\$5,964,473	-\$873,170	-7.9	1
General Merchandise Stores	452	\$115,571,885	\$10,381,847	\$105,190,038	83.5	1
Department Stores Excluding Leased Depts.	4521	\$52,128,795	\$2,730,263	\$49,398,532	90.0	
Other General Merchandise Stores	4529	\$63,443,089	\$7,651,584	\$55,791,505	78.5	
Miscellaneous Store Retailers	453	\$23,881,940	\$88,530,797	-\$64,648,857	-57.5	13
Florists	4531	\$1,411,078	\$1,422,156	-\$11,078	-0.4	1
Office Supplies, Stationery & Gift Stores	4532	\$6,806,625	\$1,602,440	\$5,204,185	61.9	3
Used Merchandise Stores	4533	\$2,262,500	\$2,195,706	\$66,794	1.5	1
Other Miscellaneous Store Retailers	4539	\$13,401,737	\$83,310,495	-\$69,908,758	-72.3	6
Nonstore Retailers	454	\$75,787,193	\$935,814,901	-\$860,027,708	-85.0	3
Electronic Shopping & Mail-Order Houses	4541	\$60,808,213	\$922,960,385	-\$862,152,172	-87.6	
Vending Machine Operators	4542	\$2,757,016	\$5,520,100	-\$2,763,084	-33.4	1
Direct Selling Establishments	4543	\$12,221,964	\$7,334,416	\$4,887,548	25.0	
Food Services & Drinking Places	722	\$79,379,889	\$149,768,494	-\$70,388,605	-30.7	2:
Full-Service Restaurants	7221		\$33,062,359		3.1	-
	7221	\$35,193,728 \$35,667,188		\$2,131,369		
Limited-Service Eating Places		\$35,667,188	\$87,507,333	-\$51,840,145	-42.1 72.2	6
Special Food Services Drinking Places - Alcoholic Beverages	7223 7224	\$3,745,827 \$4,773,145	\$24,205,293 \$4,993,509	-\$20,459,466 -\$220,364	-73.2 -2.3	1 5

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf.

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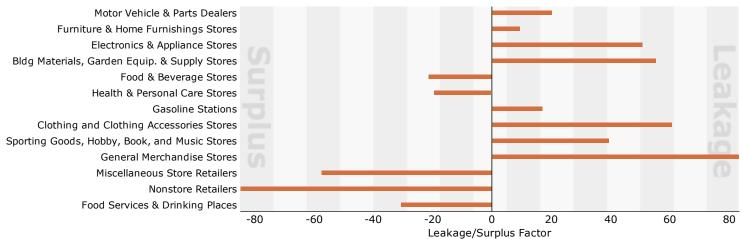
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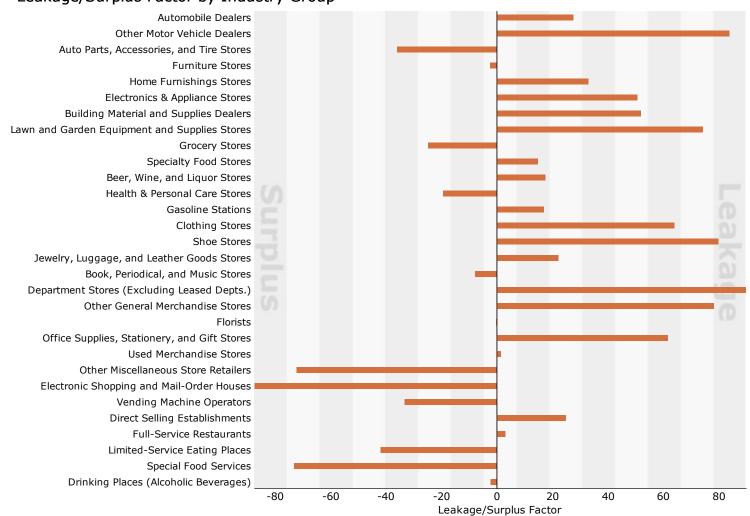
831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 10 minute radius

Latitude: 40.4658 Longitude: -80.06564

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 15 minute radius

Latitude: 40.4658 Longitude: -80.06564

Summary Demographics						
2013 Population						247,5
2013 Households						108,8
2013 Median Disposable Income						\$32,6
2013 Per Capita Income						\$25,5
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number o
Industry Summary		(Retail Potential)	(Retail Sales)		Factor	Businesse
Total Retail Trade and Food & Drink	44-45,722	\$2,424,609,587	\$3,733,296,494	-\$1,308,686,907	-21.3	2,2
Total Retail Trade	44-45	\$2,194,222,741	\$3,235,754,013	-\$1,041,531,272	-19.2	1,6
Total Food & Drink	722	\$230,386,847	\$497,542,481	-\$267,155,634	-36.7	ϵ
	NAICS	Demand	Supply	Retail Gap	Leakage/Surplus	Number
Industry Group		(Retail Potential)	(Retail Sales)		Factor	Business
Motor Vehicle & Parts Dealers	441	\$410,978,179	\$337,069,106	\$73,909,073	9.9	1
Automobile Dealers	4411	\$360,427,948	\$295,195,893	\$65,232,055	9.9	
Other Motor Vehicle Dealers	4412	\$19,511,365	\$4,033,156	\$15,478,209	66	
Auto Parts, Accessories & Tire Stores	4413	\$31,038,866	\$37,840,058	-\$6,801,192	-9.9	
Furniture & Home Furnishings Stores	442	\$46,766,987	\$44,733,932	\$2,033,055	2.2	
Furniture Stores	4421	\$27,135,389	\$36,340,381	-\$9,204,992	-14.5	
Home Furnishings Stores	4422	\$19,631,599	\$8,393,551	\$11,238,048	40.1	
Electronics & Appliance Stores	443	\$60,556,141	\$69,618,165	-\$9,062,024	-7.0	
Bldg Materials, Garden Equip. & Supply Stores	444	\$67,790,258	\$36,852,015	\$30,938,243	29.6	
Bldg Material & Supplies Dealers	4441	\$56,941,793	\$35,212,864	\$21,728,929	23.6	
Lawn & Garden Equip & Supply Stores	4442	\$10,848,465	\$1,639,151	\$9,209,314	73.7	
Food & Beverage Stores	445	\$413,532,992	\$419,810,759	-\$6,277,767	-0.8	
Grocery Stores	4451	\$360,589,114	\$372,859,644	-\$12,270,530	-1.7	
Specialty Food Stores	4451				1.3	
	4452	\$10,769,228 \$42,174,649	\$10,497,453 \$36,453,662	\$271,775	7.3	
Beer, Wine & Liquor Stores				\$5,720,987		
Health & Personal Care Stores	446,4461	\$141,145,316	\$154,867,995	-\$13,722,679	-4.6	
Gasoline Stations	447,4471	\$239,179,248	\$319,617,594	-\$80,438,346	-14.4	
Clothing & Clothing Accessories Stores	448	\$133,515,842	\$111,888,440	\$21,627,402	8.8	
Clothing Stores	4481	\$99,278,467	\$81,680,983	\$17,597,484	9.7	
Shoe Stores	4482	\$20,887,829	\$13,841,286	\$7,046,543	20.3	
Jewelry, Luggage & Leather Goods Stores	4483	\$13,349,545	\$16,366,171	-\$3,016,626	-10.2	
Sporting Goods, Hobby, Book & Music Stores	451	\$65,759,045	\$80,459,887	-\$14,700,842	-10.1	
Sporting Goods/Hobby/Musical Instr Stores	4511	\$50,847,624	\$53,412,744	-\$2,565,120	-2.5	
Book, Periodical & Music Stores	4512	\$14,911,421	\$27,047,143	-\$12,135,722	-28.9	
General Merchandise Stores	452	\$331,370,055	\$192,133,012	\$139,237,043	26.6	
Department Stores Excluding Leased Depts.	4521	\$150,207,136	\$28,166,284	\$122,040,852	68.4	
Other General Merchandise Stores	4529	\$181,162,918	\$163,966,728	\$17,196,190	5.0	
Miscellaneous Store Retailers	453	\$67,810,693	\$120,995,565	-\$53,184,872	-28.2	
Florists	4531	\$3,954,446	\$4,808,997	-\$854,551	-9.8	
Office Supplies, Stationery & Gift Stores	4532	\$19,440,383	\$11,542,576	\$7,897,807	25.5	
Used Merchandise Stores	4533	\$6,557,468	\$7,198,603	-\$641,135	-4.7	
Other Miscellaneous Store Retailers	4539	\$37,858,396	\$97,445,389	-\$59,586,993	-44.0	
Nonstore Retailers	454	\$215,817,986	\$1,347,707,543	-\$1,131,889,557	-72.4	
Electronic Shopping & Mail-Order Houses	4541	\$173,598,720		-\$1,141,842,225	-76.7	
Vending Machine Operators	4542	\$7,881,608	\$16,695,730	-\$8,814,122	-35.9	
Direct Selling Establishments	4543	\$34,337,658	\$15,570,868	\$18,766,790	37.6	
Food Services & Drinking Places	722	\$230,386,847	\$497,542,481	-\$267,155,634	-36.7	
Full-Service Restaurants	7221	\$102,204,585	\$140,384,930	-\$38,180,345	-15.7	
Limited-Service Eating Places	7222	\$103,321,268	\$288,821,572	-\$185,500,304	-47.3	
Special Food Services	7223	\$103,321,200	\$53,796,344	-\$42,923,321	-66.4	
Drinking Places - Alcoholic Beverages	7223	\$10,873,023	\$14,539,634	-\$551,664	-1.9	

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf.

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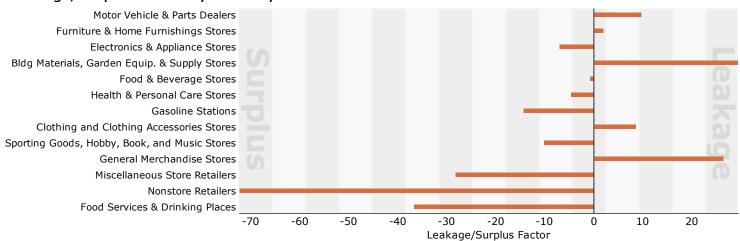
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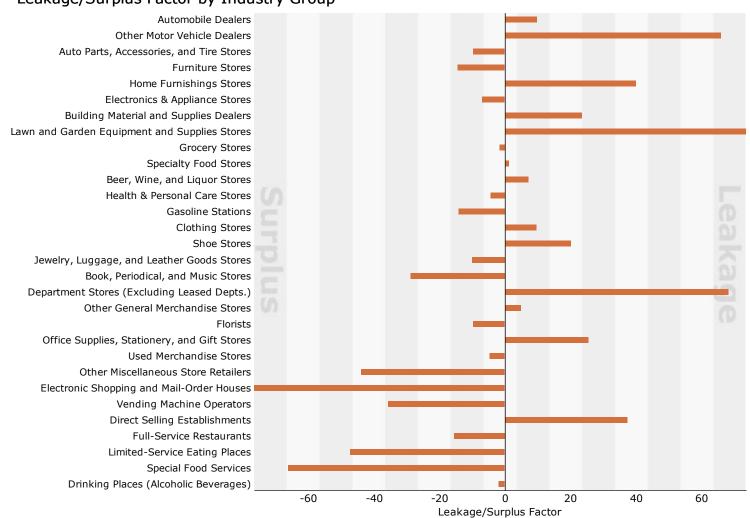
831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 15 minute radius

Latitude: 40.4658 Longitude: -80.06564

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



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APPENDIX B

CONSUMER SPENDING POTENTIAL

(PLEASE SEE THE FOLLOWING PAGES).





831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 5 minute radius

Latitude: 40,4558 Langitude: -80,08564

Top Tapestry Segments	Percent	Demographic Summary	2013	2018
Simple Living	20.5%	Population	21,275	21,290
Metro City Edge	14.0%	Households	9,546	9,628
Heartland Communities	11.4%	Families	5,270	5,250
Modest Income Homes	11.2%	Median Age	39.0	39,4
Rustbelt Retirees	8.8%	Median Household Income	\$28,897	\$33,243
		Spending Potential Index	Average Amount Spent	Tota
Apparel and Services		39	\$887.98	\$8,476,614
Men's		37	\$156.48	\$1,493,729
Women's		34	\$268.85	\$2,566,433
Children's		45	\$168.03	\$1,603,97
Footwear		29	\$124.34	\$1,186,95
Watches & Jewelry		56	\$83.94	\$801,33
Apparel Products and Services (1)	91	\$86.34	\$824,18
Computer				
Computers and Hardware for Ho	ome Use	57	\$116.06	\$1,107,87
Portable Memory		61	\$4.67	\$44,62
Computer Software		54	\$10.62	\$101,36
Computer Accessories		58	\$9.62	\$91,82
Entertainment & Recreation		60	\$1,952.08	\$18,634,60
Fees and Admissions		52	\$326.02	\$3,112,17
Membership Fees for Clubs (2	1	52	\$87.39	\$834,26
Fees for Participant Sports, ex		51	\$59.99	\$572,66
Admission to Movie/Theatre/O		53	\$83.03	\$792,61
Admission to Sporting Events	and the relationship for the relationship for the second	57	\$35.61	\$339,95
Fees for Recreational Lessons		48	\$59.65	\$569,43
Dating Services		79	\$0.34	\$3,23
TV/Video/Audio		63	\$806.05	\$7,694,53
Cable and Satellite Television Se	ervices	64	\$551.72	\$5,266,67
Televisions	or vices	60	\$96.08	\$917,22
Satellite Dishes		68	\$1.08	\$10,29
VCRs, Video Cameras, and DVD	Players	59	\$7.57	\$72,26
Miscellaneous Video Equipment	ridyers	61	\$4.71	\$44,98
Video Cassettes and DVDs		62	\$21.90	\$209,04
Video Game Hardware/Accessor	ies	65	\$17.66	\$168,59
Video Game Software	100	64	\$19.22	\$183,43
Streaming/Downloaded Video		50	\$1.88	\$17,95
Rental of Video Cassettes and D	V/Ds	59	\$16.19	\$154,53
Installation of Televisions	VD3	53	\$0.46	\$4,35
Audio (3)		56	\$64.65	\$617,13
Rental and Repair of TV/Radio/S	Sound Fauinment	61	\$2.94	\$28,03
Pets	Journa Equipment	73	\$386.47	\$3,689,21
Toys and Games (4)		60	\$83.64	\$798,43
Recreational Vehicles and Fees ((5)	50	\$113.38	\$1,082,31
Sports/Recreation/Exercise Equi	The Control of the Co	51	\$90.34	\$862,40
Photo Equipment and Supplies (57	\$44.12	\$421,19
Reading (8)	**	58	\$88.63	\$846,02
Catered Affairs (9)		51	\$13.44	\$128,32
Food		61	\$4,986.79	\$47,603,86
Food at Home		62	\$3,120.76	\$29,790,81
Bakery and Cereal Products		62	\$439.48	\$4,195,30
Meats, Poultry, Fish, and Eggs		62	\$685.01	and the second s
			\$329.73	\$6,539,10
Dairy Products		61		\$3,147,58
Fruits and Vegetables	ma (10)	60	\$572.12	\$5,461,48
Snacks and Other Food at Ho	me (10)	63	\$1,094.42	\$10,447,33
Food Away from Home		58	\$1,866.02	\$17,813,05
Alcoholic Beverages		57	\$303.28	\$2,895,11
Nonalcoholic Beverages at Home		64	\$301.07	\$2,874,04

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.



831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 5 minute radius

Latitude: 40,4658 Langitude: -80.08564

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	29	\$599.05	\$5,718,515
Vehicle Loans	61	\$2,326.74	\$22,211,035
Health			
Nonprescription Drugs	62	\$77.02	\$735,209
Prescription Drugs	64	\$310.89	\$2,967,766
Eyeglasses and Contact Lenses	60	\$51.54	\$492,035
Home			
Mortgage Payment and Basics (11)	51	\$4,799.46	\$45,815,657
Maintenance and Remodeling Services	52	\$848.07	\$8,095,696
Maintenance and Remodeling Materials (12)	58	\$167.08	\$1,594,923
Utilities, Fuel, and Public Services	63	\$3,187.32	\$30,426,198
Household Furnishings and Equipment			
Household Textiles (13)	58	\$60.68	\$579,277
Furniture	59	\$282.41	\$2,695,869
Rugs	53	\$13.58	\$129,620
Major Appliances (14)	59	\$163.17	\$1,557,668
Housewares (15)	50	\$37.17	\$354,795
Small Appliances	60	\$26.90	\$256,793
Luggage	53	\$4.69	\$44,810
Telephones and Accessories	54	\$28.76	\$274,589
Household Operations			
Child Care	54	\$241.20	\$2,302,522
Lawn and Garden (16)	58	\$245.38	\$2,342,443
Moving/Storage/Freight Express	63	\$41.14	\$392,735
Housekeeping Supplies (17)	62	\$437.97	\$4,180,878
Insurance			
Owners and Renters Insurance	59	\$289.97	\$2,768,094
Vehicle Insurance	61	\$719.92	\$6,872,350
Life/Other Insurance	60	\$260.17	\$2,483,553
Health Insurance	61	\$1,523.47	\$14,543,005
Personal Care Products (18)	59	\$262.94	\$2,510,011
School Books and Supplies (19)	65	\$122.51	\$1,169,476
Smoking Products	74	\$360.85	\$3,444,699
Transportation		1000000	
Vehicle Purchases (Net Outlay) (20)	60	\$2,177.98	\$20,791,036
Gasoline and Motor Oil	63	\$1,965.26	\$18,760,384
Vehicle Maintenance and Repairs	59	\$648.34	\$6,189,100
Travel	333	4010101	1-1-1-1
Airline Fares	50	\$230.80	\$2,203,220
Lodging on Trips	54	\$227.51	\$2,171,845
Auto/Truck/Van Rental on Trips	49	\$16.42	\$156,776
Food and Drink on Trips	54	\$236.41	\$2,256,731

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

July 24, 2014

Page 2 of 9



831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 10 minute radius

Latitude: 40,4658 Longitude: -80,08564

Top Tapestry Segments	Percent	Demographic Summary	2013	20
Rustbelt Retirees	17.1%	Population	87,529	87,1
Great Expectations	12.4%	Households	39,065	39,1
Simple Living	10.9%	Families	20,570	20,3
Rustbelt Traditions	7.3%	Median Age	40.3	4:
Metro City Edge	6.1%	Median Household Income	\$37,516	\$44,8
		Spending Potential Index	Average Amount Spent	То
Apparel and Services		50	\$1,134.68	\$44,326,1
Men's		48	\$202.06	\$7,893,4
Women's		44	\$347.26	\$13,565,7
Children's		56	\$205.89	\$8,042,9
Footwear		37	\$157.05	\$6,135,2
Watches & Jewelry		73	\$109.03	\$4,259,0
Apparel Products and Services (1)	120	\$113.39	\$4,429,7
Computer				3 11 1 2 11
Computers and Hardware for Ho	me Use	73	\$149.98	\$5,858,9
Portable Memory		78	\$5.92	\$231,4
Computer Software		71	\$13.99	\$546,6
Computer Accessories		74	\$12.31	\$480,8
Entertainment & Recreation		76	\$2,473.79	\$96,638,6
Fees and Admissions		70	\$441.71	\$17,255,
Membership Fees for Clubs (2	Y	71	\$117.71	\$4,598,
Fees for Participant Sports, ex		69	\$81.72	and the second s
Admission to Movie/Theatre/O		71	\$111.50	\$3,192,
		75	\$47.19	\$4,355,
Admission to Sporting Events,		67		\$1,843,
Fees for Recreational Lessons		93	\$83.19	\$3,249,
Dating Services			\$0.40	\$15,
TV/Video/Audio		78	\$999.94	\$39,062,
Cable and Satellite Television Se	ervices	79	\$678.02	\$26,486,
Televisions		77	\$122.44	\$4,783,
Satellite Dishes	Discourse	80	\$1.26	\$49,
VCRs, Video Cameras, and DVD	Players	74	\$9.55	\$373,
Miscellaneous Video Equipment		77	\$5.94	\$232,
Video Cassettes and DVDs		77	\$27.09	\$1,058,
Video Game Hardware/Accessori	ies	78	\$21.19	\$827,0
Video Game Software		80	\$23.71	\$926,
Streaming/Downloaded Video		69	\$2.57	\$100,
Rental of Video Cassettes and D	VUS	74	\$20.39	\$796,
Installation of Televisions		71	\$0.61	\$23,
Audio (3)	CLOUB CONTRACT	72	\$83.66	\$3,268,
Rental and Repair of TV/Radio/S	ound Equipment	73	\$3.50	\$136,
Pets		89	\$473.22	\$18,486,
Toys and Games (4)		75	\$104.86	\$4,096,
Recreational Vehicles and Fees (No. 7 I I The Late Committee of the Comm	66	\$149.17	\$5,827,
Sports/Recreation/Exercise Equi		63	\$113.39	\$4,429,
Photo Equipment and Supplies (/)	73	\$57.05	\$2,228,
Reading (8)		75	\$115.34	\$4,505,6
Catered Affairs (9)		72	\$19.11	\$746,0
Food		76	\$6,244.91	\$243,957,
Food at Home		77	\$3,869.85	\$151,175,
Bakery and Cereal Products		77	\$545.82	\$21,322,
Meats, Poultry, Fish, and Eggs		77	\$845.73	\$33,038,
Dairy Products		76	\$410.16	\$16,023,0
Fruits and Vegetables	34.00	76	\$724.04	\$28,284,
Snacks and Other Food at Hor	me (10)	78	\$1,344.09	\$52,506,9
Food Away from Home		74	\$2,375.06	\$92,781,8
Alcoholic Beverages		74	\$396.22	\$15,478,
Nonalcoholic Beverages at Home		78	\$368.58	\$14,398,4

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

July 24, 2014

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831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 10 minute radius

Latitude: 40,4658 Langitude: -80,08564

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	49	\$1,006.50	\$39,318,856
Vehicle Loans	75	\$2,880.63	\$112,531,727
Health			
Nonprescription Drugs	76	\$94.08	\$3,675,252
Prescription Drugs	78	\$379.35	\$14,819,236
Eyeglasses and Contact Lenses	76	\$65.08	\$2,542,367
Home			
Mortgage Payment and Basics (11)	68	\$6,465.49	\$252,574,386
Maintenance and Remodeling Services	69	\$1,122.20	\$43,838,609
Maintenance and Remodeling Materials (12)	71	\$206.15	\$8,053,290
Utilities, Fuel, and Public Services	78	\$3,918.53	\$153,077,484
Household Furnishings and Equipment			
Household Textiles (13)	74	\$78.23	\$3,055,914
Furniture	74	\$357.83	\$13,978,564
Rugs	74	\$18.81	\$734,858
Major Appliances (14)	73	\$201.28	\$7,862,859
Housewares (15)	64	\$47.59	\$1,859,162
Small Appliances	76	\$34.08	\$1,331,140
Luggage	70	\$6.28	\$245,277
Telephones and Accessories	67	\$36.22	\$1,414,766
Household Operations			
Child Care	70	\$311.66	\$12,174,831
Lawn and Garden (16)	73	\$308.27	\$12,042,651
Moving/Storage/Freight Express	79	\$51.72	\$2,020,485
Housekeeping Supplies (17)	76	\$544.07	\$21,254,007
Insurance		44.1141	444/201/001
Owners and Renters Insurance	74	\$366.13	\$14,302,775
Vehicle Insurance	76	\$902.69	\$35,263,747
Life/Other Insurance	74	\$322.47	\$12,597,460
Health Insurance	77	\$1,917.90	\$74,922,836
Personal Care Products (18)	74	\$329.64	\$12,877,559
School Books and Supplies (19)	80	\$149.73	\$5,849,057
Smoking Products	85	\$412.18	\$16,101,935
Transportation		4412,10	\$10,101,555
Vehicle Purchases (Net Outlay) (20)	75	\$2,707.88	\$105,783,171
Gasoline and Motor Oil	77	\$2,380.83	\$93,007,080
Vehicle Maintenance and Repairs	75	\$819.46	\$32,012,130
Travel	/5	\$019.40	\$52,012,130
Airline Fares	69	\$317.24	\$12,392,842
Lodging on Trips	71	\$301.09	\$11,762,073
Auto/Truck/Van Rental on Trips	67	\$22.60	\$883,002
Food and Drink on Trips	71	\$310.90	\$12,145,181

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 15 minute radius

Latitude: 40,4598 Langitude: -50,08564

Top Tapestry Segments	Percent	Demographic Summary	2013	20
Rustbelt Retirees	13.5%	Population	247,520	247,7
Great Expectations	10.9%	Households	108,837	109,6
Simple Living	8.9%	Families	55,257	55,0
Rustbelt Traditions	7.6%	Median Age	37.5	31
Prosperous Empty Nesters	5.6%	Median Household Income	\$38,752	\$46,9
		Spending Potential Index	Average Amount Spent	То
Apparel and Services		54	\$1,213.79	\$132,105,6
Men's		51	\$215.82	\$23,488,8
Women's		46	\$370.81	\$40,358,2
Children's		59	\$219.97	\$23,940,8
Footwear		39	\$167.39	\$18,218,0
Watches & Jewelry		78	\$116.49	\$12,678,9
Apparel Products and Services (1)		130	\$123.31	\$13,420,6
Computer				3000,000
Computers and Hardware for Home	Lise	79	\$161.37	\$17,563,1
Portable Memory		83	\$6.35	\$690,
Computer Software		77	\$15.18	\$1,651,
Computer Accessories		78	\$12.96	\$1,410,
Entertainment & Recreation		80	\$2,602.92	
Fees and Admissions		75	\$471.12	\$283,293, \$51,275,
Membership Fees for Clubs (2)		75		
	Tring	74	\$124.67	\$13,568,
Fees for Participant Sports, excl.			\$87.17	\$9,487,
Admission to Movie/Theatre/Ope		76	\$120.01	\$13,061,
Admission to Sporting Events, ex	ci. Trips	79	\$49.89	\$5,430,
Fees for Recreational Lessons		72	\$88.96	\$9,682,
Dating Services		98	\$0.42	\$45,
TV/Video/Audio		82	\$1,053.54	\$114,663,
Cable and Satellite Television Servi	ces	82	\$708.90	\$77,154,
Televisions		82	\$130.23	\$14,173,
Satellite Dishes		82	\$1.30	\$141,
VCRs, Video Cameras, and DVD Pla	yers	80	\$10.24	\$1,114,
Miscellaneous Video Equipment		84	\$6.43	\$699,
Video Cassettes and DVDs		83	\$29.12	\$3,169,
Video Game Hardware/Accessories		85	\$23.05	\$2,508,
Video Game Software		86	\$25.58	\$2,783,
Streaming/Downloaded Video		76	\$2.83	\$308,
Rental of Video Cassettes and DVDs	S	80	\$21.98	\$2,391,
Installation of Televisions		74	\$0.64	\$70,
Audio (3)		77	\$89.62	\$9,753,
Rental and Repair of TV/Radio/Sour	nd Equipment	75	\$3.62	\$393,
Pets		92	\$489.96	\$53,326,
Toys and Games (4)		80	\$111.47	\$12,132,
Recreational Vehicles and Fees (5)		68	\$154.18	\$16,780,
Sports/Recreation/Exercise Equipm	ent (6)	67	\$120.12	\$13,072,
Photo Equipment and Supplies (7)		78	\$61.03	\$6,642,6
Reading (8)		79	\$120.81	\$13,148,
Catered Affairs (9)		78	\$20.68	\$2,250,9
Food		80	\$6,602.80	\$718,629,0
Food at Home		81	\$4,069.40	\$442,901,
Bakery and Cereal Products		81	\$572.89	\$62,351,
Meats, Poultry, Fish, and Eggs		81	\$889.99	\$96,863,9
Dairy Products		80	\$430.50	\$46,854,
Fruits and Vegetables		80	\$763.82	\$83,131,
Snacks and Other Food at Home	(10)	81	\$1,412.21	\$153,700,
Food Away from Home		79	\$2,533.40	\$275,727,
Alcoholic Beverages		80	\$427.44	\$46,520,9
Vonalcoholic Beverages at Home		82	\$387.54	\$42,178,1

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 15 minute radius

Latitude: 40,4658 Langitude: -80,08564

	Spending Potential Index	Average Amount Spent	Total
Financial			
Investments	54	\$1,113.26	\$121,164,166
Vehicle Loans	79	\$3,036.93	\$330,530,290
Health			
Nonprescription Drugs	78	\$97.01	\$10,557,810
Prescription Drugs	80	\$386.60	\$42,076,496
Eyeglasses and Contact Lenses	78	\$67.37	\$7,332,805
Home			
Mortgage Payment and Basics (11)	71	\$6,733.47	\$732,850,819
Maintenance and Remodeling Services	71	\$1,153.11	\$125,501,444
Maintenance and Remodeling Materials (12)	72	\$208.33	\$22,673,538
Utilities, Fuel, and Public Services	81	\$4,094.61	\$445,644,529
Household Furnishings and Equipment			
Household Textiles (13)	79	\$83.06	\$9,040,360
Furniture	79	\$380.19	\$41,378,585
Rugs	78	\$19.78	\$2,152,850
Major Appliances (14)	76	\$208.40	\$22,681,537
Housewares (15)	68	\$50.46	\$5,491,454
Small Appliances	80	\$35.81	\$3,897,287
Luggage	75	\$6.72	\$731,779
Telephones and Accessories	73	\$39.18	\$4,263,987
Household Operations			
Child Care	76	\$337.25	\$36,704,946
Lawn and Garden (16)	74	\$315.40	\$34,327,330
Moving/Storage/Freight Express	86	\$56.07	\$6,102,237
Housekeeping Supplies (17)	80	\$567.97	\$61,816,594
Insurance	1 97	4.500.00	36671.417.5
Owners and Renters Insurance	76	\$374.26	\$40,732,807
Vehicle Insurance	80	\$950.30	\$103,427,860
Life/Other Insurance	76	\$329.62	\$35,875,345
Health Insurance	80	\$1,977.87	\$215,265,706
Personal Care Products (18)	79	\$349.55	\$38,044,261
School Books and Supplies (19)	87	\$162.38	\$17,673,187
Smoking Products	88	\$428.96	\$46,686,883
Transportation	975	4,00,00	4 10/000/000
Vehicle Purchases (Net Outlay) (20)	79	\$2,850.69	\$310,260,310
Gasoline and Motor Oil	81	\$2,497.65	\$271,837,205
Vehicle Maintenance and Repairs	79	\$863.48	\$93,978,943
Travel		4003.70	423,270,343
Airline Fares	74	\$340.36	\$37,044,267
Lodging on Trips	74	\$315.46	\$34,333,956
Auto/Truck/Van Rental on Trips	71	\$24.08	\$2,620,863
Food and Drink on Trips	75	\$327.95	\$35,692,743

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 831 Chartiers Ave, McKees Rocks, Pennsylvania, 15136 Drive Time: 15 minute radius

Latitude: 40,4558 Langitude: -50,08564

- (1) Apparel Products and Services includes material for making clothes, sewing patterns and notions, shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and civic clubs.
- (3) Audio includes satellite radio service, sound components and systems, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, tape recorders, radios, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, and online entertainment and games.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, purchase and rental of RVs or boats, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers...
- (9) Catered Affairs includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fat, oil, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for hard surface flooring, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers, decorative pillows, and materials for slipcovers and curtains.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes plastic dinnerware, china, flatware, glassware, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, and personal care appliances.
- (19) School Books and Supplies includes school books and supplies for College, Elementary school, High school, Vocational/Technical School, Preschool/Other Schools, and Other School Supplies.
- (20) Vehicle Purchases (Net Outlay) includes net outlay for new and used cars, trucks, vans, motorcycles, and motor scooters.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

Source: Esri forecasts for 2013 and 2018; Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Appendix C

(PLEASE SEE THE FOLLOWING PAGES).



Housing Unit Summary	McKees Rocks Borough	Crafton Borough	Ingram Borough	Kennedy Township	Neville Township	Stowe Township	Allegheny County
2000 Housing Units	3,400	3,357	1,650	2,978	676	3,558	583,626
Owner-occupied Housing							
Units	42.90%	47.10%	62.10%	88.80%	47.60%	56.00%	61.70%
Renter-occupied Housing							
Units	42.40%	45.00%	32.70%	9.10%	44.70%	30.10%	30.30%
Vacant Housing Units	14.60%	7.90%	5.20%	2.10%	7.70%	13.90%	8.00%
2010 Housing Units	3,342	3,110	1,623	3,458	620	3,393	589,201
Owner-occupied Housing							
Units	33.60%	46.30%	59.50%	81.20%	45.50%	48.40%	58.60%
Renter-occupied Housing							
Units	48.70%	43.30%	33.60%	14.10%	41.30%	36.80%	32.00%
Vacant Housing Units	17.70%	10.40%	6.90%	4.70%	13.20%	14.70%	9.40%
2013 Housing Units	3,318	3,103	1,624	3,507	618	3,405	591,854
Owner-occupied Housing Units	31.00%	43.30%	56.80%	80.20%	43.50%	46.30%	56.60%
Renter-occupied Housing							
Units	50.60%	45.40%	35.80%	15.80%	45.00%	39.40%	33.80%
Vacant Housing Units	18.40%	11.20%	7.30%	4.00%	11.50%	14.20%	9.60%
2018 Housing Units	3,298	3,099	1,627	3,524	618	3,398	595,451
Owner-occupied Housing							
Units	31.60%	44.90%	57.30%	82.30%	45.10%	47.90%	57.50%
Renter-occupied Housing							
Units	49.70%	43.60%	35.30%	15.80%	45.50%	39.60%	33.20%
Vacant Housing Units	18.70%	11.50%	7.30%	1.80%	9.40%	12.60%	9.30%



McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

	McKees Rocks bor
Population Summary	
2000 Total Population	6,617
2010 Total Population	6,104
2013 Total Population	5,987
2013 Group Quarters	138
2018 Total Population	5,887
2013-2018 Annual Rate	-0.34%
Household Summary	
2000 Households	2,903
2000 Average Household Size	2.24
2010 Households	2,752
2010 Average Household Size	2.17
2013 Households	2,708
2013 Average Household Size	2.16
2018 Households	2,681
2018 Average Household Size	2.14
2013-2018 Annual Rate	-0.20%
2010 Families	1,415
2010 Average Family Size	2.96
2013 Families	1,379
2013 Average Family Size	2.96
2018 Families	1,347
2018 Average Family Size	2.95
2013-2018 Annual Rate	-0.47%
Housing Unit Summary	
2000 Housing Units	3,400
Owner Occupied Housing Units	42.9%
Renter Occupied Housing Units	42.4%
Vacant Housing Units	14.6%
2010 Housing Units	3,342
Owner Occupied Housing Units	33.6%
Renter Occupied Housing Units	48.7%
Vacant Housing Units	17.7%
2013 Housing Units	3,318
Owner Occupied Housing Units	31.0%
Renter Occupied Housing Units	50.6%
Vacant Housing Units	18.4%
2018 Housing Units	3,298
Owner Occupied Housing Units	31.6%
Renter Occupied Housing Units	49.7%
Vacant Housing Units	18.7%
Median Household Income	
2013	\$22,992
2018	\$26,624
Median Home Value	
2013	\$72,491
2018	\$84,046
Per Capita Income	
2013	\$16,539
2018	\$19,214
Median Age	
2010	38.8
2013	39.4
2018	39.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

June 24, 2014

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

County Subdivision	
	McKees Rocks bor
2013 Households by Income	
Household Income Base	2,708
<\$15,000	34.7%
\$15,000 - \$24,999	17.8%
\$25,000 - \$34,999	11.1%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	10.8%
\$75,000 - \$99,999	5.5%
\$100,000 - \$149,999	6.1%
\$150,000 - \$199,999	0.7%
\$200,000+	0.0%
Average Household Income	\$35,674
2018 Households by Income	
Household Income Base	2,681
<\$15,000	34.1%
\$15,000 - \$24,999	14.1%
\$25,000 - \$34,999	9.1%
\$35,000 - \$49,999	12.5%
\$50,000 - \$74,999	11.7%
\$75,000 - \$99,999	8.5%
\$100,000 - \$149,999	8.7%
\$150,000 - \$199,999	1.2%
\$200,000+	0.0%
Average Household Income	\$41,292
2013 Owner Occupied Housing Units by Value	φ+1,232
Total	1,029
	25.2%
<\$50,000 #50,000, #00,000	55.2%
\$50,000 - \$99,999 #100,000 - #140,000	14.6%
\$100,000 - \$149,999	
\$150,000 - \$199,999 \$200,000 - \$240,000	3.3%
\$200,000 - \$249,999	0.9%
\$250,000 - \$299,999	0.7%
\$300,000 - \$399,999	0.1%
\$400,000 - \$499,999	0.1%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$76,312
2018 Owner Occupied Housing Units by Value	
Total	1,041
<\$50,000	20.2%
\$50,000 - \$99,999	43.8%
\$100,000 - \$149,999	18.2%
\$150,000 - \$199,999	7.5%
\$200,000 - \$249,999	3.2%
\$250,000 - \$299,999	3.4%
\$300,000 - \$399,999	0.7%
\$400,000 - \$499,999	1.2%
\$500,000 - \$749,999	0.7%
\$750,000 - \$999,999	0.7%
\$1,000,000 +	0.7%
Average Home Value	\$116,114

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents,

pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

June 24, 2014

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

	McKees Rocks bor
2010 Population by Age	
Total	6,104
0 - 4	6.8%
5 - 9	6.2%
10 - 14	6.3%
15 - 24	14.3%
25 - 34	12.1%
35 - 44	12.5%
45 - 54	15.7%
55 - 64	11.7%
65 - 74	6.4%
75 - 84	5.1%
85 +	2.9%
18 +	76.5%
2013 Population by Age	
Total	5,987
0 - 4	6.5%
5 - 9	6.4%
10 - 14	6.1%
15 - 24	13.3%
25 - 34	13.2%
35 - 44	11.4%
45 - 54	15.0%
55 - 64	13.1%
65 - 74	7.3%
75 - 84	4.7%
85 +	3.0%
18 +	77.2%
2018 Population by Age	
Total	5,887
0 - 4	6.5%
5 - 9	6.3%
10 - 14	6.3%
15 - 24	12.2%
25 - 34	13.1%
35 - 44	11.2%
45 - 54	13.3%
55 - 64	13.7%
65 - 74	9.4%
75 - 84	4.9%
85 +	3.0%
18 +	77.2%
2010 Population by Sex	
Males	2,868
Females	3,236
2013 Population by Sex	5,230
Males	2,806
Females	3,181
2018 Population by Sex	3,161
Males	2,750
Females	3,137

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

	McKees Rocks bor
2010 Population by Race/Ethnicity	
Total	6,104
White Alone	63.8%
Black Alone	30.8%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.3%
Two or More Races	4.5%
Hispanic Origin	1.7%
Diversity Index	51.4
2013 Population by Race/Ethnicity	
Total	5,987
White Alone	63.4%
Black Alone	30.9%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	4.8%
Hispanic Origin	1.8%
Diversity Index	52.1
2018 Population by Race/Ethnicity	
Total	5,887
White Alone	62.3%
Black Alone	31.2%
American Indian Alone	0.2%
Asian Alone	0.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.4%
Two or More Races	5.5%
Hispanic Origin	2.1%
Diversity Index	53.5
2010 Population by Relationship and Household Type	
Total	6,104
In Households	97.8%
In Family Households	71.8%
Householder	23.2%
Spouse	9.0%
Child	32.4%
Other relative	3.9%
Nonrelative	3.2%
In Nonfamily Households	26.1%
In Group Quarters	2.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	2.2%
	2.2 /0

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

June 24, 2014

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

	McKees Rocks bor
2013 Population 25+ by Educational Attainment	
Total	4,056
Less than 9th Grade	3.2%
9th - 12th Grade, No Diploma	12.9%
High School Graduate	43.1%
Some College, No Degree	20.8%
Associate Degree	8.1%
Bachelor's Degree	8.1%
Graduate/Professional Degree	3.6%
2013 Population 15+ by Marital Status	
Total	4,850
Never Married	54.3%
Married	23.2%
Widowed	9.6%
Divorced	12.9%
2013 Civilian Population 16+ in Labor Force	
Civilian Employed	84.9%
Civilian Unemployed	15.1%
2013 Employed Population 16+ by Industry	
Total	2,414
Agriculture/Mining	0.0%
Construction	7.9%
Manufacturing	6.9%
Wholesale Trade	2.7%
Retail Trade	11.0%
Transportation/Utilities	2.7%
Information	1.1%
Finance/Insurance/Real Estate	3.7%
Services	62.7%
Public Administration	1.3%
2013 Employed Population 16+ by Occupation	
Total	2,414
White Collar	39.4%
Management/Business/Financial	7.0%
Professional	14.5%
Sales	10.0%
Administrative Support	8.0%
Services	39.5%
Blue Collar	21.1%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	6.0%
Installation/Maintenance/Repair	2.1%
Production	4.4%
Transportation/Material Moving	8.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

	McKees Rocks bor
2010 Households by Type	
Total	2,752
Households with 1 Person	41.0%
Households with 2+ People	59.0%
Family Households	51.4%
Husband-wife Families	20.1%
With Related Children	6.9%
Other Family (No Spouse Present)	31.4%
Other Family with Male Householder	6.1%
With Related Children	2.8%
Other Family with Female Householder	25.3%
With Related Children	18.1%
Nonfamily Households	7.6%
All Households with Children	28.1%
Multigenerational Households	3.5%
Unmarried Partner Households	9.3%
Male-female	8.4%
Same-sex	0.8%
2010 Households by Size	
Total	2,752
1 Person Household	41.0%
2 Person Household	28.2%
3 Person Household	15.0%
4 Person Household	8.5%
5 Person Household	4.7%
6 Person Household	1.5%
7 + Person Household	1.0%
2010 Households by Tenure and Mortgage Status	
Total	2,752
Owner Occupied	40.8%
Owned with a Mortgage/Loan	23.9%
Owned Free and Clear	16.9%
Renter Occupied	59.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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McKees Rocks borough 3 McKees Rocks borough, PA (4200346264) County Subdivision

Ton 2 Tonoshu: Commonte	McKees Rocks bo
Top 3 Tapestry Segments	Madast Tassass Usa
1.	Modest Income Hon Heartland Communit
2. 3.	City Commo
2013 Consumer Spending	City Commit
Apparel & Services: Total \$	\$2,083,9
Average Spent	\$769
Spending Potential Index	Ψ705
Computers & Accessories: Total \$	\$323,6
Average Spent	\$119
Spending Potential Index	Ψ113
Education: Total \$	\$1,843,5
Average Spent	\$680
Spending Potential Index	ΨΟΟΟ
Entertainment/Recreation: Total \$	\$4,563,4
Average Spent	\$1,685
Spending Potential Index	Ψ1,005
Food at Home: Total \$	\$7,485,2
Average Spent	\$2,764
Spending Potential Index	42,701
Food Away from Home: Total \$	\$4,382,
Average Spent	\$1,618
Spending Potential Index	Ψ1,010
Health Care: Total \$	\$6,401,8
Average Spent	\$2,364
Spending Potential Index	\$2,50 T
HH Furnishings & Equipment: Total \$	\$2,157,5
Average Spent	\$796
Spending Potential Index	4,30
Investments: Total \$	\$1,191,6
Average Spent	\$440
Spending Potential Index	¥ 1.13
Retail Goods: Total \$	\$33,134,7
Average Spent	\$12,235
Spending Potential Index	1 /
Shelter: Total \$	\$21,045,1
Average Spent	\$7,771
Spending Potential Index	
TV/Video/Audio: Total \$	\$1,934,6
Average Spent	\$714
Spending Potential Index	Ţ·
Travel: Total \$	\$2,184,1
Average Spent	\$806
Spending Potential Index	φοσο
Vehicle Maintenance & Repairs: Total \$	\$1,516,8
Average Spent	\$560
Spending Potential Index	4300

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

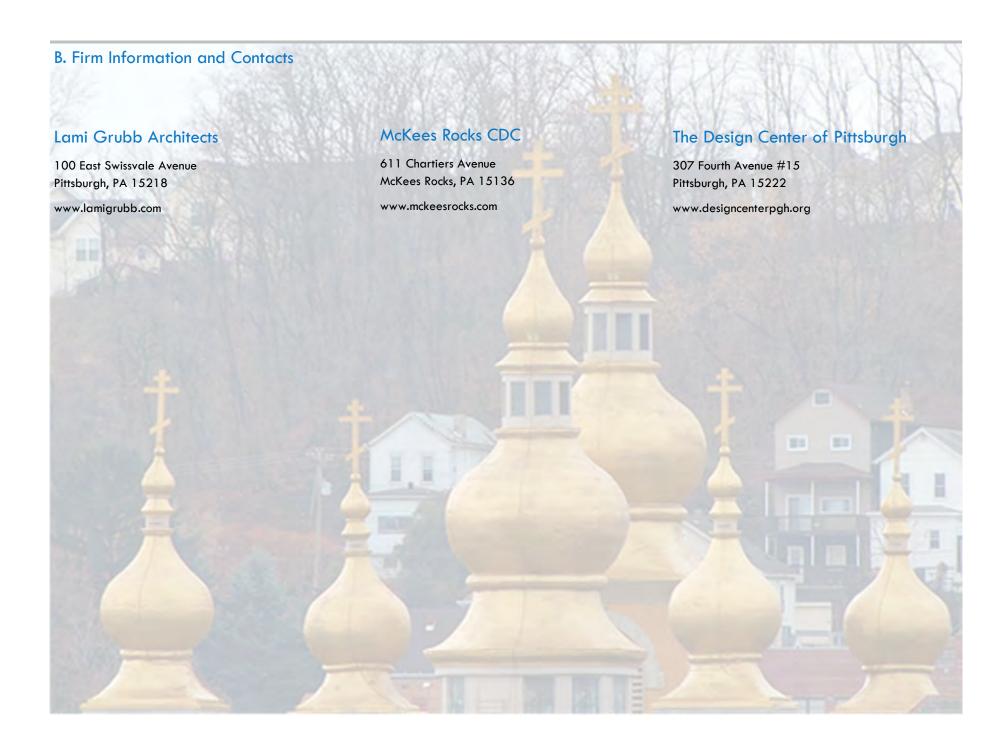
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

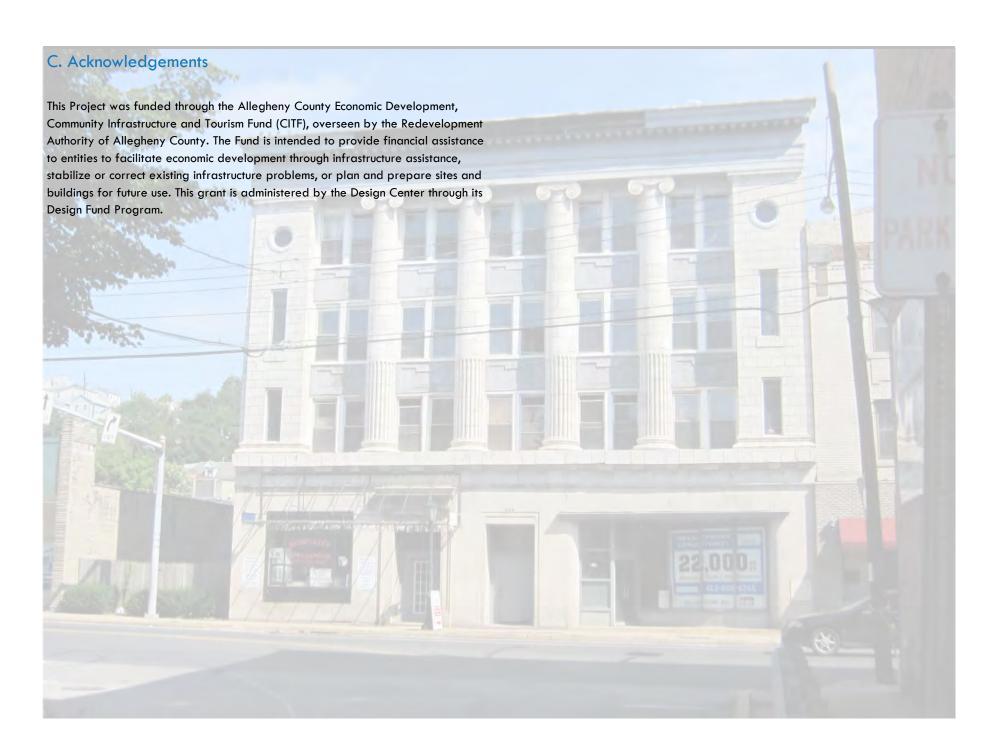
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Appendix D



PRESERVATION AND DESIGN GUIDELINES Lower Chartiers Main Street District | Borough of McKees Rocks A. Table of Contents I. Basic Principles B. Firm Information and Contacts J. Building Rehabilitation and Alteration C. Acknowledgements K. Additions and New Construction D. Definitions L. Demolitions E. Introduction M. Outdoor Dining F. Purpose of Guidelines N. Surface Parking Lots G. Establishment of the Review Board O. Site Improvements and Alterations H. Review Procedures P. District Map





D. Definitions

Except where specified in the following section, all terminology used in this document shall carry its customary meaning. Words used in the present tense include the future; the singular number shall include the plural, and vice versa.

Appropriate Alteration or Appropriateness: An appropriate alteration - including repairs, alterations, additions, new construction, and demolition of existing structures - is one whose design and materials have been deemed, by the Review Board, consistent with the remaining architectural character of the specific building, compatible with the historic district as a whole, and in compliance with the regulations of the Design Guidelines.

Board or Review Board: The Lower Chartiers Main Street Review Board. This body is the authority to review renovation, alteration, demolition and/or new construction on all property within the District boundaries.

Building Setback Line: The term 'building setback' refers to the required separation between a property line and a structure. The term 'building setback line' refers to the uniform front edge of buildings along a public right-of-way.

Chain Retail or Chain Store: One of a number of commercial establishments organized under the same central management that sell the same merchandise or services and have standardized business methods and practices. Chain retail is generally developed around architectural and marketing prototypes.

CDC or MRCDC: The Borough of McKees Rocks Community Development Corporation.

Design Guidelines or Guidelines: Preservation and Design Guidelines for the Borough of McKees Rocks Lower Chartiers Main Street District.

District or Main Street District: The Lower Chartiers Main Street District.

Ornamentation or Ornamental Features: Any architectural detail or design element on a building façade that contributes significantly to the architectural character of any building specifically or to the Main Street District in general.

Public Right-of-Way: A legally protected easement reserved over the land for public transportation purposes. Chartiers Avenue is the primary Public right-of-way within the Main Street District.

Zoning Code: The Borough of McKees Rocks Zoning Ordinance.



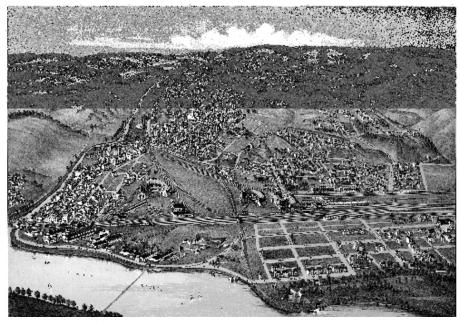
Existing Churches, McKees Rocks Borough



Chartiers Avenue Storefronts

E. Introduction

The Borough of McKees Rocks is a community located on the north and west shores, respectively, of the confluence of Chartiers Creek and the Ohio River, approximately five miles west of Pittsburgh, PA. McKees Rocks was founded in 1769, and incorporated as a borough in the late 1800's. The borough has historically been associated with the iron and steel industries, and later for its ties to the railroad industry. As the Industrial economy of the Greater Pittsburgh Region flourished, so did the borough of McKees Rocks and its commercial core: the Lower Chartiers Main Street District.



Map of McKees Rocks, Circa 1901

Located on Chartiers Avenue between Stanhope Street to the east and Island Avenue to the west, McKees Rocks' Main Street District is the community's commercial core. At its zenith, Chartiers Avenue was a vibrant and varied destination. The district boasted numerous low & mid-rise, mixed-use buildings with

commercial storefronts on the street and apartments above. As the years passed, the region's Industrial activity decreased. McKees Rocks' economy and population declined with the region, and so too did this commercial center. Several structures from that era remain and continue to house mixed-use development. The majority, however, are vacant or have been demolished. It is the mission of the McKees Rocks Community Development Corporation and these Design Guidelines to preserve the 'good bones' of Chartiers Avenue that remain, and to reposition the Main Street District to meet the needs of a 21st century economy.

F. Purpose of Guidelines

The Guidelines contained herein provide a basis for the preservation and protection of one of McKees Rocks' assets, the Lower Chartiers Main Street District. The Review Board will use these Guidelines when reviewing the appropriateness of proposed exterior work — including repairs, alterations, additions, new construction, and demolition within the Main Street District boundaries.

An "appropriate" alteration is one whose design and materials are consistent with the remaining architectural character of any specific building, and act in concert with the Main Street District as a whole. Therefore, in applying the Guidelines, the Review Board considers both the integrity of an individual building's architecture, as well as its contribution to the overall character of the District. The intent of this document is not to discourage alterations, renovations or replacement of buildings in the District, but to ensure that such actions are appropriate to maintaining the unique character of the Lower Chartiers Historic Main Street District.

The guidelines can also assist property owners in the successful formulation of plans for the preservation, rehabilitation, and continued use of existing buildings that remain. The Guidelines shall apply to all repairs, renovations, new construction, and demolition on the exteriors of all buildings within the Main Street District that are visible from a public right-of-way.

G. Establishment of the Review Board

- 1. The Lower Chartiers Main Street District Review Board shall be comprised of a 1. The Review Board shall review and approve: minimum of three (3) and a maximum of five (5) members at all times.
- 2. The Review Board shall report to the Borough of McKees Rocks City Council.
- 3. Review Board Members shall be appointed by the Mayor of the Borough of McKees Rocks.
- 4. A minimum of one (1) seat on the Review Board shall be occupied by a member of the McKees Rocks CDC at all times.
- 5. Terms for Review Board Member shall be for two (2) years.
- Regular Review Board Meetings shall be held six to eight (6-8) times per year.
- 7. The composition of the Board should include a balance of design professionals and lay-people.
- 8. Rulings by the Review Board shall be determined by a simple majority vote.

H. Review Procedures

- - a. Applications to repair or replace exterior building elements to match existing elements
 - b. Applications that meet the guidelines for exterior rehabilitations and alterations as described above
 - c. Applications to restore the exterior of a building in a manner consistent with the character of the Main Street District. The Board shall conduct its review and issue approval or rejection of the application within ten (10) days of receipt of the completed application.
- 2. The Review Board shall review:
 - a. Applications for new construction and additions
 - b. Applications for demolitions
 - c. Applications for major alterations to existing buildings
 - d. Applications for changes in materials. The Board shall review each application and vote to approve or deny the application within sixty (60) days following receipt of the application.
- 3. The time limit for consideration of an application may be extended with the consent of the applicant.



Example Review Board Meeting

I. Basic Principles

The following information should guide all projects proposed within the Lower Chartiers Main Street District:



Example, Façade Renovations/Incompatible Rhythm and Massing

- The Review Board does not require, initiate, or propose any work on a building. The review process begins only after the owner proposes exterior work that is visible from any part of the public realm within the district. The review process does not occur for interior work proposed for buildings within the district. The review process does not occur for buildings that are located outside the district's boundaries.
- 2. All buildings and structures are products of their own time. Alterations that attempt to make a building look older (or younger) than it is, or that change the architectural style of the building, should be avoided.
- The removal or alteration of original building materials or distinctive architectural features should be avoided whenever possible, especially if they

- are important in defining the overall character of a building. If the materials and features are original and in serviceable repair, they should be retained.
- Deteriorated materials and architectural features should be repaired, rather than replaced, whenever possible and permissible by code.
- 5. Materials and architectural features that are too deteriorated to repair should be replaced in kind or with a visually-compatible substitute material. The appearance of the replacement should match the appearance of the original material or feature.
- Original building materials and architectural features on primary facades should not be covered by other materials such as aluminum or vinyl siding for aesthetic reasons and for functionality.
- 7. New features that are designed and installed to replace original features that are completely missing should either be an accurate restoration of the original.



Example Façade Renovation: Original Openings Not Maintained

- features (based on photographs, drawings, or physical evidence), or new designs that may be contemporary in character and detailing while they are compatible with the scale, material, and color of the historic building.
- 8. Original openings should be maintained on the principal façade(s) of a building because enlarging, reducing the size of, or eliminating openings can dramatically alter the appearance and character of a building.
- The Surface cleaning of structures should be undertaken with the gentlest means
 possible. Sandblasting and other abrasive techniques shall not be used to clean
 the exterior of a building, because they will damage the original building
 materials.



Example Rehab Infill—Before



Example Rehab Infill—After

J. Building Rehabilitation and Alteration

The following guidelines provide detailed information about specific materials and/ or types of work that may occur within The Lower Chartiers Main Street District:

1. Masonry Exteriors (brick and stone):

- a. If replacement of deteriorated or missing materials is necessary, the replacements should be new or recycled materials that match the appearance of the original as closely as possible (including these characteristics: color, texture, shape, size, placement, detailing, and type of joint).
- b. Masonry surfaces should be cleaned, if necessary, by the gentlest means possible (water with detergent, or a mild acid, with low-pressure water wash not to exceed 600 psi). Sandblasting and other abrasive cleaning methods shall not be used (except in extraordinary circumstances).
- c. Repointing of masonry should be done with a mortar that matches the original as closely as possible in terms of lime and cement content (to avoid damaging the masonry; hard Portland cement mortars may dam age softer older bricks), color, and type of joint (to match the appearance).
- d. Waterproof and water-repellant coatings should not be used on masonry unless there is actual water penetration through the masonry. Exceptions may be granted by the Review Board on a case-by-case basis where masonry has been painted prior to the adoption of these Guidelines.
- e. Artificial siding products such as synthetic stucco, aluminum, or vinyl siding should not be applied over masonry.



Example Façade Renovation: Siding over Original Masonry and Storefront

2. Wood or Siding Exteriors:

- a. If the façade of a building has wood siding or shingles, the wood siding or shingles should be repaired or replaced to match.
- b. All wooden trim, including window casings, cornices, and brackets, should be retained and repaired or replaced to match, if necessary.
- c. No artificial siding (e.g. vinyl siding), shingles, or stucco should be installed over existing wood siding on the front facades of buildings in the district. Vinyl siding may be used on minimally visible side facades and/or rear facades of buildings. Fiber cement siding (painted, w/ smooth finish) is an acceptable alternative to wood.
- d. In cases where wood or siding has been used in the past to cover original materials (such as brick, stone or original siding), consideration should be given to uncovering the existing materials and repairing, restoring or replacing these to their original architectural character.

3. Doors and Windows:

- a. The doors and windows of a building are essential elements of the overall design and architectural style of the building. Original door and window openings should not be altered or filled in, particularly on the principal façade(s) of the building.
- b. Original doors and windows should be retained and repaired, wherever possible. If they must be replaced, the new ones should match the originals in size, style, and appearance as closely as possible. Original openings should not be altered and/or filled to accommodate smaller stock replacement units. If original windows cannot be repaired, new wood or aluminum-clad wood windows should be used as replacement windows on the front facades of buildings within the district. Aluminum or vinyl replacement windows may be used in the sides and rears of buildings (except in the sides of a corner building); all metal windows should be anodized or painted, and should avoid a metallic "mill" finish.
- c. Window glass may be double-glazed, but reflective glass, opaque glass, and/or false, applied muntin grids should be avoided. Storm windows, if used, should be installed so as to be inconspicuous: finish colors to match the window frames, sized to fit the openings, and divided like the windows that they are covering.
- d. In the case where original openings have been reduced in size or enclosed entirely prior to the adoption of these Guidelines, consideration should be given to restoring the existing openings to their original size with new windows appropriate to the architectural character of the original structure



Example Façade Renovation: Before



Example Façade Renovation: Restored Window and Storefront Openings

4. Roofs and Cornices:

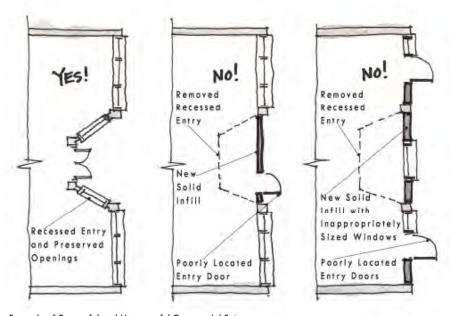


- a. The existing roofline and architectural features that help to give a building its character, such as roof shapes, towers, dormers, cornices, brackets, box gutters, and chimneys, should be retained. New features, such as vents, skylights, and rooftop utilities, should be placed out of view from the main street or screened in a manner deemed architecturally sensitive and appropriate to the building and the district.
- b. Slate mansard roofs should be retained and maintained wherever possible, and since they are such prominent features, should be repaired or replaced with new slate or artificial slate. Replacement roofing materials should maintain the visual character of the original materials, and should be black or dark gray in most cases.
- c. Flat or low pitched roofs, if they are not visible from the street, shall not be reviewed by the Review Board.
- d. Often, low-and-mid-rise commercial, mixed use buildings, like those found along Chartiers Avenue, were constructed with flat roofs. In such cases, a decorative cornice was typically used to ornament and

articulate the roofline and help the building in a harmonious and attractive manner. In cases where this cornice has been covered or removed, considerations should be given to restoring or replacing this architectural element.

5. Porches, Projecting Bays, Balconies, Terraces, and Recessed Entrances:

- a. These architectural elements are important components to the design of mixed-use structures that include them. For this reason, such elements (along with their original component architectural materials) should be retained and repaired, or replaced to match if necessary.
- b. If in-kind replacement is impossible, then judicious substitutions of materials may be made, as long as (in the judgment of the Review Board) the overall character of the element is retained
- c. Converting existing porches, balconies, terraces, or recessed entrances into additional interior space by infilling openings between vertical supports shall not be permitted. Special permission may be granted at the discretion of the Review Board in extreme or special cases.



Example of Successful and Unsuccessful Commercial Entryways



Example of Commercial Recessed Storefronts

6. Ornamentation: Significant architectural ornamental features should be retained, restored as required, and maintained.

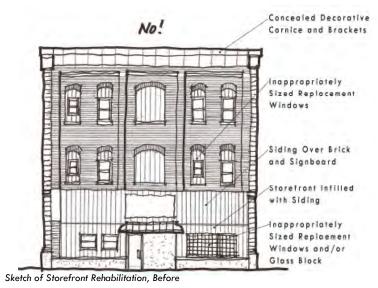
7. Mechanical and Conveyance Systems:

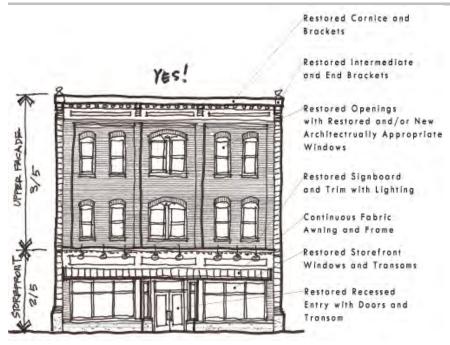
- a. Utility and mechanical systems should be placed inconspicuously, and screened if necessary so that they are not visible on the principal façade
 (s) of the building as seen from public streets. These elements should also be screened from adjoining structures.
- b. Features that must be added to meet safety and code requirements (such as stairs, ramps, and elevators) should be designed to be as inconspicuous as possible, and should not alter significant architectural features of the building.
- c. Features that be added to make a building accessible to persons with

disabilities should be designed so as not to damage the historic character of the building. The Commission encourages placement of features on secondary facades if placement on primary facades cannot be done without damage to historic fabric.

8. Painting:

- a. The Review Board urges the use of original color schemes in the painting of wood and metal elements, but will not ordinarily prescribe paint colors.
- b. Unpainted masonry and architectural metals should not be painted.
- c. If masonry painted prior to the adoption of these guidelines can be restored to its original appearance without adverse effects to the material, consideration should be given to restoration.
- 9. Exterior Building Façade Accessories: The following is a list of accessories which commonly occur on mixed-use buildings in commercial districts of the type found in the Lower Chartiers Main Street District. Each accessory listed should be designed in accordance with the standards listed individually. Additionally, façade accessories should also be evaluated by their overall composition, size and proportion, materials, finish color, and relationship to each other with respect to the building as a whole. The success or failure of the composition and its elements shall be evaluated and approved by the Review Board.





Sketch of Storefront Rehabilitation, After

- a. Commercial Signage: The Review Board will typically approve signs that conform in size and material to regulations established by the Borough of McKees Rocks Zoning Ordinance. Signs should not be installed in such a way as to obscure or detract from architectural features of the building. Electronic display signs for individual businesses are not acceptable within the Main Street District unless special permission is granted by the Review Board.
- b. Awnings: Awnings are historically-appropriate devices for regulating light and temperature in older buildings, and for decoration and protection of large, storefront display windows from the negative effects of direct sunlight. Awnings should be sloping and triangular in section, in most cases; (Arched awnings should be used only over arched openings). Awnings should be made of canvas or canvas-like materials stretched over an aluminum or other weather-resistant frame. Awnings should not be internally-illuminated. Canvas and/or frame finish colors, pattern, and design should be complimentary to the architecture/material of the

- building to which the awning is mounted; final approval shall be evaluated and approved by the Review Board.
- c. Window Bars: Simple burglar bars may be installed over windows with permission of the Review Board.
- d. Exterior Lighting: Exterior light fixtures, whether decorative or for way-finding, should be of a design complimentary to the design of the building. Lighting should be installed on the building in a non-destructive manner. New lighting should be directed onto the face of the building (for the illumination of architectural elements) or toward the sidewalk (to illuminate the adjacent pedestrian path and/or the commercial entrance of the building). The light source itself should be screened from direct view of adjacent structures, pedestrians, and vehicular traffic, and should not negatively contribute to light pollution of the Main Street District. Light levels shall be evaluated and approved by the Review Board.



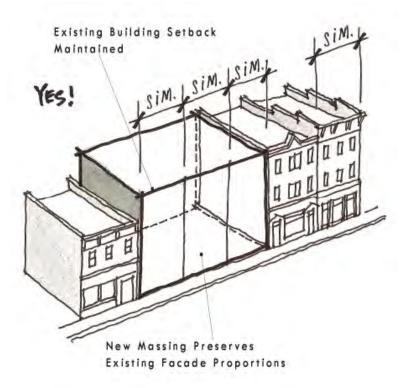
Example of Successful Awnings

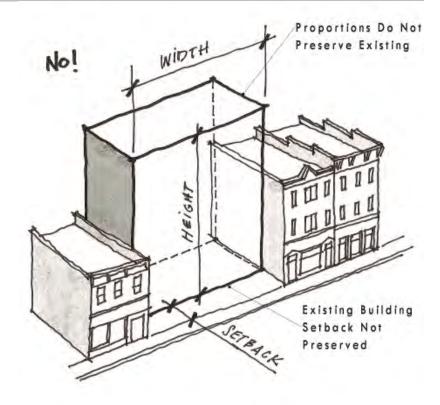


Example of Successful Storefront Lighting

K. Additions and New Construction

- 1. In general, additions and new construction within the main street district shall adhere to the following Guidelines:
 - a. Design: In general, all new construction should be compatible with the architectural style that exists within the Main Street District; the existing structures should inform the architectural style, proportion, and character of any new construction in order to preserve the qualities of the Main Street District. Similarly, new additions to existing buildings should be compatible with architecture within the District, and respond specifically to the architecture of the building to which it is being added. New additions, however, should not replicate the design of the existing building; rather, the addition should be clearly distinguished from the original so that the addition is recognizable as a product of its own time.

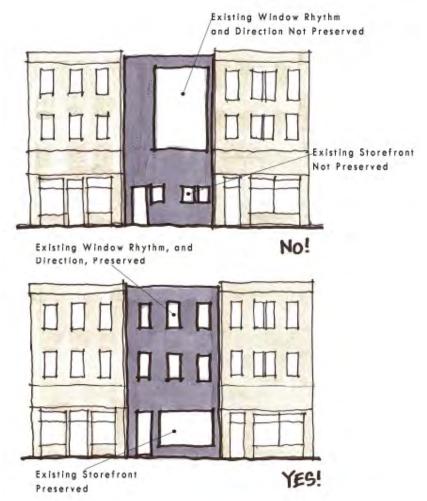




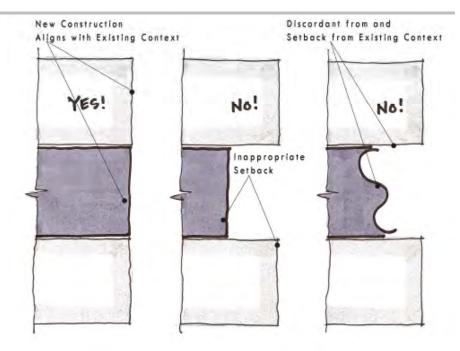
Examples of Successful and Unsuccessful New Construction

- b. Materials: Additions may incorporate historic materials found in the district – such as brick, stone, and wood – and/or contemporary materials. All materials should be of a complimentary color, texture, and scale to building materials in the Main Street District
- c. Size, Proportion, and Form: The scale, massing, and rhythm of an addition and its individual elements (e.g., windows, entrance doors, exterior signage and lighting, cornice/roof, massing and ornamentation) should be compatible with the forms found among the existing buildings in the district. The ratio of wall surface to openings, and the proportions and directionality of the door and window openings, should be consistent with those of neighboring buildings.

d. Building Placement on the Lot: New construction on vacant lots within the Main Street District should respect the Building Setback Line established along Chartiers Avenue by locating the front façade of the building on the property line abutting the street. In cases where adjacent buildings on both sides of a development lot are setback from the property line abutting Chartiers Avenue, the Building Setback Line for new construction may match the adjacent Building Setback Line pending approval from the Review Board.



Example of Successful and Unsuccessful Window Sizing and Placement



Example of Successful and Unsuccessful Building Placement and Form

- e. Detailing: The detailing of additions should correspond to the kinds of detailing found on neighboring buildings in the district. This does not require replication of the degree of ornamentation found in those buildings, but should generally include the following: a cornice or other definition of the roofline; window sills and lintels or other distinctive detailing at the openings, articulation of the entrance and storefront.
- An addition should be designed so that it is in-scale with the existing building, and does not "overpower" it visually. It should be harmonious with the massing, openings and architectural detailing of the existing building.
- The connection of the addition to the original building should be designed so
 that it does not detract from either structure. Significant architectural features
 of the original building should not be destroyed, removed, or obscured by the
 addition.
- 4. Additions to the roof of a building (such as additional floors, elevator housings, decks, terraces, dormers, and skylights) should be designed so that they are inconspicuous from the public streets and do not damage or obscure character-

defining elements of the building.

- 5. The Review Board shall take the following into consideration when considering proposals for the construction of new Chain Retail Establishments within the Main Street District:
 - a. Design: New construction within the Main Street District should be compatible with the existing architectural style of the District. With respect to Chain Retail prototype stores, every effort should be made to modify the design such that the architectural style, proportion, and character are compatible with the Main Street District.
 - b. Size, Proportion, and Form: The scale, massing, and architectural rhythm of any new construction should be compatible with the Main Street District. For new Chain Retail buildings of a larger scale than the existing fabric, efforts should be made to break-down the proportions of the new building. For instance the exterior elevation of the building should be articulated as a collection of smaller storefronts that reflect the massing and proportion of those already found in the district. The Review Board shall take the following into consideration when it considers proposals for the construction of new Chain Retail or Larger-scale Commercial Chain Stores within the Main Street District.
 - c. Openings: The ratio of wall surface to openings, and the proportions and directionality of the door and window openings, should be consistent with those of neighboring buildings. Exterior facades composed primarily of curtain-wall glazing or, conversely, large expanses of blank wall without openings or architectural articulation are discouraged. The ratio of wall surface to openings should be harmonious with neighboring buildings within the district.



Example Streetscape Façade Renovation Before



Example Streetscape Façade Renovation After

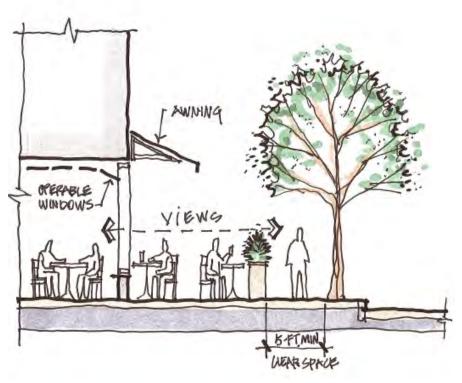
L. Demolitions

- The Review Board shall take all of the following factors into consideration when it considers a proposal for the demolition of a structure in the Main Street District:
 - a. Historic or architectural significance of the structure;
 - b. Contribution of the structure to the character of the district;
 - c. Structural condition of the building;
 - d. Feasibility of renovation and continued use of the building;
 - e. Character of the new construction proposed to replace the demolished structure
 - f. Ability of the owner to obtain a reasonable economic return from the use of all or part of the building (if a profit-making venture) or the marketability of the building to another individual or organization;
 - g. Ability of the owner to use the structure in a manner compatible with its organizational purposes (if a non-profit organization or corporation) or the marketability of the building to another individual or organization.
- 2. The Review Board shall allow the demolition of an inappropriate addition to a structure in the district.
- The Review Board shall allow the demolition of a non-significant portion of a building, as long as the demolition does not adversely affect significant elements of the building.



Example of Outdoor Dining

M. Outdoor Dining



Example of Clear Space

Seasonal outdoor dining areas are permitted within the Main Street District as an accessory use to existing and/or new dining establishments. Such outdoor seating is most successful when it acts as an extension of the interior space. This can be achieved through the use of large, operable windows that can be opened to the exterior space. Outdoor dining areas shall adhere to the following guidelines:

Clear Space: Outdoor dining areas located in the public right-of-way shall
provide a minimum five feet of clear space for pedestrian travel. The clear
space shall be free of any obstructions including trees, landscape planters,
posts/signs, public utilities or other infrastructure that may be an impediment to
safe pedestrian movement.



Example of Successful Perimeter Barriers at Outdoor Dining

- 2. Perimeter Barriers: Outdoor dining areas may be defined by perimeter barriers: decorative fences, roped stanchions or bollards, landscape planters or any combination thereof may be used. Barriers shall be constructed of durable materials that are of a color and design that is complimentary to the building that it serves. The maximum height of any perimeter barrier shall be 36-inches.
- 3. Landscape Planters: Planters shall be constructed of durable materials, and be of a color and design that is complimentary to the building that it serves. Planters shall contain living vegetation of a height not to exceed 8-feet. Artificial plants; empty planters; or bare soil, mulch, stones, etc. and are not permitted.
- 4. Furnishings: All furniture shall be constructed of durable materials that are of a color and design that is complimentary to the building that it serves. Tables (with or without umbrellas) and chairs are permitted in Outdoor dining areas. Bottom of umbrellas should be 7-feet minimum above sidewalk, and a maximum of 10-feet high. Furniture beside tables and chairs is prohibited; this includes (but is not limited to) bar counters, serving stations, storage racks, sofas, televisions, and private trash receptacles.

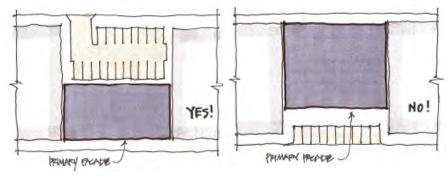
- 5. Neighbor Visibility and Setback: Outdoor dining areas shall be arranged so as not to impede the visibility of adjoining businesses by pedestrians or motor vehicles. Outdoor dining areas shall be setback from shared property lines a minimum of 2-feet. Any grievances related to Outdoor dining areas should be submitted to the Review Board.
- 6. Approval: Any dining establishment who wishes to install an Outdoor dining area shall submit the design for Review Board review and approval.



Example of Successful Outdoor Dining

N. Surface Parking Lots

- Zoning Variances: If a zoning variance is required to establish the owner's right
 to construct a new surface parking lot, this should be obtained prior to filing an
 application for the review and approval of the Lower Chartiers Main Street
 Review Board. To determine if you must seek such a variance, please contact
 the Borough of McKees Rocks and/or the Zoning Code.
- 2. Location and Access: New Surface Parking lots shall, to the maximum extent feasible, be located in the side or rear yards of development parcels located within the Main Street District. New Surface Parking Lots shall, to the maximum extent feasible, not be accessed from Chartiers Avenue, but from side streets or alleys to preserve the Building Edge along Chartiers Avenue within the Main Street District.



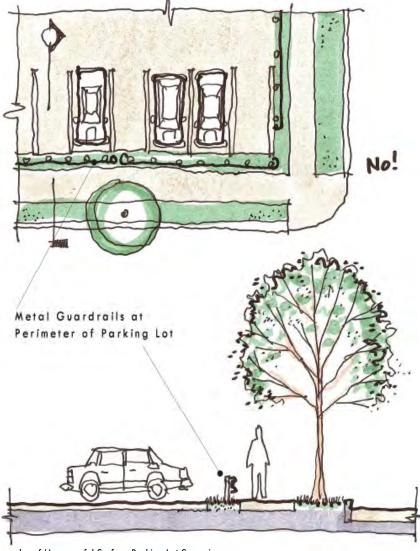
Examples of Successful and Unsuccessful Surface Parking Lot Placement

3. Setbacks: New Surface Parking Lots, approved by the Review Board, that abut Chartiers Avenue, shall have a minimum setback of 6-ft from the property line abutting the right-of-way.

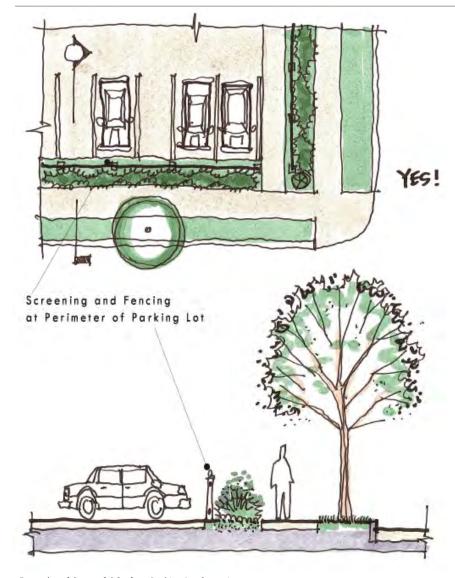
4. Screening:

- a. New Surface Parking Lots within the Main Street District (or that abut the District and can be seen from Chartiers Avenue) shall be screened from the view of pedestrian and/or vehicular traffic by an approved landscape buffer and decorative wall or fence.
- b. Existing Surface Parking Lots undergoing renovations or alterations within the Main Street District (or that abut the District, and can be seen

from Chartiers Avenue) shall be screened from the view of pedestrian and/or vehicular traffic by an approved landscape buffer and decorative wall or fence.



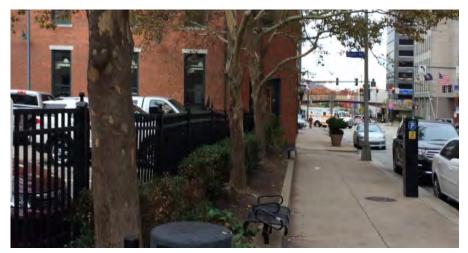
Examples of Unsuccessful Surface Parking Lot Screening



Examples of Successful Surface Parking Lot Screening

5. Walls: Proposed wall design, material, height and color shall be submitted to and approved by the Review Board prior to installation. Walls shall be constructed of one of the following weather-resistant exterior building.

- 6. Materials: Other materials shall be approved on a case by case basis:
 - a. Clay Masonry Veneer brick or solid masonry screen walls with a masonry or precast concrete cap so as to avoid water intrusion.
 - B. Architectural Concrete Block Split-or ground-face concrete masonry units with precast concrete cap so as to avoid water intrusion. Concrete Masonry should not be painted, and should be of a complimentary color to adjacent buildings and the district as a whole.
- 7. Fences: Proposed fence design, height, pattern, material and color shall be submitted to and approved by the Review Board prior to installation. Fences shall be constructed of one of the following weather-resistant exterior building Materials. Alternate materials shall be approved on a case by case basis:
 - a. Aluminum
 - b. Metal Mesh: Stainless steel or powder-coated metal mesh is acceptable.
 Fence design, mesh pattern and finish color should be complimentary to adjacent buildings and the district as a whole.
 - c. Vinyl
 - d. Fiberglass
 - e. Wood: Exterior grade, weather-and insect-resistant wood shall be used. Wood finish should be treated with a solid or semi-solid stain; Natural or unstained Pressure-treated wood is not acceptable. Finish color should be complimentary to adjacent buildings and the district as a whole.



Example of Successful Fencing

O. Site Improvements and Alterations



Hollowood Music on Chartiers Avenue: Current Conditions and Proposed

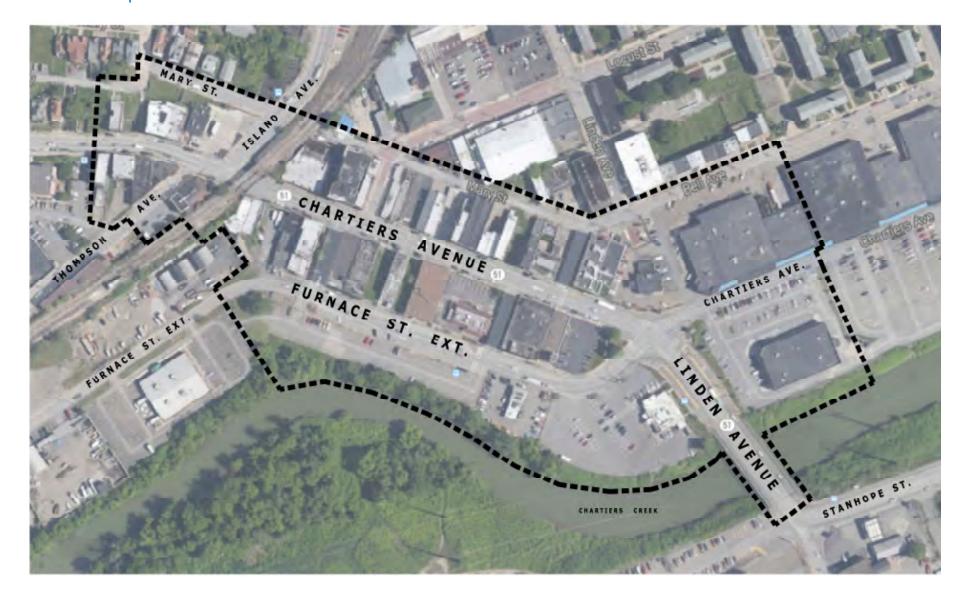
- 1. The Review Board will review all construction on building lots within the Main Street District including paving, light standards, walls, fences, and landscaping.
- Significant existing site features, such as steps, walks, and fences, which
 contribute to the character of the property, should be retained and maintained.
 When that is not possible, judicious substitution of materials may be allowed.
- 3. New site features should either replicate the original features or be compatible in design.
- 4. New chain-link fences may only be installed when they will be minimally visible (at the rear). They should not be installed along principal facades or views.



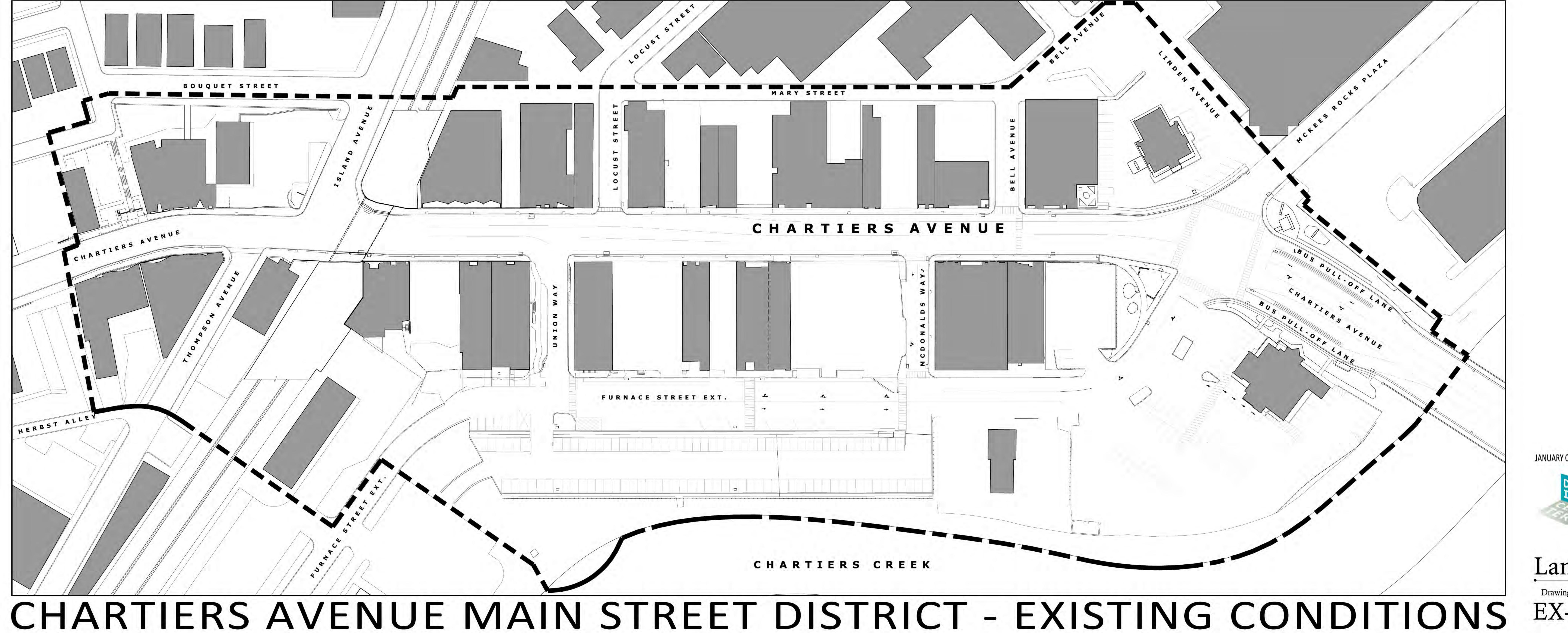


Example of a Successful Façade Renovation

P. District Map



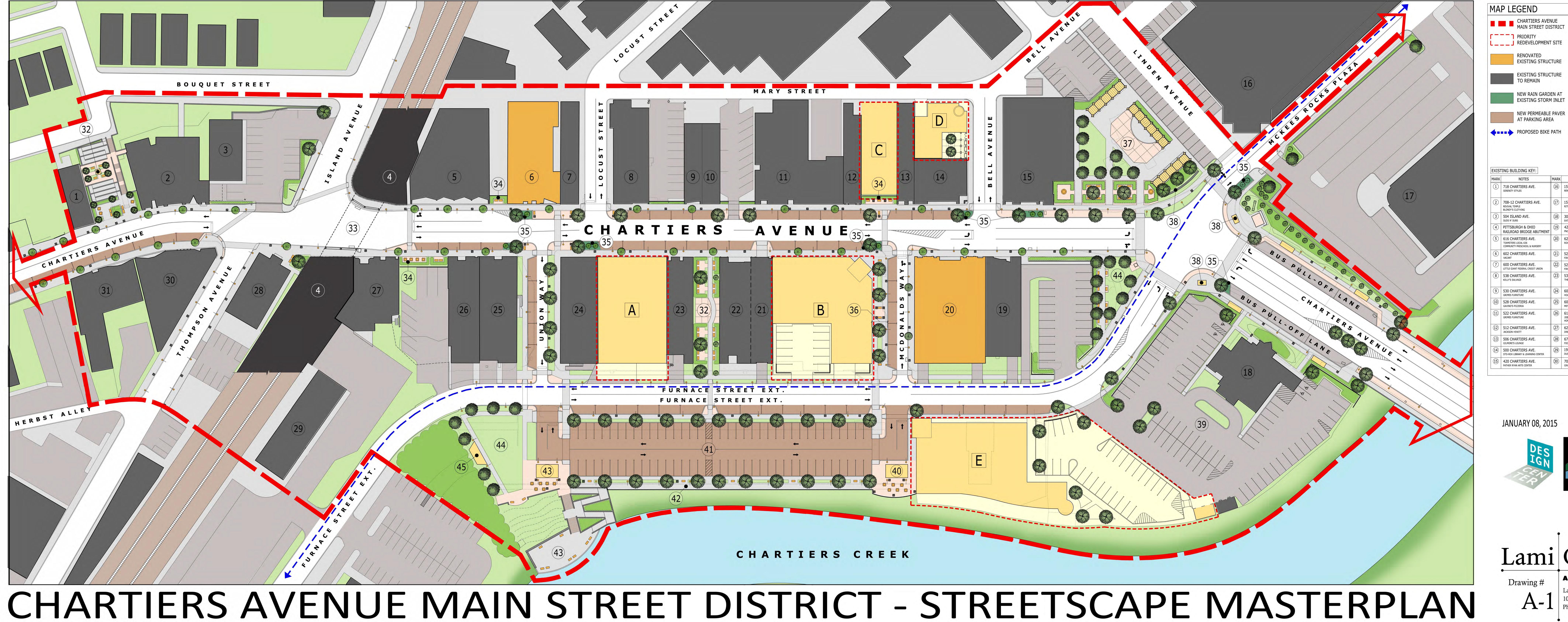
Appendix E



Drawing #
EX-1

MCKEES ROCKS
COMMUNITY
DEVELOPMENT
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Appendix F

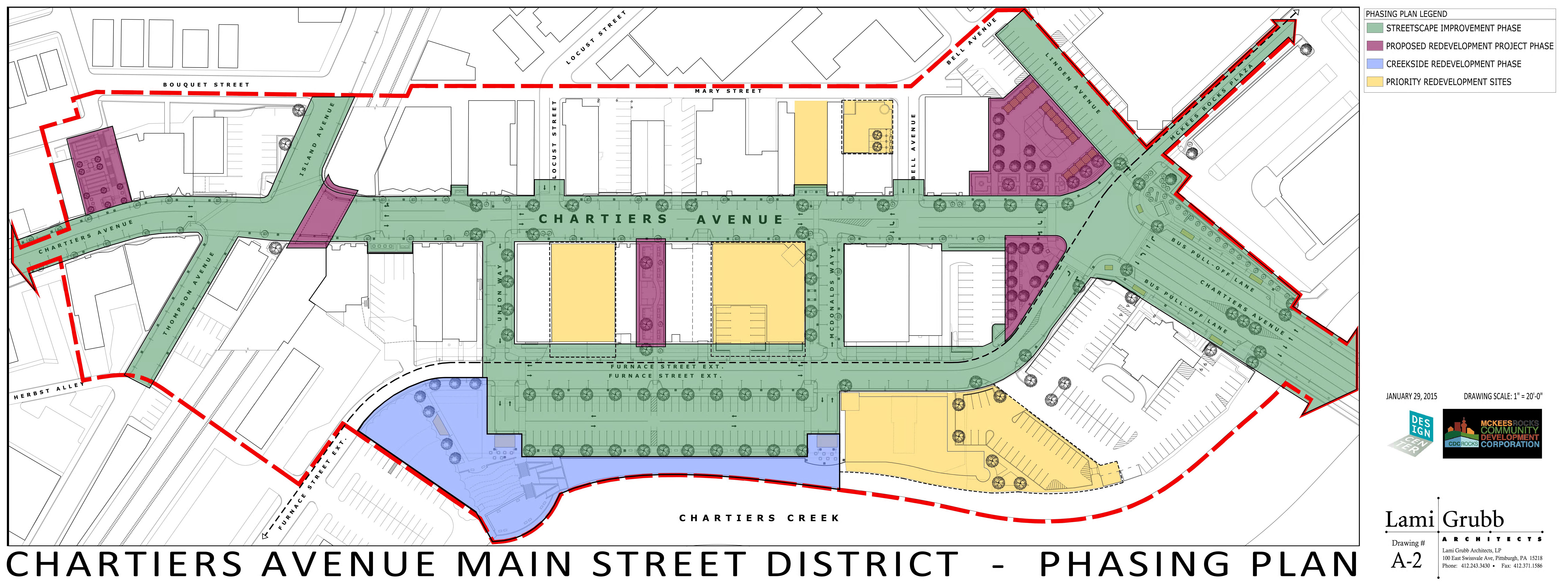


MARK	NOTES	MARK	NOTES	MARK	NOTES
1	718 CHARTIERS AVE. SERENITY STYLES	16)	156 McKEES ROCKS PLAZA RENT-A-CENTER	31)	711-13 CHARTIERS AVE. PHIL'S ARCHERY A.K. HARDWARE
2	708-12 CHARTIERS AVE. REVIVAL TEMPLE BLONDY'S CLOTHING	17)	155 CHARTIERS AVE.	32)	RENOVATED PUBLIC PEDESTRIAN CONNECTOR/PLAZA
3	504 ISLAND AVE. SUDS N' SUBS	18	301 CHARTIERS AVE.	33	RENOVATED PITTSBURGH OHIO CENTRAL RAILROAD BRIDGE
4	PITTSBURGH & OHIO RAILROAD BRIDGE ABUTMENT	19	421 CHARTIERS AVE. PNC BANK	34)	NEW POCKET PARK
5	616 CHARTIERS AVE. TEAMSTERS LOCAL 636 COMMUNITY PRESCHOOL & NURSERY	20	625 CHARTIERS AVE. ROXIAN THEATRE	35)	NEW RAIN GARDEN AT EXISTING STORM WATER INLET
6	602 CHARTIERS AVE.	21)	527 CHARTIERS AVE. FIRST NIAGARA BANK	36)	PUBLIC PEDESTRIAN CONNECTOR EASEMENT
7	600 CHARTIERS AVE. LITTLE GIANT FEDERAL CREDIT UNION	22	527 CHARTIERS AVE. FIRST NIAGARA BANK DRIVE-THRU	37)	SMALL COMMUNITY EVENT PLAZA
8	538 CHARTIERS AVE. KELLY'S SALVAGE	23)	531 CHARTIERS AVE. THE MONKEY'S TREE	38)	MAIN STREET DISTRICT IDENTIFICATION SIGNAGE/ ARTWORK
9	530 CHARTIERS AVE. GRIMES FURNITURE	24)	601 CHARTIERS AVE. HOLLOWOOD MUSIC & SOUND	39	RESTRIPED EXISTING PARKING LOT (NO LOSS OF SPACES)
10	528 CHARTIERS AVE. GAVINO'S PIZZERIA	25)	607 CHARTIERS AVE. METRO PCS	40	NEW PUBLIC CREEK PAVILION & OBSERVATION PLAZA
11)	522 CHARTIERS AVE. GRIMES FURNITURE	26)	611-13 CHARTIERS AVE. JOE AIELLO FLOORING HOMELIFE APPLIANCES	41)	RENOVATED PUBLIC PARKING AREA/ LARGE COMMUNITY EVENT PLAZA
12	512 CHARTIERS AVE. JACKSON HEWITT	27)	623 CHARTIERS AVE. DREA'S SOUL FOOD	42	CREEKSIDE PROMENADE/ BOARDWALK
13	506 CHARTIERS AVE. GILMORE'S LOUNGE	28)	671-99 CHARTIERS AVE. FOCUS ON RENEWAL	43	NEW PUBLIC CREEK PAVILION & CREEK ACCESS PLAZA
14)	500 CHARTIERS AVE. STO-ROX LIBRARY & LEARNING CENTER	29	19 FURNACE ST. EXT. DUCKSTEIN CONTRACTING, INC.	44)	NEW/EXPANDED COMMON PUBLIC GREEN SPACE
15)	420 CHARTIERS AVE.	30	707-09 CHARTIERS AVE.	45	OUTDOOR AMPHITHEATER

DRAWING SCALE: 1" = 20'-0"



Appendix G



Appendix H

Memorandum



Date:

February 12, 2015

Job #/Project: 14259 - Chartiers Avenue Streetscape

100 East Swissvale Ave

Pittsburgh, PA 15218

Phone: 412.243.3430

Fax: 412.371.1586

Chartiers Avenue Main Street District - Streetscape Masterplan **PRELIMINARY CONSTRUCTION BUDGET**

STREETSCAPE IMPROVEMENTS PHASE

Chartiers Avenue ■ Replace existing sidewalks (24,000 - 28,000 sf) \$ 359,000 - 375,000 ■ Demo/Install new bump-outs (6,000 - 7,000 sf) \$ 150,000 - 175,000 ■ Demo paving/Install new perm. pavers (5,000 - 6,000 sf) \$ 60,000 - 72,000 (@ on-street parallel parking) 8,500 - 12,000 ■ Replace existing pits, grates, trees (34 - 48) \$ 8,500 - 12,000 ■ Install new light poles (60 - 80) \$ 120,000 - 150,000 ■ Install new Planters (60 - 80) \$ 30,000 - 40,000 ■ Install new Benches (16 - 24) \$ 20,000 - 30,000 ■ Install new pedestrian crosswalks, signals, signage \$ 20,000 - 40,000 ■ Install new traffic supports, signals \$ 40,000 - 50,000 ■ Renovate new (3) pocket parks (1,500 - 2,300 sf) \$ 18,500 - 20,000 Chartiers Avenue TOTAL: \$ 826,000 - 964,000 Furnace Street Ext. ■ Install new street curbs (1,800 - 2,000 lf) \$ 22,000 - 24,000 ■ Install new sidewalks (7,000 - 8,000 sf) \$ 335,000 - 380,000 ■ Install new sidewalks (7,000 - 8,000 sf) \$ 70,000 - 80,000 ■ Demo/Install new bump-outs (5,000 - 5,600 sf) \$ 125,000 - 140,000 ■ Demo/Install new bump-outs (5,000 - 5,600 sf) \$ 36,000 - 40,000 ■ In	PRIMARY STREET IMPROVEMENTS:	\$ 1,900,000 – 2,200,000
■ Demo/Install new bump-outs (6,000 - 7,000 sf) ■ Demo paving/Install new perm. pavers (5,000 - 6,000 sf) (@ on-street parallel parking) ■ Replace existing pits, grates, trees (34 - 48) ■ Install new light poles (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Penches (16 - 24) ■ Install new pedestrian crosswalks, signals, signage ■ Install new process (30 - 24) ■ Install new traffic supports, signals ■ Install new traffic supports, signals ■ Renovate new (3) pocket parks (1,500 - 2,300 sf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street paving (35,000 - 38,000 sf) ■ Install new street paving (35,000 - 38,000 sf) ■ Install new street lawn (3,000 - 4,000 sf) ■ Install new tree lawn (3,000 - 4,000 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo/Install new bump-outs (5,000 - 4,000 sf) ■ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) ■ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) ■ Install new pits, grates, trees (4-8) ■ Install new Blanters (12 - 20) ■ Install new Benches (6 - 10) ■ Install new mid-block pedestrian crosswalks, signals, signage ■ Furnace Street Extension TOTAL: ■ Total new mid-block pedestrian crosswalks, signals, signage ■ Total new mid-block pedestrian crosswalks, signals, signage ■ Total new Benches (6 - 10) ■ Install new mid-block pedestrian crosswalks, signals, signage	<u>Chartiers Avenue</u>	·
■ Demo/Install new bump-outs (6,000 - 7,000 sf) ■ Demo paving/Install new perm. pavers (5,000 - 6,000 sf) (② on-street parallel parking) ■ Replace existing pits, grates, trees (34 - 48) ■ Install new light poles (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Penches (16 - 24) ■ Install new pedestrian crosswalks, signals, signage ■ 10,000 - 40,000 ■ Install new traffic supports, signals ■ 10,000 - 40,000 ■ Install new traffic supports, signals ■ 10,000 - 50,000 ■ Renovate new (3) pocket parks (1,500 - 2,300 sf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street paving (35,000 - 38,000 sf) ■ Install new street paving (35,000 - 38,000 sf) ■ Install new street lawn (3,000 - 4,000 sf) ■ Install new tree lawn (3,000 - 4,000 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) ■ Install new pits, grates, trees (4-8) ■ Install new light poles (40 - 50) ■ Install new Benches (6 - 10) ■ Install new Benches (6 - 10) ■ Install new mid-block pedestrian crosswalks, signals, signage ■ Furnace Street Extension TOTAL: ■ 714,000 - 816,000	Replace existing sidewalks (24,000 - 28,000 sf)	\$ 359.000 - 375.000
■ Demo paving/Install new perm. pavers (5,000 - 6,000 sf) (② on-street parallel parking) ■ Replace existing pits, grates, trees (34 - 48) ■ Install new light poles (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Planters (60 - 80) ■ Install new Benches (16 - 24) ■ Install new pedestrian crosswalks, signals, signage ■ Install new pedestrian crosswalks, signals ■ Install new traffic supports, signals ■ Install new traffic supports, signals ■ Renovate new (3) pocket parks (1,500 - 2,300 sf) ■ Renovate new (3) pocket parks (1,500 - 2,300 sf) ■ Install new street Curbs (1,800 - 2,000 lf) ■ Install new street curbs (1,800 - 2,000 lf) ■ Install new street paving (35,000 - 38,000 sf) ■ Install new sidewalks (7,000 - 8,000 sf) ■ Install new iree lawn (3,000 - 4,000 sf) ■ Install new iree lawn (3,000 - 4,000 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo/Install new perm. pavers (3,000 - 4,000 sf) ■ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) ■ Install new light poles (40 - 50) ■ Install new planters (12 - 20) ■ Install new Planters (12 - 20) ■ Install new Benches (6 - 10) ■ Install new mid-block pedestrian crosswalks, signals, signage ■ Furnace Street Extension TOTAL: ■ 714,000 - 816,000	Demo/Install new bump-outs (6,000 - 7,000 sf)	
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Install new light poles (60 - 80)	(@ on-street parallel parking)	
□ Install new light poles (60 - 80) □ Install new Planters (60 - 80) □ Install new Planters (60 - 80) □ Install new Benches (16 - 24) □ Install new Benches (16 - 24) □ Install new pedestrian crosswalks, signals □ Install new traffic supports, signals □ Install new street new (3) pocket parks (1,500 - 2,300 sf) □ Install new street new (3) pocket parks (1,500 - 2,300 sf) □ Install new street curbs (1,800 - 2,300 lf) □ Install new street new (3,5000 - 38,000 sf) □ Install new street paving (35,000 - 38,000 sf) □ Install new street paving (35,000 - 38,000 sf) □ Install new new paving (3,000 - 4,000 sf) □ Demo/Install new bump-outs (5,000 - 5,600 sf) □ Demo/Install new bump-outs (5,000 - 5,600 sf) □ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) □ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) □ Install new light poles (40 - 50) □ Install new light poles (40 - 50) □ Install new planters (12 - 20) □ Install new Planters (12 - 20) □ Install new Benches (6 - 10) □ Install new mid-block pedestrian crosswalks, signals, signage □ Install new mid-block pedestrian crosswalks, signals, signage □ Install new mid-block pedestrian crosswalks, signals, signage	Replace existing pits, grates, trees (34 - 48)	\$ 8500 - 12000
Install new Planters (60 - 80)	Install new light poles (60 - 80)	
Install new Benches (16 - 24)	Install new Planters (60 - 80)	
Install new pedestrian crosswalks, signals, signage Install new traffic supports, signals Renovate new (3) pocket parks (1,500 − 2,300 sf) Renovate new (3) pocket parks (1,500 − 2,300 sf) Chartiers Avenue TOTAL: Install new street Ext. Install new street curbs (1,800 − 2,000 lf) Install new street paving (35,000 − 38,000 sf) Install new sidewalks (7,000 − 8,000 sf) Install new tree lawn (3,000 − 4,000 sf) Demo/Install new bump-outs (5,000 − 5,600 sf) Demo paving/Install new perm. pavers (3,000 − 4,000 sf) Demo paving/Install new perm. pavers (3,000 − 4,000 sf) Install new pits, grates, trees (4-8) Install new light poles (40 − 50) Install new Planters (12 − 20) Install new Benches (6 − 10) Install new mid-block pedestrian crosswalks, signals, signage Furnace Street Extension TOTAL: 20,000 − 40,000 10,000 Furnace Street Extension TOTAL: 10,000 20,000 20,000 − 40,000 20,000	Install new Benches (16 - 24)	
■ Install new traffic supports, signals ■ Renovate new (3) pocket parks (1,500 – 2,300 sf) Chartiers Avenue TOTAL: ■ Install new street curbs (1,800 – 2,000 lf) ■ Install new street paving (35,000 – 38,000 sf) ■ Install new sidewalks (7,000 – 8,000 sf) ■ Install new sidewalks (7,000 – 8,000 sf) ■ Install new tree lawn (3,000 – 4,000 sf) ■ Demo/Install new bump-outs (5,000 - 5,600 sf) ■ Demo paving/Install new perm. pavers (3,000 - 4,000 sf) ■ Install new pits, grates, trees (4-8) ■ Install new light poles (40 - 50) ■ Install new Planters (12 - 20) ■ Install new Benches (6 - 10) ■ Install new mid-block pedestrian crosswalks, signals, signage ■ Furnace Street Extension TOTAL: **Young	 Install new pedestrian crosswalks, signals, signage 	
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Install new sidewalks (7,000 - 8,000 sf) \$ 70,000 - 80,000 Install new tree lawn (3,000 - 4,000 sf) \$ 9,000 - 12,000 Demo/Install new bump-outs (5,000 - 5,600 sf) \$ 125,000 - 140,000 Demo paving/Install new perm. pavers (3,000 - 4,000 sf) \$ 36,000 - 48,000 (@ on-street parallel parking) \$ 2,000 - 4,000 Install new pits, grates, trees (4-8) \$ 2,000 - 4,000 Install new light poles (40 - 50) \$ 80,000 - 100,000 Install new Planters (12 - 20) \$ 6,000 - 10,000 Install new Benches (6 - 10) \$ 8,000 - 10,000 Install new mid-block pedestrian crosswalks, signals, signage \$ 6,000 - 8,000 Furnace Street Extension TOTAL: \$ 714,000 - 816,000		· · · · · · · · · · · · · · · · · · ·
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■ Install new Planters (12 - 20) \$ 6,000 − 10,000 ■ Install new Benches (6 - 10) \$ 8,000 − 10,000 ■ Install new mid-block pedestrian crosswalks, signals, signage \$ 6,000 − 8,000 Furnace Street Extension TOTAL: \$ 714,000 − 816,000	· · · · · · · · · · · · · · · · · · ·	
Install new Benches (6 - 10) Install new mid-block pedestrian crosswalks, signals, signage Furnace Street Extension TOTAL: \$ 8,000 - 10,000 \$ 6,000 - 8,000 \$ 714,000 - 816,000	· · · · · · · · · · · · · · · · · · ·	\$ 80,000 - 100,000
Install new mid-block pedestrian crosswalks, signals, signage \$ 6,000 - 8,000 Furnace Street Extension TOTAL: \$ 714,000 - 816,000	· · · · · · · · · · · · · · · · · · ·	\$ 6,000 - 10,000
Furnace Street Extension TOTAL: \$ 714,000 - 816,000		
	 Install new mid-block pedestrian crosswalks, signals, signage 	\$ 6,000 – 8,000
	Furnace Street Extension TOTAL:	\$ 714,000 - 816,000
Furnace Street Parkina Lot	Furnace Street Parking Lot	
■ Demo/Install new permeable pavers (30,000 – 35,000 sf) \$ 360,000 − 420,000	· · · · · · · · · · · · · · · · · · ·	\$ 360,000 - 420,000
Furnace Street Parking Lot TOTAL: \$ 360,000 - 420,000		\$ 360,000 - 420,000

STREETSCAPE IMPROVEMENTS PHASE (continued)

CROSS STREET IMPROVEMENTS:	\$ 370,000 - 510,000
<u>Union Avenue</u>	
Replace existing sidewalks (1,000 - 1,200 sf)	\$ 20,000 - 26,000
■ Install new sidewalks (1,500 – 2,000 sf)	\$ 15,000 – 20,000
Install new street curbs (1,200 – 1,500 lf)	\$ 15,000 - 23,000
■ Install new tree lawn (1,000 – 1,500 sf)	\$ 3,000 – 5,000
 Demo paving/Install new perm. pavers (1,200 - 1,500 sf) (@ on-street parallel parking) 	\$ 14,000 – 20,000
Install new street paving (7,500 - 10,000 sf)	\$ <i>75</i> ,000 – 100,000
Replace existing pits, grates, trees (4 - 8)	\$ 2,000 – 4,000
Install new pits, grates, & street trees (4 - 8)	\$ 1,000 – 2,000
Install new light poles (4 - 8)	\$ 8,000 – 16,000
 Install new Planters (4 - 8 	\$ 2,000 – 4,000
Install new Benches (4 - 8)	\$ 5,000 – 9,000
Union Avenue TOTAL:	\$ 160,000 – 229,000
McDonald's Way	
Replace existing sidewalks (1,000 - 1,200 sf)	\$ 22,000 - 24,000
■ Install new sidewalks (3,000 – 4,000 sf)	\$ 32,000 - 40,000
Install new street curbs (2,000 – 2,400 lf)	\$ 19,000 - 24,000
Demo paving/Install new perm. pavers (1,200 - 1, 500 sf)	\$ 17,000 - 20,000
(@ on-street parallel parking)	
■ Install new tree lawn (4,000 – 5,000 sf)	\$ 12,000 – 15,000
Install new street paving (7,500 - 10,000 sf)	\$ <i>75</i> ,000 – 100,000
Replace existing pits, grates, trees (4 - 8)	\$ 2,000 – 4,000
Install new pits, grates, & street trees (4 - 8)	\$ 1,000 – 2,000
Install new light poles (8 - 12)	\$ 16,000 – 24,000
Install new Planters (8 - 16)	\$ 4,000 – 8,000
Install new Benches (8 - 16)	\$ 10,000 – 20,000
McDonald's Way TOTAL:	\$ 210,000 - 281,000

STREETSCAPE IMPROVEMENTS PHASE (continued)

PARTIAL STREET IMPROVEMENTS	\$	280,000 - 390,000
<u>Island Avenue</u>		
 Replace existing sidewalks (2,000 - 2,500 sf) 	¢	40,000 - 50,000
 Install new tree lawn/landscaping (200 – 600 sf) 	φ \$	2,000 - 4,000
Install new pits, grates, & street trees (1 - 4)	\$	2,000 - 3,000
Install new light poles (6 - 10)	\$	12,000 - 20,000
Island Avenue TOTAL:	\$	56,000 - 77,000
Thompson Avenue		
Replace existing sidewalks (3,500 - 4,500 sf)	¢	70,000 00,000
Renovate new pocket park (200 – 400 sf)	\$	70,000 - 90,000
Replace existing pits, grates, trees (4 - 6)	\$	2,000 - 4,000
Install new light poles (8 - 12)	\$	1,000 - 3,000
Install new Planters (6 - 10)	\$ \$	16,000 - 24,000
		3,000 - 5,000
Thompson Avenue TOTAL:	\$	92,000 – 126,000
McKees Rocks Plaza		
■ Install new sidewalks (1,000 – 1,350 sf)	\$	21,000 - 27,000
Install new pits, grates, & street trees (6 - 8)	\$	1,000 - 2,000
 Install new tree lawn (1,200 – 1,800 sf) 	•	4,000 - 6,000
 Install new landscaping adjacent to Rite Aid (1,500 – 2,200 sf) 	\$	8,000 - 11,000
Install new light poles (4 - 6)	\$ \$ \$	8,000 - 12,000
Install new Planters (2 - 4)	\$	1,000 - 2,000
Install new Benches (1 - 2)	\$	1,000 - 2,000
McKees Rocks Plaza TOTAL:	\$	44,000 – 62,000
Lindon Avonus		
Linden Avenue		
Install new sidewalks (1,000 – 1,350 sf)	\$	20,000 - 28,000
Install new light poles (4 - 8)	\$	8,000 - 16,000
Install new street paving (6,000 - 8,000 sf)	\$	60,000 - 81,000
Linden Avenue TOTAL:	\$	88,000 – 125,000

STREETSCAPE IMPROVEMENTS PHASE TOTAL: \$ 2,550,000 - 3,100,000

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PROPOSED REDEVELOPMENT PROJECTS PHASE

Stair Connector/Plaza [Chartiers - Metber Alley]		
Replace stair (1,200 – 1,400 sf)	\$	120,000 - 130,000
 Install new plaza / landscaping (4,000 – 5,000 sf) 	\$	46,000 - 50,000
■ Install new ramps / landings (4,000 – 5,000 sf)	\$	300,000 - 424,000
Install new light poles (10 - 12)	\$	18,000 - 20,000
Install new pits, grates, & street trees (10 - 14)	\$ \$	3,000 - 4,000
■ Install new Planters (8 – 16)	\$	4,000 - 8,000
■ Install new Benches (8 - 12)	\$	9,000 – 14,000
Stair Connector/Plaza TOTAL:	\$	500,000 – 650,000
Pittsburgh Ohio Central Railroad Bridge		
 General Conditions 	4	115,000 100,000
 Demolition / Concrete Repairs 	\$	115,000 - 122,000
Miscellaneous metals	\$ \$	128,000 - 150,000
 Traffic control 	\$	115,000 - 125,000
	\$ \$ \$	58,200 - 66,000
ranning	\$	173,000 - 210,000
2.00m/cd	\$	74,000 - 80,000
Landscaping		30,000 - 35,000
Contingency/Profit	\$	106,800 - 112,000
Pittsburgh Ohio Central Railroad Bridge TOTAL:	\$	800,000 – 900,000
Pedestrian Connector Park [Chartiers Ave. to Furnace St.]		
■ Install new landscaping (1,000 – 2,000 sf)	\$	10,000 - 20,000
Install new plaza / sidewalk (3,500 – 4,000 sf)	\$	50,000 - 60,000
Install new light poles (5 - 8)	\$	10,000 - 16,000
Install new pits, grates, & street trees (12 - 20)	\$	3,000 - 6,000
■ Install new Planters (12 – 20)	\$	6,000 - 10,000
Install new Benches (14 - 24)	\$	17,000 - 30,000
 Art / Sculpture / District I.D. 	\$ \$ \$ \$ \$ \$ \$ \$	4,000 - 8,000
Pedestrian Connector Park TOTAL:	\$	100,000 – 150,000
Park Renovation		
Install new plaza / sidewalks (2,000 – 2,400)	4	50,000 48,000
Install new lawn / landscaping (2,000 – 2,400)	\$	50,000 - 48,000
Relocated /renovated monument	\$	13,000 - 15,000
Install new light poles (10 - 12)	\$	8,000 - 12,000
	\$ \$ \$ \$ \$ \$ \$	20,000 - 24,000
mistan new pris, grates, a sireer nees (10 10)	\$	5,000 - 8,000
■ Install new Planters (8 – 16)	\$	4,000 - 8,000
Install new Benches (8 - 12)	\$	10,000 - 15,000
Art / Sculpture / District I.D. signage	\$ \$	25,000 - 40,000
Park Renovation TOTAL:	\$	135,000 – 170,000

PROPOSED REDEVELOPMENT PROJECTS PHASE (continued)

 Demolition / site preparation 	\$ 115,000 - 165,000
 Retaining wall @ Bell Ave. parking lot 	\$ 12,000 - 24,000
Install new colonnades / stage	\$ 56,000 – 80,000
■ Install new lawn / landscaping (5,000 – 6,000 sf)	\$ 18,000 - 25,000
■ Install new plaza / sidewalks (10,000 – 12,000 sf)	\$ 80,000 - 100,000
Install new light poles (20 - 24)	\$ 40,000 - 48,000
Install new pits, grates, & street trees (10 - 20)	\$ 5,000 - 10,000
■ Install new Planters (12 – 24)	\$ 6,000 - 12,000
Install new Benches (15 - 30)	\$ 18,000 – 36,000
 Art / Sculpture / District I.D. signage 	\$ 15,000 – 30,000
Small Community Event Plaza TOTAL:	\$ 365,000 - 530,000

PROPOSED REDEVELOPMENT PROJECTS PHASE TOTAL:

\$ 1,900,000 - 2,400,000

CREEKSIDE REDEVELOPMENT PHASE

Outdoor Amphitheatre & Park			
Site prep / grading & terracing	\$	40,000 -	70,000
Retaining wall @ Bell Ave. parking lot	\$	18,000 -	25,000
 Install new colonnades / stage 		20,000 -	36,000
Install new lawn / landscaping (12,000 – 14,000 sf)	\$	45,000 -	62,000
■ Install new sidewalks (2,000 – 3,000 sf)	\$	24,000 -	34,000
Install new light poles (20 - 24)	\$	40,000 -	50,000
Install new pits, grates, & street trees (20 - 40)	\$ \$ \$ \$ \$ \$	5,000 -	
■ Install new Planters (4 – 10)	\$	3,000 -	
■ Install new Benches (4 – 10)	\$	5,000 –	
Outdoor Amphitheatre & Park TOTAL:	\$	200,000 – 3	-
Creek Access & Overlook Plazas / Pavilions			
Site prep / grading & retaining wall (top plazas)	\$	65,000 -	75 000
 Site prep / grading & retaining wall (lower plaza) 	\$	40,000 -	60,000
■ Install new top plaza (2,000 – 4,000 sf) x 2	\$	24,000 -	
■ Install new lower plaza (4,000 – 6,000 sf) x 2	\$	28,000 -	
Install new pavilions (2)	\$	24,000 -	30,000
 Install ramp / stair / landscape islands 	\$ \$ \$	145,000 -	
Install new light poles (20 - 36) x2	\$	80,000 -	
■ Install new Planters (12 - 36) x 2	\$	12,000 –	
■ Install new Tables (8 - 12) x 2	\$	32,000 -	
Creek Access & Overlook Plazas / Pavilions TOTAL:	\$	450,000 – 6	600,000
Creekside Promenade / Boardwalk			
Site prep / grading & retaining wall	\$	95,000 -	155,000
■ Boardwalk (7,000 – 9,000 sf)	\$	50,000 -	
New landscaping / clear bank		23,000 -	
Install new light poles (10 - 14)	\$ \$	20,000 -	•
Install new pits, grates, & trees (20 - 25)	\$	5,000 -	
■ Install new Planters (4 – 10)	\$	2,000 -	
■ Install new Benches (4 – 10)	\$	5,000 –	
Creekside Promenade / Boardwalk TOTAL:	\$	200,000 - 3	
	T	,	

CREEKSIDE REDEVELOPMENT PHASE TOTAL:

\$ 850,000 - 1,250,000

STREETSCAPE IMPROVEMENTS PHASE:

\$ 2,550,000 - 3,100,000

PROP. REDEVELOPMENT PROJECTS PHASE:

\$ 1,900,000 - 2,400,000

CREEKSIDE REDEVELOPMENT PHASE:

\$ 850,000 - 1,250,000

PRELIMINARY CONSTRUCTION BUDGET TOTAL (ALL PHASES):

\$ 5,300,000 - 6,750,000

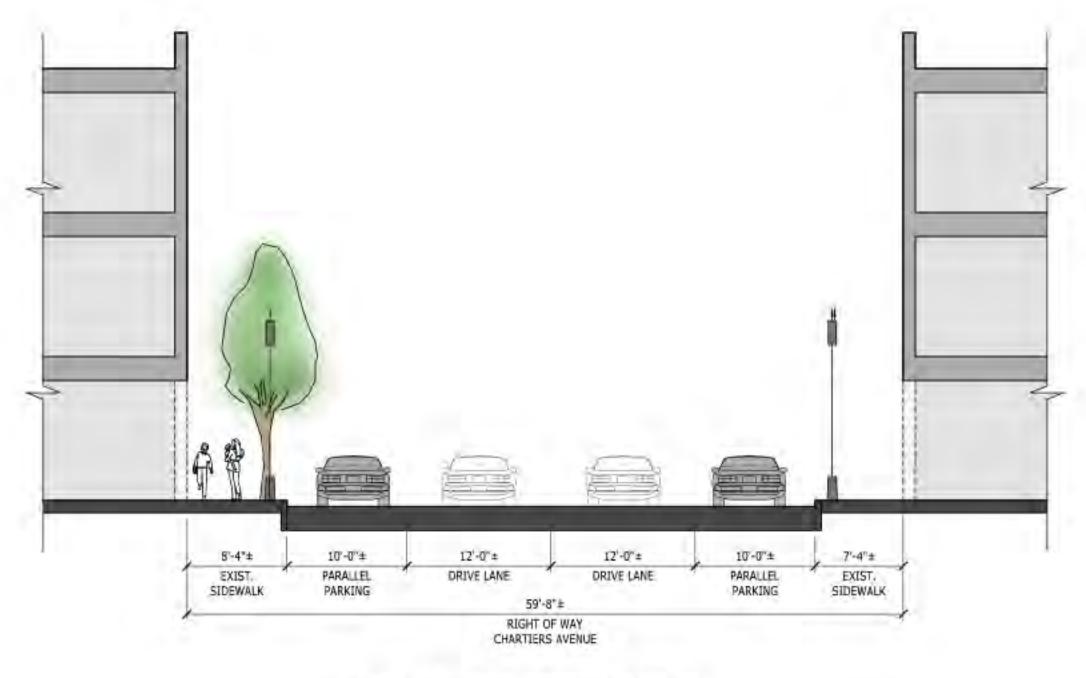
Budget Exclusions: The Preliminary Construction Budget does not include Priority Development Sites identified within the Chartiers Avenue Main Street District - Streetscape Masterplan. The illustrative development plans shown on these sites are subject to change in scope, scale, and use; final development plans will be determined by private developers and the marketplace at the time of implementation.

Disclaimer: Lami Grubb Architects has offered this preliminary estimate of construction costs for the referenced project. These costs are based upon past project experience with completed similar projects and highly schematic designs and documents. We recommend that our client carry a significant contingency with their budget at this early and preliminary state of design. When detailed drawings are prepared, more accurate cost estimates can be developed. Evaluations of construction costs represent our best judgment as design professionals familiar with the construction industry. It is recognized, however, that neither LGA nor the Client have control over the costs for labor, materials, equipment, contractors' means and methods, the competitive bidding market, or negotiating conditions. Accordingly, we do not warrant or represent that actual construction costs will not vary from an evaluation or cost estimate prepared by the Consultant.

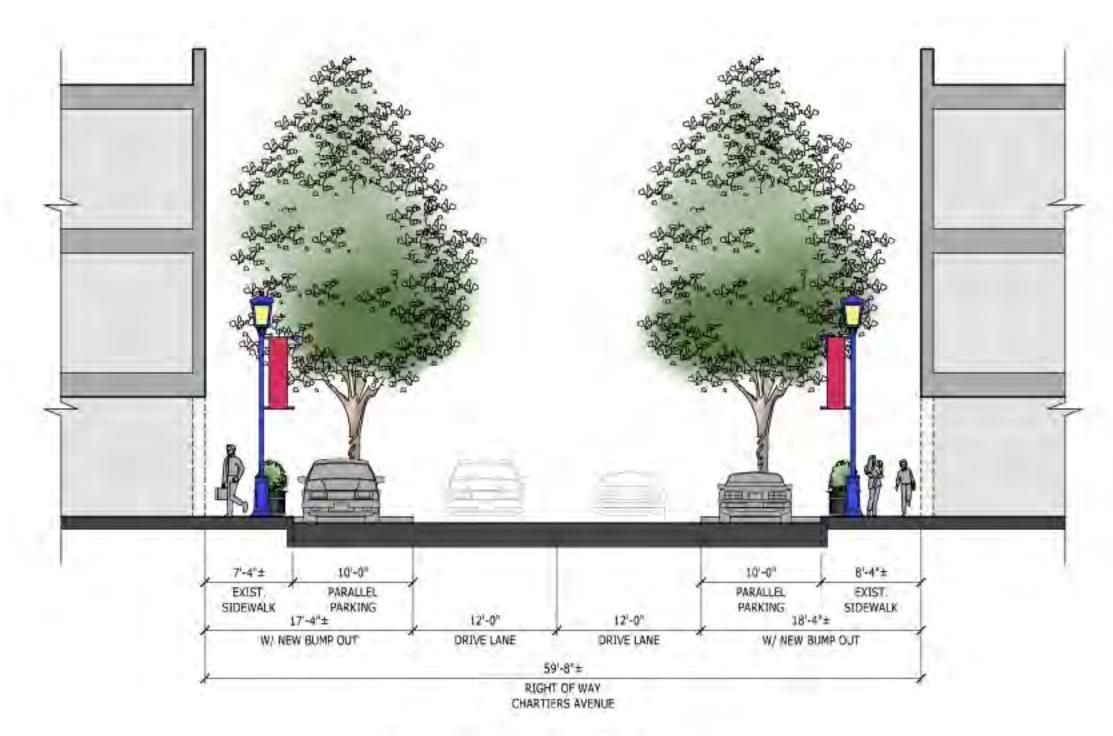
Submitted by, Scott Bofinger Lami Grubb Architects

End of Report

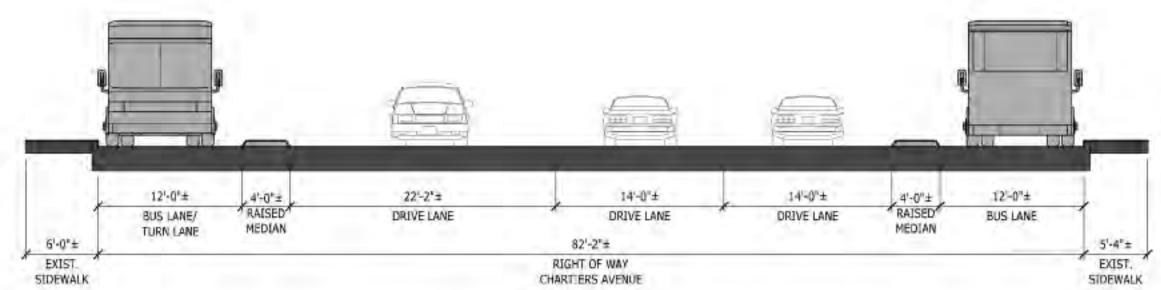
Appendix I	



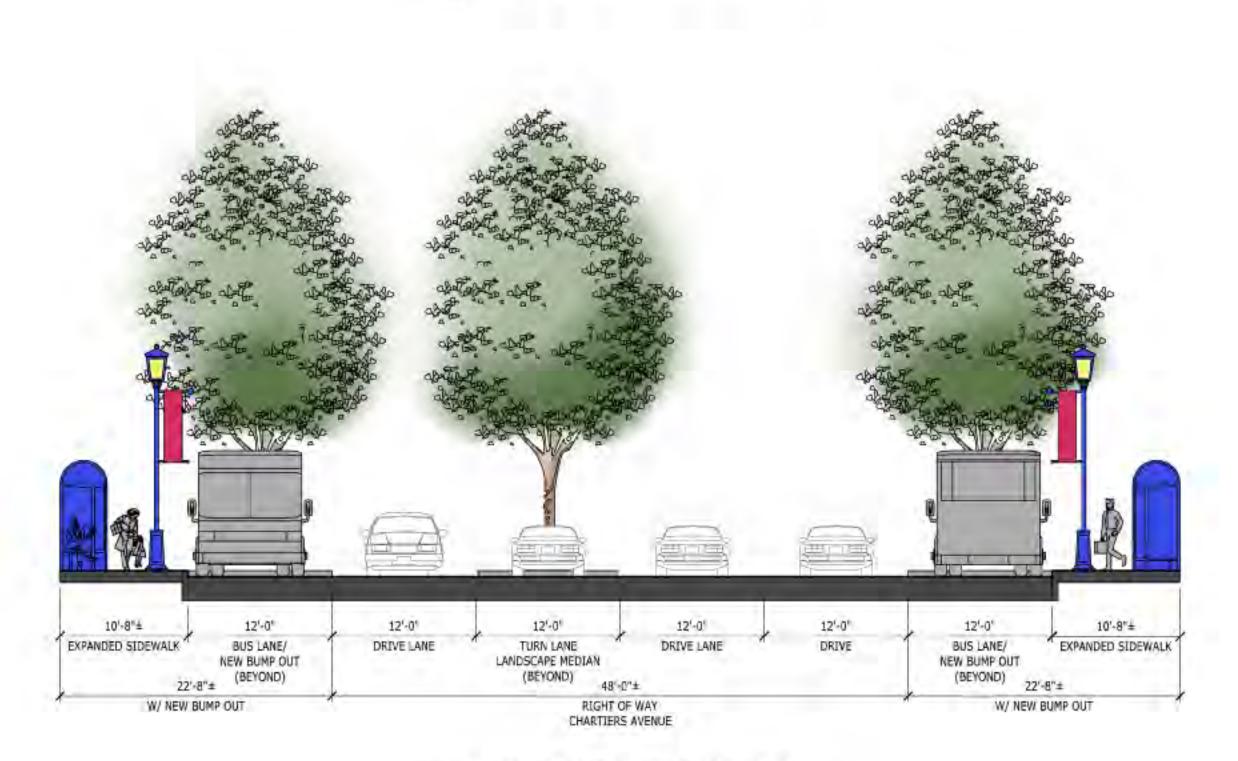
EXISTING STREET SECTION SCALE: 1/8" = 1'-0"



PROPOSED STREET SECTION SCALE: 1/8" = 1'-0"



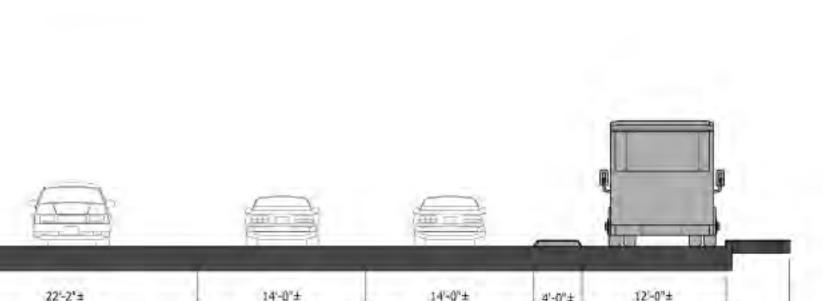
EXISTING STREET SECTION SCALE: 1/8" = 1'-0"

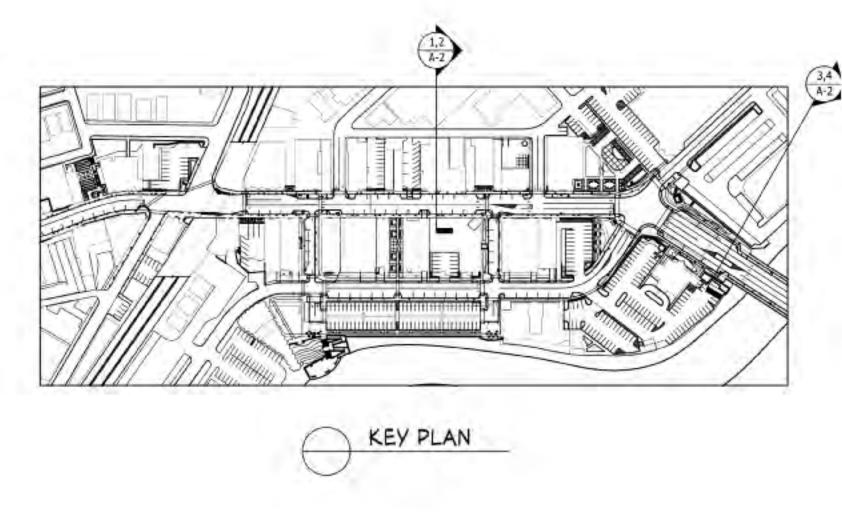


PROPOSED STREET SECTION SCALE: 1/8" = 1'-0"



CHARTIERS AVENUE MAIN STREET DISTRICT -STREETSCAPE SECTIONS





Appendix J



Existing



Proposed Design









Existing



Proposed Design







Existing



Proposed Design









Existing



Proposed Design









Existing



Proposed Design

DES COMMUNITY
DEVELOPMENT
COCKS CORPORATION

Drawing #

Lami Grubb Architects, LP
100 East Swissvale Ave, Pittsburgh, PA 15218
Phone: 412.243.3430 • Fax: 412.371.1586

Appendix K	

DESIGN STANDARDS: PEDESTRIAN-SCALED LIGHTING

Street lighting is a critical component to a successful streetscape design; pedestrian-scaled light poles (along with other site elements) will play an important part in creating a unifying vocabulary for the streetscape & the district. Pedestrian lighting will create a sense of safety which will encourage pedestrian traffic, and entice visitors to explore the Main Street District. When selecting light poles, consideration should be given to the following elements:

- Light poles should stand 12 –15 feet high. The style of the pole, base cover, lamp, and accessory arms should be compatible with one another, other site elements, and the Main Street District as a whole.
- Light fixtures should provide adequate & uniform illumination for pedestrian circulation. High efficiency lamps and fixtures that do not contribute to light pollution by directing light toward the sidewalk should be considered.
- Select a pole with convenience power receptacles located at the base of the lamp for seasonal decoration and/ or special event purposes.
- Decorative fabric banners suspended from the light poles are an effective way to contribute visual interest and
 a sense of identity to the district. Banners can be changed seasonally and/or advertise community businesses
 and events. Select poles that are compatible with banner-arms, sign arms and/or planter arms. Specify poles
 rated to carry double banners for future flexibility.
- Light poles should be spaced at regular intervals to create uniform lighting on the sidewalk surface. Target illumination levels and final pole spacing on the street should be determined by a qualified electrical engineer.
- Poles should be placed a minimum of five feet (5-ft) from curb-cuts and drives. Pole placement should be coordinated with parallel parking spaces so as to avoid damage from the normal operation of car doors.









Example Images: Traditional Lamps













DESIGN STANDARDS: BENCHES

Site furniture is a critical component to a successful streetscape design; benches will play an important part in creating a unifying vocabulary for the streetscape & the district. Benches can create a sense of place, and encourage use of and community pride in the Main Street District. When selecting benches consideration should be given to the following elements:

- The style of the bench should be compatible with other site elements and the Main Street District as a whole.
- Select benches with durable materials that require low maintenance, are weather resistant, can stand up to frequent public use over the product's life, and are resistance to vandalism and theft.
- Benches make exterior public spaces more inviting. However, if located improperly, they can lead to clutte
 and congestion in the pedestrian right-of-way. Benches should be spaced at regular intervals to provide
 opportunities for meaningful public rest or repose. Benches should be placed in locations with high visibility
 from the public right-of-way, but located safety away from pedestrian & vehicular circulation paths.

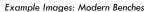


Example Images: Traditional Benches

















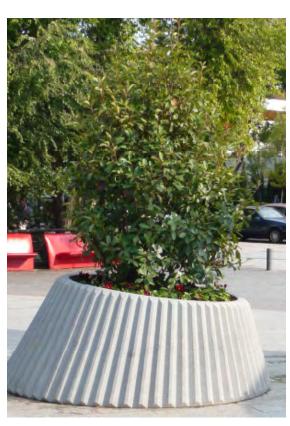


DESIGN STANDARDS: PLANTERS

Planters can enrich the design and add another level of visual interest to a streetscape. They are very effective when employed where narrow sidewalks limit the placement of street trees. They also offer an another will play an important part in creating a unifying vocabulary for the streetscape & the district. When selecting planters, consideration should be given to the following elements:

- The style of the planter should be compatible with other site elements and the Main Street District as a
 whole.
- Durability of materials, maintenance, drainage, and resistance to vandalism and theft are important considerations when selecting a planter.
- Planter placement should be coordinated with other site elements to create a sense of place. Planters should be positioned so as not to interrupt or interfere with pedestrian circulation or site lines of vehicles as they move through the Main Street District.





Example Images: Modern Planters



Example Images: Traditional Planters

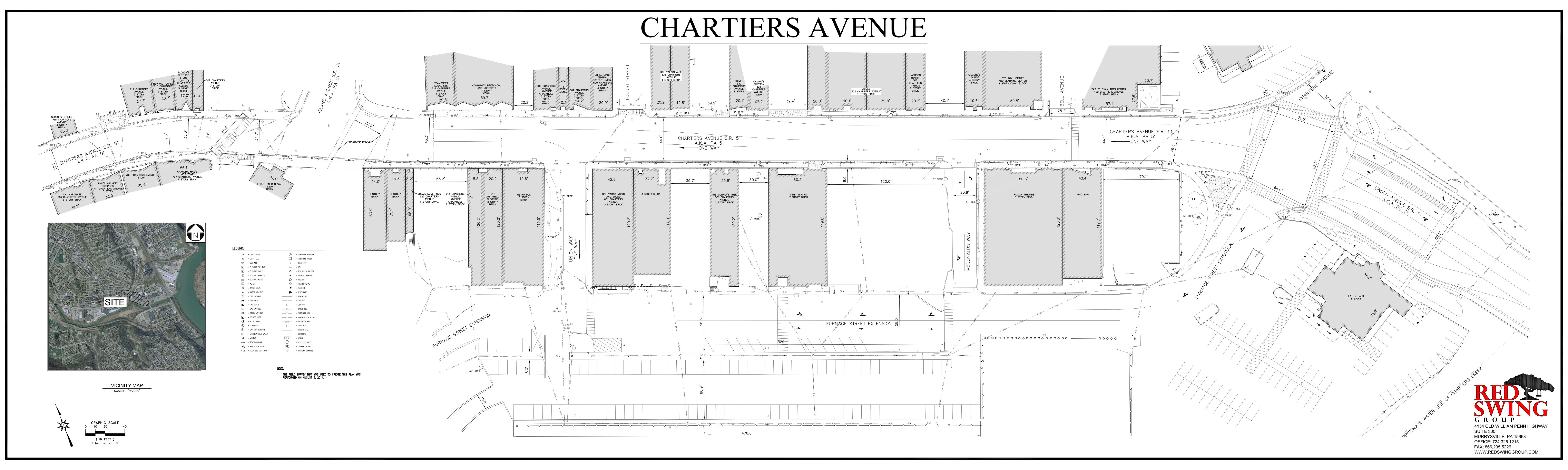








Appendix AA

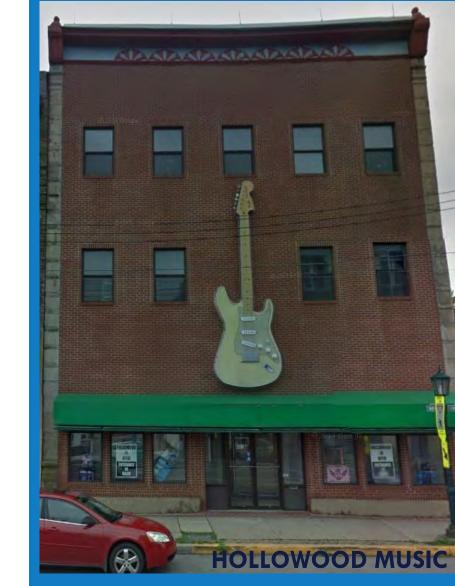


Appendix BB





- A. NEW ALUMINUM STOREFRONT ENTRANCE DOOR & WINDOWS
- B. NEW FABRIC AWNING & FRAME
- C. NEW DECORATIVE FIBER-CEMENT SIGNBOARD & TRIM, PAINTED W/NEW GOOSENECK LIGHT FIXTURES
- D. NEW DECORATIVE FIBER-CEMENT LINTELS, PAINTED. FASTEN TO FACE BRICK
- E. EXISTING 2-SIDED GUITAR SIGN,
 ROTATED PERPENDICULAR TO
 FRONT FACADE W/ NEW NEON
 LIGHTING
- F. NEW DECORATIVE INTERMEDIATE & END FIBERGLASS BRACKETS, PAINTED
- G. NEW DECORATIVE FIBER-CEMENT FRIEZE & CORNICE, PAINTED
- H. FUTURE CHARTIERS AVENUE STREETSCAPE IMPROVEMENTS









Appendix CC						

Memorandum



Date:

January 8, 2015

Job #/Project: 14343 - Chartiers Avenue Façade Renovation Program

100 East Swissvale Ave

Pittsburgh, PA 15218

Phone: 412.243.3430 Fax: 412.371.1586

Chartiers Avenue Façade Renovation Program – Hollowood Music & Sound PRELIMINARY CONSTRUCTION BUDGET

1.1	Brick restoration	\$	5,000 –	8,000
	Cleaning and re-pointing brick front facade		-	
1.2	Cornice renovation	\$	12,000 –	16,000
	Fiber-cement panels/trim & decorative PVC extrusions			
1.3	New window header improvements	\$	5 , 000 –	8,000
	Fiber-cement or decorative PVC extrusions			
1.4	New signboard & decorative lighting	\$	12,000 –	- 1 <i>5,</i> 000
	Fiber-cement panels/trim & wall-mounted light fixtures			
1.5	Existing Guitar Sign Restoration	\$	3,000 –	6,000
	Restored neon lighting, new supports for rotated installation			
1.6	New Fabric awning & aluminum frame	\$	3,000 –	5,000
1 <i>.7</i>	New Aluminum storefront	\$	8,000 –	10,000
	Enlarged opening/lintels. New storefront door/window system			
	TOTAL FACADE IMPROVEMENTS	*	40.000	40.000
	TOTAL FAÇADE IMPROVEMENTS:	Þ	48,000 -	08,000

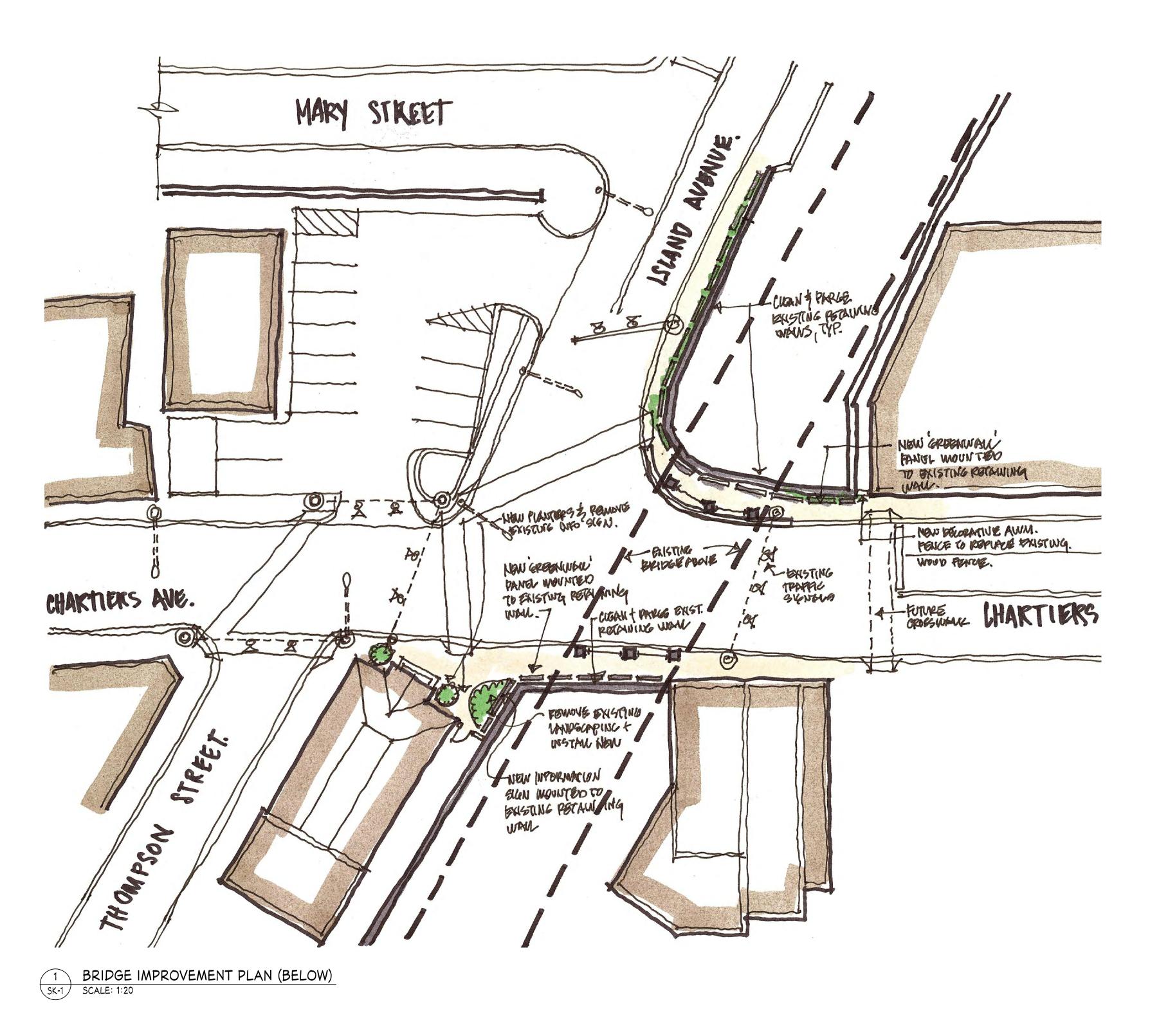
Disclaimer: Lami Grubb Architects has offered this preliminary estimate of construction costs for the referenced project. These costs are based upon past project experience with completed similar projects and highly schematic designs and documents. We recommend that our client carry a significant contingency with their budget at this early and preliminary state of design. When detailed drawings are prepared, more accurate cost estimates can be developed. Evaluations of construction costs represent our best judgment as design professionals familiar with the construction industry. It is recognized, however, that neither LGA nor the Client have control over the costs for labor, materials, equipment, contractors' means and methods, the competitive bidding market, or negotiating conditions. Accordingly, we do not warrant or represent that actual construction costs will not vary from an evaluation or cost estimate prepared by the Consultant.

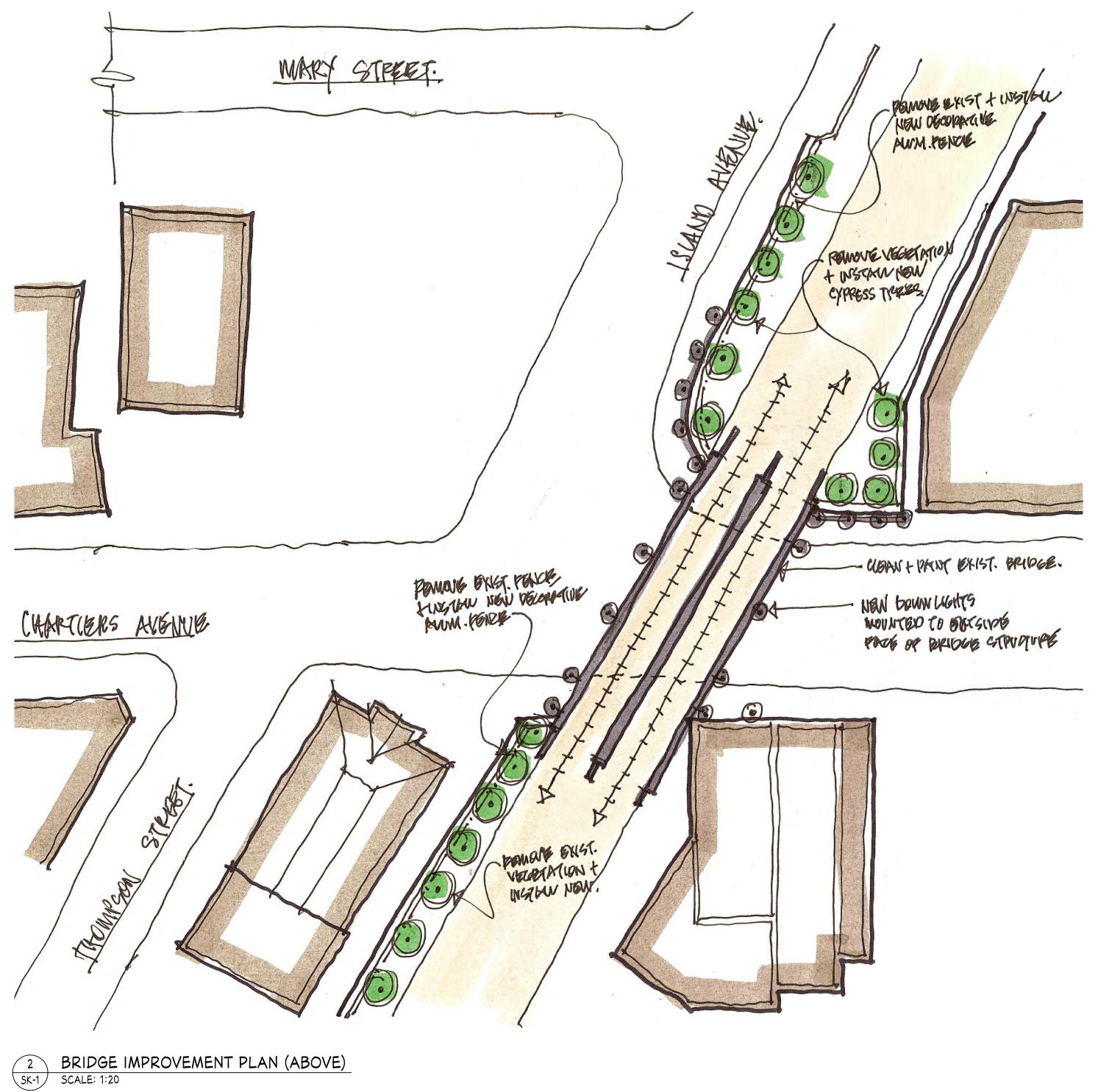
Submitted by, Scott Bofinger Lami Grubb Architects

End of Report

Attachments:		

Appendix DD

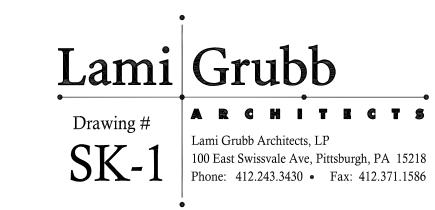


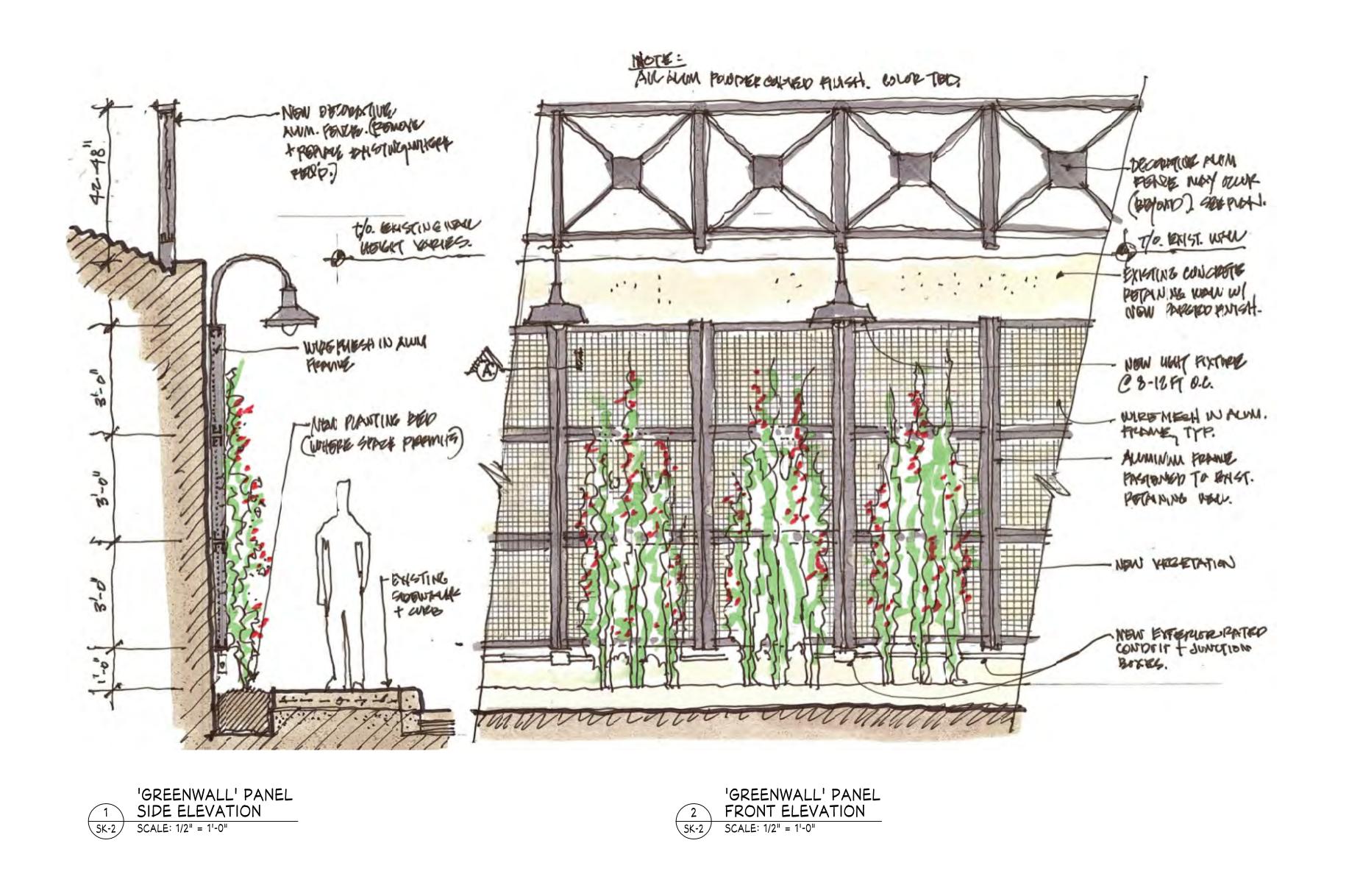


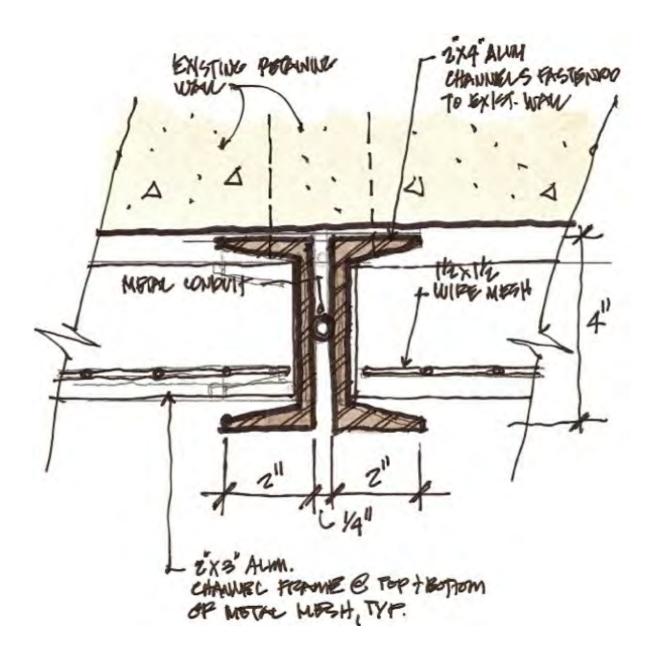


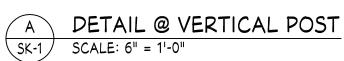








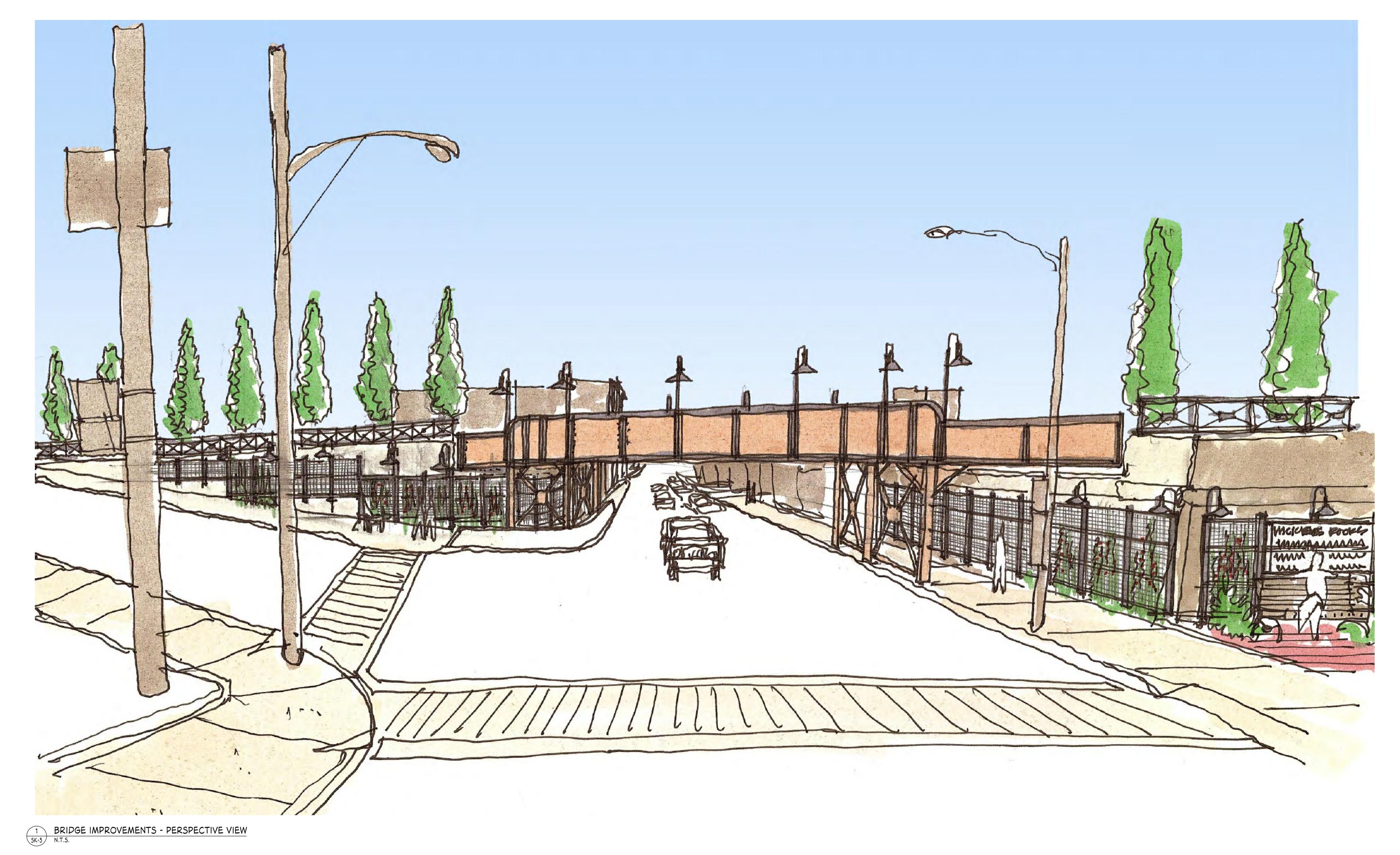












PITT OHIO CENTRAL RAILROAD BRIDGE - SCHEMATIC IMPROVEMENT PLAN
CHARTIERS AVENUE McKEES ROCKS, PA
JULY 2014





