

# *Troy Hill* **Neighborhood Plan** *Pittsburgh, Pennsylvania*



March 2010

Funded by a grant from the City of Pittsburgh through the Community Development Block Grant (CDBG) Program, Luke Ravenstahl, Mayor





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# Introduction

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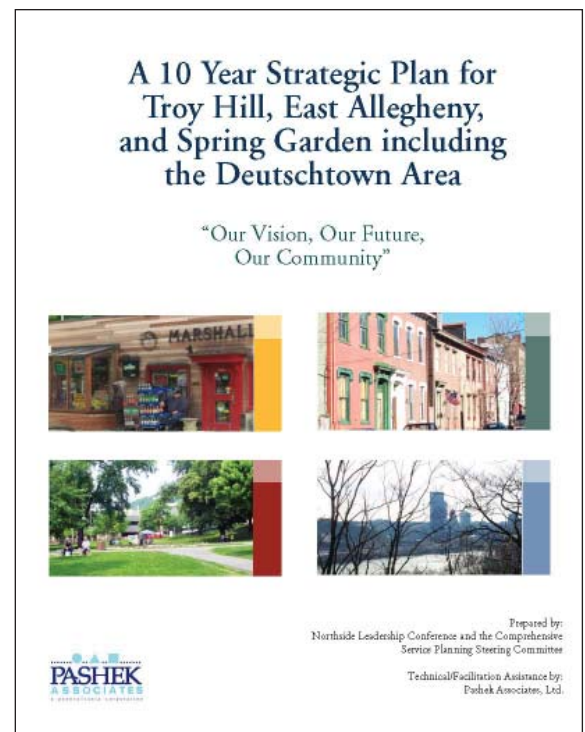
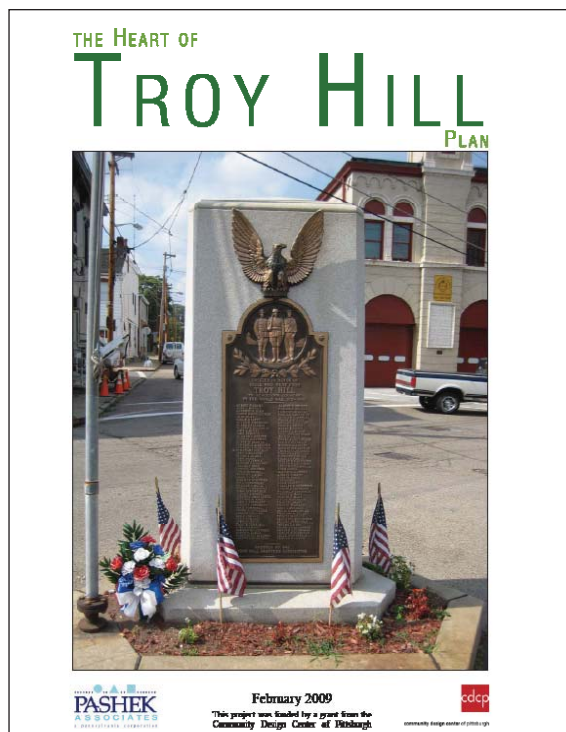


## Introduction

Troy Hill has completed a series of planning efforts recently. The Neighborhood Plan is intended to combine each of these plans and develop a coordinated strategy for enhancing the neighborhood. The Heart of Troy Hill Plan developed recommendations for enhancing the business district along Lowrie St and its immediate surroundings. A Master Plan for Troy Hill Citizens Park was also created. The Neighborhood Plan examines the remaining, primarily residential, areas of Troy Hill. The Troy Hill Neighborhood Plan is ultimately a prioritized strategy that will guide the neighborhood's implementation of all of its recent planning efforts.

Public input was integral to the development of the Neighborhood Plan. A steering committee comprised of neighborhood leaders guided the development of the plan. Input from the general public of the neighborhood was solicited during three public meetings.

The Neighborhood Plan is organized into 2 parts. The first part provides background and context for many of the recommendations formed in the plan. The goal of Part I is to describe the existing conditions in the neighborhood. It answers the question, "where are we now?" The second Part of the plan, the Neighborhood Master Plan" describes the vision that the neighborhood has developed for its future and how the neighborhood can achieve the vision. Part II essentially answers the questions, "where do we want to go?" and "how do we get there?" Appendices provide additional information relevant to the discussions in the plan.







## Public Participation Process

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



Public participation was solicited using a variety of techniques throughout the planning process and input from the community informed each phase of the plan's development. The following discussions provide an overview of these techniques including: Project Steering Committee and Public Meetings.

### Steering Committee

The Steering Committee guided the development of the Neighborhood Plan. Throughout the planning process the Steering Committee met three (3) times to discuss the direction of the plan. These meetings typically occurred between the public meetings held as part of the plan's development.



### Public Meetings

Three public meetings were held at strategic times during the planning process. The first public meeting was held in July 2009 to gather information from residents regarding what they like and don't like about their community and what they would like to see in the future. A second public meeting was held in September 2009 at the regular meeting of the Troy Hill Citizens Council to present the vision developed by the Steering Committee and gather citizen feedback. The third public meeting was held in February 2010 to present the findings and recommendations of the Troy Hill Neighborhood Plan.

During the information gathering phase of the planning process, the first public meeting was held to identify specific opportunities and challenges. The purpose of this meeting was to allow the neighborhood's residents to voice their opinions on a variety of topics. Citizens answered a series of three questions including:

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

Residents asserted their opinions regarding the three questions until the ideas were exhausted. Each of the opinions expressed at the meeting was posted around the meeting room.

During the visioning phase of the planning process, the second public meeting was held to prioritize the ideas being considered for improving the neighborhood. Each attendee was given 4 stickers. The citizens prioritized the identified issues by placing their stickers on the issues that, in their opinion, were most important to enhancing quality of life in the neighborhood or those that could quickly and easily be implemented. The exercise quickly highlighted those issues that were commonly important among Troy Hill residents.

The third public meeting was held during the final phase of the planning process. Recommendations for enhancing the neighborhood were presented and feedback from residents was sought. At this meeting, the neighborhood began recruiting volunteers to begin implementing the recommendations of the plan.





# Part 1 - Neighborhood Context

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Pittsburgh Context Map



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## Troy Hill “A Community of Distinction”

Most of Troy Hill sits on a plateau that overlooks Downtown Pittsburgh and the Allegheny River and as a result, features magnificent views of the Golden Triangle and other areas along the River. Troy Hill is a neighborhood of the City of Pittsburgh. The neighborhood is surrounded by other City neighborhoods such as Spring Garden, Spring Hill/Cityview, and East Allegheny as well as the Borough of Millvale. The Troy Hill neighborhood also includes Washington’s Landing, an island in the Allegheny River, and the lower-lying areas between the hill and the island.

The City of Pittsburgh’s website boasts that: “Troy Hill has the look and feel of an old European village. Meanwhile, its 21st century residents enjoy a close proximity to shopping, recreational and cultural activities in nearby North Side neighborhoods and Downtown.” The website also states, “Since it is off the beaten path, Troy Hill is not a route to somewhere else, but rather a place where visitors join the residents to enjoy the special ambiance of strong, traditional community spirit.”



## Environmental Features

The Troy Hill neighborhood is appropriately named in terms of its topography. The upper portion of the neighborhood, including Lowrie St. is surrounded by steeply sloped terrain. The top of the hill is home to most of the residential areas of the neighborhood. The steeply sloped areas of the neighborhood are primarily undeveloped, wooded hillsides.

Much of the flatter portions of the neighborhood along the Allegheny River are currently situated within the 100-year floodplain. This includes Herr's Island (Washington's Landing) in its entirety and the area covered by the Heinz Plant.







Most of the flat parts of Troy Hill are built-out. One exception is the northern end of Washington's Landing. However, this area serves many important environmental and recreational purposes. The area includes an amphitheater, tennis courts, trail and overlook. The subsurface of this portion of the island houses the contaminated soil encountered as part of the redevelopment of the island.

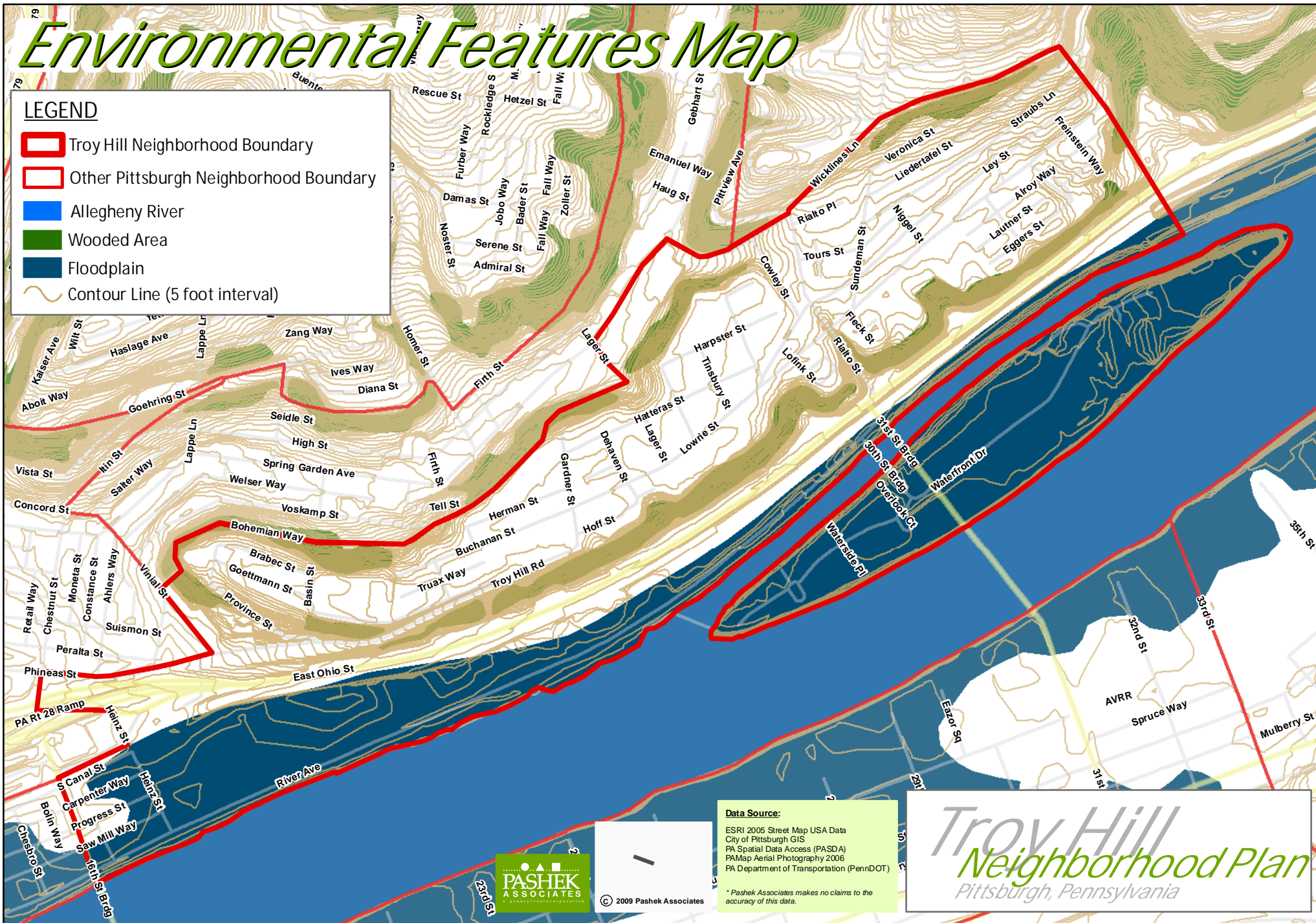
Contaminants are encapsulated and periodically monitored to ensure that the contaminants do not escape encapsulation.



# Environmental Features Map

## LEGEND

-  Troy Hill Neighborhood Boundary
-  Other Pittsburgh Neighborhood Boundary
-  Allegheny River
-  Wooded Area
-  Floodplain
-  Contour Line (5 foot interval)



## Data Source:

ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PA Map Aerial Photography 2006  
PA Department of Transportation (PennDOT)

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## Transportation

One of Troy Hill's greatest assets is its proximity and accessibility to other parts of Pittsburgh. An extensive network of streets, sidewalks, and stairs assist residents in movement throughout and beyond the neighborhood. Another asset is the variety of transportation modes within the neighborhood. Troy Hill is served by Port Authority buses, includes a walking/biking trail, and also includes a marina on Washington's Landing. Additionally, a river access point is situated just north of the neighborhood's border in Millvale.



The top of Troy Hill is covered by a series of local roads. Condition is deteriorating on some of these roads near the ends of the neighborhood. There are four streets that access the hill: Troy Hill Road, Rialto St., Cowley St., and Wicklines Ln. Troy Hill's severe topography warranted the construction of several staircases (city steps) in the neighborhood to traverse steeply sloped areas. Purse Way, Harper St., Rialto St., and Basin St. are two examples of these staircases.

Route 28 runs along the Allegheny River. Troy Hill residents can access Route 28 by coming down the hill on Rialto St. Route 28 is slated for extensive improvement in the near future. Current plans show Route 28 running underneath an overpass that connects Rialto to the 31st Street Bridge. During construction, Rialto St. will be closed and traffic patterns in and around Troy Hill will likely change significantly.

Currently, six bus routes run through or adjacent to Troy Hill (1A, 1D, 1F, 6A, 6C, and 6D). The 6A route provides the most extensive and direct service to the hill portion of the neighborhood. This route comes up Troy Hill Road and runs down Lowrie St. to the turn-around near Lookout St. The 6A route also runs along Pittview St. into the Spring Garden neighborhood. The 1F bus line runs along Route 28 and provides service to Washington's Landing.

The Port Authority's Transit Development Plan recommends changing some of these routes and renaming several other routes as part of the simplification system. 1F Millvale will now be called "3 Millvale" and will no longer service Route 28 or Washington's Landing. 1D Mount Royal will now be called "2 Mount Royal." 6A Troy Hill will now be called "4 Troy Hill." The 4 Troy Hill bus will provide all day service between downtown and the neighborhood. The route crosses the 16<sup>th</sup> St. Bridge. Peak period service will continue north from Troy Hill to the Ross Garage. The 6C Spring Garden Route will now be named "7 Spring Garden" but the area of the neighborhood served by the route will stay the same. 6D would be eliminated.

There is also a Port Authority Park and Ride facility on the border of the neighborhood along Spring Garden Ave. near the intersection with Wicklines Ln.



According to neighborhood residents, more and more people are riding their bikes to and from work and for recreational purposes in Troy Hill. Most of this biking takes place on existing streets on the hill or along the trails in the “flats”.

Washington’s Landing houses a harbor facility where boats can dock and be stored during the winter months.

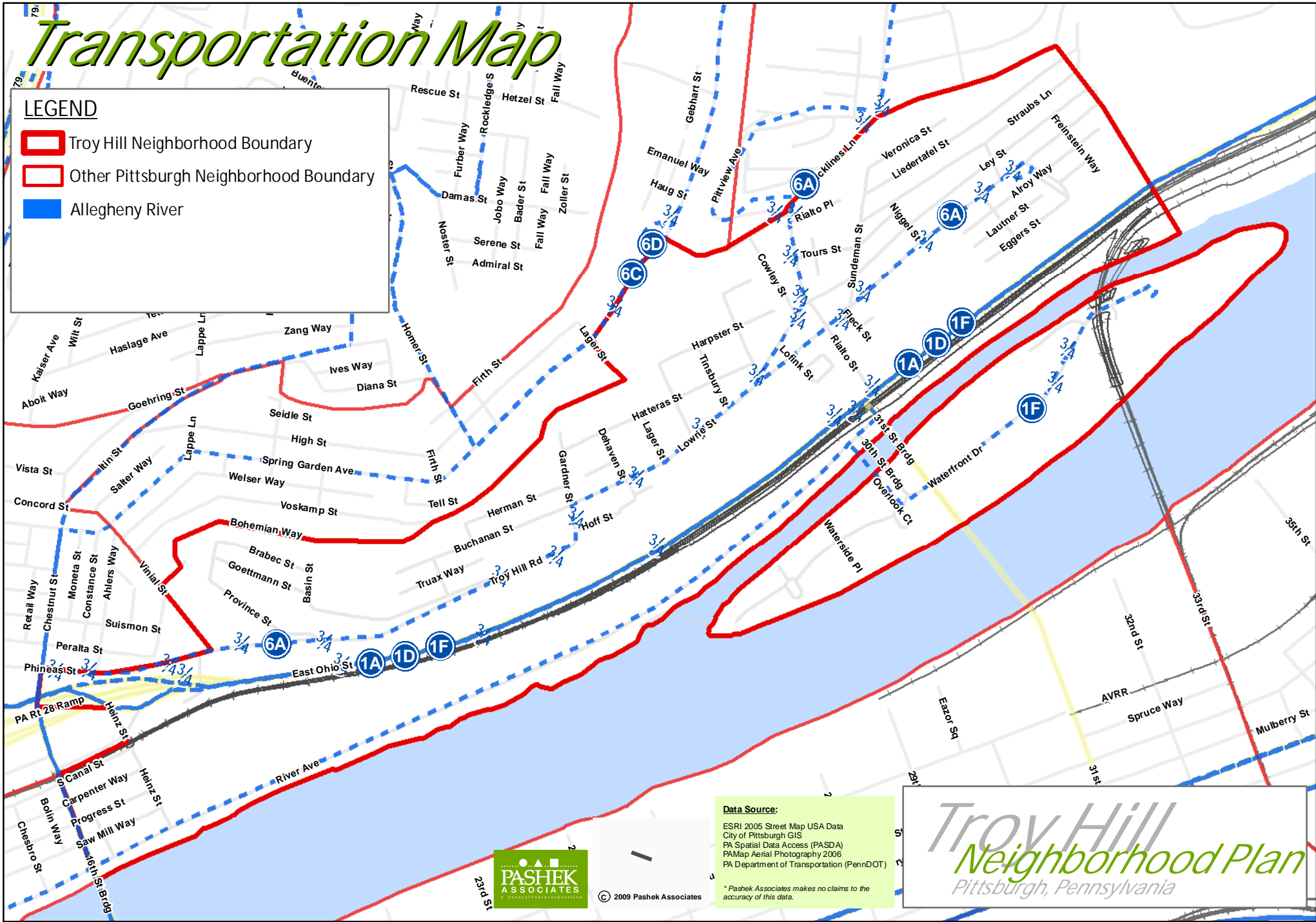
Several trails, discussed in greater detail later, allow bicycle commuting. The North Shore Trail runs along the Allegheny River and circles Washington’s Landing. A city bikeway also runs along Troy Hill Road to the top of Troy Hill.



# Transportation Map

## LEGEND

- Troy Hill Neighborhood Boundary
- Other Pittsburgh Neighborhood Boundary
- Allegheny River



### Data Source:

ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PAMap Aerial Photography 2006  
PA Department of Transportation (PennDOT)

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## Land Use

The neighborhood's geography naturally divides Troy Hill into three parts: "the hill", "the flats", and "the island." The hill includes the largest part of the neighborhood that is found on the top of the steep hillsides north of Route 28. The flats includes the flatter and lower portions of the neighborhood south of Route 28 and includes the area of the Heinz Plant. The island is Washington's Landing.

### The Hill:

Most of the residential areas of the Troy Hill neighborhood are found on "the hill." The Troy Hill business district is situated in the heart of the neighborhood along Lowrie St.

### The Flats:

The flat area at the base of Troy hill and along the banks of the Allegheny River is home to large industrial uses like the Heinz Plant and the Penn Brewery as well as historically significant structures like the St. Nicholas Church. Route 28 runs through the flat area of the neighborhood. There are very few residential uses in this area.

### The Island:

The Island" portion of Troy Hill (Washington's Landing) can be divided into three sections. The southern end of the island is primarily residential and includes a group of townhomes. The middle portion of the island includes a mixture of restaurant and office space, and light industrial uses. The northern end of the island is primarily open space/recreation area.

The zoning classification of land within the neighborhood is important to note because the zoning districts dictate the types of uses that can be placed in those areas in the future. In most cases, the land uses found in the neighborhood generally reflect the character of the zoning district shown on the map on the adjacent page. Most of the open areas along the hillside and along the River are within the parks and open space zoning classification. Residential areas on the hill are within residential districts and the businesses along Lowrie St. are within a local neighborhood commercial district. The mixed land uses on Washington's Landing are all part of a specially planned zoning district.





# Existing Land Use Map

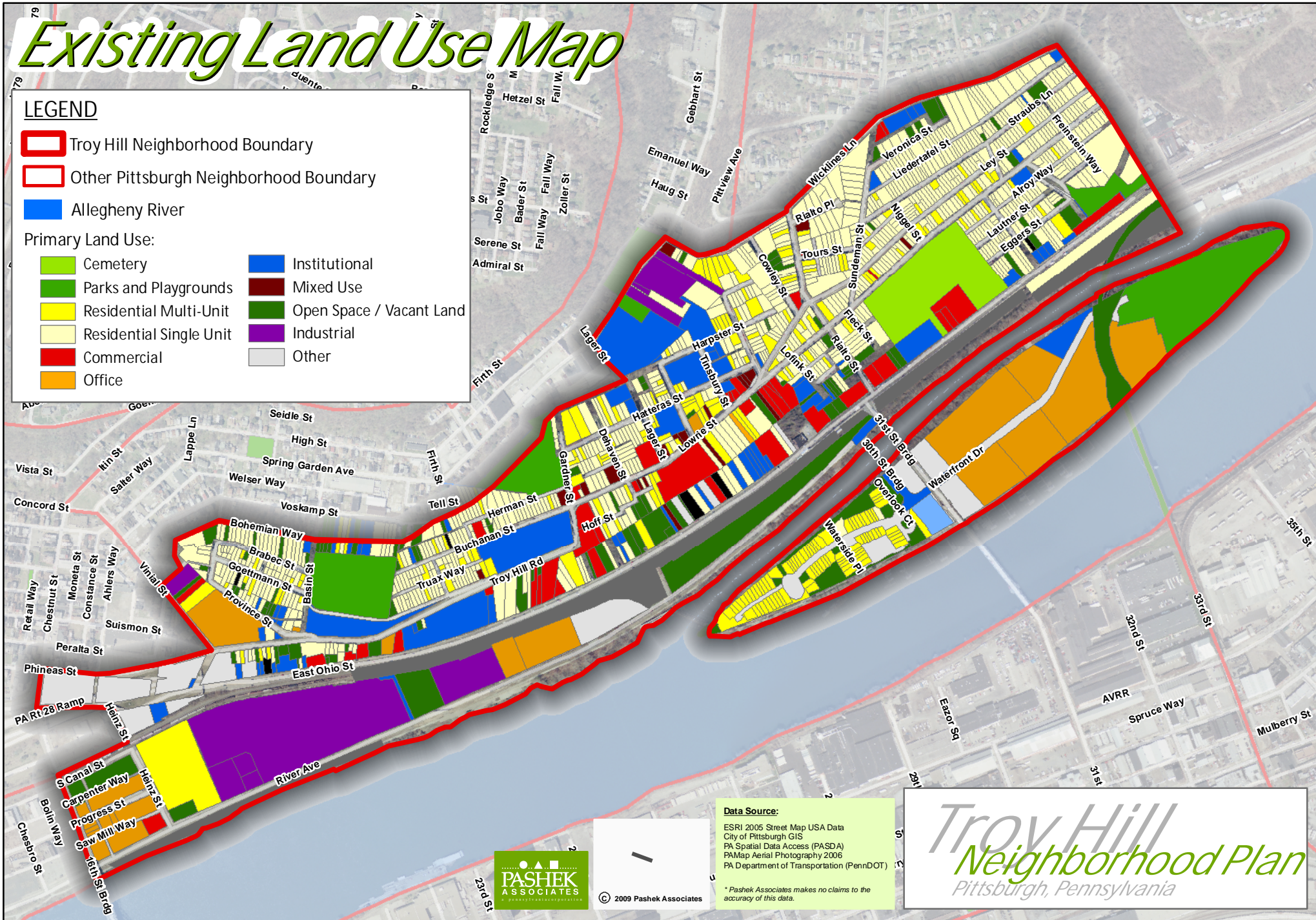
## LEGEND

- Troy Hill Neighborhood Boundary
- Other Pittsburgh Neighborhood Boundary

Allegheny River

### Primary Land Use:

- |   |  |
|---|--|
| <span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> Cemetery                 | <span style="display: inline-block; width: 20px; height: 10px; background-color: blue; margin-right: 5px;"></span> Institutional                 |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: green; margin-right: 5px;"></span> Parks and Playgrounds         | <span style="display: inline-block; width: 20px; height: 10px; background-color: brown; margin-right: 5px;"></span> Mixed Use                    |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Residential Multi-Unit       | <span style="display: inline-block; width: 20px; height: 10px; background-color: darkgreen; margin-right: 5px;"></span> Open Space / Vacant Land |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: lightyellow; margin-right: 5px;"></span> Residential Single Unit | <span style="display: inline-block; width: 20px; height: 10px; background-color: purple; margin-right: 5px;"></span> Industrial                  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: red; margin-right: 5px;"></span> Commercial                      | <span style="display: inline-block; width: 20px; height: 10px; background-color: lightgrey; margin-right: 5px;"></span> Other                    |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span> Office                       |  |



### Data Source:

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City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PAMap Aerial Photography 2006  
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# Zoning Map

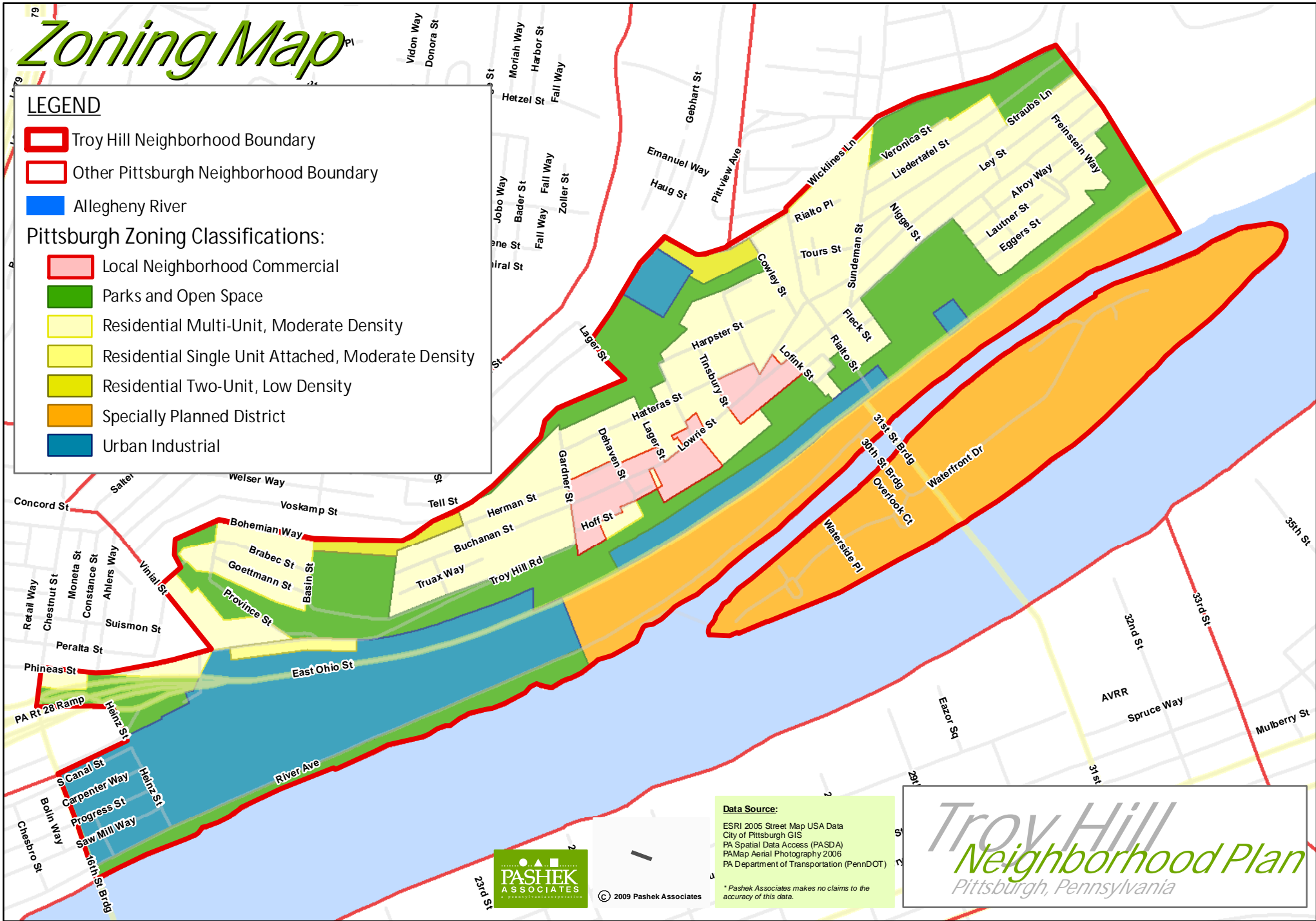
## LEGEND

-  Troy Hill Neighborhood Boundary
-  Other Pittsburgh Neighborhood Boundary

 Allegheny River

### Pittsburgh Zoning Classifications:

-  Local Neighborhood Commercial
-  Parks and Open Space
-  Residential Multi-Unit, Moderate Density
-  Residential Single Unit Attached, Moderate Density
-  Residential Two-Unit, Low Density
-  Specially Planned District
-  Urban Industrial





## Housing

The Troy Hill neighborhood includes a variety of housing types from single-family detached homes to apartment buildings. The Heart of Troy Hill along Lowrie St. features many mixed use buildings with retail or office uses mixed with residential units. The Heart of Troy Hill is surrounded by many well preserved single family homes. These homes are a mixture of attached dwellings and detached dwellings.

Newer housing construction in the neighborhood has been limited. This is likely due to the built-out nature of the neighborhood. In 1998 seven new homes, known as Wickline Woods, were built in the neighborhood as part of a successful community development project. Some new housing construction has also been completed along Cowley St. The row houses on Washington's Landing are also much more recently constructed than the average house on the hill.

As in many neighborhoods with an older housing stock, Troy Hill faces the challenge of deteriorating housing conditions. Many homes in the neighborhood are well maintained, but some have become dilapidated after years of neglect. The Code Violations Map highlights properties within the neighborhood that have recently violated the codes of the City of Pittsburgh. The Home Ownership Map displays homes that, according to the City's records, are likely occupied by the owner of the home and those that are likely occupied by someone other than the owner. Together, these two maps help to identify areas of the neighborhood where housing maintenance and upkeep is likely to be a significant issue. These maps are not intended to identify any individual property but to show general trends in areas of the neighborhood. Code violations and rental-occupied properties were somewhat scattered throughout the neighborhood.



However, there are a few concentrations of properties with violations: the area between the new spray park and North Catholic High School; and the area along Lowrie St. east of the monument intersection. These two areas were also identified by attendees of the public meeting as areas where housing rehabilitation efforts were needed. There are also some highly visible dilapidated properties adjacent to the Troy Hill Citizens Park.





The violations shown on the Code Violation Map are mostly due to yard debris or overgrown weeds. In some instances, the violations are due to building code issues or sidewalk deteriorating.

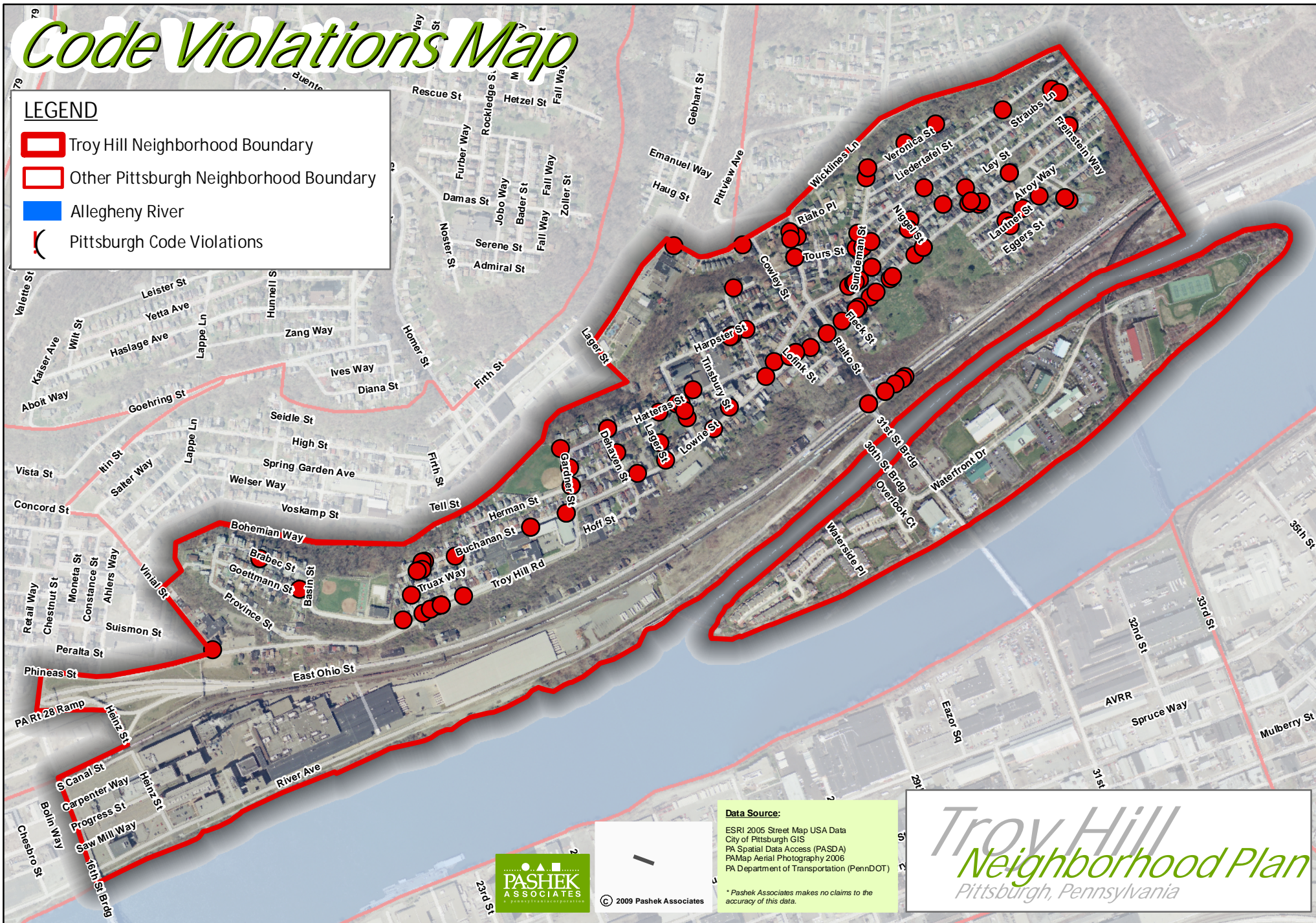




# Code Violations Map

## LEGEND

-  Troy Hill Neighborhood Boundary
-  Other Pittsburgh Neighborhood Boundary
-  Allegheny River
-  Pittsburgh Code Violations



**Data Source:**  
 ESRI 2005 Street Map USA Data  
 City of Pittsburgh GIS  
 PA Spatial Data Access (PASDA)  
 PAMap Aerial Photography 2006  
 PA Department of Transportation (PennDOT)

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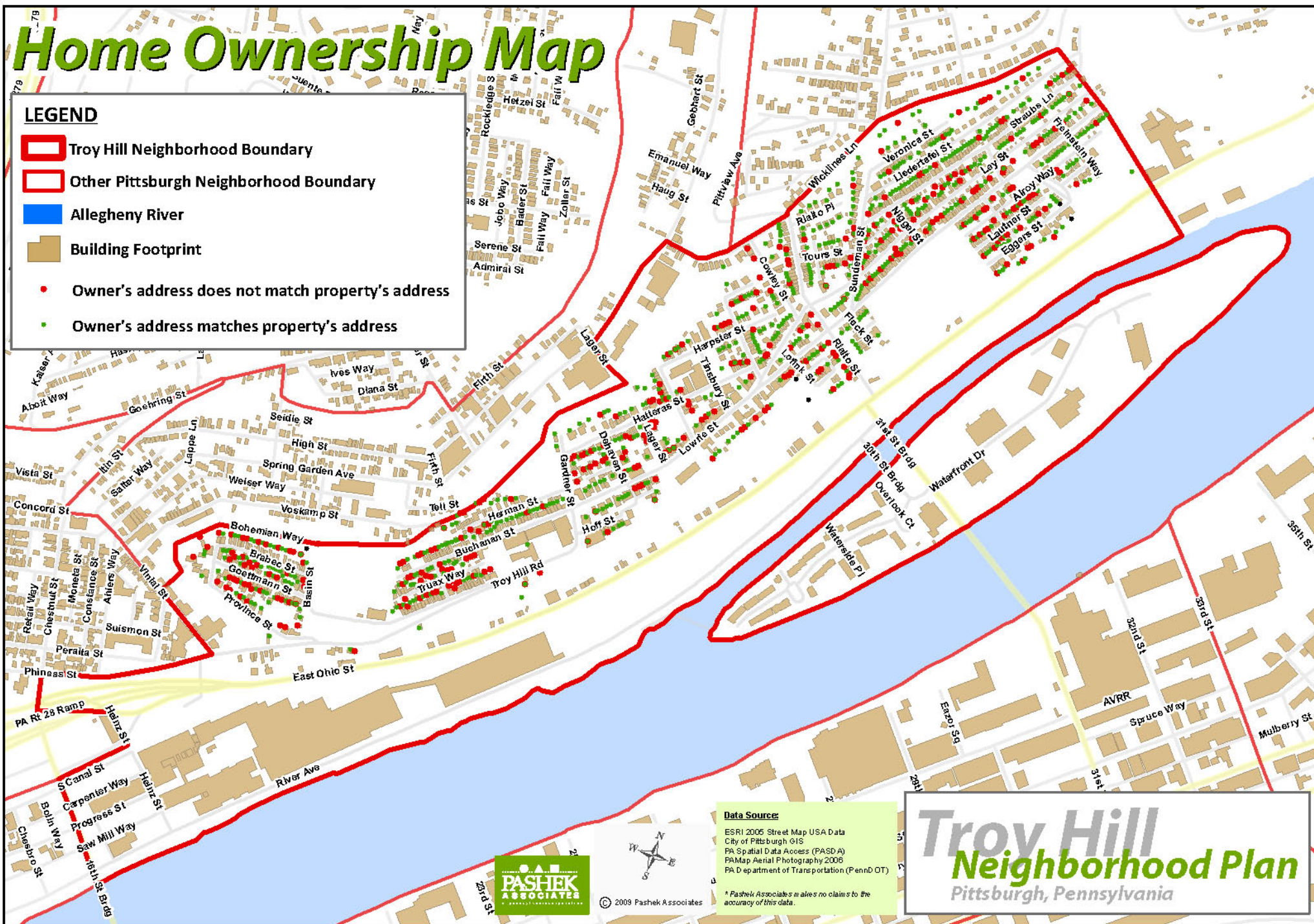
*Troy Hill*  
**Neighborhood Plan**  
 Pittsburgh, Pennsylvania



# Home Ownership Map

## LEGEND

- Troy Hill Neighborhood Boundary
- Other Pittsburgh Neighborhood Boundary
- Allegheny River
- Building Footprint
- Owner's address does not match property's address
- Owner's address matches property's address



### Data Sources:

ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PA Map Aerial Photography 2006  
PA Department of Transportation (PennDOT)

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## Community Amenities

Troy Hill includes a variety of recreational amenities. The Troy Hill Citizens Park is located in the heart of the neighborhood and provides passive recreational space for residents. There are three baseball fields within the neighborhood: Gardner Field - located on the corner of Garner St. and Herman St.; and two at Cowley Athletic Field - located along Goettman St.



There is a recreational hub along Goettman St. Labeled the Cowley Playground and Spray Park on the map, this area of the neighborhood includes two baseball fields, two basketball courts, a playground, and a spray park. The newly constructed Troy Hill Spray Park replaced the neighborhood's public swimming pool. There is also a playground and basketball court at the Lookout St. Parklet in the northeastern part of the neighborhood along Croft and Lookout Streets.

The neighborhood is also served by several trails that are part of the Three Rivers Heritage Trail system. The North Shore Trail runs along the north shore of the Allegheny River from Heinz Field to Washington's Landing. The trail crosses the Allegheny along a bridge on the southern end of Washington's Landing and encircles the island. The Millvale Trail extends north into Millvale Borough from the northeastern terminus of the North Shore Trail. The trails can accommodate walking, jogging, and bicycling.

While the neighborhood has many recreational amenities, it lacks indoor space for community gatherings and events. Adding a resource such as this would provide needed space for public computer access, classes, seminars, other training events, and community meetings.



North Catholic High School, established in 1939, is situated at the top of Troy Hill Road. The school is a prominent structure and landmark within the community. Recently, rumors of the School potentially leaving the neighborhood have prompted much discussion regarding the future of the site of the High School.

Spring Garden Early Childhood Center is also found within the boundary of the Troy Hill neighborhood. This school: "provides preschool children with a comprehensive, flexible program which is designed to reinforce and respond to the unique strengths

and needs of each individual child and family.”

Troy Hill is covered by Pittsburgh City Police Zone 1, which covers the neighborhoods of the City’s Northside. Despite not housing a police station in the neighborhood, Troy Hill residents feel that police coverage is adequate.

Fire fighting service for the neighborhood is provided by the City of Pittsburgh. The neighborhood is part of Fire zone 1. The Western Pennsylvania Firefighters Memorial is housed in the Voegtly Cemetery. Fire station No. 39, in the heart of Troy Hill, was closed recently. Efforts are under way to convert the former fire station into a firefighters museum.

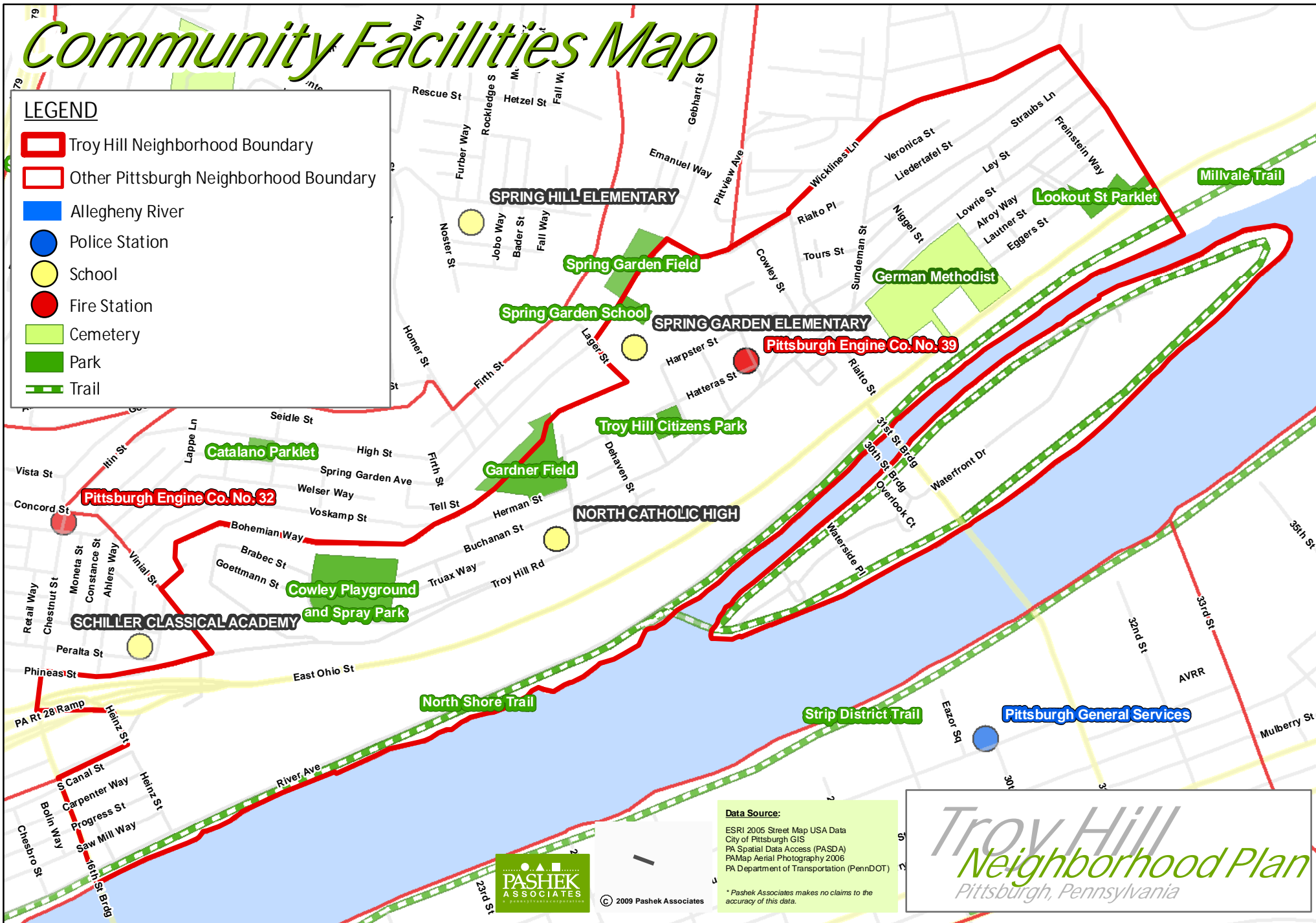




# Community Facilities Map

## LEGEND

- Troy Hill Neighborhood Boundary
- Other Pittsburgh Neighborhood Boundary
- Allegheny River
- Police Station
- School
- Fire Station
- Cemetery
- Park
- Trail



### Data Source:

ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PA Map Aerial Photography 2006  
PA Department of Transportation (PennDOT)

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## Historic and Cultural Resources

Six historic landmarks and many other homes and buildings without landmark designation reflect Troy Hill's heritage. These unique features attract visitors to the neighborhood and are an important part of economic development plans in recent planning efforts. The following is a brief overview of the six historic landmarks.

- Part of the stone wall that surrounded the former Allegheny City drinking water reservoir remains in the neighborhood. The stones from this wall now line the walkways in Troy Hill Citizens Park.
- The Ober-Guehl House, home of John P. Ober, is now known as Hughes Funeral Home, Inc.;
- The rectory of the Most Holy Name of Jesus Church;
- The site of the former Troy Hill Incline, which operated from 1887 to 1898, is now the home of Fidelity Bank.
- St. Anthony's Chapel, dedicated in 1892, is home to the world's largest collection of Catholic relics outside of the Vatican. Some of the items in the collection of relics are more than 200 years old.
- Troy Hill's Engine Co. No.11 building was erected in 1901. When it was closed in 2005 the Troy Hill station was Pittsburgh's oldest firehouse.



Troy Hill also houses the Western Pennsylvania Firefighter's Memorial, which is located in Voegtly Cemetery.

One of the major initiatives discussed among the neighborhood is the conversion of the Troy Hill Firehouse into a firefighter's museum.

The neighborhood has also been working recently to preserve the St. Nicholas Church along Route 28. The non-profit group Preserve Croatian Heritage is exploring the idea of converting the church into an immigration museum. The Northside Leadership Conference is managing the project for Preserve Croatian Heritage. Northside Leadership Conference has unveiled a plan for the museum and a trail that connects to the existing riverfront trail system.



The Troy Hill neighborhood recognizes the positive impacts that these projects would have on the community. Consequently, the neighborhood supports the efforts of the

Northside Leadership Conference, the Friends of St. Nicholas, and the Preserve Croatia Heritage Foundation to preserve St. Nicholas Church, the grotto, and the rectory as well as the hillside bike/hiking trail.



## Part 2 - Neighborhood Master Plan

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## Introduction

Part two begins with the vision statement of the Neighborhood. This statement was developed based on input from the community and reflects the neighborhood's shared ideas for improving Troy Hill's future. The vision is followed by the Future Land Use Plan and the Neighborhood Master Plan. The Future Land Use Plan embodies the neighborhood's vision for the types of land uses in the future. The Neighborhood Master Plan is a series of strategies and projects that need to be completed for the neighborhood to achieve its vision. This is followed by a discussion of funding sources that the neighborhood could leverage to assist with the projects identified in the Neighborhood Master Plan.

## Troy Hill's Vision

A "vision" is a statement that articulates the type of place a community is striving to become in the future. It sets the context for the action plan by identifying the ideal future conditions in the community and providing the community with something to work toward through the implementation of the action plan.

### Land use and housing

- Troy Hill is a neighborhood with a well-preserved housing stock and historic homes have been restored to their original magnificence.
- Vacant lots in the neighborhood are utilized for infill housing or other productive uses.
- Business owners, homeowners, and landlords actively maintain their properties.
- Troy Hill's population grows as more homeowners and renters move to the neighborhood.

### Streets and sidewalks

- Troy Hill Residents can safely and easily walk, bike, or drive throughout the neighborhood.
- Movement between the business district along Lowrie St. and residential areas of the neighborhood is enhanced.
- Residents move easily between the hill and Washington's Landing.
- Streets and sidewalks are well-lit and well-maintained.
- Streetscapes continue to be enhanced and street trees are more prevalent in the neighborhood.

### Parks and recreation

- Residents are actively enjoying the newly redesigned and reconstructed Troy Hill Citizens Park.
- The Cowley Rec. Center is re-opened and its programs complement the other recreational amenities in the neighborhood.
- The neighborhood continues to host many festivals and celebrations that are open for the enjoyment and benefit of all residents.

### Public safety

- Residents feel safe in their homes and throughout the neighborhood.
- The community quickly and anonymously reports incidents of crime.

### Marketing and economic development

- The Troy Hill neighborhood as a whole capitalizes on its historic assets and beautiful views of Downtown Pittsburgh to become a vibrant tourist attraction.
- Troy Hill continues to support and develop its historic and cultural assets.

- The neighborhood captures the interest of visitors to one attraction and encourages them to visit other businesses or attractions in the neighborhood.
- Signage on the edges of the neighborhood increases the neighborhood's visibility and encourages people to visit Troy Hill.

## The Future Land Use Plan

The Future Land Use Plan embodies the neighborhood's vision for the types of land uses in the future. The most influential method of realizing the neighborhood's land use vision is ensuring that the City of Pittsburgh's zoning regulations are consistent with the vision. Consequently, this section is presented with a description of each of the five land use categories that are shown on the Future Land Use Plan followed by a description of recommended changes to the zoning districts in the neighborhood. Overall, the neighborhood's vision is generally consistent with the patterns of existing zoning. However, several small changes could bolster the consistency of the two maps.

### Commercial Uses:

The neighborhood envisions having a local business core along Lowrie Street stretching from North Catholic High School to the intersection of Lowrie and Ley Streets. This area is currently home to most of the neighborhood's businesses. The land use vision for the area is to expand business opportunities and provide flexibility for mixing residential uses in upper floors of commercial buildings.

Currently, the City of Pittsburgh's "Local Neighborhood Commercial" district covers most of the area envisioned to be commercial. However, the neighborhood envisions a continuous business district and the Local Neighborhood Commercial District is somewhat fragmented between Tinsbury and Lager Streets. Also, the neighborhood envisions reusing the North Catholic High School for some business or mixed-use purposes should the school decide to vacate the structure. Consequently, the Local Neighborhood Commercial Zoning District should be altered to include the North Catholic High School site and fill the gaps along Lowrie Street as indicated on the Future Land Use Map.

### Residential Uses:

The neighborhood's vision for future residential uses is primarily focused on redevelopment and renovation of existing residential areas. Consequently, the residential areas included on the Future Land Use Plan correspond almost completely with the City's residential zoning districts. The housing areas shown on Washington's Landing are classified as a Specially Planned District on the Zoning Map. However, this zoning district was used to allow a coordinated and planned redevelopment of the entire island and will not conflict with the neighborhood's vision for the future. One residential area of the neighborhood that was discussed at length was the area situated on the hill above the Penn Brewery off of Province Street. The area's amazing views of the Heinz Plant and Downtown Pittsburgh offer a unique opportunity for new high-quality housing in the neighborhood.

### Office and Mixed Office and Residential:

The largest area envisioned for office uses is the already built office park on Washington's Landing. However, the small area surrounding the Penn Brewery building at Troy Hill Road and Vinial Street is also envisioned to accommodate office uses or a mixture of office and residential uses in the future.

The Pittsburgh Zoning Ordinance classifies the office area of Washington's Landing as a Specially Planned District. As described previously, this classification will not conflict with the neighborhood's vision for the future. The Penn Brewery area however, is zoned for moderate-density residential uses. It may be beneficial to change the zoning classification of this area to "Urban Industrial" in order to accommodate the brewery and office building use that currently occupies the site.



### Industrial:

The industrial areas envisioned by the neighborhood generally correspond to existing industrial zoning districts. These areas are situated in the western portions of the neighborhood and include the Heinz Plant and the Heinz Lofts as well as many of the uses along Route 28. The Urban Industrial District is a relatively permissive district in that it permits a larger range of land use types than zones like the City's residential districts.

### Conservation:

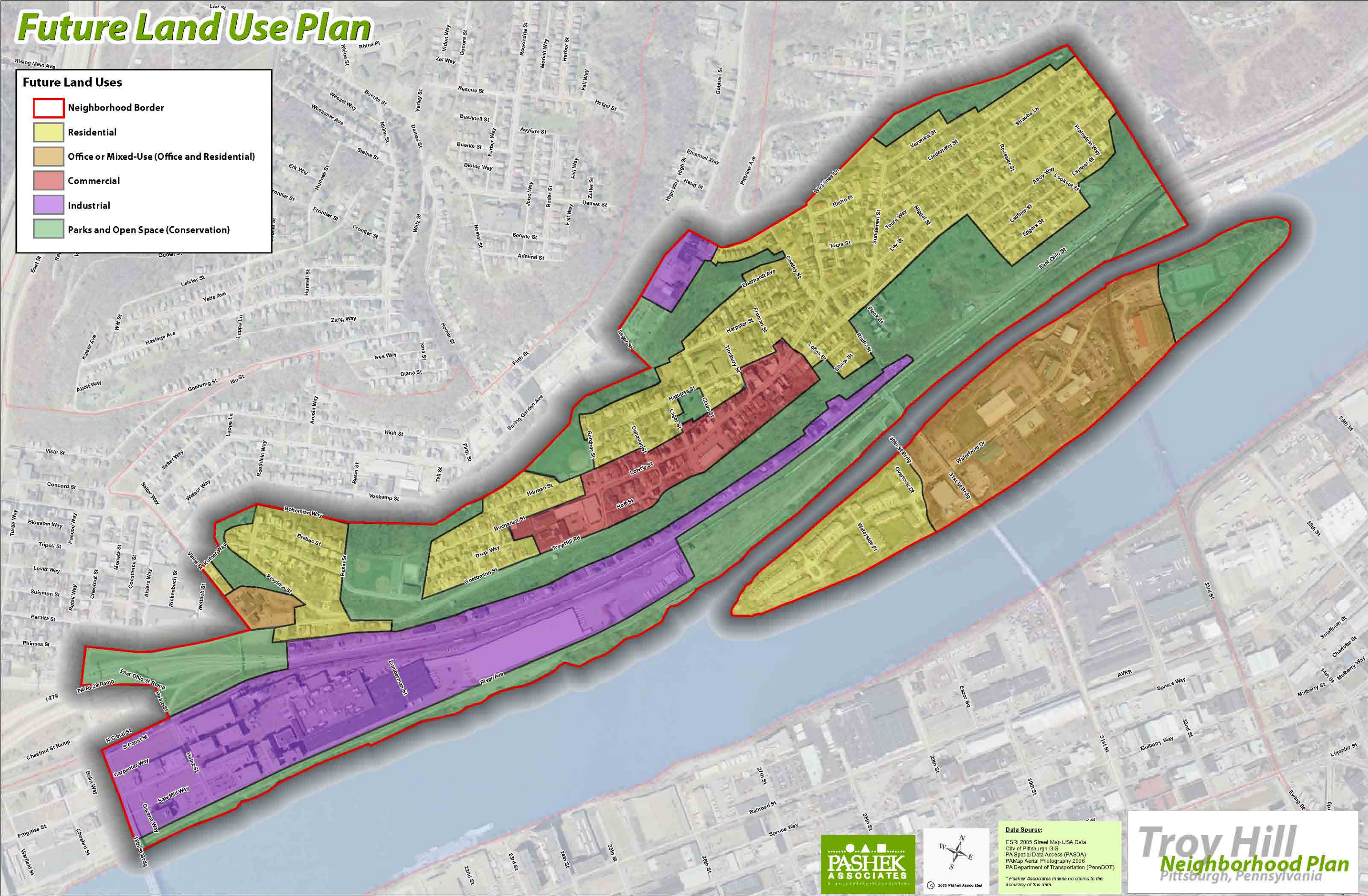
Neighborhood residents also envisioned that large portions of Troy Hill would be conserved due to their ecological or recreational value. The hillsides and riverfront areas are mostly delineated on the Future Land Use Plan as conservation or open space. This is consistent with the City's zoning designation for these areas. Additionally, the recreational sites in the neighborhood like Cowley Fields, the Spray Park, Gardner Field, Troy Hill Citizens Park, and Lookout Street Parklet are envisioned to remain in the future. These areas are already included within the City's parks and open space zone with the exception of Gardner Field. Lastly, the cemetery area is also envisioned to remain and is consistent with the City's zoning.



# Future Land Use Plan

**Future Land Uses**

- Neighborhood Border
- Residential
- Office or Mixed-Use (Office and Residential)
- Commercial
- Industrial
- Parks and Open Space (Conservation)



**Data Source:**  
ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PAMap Aerial Photography 2006  
PA Department of Transportation (PennDOT)  
\* Pashek Associates makes no claims to the accuracy of this data.

**Troy Hill**  
Neighborhood Plan  
Pittsburgh, Pennsylvania

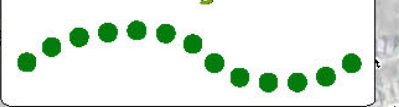


# Neighborhood Master Plan

Existing trails/bikeways within the neighborhood



Proposed trails/bikeways within the neighborhood



Implement the Heart of Troy Hill Plan



Create community garden space



Develop a gateway and signage for Troy Hill

Enhance connection between Troy Hill and Washingtons Landing

Housing rehab. / infill Phase 1



Housing rehab. / infill Phase 2



Housing rehab. / infill Phase 3



Implement the redesigned Troy Hill Citizens Park



Rehabilitate and re-open the Cowley Recreation Center



Streetscape Improvements along Troy Hill Road



Data Source:  
ESRI 2005 Street Map USA Data  
City of Pittsburgh GIS  
PA Spatial Data Access (PASDA)  
PAMap Aerial Photography 2006  
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**Troy Hill**  
Neighborhood Plan  
Pittsburgh, Pennsylvania



## Neighborhood Master Plan

In order for Troy Hill to best achieve the vision laid out in this plan, many people will need to contribute time and effort to support the many ideas and projects included in the plan. Troy Hill citizens and community leaders have spent much time planning for their future. Throughout these efforts, Troy Hill residents generated over sixty ideas or projects that could be undertaken to enhance the neighborhood. The large number of ideas necessitated a prioritization effort for neighborhood improvements. Troy Hill's priorities were determined through a public process and through work with the Steering Committee. The result of the prioritization process is a series of implementation projects that move the neighborhood toward achieving its vision while honoring the priorities of residents. Consequently, the following action plan describes a series of projects that the neighborhood should pursue to improve the neighborhood's quality of life.

The action plan is organized by general topic areas including: housing and land use; streets and sidewalks; parks and recreation; public safety; and marketing and economic development. "Priority Implementation Projects" are identified and described in detail within their respective category. These projects are those that are most important to the neighborhood in achieving its vision and priorities. The ideas/projects that were not determined to currently be priorities in the neighborhood are discussed in less detail.

The Neighborhood Master Plan begins with the graphic/map element seen on the previous page. This map shows many of the "Priority Implementation Projects" that have been explored throughout the planning process. Occasionally, circled Letters are used to tie the narrative discussions in this section to the Neighborhood Master Plan graphic. For example, the idea of developing a gateway and signage for Troy Hill is marked with an "A" with a circle surrounding it. This symbol is also shown on the Neighborhood Master Plan where the idea of the gateway sign is envisioned. The letters do not have any impact or significance relative to the priority of the idea. They are simply symbols meant to aid in interpreting the idea's geographic location.

### Housing and Land Use

The need for housing rehabilitation efforts emerged as an extremely important issue throughout all phases of the planning process. Consequently, Troy Hill's plan for rehabilitating housing is described in detail as a part of the housing and land use section of the Neighborhood Master Plan. Other ideas for improving housing in the neighborhood included maintaining the Victorian look and feel of the neighborhood and utilizing the North Catholic High School structure for additional housing opportunities if the school vacates the building in the future.

#### Housing Rehabilitation

The neighborhood has had limited success with prompting city action to address housing blight. Years have passed with frequent promises that problem properties will be dealt with only to see no action taken. The City's Bureau of Building Inspection website suggests reporting violations but also states: "Please note that due to the volume of violation reports received, we are unable to respond to your problem personally. Be assured that an inspector will follow up on the problem as soon as time permits. Thank you for your cooperation."

A positive trend could be the City's newly created Residential Housing Rental Permit Program, administered by the Bureau of Building Inspection, which will require that,



"All Landlords must register under the Residential Housing Rental Permit Program before renting or leasing any rental units in The City of Pittsburgh. The deadline for registration is December 1, 2009. The purpose of this newly adopted program is to ensure the safety and welfare of renters residing in the City of Pittsburgh as well as providing Pittsburgh's Department of Public Safety with an updated property owner database. By improving the tracking of property owners, Public Safety Bureaus will be better able to pursue violators of the City's laws and codes, and improve the quality of life in our City's Neighborhoods."

Pittsburgh also recently adopted an ordinance targeted to deter crime and building violations within the City. This Disruptive Properties Ordinance allows the Public Safety Director to "charge the cost of law enforcement to the property owner in order to deter repeated violations of state and local law; and when a property violation remains unabated for an unreasonably long period of time pursue misdemeanor charges." The Disruptive Property designation is determined if, "anyone at a property has either been arrested or issued a citation or summons for Disruptive Activity on three (3) separate occasions within any sixty (60) day period."

The strategy is not for the neighborhood to sit idly by while the City takes care of housing blight in the neighborhood. However, the neighborhood should be aware of these new ordinances and programs to better leverage their effectiveness.

The Neighborhood Master Plan (on page 35) includes a three phased plan for addressing housing blight. The phases have been created based on analysis of housing trends and input from citizens. The first phase of the neighborhood's housing efforts should focus on the housing within the "heart of Troy Hill." This area is one of the most visible for both residents and visitors and features some of the most prominent historic architecture.

The second phase of the neighborhood's housing effort should focus on the area between the Spray Park and North Catholic High School. Trends in home-ownership and code violations contributed to the importance of the housing issue in this area. Phase two should also include the area along Lowrie St. between the Monument and the east end of the cemetery. Home-ownership and code violation trends, as well as the high visibility of this area contributed to it being included in phase two.

#### Priority Ideas:

- Determine how to utilize vacant lots
- Address housing blight in the neighborhood
- Contact Northside Leadership Conference to review development options and potential to rehabilitate properties

In the other residential areas of the neighborhood, housing issues are more scattered. It may be beneficial to re-evaluate the neighborhood's priorities once phases one and two are completed to better address the issue in areas included in phase three.

Several years ago, Troy Hill was part of a city-wide effort to implement an Elm Street Program in many Pittsburgh neighborhoods. Ultimately, Troy Hill was not selected as one of the Elm Street neighborhoods. An extensive housing inventory was completed for Troy Hill as part of the Elm Street planning effort. The inventory included parcel-specific information regarding occupancy status and building conditions. The neighborhood could build on this data to try to seek Elm Street designation. Elm Street designation would provide access to additional funding streams that were not previously available to the neighborhood for housing revitalization efforts.

The neighborhood should also open a discussion with the Northside Leadership Conference regarding their interest in supporting the neighborhood's housing rehabilitation efforts.

**Actions:**

- Further pursue Elm Street designation for the neighborhood.
- Focus housing complaints/reporting to the City in the areas of the first and second phases indicated on the Neighborhood Master Plan.
- Begin dialogue with Northside Leadership Conference to see if they could play a role in housing rehabilitation efforts.

### Streets and Sidewalks

The plan for Streets and sidewalks in Troy Hill is centered around creating a network of trails or bikeways throughout the neighborhood. The plan also includes enhancing the streetscape along the main entryway (Troy Hill Road) to the neighborhood. Thirdly, the connection between the top of Troy Hill and Washington's Landing is explored.



#### Trail and bikeway network

The Neighborhood Master plan includes a network of interconnected trails/bikeways that provide access to the neighborhood's recreational and community amenities as well as links to the region-wide trail network. Troy Hill already features a prominent trail, the North Shore Trail, which is situated along the Allegheny River and circles Washington's Landing. However, residents on the top of Troy Hill must make their way to the bottom of the hill to access the North Shore Trail. Currently, there is not a formal trail or bikeway that provides this link. The Neighborhood Master Plan shows how the neighborhood could create this link.

The major proposed segment of the trail and bikeway network is a bikeway along Troy Hill Road and Lowrie St. Sidewalks already exist along these two roads for walkers/joggers. Troy Hill Road is wide enough to accommodate a bike lane. However, Lowrie St. is narrower and will need signage to identify a share-the-road type of bikeway. In other areas of the City of Pittsburgh, sharrows have been used to accommodate bikers along narrow roadways. The photograph above shows how sharrows are marked on the roadway. Another large segment of the trail/bikeway network is found on the north side of Route 28. The neighborhood has been discussing the opportunity for creating this trail as part of the Route 28 construction. Smaller segments of the network could focus on simply maintaining/upgrading sidewalks to provide local access to neighborhood amenities like Cowley fields and Spray Park, Gardner Field, Troy Hill Citizens Park, and the Lookout St. Parklet.

**Actions:**

- Designate a dedicated bike lane on Troy Hill Road.
- Sign the designated on-street bike route along Lowrie Stt.
- Maintain/upgrade the sidewalk(s) along Goettman St., Gardner St., Tinsbury St., and Croft St./Lookout St.
- Continue dialogue with PennDOT regarding potential trail on north side of Route 28.
- Upgrade stairs along Rialto St. (discussed more later)

## Streetscape improvements along Troy Hill Road

Improving the streetscape along Troy Hill Road is an extension of the concept behind the gateway signage idea (discussed later). Troy Hill Road is one of the main routes entering the neighborhood. The road varies in character as it runs up the hill. The Penn Brewery is one of the few uses visible at street level on the north side of the road. The remainder of the north side of the road is wooded or overgrown or a large wall. The south side of Troy Hill Road is scattered with abandoned or occupied houses, some wooded areas, and billboards. Sidewalks flank both sides of the road from Chestnut to the east end of the Penn Brewery's parking garage. The remainder of the road up to Troy Hill only has a sidewalk on the south side of the road. Part of the way up Troy Hill Road the sidewalk is separated from the road by a low guard rail. Power lines up to Troy Hill run along the south side of the road as well. The south most lane of the road is larger than the north-most lane of Troy Hill Road. The road could accommodate a bike lane on the south-most lane. Cleaning up some of the overgrown areas of the north side of the road could enhance the aesthetics of Troy hill Road greatly. The large wall below the point where Goettman and Troy Hill Road intersect could be improved by removing the weeds growing in the wall and adding a mural.

### Actions:

- Discuss maintenance of the streetscape with the City (Councilwoman Harris, Public Works Department, etc.).

### Priority idea:

"Generate ideas for improving Troy Hill Road's landscaping, the wall along the road, etc."



## Enhanced connection between Troy Hill and Washington's Landing

The idea of better connecting the top of the hill to Washington's Landing was discussed several times throughout the planning process. Rialto Street, which provides the most direct connection between the two areas of the neighborhood (from Route 28 to Ley St.) is an extremely steep route. A staircase runs along side the street and is separated by a hand rail. Rialto Street itself is very narrow and both sides of the street are steeply sloped. The staircase along Rialto Street is in a state of disrepair. The topographical constraints along the roadway would make any expansion or improvement project extremely costly. However, many residents of the top of Troy Hill expressed desire to utilize the amenities on Washington's Landing such as the trail. Better access to the top of the hill would also allow residents and employees working on Washington's Landing to visit restaurants and businesses on the top of the hill. Because of the many constraints along Rialto St. the neighborhood should focus its efforts on maintaining the existing stairway along the street. Lighting along the roadway should be maintained and trees and shrubs should be cut back to ensure that the stairway is as easy and safe as possible. In some areas the railing that runs along the staircase should be replaced due to disrepair.

Another important area of the pedestrian connection between the hill and Washington's Landing is the area where pedestrians cross Route 28. PennDOT is currently upgrading Route 28 and this intersection will be significantly changed.

Current plans show Route 28 running underneath a bridge connecting 31<sup>st</sup> St. Bridge and Rialto St. On and off ramps will complete the intersection of the roads and Route 28. The vertical separation of these roads will reduce the volume of traffic that pedestrians will have to encounter in crossing from the hill to Washington's Landing. However, the neighborhood should ensure that safe pedestrian crossings are provided in the area via delineated crosswalks and signaled crossings.

Actions:

- Assert to PennDOT the neighborhood's desire for safe pedestrian crossings as part of the new Route 28 construction.
- Discuss maintenance of the staircase with the City (Councilwoman Harris, Public Works Department, etc.).

Many other ideas for improving streets and sidewalks in Troy Hill were discussed throughout the planning process. These should be explored in greater detail in the future as they become more of a neighborhood priority:

- Preserve Rialto Street's access to Route 28
- Address increased cut-through traffic issues that will be generated by Route 28 construction
- Maintain/improve roads within the neighborhood - especially at the ends of the neighborhood
- Maintain/improve sidewalks within the neighborhood - especially at the ends of the neighborhood
- Maintain/improve stairs within the neighborhood
- Educate residents of the changes to the bus routes in the neighborhood.
- Add a stop sign on Lowrie St. near North Catholic because the traffic turning left off of Lowrie is too fast.
- More public or community parking is needed
- Rehabilitate the brick sidewalk on Harpster
- Implement streetscape improvements (in the Heart of Troy Hill)
- Implement streetscape improvements (outside of the Heart of Troy Hill)
- Move utility lines underground
- Install street signs that display the neighborhood's name "Troy Hill" above the street name like in other neighborhoods
- Examine permit parking within the neighborhood
- Redesign the hockey rink and parking lot in the Heart of Troy Hill

### Parks and Recreation

The parks and recreation plan for the neighborhood focuses on three specific areas of the neighborhood. The first is the Troy Hill Citizens Park in the heart of the neighborhood. Secondly, the Cowley recreation center in the western portion of the Troy Hill. Thirdly, the area near Lookout St. Parklet in the eastern part of the neighborhood.

#### Implement the redesigned Troy Hill Citizens Park

Troy Hill also recently went through the process of creating a master plan for the Troy Hill Citizens Park. The Park is situated within the heart of the neighborhood and hosts many of the neighborhood's festivals and events. The new design for the Park is included in this plan.



The Final Master Plan is designed to create a versatile community gathering space. The following are proposed Park improvements:

- Remove existing plants that inhibit views and are potential hazards. This includes the large spruce trees, overgrown locust tree area, and yews.
- Remove the existing asphalt area in the southeast corner of the Park and the horseshoe pits.
- Look into removing or relocating the sculpture elsewhere.
- Remove the existing split rail fence. A border fence was left out of the Final Master Plan, but can always be implemented if the community determines a need in the future.
- Create a circular gathering space. Rearrange the existing stones into a large circle within the park to define a gathering, play, and event space.
- Relocate the flagpole and create a small flower bed at the base. Relocate the memorial to the base of the flagpole.
- Replace the existing gazebo with a larger pergola. This pergola is placed on a concrete base flush with the ground and can have a sun screen for rain protection. Flowering trees and low shrubs are planted behind the pergola for a backdrop.
- Replace the existing asphalt paths with curvilinear compacted limestone paths. Compacted limestone is ADA accessible, lighter in color, cheaper to build, and is more pervious than asphalt. Place trash cans near the circle and benches along the path.
- Create a Park entrance treatment. Place the several stone on end to act as bollards at each of the park entrances. Dog waste stations can be placed at the entrances to encourage dog owners to pick up after their dogs. In addition, perpendicular signs placed on posts at each entrance identify the name of the Park.
- Create quiet reflective areas with benches, flower beds, and stone sculpture similar to the photo below.
- Replace the existing chain link fencing with new five foot tall chain link fencing. Extend the new fencing along the entire edge of the Park that borders private property. Plant vines at the base of the fence to create a green wall.
- Create a border around the Park. Plant shade trees in a border of groundcover to define the edges of the park and street.
- Plant more shade trees outside of the circle with benches set underneath.
- Run new wiring for vandal proof LED light posts along the paths and in the pergola.

Actions:

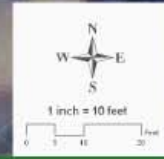
- Fundraise for the park's construction.
- Discuss the project with Councilwoman Harris to see how the City could assist or contribute to the project.

# TROY HILL CITIZEN'S PARK

Pittsburgh, Pennsylvania



## Master Plan



**Data Sources:**  
 ESRI 2008 Street Map USA Data  
 City of Pittsburgh GIS  
 25 Spatial Data Access (PA SDA)  
 2010 Aerial Photography 2000  
 25 Department of Transportation (PennDOT)  
 \*Pashek Associates makes no claims to the accuracy of this data.





## Rehabilitate and re-open the Cowley Recreation Center

The Cowley Recreation Center is a currently unoccupied building situated along Goettman St. The recreation center is surrounded by quality recreational facilities. The City of Pittsburgh recently finished investing in the new Spray Park which sits behind the Cowley Recreation Center. The neighborhood has discussed the opportunity to rehabilitate the structure in order to provide space for community meetings, events, and other purposes. The building is owned by the City of Pittsburgh and is in need of renovation to meet the needs of the neighborhood.



### Actions:

- Fundraise for the Recreation Center's rehabilitation.
- Discuss the project with Councilwoman Harris to see how the City could assist or contribute to the project.



## Create community garden space

Throughout the planning process there were several ideas expressed for utilizing vacant lots in the neighborhood. Many felt that housing infill was the best idea for vacant lots. Some expressed that vacant lots could be used for community garden space. There are currently a few vacant lots near the Lookout St. Parklet. These lots could be utilized as community garden space. All future vacant lots have potential for community gardens. Because of this, developing a holding strategy is extremely important.

### Priority idea:

- Determine how to utilize vacant lots
- Provide urban gardens

### Actions:

- Begin discussions with landowner to determine their plans for the property.
- Develop an agreement with the landowner for use of the land if possible.
- Utilize a holding strategy for available vacant lots in the neighborhood.
- Post signs at newly vacant sites alerting residents that a community garden space is "coming soon".

Several other ideas for improving parks and recreation in Troy Hill were discussed throughout the planning process. These should be explored in greater detail in the future as they become more of a neighborhood priority:

- Create a dog park
- Develop an arts center for festivals to capitalize on the talents of the many artistic people that are moving into the neighborhood
- Utilize existing festivals to fundraise for neighborhood improvements
- Develop new plazas (Heart of Troy Hill)

## Public Safety

Public safety did not emerge as a major issue or priority in Troy Hill as part of the planning process. Residents felt that the neighborhood has good police coverage and that patrols are effective. However, several ideas were developed to address the few public safety issues that do face the neighborhood. These ideas included:

- Post curfew signs
- Add security cameras
- Address drug activity at 1600 Lowrie (Unimart), Cowley Field, and the bus turnaround on Lowrie

- Distribute information regarding silent complaints and the need to call 311
- Start to walk around the neighborhood in a group because people are afraid to walk alone. This could be an organized regularly scheduled walk and could include seniors.
- Maintain the good police coverage and patrol of the neighborhood.

### Marketing and Economic Development

The priority of Troy Hill's marketing and economic development strategy is the development of a gateway sign at the bottom of the hill. However, many of the priorities discussed in other sections of the plan would also contribute positively to marketing and economic development efforts. For example, the efforts of the Heart of Troy Hill Plan (discussed later) focus on enhancing the appearance and promoting tourism in the neighborhood, which will indirectly contribute to economic development. The bikeway network that is proposed could lead to more visitors riding through the neighborhood and also indirectly benefit neighborhood businesses.

#### Develop a gateway and signage for Troy Hill

The neighborhood has discussed the idea of creating gateway signage at the prominent intersection of Troy Hill Road and Chestnut St. This idea was also discussed as an important part of the Heart of Troy Hill Plan. Currently, there is a large vacant lot at this intersection. The Heart of Troy Hill Plan included a potential design for the entry signage. Some communities have worked with local artists or classes at local schools to design and create gateway signage such as this. Troy Hill citizens could reach out to local artists or classes at North Catholic High School for assistance with this project. The neighborhood would also need to discuss the use of the land for the sign with the current land owner. The land is likely owned by the City or PennDOT as the site is in the right-of-way surrounding the intersection of Route 28 and Chestnut St. The following two designs were created as part of the Heart of Troy Hill Plan.

#### Priority idea:

"Create an entry/gateway to the neighborhood along Troy Hill Road."



Several other ideas for improving marketing and economic development in Troy Hill were discussed throughout the planning process. These should be explored in greater detail in the future as they become more of a neighborhood priority:

- Improve business signage along Lowrie St.
- Create banners that are visible from Route 28 for marketing of the neighborhood and communication
- Attract a grocery store /food co-op to the neighborhood
- Improve the Unimart



- Capitalize on the neighborhood's 6 historic landmarks
- Support the development of the St. Nicholas Church Museum
- Enhance signage/wayfinding throughout the neighborhood
- Emphasize the neighborhood's great views
- Reinvest in buildings at Troy Hill Road and Gardner St. (Heart of Troy Hill)
- Develop a hillside sign for Troy Hill
- Convert incline building into a restaurant
- Paint murals on buildings in the Heart of Troy Hill
- Redevelop the old Presbyterian Church

### Implement the Heart of Troy Hill Plan

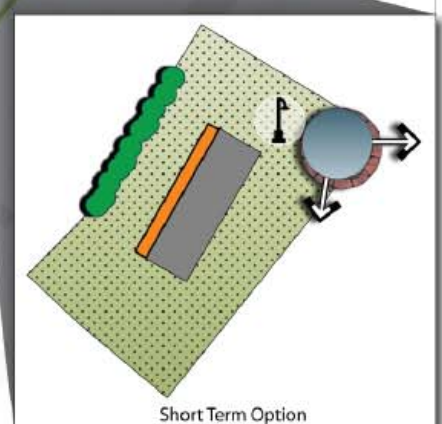
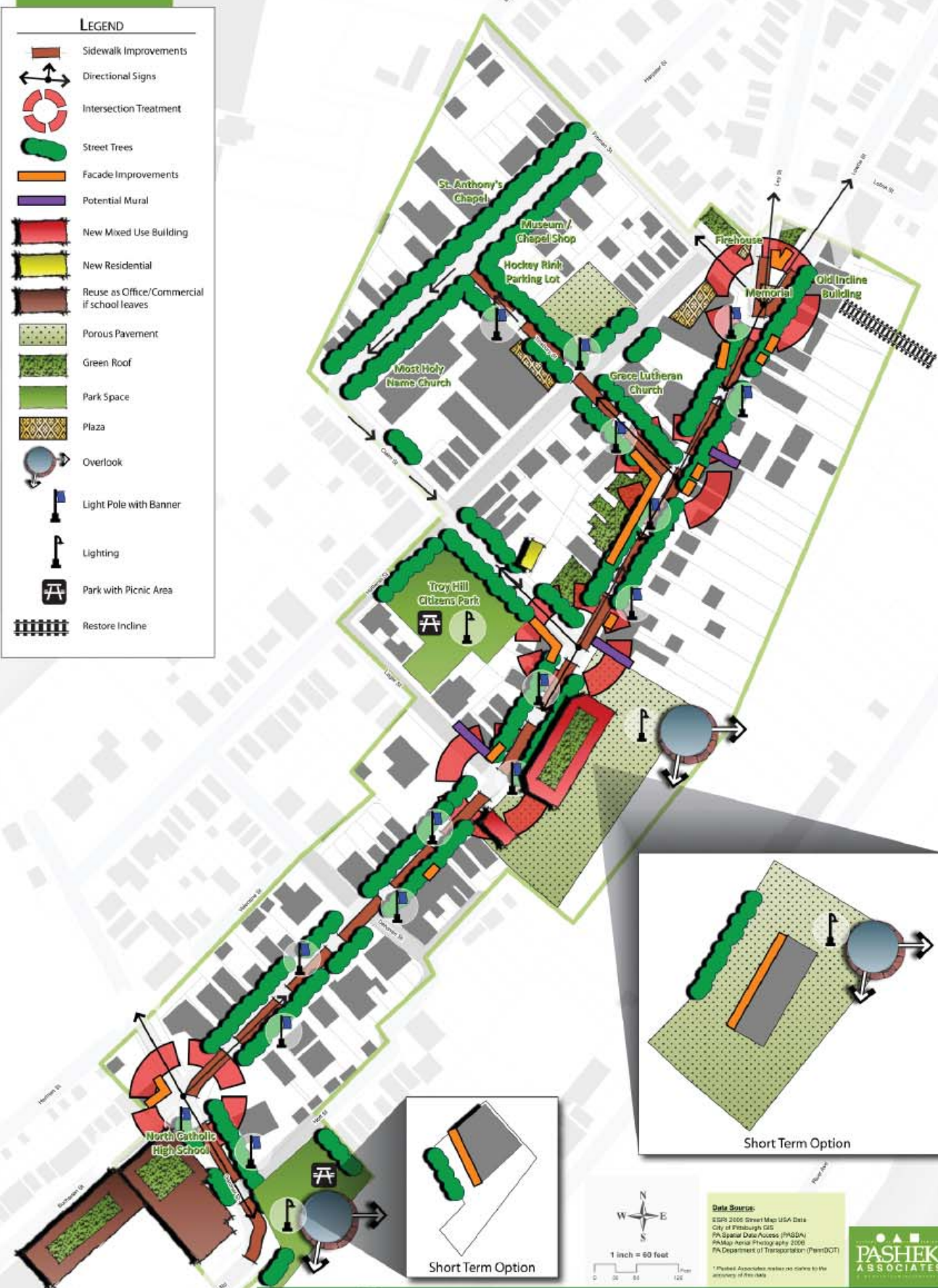
The neighborhood recently completed the Heart of Troy Hill Plan, a detailed physical improvement plan for the central portion of Troy Hill. The Heart of Troy Hill is the most visible area of the neighborhood to visitors and includes most of the neighborhood's businesses and the most visited tourist attractions. Enhancing the Heart of Troy Hill is essential to the neighborhood's economic development efforts. The Heart of Troy Hill Plan was also developed with public input and community workshops to capture the ideas and opinions of Troy Hill residents. The Heart of Troy Hill Plan addresses many of the priority ideas that were expressed during the neighborhood planning process.

# THE HEART OF TROY HILL PLAN

Pittsburgh, Pennsylvania

## LEGEND

-  Sidewalk Improvements
-  Directional Signs
-  Intersection Treatment
-  Street Trees
-  Facade Improvements
-  Potential Mural
-  New Mixed Use Building
-  New Residential
-  Reuse as Office/Commercial if school leaves
-  Porous Pavement
-  Green Roof
-  Park Space
-  Plaza
-  Overlook
-  Light Pole with Banner
-  Lighting
-  Park with Picnic Area
-  Restore Incline



1 inch = 60 feet

**Data Sources:**  
 ©2009 2006 Street Map USA Data  
 City of Pittsburgh GIS  
 PA Spatial Data Access (PASDA)  
 PHASAR Aerial Photography ©2006  
 PA Department of Transportation (PennDOT)

**PASHEK ASSOCIATES**  
 CONSULTING ENGINEERS

Concept Plan

Priority idea:  
"Redesign the Memorial area of  
the Heart of Troy Hill."



Priority idea

“Examine changing the direction of the one way street in Heart of Troy Hill.”



Priority Idea:

"Convert the former firehouse to a firefighters museum."

The City of Pittsburgh and the neighborhood have had several discussions regarding the renovation of the former Firehouse into a firefighters museum. This idea was also explored as part of the Heart of Troy Hill Plan. This plan discussed the idea of seeking a partnership with the Heinz History Center for the effort. The neighborhood should continue the dialogue regarding the firefighters museum with their City Councilwoman Darlene Harris.



Priority Idea:

"Trim trees on the hill to allow observation/overlook areas."

The Heart of Troy Hill Plan also identified several areas where overlooks could be developed to better take advantage of the views of the City. A priority idea of the neighborhood plan is to prune and trim trees along the hillside to better frame views from these and other areas of Troy Hill.



The Heart of Troy Hill Plan discussed several physical improvements to the streetscapes in the Heart of Troy Hill. Several of these improvement ideas, such as lighting and garbage receptacles, were identified as priorities again as part of the neighborhood plan. The Heart of Troy Hill Plan developed specific design ideas for street lighting in the neighborhood.



The Heart of Troy Hill Plan identifies several areas where street trees should be planted to enhance the streetscape in the neighborhood. Since the plan's completion, the neighborhood has successfully completed an initial phase of street tree plantings through the Treevitalize program. Treevitalize is a program with support from Allegheny County, the City of Pittsburgh, the PA Department of Community and Natural Resources, and the Western Pennsylvania Conservancy that helps train residents to care for and plant street trees in their neighborhoods. Treevitalize is a no-cost program to the neighborhood as long as residents are willing to become "tree-tenders", those tasked to care for the trees after they are planted. Troy Hill should use the Heart of Troy Hill Plan (also included within the neighborhood plan) to guide future phases of the program in the neighborhood.



#### Priority Idea:

"Enhance lighting throughout the neighborhood - the bright lights on Lowrie are good."

#### Priority Idea:

"Provide more trash cans in the neighborhood."

#### Priority Idea:

"Continue the Treevitalize program - which had a successful first phase in the neighborhood."

## Funding Sources

### Allegheny Economic Development Fund (EDF).

This key financing vehicle is designed to assist in the establishment of new industries and the growth of existing businesses to expand the taxable base of properties in Allegheny County. Target sectors include: manufacturing; commercial and commercial service; advanced technology, and retail and retail service. EDF loans can be secured in three ways: fixed asset financing up to 40 percent of total eligible project costs not to exceed \$100,000; operating funds financing up to 40 percent of total project costs not to exceed \$50,000; fixed asset and operating funds financing combining a maximum of 40 percent of total project costs not to exceed \$100,000, inclusive of operating funds, with operating funds not exceeding \$50,000.

[http://economic.alleghenycounty.us/economic\\_dev/special\\_projects.aspx](http://economic.alleghenycounty.us/economic_dev/special_projects.aspx)

### Allegheny First-Time Homebuyer Program

The Allegheny County Residential Finance Authority (ACRFA) offers low-interest (5.90% with 1 1/2 points or 6.15% with no points effective 7/29/06), 30-year, fixed-rate mortgages through the 2006 Single-Family Mortgage Revenue Bond Program. The program provides more than \$14 million for eligible first-time homebuyers who are residents of Allegheny County.

[http://economic.alleghenycounty.us/residential\\_dev/first\\_time\\_home.aspx](http://economic.alleghenycounty.us/residential_dev/first_time_home.aspx)

### Allegheny Home Improvement Loan Program

Simply put, the Allegheny Home Improvement Loan Program (AHILP) is the most affordable way for eligible Allegheny County residents to rehabilitate and improve their homes. It's a home improvement loan program sponsored by the Redevelopment Authority of Allegheny County and administered by ACED. Click on the sections below to see how AHILP can help you.

[http://economic.alleghenycounty.us/residential\\_dev/impac.aspx](http://economic.alleghenycounty.us/residential_dev/impac.aspx)

### Core Communities Housing Program

The Core Communities Housing Program provides state grants for affordable housing in communities already eligible under the Housing and Redevelopment Assistance Program. These funds are applicable only for new or rehabilitated housing developments on previously developed sites. Troy Hill has been essentially built-out. The neighborhood need only worry about meeting the requirements of the Housing Redevelopment Assistance Program.

### Main Street Program

Grants to municipalities to help a community's downtown economic development effort through the establishment of a local organization dedicated to downtown revitalization and the management of downtown revitalization efforts by hiring a full-time professional downtown coordinator

### Elm Street

The Elm Street Program funds planning, technical assistance and physical improvement projects to primarily residential areas of communities that surround a core business area.

<http://www.padowntown.org/programs/elmstreet/>

### Housing & Redevelopment Assistance

Support or assistance from the Housing and Redevelopment Assistance Program would fill many of the needs of Troy Hill's housing efforts. The Housing and Redevelopment

Assistance Program provides state grants for local projects centered on business retention, expansion and attraction as well as housing. Troy Hill could attempt to leverage the funds for economic development projects and housing rehabilitation projects.

[www.newPA.com](http://www.newPA.com):

### Neighborhood Assistance Program (NAP)

Tax credit program to encourage businesses to donate capital that can be used to provide eligible services to low-income persons or distressed neighborhoods.

### Neighborhood Assistance, Neighborhood Partnership Program (NAP/NPP)

Corporate tax liability credit for businesses that sponsor a neighborhood organization to develop and implement a neighborhood revitalization plan by contributing a substantial amount of cash per year over an extended period of time.

### Keystone Renovate & Repair Loan Program

The purpose of the Keystone Renovate & Repair Loan Program (R&R loan) is to help:

- Prevent homeowners from becoming victims of unscrupulous lending practices (i.e., high interest rates and costs, more money borrowed than needed, pre-payment penalties, etc.).
- Homeowners prioritize their home repair spending so that the work that they get done is what their home really needs.
- Improve Pennsylvania's aging housing stock for its current residents and future generations.

R&R loans can be used to pay for repairs and improvements that increase the basic livability of the home, including additions and construction that makes the home safer, more energy efficient, or more accessible to people with disabilities or people who are elderly. R&R loans can also be used to remove or fix code violations, hook up to municipal water and sewer systems, and improve or install code-compliant septic or well systems. In addition, R&R loans can be a source of payment for emergency repairs to critical life-safety systems in the homes, as long as the loan application is made to the Local Program Administrator within 30 days of the repair.

This program is designed to help households with a combined household income no greater than approximately 150 percent of the statewide median income (adjusted upwards in high-cost areas) rehabilitate and/or improve their homes. Not only does the R&R loan provide an attractive interest rate, but it also provides the homeowner with help determining the repairs and/or improvements to be done. In this regard, the program provides much more than a loan—it provides peace of mind in knowing that the right home repairs are done and were completed in a timely manner with quality workmanship. Luxury and purely cosmetic items such as hot tubs, pools, gazebos, etc., are not permissible under the program.

### Pennsylvania Accessible Housing Program (PAHP)

Provides grants to local entities to carry out home modification programs that will enable low-and moderate-income persons with physical disabilities of all ages to make their home more accessible.

Adaptive modifications that increase the ability of persons with permanent, physical disabilities to remain in their homes preventing institutionalization.



### REfinance to an Affordable Loan Program (REAL)

The REAL program offers attractive 30-year fixed rates. Because it combines 100 percent financing with flexible credit underwriting, it may offer relief to homeowners who otherwise may not qualify for typical mortgage refinance programs.

### Homeowners' Equity Recovery Opportunity Loan Program (HERO)

HERO is a loan program designed to improve the financial situation of Pennsylvanians who are not able to afford their current mortgage payments. The HERO program provides for up to 100 percent financing but, instead of refinancing your current mortgage into a new loan, PHFA purchases your loan directly from your current lender and then sets you up on an affordable repayment agreement. This program is for borrowers not eligible for PHFA's REAL program (REfinance to an Affordable Loan) or another mortgage refinance product available in the general market due to credit issues or owing more than your home's current appraised value.

Funding for the HERO program is limited. Loans are reviewed by PHFA on a case-by-case basis as funding levels permit.

The following is a list of the ideas or efforts that would have the most important impact on improving the quality of life in the neighborhood. These priorities were determined by the neighborhood. The second list, which was also determined by the opinions of neighborhood residents, includes projects that could be implemented quickly to provide visibility for the neighborhood's efforts and build support for additional projects.

