

MANCHESTER [RE]UNITED

A **T**ransit **R**evitalization **I**nterment **D**istrict **[TRID]**

ACTION STRATEGY

How can I participate?

After each presentation, we will invite questions and comments in this order:

The Chat feature is enabled for you ask questions. The moderator will read these questions out loud for the panel.

- If you would like to ask questions **by microphone, you may use the “raise hand” button** at the bottom of your screen. The moderator will unmute you when ready.
- For voice call-ins, press *9 to raise your hand. The moderator will announce the last 4 digits of your phone number and unmute you when ready.
- Please use the Chat feature for technical assistance.

We will be recording this meeting to share online with any interested stakeholders who were not able to attend.



01

WELCOME!

Hello!

TODAY'S AGENDA

1. Welcome!
2. Route 65 History and Legacy
3. What is TRID? *(pause for questions...)*
4. The Action Strategy
5. *FEEDBACK ACTIVITY!*

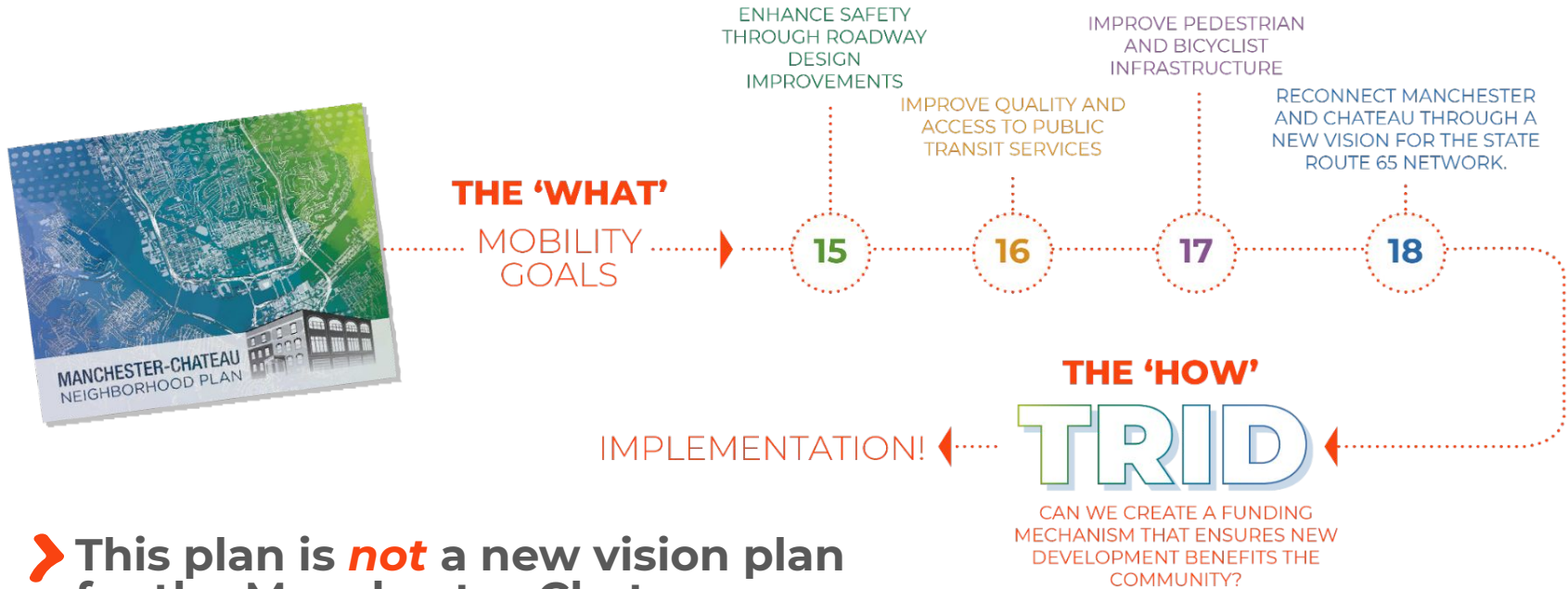
What is the purpose of this Action Strategy?

To explore the creation of a **Transit Revitalization Investment District (TRID)** to **catalyze equitable transit-oriented development** (eTOD) near the Allegheny Station

Specifically, this study looks at:

- Ensuring that new development in Chateau **benefits the Manchester-Chateau neighborhoods**
- Identifying **public infrastructure improvements** to facilitate transit-oriented development in the study area
- Evaluating the potential reuse of **surface parking lots and publicly owned vacant land**
- **Bridging the barriers** that exist between the Manchester-Chateau neighborhoods, the River and the Allegheny Station

This is a continuation of the Manchester-Chateau Neighborhood Plan



➤ This plan is **not** a new vision plan for the Manchester-Chateau neighborhoods

Why do we need your input today?

It is essential that the community contribute to this process, not only to help inform if a TRID should be created in the neighborhood, but how the money generated from a TRID should be prioritized for different neighborhood improvements.



02

ROUTE 65

HISTORY &

LEGACY

700+ families and businesses in Chateau were removed and replaced with warehouses, light industry, shipping, and institutional uses...

Manchester-Chateau
once was a connected
neighborhood.





Route 65 was constructed in the 1960s and divided the neighborhood into two areas.



REUNITE!

Allegheny Station

SOUTH TO
279 376
Ft Pitt Bridge
Airport
Monroeville
NEXT RIGHT

521
TRAVEL
INFO
CALL 511



03

WHAT IS

TRID?

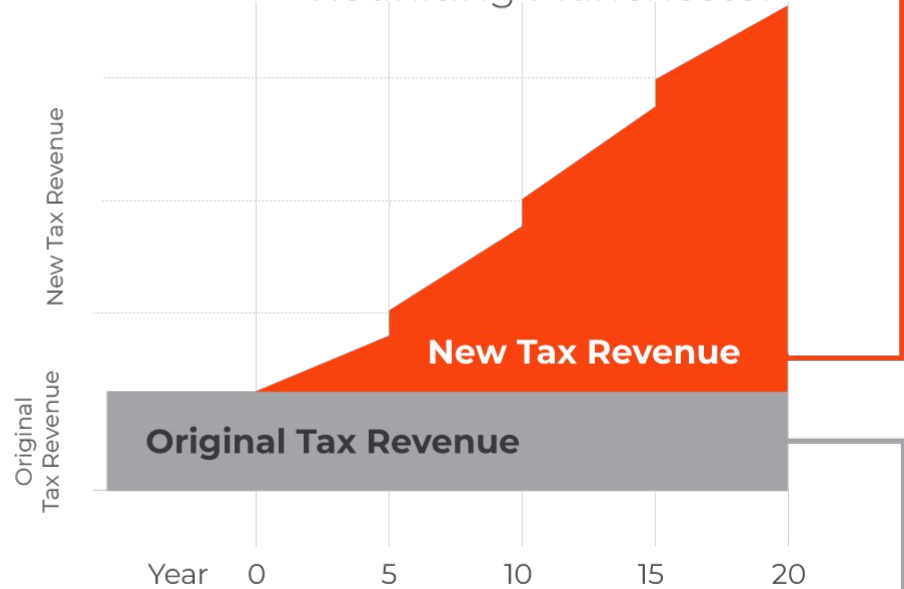
What is a TRID?

A **Transit Revitalization Investment District (TRID)** is a tool that uses value capture to implement equitable transit-oriented development (eTOD) projects and public infrastructure improvements within walking distance of a transit station.

When you hear the term **value capture**, it means that any new tax revenue gained by new development in the neighborhood, like the envisioned Esplanade, is reinvested back into Manchester-Chateau.

How a TRID Works: Value Capture

Increase in taxes from new development are captured and spent locally on priority projects, like Reuniting Manchester



Existing tax revenue continues to go to the City, County, and School District

New tax revenue stays within a defined district.

TRID Study Area

Eligible locations within an area generally formed by a radius not to exceed **three-quarters** of a mile from a transit stop measured from the centerline of the track.

The specific boundaries of a TRID **may be expanded** or reduced based on local circumstances such as local economic development and planning goals, community character, property boundary and scale variations.



More **new**
development
within the
TRID area...



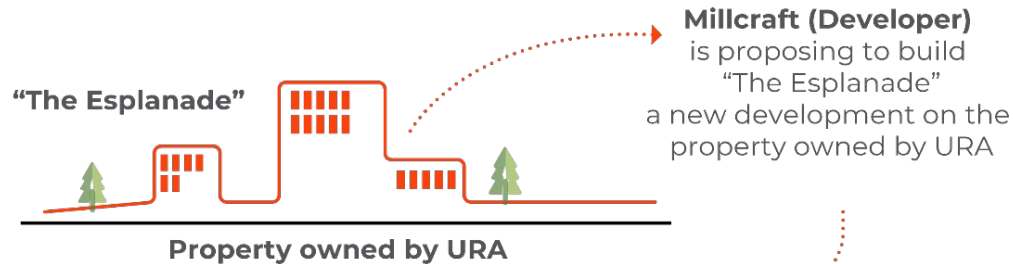
...more
tax revenue
for **community**
TOD projects

What new development?

The Esplanade (Millcraft)



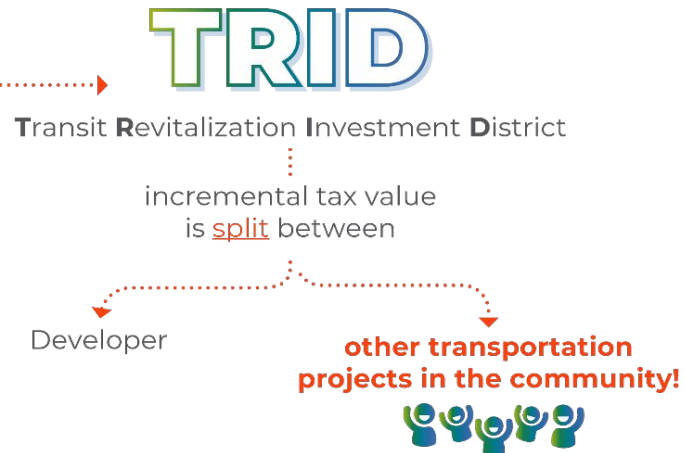
TRID vs TIF



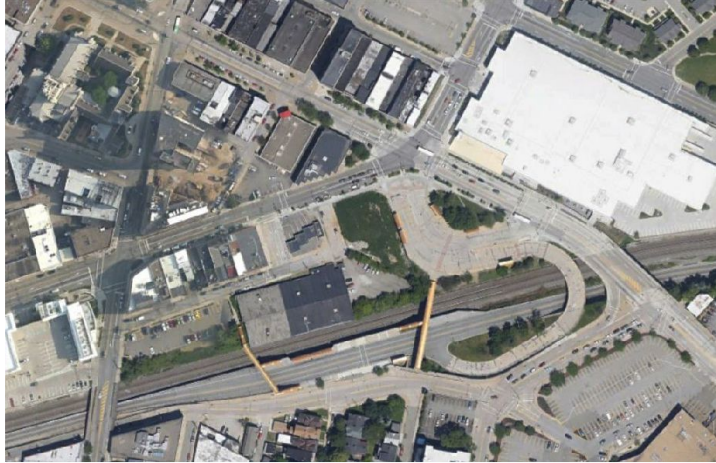
To make the project possible
Millcraft is relying on a tax increment vehicle
to help finance the infrastructure
needed to support the new development



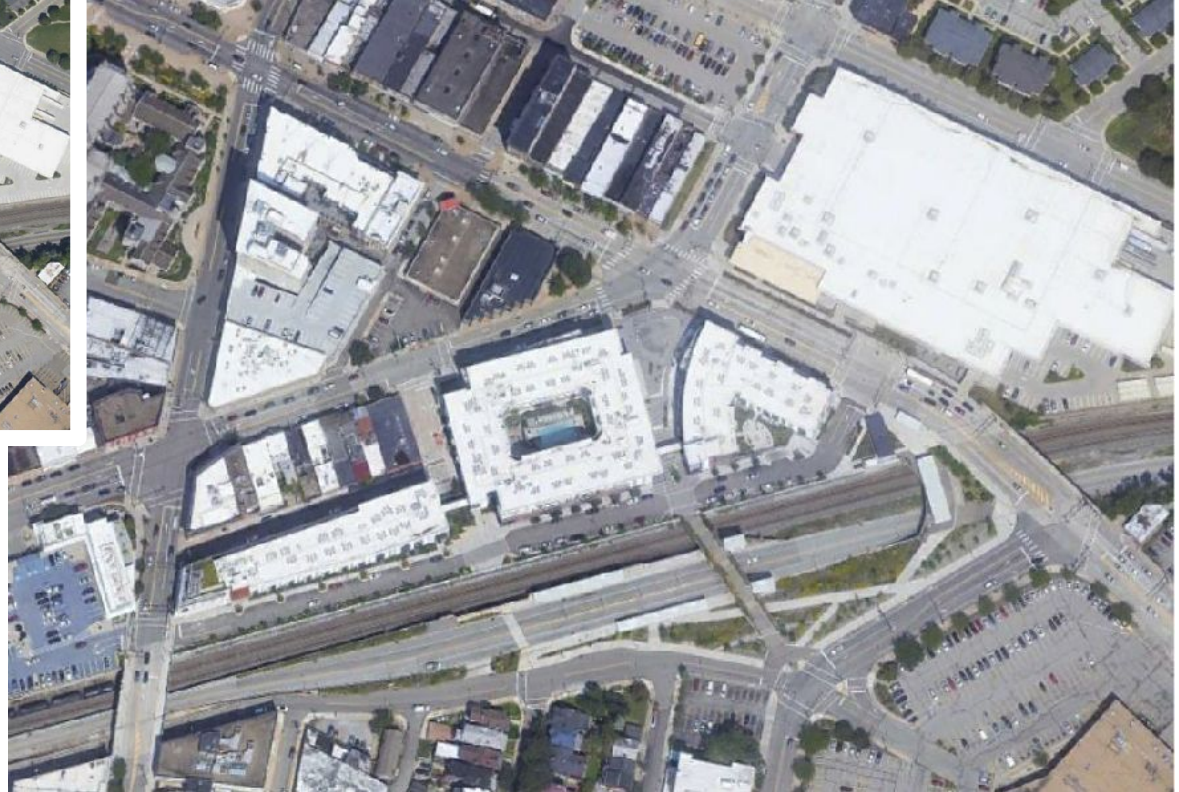
1 **Millcraft (Developer)**
had two options... **2**



Where has TRID been used?



A TRID established around the **East Liberty Station** helped finance site infrastructure and transportation amenities



A TRID established around the existing **Allegheny T Station** will help finance eligible public and private projects in your neighborhood.



ELIGIBLE TRID AREA

Interface Studio, June 10 2021

- Station radius
- TRID Focus Area
- Esplanade Development Site
- T Route
- Neighborhood Boundary
- River
- Open Space
- Woodland
- Rail

What TRID offers...

TRID revenue can support capital or buildable projects to implement goals in the **Manchester-Chateau Neighborhood Plan**.

Transit Connectivity & Access

Public Space & Recreation

Affordable Housing

Economic Development



- *Implement Juniata underpass improvements*
- *Explore traffic calming interventions for neighborhood streets*
- *Transform Route 65 wall (if it will remain for 10+ years) with public art, lights, and more*
- *Enhance design of bus stops to showcase local artists and community heritage*
- *Implement near-term safety improvements on Chateau and Beaver*

Before we move on...

...any questions?



Quick Poll:

How do you feel about establishing a TRID district around the Allegheny T Station?

Click the link in the chat, or go to Menti.com on your phone and use the code 4179 7527

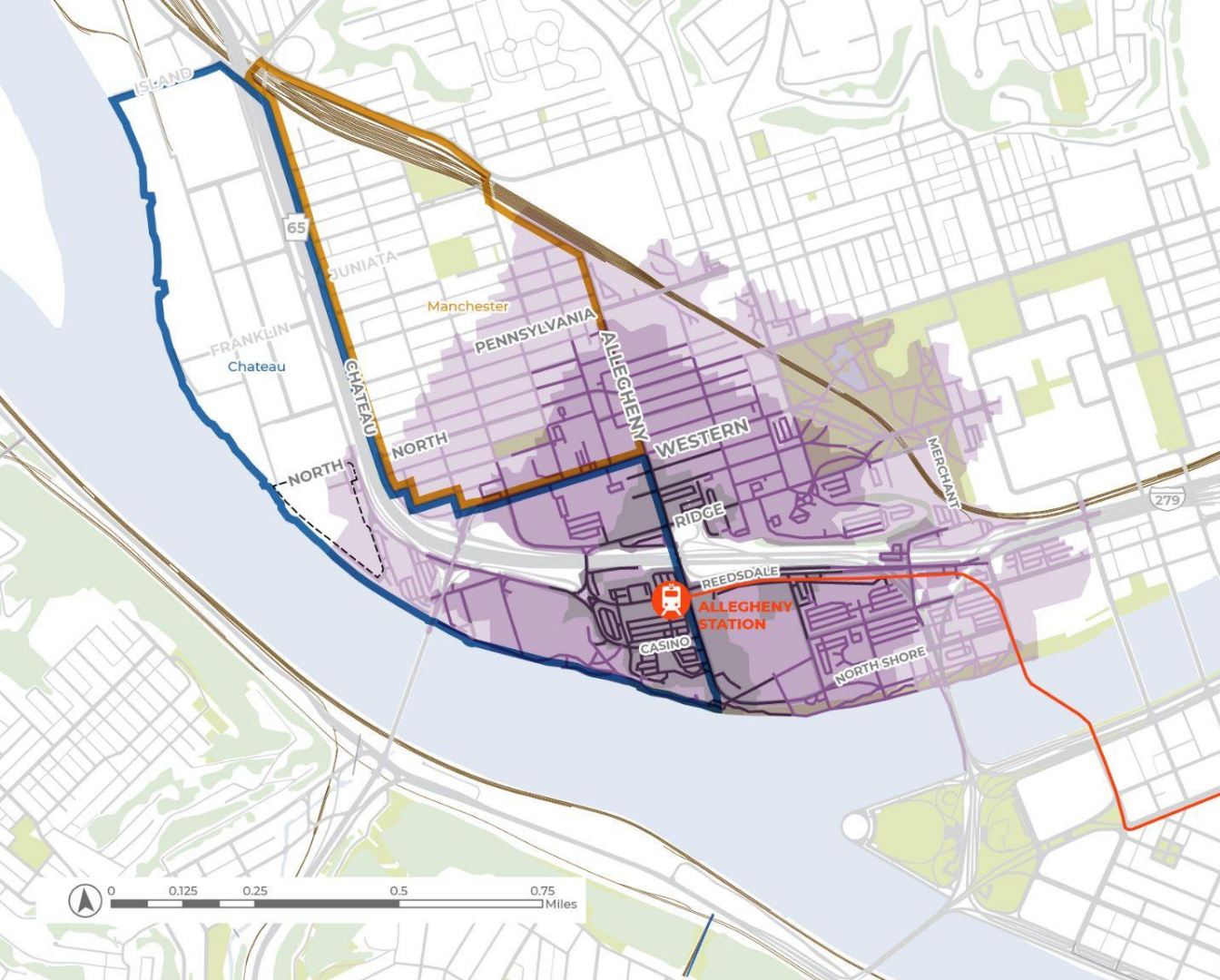
RESULTS



04

POTENTIAL

IMPACT



There are currently only **five residential households** that live within a 5 minute walk of the Allegheny Station.

ALLEGHENY T STATION WALKSHED ANALYSIS

Interface Studio, June 2021

- .25 Mile Walkshed (5-min walk)
- .50 Mile Walkshed (10-min walk)
- .75 Mile Walkshed (15-min walk)
- Manchester Neighborhood
- Chateau Neighborhood
- Proposed Esplanade Development
- 🚊 Allegheny Station

IT WOULD BE GREAT IF IT WAS ACTIVATED, MOBILE FOOD TRUCK UNITS, MORE PEOPLE, IT FEELS SHADY WHEN IT'S DARK, THERE'S NOTHING REALLY AROUND.

TO AND FROM TOWN IT'S FREE, IT'S A GREAT BENEFIT, BUT ENDS PRETTY EARLY. YOU CAN CATCH THE T OVER, BUT YOU HAVE TO UBER BACK.

WE HAVE 550K VISITORS AND I'D BE SHOCKED IF 1% TAKE THE TRAIN.

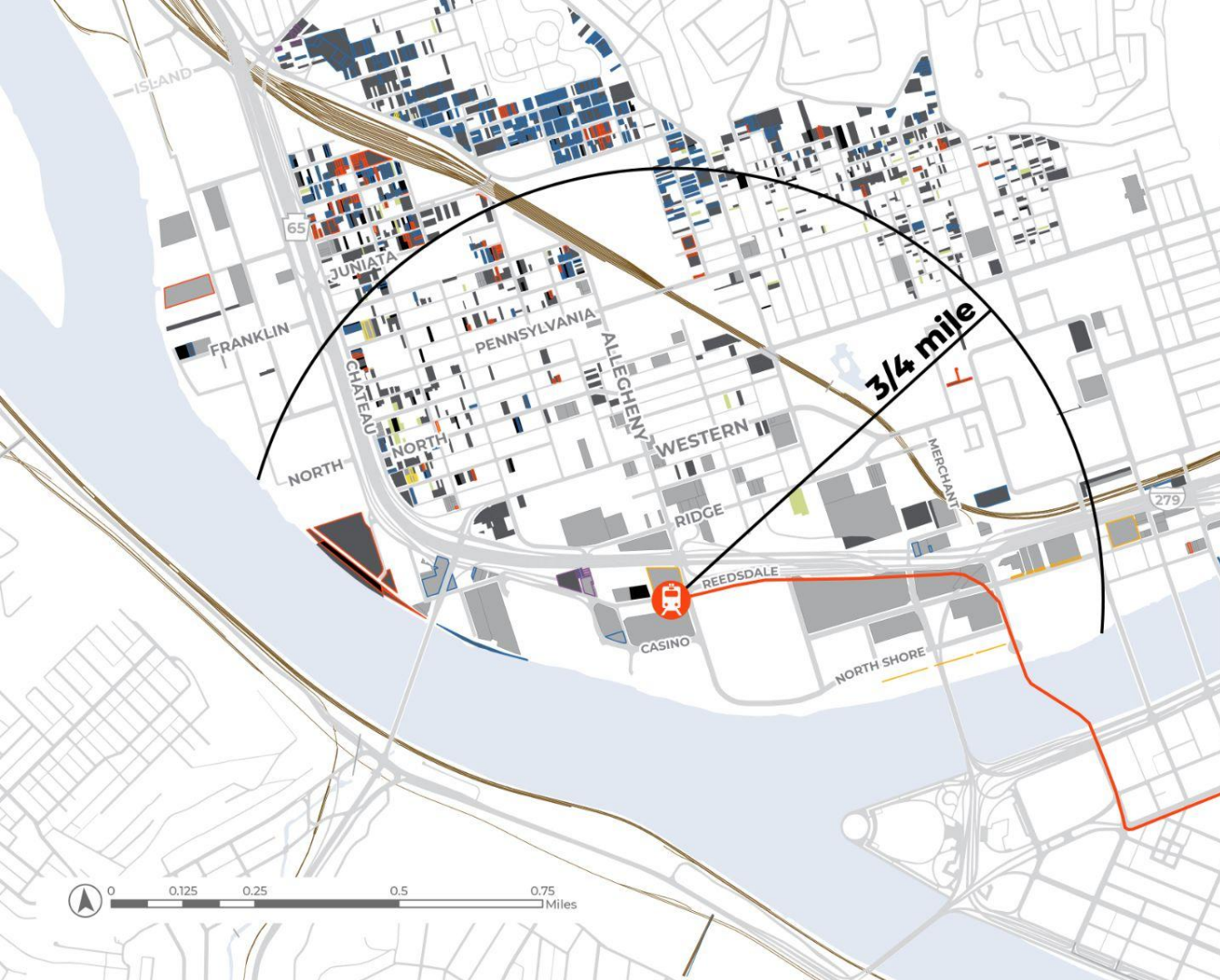
WALKING FROM THE STATION IS NOT A PLEASURABLE WALK. IF IT RAINS, THERE'S PUDDLING ON REEDSDALE, BIG SPLASHES, PEOPLE GET SOAKING WET, PEOPLE AVOID THAT STREET.

ACTIVATE THE STREET LEVEL, 24/7 KIND OF ATMOSPHERE. MAKE IT FEEL LIKE A DESTINATION.

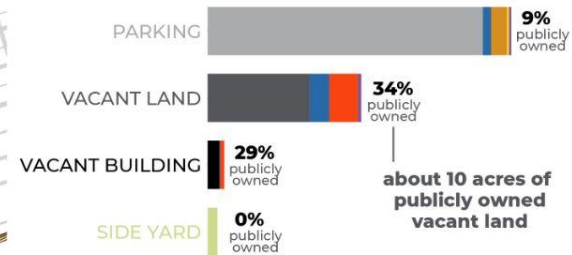
WALKABILITY ANALYSIS

Interface Studio, June 2021

- Inactive Frontages
- Highway Infrastructure
- Allegheny Station



WITHIN 3/4 MILE OF THE ALLEGHENY STATION:



VACANCY & OWNERSHIP

Interface Studio, June 2021

PUBLIC OWNERSHIP

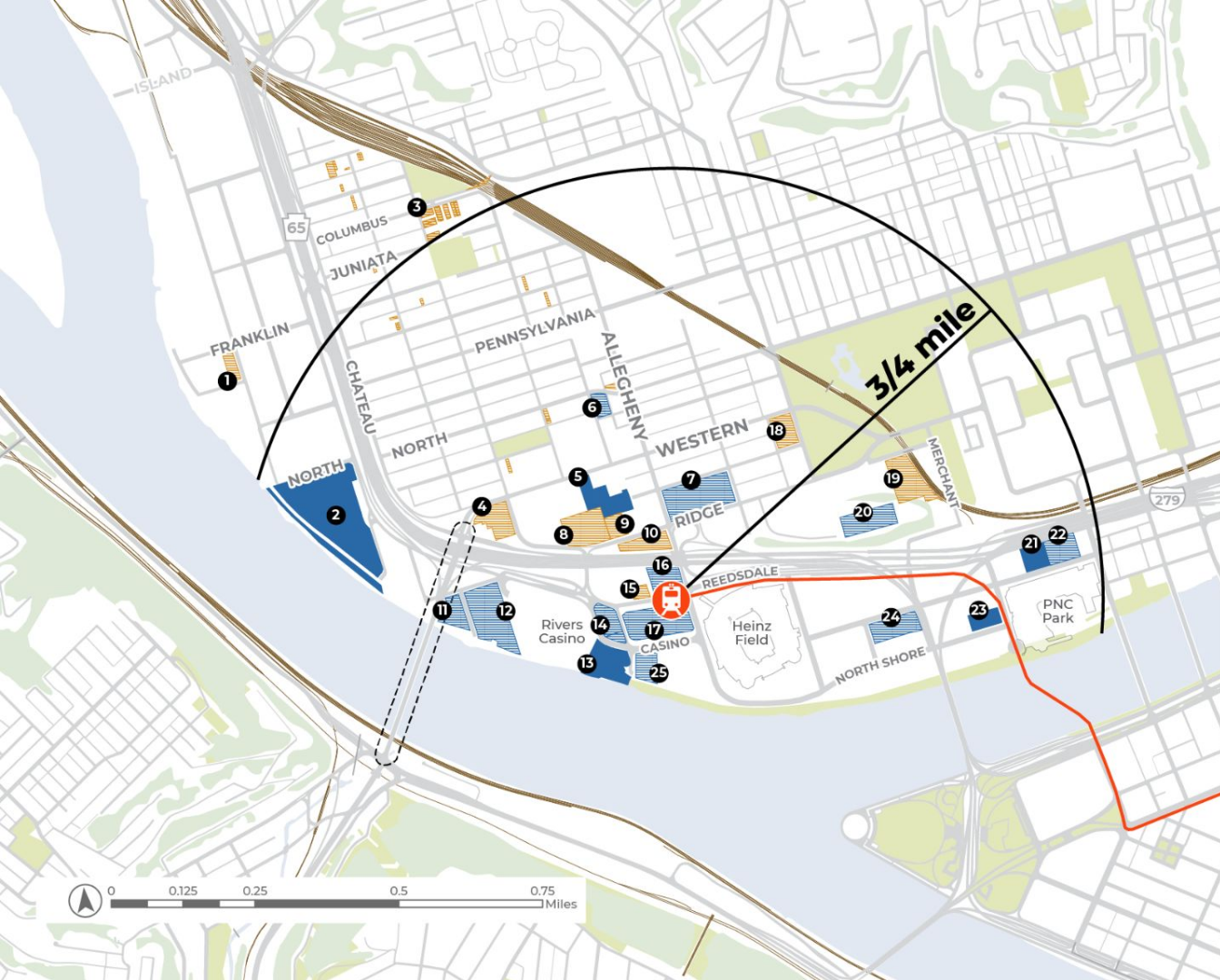
- City of Pittsburgh
- URA
- SEA
- Other Public Ownership
- State

- Vacant Land
- Vacant Building
- Side Yard
- Parking
- A Allegheny Station

FUTURE / POTENTIAL DEVELOPMENT SITES

Interface Studio, June 2021

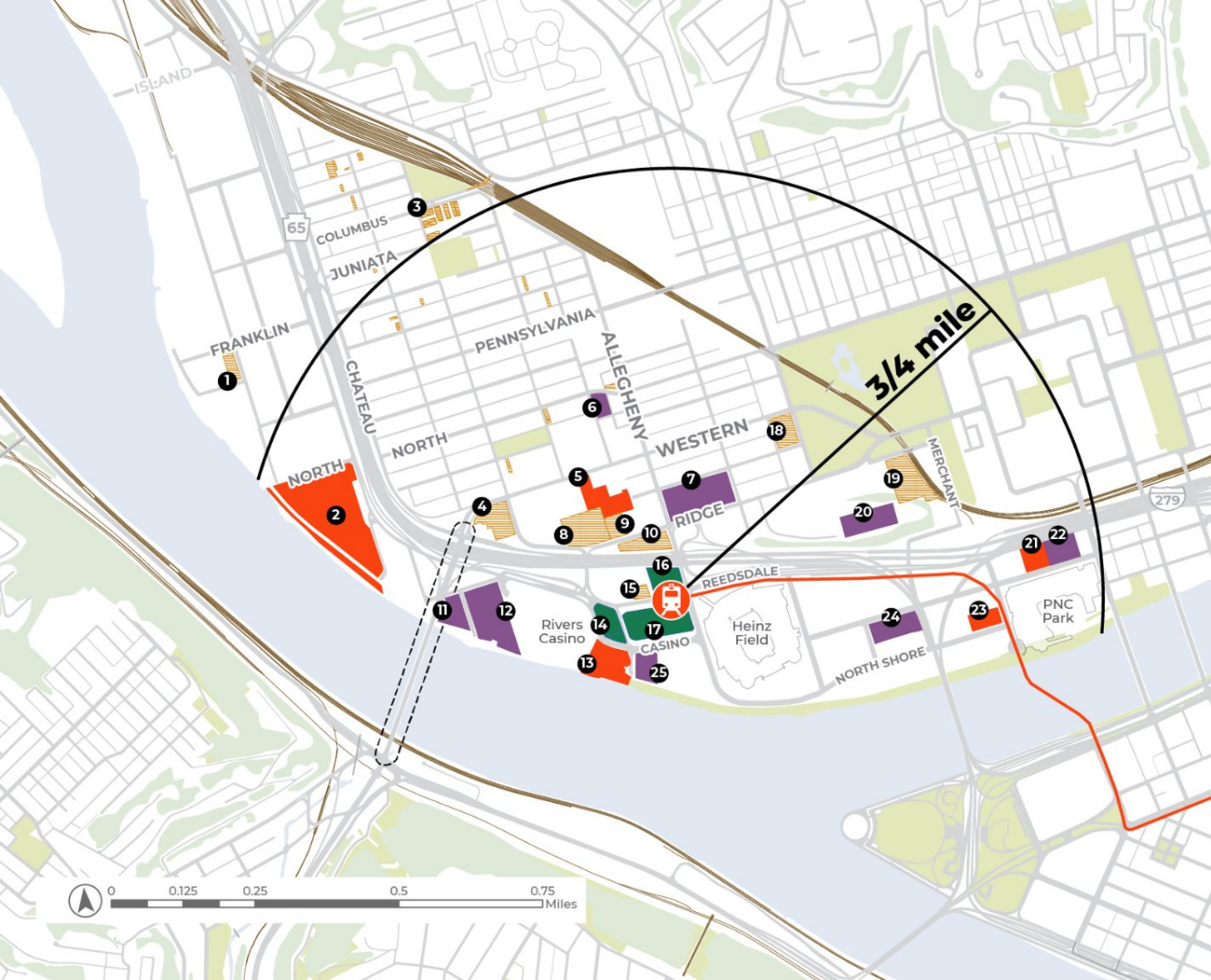
- 1 Five Star / Bodyography
- 2 Esplanade
- 3 Columbus Square / MCC Scattered Sites
- 4 Get - Go Gas Station
- 5 Astrobotic Museum + Office Expansion
- 6 Former Carter Chapel, 30 apt. units
- 7 CCAC Parking Garage + Market Rate Housing
- 8 Private Parking Lot 1
- 9 Private Parking Lot 2
- 10 Private Parking Lot 3
- 11 Alcosan Stable Building
- 12 Rivers Casino Vacant Lot
- 13 Rivers Casino Hotel
- 14 Science Center Parking Lot 2
- 15 Eleven06 Condos
- 16 SEA Parking Lot
- 17 Science Center Parking Lot 1
- 18 Affordable Apartment Building, 21 units
- 19 Emergency Shelter, Community Center
- 20 CCAC Parking Garage + Market Rate Housing
- 21 Market Rate Apts., 260 units
- 22 Alco Parking Lot
- 23 Mixed Use Building, 120 units
- 24 SEA Parking Lot
- 25 \$66M West End Bridge Improvements
- Allegheeny Station
- Future Development Site
- Potential Opportunity Site
- Non-profit / Limited value capture potential



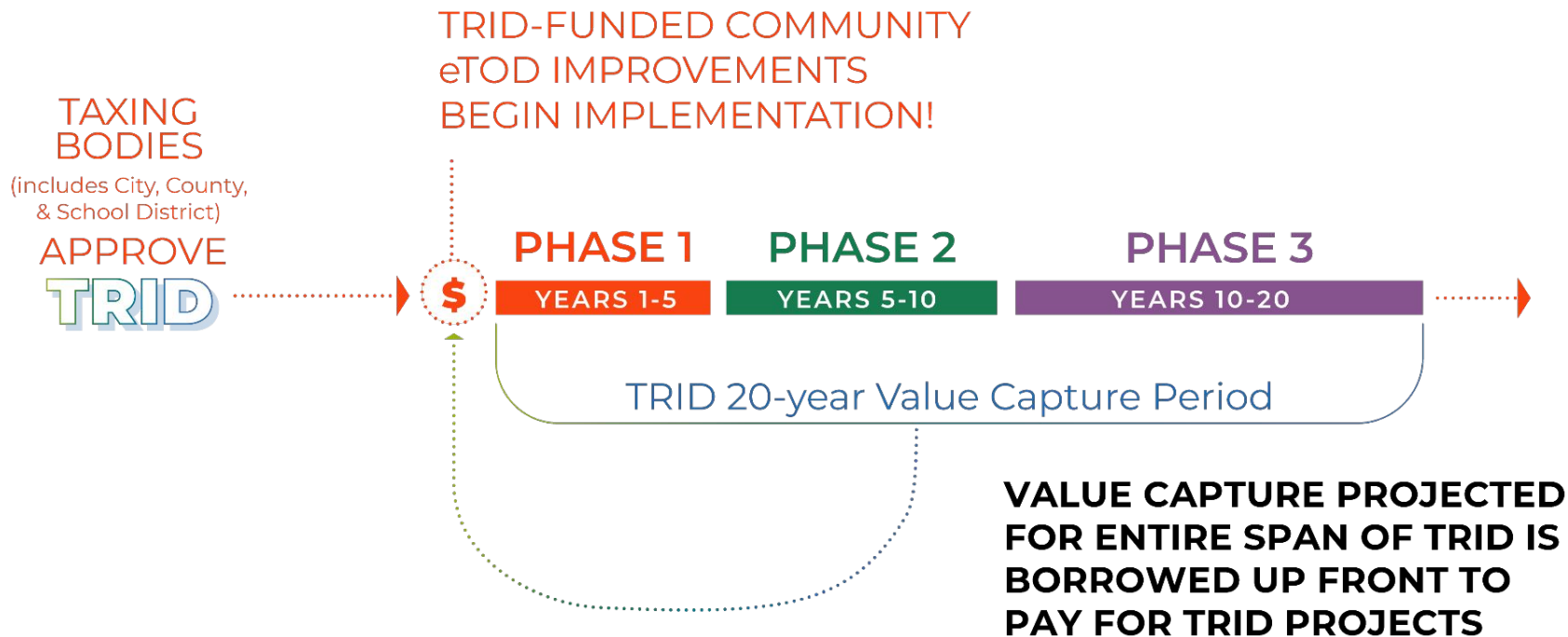
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- ☐ \$66M West End Bridge Improvements
- 🚊 Allegheny Station
- Phase 1
- Phase 2
- Phase 3



When can community improvements start?



So, you see...

The Esplanade development is a huge generator of funds for the TRID.
But, the Esplanade project is also relying on some of the TRID value capture too...

The Esplanade development needs to make some changes to the existing street and sidewalk network to make the proposed development work:

- Convert Beaver to 2-way traffic
- Redesign the Juniata underpass
- Redesign connections between Beaver, North Point, & Reedesdale

**Through this TRID Action Strategy,
we want to ensure that the design
and implementation of these
changes ALSO further community
goals for the area.**



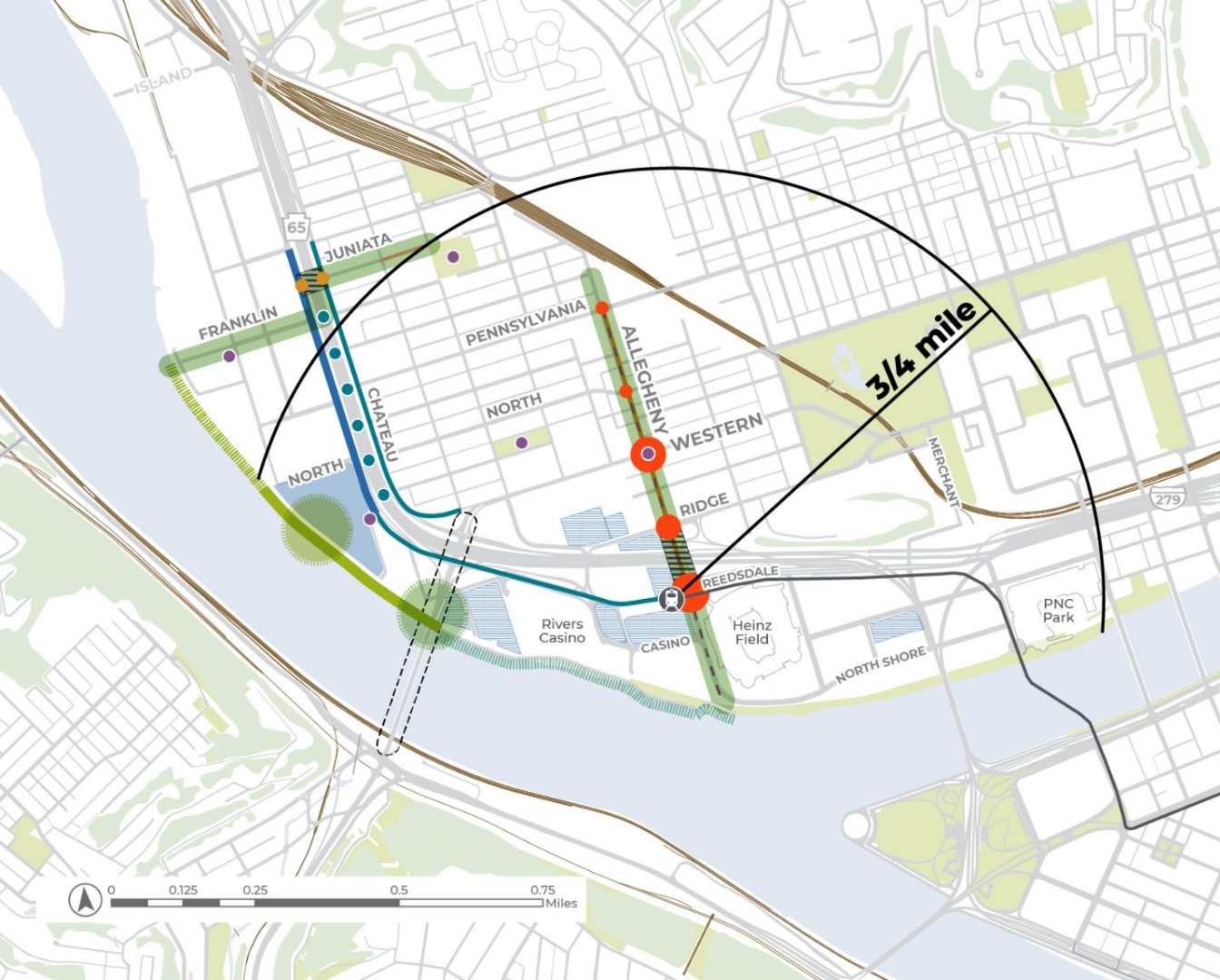


05

the ACTION
STRATEGY

Goals for this strategy:

- **Reunite Manchester! Bridge the psychological and physical barriers** that exist between the Manchester-Chateau neighborhoods, the River and the Allegheny Station
- **Support catalytic development to spur continued growth** and stability in the area for years to come
- **Ensure new North Shore development** benefits the Manchester-Chateau neighborhood
- **Make public infrastructure improvements** to facilitate safer and greener modes of transportation in the study area
- **Maximize the use** of publicly-owned vacant land and surface parking lots



SUMMARY OF PROPOSED NEIGHBORHOOD IMPROVEMENTS

Previous plan analysis by Interface Studio, August 2021

Supporting URA/Esplanade site public infrastructure improvements

- Two way Beaver Ave and roadway alignment
- Improving other neighborhood connections
- Trail improvements and integration
- Site preparation and other public infrastructure
- ☀ Open Space/Marina public realm improvements

Reuniting Manchester

- Upgrade pedestrian crosswalks on Juniata & Chateau and Juniata & Beaver
- Underpass art, lighting and improvements
- Improve connections to trail networks by constructing green corridors with improved ADA accessibility
- Transform the intersections along Allegheny Ave with gateway signage/public art at Western Ave & Reedsdale
- Implement proposed bicycle infrastructure improvements
- Route 65 wall with public art and lighting
- ☀ West End Bridge recreational space and accessible safe connections
- Additional first/last mile infrastructure improvements including new bikeshare stations

Catalyzing additional Equitable Transit Oriented Development (eTOD)

- Promote development of rental and for sale housing at all income levels
- Bank restoration by USACE along the River
- Provide public art and amenities along riverfront trail
- West End Bridge Improvements
- Allegheny Station

Menu of Improvements

1

Ensure the TRID by supporting the Esplanade;
Ensure the Esplanade by supporting the TRID

2

Initiate formal study of
Route 65 highway removal

6

Provide gap financing for
affordable housing

3

Increase investment in
Juniata underpass design
and activation

7

Create new neighborhood
connections to the river for
all modes

4

Support development
around the Allegheny T
Station

8

Invest in infrastructure that
integrates cultural heritage
and art into public spaces

5

Double-down on Allegheny
Ave as a primary gateway to
the station

2

Initiate formal study of Route 65 highway removal

Pursuant to the communities' long term priority to remove the Route 65 highway structure, initiate study to determine scope, cost, and timeframe of removal

How will it transition back to a highway to the north?

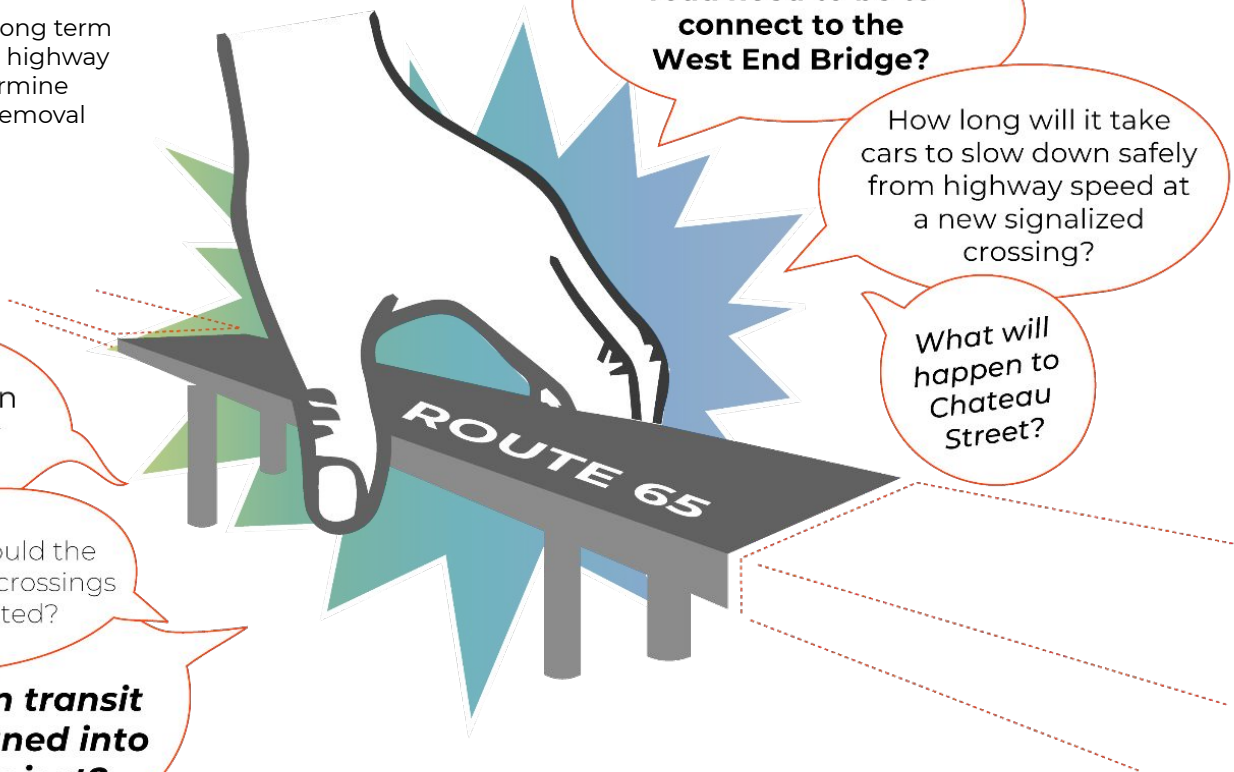
Where would the new street crossings be located?

How can transit be designed into the project?

How steep will the road need to be to connect to the West End Bridge?

How long will it take cars to slow down safely from highway speed at a new signalized crossing?

What will happen to Chateau Street?

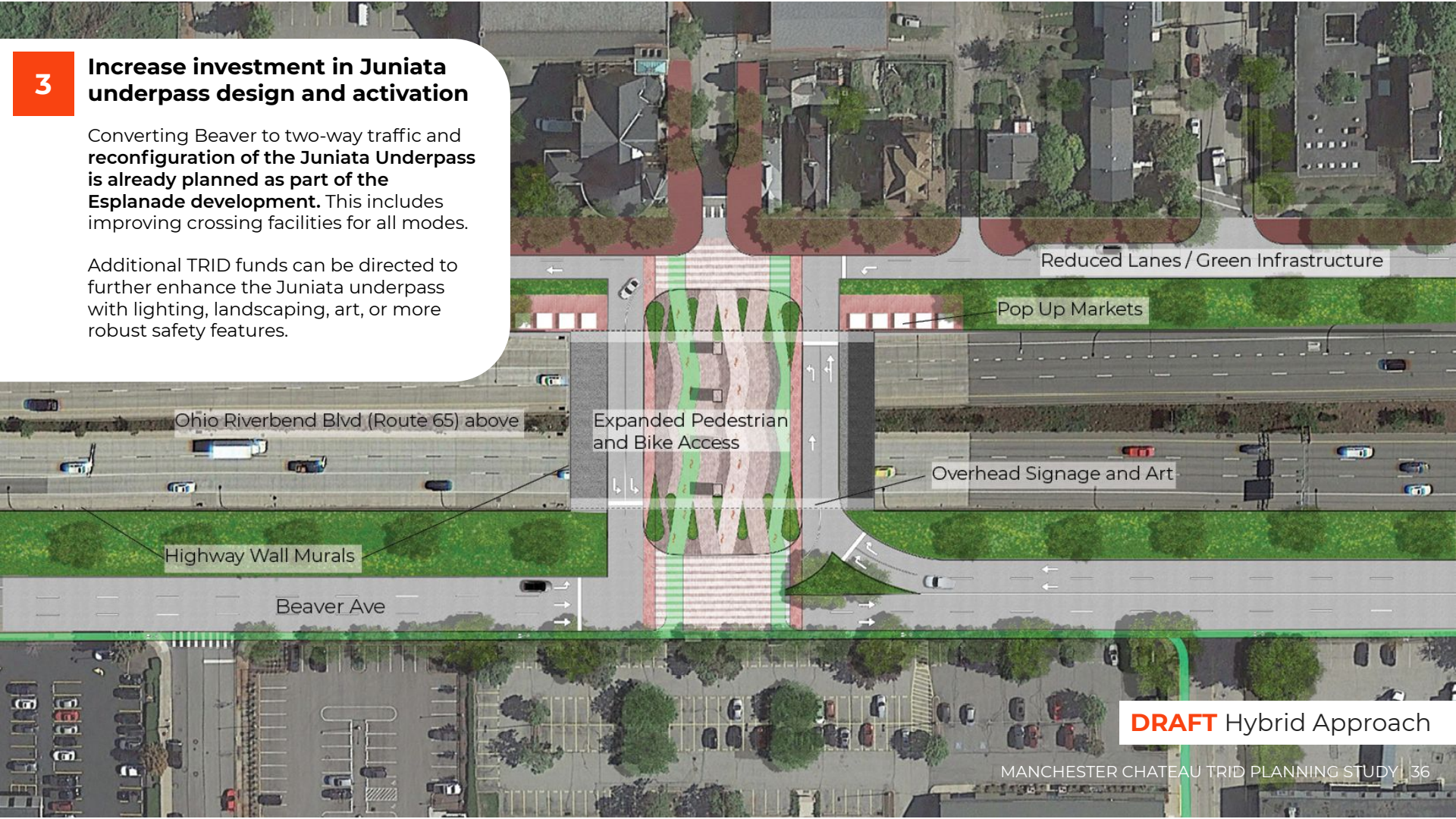


3

Increase investment in Juniata underpass design and activation

Converting Beaver to two-way traffic and reconfiguration of the Juniata Underpass is already planned as part of the Esplanade development. This includes improving crossing facilities for all modes.

Additional TRID funds can be directed to further enhance the Juniata underpass with lighting, landscaping, art, or more robust safety features.



DRAFT Hybrid Approach

3

Increase investment in Juniata underpass design and activation

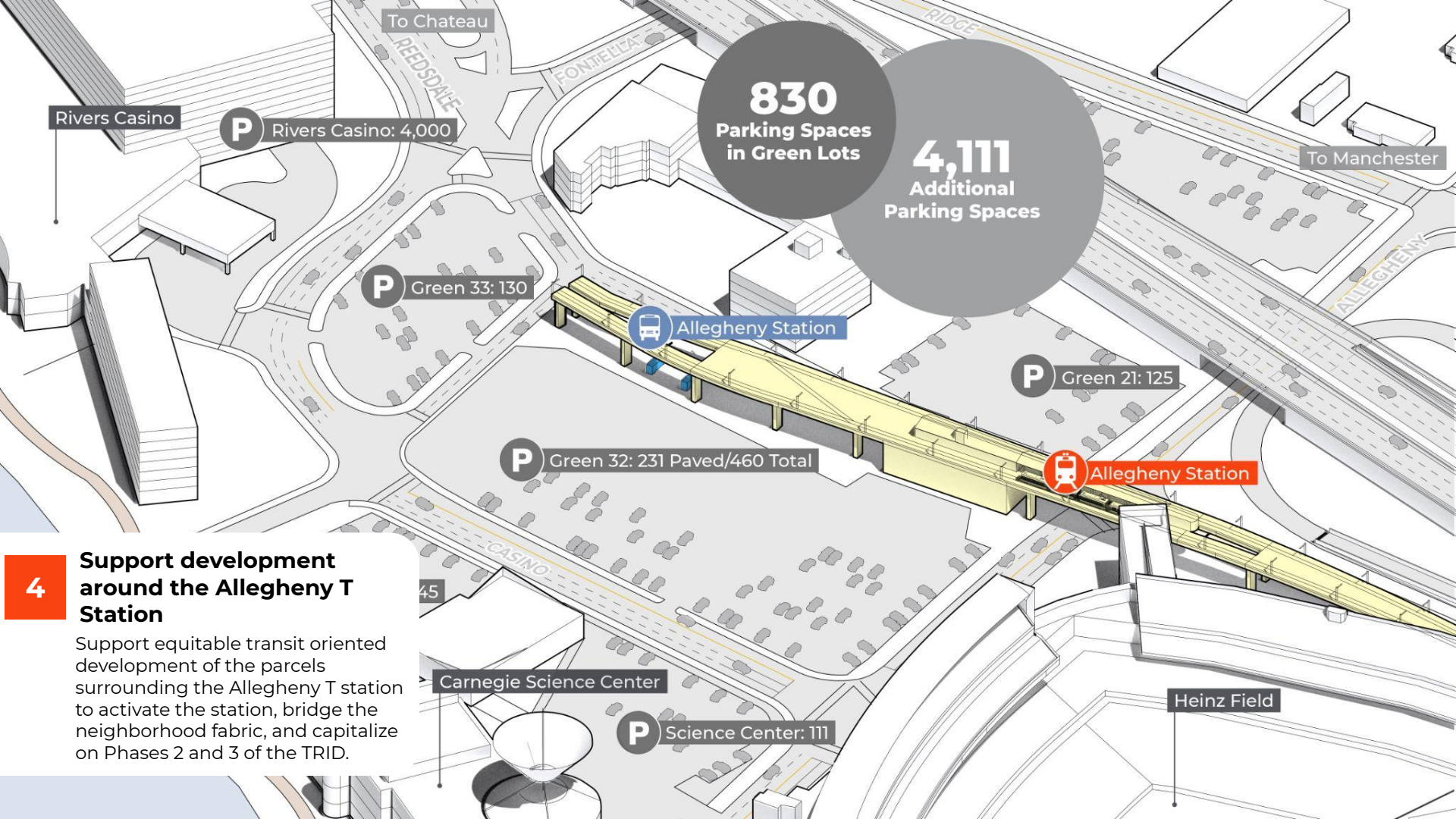


DRAFT Hybrid Approach

3 Increase investment in Juniata underpass design and activation



DRAFT Hybrid Approach



Rivers Casino



Rivers Casino: 4,000



Green 33: 130



Allegheny Station



Green 21: 125



Green 32: 231 Paved/460 Total



Allegheny Station

4

Support development around the Allegheny T Station

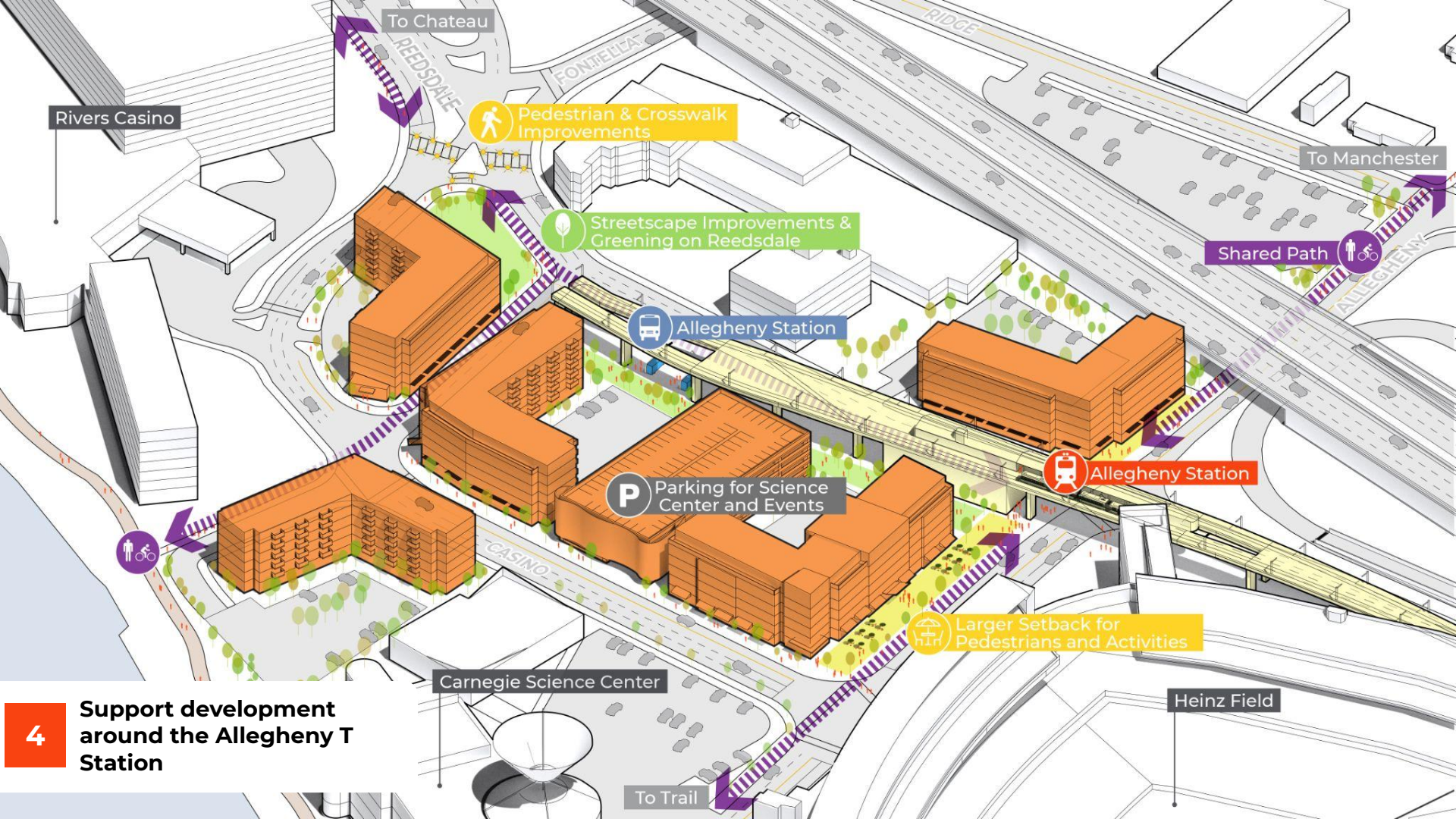
Support equitable transit oriented development of the parcels surrounding the Allegheny T station to activate the station, bridge the neighborhood fabric, and capitalize on Phases 2 and 3 of the TRID.

Carnegie Science Center



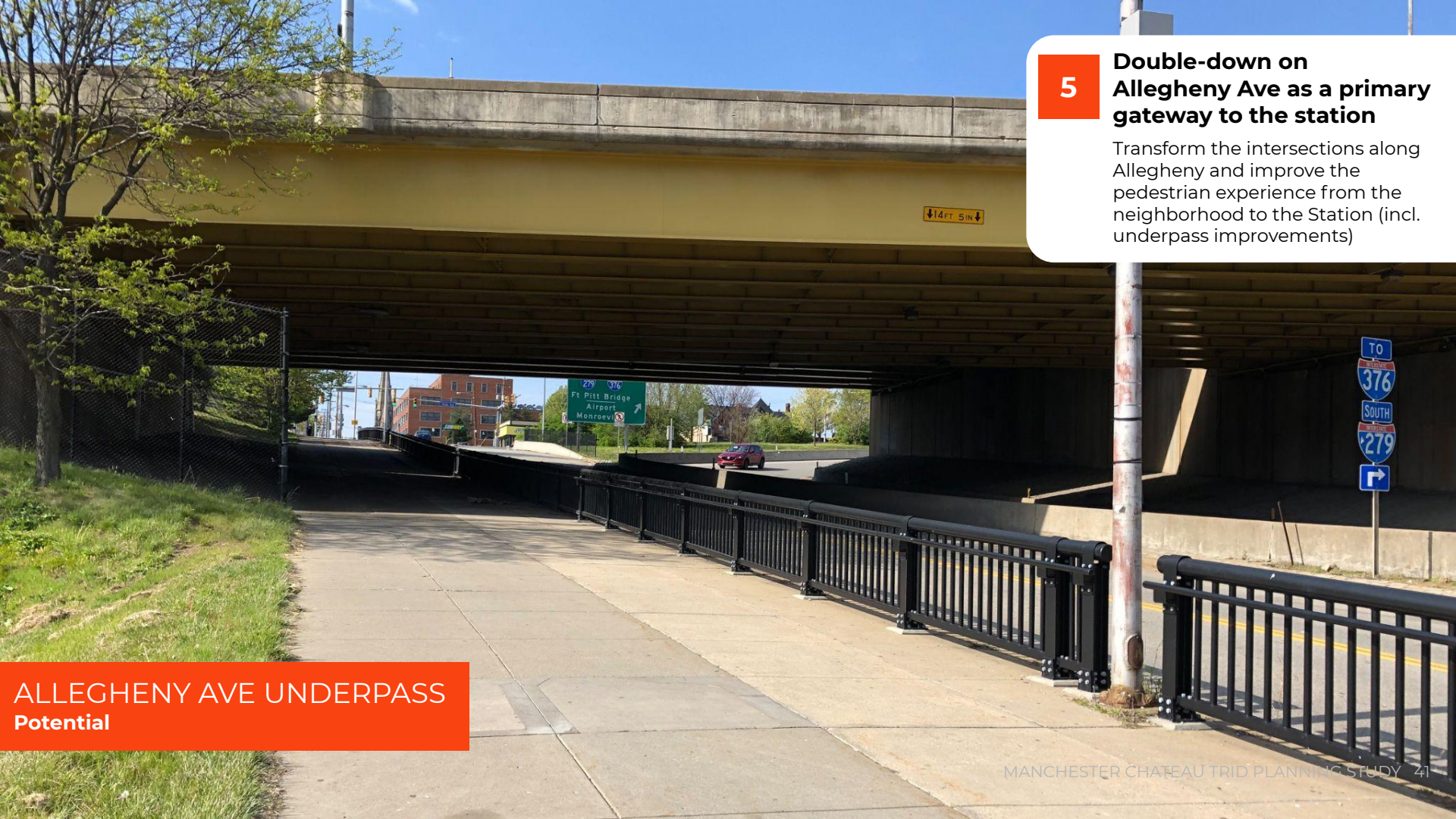
Science Center: 111

Heinz Field



4

**Support development
around the Allegheny T
Station**



5

Double-down on Allegheny Ave as a primary gateway to the station

Transform the intersections along Allegheny and improve the pedestrian experience from the neighborhood to the Station (incl. underpass improvements)

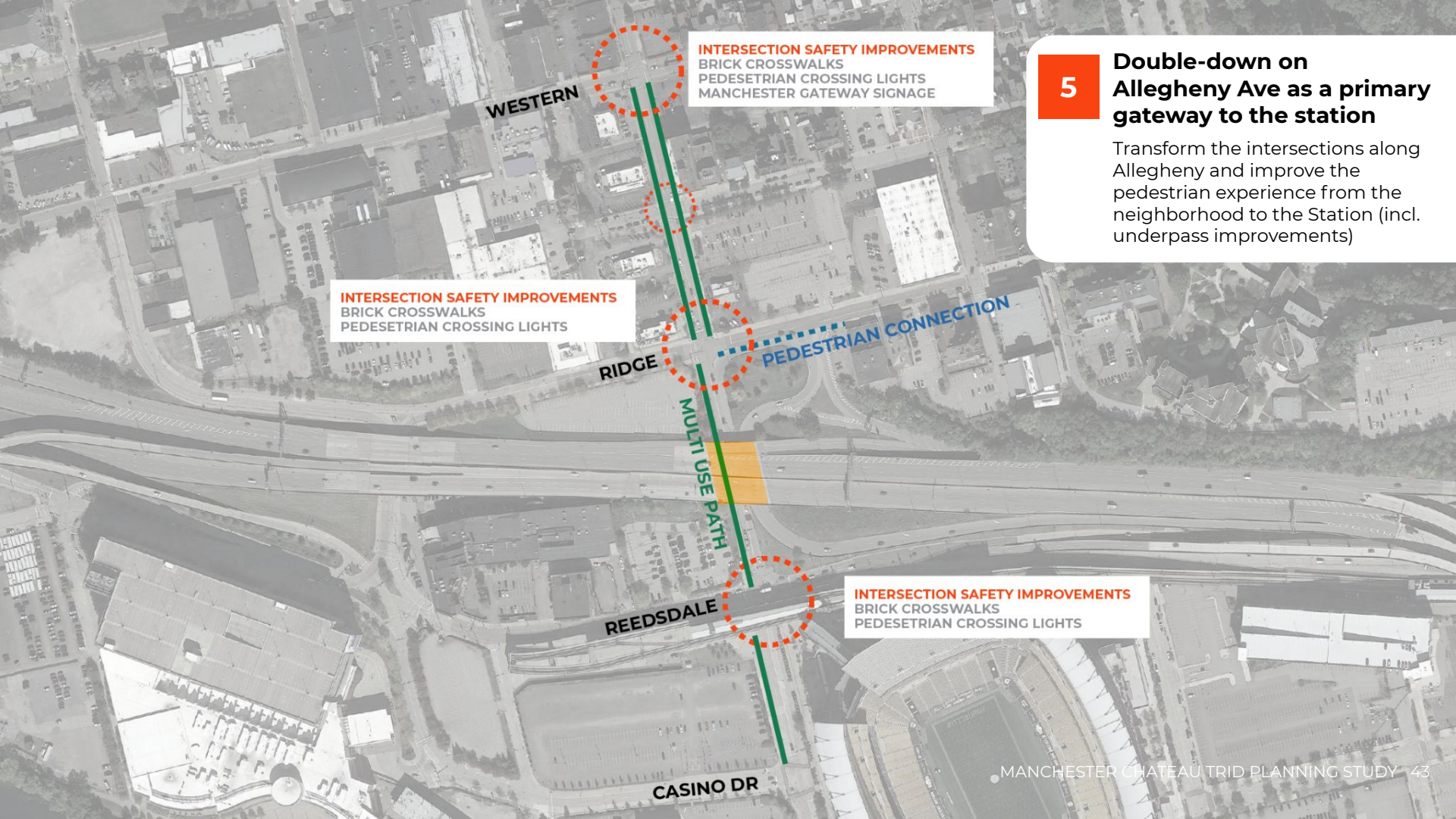
ALLEGHENY AVE UNDERPASS
Potential

5

Double-down on Allegheny Ave as a primary gateway to the station

Transform the intersections along Allegheny and improve the pedestrian experience from the neighborhood to the Station (incl. underpass improvements)

ALLEGHENY AVE UNDERPASS
Potential



INTERSECTION SAFETY IMPROVEMENTS
BRICK CROSSWALKS
PEDESETRIAN CROSSING LIGHTS
MANCHESTER GATEWAY SIGNAGE

INTERSECTION SAFETY IMPROVEMENTS
BRICK CROSSWALKS
PEDESETRIAN CROSSING LIGHTS

INTERSECTION SAFETY IMPROVEMENTS
BRICK CROSSWALKS
PEDESETRIAN CROSSING LIGHTS

5 Double-down on Allegheny Ave as a primary gateway to the station

Transform the intersections along Allegheny and improve the pedestrian experience from the neighborhood to the Station (incl. underpass improvements)

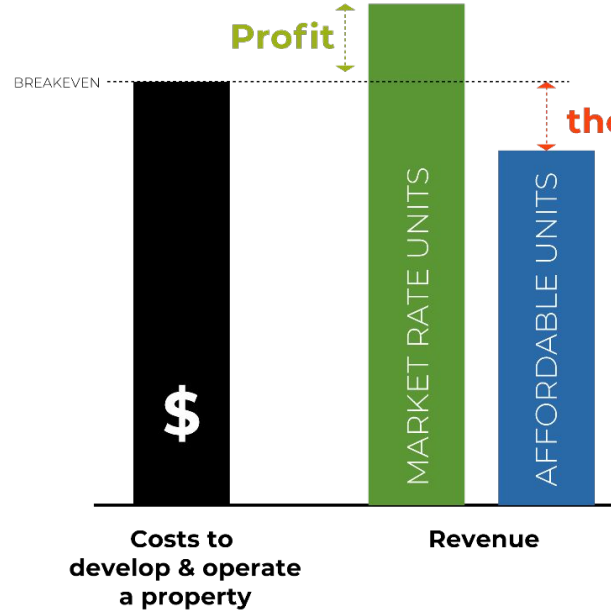
6

Provide gap financing for affordable housing

Promote development of rental and for sale housing at all income levels, particularly financing for the inclusion of affordable housing in new development projects.



Affordable housing ensures the **“e” (equity)** of eTOD



The **affordable housing funding gap** is the difference between the cost to build and the lower revenue from affordably priced units

7

Create new neighborhood connections to the river for all modes

- Implement an extension of Green Corridors and Chateau Road Diet.
- Construct green corridors to connect Manchester-Chateau to the river (North Franklin Street)
- Improve connections to trail networks and ADA accessibility (prioritize North Franklin Street and Allegheny Ave).

Look!
There's a river over there!



Image courtesy of Floura Teeter,
part of the *Manchester Safe,
Healthy Streets* EPA initiative



8

Invest in infrastructure that integrates cultural heritage and art into public spaces

- Enhance design of bus stops to showcase local artists and community heritage
- Transform Route 65 wall with public art and lighting (in the interim to bring awareness to the barrier it creates)

TRID

Transit **R**evitalization Investment **D**istrict

incremental tax value
is split between

Developer

**other transportation
projects in the community!**



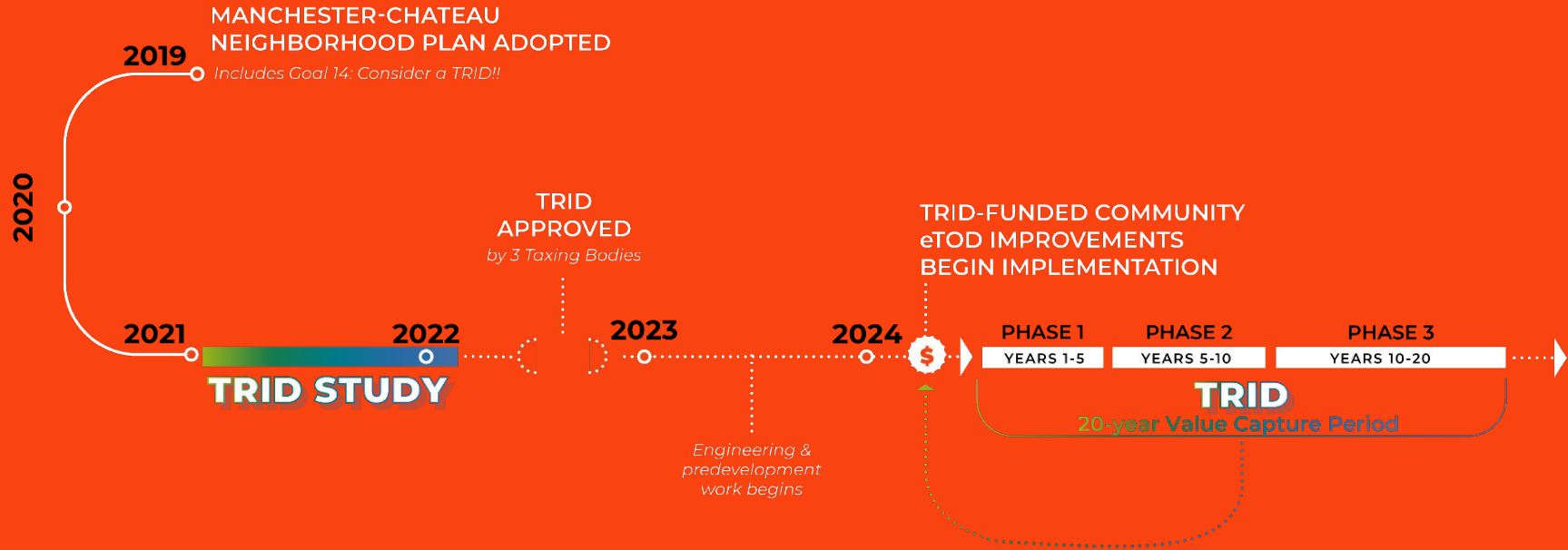
ACTIVITY!

Help us guide this process to help the City make these important decisions.

[LINK](#)

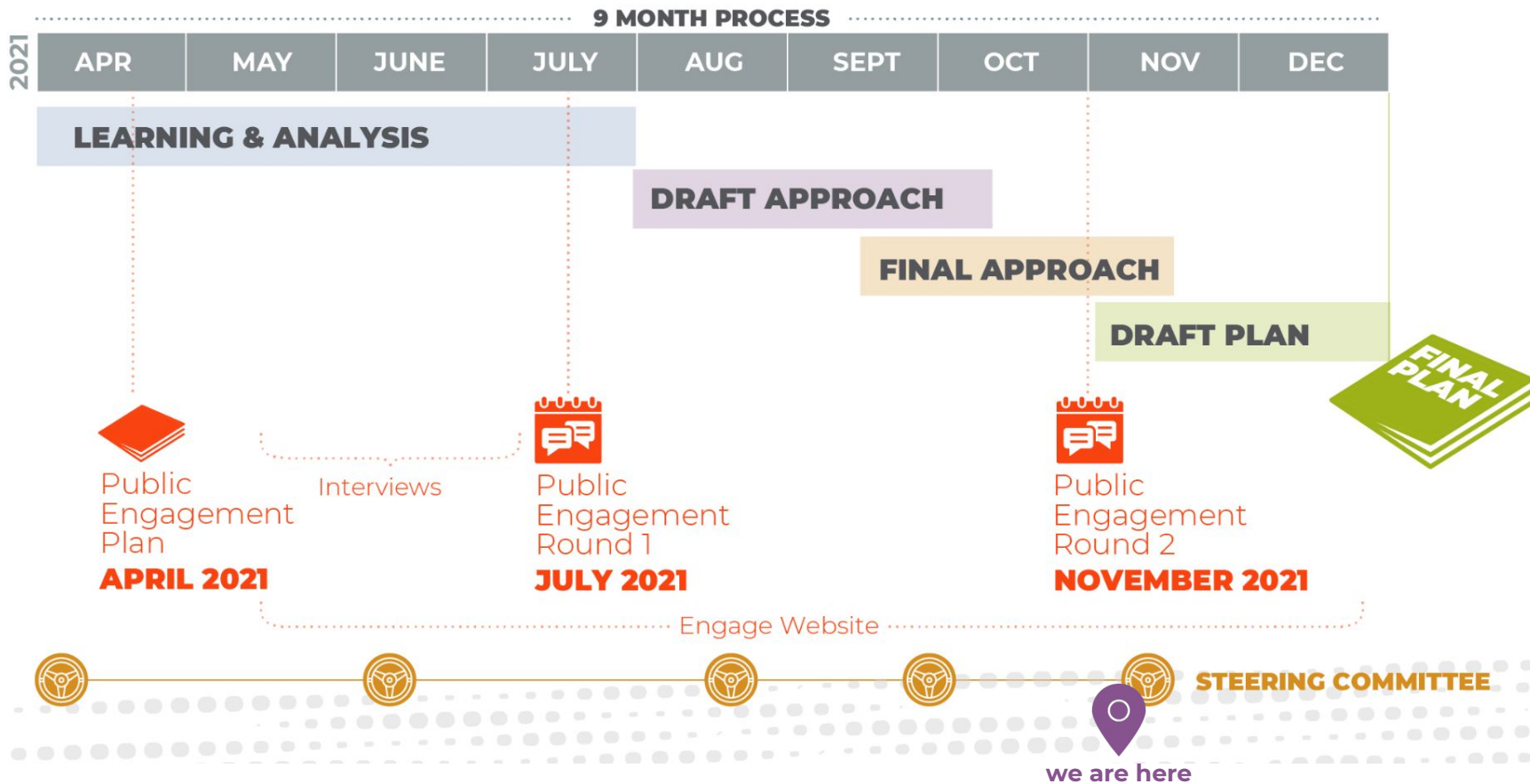
...any more questions?

OK... so what happens now?





Review the draft plan this December!



Thank you!