



**US ROUTE 30 MASTER PLAN
CHARRETTE FINAL PRESENTATION**

Additional Input Form
Friday, October 26, 2007



The comments below are transcribed exactly as they appear on the comment form that was turned in at the end of the final presentation. Twenty-three comment forms were received as of October 26, 2007.

The Charrette Plan

What do you like most?

Comment Form #1. Gateway, boulevard. Elimination of low/mid density residential from project site and airport runway protection zone, increased connectivity.

Comment Form #2. Hotel views, Need soccer field

Comment Form #3. Green space, not too much retail, good mixed use

Comment Form #4. Substantial and diverse public public buy in. Multiple use of the property.

Comment Form #5. Greenspace, connectivity, appearance, potential for unique attractions and new job opportunities for the area, and potential for maximizing productivity of the airport.

Comment Form #6. It will revitalize the area.

Comment Form #7. Flow of thru traffic on Route 30, yet facilitates local traffic. Reduces visual competition/clutter on Route 30. Puts parking behind buildings. Good location/siting of housing. Community connection to high school. Like water features in green space.

Comment Form #8. Trail links, greenways for stormwater, back service road, green plazas.

Comment Form #9. It seems like a workable plan long range. It needs to expand in scope to include all the Lawson Heights led to Latrobe.

Comment Form #10. Greenways defining neighborhoods, and being foremost in layout of neighborhood spaces.

Comment Form #11. It exists and should enable local government agencies to focus.

Comment Form #12. Focused development, higher density yet open space, parking in back and hopefully in some structure, mixed use, pedestrian oriented, transit included.

Comment Form #13. I do not really like the idea behind the plan. I think it will continue to decrease the population, and perhaps instead of making it nice, attract low cost living, and decrease the money of town, having a complete reverse effect.

Comment Form #14. I like the idea of the beautiful scenery but I do not believe we need houses. Make attractions to bring in people. Population is decreasing. I think its becoming more like downtown Latrobe. We need open space and county life.

Comment Form #15. I think there is way too much housing! People have no reason to live there if the population is going down and there are no jobs. NO ONE wants houses right beside there. If they want that they can move down town Latrobe. We being the high school students, want a house and land to raise a family.

Comment Form #16. Lanes along Route 30. Hotel.

Comment Form #17. The green space, boulevard, access roads.

Comment Form #18. It has a starting point, gives guidelines for needed zoning changes; if publicized it can get more citizens interested and involved.

Comment Form #19. The idea of making the area more attractive, sense of community, and enhancement with transit system –don't know if bussing is the best option.

Comment Form #20. Also, there is much more history in the area than people realize. Can this be a connecting theme for Route 30?

Comment Form #21. All inclusive aspect.

Comment Form #22. The plan is opened up. Stormwater retention. Right mix of development. Leaving view.

Comment Form #23. Green open space as an organizing element – very good; boulevard concept very good – it works; context sensitive solutions are great!; like the sense of community.

What should we focus on next?

Comment Form #1. Coordinating the gateway/boulevard design with PennDOT and township, Begin developing/planning transit system to service the site.

Comment Form #3. recreation – soccer, football, baseball, etc. Not make the plan a new town.

Comment Form #4. Define local land use zoning and property owner/developer acceptance. Get municipal planning enforced to embrace the plan through implementation (specific plan from MPC)

Comment Form #5. Less housing should be considered. Project area already has some vacancies (housing) that would increase if more housing were developed but no increase in population. Need to ensure downtown Latrobe is not negatively affected by this project. Linking up a unique attraction for identified area would be a solid start.

Comment Form #6. Have local public meetings.

Comment Form #7. Flip hotel and parking (size and scale of building should not be on corner). Amend zoning ordinance/create overlay district to allow this type of development. Institutional changes to allow ponds. Prioritize needs and obtain buy in from developer. Market analysis to determine viability of proposed retail uses and impact on downtown Latrobe.

Comment Form #8. Remove the road crossings/red lights in middle – eliminate road access except at ends (981, drive-in). Need ped over/under passes – 2 on Route 30, 1 on 981, maybe at center greenway with drainageways. Where to put loading docks for stores? How to make the details/logistics work? Consider no frontage road (put sidewalk and greenery there), and focus on the back service road that leads to parking lots – also consider diagonal on-street parking.

Comment Form #9. The streets alongside the streets in your plan.

Comment Form #10. Integrating big-box back into plan. Be sensitive to adjacent neighborhoods and especially new traffic patterns. Find out how you can get developers to buy into the idea, sacrifice the financial bottom line, and include the deep building setbacks and greenspaces into their plans instead of shoe horning big boxes and parking property line to property line.

Comment Form #11. Getting everyone to agree and try to sell the idea to everyone in the community and may develop in the area.

Comment Form #12. Obtain direction from the county and other regional leaders, after completing the plan in the next few months.

Comment Form #13. Instead of focusing on housing, bring more people in. I am a student at Greater Latrobe and I cannot name a single student who wishes to stay in this area. The job market is also beginning to decrease. So why build more housing? Why not attract more people? Who do you expect to live here? In the next 20 years, no to be harsh, but there will be a large decrease in population due to many elderly dying. We need to bring people in.

Comment Form #14. Find a way to bring people in. Then work on from there. We need something unique. Work on a good idea for an attraction like outlets or museum. Sports arena next to the school is a good idea. Latrobe students do not want to stay here. There is nothing that interests us. We need attractions or something to do.

Comment Form #15. Focus on an attraction to bring people to Latrobe. Whether it is a museum or restaurants, get people to come so they want to live there before money is wasted on homes no one will live in.

Comment Form #16. There is nothing interesting. Nothing here attracts people. It looks like a spin off of Latrobe. The aspects of places that Latrobians travel to for should be brought here. Theaters, a museum, and outlets should be placed in. Currently, the plan looks dull and will not entice people to dwell in this area. Restaurants would be a good idea. Too much residential. Bridges across Route 30 for pedestrians.

Comment Form #17. Getting traffic through Route 30 quicker and off by the shopping centers (access road)

Comment Form #18. Money. Planning

Comment Form #19. You need to have an attraction to bring people in – why would people come to Latrobe? Currently, people are living in Latrobe and driving out for jobs (Pittsburg, Monroeville, Johnstown, etc.); Add'l residential housing, specially townhouse/compact, in this area may not be welcomed by local community members. Making it more downscale with housing and more upscale with specialty attractions and restaurants. Why would people want to move families here? What is there for the young and more mature?

Comment Form #20. Need more connection between downtown Latrobe and this development. Heard comments about moving library and YMCA out of Latrobe to this area – would be harmful to Latrobe.

Comment Form #21. Highway reconstruction to accommodate and attract roadside development; council of governments for project.

Comment Form #22. Keeping water in stormwater basins funnels under as pathways over – cannot see crosswalks. How do we get urban, suburban, rural goals to work together? How do we transfer this plan to urban and rural areas?

Comment Form #23. Zoning regulations – need to be similar across municipalities; example built into the code through picture; educate, educate, educate; regional entity to spearhead/oversee may be needed – this body needs to be created?; maket the “value added” by cooperation, coordination (higher property values); study transit viability.

Implementation

What are your ideas for making it happen?

Comment Form #1. Lead by example. Convince the developer to initiate the 23 + 11 acre sites and see if other private developers will respond by adopting similar designs. Make these designs attractive and available to other prospective developers.

Comment Form #3. Do it willingly. Do it right.

Comment Form #4. Keep momentum going and as actions occur “acknowledge” and celebrate successes.

Comment Form #5. Completing small, but highly visible projects may help to build momentum and justify further development and expansion of the overall project.

Comment Form #6. Get surrounding areas involved.

Comment Form #8. Reserve the property in zoning codes/plan ASAP (i.e. setbacks, building heights). Get all zoning, codes, permitting, approvals done up front so when developer is ready, construction can start – no red tape. Lobby elected officials. Word of mouth. Give interested folks a better understanding of the project plan so they can explain it to friends/family and share the vision leading to community consensus and support. Have Unity Township meeting to talk about it. Clear explanation of why we are doing it, so each person can share the vision.

Comment Form #9. Keep talking to the community as a whole. No talking means nothing will be done.

Comment Form #10. Latrobe/Unity/School District/Westmoreland County/PennDOT/etc (government powers that be) must form a cooperation to encourage the ideas shown here to be duplicated across the Route 30 corridor.

Comment Form #12. Municipal tax-base sharing. County establish the framework for this to happen. Need to start setting aside funding and other incentives to encourage this plan.

Comment Form #13. Any reason for people to want to live here. Could be more jobs, bring in corporations, rebuild the middle class. Then give tourism, such as build off the history of our town, some minor leagues, or build up the St. Vincent’s College teams. I feel this is not moving forward and would ultimately result in a very reverse outcome. Maybe have a census at the school to see if the people who could live here actually like it.

Comment Form #14. Seems too unrealistic to me. Do not need these trees or little fences. Do not make it like a city. We want a small open town, open spaces with fields or larger yards. Get opinions from the people that will still be alive or here for this to happen. Let us choose what we want for our future.

Comment Form #15. Ideas are to not make houses. There is another development right beside the site. Stop making “walking distances” and make something to bring in people and bring country feel to the area (restaurant, outlets, hockey arena).

Comment Form #16. Walmart may not want to be bulldozed. They turn a pretty good profit and will be missed by shoppers.

Comment Form #17. Pet pressure on those concerned (large boxes) to put in access roads in the shopping area.

Comment Form #18. Money.

Comment Form #19. More local community support – specifically Latrobe and Unity Township. You will need to show community members how this new area won't turn into a ghost town like the many other shopping areas and downtown Latrobe have over time. Look at local interests, start small and then branch out. Need to tie in downtown Latrobe.

Comment Form #20. Perhaps contact owner of outdoor movie theater – he should feel that he is included as a member of the community and not just a bystander

Comment Form #23. Wait a year to put the path in, see where people walk and then put in the path! COG? More regional effort; What can you do? Cote for officials who will make it happen, talk about it; educate.