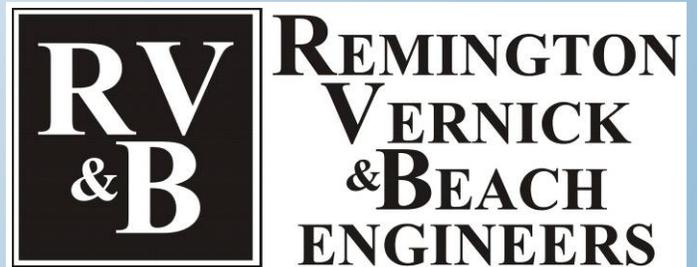


REVITALIZATION PLAN



Prepared for:

Village of Natrona



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REVITALIZATION PLAN

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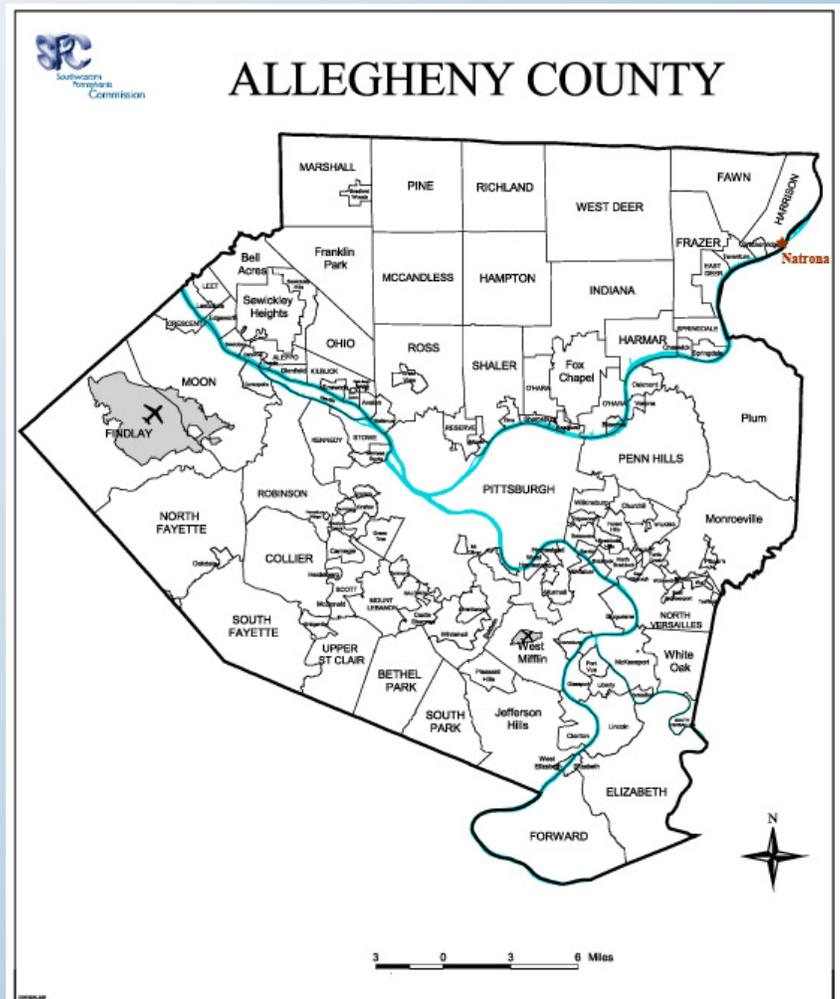
REVITALIZATION PLAN

Executive Summary

About Natrona

Natrona is a riverfront community in Harrison Township located on the Allegheny River in the northeast corner of Allegheny County, Pennsylvania. It is approximately 24 miles upriver from downtown Pittsburgh. (See Location Map below.)

The residents of Natrona have an avid interest in the future of their community and formed a vision for the town. Natrona seeks to both preserve its industrial company town heritage and forge a new identity for itself as an arts mecca. This will be accomplished by simultaneously retaining elements of its proud past and creating a fabric of arts-related community features. The result will be a riverfront residential community with an eclectic mix of historic and modern structures, traditional and contemporary residences, avant-garde and conventional businesses, passive and active recreation venues, and residents of diverse age groups and lifestyles.



Allegheny County Location Map



Riverfront view from Veterans Way

To achieve this community vision, the Natrona Comes Together Association (NCTA), a non-profit community development organization, developed the *Natrona Revitalization Plan* to provide an action-oriented strategy to both rejuvenate and recreate Natrona. NCTA volunteers spent many hours researching topics, attending meetings, and determining the elements of this community-driven plan. Public participation in the planning process included a community survey, steering committee meetings and town meetings. The survey and meetings provided input that enabled NCTA to develop a strategy to serve the needs of all members of the community.

Natrona has numerous assets. For example, it has a long stretch of frontage on the Allegheny River is home to the Penn Salt Historic District and boasts a new recreation and arts park. It is a pedestrian-friendly community due to its flat topography, has public transportation access, and contains many houses in generally good condition. However, it also has many highly visible vacant or poorly maintained properties, a scarcity of businesses, limited riverfront access, and a generally bland streetscape.

The revitalization plan proposes a series of actions and improvements addressing issues, challenges and opportunities in Natrona. Each section of the revitalization plan contains a brief discussion of one of the following issues and a series of recommended actions.

- Natrona Recreation and Arts Park
- Historic Center Street and Chestnut Street Corridors
- Housing
- Economic Development
- Traffic
- Historical Preservation
- Riverfront Development
- Community Center
- Vacant Lots and Buildings
- Arts
- Streetscape
- Public Safety
- Property Maintenance

The plan's implementation strategy lists recommendations, responsible parties, preliminary cost estimates, potential funding sources, and timeframes for plan implementation.

The implementation strategy will require public-private partnerships to make this plan a success. Some implementation recommendations will require large sums of public and private funds. For example, the recommended streetscape improvements are a "big ticket" item requiring substantial public sector funding commitments. However, other recommendations (e.g., planting trees and constructing gateway markers) are inexpensive to implement and produce immediate and highly visible results conveying a "things are happening" message to residents and visitors.

The successful implementation of this revitalization plan will produce a visually exciting, aesthetically pleasing and economically vibrant arts-oriented community serving the needs of residents, attracts visitors and stimulates residential and commercial investment.

The following are summaries of the recommendations for the various elements of the revitalization plan. A complete list of the plan's recommendations is contained in the Implementation Strategy.

Natrona Recreation and Arts Park

The new Natrona Recreation and Arts Park is one of the neighborhood's jewels. The NCTA will continue to showcase the park as a venue for community recreational, social, entertainment and promotional events. Recommendations concerning the park include: ensuring appropriate management and maintenance, creating additional parking, installing additional art works, and obtaining funds for stage equipment and lighting.



Face painting at the new park

Historic Center Street & Chestnut Street Corridors

In the past, the intersection of Center and Chestnut Streets was the commercial and social hub of Natrona. The NCTA is pursuing the restoration and adaptive reuse of the Bank Building as an anchor for the revitalization of this core area. Another major proposed revitalization activity for this area is the acquisition and assembly of vacant and under-utilized properties for redevelopment as senior housing or other uses. Creating a view corridor between the Bank Building and the historic district worker housing on Penn Street will provide a visual link between the "new" and "old" Natrona.

Housing

Natrona's residential revitalization strategy includes housing stock improvements and increased homeownership. The plan addresses these needs through housing preservation, rehabilitation, demolition and new construction, including housing for the elderly. Housing rehabilitation and homeownership programs offering grants and/or low-interest loans to income-qualified homeowners are essential to achieving the plan's housing goals.

Economic Development

To attract new businesses to Natrona and facilitate the expansion of existing businesses, the revitalization plan proposes a marketing analysis be conducted to identify the types of businesses most likely to succeed in the community. To implement the results of the marketing study, the plan calls for the cooperation and collaboration of local government, business owners, developers, and public sector economic development agencies. The plan also recommends exploring Natrona's potential as a business incubator and maintaining a supply of appropriately zoned business development sites.

Community Accessibility/Traffic Circulation

The revitalization plan contains numerous recommendations to address or improve Natrona's accessibility and traffic circulation issues. The major recommendations include making Veterans Way a one-way street heading north along the riverfront and creating streets between River Avenue and Veterans Way to provide riverfront traffic circulation. Another important recommendation is creating a pedestrian/bicycle path or trail connecting various community features, e.g., the historic district, the park/playground, and riverfront.

Other recommendations include encouraging commercial property owners to purchase vacant lots to provide off-street parking and/or loading areas and enforcing property maintenance codes to provide safe sidewalks.

Historic Preservation

The preservation and restoration of the worker housing in the Penn Salt Historic District is one of the revitalization plan's key historic preservation recommendations. However, there are other valuable historic resources in the town worthy of preservation. As a first step in this direction, the plan recommends conducting an inventory of historic resources. Other recommendations include installing historical markers, creating a walking tour of historic sites, and creating a museum.



Historic district workers rowhomes

Riverfront Development and Access

Natrona's river frontage is one of the town's biggest assets. Consequently, the revitalization plan calls for the preparation of a master development plan for the riverfront area. In addition to improving vehicular and pedestrian connections to the riverfront via Veterans Way and a pedestrian/bicycle trail, the plan recommends the installation of riverbank steps and a boat ramp, as well as numerous riverfront improvements: fishing pier, promenade, boardwalk, overlooks, art walk, environmental center, children's garden, landscaping, planters, etc.

Other riverfront recommendations include maintaining communication with Allegheny County, Harrison Township, and others regarding the path, development and timetable for the proposed Allegheny Valley River Trail through Natrona. Also recommended is communicating with the U.S. Army Corps of Engineers regarding the possibility of acquiring unused Corps property for parking or other riverfront development purposes.

Community Center

One of NCTA's most coveted goals is to create a community center. The revitalization plan calls for establishing a community center in one of the following: the Bank Building, the former St. Mathias Church, or the Polish War Veterans building.

Vacant Lots and Buildings

Natrona has numerous vacant lots and buildings and should continue to participate in Allegheny County's Vacant Property Recovery Program to return some of these properties to productive reuse. The revitalization plan also recommends Natrona continue to evaluate vacant buildings for either preservation or demolition opportunities and to convert vacant lots to off-street parking, side yards, parklets, new infill housing, community gardens, art displays, murals and sculpture, etc.

Arts

NCTA would like to establish Natrona as a center for the arts and the revitalization plan recommends numerous ways for doing so. The major recommendations include establishing partnerships with local schools and universities to create art, music and theater programs in the community; creating a public mural and sculpture program; providing an "artist in residence" program to create original works of art throughout the town; continuing to hold arts festivals at the Natrona Recreation and Arts Park; and sponsoring annual arts contests.

Other arts-related recommendations include consulting and collaborating with historic preservation organizations to create a historical and ethnic museum, and identifying an appropriate location for a local community theater group.

Streetscape

To improve Natrona's physical appearance, the revitalization plan recommends the design and implementation of a streetscape improvement plan---a major "makeover" of the town including the installation of trees, decorative light poles, benches, trash receptacles, bollards, planters, banners, gateway markers, sidewalks, curbs, etc.



Colorful benches brighten Natrona's streetscape

Public Safety

The revitalization plan recommends several actions to maintain the progress NCTA has made in recent years to combat crime in the neighborhood. These actions include continuing the neighborhood crime watch program; improved communication, interaction and public relations with township commissioners and police; increased police presence/visibility in Natrona; and improved lighting of town streets.

Property Maintenance

To complement Natrona's revitalization efforts, the plan calls for increased and improved code enforcement via a combination of municipal personnel, private companies, or volunteers. The plan also recommends the continuation of the annual community "clean-up" day.

The Revitalization Actions map on the following page illustrates many of the plan recommendations.



Legend

- Tax Parcel Lines
- Water
- Study Area Boundary
- Penn Salt National Historic District
- Revitalization
- Park
- Potential Public R.O.W.
- War Memorial Improvements
- Boardwalk
- Landscape Buffer
- Major Streetscape Improvements
- Pedestrian / Bicycle Path
- Gateway Markers

TOWNSHIP OF HARRISON

CORE AREA

REVITALIZATION ACTIONS
NATRONA STRATEGIC REVITALIZATION PLAN
TOWNSHIP OF HARRISON ALLEGHENY COUNTY, PENNSYLVANIA

MARCH 2019

2017 Municipal Boundary data, and 2016 Tax Parcel data obtained from the Allegheny County Division of Computer Services / Geographic Information Systems Group

All Features Based on the Following:
 - Pennsylvania State Plane (State Plane) Coordinate System
 - English Feet Units

0 250 500 Feet

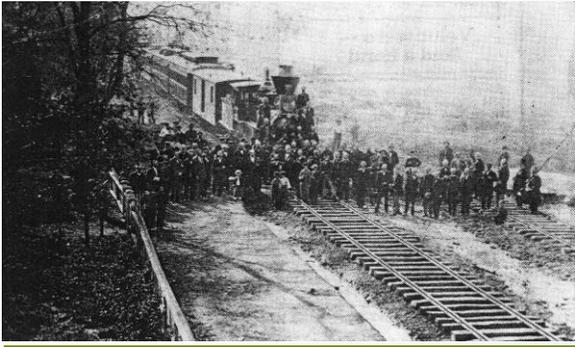
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Brief History of Natrona

Early History



First train arrives in Natrona, October 12, 1866



Penn Salt Workers, 1866

Natrona's early history centered around farming and the lumber industry. Its location along the Allegheny River provided a convenient means of transporting goods and people. Around 1828, the Mainline Canal from Philadelphia to Pittsburgh was extended through Natrona, providing water access to those cities and points west of Pittsburgh.

Natrona's canal and riverfront location, coupled with its proximity to Pittsburgh and the arrival of the Pennsylvania Railroad in 1866, resulted in its blossoming as an industrial town. In 1850, Quakers from Philadelphia founded the Penn Salt Manufacturing Company. For more than a century, Penn Salt produced a variety of chemicals and other goods, providing jobs for area residents. Other industries in the second half of the century included oil refining, glass making and natural gas.

Natrona's commercial development was accompanied by social, cultural and civic growth. In 1852, a post office was established. In the 1850s, the Penn Salt Manufacturing Company started building its company housing on Federal Street. In addition to housing, the company also provided Natrona residents with water, electricity, sewage, steam heat, and a company store (at Federal town). Between 1860 and 1868, Natrona's population grew from 1,870 to 3,000. By the 1880s, Natrona was the metropolis of the Allegheny Valley.

The 20th century brought new industry and growth to Natrona. In 1901, Allegheny Steel and Iron Company (later Allegheny Ludlum Steel) began operations in town, and Natrona got its first bank, the First National Bank of Natrona. The European immigrants who worked in the steel mill, salt plant and other local industries continued to swell the town's population. With their pioneering spirit, they built ethnic churches, grocery stores and fraternal halls that created Natrona's community identity. By the 1920s, commercial activity along Center Street was so vibrant that the township had to close the street to vehicular traffic in order to insure pedestrian safety, making it an early example of a pedestrian mall.

The second half of the 20th century brought the beginning of Natrona's decline, starting with the closing of the Penn Salt Manufacturing Company in 1959. Allegheny Ludlum Steel bought Penn Salt's property, but the downturn of the steel industry in the Pittsburgh area resulted in widespread job and population losses in the region. The shifting regional economy and Natrona's population decline eventually led to numerous changes, including a loss of businesses and civic functions in Natrona. The last bank in Natrona closed in 1987, and the town also lost its fire hall and post office. In addition, the township municipal offices were relocated from Chestnut Street to Natrona Heights.



Town Hall on Chestnut Street (1908-1970)

Natrona Today

Natrona's misfortunes have continued into the 21st century. Additional population loss and other factors (e.g., deteriorating infrastructure and buildings, aging population, absentee landlords, job losses, etc.) have resulted in further social and economic decline.

Census data underscores some of Natrona's issues regarding aging population and housing. In 2000, about 22% of Natrona's 1,909 residents were 65 or older. Approximately one-third of Natrona's 778 households had a head of household who was 65 or older, and about 39% of all households had social security income.

Other census data reveals some significant differences between housing characteristics in Natrona and those in Harrison Township as a whole. For example, in 2000, about 75% of Natrona's housing units were constructed prior to 1940. Approximately 80% of these units were occupied, with about 57% being owner-occupied. By comparison, only 34% of Harrison Township's housing units were built prior to 1940. Ninety-one per cent of the Township's housing units were occupied, and 72% were owner-occupied. In addition, the median housing value in the township was \$75,700---more than double the median housing value in Natrona, which was less than \$36,000.

At the beginning of the 20th century, there were about 100 businesses in Natrona. In 2009, there are only a dozen businesses in town, and just a few of them serve local residents.

However, Natrona's future is looking brighter due to the efforts of the Natrona Comes Together Association (NCTA). NCTA and its many volunteer members are working to revitalize the town through housing rehabilitation and construction, riverfront development, improved property maintenance, community events and other activities.

NCTA's spearheading of the Natrona Recreation and Art Park project and Bank Building restoration is providing keystones for the organization's mission to create a rejuvenated community.

History of the Natrona Comes Together Association

The Natrona Comes Together Association (NCTA) is a grass-roots, non-profit neighborhood organization dedicated to improving the quality of life for all Natrona residents. Since its inception in 2005, NCTA has undertaken many successful initiatives, including a neighborhood crime watch, annual cleanup day, community service activities, a public arts program, and numerous other community social events.

NCTA has established great working partnerships with the Harrison Township police department and many federal, state, county and local officials. NCTA members have volunteered close to 30,000 hours in service to the community. Their efforts have produced remarkable results, such as lower crime rates, cleaner streets, graffiti removal, community beautification, condemned building demolition, and an overall safer community.



One of many NCTA community events at Natrona Recreation & Arts Park

NCTA has staged several public events and festivals attracting thousands of people, including visitors from many other regions and states.

Incorporated as a 501(c)(3) organization, NCTA's mission is to foster the revitalization of Natrona through historical preservation, economic development, riverfront development, neighborhood cleanup, new housing, and other activities. Through volunteerism and hard work, NCTA is addressing and solving many of Natrona's problems, and thereby producing a rejuvenated community with a brighter future. Among NCTA's major undertakings thus far are the Natrona Recreation and Art Park project and the restoration of the Natrona Bank Building.

Natrona Recreation and Art Park Project

From its conception, the Natrona Recreation and Art Park Project represented a unique approach to playground design involving community members in every step of the plans.

NCTA partnered with Chatham University landscape architecture graduate students to obtain their input for new playground concepts. The design team included architects, engineers, and other professionals. Local police and community members of all ages shared their concerns and insights.

One goal of the Natrona Recreation and Art Park project is to employ visiting artists to work with children to create original works of art that will become permanent installations in the park. With this creative approach, NCTA hopes to engage Natrona's youth in positive directions that will foster their future involvement in the community.

Some youths are drawn into criminal behavior out of boredom and lack of something positive to do. Recreation and community events not only keep kids busy, they provide youth with positive social interactions and meaningful activities. Currently, there is little for youths or seniors to do in Natrona. The Natrona Recreation and Art Park will address this issue by being a setting for many educational and social events. It is designed to bring people of all ages together through sports, recreation, relaxation, education and expression. Specifically, the new park will include two play areas, two basketball courts, a bandstand, two pavilions, a grotto garden, a colonnaded art promenade, concession stand, restrooms and 14 off-street parking spaces.

The design of the Natrona Recreation and Art Park and the various public events that will be held there (e.g., festivals, concerts, etc.), will attract not only local residents but also visitors from other regions and states. The park will be an integral part of our trail and riverfront development efforts and will help promote tourism for all the adjoining river towns. It will be a positive stimulus of economic growth and development and the new recreational center of our town.



Aspiring artist work on a project at the Natrona Recreation & Arts Park

Bank Building

The restoration of the historic Natrona Bank Building, located at the intersection of Center and Chestnut Streets, is a keystone of Natrona's revitalization efforts. In the past, the Bank Building and the Center Street corridor were Natrona's hubs of commercial and social activity. Since the bank's closing in 1987, the Bank Building and its surroundings have experienced a continuing downward spiral of urban decay, deterioration and neglect. What was once considered the best section of town has become the worst.

In 2008, the NCTA used grant funds provided by the Allegheny County Economic Development Community Infrastructure and Tourism Fund (CITF) to purchase the Bank Building to serve as an anchor for the revitalization of the area.

NCTA secured additional CITF funding through Allegheny County for the restoration of the Bank Building. With technical assistance provided by the Pittsburgh History and Landmarks Foundation, NCTA is repairing the roof and some of the structure's architectural elements to help restore the building to its former glory.

Thanks to the many volunteer hours of NCTA members, the area around the Bank Building is witnessing many positive changes. After starting with graffiti removal and street cleanup campaigns, NCTA partnered with the Harrison Township police department to develop an anonymous drug reporting flyer that is routinely distributed to Natrona residents. Through these efforts, active drug trafficking around the Bank Building has vanished. Additionally, working through the Allegheny County Department of Economic Development and Allegheny Valley North Council of Governments, NCTA has used community development block grant funds to eliminate abandoned condemned houses in the area around the Bank Building.

Challenges & Opportunities

Natrona Recreation and Arts Park

NCTA's biggest undertaking to date is the complete reconstruction of the Natrona playground at the corner of Federal Street and River Avenue into the Natrona Recreation and Arts Park. This park consists of two basketball courts, two play areas, a bandstand, two pavilions, a grotto garden, a colonnaded art promenade, concession stand, restrooms, and 14 off-street parking spaces.

The design of the park was a collaborative effort of college architecture students, local architects and engineers, township police, community residents and others.

In addition to providing recreation facilities for Natrona residents, the park will be the setting for community events (e.g., festivals and concerts) and art displays that are expected to draw visitors and artists from the local area, as well as other region and states. The park will thus be a stimulus for economic growth and development in Natrona and help to achieve NCTA's goal of making Natrona a center for the arts.



Bandstand at Natrona Recreation and Arts Park

To date, NCTA has been instrumental in raising close to \$1 million from a variety of sources for the rejuvenation of the park. Phase I of the park improvements was completed in summer 2009, and Phase II will be completed in spring 2010.

Recommendations – Natrona Recreation & Arts Park

- Insure appropriate management and maintenance of the park.
- Incorporate additional art installations.
- Identify and/or create additional parking for the park.
- Identify additional cultural and entertainment opportunities.
- Raise funds for lighting and stage equipment.

Historic Center Street and Chestnut Street Corridors

In the past, Center Street was a major commercial thoroughfare in Natrona. In fact, the section of Center Street between Chestnut Street and Spruce Street was so prosperous, vehicular traffic was banned to provide safe travel for pedestrians, thereby creating an early pedestrian mall. Today, there are no businesses on Center Street, and some of the former commercial buildings have been converted to residential uses. Others sit vacant and are deteriorating.

Chief among the vacant former commercial buildings is the Bank Building at the western corner of the Chestnut Street and Center Street intersection. The Natrona Comes Together Association purchased this building in 2008 and is working with the Pittsburgh History and Landmarks Foundation to restore it.



Bank Building, Summer 2008



Conceptual Rendering of potential restoration

In summer 2008, fire destroyed or damaged several buildings near the Bank Building at the Center Street and Chestnut Street intersection. Several of the fire-damaged buildings and other nearby dilapidated building are being demolished. The cleared land produced by these demolitions, when combined with adjacent vacant parcels, will present Natrona with a unique opportunity to redevelop this core area of the neighborhood, with the restored Bank Building being the centerpiece of the revitalization. Preliminary ideas for redevelopment include constructing senior housing on the cleared parcels.

The revitalization of the Center Street-Chestnut Street core area will require a combination of property acquisition, tenant relocation, building demolition and streetscape improvements.

Recommendations -- Historic Center Street and Chestnut Street Corridors

- Restore the Bank Building and conduct a market study to determine its optimal reuse.
- Acquire and demolish the building that formerly housed the tax collector's office (Tax parcel 1368-G-304)
- Acquire and assemble the following tax parcels for redevelopment:
 - 1368-G-246 (eight car garage)
 - 1368-G-250 (house to be demolished in 2009)
 - 1368-G-305 (house to be demolished in 2009)
 - 1368-G-304 (see second recommendation above)
 - 1368-G-306 (building to be demolished in 2009)
 - 1368-G-307 (vacant lot)
 - 1368-G-309 (vacant lot)
 - 1368-G-320 (partially occupied apartment building)
- Create a 20'-25' wide unobstructed view corridor (public right-of-way/street) between the Bank Building and Pond Street to visually link the revitalized core area with the historic district worker housing. Construct infill development flanking the newly created view corridor.

Please see the Potential Acquisition Map on the following page.

Legend

-  Potential Aquisition Parcel
-  Tax Parcel
-  Municipal Boundary
-  County Boundary
-  Water



**POTENTIAL
 AQUISITION MAP
 NATRONA STRATEGIC
 REVITALIZATION PLAN
 TOWNSHIP OF HARRISON
 ALLEGHENY COUNTY, PENNSYLVANIA**

NOVEMBER 2008

2007 Municipal Boundary data, and 2006 Tax Parcel data obtained from the Allegheny County Division of Computer Services, Geographic Information Systems Group
 All Positions Based on the Following:
 - NAD83 (Horizontal Datum)
 - Pennsylvania State Plane (South) Coordinate System
 - English Feet Units

0 25 50 100 Feet



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Housing

There are many nice, well-maintained homes in Natrona, including two new houses constructed by Habitat for Humanity. A survey of exterior building conditions conducted in October 2008 indicated about 78% of the housing units are in good condition or need only minor rehabilitation.

There are numerous housing issues/needs in Natrona, and the top housing priority is providing housing for senior citizens. Older homeowners often no longer need, want or can afford their large single-family homes. They sometimes seek housing options more suited to their needs---apartments, condominiums, or smaller houses---but do not want to leave the community. Natrona does not offer many housing options for senior citizens who are looking to sell their homes but remain in the neighborhood. An elderly housing development like the recently constructed Dalton's Edge senior residential community in Brackenridge would address this need.

Deteriorated housing stock and dilapidated and abandoned houses are also significant housing issues in Natrona., Twenty-two percent of the town's residential structures need major rehabilitation or require demolition. Generally, deteriorated housing units are interspersed with good housing throughout the neighborhood, but there are some clusters or concentrations of deteriorated housing in the following locations:

- Linden Street between South Alley and River Avenue
- The southwestern side of Penn Street between Diamond Alley and Pond Street
- Federal Street between Wood Street and River Avenue
- The area bound by Federal Street, Wood Street, Philadelphia Avenue, and Blue Ridge Avenue
- Natrona Street and Vine Street, especially between Adler and Elm Streets
- Kuntz Street
- Linden Street between South Alley and River Avenue

While the number of dilapidated housing units is relatively small, many of these eyesores are in highly visible locations. For example, the dilapidated units along heavily traveled roads like Vine Street, Canal Street, Federal Street and River Avenue are located in the only parts of Natrona that many motorists see, and these dilapidated units convey a negative impression of the town.

NCTA is working diligently to eradicate Natrona's dilapidated buildings. In partnership with Harrison Township and the Allegheny North Council of Governments, NCTA's efforts have resulted in the demolition of 18 structures in recent years, and additional demolitions are anticipated.

Natrona's other housing problems include absentee landlords, low property values, and the conversion of single family homes to multi-family structures. These conversions often have negative consequences, e.g., overcrowding, increased property wear (often accompanied by decreased property maintenance and lowered property values), reduced homeownership, increased demand for on-street parking, increased trash generated, etc.

Natrona's varied housing problems will require a multifaceted housing strategy that addresses housing stock improvements, increased homeownership, and additional housing options for seniors.



Infill residential development on Pond Street Extension

Recommendations -- Housing

- Encourage/promote housing preservation/maintenance through rigorous code enforcement, targeted rehabilitation efforts, increased homeownership, additional demolition, and infill and new construction on vacant lots and redevelopment sites.
- Establish a targeted housing rehabilitation program of grants and/or low-interest loans to income-qualified homeowners for housing rehabilitation and code violation corrections.
- Continue to identify dilapidated and abandoned houses that are not economically feasible to rehabilitate and demolish them to remove their blighting effect.
- Promote homeownership via homebuyers programs to produce a more stable neighborhood.
- Pursue infill residential construction on vacant lots scattered throughout the town. Such construction can be new units or additions to existing units. Any infill residential development should be of a size, type and scale that is compatible with neighboring properties.
- Contact housing developers to determine the feasibility of constructing various types of housing, e.g., housing for the elderly.
- Apply for grants for rehabilitation of historic houses and low-income housing.
- Promote an "Adopt a Lot" program whereby residents maintain vacant lots to prevent them from becoming overgrown with vegetation or littered with debris.

Economic Development

The continuation and expansion of operations at Allegheny Technologies, Inc. and other local businesses like the Natrona Bottling Company are important to the long-term economic stability of Natrona. However, attracting new businesses is important to helping meet the employment, shopping and personal service needs of Natrona residents.

Natrona has some assets upon which to build an economic development strategy. These assets include the Penn Salt Historic District, the Allegheny River, and the Natrona Playground and Arts Park as a community recreation, arts and festival center.

The large volume of traffic along North Canal Street, Federal Street and River Avenue provides high visibility for potential commercial enterprises. River Avenue's traffic volume, existing businesses and its location along the Allegheny River make it the most logical place for commercial development in Natrona. As noted in the riverfront development section of this plan, traditional riverfront commercial enterprises include recreation-oriented businesses (e.g., boating, fishing, and rafting shops) and eating and drinking establishments. In Natrona, riverfront development may include arts-related businesses (e.g., studios and museums) connected with the art displays in the new Natrona Recreation and Arts Park.

A market study is needed to more specifically identify the types of businesses that are most likely to succeed in Natrona.

Another factor in NCTA's economic development strategy is workforce education and training. Through its Office of Community Services, the Allegheny County Department of Human Services coordinates job training programs and services for both youths and adults. Youth job training includes both in-school and out-of-school programs that address the needs of young people with various backgrounds, skills and life situations. Adult training provides services to residents age 55 and older who meet income guidelines.

NCTA should determine the feasibility of attracting a vocational/technical training school to Natrona. This and other economic development efforts may result in the establishment of Natrona as a business incubator.

Other elements of NCTA's economic development strategy include the investments in infrastructure (e.g., streetscape improvements) and quality of life factors (e.g., recreation improvements, historical and ethnic museum) that are addressed in other sections of this plan.

Economic development in Natrona will require both short-term and long-term actions by a partnership of public sector and private sector agencies.

Recommendations – Economic Development

- Maintain communication with existing business owners to facilitate business retention and/or expansion.
- Conduct a market analysis to determine the type of businesses that may be attracted to Natrona.
- Amend the township zoning ordinance to be more flexible and accommodating with regard to the location and operation of businesses in Natrona.
- Maintain communications with public sector economic development agencies and private sector developers to discuss Natrona's economic development needs and programs available to address those needs, to solicit their assistance in marketing Natrona as a place to locate a business, and to implement the recommendations of the market analysis (Recommendation 2 above).
- Consult with the Allegheny County Department of Human Services regarding the job training and education needs of Natrona residents and the feasibility of establishing a job training center or satellite office in Natrona.
- Maintain communications with federal, state, county and township elected officials regarding economic development needs and potential funding sources to address those needs.
- Identify vacant and underutilized land and buildings and assemble sites for business development.
- Determine the feasibility of attracting a vocational/technical training school and/or establishing Natrona as a business incubator.

Community Accessibility/Traffic Circulation

Road and River Access – There are four entrances to Natrona---Vine Street, River Avenue, Canal Street, and the Allegheny River. Vine Street is a two-lane road parallel to the ConRail railroad tracks and connects Natrona with the southernmost edge of Harrison Township. Spring Hill Road is a four-lane road linking Natrona with Freeport Road to the north. It narrows to two lanes and becomes North Canal Street when it enters Natrona. River Avenue is a two-lane road that links Natrona with Brackenridge Borough and Tarentum Borough to the south. It carries truck traffic between the Allegheny Valley Expressway (PA Route 28) and the riverfront industrial uses flanking Natrona. The Allegheny River connects Natrona with Pittsburgh and all other area river communities.



The North Canal Street entrance to Natrona at Kuntz Street lacks a gateway marker.

Streets and Alleys – Clean, safe and well-maintained streets and alleys complement neighborhood revitalization efforts. Within Natrona, the road network is mostly a rectangular grid system consisting of a combination of one-way and two-way streets, and alleys. Most streets are in fair to good condition, but some streets and alleys (e.g., Ash St., Adler St., and South Alley) are in bad condition.

Natrona residents often use alleys for both vehicular and pedestrian access to various points in the neighborhood, and there are numerous features visible from these alleys conveying a negative impression to both motorists and pedestrians. Among the objectionable elements are poor building conditions, lax property maintenance, outdoor storage of materials, and accumulated trash. Making these alleys safe and aesthetically pleasing is an issue needing to be addressed through street paving and property maintenance code enforcement. The cleanliness, safety, and walkability of these alleyways are important to Natrona's efforts to link community features, e.g.,



Narrowness of Veterans Way limits riverfront access



Deteriorated sidewalks

parks, historic buildings, a town center building, and other neighborhood amenities. Pond Alley and Homer Alley are examples of these types of connectors.

Traffic Circulation – Field observations and discussions with public safety/emergency service providers identified the following impediments to the smooth uninterrupted flow of vehicular traffic into and through Natrona:

- Veterans Way is a narrow thoroughfare running along the top of the riverbank between River Avenue and Lock and Dam No. 4. The only ingress/egress for this road is at its southern terminus where it intersects with River Avenue opposite Linden Street. Consequently, in order to exit Veterans Way, all northbound traffic must turn around, either by multiple pull-forward/back-up maneuvers within the narrow right-of-way or by trespassing on private property. Emergency vehicles that are too large to turn around in the right-of-way must back up the entire length of Veterans Way to exit.
- Center Street has a narrow right-of-way between Chestnut and Spruce Streets and is barricaded at these two streets to prevent vehicular traffic between them.
- Most of Blue Ridge Avenue between Philadelphia Avenue and Federal Street has been barricaded to preclude vehicular traffic.
- The pavement on numerous streets and alleys is in very bad condition.
- Narrow cartways, dead end streets, inadequate turning radii, and unpaved (paper) streets make maneuvering emergency vehicles difficult in the neighborhoods along and near Natrona Street and Kuntz Street.
- The street corner location of many telephone poles along River Avenue makes right turns from River Avenue onto side streets difficult for emergency vehicles. Consequently, the best access to Natrona streets for emergency vehicles is via Brackenridge. This provides emergency vehicles with wider turning radii to make left turns from River Avenue onto side streets.
- Hilltop Hose Fire Company, whose territory includes Natrona, is getting a new ladder truck that will require some Natrona street curbs to be painted yellow for longer stretches in some locations to provide adequate turning radii for the truck.

Pedestrian and Bicycle Access – Natrona has no bicycle paths or trails, but about 95% of Natrona has sidewalks to accommodate pedestrian traffic. Most of the sidewalks are in fair to good condition, but stretches of deteriorated or missing sidewalk that present pedestrian safety hazards are scattered throughout the town. Property maintenance code enforcement should address the issue of poor sidewalk conditions, and property owners should be encouraged to construct sidewalks to provide the missing links in the sidewalk network.

Pedestrian and bicycle safety is also enhanced via adequate designation of pedestrian and vehicular circulation paths. This can be accomplished by painting crosswalks and pedestrian and bicycle lanes, and by installing appropriate signage as part of the town’s streetscape improvements.

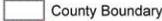
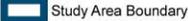
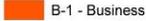
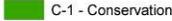
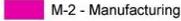
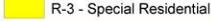
The proposed Allegheny River Trail will accommodate both pedestrians and cyclists. Preliminary feasibility studies for this trail began in 2009, and the path of the trail through Natrona remains to be determined.

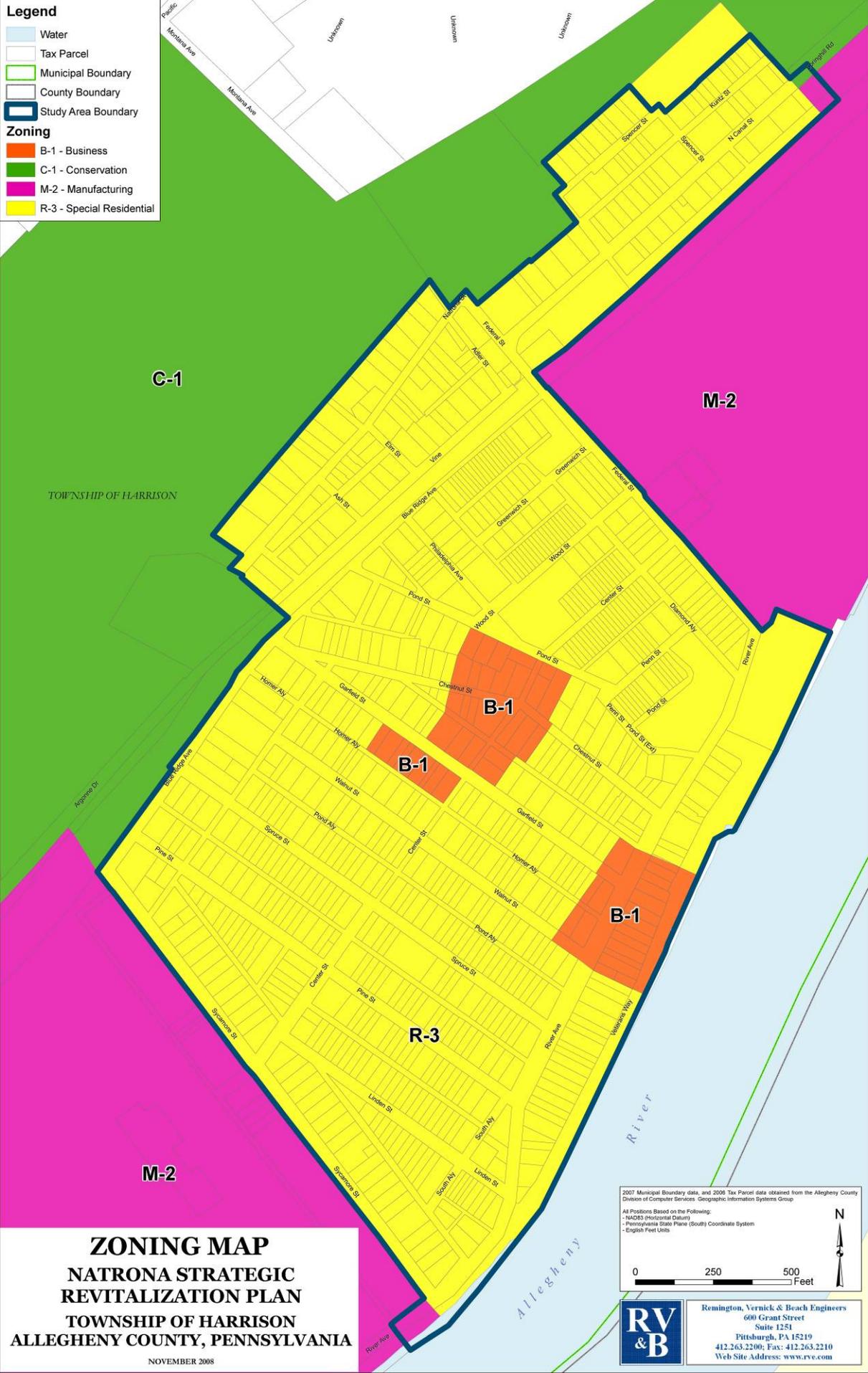
The construction of the Allegheny River Trail will take many years to complete. In the meantime, Natrona can establish a pedestrian/bicycle path along lightly traveled streets or streets closed to motorized vehicles. For example, a path along Blue Ridge Avenue, Sycamore Street, Center Street, Pond Street, Diamond Alley, Wood Street, and Philadelphia Avenue would provide a route connecting various community features (e.g., the Penn Salt Historic District, Natrona Community Park and Playground, and riverfront) with residential areas, while avoiding heavily traveled Federal Street and River Avenue. Potential connections with Veterans Way and the Allegheny River Trail could be located near the intersection of Sycamore Street and River Avenue, or opposite the park and playground. Bicycle racks should be placed at the park and playground. Also, the pedestrian/bicycle path could be extended to link the residential areas north of the railroad tracks with the rest of the town. The proposed bicycle route and potential connections with the Allegheny River Trail are shown on the Revitalization Actions map on Page 8 of this plan.

Parking and Off-Street Loading Requirements – Parking is an important issue in Natrona for two reasons. First, parking is a key element of any traffic circulation system. Adequate amounts and appropriate locations of parking facilitate smooth traffic flow in both residential and commercial districts. Also, having adequate parking helps a business district to remain viable. Few of the remaining businesses in Natrona have off-street parking and loading areas.

Parking and off-street loading requirements in Natrona are governed by the Township of Harrison Zoning Ordinance. About 95% of Natrona is zoned R-3 Special Residential. The remainder is zoned B-1 Business.

Please see the Zoning Map on the following page.

- Legend**
-  Water
 -  Tax Parcel
 -  Municipal Boundary
 -  County Boundary
 -  Study Area Boundary
- Zoning**
-  B-1 - Business
 -  C-1 - Conservation
 -  M-2 - Manufacturing
 -  R-3 - Special Residential

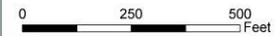


ZONING MAP
NATRONA STRATEGIC
REVITALIZATION PLAN
TOWNSHIP OF HARRISON
ALLEGHENY COUNTY, PENNSYLVANIA

NOVEMBER 2008

2007 Municipal Boundary data, and 2008 Tax Parcel data obtained from the Allegheny County Division of Computer Services Geographic Information Systems Group

All Positions Based on the Following:
 - NAD83 (Horizontal Datum)
 - Pennsylvania State Plane (South) Coordinate System
 - English Feet Units



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Zoning regulations stipulate new residential and commercial development and expansions of existing uses must provide off-street parking and loading spaces. However, most of Natrona was developed prior to widespread ownership of automobiles. Consequently, many houses do not have any off-street parking spaces, and many businesses lack both off-street parking and off-street loading areas.

Recommendations – Community Accessibility & Traffic Circulation

- Create public rights-of-way and/or streets between River Avenue and Veterans Way at one or both of the following locations: Chestnut Street and Garfield Street.
- Make Veterans Way a one-way street heading north from Linden Street toward the dam. Install a turnaround at the dam. (Note: This probably will entail the acquisition of two properties.)
- Install a pedestrian/bicycle lane or path on the river side of Veterans Way.
- Replace the metal post vehicular barriers on Center Street between Garfield Street and Spruce Street with decorative bollards to prevent vehicular access.
- Maintain a schedule of street and alley repaving.
- Consult with Hilltop Hose Fire Company to determine the location of curbs that must be painted yellow to provide adequate turning radii for the fire company's new ladder truck.
- Enforce property maintenance codes to provide well maintained and safe sidewalks.
- Create a pedestrian/bicycle path or trail through the neighborhood that connects various community features, e.g., the historic district, the park/playground, and riverfront. As part of streetscape improvements, bicycle racks should be placed at the park/playground, riverfront, and other appropriate places.

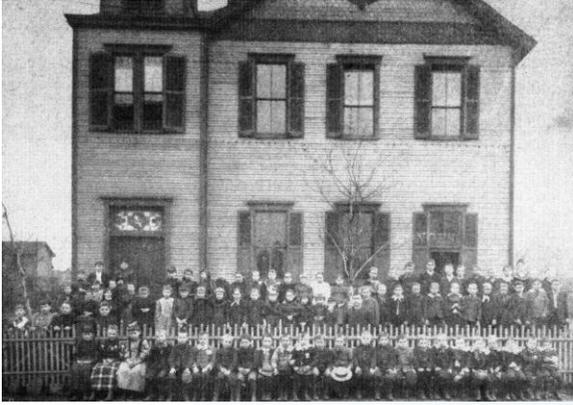
Historic Preservation

Part of NCTA's mission is to preserve Natrona's history. Historic preservation helps to retain a community's identity, and there are many elements of Natrona's history worthy of preservation. Natrona developed as a company town. For more than 150 years, the town's history has been intertwined with local industries like the Penn Salt Manufacturing Company and Allegheny Ludlum Steel (now Allegheny Technologies, Inc.). Preserving vestiges of these industries by incorporating them into streetscape elements and adaptive reuse of industrial buildings will help maintain Natrona's links with its past.

Natrona is the home of the Penn Salt National Historic District (The boundaries of the historic district are shown on the Revitalization Actions Map.) From 1850 to 1959, the Penn Salt Manufacturing Company produced an array of chemical and soda goods. The predominant feature of the historic district is the worker housing built by Penn Salt for its labor force. Some of this housing has already been demolished. Many of the remaining units are deteriorating, and prompt substantial preservation efforts are needed to avoid additional demolition and the permanent loss of one of the few remaining examples of this style of company housing architecture in the United States.



Worker Housing in Penn Salt Historic District



St. Joseph original school building on Garfield Street (1890-1921)

There are other aspects and features of Natrona's commercial, social, cultural and civic history that should be preserved. For example, the European immigrants and others who came to work in Natrona's industries built ethnic churches and schools and established clubs and fraternal organizations. Many of the town's churches are vacant or underutilized. Adaptive reuse of these buildings will simultaneously preserve them as part of the town's history and prevent them from falling victim to deterioration and vandalism or (worse) demolition. The Bank Building is an excellent example of a historic structure whose restoration and adaptive reuse will help Natrona preserve its commercial and social past, while providing an anchor for the revitalization of its neighborhood.

Some of Natrona's historic buildings (e.g., the Penn Salt company store) have already been demolished, but other historic buildings and features remain from the town's past role in oil refining, glass and steel making, and salt, gas and coal mining. However, their presence and significance are largely unknown because there are no historical markers denoting their part in the town's history.

Unfortunately, there is no inventory of structures of local historic significance and merit consideration for preservation. Conducting a historic resource inventory of the town to identify such structures is an essential first step in producing a preservation strategy. The results of this inventory will also help determine the feasibility of pursuing historic designation for individual structures or a local historic district.

NCTA is currently working with the Township of Harrison, the Allegheny-Kiski Valley Historical Society, the Pittsburgh History and Landmarks Foundation, and the Pennsylvania Historical and Museum Commission's Bureau of Historic Preservation to undertake a historic resource inventory in 2009.

Recommendations – Historic Preservation

- Preserve/restore/renovate the worker housing in the Penn Salt Historic District.
- Conduct a historic resource inventory to identify structures of local historic significance that should be preserved.
- Create a brochure that designates the path of a walking tour of historic resources (and perhaps also community facilities/attractions).
- Consider historic district overlay zoning.
- Establish a Natrona historical and ethnic museum.
- Establish a program of installing historical markers, sculptures, maps, brochures, etc.

Riverfront Development and Access

"It has become apparent that urban waterfronts, whether natural or artificial, are now prime pieces of real estate, essential ingredients in forming a community image, valuable stages for architectural display and great places for public recreation."

- Grady Clay, Landscape architecture and urban planning journalist

Rivers are natural resources providing many benefits---transportation, recreation, scenic beauty, etc.---and one of Natrona's greatest assets is its location along the Allegheny River. Improving access to the river and attracting riverfront development are essential to capitalizing on this asset.

It should be noted the riverfront is one of Natrona's gateways---its "front door" to boaters and communities across the river. Currently, Natrona's riverfront development consists of a passive recreation park (Fred C. Skwirut Memorial Park) offering views of the river and Lock and Dam No. 4 (listed on the National Register of Historic Places), and a rudimentary unpaved canoe/small boat launch opposite Linden Street.

The only pedestrian and vehicular access to the riverfront is via Veterans Way, which begins at River Avenue opposite Linden Street, runs north along the west bank of the river and dead ends next to the lock and dam. Although people fish along Natrona's riverfront, there are no stairs or other developed pedestrian access ways to the shoreline.

Most of the residential and commercial properties that are located between River Avenue and Veterans Way front on River Avenue, i.e., they have their backs to the scenic views that the river provides.

There are several obstacles to riverfront development, including U.S. Army Corps of Engineers and/or PA Department of Environmental Protection regulations. The presence of the U. S. Army Corps of Engineers Lock and Dam No. 4 on Natrona's riverfront entails that proposed riverfront development may require a permit from that agency. Approval of the PA Department of Environmental Protection (PADEP) may also be required depending on the type of riverfront development that is proposed.

Another obstacle to riverfront development in Natrona is the scarcity of vacant, developable riverfront land. Most of the land between River Avenue and Veterans Way is occupied by residential and commercial buildings. As properties become available for redevelopment, existing buildings will either need to be rehabilitated for adaptive reuse, or they will need to be demolished, with the resulting cleared parcels being redeveloped for new uses.



View of Lock and Dam No. 4 from Fred C. Skwirut Memorial Park



Steep riverbank lacks steps to provide safe pedestrian access to river



Lock and Dam No. 4 during autumnal splendor.



Natrona Recreation & Arts Park

There are several categories of riverfront development that may be appropriate in Natrona, including the following:

Recreation – Recreation may be the most obvious and easily implementable choice for riverfront development. Recreation improvements may include increased or improved access to the river for boating, fishing, sightseeing, playing, etc. Some specific suggestions include the following:

- Fishing pier, promenade, boardwalk or launch to provide improved access to the river for anglers. The launch area should be graded and paved, and also gated to prevent use during frigid weather.
- Fred C. Skwirut Memorial Park Improvements including any or some combination of the following:
 - *Overlooks* that provide grand views of the river walk, trail, Jacks Island and natural areas. Each overlook area may differ in design and one may have a tower to provide a more dramatic view of the dam and island.
 - *Promenades* dedicated to the founders of Natrona would feature a historical timeline depicting important events in the history of Natrona’s development. This space may include a splash pad and gathering place for people with a link to the Natrona Recreation and Arts Park across River Avenue.
 - *Boardwalk* to overlook the Allegheny River and Trail and provide a potential fishing area, walkway, passive recreational area, and social gathering spot for the town.
 - An *art walk* could be established by converting the existing bollards into columnar murals depicting historical events in Natrona’s history. This walk could also include monuments, markers and sculptures, and the walk could be tied to the Natrona Recreation and Arts Park on River Avenue via an arts pathway.
 - An *environmental center* would allow children and other park users to interact with the outdoor environment via features such as an ornamental grass area, water garden, brush pile, nesting boxes, feeders and native landscaping.
 - A *children’s garden* would feature a butterfly garden and colorful and/or aromatic plants that stimulate children’s senses.
 - The existing *boat launch* area at the southern terminus of Veterans Way is well suited to accommodating canoeing, boating, tubing and rafting. It should be developed via paving, installation of parking and turning areas.
- The proposed Allegheny River Trail will further enhance the recreational and riverfront development opportunities in Natrona. (Community Trails Initiative website: www.pecpa.org/node/471).

Landscaping – Landscaping along the river needs to be done in a manner that protects existing native vegetation, prevents invasive species of plants, and allows for both river views and trail development.

There should be areas dedicated to specific forms of native landscaping with accompanying signs identifying and explaining the plant life.

Landscaping can be done in forms other than planting. It can be done in the forms of rocks, mulch, flower beds, and stone. A blending of these treatments can provide a unique design that sets the riverfront apart from the

rest of the community. Mixing certain species of trees, shrubs, and flowers with the non-traditional plant treatments may produce a unique appearance that is not offered by other riverfront communities.

Trees

- When retaining or planting trees along areas of the river, special consideration needs to be given to the following factors:
 - Tree height should not block views of the river, island and or riverbanks.
 - Clustering of trees should be done to accommodate viewing. Clustering of native trees with accompanying interpretative signs may be part of a boardwalk nature walk program that is discussed earlier in this plan.
 - Deciduous trees should be chosen for foliage color and view purposes
 - Evergreens should be used in a mix of tree types and to screen undesirable uses or views.
 - Certain trees should be avoided due to their invasive nature. Sumac is one example. It is a tree that reproduces quickly, will rapidly take over a riverbank, and is very difficult to eliminate once it has become established.

Planters

- Planters may be used for decorative purposes; however, they need to be used prudently with adequate consideration of safety, aesthetics, and function.

Business – There are many different types of businesses associated with riverfront development. These businesses cater primarily to people who use the river for recreational purposes. Specific types of businesses often found along riverfronts include, but are not limited to:

- fishing stores
- bait shops
- rafting
- bike rentals
- cafes/restaurants
- bed and breakfasts
- heritage museums
- art studios
- boat launch
- boat rentals

Residential – Potential riverfront residential development includes low-rise apartments, and condominiums. A combination of residential and commercial development (e.g., an apartment building with ground floor businesses) may be feasible and very attractive to residents.

Recommendations – Riverfront Development & Access

- Prepare a master plan for the area between River Avenue and the river, from the lock and dam south to Sycamore Street. This plan should address both riverfront access and desired types of riverfront development.
- Create public rights-of-way and/or streets between River Avenue and Veterans Way at one or both of the following locations: Chestnut Street and Garfield Street.
- Make Veterans Way a one-way street heading north from Linden Street.
- Install a pedestrian/bicycle lane or path on the river side of Veterans Way.
- Install steps and/or a ramp along the riverbank to permit pedestrian and boat access to the river shore.



A potential element of riverfront development: a pedestrian/bicycle path

- Install a pedestrian path between River Avenue and the riverfront, opposite the colonnaded promenade of Natrona Park, with a designated crosswalk on River Avenue at this location.
- Maintain communication with Allegheny County, Harrison Township, and other regarding the path, development and timetable for the Allegheny Valley River Trail.
- Install a gateway marker along top of riverbank.
- Install some or all of the following improvements: fishing pier, promenade, boardwalk, overlooks, art park, environmental center, children’s garden, landscaping, planters, etc.
- Communicate with the U.S. Army Corps of Engineers regarding the possibility of acquiring Corps property around the former lockmaster’s house for parking or other riverfront development purposes.
- Create a map of points of interest in Natrona (with a “You are here” dot)

Community Center

Establishing a community center in Natrona could provide space for town meetings, community functions, indoor recreation and other activities for all age groups, etc. A community center may also provide space for social service agencies, job training centers, youth development activities, or similar operations.

The chief obstacles to creating a community center are identifying an appropriate location and securing resources for property acquisition and rehabilitation/adaptive reuse expenses. Community service organizations may provide rehabilitation funds and rental income for their office space.

Recommendations – Community Center

- Identify any existing gaps in local community services and contact service agencies to determine the feasibility of locating an agency area office in Natrona.
- Establish a community center on the first floor of the Bank Building. The second floor can be used for NCTA’s offices and commercial rental space.
- Acquire the Polish War Veterans building for a community center.
- Investigate the feasibility of establishing a community center and/or community theater venue in the former St. Mathias Church.

Vacant Lots & Buildings

Vacant lots and buildings present communities with both challenges and opportunities. Vacant lots provide opportunities for infill development, community gardens, parklets, off-street parking, etc., but they can also have a blighting effect on neighborhoods if they are not well-maintained. Long-term building vacancies often signal disinvestment and deteriorate to the point where they become economically infeasible to rehabilitate and are abandoned.

In December 2008, there were approximately 63 vacant lots of various sizes scattered throughout Natrona. Some of these lots are maintained either by their owners or by adjacent property owners who want to protect their own property values and/or use the lots as side yards or parking space. However, other vacant lots are neglected and overgrown with vegetation and/or littered with debris.



River Avenue



Pond Street

Vacant lots provide development opportunities

There are tools available to address the issue of vacant lots and buildings. Allegheny County's Vacant Property Recovery Program seeks to return vacant tax-delinquent property to productive use. To qualify for participation in this program, a property must be vacant and at least two years tax delinquent. The program provides cleared titles of vacant properties to permit their resale to adjacent property owners or other interested parties.

Through Allegheny County's Neighborhood Stabilization Program, abandoned and foreclosed properties can be acquired and rehabilitated. Natrona is designated as a priority area for the Neighborhood Stabilization Program. Also, the Redevelopment Authority of Allegheny County can assist Harrison Township with the acquisition of vacant and underutilized properties to assemble them into larger redevelopment sites.

Vacant lots can be used for many purposes – off-street parking, side yards, new housing, parklets, art displays, community gardens, etc.

Converting vacant lots into community gardens can benefit a neighborhood in a number of ways. Flower gardens, butterfly gardens and song bird gardens with benches can be small resting areas that provide educational opportunities about nature and the environment. Food gardens can be a source of produce that is donated to a local food bank or sold at a local farmer's market to provide funds for future growing seasons. Fruit trees can provide low income families with fresh fruit.



Two of many vacant lots available for redevelopment

Community garden projects entail outreach, training and teaching for neighborhood residents, but the results can have long-lasting effects in the community.

The Potential Development Sites map on the following page identifies vacant lots not owned by adjacent property owners.

Recommendations – Vacant Lots & Buildings

- Continue to participate in Allegheny County’s Vacant Property Recovery Program to help meet the needs of Natrona residents and businesses, increase municipal revenues via additional property taxes, and prevent these lots from becoming dumping grounds.
- Evaluate vacant properties for preservation or demolition options. Continue to monitor the status of vacant lots and buildings to help determine if they warrant some type of action or intervention regarding their future use. Monitoring may include an evaluation of the historic significance of the vacant structure, the economic feasibility of rehabilitation, the likelihood and nature of its reuse, etc. If warranted, pursue demolition of unneeded buildings through the township’s annual demolition program or other means. The demolition of structures adjacent to vacant lots may permit the assembly of large-size infill development sites.
- Consult owners of vacant properties and real estate agents to determine owners’ plans and marketability of properties.
- Consult with developers to determine interest in developing vacant properties.
- If it is economically feasible to rehabilitate a vacant structure that has a high likelihood of reuse, consult with both public sector entities (e.g., state and county agencies) and private sector parties (e.g., developers, real estate companies, nonprofit groups) to identify potential redevelopers and funding sources.
- Consider using vacant lots for off-street parking, side yards, parklets, new housing, community gardens, art displays, murals and sculpture, etc.
- Use the county redevelopment authority to assist in assembling redevelopment sites, including sites for housing for senior citizens.
- Spin off a development arm of NCTA to develop vacant properties.
- Consult with Habitat for Humanity regarding the use of vacant lots for additional new housing units.



Prime development opportunity at the corner of Chestnut and Center Streets

Legend

-  Tax Parcel
-  Municipal Boundary
-  County Boundary
-  Water
-  Potential Development Sites -
Vacant lots that are not owned by
an adjacent property owner.

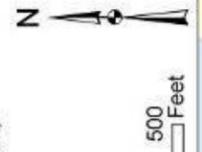


**POTENTIAL
DEVELOPMENT SITES
NATRONA STRATEGIC
REVITALIZATION PLAN
TOWNSHIP OF HARRISON
ALLEGHENY COUNTY, PENNSYLVANIA**

NOVEMBER 2008

2007 Municipal Boundary data, and 2006 Tax Parcel data obtained from the Allegheny County
Division of Computer Services. Geographic Information Systems Group

All Positions based on the Following:
- Pennsylvania State Plane (South Coordinate System)
- English Feet Units



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Arts

Promoting community involvement through arts and humanities has many beneficial effects upon neighborhood development, including economic development. Embracing the arts and pursuing artistic expression through various venues is one way to channel youths' energies into creating community pride, involvement, ownership and protection. NCTA's goal should be to establish Natrona as a center for the arts and a destination spot for arts tourism.

Recommendations – Arts

- Establish partnerships with local schools and universities to create art, music and theater programs in the community, including an internship program.
- Seek funding through the Greater Pittsburgh Arts Council, Sprout Fund, Pennsylvania Council on the Arts, and the National Endowment.
- Consult with organizations like the Pittsburgh History and Landmarks Foundation and the Alle-Kiski Historical Society to create a Natrona Historical and Ethnic Museum.
- Provide inexpensive artist studio space by remodeling vacant deteriorated buildings.
- Create a mural program and public sculpture program.
- Provide an "Artist in Residence" program where artists work with the community to create original works of art throughout the town.
- Continue having arts festivals at the Natrona Recreation and Arts Park that showcase visual arts, music, theater and dance.
- Design and construct public art gardens with sculpture, art benches and planters in abandoned lots.
- Identify an appropriate location for a local community theater group.
- Sponsor annual arts contests with cash prizes.

Streetscape

"Streetscape is a design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage; street paving; street furniture; landscaping, including trees and other plantings; awnings and marquees; signs; and lighting."

(Schultz and Kasen, Encyclopedia of Community Planning and Environmental Management, 1984)

A tour of Natrona will reveal numerous attractive features -- some well-maintained homes and gardens, historic structures, a small riverfront park, etc. -- and the new Natrona Playground and Art Park at the corner of Federal Street and River Avenue is literally and figuratively a bright spot in the neighborhood.

However, much of Natrona's streetscape is bleak. There is very little landscaping and street furniture (benches, trash receptacles, decorative light poles, etc.), and many building facades are deteriorated. This is especially noticeable along the most heavily traveled streets---Federal Street, River Avenue, Vine Street and Canal Street. The combination of deteriorated structures, drab lighting and scanty landscaping presents a lackluster appearance to anyone traveling in or through Natrona.



Federal Street – A bleak welcome to motorists



Gateway marker on River Avenue near Linden Street



Mill along Sycamore Street

One streetscape element almost totally lacking in Natrona are gateway markers at the entrances to the town. Gateways are the “front doors” of a community. They provide people entering a community with a “first impression” of the area. Gateway markers may be simply signs, or they can be landscaped areas with signs, lighting, and other features. There are four main entrances to Natrona, and only one (River Avenue near Linden Street) is marked with a sign that indicates to the pedestrian or motorist they have entered Natrona.

An attractive streetscape is essential to Natrona’s revitalization, and streetscape improvements will require an estimated \$4.8 million of public sector and private sector funds. Large amounts of Federal, State, County and township resources will be needed. Churches, civic groups, service clubs, property owners, fraternal organizations, garden clubs, non- profit agencies, etc. may provide funds to “adopt” or sponsor some items of street furniture – benches, bus shelters, gateway markers, etc.

When streetscape improvements are completed, diligent code enforcement will be needed to insure that properties (including sidewalks) are kept in a clean and safe condition.

Recommendations -- Streetscape

- Plant trees throughout the town to provide shade, an aesthetically pleasing environment and landscaped buffers. For example, planting trees along Sycamore Street, Blue Ridge Avenue and Federal Streets will screen the mill and railroad from the houses along these three streets.
- Contract for architectural/engineering services to design the elements of a streetscape improvement plan. Themes may include the town’s industrial past.
- Undertake major streetscape improvements---trees decorative light poles, benches, trash receptacles, bollards, planters, banners, sidewalks, curbs, etc.--- along the following streets (listed in order of importance): River Avenue, Chestnut Street between Center Street and River Avenue, Veterans Way, Vine Street, Canal Street, Federal Street and Center Street between Pond and Spruce Streets.
- Scaled-down streetscape improvements---trees, curbs and sidewalks---should be undertaken on other streets.
- Install gateway markers at entrances to Natrona and the historic district. Entrance markers should be placed at the following locations:
 - Vine Street west of Ash Street
 - North Canal Street and Kuntz Street
 - River Avenue at Linden Street
 - Along the river bank
- An additional gateway marker should be installed at the corner of Blue Ridge Avenue and Federal Street to designate entry into the Penn Salt Historic District. Gateway markers may reflect some aspect of Natrona’s history to convey a sense of place. They can be done in a variety of styles and materials and can include art, plantings, signs, lighting, etc.
- Improve the war memorial at the corner of Wood Street and Pond Street through landscaping and other streetscape treatment.
- Update the township zoning ordinance to incorporate landscaping, design and sign regulations. Landscaping provisions should include buffering and screening requirements and a list of approved planting species. Facade design standards should apply to both renovation and new construction. Sign regulations should address scale, shape, lighting, size, mounting, location, images produced, height, type, material, lettering and wording.



Chestnut Avenue – Existing Conditions



Chestnut Avenue – Proposed Conceptual Improvements

Public Safety

“Arguably the most important factor in a neighborhood’s health is how safe and pleasant people believe it to be... [A] neighborhood with... an unsafe image will often have problems attracting new residents and motivating current residents to buy homes and stay. It will also be a challenge to attract even neighborhood-serving businesses to an area viewed as unsafe. Dealing with crime and cleaning up features in the neighborhood that are, or seem to be, unsavory/unsafe is a critical first step in changing the community for the better.”

Pennsylvania Downtown Center



Recently closed nuisance bar at corner of River Avenue and Chestnut Street

Although many residents cite public safety issues such as drugs, violence, crime, etc., as one of Natrona’s problems, NCTA has established a successful neighborhood crime watch program to improve Natrona’s safety image. Through this program, residents aid police in combating crime by providing the police with “eyes and ears” in the neighborhood and by promptly reporting illegal activity. NCTA’s efforts have resulted in an 80% reduction in crime in just two years. The recent closing of a neighborhood nuisance bar is one indication of the progress the community and police are making toward ridding the town of undesirable elements.

Another public safety factor is street lighting. Adequate lighting is critical to making visitors and residents feel safe. Currently, lighting throughout Natrona is provided by standard overhead roadway lighting. The introduction of attractive, pedestrian-scale lighting as part of Natrona’s streetscape improvements will discourage illegal activities and also provide ambiance along local streets.

Recommendations – Public Safety

- Continue the neighborhood crime watch program.
- Continue improved communication, interaction and public relations with township commissioners and police regarding police efforts in Natrona.
- Improve police presence/visibility via increased police patrols, including foot or bicycle patrols, especially near the Natrona Recreation and Art Park.
- Improve the lighting of town streets.

Property Maintenance

Inadequate or lax property maintenance is a significant issue in Natrona. Unkempt and littered vacant lots and buildings often are signs of disinvestment and lack of community pride. They convey a negative impression of the community, seriously detract from the physical environment, and have adverse consequences for adjacent properties. Also, such properties frequently become illegal dumping areas and opportunity zones for illegal activity.

Like public safety problems, property maintenance issues require immediate and persistent attention if Natrona’s revitalization efforts are to succeed. Diligent code enforcement is essential to maintaining an attractive community. Harrison Township must provide adequate resources for the required code enforcement efforts.

Recommendations – Property Maintenance

- Improve property maintenance and code enforcement via one or more of the following:
 - Increase the amount of time that the code enforcement officer spends in Natrona.
 - Hire a temporary code enforcement officer to work exclusively in Natrona.
 - Hire a code enforcement intern to work exclusively in Natrona
 - Contract with a third party to undertake code enforcement efforts.
 - Train volunteers or municipal public works department employees to perform code enforcement tasks.
 - Encourage citizens to pursue private right of action and conservatorship
 - Employ PA Act 70---(Anti-slumlord ordinances)
 - Continue to conduct annual community “clean-up” day.



Common sight: outdoor storage and accumulated trash

REVITALIZATION PLAN

Implementation Strategy Glossary

Code	Agency
AC	Allegheny County
ACCESS	PA Access Grant Program http://www.sdhp.org/pa_access_grant_program.htm Contact Celia Michl Program Coordinator SDHP celia@sdhp.org
ACDED	Allegheny County Department of Economic Development www.economicalleghenycounty.us Jessica Mooney 412-350-3300
ACDHS	Allegheny County Department of Human Services, Office of Community Services www.county.allegheny.pa.us/dhs/employment.aspx Reginald Young, Deputy Director 412-350-6624
ACHA	Allegheny County Housing Authority www.achsng.com Frank Aggazio, Executive Director 412-402-2450
ACLP	Assisted Living Conversion Program (HUD) http://fhasecure.gov/offices/hsg/mfh/progdesc/alcp.cfm John Tolbert 412-644-5846
AHI	Action Housing, Inc. http://www.actionhousing.org/ Larry Swanson, Executive Director Telephone: 412.281.2102 Fax: 412.391.4512 Email: ahi@actionhousing.org
AKVHS	Allegheny-Kiski Valley Historical Society (akvhs@salsgiver.com) http://www.akvhs.org/ James Thomas, President (724) 224-7666

AVR	Allegheny Valley Rotary Dr. H.S. David Mock, President 724-274-4330
CCHP	Core Communities Housing Program http://www.newpa.com 866-GO-NEWPA Jack Machek 412-565-5002
CDBG	Community Development Block Grant Allegheny County Department of Economic Development www.economicalleghenycounty.us Jessica Mooney 412-350-3300
CDCP	Community Design Center of Pittsburgh www.cdcp.org Anne-Marie Lubenau, President and CEO 412-391-4144 x 28 alubebau@cdcp.org
CITF	Community Infrastructure and Tourism Fund (ACDED) http://www.alleghenycounty.us/citfund.aspx Sam Bozzola (412) 350-1194 sbozzolla@county.allegheny.pa.us
CLGGP	Certified Local Government Grant Program (PHMC) http://www.phmc.state.pa.us/bhp/clg/overview.asp?secid=25 Michel R. Lefevre (717) 787-0771 mlefevre@state.pa.us
CRP	Community Revitalization Program (PA DCED) http://www.newpa.com/index.aspx 866-GO-NEWPA Jack Machek 412-565-5002
CTI	Community Trails Initiative http://www.pecpa.org/node/471 Megan Dardanell Megan.Dardanell@alleghenycounty.us 800-322-9214

DCED	<p>Pennsylvania Department of Community and Economic Development http://www.newpa.com 866-GO-NEWPA Jack Machek 412-565-5002</p>
DCNR	<p>PA Dept. of Conservation and Natural Resources http://www.dcnr.state.pa.us/ 1-800-VISIT PA Kathy Frankel 412-417-6064</p>
EARN	<p>Education and Employment Assistance Program for people who receive TANF and/or food stamps www.county.allegheny.pa.us/dhs/employment.aspx Reginald Young, Deputy Director 412-350-6624</p>
F & BC	<p>PA Fish & Boat Commission http://www.fish.state.pa.us/mpag1.htm Emil Svetahor, Manager Southwest Region Office 814-445-8974</p>
FOR	<p>Friends of the Riverfront http://www.friendsoftheriverfront.org/new_pages/ Thomas Baxter, Executive Director PHONE: 412.488.0212 FAX: 412.488.7716 EMAIL: friends@friendsoftheriverfront.org</p>
GPAC	<p>Greater Pittsburgh Arts Council http://www.pittsburghartscouncil.org/ Mitch Swain, CEO 412.391.2060</p>
HFH	<p>Pittsburgh Habitat for Humanity of Allegheny Valley http://www.pittsburghhabitat.org/ Diane Belitskus, Executive Director (412) 889-5033</p>

HRA	Housing and Redevelopment Assistance Grant Programs(DCED) http://www.newpa.com 866-GO-NEWPA Jack Mackek 411-565-5002
HOME	Home Improvement Partnerships Program Jessica Mooney 412-350-3300
HTC	Harrison Township Commissioners Faith Payne, Executive Secretary 724-226-1393 x 12
HTPC	Harrison Township Planning Commission Susan Motosckky, Secretary 724-226-1393 x 10
HUD	U.S. Department of Housing and Urban Development http://www.hud.gov/ Cheryl E. Campbell Field Office Director (412) 644-6428
LGA	Local Government Academy http://www.localgovernmentacademy.org/ Susan Hockenberry, Executive Director (412) 237-3171 info@localgovernmentacademy.org
LHG	Local History Grants (PHMC) http://www.artsnet.org/phmc/grants_local_history.htm Grants Division Secretary, General Inquiries and Application Status Stephanie Byrd (717) 214-7158 sbyrd@state.pa.us

LUPTAP	<p>Land Use Planning and Technical Assistance Program (PA DCED)</p> <p>http://www.newpa.com 866-GO-NEWPA Joy Wilhelm 412-565-5005</p>
KHPG	<p>Keystone Historic Preservation Grants (PHMC)</p> <p>http://www.artsnet.org/phmc/grants_keystone_historic_preservation.htm Karen Arnold, program manager (717) 783-9927 or kaarnold@state.pa.us.</p>
NAL	<p>Natrona American Legion</p> <p>http://www.legion.org Dave Zembrowski 724-224-3183</p>
NAP	<p>Neighborhood Assistance Program (DCED)</p> <p>http://www.newpa.com 866-GO-NEWPA Jack Machek 412-565-5002</p>
NCTA	<p>Natrona Comes Together Association</p> <p>http://www.natronacomes-together.org/ Bill Godfrey 724-226-9353 info@natronacomes-together.org</p>
NEA	<p>National Endowment for the Arts</p> <p>www.arts.gov Sarah B. Cunningham, Director, Arts Education 202-682-5515 Jeff Watson, Division Coordinator Dance/Design/Media Arts/Museums/Visual Arts 202-682-5541</p>
NIA	<p>Neighborhood Investment Association</p> <p>http://neighborhoodinvestment.org/</p>

NSP	Neighborhood Stabilization Program (ACDED) Jessica Mooney 412-350-3300
P250	Pittsburgh 250 Sprout Grant http://www.sproutfund.org/ Cathy Lewis Long, Executive Director 412.325.0646
PA 70	Act 1998-70 (Anti-slumlord Law)
PACA	PA Council on the Arts http://www.pacouncilonthearts.org/ Bryan Holtzapple Grants and Fiscal Officer bholtzappl@state.pa.us 787-1520
PADC	PA Downtown Center (www.padowntown.org) Bill Fontana, Executive Director 717-233-4675
PEC	PA Environmental Council http://www.pecpa.org/ Devitt Woodwell, Sr. Vice President (412) 481-9400
PP	Preservation Pennsylvania (PP) http://www.preservationpa.org/ Melinda Higgins Crawford, Executive Director Phone:717-234-2310 info@preservationpa.org
PHFA	PA Housing Finance Agency http://www.phfa.org/ Brenda Wells, Executive Director 412.429.2842

PHLF	Pittsburgh History and Landmarks Foundation http://www.phlf.org/ Arthur Ziegler, President 412-471-5808
PHMC	Pennsylvania Historical and Museum Commission www.phmc.state.pa.us Jean Cutler, Director (Harrisburg) 717-705-4035 Bill Callahan, Community Preservation Coordinator 412-565-3575
PPC	Port of Pittsburgh Commission www.port.pittsburgh.pa.us Jim McCarville, Executive Director (412) 201-7335
PPND	Pittsburgh Partnership for Neighborhood Development www.ppnd.org Ellen Knight, President 412.471.3727
PSU	Penn State University
RAAC	Redevelopment Authority of Allegheny County http://economic.alleghenycounty.us/authorities/redevelopment_overview.aspx Dennis Davin, Director 412-350-1000
RAD	Regional Asset District www.radworkshere.org David Donahoe, Executive Director 412-227-1900
RRG	Residential Reinvestment Grant (DCED) www.newpa.com 866-GO-NEWPA Jack Machek 412-565-5002

Sect. 202	<p>Section 202 Supportive Housing for the Elderly (HUD) http://www.hud.gov/offices/hsg/mfh/progdesc/eld202.cfm CHERYL E. CAMPBELL Field Office Director (412) 644-6428</p>
Sect. 811	<p>Section 811 Supportive Housing for the Disabled (HUD) http://www.hud.gov Cheryl E. Campbell, Field Office Director (412) 644-6428</p>
STEP	<p>Senior Training and Employment Program http://humanservices.net Gerald Miklos, Program Supervisor 412-350-6809</p>
Tree V	<p>Tree Vitalize http://www.treevitalize.net/ TreeVitalize Project Director Marijke Hecht (412) 586-2396 mhecht@paconserve.org</p>
TWP	<p>Teen Works Plus (Education and Job Training for school dropouts) Jennifer Greer 724-337-6860 arbornewkensington@hotmail.com</p>
UNC	<p>University of North Carolina Highway Safety Research Center www.hsrc.unc.edu/index.cfm David L. Harkey, P.E., Director 919-962-8705</p>
YPA	<p>Young Preservationists Association of Pittsburgh (www.youngpreservationists.org) Dan Holland youngpreservationist@gmail.com 412-205-3385</p>
YW	<p>Youth Works (Work Training and Placement) www.county.allegheeny.pa.us/dhs/employment.aspx Reginald Young, Deputy Director 412-350-6624</p>

REVITALIZATION PLAN

Plan Implementation Strategy

Natrona Recreation & Arts Park				
Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> • Insure appropriate management and maintenance of park. 	NCTA, HTC	\$500-\$1,500 annually	HTC	Ongoing
<ul style="list-style-type: none"> • Incorporate additional art installations. 	NCTA, GPAC, NEA, P250, PACA	\$5,000-\$50,000	NCTA, GPAC, NEA, P250, PACA	Ongoing
<ul style="list-style-type: none"> • Identify and/or create additional parking for the park. 	NCTA, HTC	\$10,000-\$50,000	HTC, NCTA, CDBG	2009-2012
<ul style="list-style-type: none"> • Identify additional cultural and entertainment opportunities. 	NCTA	N/A	N/A	Ongoing
<ul style="list-style-type: none"> • Raise funds for lighting and stage equipment. 	NCTA, HTC	\$10,000-\$25,000	HTC, NCTA, CDBG	2009-2012

Center Street & Chestnut Street Corridors

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Restore the Bank Building and conduct a market study to determine its optimal reuse. 	NCTA, PHLF	Renovation - \$500,000 Market Study - \$5,000	NCTA, PHLF, CITF, NIA, CRP, NAP	2009: Market Study 2009-2010: Building restoration
<ul style="list-style-type: none"> Acquire and demolish the building that formerly housed the tax collector's office (Tax parcel 1368-G-304) 	NCTADC, private developers	\$26,500	NCTA, HRA, CITF, NIA, CRP, NAP, private developers	2009
<ul style="list-style-type: none"> Acquire and assemble the following tax parcels for redevelopment: <ol style="list-style-type: none"> 1368-G-246 (eight-car garage) 1368-G-250 (house to be demolished in 2009) 1368-G-302 (house to be demolished in 2009) 1368-G-304 (See Item 2 above.) 1368-G-306 (building to be demolished in 2009) 1368-G-307 (vacant lot) 1368-G-309 (vacant lot) 1368-G-320 (partially occupied apartment building occupied) 	NCTADC, private developers	Acquisition, relocation and demolition costs <ol style="list-style-type: none"> \$37,000 \$750 \$16,950 See Recommendation 1.2 \$12,600 \$16,950 \$12,300 \$54,400 	NCTADC, private developers, ACDED, HRA, CITF, NIA, CRP, NAP, HFH	2009-2010
<ul style="list-style-type: none"> Create a 20'-25' wide unobstructed view corridor (public right-of-way/street) between the Bank Building and Pond Street to visually link the revitalized core area with the historic district worker housing. Construct infill development flanking the newly created view corridor. 	HTC	Cost is part of zoning ordinance amendment costs.	HTC	2009

Housing

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Encourage/promote housing preservation/maintenance through rigorous code enforcement, targeted rehabilitation efforts, increased homeownership, additional demolition, and infill and new construction on vacant lots and redevelopment sites. 	NCTA, HTC, ACDED, financial institutions, HFH, property owners	N/A	NCTA, ACDED, HRA, RRG, CITF, PHFA Homeownership Choice Program, DCED, CCHP, CRP, NAP, property owners, financial institutions, HFH, PA Act 70 of 1998 (Anti-Slumlord Act), PA Act 42 or 1977 (Improvement of Deteriorating Real Property of Areas Tax Exemption Act)	Ongoing
<ul style="list-style-type: none"> Establish a targeted housing rehabilitation program of grants and/or low-interest loans to income-qualified homeowners for housing rehabilitation and code violation corrections. 	NCTA, ACDED	N/A	NCTA, ACEDED, financial institutions, HRA, RRG, CITF, NIA, PHFA Homeownership Choice Program, PA Accessible Housing Program, DCED, CCHP, CRP, NAP, PA Act 42 of 1977 (Improvement of Deteriorating Real Property or Areas Tax Exemption Act)	2009
<ul style="list-style-type: none"> Continue to identify dilapidated and abandoned houses that are not economically feasible to rehabilitate and demolish them to remove their blighting effect. 	NCTA, township engineer	Demolition - \$15,000 (annually)	NCTA, HRA, CITF, CRP	2009-2014
<ul style="list-style-type: none"> Promote homeownership via homebuyers programs to produce a more stable neighborhood. 	NCTA, HTC, ACDED	N/A	HRA, NIA, PHFA Homeownership Choice Program, NAP	Ongoing
<ul style="list-style-type: none"> Pursue infill residential construction on vacant lots scattered throughout the town. Such construction can be new units or additions to existing units. 	NCTA, property owners, housing developers	Costs determined on a project-by-project basis	HRA, CDCP Design Fund, CITF, PHFA Homeownership Choice Program, NAP, PA Act 42 of 1977 (Improvement of Deteriorating Real Property or Areas Tax Exemption Act)	2009-2014
<ul style="list-style-type: none"> Contact housing developers to determine the feasibility of constructing various types of housing, e.g., housing for the elderly. 	NCTA	N/A	NCTADC, ACEDE, HFH, ACHA, AHI, HUD, PHFA, Senior citizen housing – Trek Development Group (co-developer of Dalton’s Edge in Tarentum) John Ginocchi, 412-688-7200; S&A Homes (built 48 senior units in New Kensington) Andy Hays 814-272-8875; HUD	2009-Ongoing

<ul style="list-style-type: none"> Apply for grants for rehabilitation of historic houses and low-income housing. 	NCTA	N/A	ACDED, AKVHS, CDBG, CRP, DCED, HFH, HRA, HOME, LHG, KHPG, NSP, PP, PHFA, PHLF	2009-Ongoing
<ul style="list-style-type: none"> Promote an “Adopt a Lot” program whereby residents maintain vacant lots to prevent them from becoming overgrown with vegetation or littered with debris. 	NCTA, interested residents	N/A	N/A	2009-Ongoing
<ul style="list-style-type: none"> Encourage/promote housing preservation/maintenance through rigorous code enforcement, targeted rehabilitation efforts, increased homeownership, additional demolition, and infill and new construction on vacant lots and redevelopment sites. 	NCTA, HTC, ACDED, financial institutions, HFH, property owners	N/A	NCTA, ACDED, HRA, RRG, CITF, PHFA Homeownership Choice Program, DCED, CCHP, CRP, NAP, property owners, financial institutions, HFH, PA Act 70 of 1998 (Anti-Slumlord Act), PA Act 42 or 1977 (Improvement of Deteriorating Real Property of Areas Tax Exemption Act)	Ongoing

Economic Development

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Maintain communication with existing business owners to facilitate business retention and/or expansion. 	NCTA	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Conduct a market analysis to determine the type of businesses that may be attracted to Natrona. 	NCTA	\$15,000 - \$25,000	CRP	2009
<ul style="list-style-type: none"> Amend the township zoning ordinance to be more flexible and accommodating with regard to the location and operation of businesses in Natrona. 	HTC	Township is in the process of preparing zoning amendments	HTC	2009
<ul style="list-style-type: none"> Maintain communications with public sector economic development agencies and private sector developers to discuss Natrona's economic development needs, and programs available to address those needs, to solicit their assistance in marketing Natrona as a place to locate a business, and to implement the recommendations of the market analysis (Recommendation 2 above).. 	NCTA, HTC	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Consult with the Allegheny County Department of Human Services regarding the job training and education needs of Natrona residents and the feasibility of establishing a job training center or satellite office in Natrona. 	NCTA	\$10,000 (assume shared office space and administrative services)	CRP, NAP	-010-2012
<ul style="list-style-type: none"> Maintain communications with federal, state, county and township elected officials regarding economic development needs and potential funding sources to address those needs. 	NCTA	N/A	N/A	2009-Ongoing

<ul style="list-style-type: none"> Identify vacant and underutilized land and buildings and assemble sites for business development. 	NCTA, HTC, private developers	N/A	HRA, RRG, CITF, CRP	Ongoing
<ul style="list-style-type: none"> Determine the feasibility of attracting a vocational/technical training school and/or establishing Natrona as a business incubator. 	NCTA, HTC, votech schools, ACDED, DCED	N/A	NCTA, HTC, Vo-tech schools	2009-2014

Community Access/Traffic Circulation

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Create public rights-of-way and/or streets between River Avenue and Veterans Way at one or both of the following locations: Chestnut Street and Garfield Street. 	HTPC, HTC	See Recommendation 3.1	HRA, HTC	2009-2010
<ul style="list-style-type: none"> Make Veterans Way a one-way street heading north from Linden Street. 	HTC HTC	\$500-\$1,500 (legal advertising fees; sign installation) [Note: See Recommendation 5.2] Turnaround: - Property acquisition, tenant relocation & building demolition: \$78,500 - Construction - \$10,000	HTC HRA, CITF, CRP	2010 (following Recommendation 5.1)
<ul style="list-style-type: none"> Install a pedestrian/bicycle lane or path on the river side of Veterans Way. 	NCTA, HTC	Painted lane - \$250 annually Signage - \$500 (2 signs @ \$250) [See Recommendation 3.2]	HRA, CITF, NIA, PEC, CRP, RAD, DCNR	2009
<ul style="list-style-type: none"> Replace the metal post vehicular barriers on Center Street between Garfield Street and Spruce Street with decorative bollards to prevent vehicular access. 	HCTA, HTC	Cost included as part of streetscape improvements	HRA, CRP	2010-2014
<ul style="list-style-type: none"> Maintain a schedule of street and alley repaving. 	HTC	\$50,000 (annually)	HTC, CDBG	Ongoing
<ul style="list-style-type: none"> Consult with Hilltop Hose Fire Company to determine the location of curbs that must be painted yellow to provide adequate turning radii for the fire company's new ladder truck. 	HTC, Hilltop Hose Co.	N/A	HTC	2009

<ul style="list-style-type: none"> Enforce property maintenance codes to provide well maintained and safe sidewalks. 	HTC	Costs included in Property Maintenance recommendations	HTC, LGA, CRP, NAP,	Ongoing
<ul style="list-style-type: none"> Create a pedestrian/bicycle path or trail through the neighborhood that connects various community features, e.g., the historic district, the park/playground, riverfront and other appropriate places. 	NCTA, HTC	Painted path/trail markings: \$1,500 (annually)	HRA, CITF, NIA, PEC, CRP, DCNR, UNC	2009 - Ongoing
<ul style="list-style-type: none"> Encourage current residential and commercial property owners to purchase vacant lots to provide off-street parking and/or loading areas. 	NCTA, HTC, property owners	N/A	AC Vacant Property Recovery Program, property owners	Ongoing
<ul style="list-style-type: none"> Consult with Allegheny Technologies, Inc. to discuss the impact of truck traffic on Natrona's physical environment. 	NCTA	N/A	N/A	2009

Historic Preservation

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Preserve/restore/renovate the worker housing in the Penn Salt Historic District. 	Property owners, NCTA, PHLF	Costs to be determined on a project-by-project basis	HRA, RRG, CRP, YPA, AKVHS, RAD, PP, KHPG	Ongoing
<ul style="list-style-type: none"> Conduct a historic resource inventory to identify structures of local historic significance that should be preserved. 	NCTA, PHLF, PHMC, AKVHS	n/a (Volunteer activity with technical assistance provided by historic preservation agencies)	CRP, YPA, AKVHS, PP, PHMC Education, Public & Local History Grants	2009-2010
<ul style="list-style-type: none"> Create a brochure that designates the path of a walking tour of historic resources (and perhaps also community facilities/attractions). 	NCTA	\$2,000-\$5,000	NIA, YPA, AKVHS, PP, PHMC Education, Public & Local History Grants, DCNR	2010
<ul style="list-style-type: none"> Consider historic district overlay zoning. 	HTC	Township is in the process of preparing zoning ordinance amendments	HTC, PP	2009
<ul style="list-style-type: none"> Establish a Natrona historical and ethnic museum. 	NCTA, AKVHS	To be determined	NIA, YPA, AKVHS, PP	2011-2014

Riverfront Development Access

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Prepare a master plan for the area between River Avenue and the river, from the lock and dam south to Sycamore Street. This plan should address both riverfront access and desired types of riverfront development. 	NCTA	\$50,000-\$100,000	NCTA, ACCDBG, CDCP Design Fund, NIA, CRP, PPC, RAD, F&BC Boating Facility Grant Program, P250, GPAC	2010
<ul style="list-style-type: none"> Create public rights-of-way and/or streets between River Avenue and Veterans Way at one or both of the following locations: Chestnut Street and Garfield Street 	HTPC, HTC	Land acquisition costs: Tax Parcel 1368-M-8 (vacant lot opposite Chestnut St.): \$28,500 Tax Parcel 1368-L-19 (vacant lot opposite Garfield St.): \$9,000	HTC, HRA,	2009-2010
<ul style="list-style-type: none"> Make Veterans Way a one-way street heading north from Linden Street. 	HTC	\$500-\$1,500 (legal & advertising fees, sign installation)	HTC	2010 (following Recommendation No. 2 above)
<ul style="list-style-type: none"> Install a pedestrian/bicycle lane or path on the river side of Veterans Way. 	NCTA, HTC	Painted lane - \$250 annually Signage - \$500 (2 signs @ \$250)	HRA, CITF, NIA, CRP, RAD, DCNR	2009
<ul style="list-style-type: none"> Install steps and/or a ramp along the riverbank to permit pedestrian and boat access to the river shore. 	NCTA	\$3,000 - \$25,000	HRA, NIA, CRP, PPC, F&BC Boating Facility Grant Program, DCNR	2010-2011

<ul style="list-style-type: none"> Install a pedestrian path between River Avenue and the riverfront, opposite the colonnaded promenade of Natrona Park, with a designated crosswalk on River Avenue at this location. 	NCTA	Gravel paths - \$500-\$1,500 Concrete paths – \$5,000 Painted crosswalk - \$200 annually Property easement acquisition - \$5,000	NCTA, PPC, HRA, CITF, NIA, CRP, DCNR, UNC	2009-2010
<ul style="list-style-type: none"> Maintain communication with Allegheny County, Harrison Township, and other regarding the path, development and timetable for the Allegheny Valley River Trail. 	NCTA	N/A	NCTA, PEC, RAD,	Ongoing
<ul style="list-style-type: none"> Install a gateway marker along top of riverbank. 	NCTA	\$1,000 - \$5,000	NCTA, PPC, ACCDBG, NIA, CRP	2010-2012
<ul style="list-style-type: none"> Install some or all of the following improvements: fishing pier, promenade, boardwalk, overlooks, art walk, environmental center, children’s garden, landscaping, planters, etc. 	NCTA, HTC	\$50,000 - \$1,000,000	NCTA, ACCDBG, CDCP Design Fund, NIA, CRP, PPC, RAD, F&BC Boating Facility Grant Program, P250, GPAC	2009-2014
<ul style="list-style-type: none"> Communicate with the U.S. Army Corps of Engineers regarding the possibility of acquiring Corps property around the former lockmaster’s house for parking or other riverfront development purposes. 	NCTA, HTC	To be determined	ACCDBG, CRP, CTI, DCNR, F & BC, HRA, PPC, RAD	2009-2011
<ul style="list-style-type: none"> Create a map of points of interest in Natrona (with a “You are here” dot) 	NCTA	\$1,000-\$5,000	NCTA, ACCDBG, AKVHS, CITF, CTI, DCNR, F & BC, GPAC, LHG, KHPG, NIA, PHLF, PPC	2010-2011

Community Center

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Identify any existing gaps in local community services and contact service agencies to determine the feasibility of locating an agency area office in Natrona. 	NCTA and social service agencies	N/A	N/A	2009-Ongoing
<ul style="list-style-type: none"> Establish a community center on the first floor of the Bank Building. The second floor can be used for NCTA's offices and commercial rental space. 	NCTA	NCTA owns the Bank Building	HRA, CITF, NIA, CRP, NAP	2010
<ul style="list-style-type: none"> Acquire the Polish War Veterans building for a community center. 	NCTA	\$0 (donation)	HRA, CITF, NIA, CRP, NAP	2010
<ul style="list-style-type: none"> Investigate the feasibility of establishing a community center and/or community theater venue in the former St. Mathias Church. 	NCTA, owner of former church	To be determined	N/A	2009

Vacant Lots & Buildings

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Continue to participate in Allegheny County's Vacant Property Recovery Program to help meet the needs of Natrona residents and businesses, increase municipal revenues via additional property taxes, and prevent these lots from becoming dumping grounds. 	HTC, property owners	\$750 - \$7,500/property	ACDED	Ongoing
<ul style="list-style-type: none"> Evaluate vacant properties for preservation or demolition options. Continue to monitor the status of vacant lots and buildings to help determine if they warrant some type of action or intervention regarding their future use. Monitoring may include an evaluation of the historic significance of the vacant structure, the economic feasibility of rehabilitation, the likelihood and nature of its reuse, etc. <p>If warranted, pursue demolition of unneeded buildings through the township's annual demolition program or other means. The demolition of structures adjacent to vacant lots may permit the assembly of large-size infill development sites.</p>	NCTA, NIRA Engineers, property owners,	N/A	NCTA, AKVHS, PHLF HRA, CITF, CRP	Ongoing
<ul style="list-style-type: none"> Consult owners of vacant properties and real estate agents to determine owners' plans and marketability of properties. 	NCTA, property owners, real estate agents	N/A	N/A	Ongoing

<ul style="list-style-type: none"> Consult with developers to determine interest in developing vacant properties. <p>If it is economically feasible to rehabilitate a vacant structure that has a high likelihood of reuse, consult with both public sector entities (e.g., state and county agencies) and private sector parties (e.g., developers, real estate companies, nonprofit groups) to identify potential redevelopers and funding sources.</p>	NCTA, public and private sector developers, ACDED, DCED	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Consider using vacant lots for off-street parking, side yards, parklets, community gardens, art displays, murals and sculpture, etc. 	NCTA, property owners, ACDED	Cost determined by nature and scope of project	Residential and commercial property owners, NCTA, HTC, NIA, Tree V, P250, GPAC. The Penn State Cooperative Extension will provide technical assistance for planning and implementing community gardens.	2009-Ongoing
<ul style="list-style-type: none"> Use the county redevelopment authority to assist in assembling redevelopment sites, including sites for housing senior citizens. 	NCTA, RAAC	Cost determined by nature and scope of project	RAAC	As needed
<ul style="list-style-type: none"> Spin off a development arm of NCTA to develop vacant properties. 	NCTA	\$1,500 - \$3,000 (legal fees)	NCTA, PPND (for organizational capacity-building),	2010
<ul style="list-style-type: none"> Consult with Habitat for Humanity regarding the use of vacant lots for additional new housing units. 	NCTA, HFH	N/A	N/A	2009-Ongoing

Arts

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Establish partnerships with local schools and universities to create art, music and theater programs in the community, including an internship program. 	NCTA, Highlands School District, area colleges	N/A	N/A	2009-Ongoing
<ul style="list-style-type: none"> Seek funding through the Greater Pittsburgh Arts Council, Sprout Fund, Pennsylvania Council on the Arts, and the National Endowment. 	NCTA	To be determined	PACA, P250, GPAC	2009-Ongoing
<ul style="list-style-type: none"> Consult with organizations like the Pittsburgh History and Landmarks Foundation and the Alle-Kiski Historical Society to create a Natrona Historical and Ethnic Museum. 	NCTA	N/A	N/A	2009-2011
<ul style="list-style-type: none"> Provide inexpensive artist studio space by remodeling vacant deteriorated buildings. 	NCTA, NEA	To be determined	Property owners, ACCDBG, NEA	2009-Ongoing
<ul style="list-style-type: none"> Create a mural program and public sculpture program. 	NCTA	To be determined	NCTA, NEA, NIA, GPAC, PACA, P250	2009-Ongoing
<ul style="list-style-type: none"> Provide an “Artist in Residence” program where artists work with the community to create original works of art throughout the town. 	NCTA, GPAC, NEA, PACA, P250	To be determined	GPAC, NEA, PACA, P250	2009-Ongoing
<ul style="list-style-type: none"> Continue having arts festivals at the Natrona Recreation and Arts Park that showcase visual arts, music, theater and dance. 	NCTA	N/A	NCTA, NIA, GPAC, NEA, PACA, P250	Ongoing
<ul style="list-style-type: none"> Design and construct public art gardens with sculpture, art benches and planters in abandoned lots. 	NCTA, GPAC, NEA, PACA, P250, area colleges	To be determined	ACCDBG, NCTA, GPAC, NEA, PACA, P250	2009-2014
<ul style="list-style-type: none"> Identify an appropriate location for a local community theater group. 	NCTA	N/A	N/A	2009-2010
<ul style="list-style-type: none"> Sponsor annual arts contests with cash prizes. 	NCTA	\$1,000	NCTA	Annually

Streetscape

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Plant trees throughout the town to provide shade, an aesthetically pleasing environment, and landscaped buffers. 	NCTA, HTC, property owners	\$55,000 (100 trees @ \$550)	NCTA, HTC, property owners, NIA, Tree V The Penn State Corporation Extension can provide technical assistance for tree selection, planting and maintenance (contact Mark Remcheck, 412-473-2540, mar15@psu.edu)	2009-2014
<ul style="list-style-type: none"> Contract for architectural services to design the elements of a streetscape improvement plan. Themes may include the town's industrial past, its arts-oriented future, or a combination of these two features. 	NCTA	\$15,000 - \$25,000	CDCP Design Fund, CRP, P250	2009
<ul style="list-style-type: none"> Undertake major streetscape improvements---trees, decorative light poles, benches, trash receptacles, bollards, planters, banners, sidewalks, curbs, etc.--- along the following streets (listed in order of importance): <ul style="list-style-type: none"> – River Avenue – Chestnut Street between Center Street and River Avenue – Veterans Way – Vine Street – Canal Street – Federal Street – Center Street between Pond and Spruce Streets Scaled-down streetscape improvements---trees, curbs and sidewalks---should be undertaken on other streets. 	HTC, NCTA, property owners	River Avenue – \$1,617,200 Vine Street – 286,100 Canal Street - 652,925 Federal Street – 684,675 Center Street – 934,100 Chestnut Street – 354,350 \$250,000 Total Streetscape: \$4,479,350	HRA, CDCP Design Fund, RRG, CITF, NIA, CRP, Tree V, property owners, Natrona social, ethnic and fraternal clubs, PennDOT	2010-2014

<ul style="list-style-type: none"> Install gateway markers at entrances to Natrona and the historic district. Entrance markers should be placed at the following locations: <ul style="list-style-type: none"> Vine Street west of Ash Street North Canal Street and Kuntz Street River Avenue at Linden Street Along the river bank <p>An additional gateway marker should be installed at the corner of Blue Ridge Avenue and Federal Street to designate entry into the Penn Salt Historic District.</p> <p>Gateway markers may reflect some aspect of Natrona’s history to convey a sense of place. They can be done in a variety of styles and materials and can include art, plantings, signs, lighting, etc.</p>	NCTA	\$500-\$5,000 per marker,	NCTA, Natrona social, ethnic and fraternal clubs and organizations, high school students (design and build signs as class work), PPC, HRA, CRP, Tree V, AKVHS, RAD, P250, GPAC	2009-2012
<ul style="list-style-type: none"> Improve the war memorial at the corner of Wood Street and Pond Street through landscaping and other streetscape treatment. 	NCTA	\$1,500-\$3,000	NCTA, American Legion, HRA, CRP, Tree V	2011-2014
<ul style="list-style-type: none"> Update the township zoning ordinance to incorporate landscaping, design and sign regulations. 	HTPC, HTC	Township is in the process of preparing zoning ordinance amendments	HCT, LUPTAP	2009

Public Safety

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Continue the neighborhood crime watch program. 	Natrona residents	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Continue improved communication, interaction and public relations with township commissioners and police regarding police efforts in Natrona. 	NCTA, HTC and township police	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Improve police presence/visibility via increased police patrols, including foot or bicycle patrols, especially near the Natrona Recreation and Art Park. 	HTC	N/A	N/A	Ongoing
<ul style="list-style-type: none"> Establish a police substation in Natrona, perhaps on a one-year trial basis. 	HTC	\$5,000 - \$20,000	HTC, CRP, NAP	2010
<ul style="list-style-type: none"> Improve the lighting of town streets. 	HTC	Costs included in streetscape improvements	HTC, RRG, CRP	2010-2014
<ul style="list-style-type: none"> Continue the neighborhood crime watch program. 	Natrona residents	N/A	N/A	Ongoing

Property Maintenance

Recommendation	Actors	Preliminary Cost Estimates	Potential Resources	Timetable
<ul style="list-style-type: none"> Increase the amount of time that the code enforcement officer spends in Natrona. 	HTC	N/A	HTC, CRP	Ongoing
<ul style="list-style-type: none"> Hire a temporary code enforcement officer to work exclusively in Natrona. 	HTC	\$5,000-\$10,000	HTC, CRP, NAP	2009-2010
<ul style="list-style-type: none"> Hire a code enforcement intern to work exclusively in Natrona 	HTC	\$2,500-\$5,000	HTC, LGA, CRP, NAP	2009-2010
<ul style="list-style-type: none"> Contract with a third party to undertake code enforcement efforts. 	HTC	Using system similar to Tarentum, net cost is \$0	HTC, DCED, Shared Services Program, CRP, NAP	Ongoing
<ul style="list-style-type: none"> Train volunteers or municipal public works department employees to perform code enforcement tasks. 	HTC	\$1,000-\$5,000	HTC, CRP, NAP	2009-Ongoing
<ul style="list-style-type: none"> Encourage citizens to pursue private right of action and conservatorship 	HTC, NCTA	N/A	Natrona residents and property owners	2009-Ongoing

REVITALIZATION PLAN

Survey Results

General

Please rate Natrona in terms of the following:

Category	Excellent	Good	Fair	Poor
Place to own a home	1	27	41	20
Place to own a business	0	15	19	51
Job opportunities	0	0	10	79
Availability of places to shop	0	1	8	79
Availability and quality of recreational facilities/parks	4	17	30	38
Availability and quality of affordable housing	10	24	34	20
Availability and quality of housing for senior citizens	3	8	22	54
Availability of cultural activities (plays, festivals, music)	1	10	13	62
Feeling of safety and security	1	13	36	39
Availability of on-street parking	4	25	31	27
Overall quality of life	1	24	42	22

Physical Features

How would you rate each of the following features of Natrona?

Category	Excellent	Good	Fair	Poor
Riverfront access and riverfront development	7	15	23	42
Community entrance signs	4	16	38	29
Condition and cleanliness of streets and sidewalks	0	4	44	38
Condition of buildings	0	2	32	52
Street furniture (benches, lights, trash receptacles, etc.)	0	3	24	62
Street trees	0	14	31	43
Property maintenance (including vacant lots)	0	1	30	56
Historic preservation	5	7	27	50
Pedestrian and bicycle circulation and safety	1	6	39	44

The following elements could be improved in Natrona. Please rate the desirability of improvement to each of the following items:

Item	Very Desirable	Desirable	Neutral	Undesirable	Very Desirable	Total
Walking paths	23	28	24	7	3	51
Bike trails	18	28	29	3	6	46
Drinking fountains	10	21	41	5	7	31
Landscaping/flowers/trees	33	37	8	1	4	70
Parking	22	29	24	8	2	51
New sidewalks	31	31	14	3	2	62
Decorative lamp posts	27	23	21	9	3	50
Street cleaning	28	31	21	1	2	59
Street paving/resurfacing	29	34	13	1	4	63
Seasonal decorations	30	35	14	4	2	65
Improved police presence	56	22	5	1	3	78
Traffic flow improvements	15	25	39	3	2	40

If Natrona can attract new business and entertainment venues, how desirable is each of the following items to you?

Item	Very Desirable	Desirable	Neutral	Undesirable	Very Desirable	Total
Drug stores	27	26	24	4	3	53
Grocery stores	41	33	7	1	2	74
Barber shops	21	27	33	3	2	48
Shoe stores	13	16	47	5	2	39
Hardware stores	24	32	26	1	3	56
Furniture stores	13	15	49	5	3	28
Bakery	29	44	11	1	2	63
Sit-down restaurants	33	38	11	2	3	71
Specialty/ethnic food stores	27	24	30	4	3	51
Fast food restaurants	21	23	33	6	3	46
Clothing stores	13	26	40	4	2	39
Adult Arcade (Dave & Buster's)	16	23	36	6	4	39
Performing arts theater	15	22	35	8	6	37
Coffee shop/café	26	39	17	1	2	65
Youth center/teen center	43	32	8	3	2	75
Museum/art gallery	12	19	46	6	3	31
Arcade for children	30	32	17	5	2	62
Other:	2	0	4	0	0	6
Other:	2	0	4	0	0	6

Do you own a business in Natrona?

Yes	No
6	79

How long have you had this business?

Less than 1 year	1 to 5 years	6 to 15 years	16 or more
0	2	2	0

Do you own or rent the space where your business is located?

Own	Rent
8	0

How many people does your business employ?

Full-time	Part-time
8	0

What type of business do you operate?

- Deli
- Bar
- Property Rentals
- Apartments
- Funeral Home

Rate the availability of on-street parking in front of your business.

Excellent	Good	Fair	Poor
0	2	3	1

Rate the availability of off-street parking near your business/property.

Excellent	Good	Fair	Poor
0	2	3	1

Which best describes what you think you will do in the next two to three years?

Definitely keep my business in Natrona	2
Probably keep my business in Natrona	0
Probably move my business from Natrona	0
Definitely move my business from Natrona	2

What are the three most important things needed to attract businesses to Natrona?

Response 1

- Enforce curfews on "teens" who loaf all hours.
- Clean up vacant buildings/Clean sewers - Sewers smell so bad in summer that people gag & throw up walking past them.
- Build new homes (affordable)
- Main road access - having nice buildings right on River Ave. or Springhill.

Response 2

- Enforce trash clean ups especially alleys.
- Maintain empty lots, owned by Harrison Township.
- Build an extension to Pitt State College Campus.
- Natrona Bottling Co. - Why not have a pop machine outside - & why not market to this immediate area's restaurants?

Response 3

- Get landlords to paint and clean properties.
- Get businesses other than bars and clubs.
- A row or plaza from type availability. Ex: Laundromat next to a "corner store/convenience" next to police substation next to pop shop next to a tax office & magistrate.
- Drug users.

Attitude: How do you feel about Natrona?

How would you describe Natrona to a friend?

Responses

- Looks poor & sad.
- Natrona is a nice community place, but transient renters & absentee slum landlords are ruining the town.
- Before - Beautiful. Now - debatable.
- A friendly place to live.
- Dirty & run down.
- In need of help, with a few nice buildings left.
- Small town, poor, elderly population, friendly.
- An old neighborhood that unfortunately has some sections that have deteriorated.
- Natrona is not a good place to live or raise a family. Keep your doors & windows locked.
- Middle age & seniors friendly - younger generation poor.
- A town full of good people and memories.
- A place my wife has lived my whole live and has slowly gone down hill, abandoned buildings, unclean streets, drugs.
- My in-laws came from CA and my granddaughter said "Poor Gramma lives in such a dumpy town".

- Used to be great. Housing could be affordable if it were more a pleasant place to live.
- Dirty, unsafe due to mill violation of EPA laws.
- I love Natrona. Neighborly, friendly.
- Small, friendly community.
- Has potential, needs help.
- I used to like it here until I got robbed. Country, racist, expensive.
- Nice place to live but needs improvements.
- Could be much better.
- The low priced homes and rentals tend to attract a different class of people. Not all of Natrona is bad. My 1/2 block & neighbors are young working families & elderly & keep an eye out for our area.
- For the most part, a friendly community.
- Good place to live.
- Up & coming.
- Safe, home.
- Fair/good
- Good to poor.
- Friendly
- That it very rundown.
- Good place to buy a starter home. Easy access to good places.
- A great place to live.
- Poor
- Nice place but needs improvements.
- Lack of pride in home ownership, lack of transit (buses, cabs). One sense of community.
- Old town with lots of Polish/Slovak influences - but HUD & Section 8 are taking that charm away.
- A once nice area which has become less desirable to live in.
- Deteriorating neighborhoods.
- Not very proud - but it's cheap. A trailer park without the wheels.
- It is a dead community.
- I have lived here all my life, what more can I say
- Nice places to live
- Good homeowners, but slowly getting bad.
- Not the same as it was.
- It's invaded with drug dealers.
- Not like it was when I was a child (not even close).
- It used to be a well kept secret.
- Mill town that the mill takes for granted.
- Needs some improvements.
- Depressed. A nice town that Harrison Township forgot about!!!
- I probably would not describe it at all.
- Town inside of a steel mill
- I just tell them about "the way things were".
- Drug town that used to be very nice at one time.
- Is a town in a downward spiral being overtaken by drugs and gangs.
- Bad
- Disappointed. Dirty & dangerous.
- Beginning to be a slum area.
- A project.
- Slum district.
- Small town - run down.
- Poor
- Town in between 2 mills with lots of dusty air. But a great place to live.
- I like Natrona. Now not too great. But before it was great.
- Don't move. 2. A town where people mind their own business.
- "Hometown Advantage" People do know their neighbors (positive or negative)

- Don't like it. Not a good place to live or bring kids up.
- N/A
- Don't like it. Not a good place to live.
- An older Slovak charm; but too much influence, crime, with section 8, HUD. Older quiet town, on certain streets, some should be avoided.
- Used to love Natrona. Dirty, run down ghetto
- In a state of decay.
- Very poor, but slowly trying to improve itself.
- Beautifully located on the Allegheny River.
- It's all right, some things need fixed though.
- Nice place.
- Rundown.
- Not as good as it used to be.
- My home town for almost 60 years.
- An old city with a community group trying to revitalize.
- Good community/people
- Not very safe, not taken care of.
- Rundown.
- Was O.K. at one time. Too much violence & drugs now.
- Fair-good.
- Everyone should take care of their property - like they care.

If you need to meet someone who has never been to Natrona, and you want them to have a favorable first impression of Natrona, where would you ask them to meet you in Natrona?

Responses

- At my house.
- American Legion social club or PNA social club, my house.
- My house.
- By the river.
- At the lock.
- At my home. No matter where you go, the area has signs of being run down.
- My house.
- At my home. There is not a good place in Natrona. There are good people here - but they are slowly moving out.
- At my home.
- St. Ladislaus Church or the dam.
- Pine or Sycamore St.
- My home only.
- No idea. There is no landmark.
- By the dam.
- Pine Street to Sycamore.
- At home.
- River.
- At the New Mills Mall.
- No where.
- River
- Ajak Funeral Home parking lot.
- New park.
- Our home.
- New park
- St. Ladislaus Church
- Home
- American Legion, PNA
- PNA - American Legion - the new park.
- No
- My house.
- At my home.
- ?
- No
- Walnut Street. It's the least messy and quiet for now until the bar opens again.
- No place to meet other than my home (no restaurants in Natrona)
- There isn't a favorable first impression location.

- Cannot think of a favorable location.
- No where.
- St. Ladislaus Church
- My home - American Legion
- New park.
- P.N.A.
- At the bench across the tracks.
- PNA
- The playground
- At my home/ just beyond caution tape (I apologize for an inappropriate sense of humor)
- New park.
- I will meet you at the B.P. gas station.
- I would probably meet them in another town.
- Somewhere else
- In my home. I love my home & am proud of it.
- The gas station in Brackenridge. This town has no good impression anymore.
- My house
- In the Heights.
- My home.
- No such place.
- Nowhere.
- At my home. There is no other place.
- Nowhere. Take them to Natrona Heights.
- River
- Claypols Cranes then take them from there.
- ?
- At my house.
- Pine St. & River Road.
- I would invite them to my house.
- N/A
- There is no place to meet in Natrona. I'd have them come to my house.
- My house.
- Down by the river.
- Linden St. Pine St. Sycamore Spruce.
- St. Ladislaus and/or Bill's studio.
- By the new playground.
- Play ground on River Ave.
- The new playground facility.
- My dad's home.
- Pine Street, Linden and Spruce Street.
- On Blue Ridge Ave.
- To my home.
- Playground on River Ave.
- My home, future playground, Kuscuisko Club - Riverfront View.
- Unsure, maybe at the new park.
- Eddie Mack's if it's open.
- Playground, social clubs.
- My house.

What are the three best things about Natrona, i.e., things you want to stay the same?

Response 1

- Church (St. Ladislavs worship site)
- Friendly home owner and community pride.
- My neighborhood.
- Church
- Nothing.
- People watch out for each other.
- There are some beautiful old homes.
- There area a lot of good people in Natrona, but the bad ones are running our town. This is the only good thing about Natrona.
- Catholic Church
- The people
- Churches

- Funeral Home
- Nearness to river.
- River
- Friendly neighbors.
- River.
- The fireworks.
- Pleasant people.
- River
- My neighbors. We all strive to pick up garbage & tend to our houses & watch the children.
- Riverfront.
- Quiet streets.
- Natrona Comes Together
- People
- People
- Cheap housing
- The nice people
- The deli.
- My neighbors
- None
- Pleasant people
- Nothing
- Old style community
- We need changes.
- Housing costs unfortunately.
- I enjoy low home prices & square footage value (big house, small price)
- Nothing.
- Nice people
- Reasonable homes/rent.
- Clubs.
- Nothing
- Floyds Confectionary
- The ethnic neighborhoods
- Approx 1/3 of the residents have origins here.
- Taxes
- St. Ladislav Church
- That we get to know our neighbors when they first move in. Ask names, let

them know that we will help them with any questions they have & then be good neighbors.

- Taxes.
- The older people
- Good people.
- Nothing is the same.
- Privacy.
- Town needs total improvement!
- Friends & family.
- Funeral home.
- People
- Keeping nuisance bars (one on Walnut St.) closed. Even all bars.
- People who keep their places up.
- Street & snow removed.
- People's attitudes & pride!
- We need change. Not the same.
- We need change. Not the same.
- Quiet neighborhoods.
- Friendships with older people.
- Few remaining old bridges.
- Friendly people.
- Natrona Bottling.
- The new recreation facility.
- Friends.
- N/A
- P.N.A.
- Friendliness
- NCTA - Community group.
- Good homeowners and most renters.
- Friendly neighbors
- Pop shop
- Most neighbors
- Good neighbors
- Build up businesses

Response 2

- Ajak Funeral Home
- Affording housing & rentals.
- Catholic Church
- Riverside
- Relatively safe.
- There are some beautiful churches.
- The river & dam
- Park & river parks.
- Church
- Neighborly attitude.

- Low rent.
- History.
- History
- NCT - to keep up improvements.
- St. Ladislaus Church
- River
- Family
- Good people
- Good school district
- Where I park.
- Nice walking area.
- Nothing
- Older neighbors
- Very pleased with snow removal/public works.
- Affordable Housing
- Friendly homeowners.
- Hillside paths.
- Nothing
- New playground
- It's quiet until the "caution tape" goes up.
- Our church - St. Joseph
- N/A
- The historic buildings
- Low cost of living.
- Quiet (usually)
- Park & play area for children.
- Play park
- Halloween parade for children.
- The people who lived here for years.
- Spring clean up.
- Citizens who care about property appeal.
- More community parks
- Company row houses.
- Nice riverfront.
- Sense of Community
- Street furniture.
- River.
- N/A
- Boom Booms
- Familiarity
- Natrona Bottling Co.
- Cheap rent and housing.
- Housing on Walnut, Spruce, Pine, Linden, & Sycamore Streets.
- Floyds
- Little "corner" stores.
- Riverside location.
- Like what is going on at the park.

Response 3

- River
- Natrona Comes Together Assoc., doing a great job.
- Ethnic Clubs.
- Playground
- Steel mill is still here.
- Layout of streets
- Clamp down on landlords renting to lowlifes.
- Quaintness.
- Quiet at night.
- People.
- People
- The Churches - although they could use better parking lots & 'spiffed' up outside.
- Community involvement in revitalization efforts.
- Events
- School
- Social clubs
- Cheap homes
- The band building (restore it)
- Nothing
- Friendliness of people who have lived here a long time.
- Proximity to Rt. 28, Mills Mall, etc.
- Good churches
- Riverfront scenic
- River parks.
- Nothing
- Eddie Macks
- The police (public safety dept) could enforce or change their attitudes (enforce the rules/laws)
- Our dam.
- N/A
- Nothing

- Parks.
- Low taxes.
- Our street is quiet, with good families.
- River.
- Center Alley to be for pedestrians only.
- Police protection.
- Friendliness of local community!
- River front development.
- River view.
- Riverfront.
- School.
- N/A
- Churches
- I know probably 25% of the people.
- Riverfront.
- The new park that's being built.
- The steel mills presence.
- Allegheny Ludlum Steel Co.
- Things have gone down hill since I have lived here.

What are the three worst things about Natrona you would change?

Response 1

- Decrepit houses
- Section 8 and rental landlords not fixing their property.
- Drugs, violence.
- Tear down old houses.
- Drugs.
- Landlords who don't care.
- Riverbank is slag - ugly.
- Remove the transients who stay a week or two leave and come back.
- Property of most homes in bad condition - totally disgusting.
- Eliminate nuisance bars
- Weeds & garbage
- Tear own abandoned buildings
- Update & remodel big old buildings (empty now)
- Litter control/ garbage trash/knowing it's impossible but wouldn't it be great to be able to haul in or whack some of those rotten sloppy dirty kids who throw trash in your yard or on the street?
- Pollution from mill.
- Old run down bldgs. Vacant or lived in.
- Need trash receptacles at certain corners.
- Drugs Activities.
- Affordable homes to buy.
- Cleaning of the streets.
- Drugs
- Run down houses/ vacant houses.
- Crime
- Drugs
- Slum landlords
- Abandoned homes
- Drugs
- Slum landlords
- Drugs
- Drug dealers
- The new drain above Kuntz St. is clogged (fix that).
- Slum lords
- Slum landlords
- Cleaning of the street.
- Demolition of unsightly property
- Section 8 & HUD housing it is destroying the town.
- Condemned homes need to be torn down.
- Vacate, deteriorating homes.
- Dilapidated buildings - Tear them down!
- Wipe it out and start over.
- Drug dealers
- Slum landlords
- Drugs
- Section 8 removed.

- Drug user
- Bars closed (Grandma's, Slipper, Sisters Hotel)
- Move the trouble makers out.
- We are not appreciated as part of Harrison Township
- Garbage on streets/sidewalks.
- Slum landlords.
- Drug Dealers
- Grocery store
- Don't let anyone you don't know buy a house to rent it especially if they're out of towners, like Fla. Or Ca.
- Drug dealings.
- Remove the drugs.
- Drugs
- Need some stores (grocery).
- Slum landlords, drug dealers
- Crime
- No enforcement of property maintenance ordinances.
- Absentee landlords.
- People coming from Pittsburgh.
- Condemned houses.
- Clean up of run down houses & fire houses that are still an eyesore. Remove graffiti.
- Some of the new tenants removed.
- Parking.
- Kids that throw trash.
- All houses are covered with mill dirt.
- The dirt that comes from the mill and covers our houses.
- Placement for Section 8, HUD.
- Take a bulldozer to ***'s property. Fine every slum lord no matter who they're connected to, Including "****'" houses.
- Dilapidated houses & vacant lots.
- Chestnut Street revitalized.
- Drug trafficking
- Improve police patrol.
- Drugs.
- Everything.
- Property values.
- Nuisance bar that was just closed.
- Drug trafficking
- Drugs
- Slum landlords.
- Violence.
- Slum Landlords
- People need to pick up their garbage.

Response 2

- Garbage
- Unoccupied houses left to deteriorate over time.
- Slum lords.
- Make people clean around their houses.
- Dive bars & abandoned houses.
- More help from township - police, etc.
- Too many old, abandoned houses/empty lots (because of fires)
- Remove the drug dealers.
- Filth - garbage - all over yards. Pitiful condition.
- Pass ordinance to require all rental property owners to notify Township officials who is renting their property - Besides safety reasons - it would increase income from wage taxes.
- Empty buildings
- Home owners and landlords fix up homes and keep exterior free of junk and garbage.
- Clean empty lots & run down properties
- Curfew.
- Destruction of property & stealing

- Get rid of the drug dealers.
- Benches for bus stops.
- Condemned houses.
- Recreational center for the children.
- Stores
- Vandalism
- Garbage and neglecting dog owners! (Tie)
- Drugs
- Crime
- Bars - (not clubs)
- Community apathy
- Police
- Run down property
- Condition of homes and rental property
- Bad landlords
- Crime rate
- Drug dealers.
- Run down house
- More stores.
- People taking personal responsibility for their own property.
- Drugs.
- Illegal drug activity.
- Very unappealing appearance of neighborhoods
- Drug dealers & users - Bust them & take them away.
- Vacant buildings
- Deteriorating houses
- Transient renters.
- Pave the streets.
- Drug dealers.
- Drugs
- End Section 8 housing.
- Personal agendas=drugs
- People not policing their dogs.
- Kids walking the streets at night.
- Property neglect
- convenient store
- Have our police patrol the streets after a certain hour.

We had a curfew (9 P.M.) when I was growing up. Young as we were - we respected it and our parents.

- Police interaction
- Remove the gangs.
- Police
- Get rid of gang activity.
- Kids walking on the streets, littering, loud music.
- Dilapidation.
- Commissioners that care about Natrona.
- Abandoned property.
- Drugs.
- Drug dealer.
- Have a friendly neighbor. I have one, the other thinks he's too good for me and my wife & kids.
- Drug dealers gone.
- Environment contamination.
- Dog that bark 24-7
- The people that have dogs that put them outside and just leave them bark.
- Harrison Two. Police are not doing their jobs. Bring in state police, then there'll be no favors.
- Better street lighting.
- Dilapidated bldgs. Torn down.
- Abandoned homes
- Tear down all the burned and/or bad buildings.
- Bullies.
- Crime rate.
- Killing that happened lately.
- Section 8
- Transient tenants.
- Tear down abandoned buildings.
- Drug presence.
- No parking
- Keep streets clean.

Response 3

- Drug Traffic
- Trash and junk in front and back yards.
- Out of town trouble makers.
- Make rent landlords responsible for their properties.
- Blacks.
- Overall clean up.
- No fire department.
- Remove Section 8 housing.
- Safety a big factor. Not safe during daylight or evening hours. Your ordinance officer - Mr. Misejka is a total waste. He is not doing his job. If he can't handle it - get rid of him. I like to see him live around an area with garbage & waste.
- More police protection with a police officer on foot or bicycle patrol.
- More businesses.
- Bring in some businesses.
- Restrict owners of 4 or 5 dogs to keep them quiet. Pine St. is awful.
- All kids on street after certain hour should be hauled in because they're usually guilty of something. Then FINE the parents who won't care anyway!
- Poor bus transportation for workers who need public transportation.
- Garbage collected for years in alley ways & back yards & old garages.
- Bus service on Sunday.
- Slum landlords.
- Police protection.
- Little sit down cafes.
- Condemned houses.
- River Ave. and Springhill - The entry roads thru town - Almost every single home on River needs attention esp. the businesses. Gillette's building by the stop sign should be torn down. Looks terrible & scary!
- Dilapidated buildings.
- Too many nuisance bars.
- Unkempt homes
- Houses
- Out of town renters.
- Police protection
- Better parking.
- Move the mill so I could see the river.
- Not paying for garbage pickup.
- Little sit down café.
- Allegheny Steel is a better community partners-more eco friendly. D. Taxpayers work either to assist gov't to clean up, take down and remove all debris clogging the sidewalks. E. Removal of all unsightly dumpsters, yard debris, dead trees, etc. or be fined after a period of time (3 weeks) or less. F. Repair broken sidewalks, streets. G. Plant trees in area between sidewalks & streets. H. Laws requiring removal of snow from public sidewalks.
- Buildings area in awful condition.
- More police presence in Natrona and not just in Natrona Heights. We do not get a discount on our taxes because we live in Natrona. We area both considered Harrison Township.
- Crime.
- Taxes & assessments vs. land/building values are bad. Too high!
- Slum lords.
- Drugs.
- Too many vacant homes.
- Fix up river bank.

- No police protection.
- Get rid of drug dealers!!!
- The mill is not visibly interested in this area and the air quality "sucks". I can see it on my vehicle.
- More speed limit signs & watch children signs.
- Inspect homes before renting. Garbage on properties. Litter everywhere. Enforce ordinances!!
- The water, it is horrible. D. Air quality
- Gas station
- Safe environment for children and adults. D. The speed of drivers.
- Remove the undesirable people who do nothing with their lives.
- No jobs
- Get rid of guns on streets.
- Enforce ordinance, clean sidewalks, garbage in back yards. Junk.
- Noise.
- Commissioners let Natrona fall to the bad condition the town is in.
- Needs business strategy. Need new housing or home improvement plan.
- People not caring about their property.
- People's attitude.
- Clean or power wash the houses outside on federal street. D. Have a Christmas decorating contest. Have a winner for each street like receive a free ham or turkey or invite the families for a dinner or breakfast somewhere. 1
- More cleanliness.
- Tearing down vacant homes.
- People that don't care how their houses look outside.
- People that don't care how their house or yard looks and they know there's nobody going to do anything about it.
- Clean the sewers - once a year. D. Improve the railroad crossings. E. Steps to river & a boat launch.
- Absentee landlords made to repair buildings.
- Dead beat landlords.
- Run the trash out of the town.
- No food stores.
- Too many ethnic differences.
- Not enough stores.
- Dead beat land lords.
- Section "8" and poor landlords.
- Clean unkempt alleys/houses.
- Buildings that need fixed or torn down.
- Drugs.
- Have respect for others.

Which best describes how you think Natrona has changed over the past 10 years.

The area has become a more desirable place to have a home or business.	8
The area has become a less desirable place to have a home or business.	70
The area has not changed much as a place to have a home or business.	9

Which best describes how you think Natrona will change over the next 10 years.

The area will become a more desirable place to have a home or business.	41
The area will become a less desirable place to have a home or business.	19
The area will not change much as a place to have a home or business.	25

Demographics

To better assess the survey perspectives, please provide us with the following information. All answers are confidential. Your name is not required for this survey.

Do you own or rent or own your home?

Own	Rent
71	14

Do you have children between the ages of 5 an 18 years?

Yes	No
18	65

Which of the following categories best describes your employment status?

Full-Time	42
Part-Time	5
Retired	23
Student	3
Homemaker	5
Unemployed	3

How old are you?

Under 18	4
18-24	1
25-44	24
45-64	42
65 or older	17

Gender:

Male	Female
40	45

Do you live in Natrona?

Yes	No
87	2

If yes, for how long?

Less than 1 year	0
1 to 5 years	14
6 to 10 years	7
11 to 20 years	21
20 or More	42

If you live in Natrona, which best describes what you will probably do in the next few years?

Definitely stay in Natrona	27
Probably stay in Natrona	37
Probably move from Natrona	14
Definitely move from Natrona	9

Comments & Suggestions

- NCTA keep up the good work! You are trying to help!
- Section 8 and rental landlords accountable for their property maintenance and repair to standards; pass legislation (Sen. Ferlo) for Section "8" (government subsidy). Houses and rental property inspected before buying (paid by buyer/seller). Dumpster trash and junk available each month for 1-2 streets each month for homeowners; landlords pay for their own dumpsters. Definitely need a senior citizen and youth center; possible Slovak Hall Gym or skateboard wall for youth ctr; bank on PRCU Club for senior citizens ctr. Contact American Legion or PNA to sponsor discount dinners or fast food and social activities for senior citizens (both have a separate hall & kitchen). Contact homeowners of unoccupied homes to consider selling at best low price or sheriff sell before homes deteriorate too bad over time. *Thank you - Keep up the good work.

- More help and cooperation by citizens.
- Let's get on with having those old houses torn down. Please work on closing Gramma's Inn forever.
- More police presence - I almost feel like I live in the Hill District. I would never walk the streets @ night by myself. Tear down all the abandoned, run down, dangerous buildings. Hold people accountable for the care & presence of their homes. My husband says this used to be a great place to live & grow up. What happened? I feel we made a very poor investment in buying our house here & I think we will have a very difficult time selling it. *The latest shootings have done nothing but confirm my determination to move!
- We seem to get a lot of the wrong type of people. Landlords who don't care about their properties. The people who did care are moving because of how the town looks and the trouble makers who seem to have just about taken over.
- Some of the options in this survey are unrealistic (museum?). Because of the economic downturn, there probably will not be money available to improve Natrona, so some long-range planning may be more realistic than attempting quick solutions.
- If the neighborhood keeps deteriorating I will try to sell the house & move. By adding security fencing, my neighbor and I feel more comfortable but we need more lighting and the enforcement to tear down dilapidated buildings by their owners must be more strictly enforced.
- You can try to organize associations but it you will get nowhere. Just walk down Center Alley & look around & you wonder how a good town at one time got to be so run down. Take a look at Brackenridge & Tarentum flats & that puts Natrona to shame. Everything gets stolen or run down. You can blame Harrison Twp. commissioners - because it has been said by them - they don't care what happens in Natrona. All they care about is getting our tax dollars. They are not doing their job & the only way you can change that is to get them out of office. Brackenridge & Tarentum decorate for the holidays - nothing seems to get stolen or broken. What does that tell you - because they care about Brackenridge and Tarentum whether it is in the flats or up on the hill. Wake Up People.
- Township officials must become more actively involved in improving housing neglect & safety conditions. The more houses that are eliminated the less tax base for the entire Township & the more tax burden on the Heights property owners. They must be made aware & recognize that fact.
- We need a campaign so people will take pride in this town, instead of the negative things. "Natrona is our home, and I am proud of it."
- Would like to stay in Natrona since my wife grew up here, but if things don't improve we will be forced to move. Although I have spent thousands of dollars and hours remodeling my home myself, which is about 100 years old.
- The police are doing a good job trying to keep the drug element under control, and safer for the residents. The NCTA is doing a great job.
- Natrona Comes Together has put forth many fine efforts and are doing a great job. If we all pitch in, in our own little way, I see promise. If we keep it up, maybe the undesirables will move their drugs, etc. to another

location. At least with the previous drug busts, they know someone is watching.

- Probably stay in Natrona only because I probably couldn't afford to move.
 - I think the rental & other properties that are not kept up should be fined and checked on regularly that they be kept up to code or torn down & people should have to keep their property clean. Make small parks in vacant lots - hire someone to keep them nice.
 - Empty lots owned by the Township need made into small garden parks, volleyball courts or other quality of life activities. Have 5A bus start about 8:00 instead of 9:20 and run limited basis on Sunday.
 - Develop riverfront. Clean lots, take down bad houses. Things for senior & kids to do.
 - Drug dealers are all over the place and homes have been invaded. No one seems to care about people's property. I would like the houses surrounding my home (names address) to be torn down so the area can be more attractive.
 - Is Allegheny LUD willing to give any contributions/donations (if even the can use it as a write off) since they frequent our roads and cause much dust/dirt to our property? We are a proud mill town, or should be, could be the NEW mill town! Even 'adopt' Natrona as their mission to help clean up it's home too, to welcome the strip mill.
2. Are we sure that our taxes are fairly distributed to Natrona and the Heights? And tax cuts as incentive for new businesses and home owners taking over vacant property.
- Need for more representation by council. Our own Township Rep.
 - Youth center, fast food, nice homes.
 - Vacant homes, more police protection, eliminate drugs, need senior & youth centers, clean up property, improve riverfront.
 - Riverfront improvements. Improve property repair and maintenance. Raze bad houses. Involve social clubs to support community. Police protection. Senior citizens centers/ youth center.
 - I think Pat Walters, who is my neighbor and friend, does great deeds for our town and has a true passion for it. I tried to get an abandoned lot 1 house away from mine in the program for vacant lots and was denied. I want to know how to get this property for a reasonable price.
 - Many elderly live here - there are no conveniences for people without transportation - food stores, post office, daily store, small delis, restaurants, banks, hardware store.
 - Please help in not reopening the bar on the corner of Walnut Street. It is nothing but bad people who cause so much destruction and noise on our street. Also, you should require the landlords to paint & clean up the rental properties they own, and they should do a check-in 1-2xs every 3-5 months on renters.
 - Please make sure that businesses buying homes up in Natrona and renting them out make sure these renters are employed and not involved in drugs. Fine homeowners that do not keep their grass cut or accumulate trash on their properties and make everyone else's property an eyesore also.

- The number and appearance of vacant homes is absolutely sickening. Since this lowers the value of homes in the area, individuals do not take pride in ownership and improve the appearance of their own home.
- Very disappointed in the Ordinance Officer's lack of enforcement of codes - tear down the garbage buildings. Very poor air quality - especially from the slag dump. Really need stop signs @ Kountz & Kuhnert St. intersection.
- Drugs improved. Police protection, senior citizen place, youth center, deli or small grocery store, property maintenance.
- Fast food/grocery store, more police protection, low interest loans to homeowners, landlords to repair and maintain homes/rental property, raze bad homes, curfew for youths.
- Natrona used to be such a pleasant place to live. You could walk to midnight mass at St. Vlad's safely and now you can. This town has become a horrible place to live!!!
- NCT has made efforts to change or improve "things" but I feel that some residents and/or children deliberately undid the NCT efforts - neighborhood clean ups.
- We need a new city commissioner & board, that cares for use & will help us instead of ignore us. We need new leaders. Tear down vacant buildings. Get rid of drug dealers!!
- I feel if good effort is put into revitalizing Natrona, and getting the community involved, it would be more desirable for people who already live here to stay.
- Natrona needs to get some kind of street cleaning crew. To pick up glass and take care of sidewalks, so you can safely walk your dog on the sidewalk. *Desperately in need of gas station/convenient store.
- Speed limit & stop signs need to be reinforced. Need to get rid of all the drug dealers & slum lords. Town needs to have more recreational things to do for children & they need to be safe doing them. Need to tear down all vacant buildings. Money being spent on playground is a waste - it will be trashed shortly after it's done by the dirt bags!
- Clean it up - remove the drugs and gangs! Get the police to do their jobs - not protect the problem people.
- Good luck.
- I was born & raised in this town and it breaks my heart. I'm afraid to even walk my dog anymore. Would never go out at night.
- The best thing that has occurred is razing of buildings. Slum-lording needs to stop. Is there an ordinance officer? Look by walking/driving the town. If ordinances were followed, town would be in better condition. Are there commissioners? Get rid of stray cats. Mailboxes in town would be nice.
- The Commissioners we have are not involved with any thing we do. They have not had an original thought - ever. They come around for having their pictures in the newspaper.
- Just one - my neighbor called the Boro on me cause of my grass we almost got a citation when his grass was just as bad and he has had a undone fence for over 8 months that's an eyesore for me & my family to go sit in the back yard. My other neighbor ***** and her family are wonderful & I enjoy living beside them. Thank you.

- More police patrol hardly see them here. Person is afraid even to go to church. Clean the town of those bums hanging around corners. Some sidewalks are pretty bad. Try to tear some of the empty homes where kids hang out. Please bring out Natrona back as it was safe & beautiful Thank you for trying. Close the bars in town.
- People that have dogs should when taking them for a walk keep them on leash if they do their business clean it up. Other than that keep them on your own property. Not running loose. Don't throw trash on streets or sidewalks. And have respect for your neighbors.
- Thanks for all the hard work, time & effort by the NCTA Committee. Your efforts are making a positive change!
- We need police to ride around in Natrona to see the fire that the burn garbage. And the people run their stop signs.
- Take down old buildings. Get on those landlords that buy vacant bldgs. to fix them.
- Some people think its all right to burn anything they want in their yards including garbage. Most people go right through stop signs on our street because they know there's never a police officer around to catch them.
- Get rid of the + + + + + + and drug dealers and the crackheads - junkies will follow. Burn Granma's Inn to the ground. I'd fire the police get new officers, they're too scared of this place or they take bribes favors from these kinds of people.
- The Commissioners representing Natrona should be required to live in Natrona.
- I think the town is trying to change, but it was very bad for very long time. If we could clean update the vacant lots - burned-out bldgs - rundown houses - we could begin to see progress. And begin to attract more desirable people, business, etc.
- Police patrol needs to be more strict.
- Youth center. Fast food.
- I was not born and raised here, but I have lived here for 19 years. The area has changed significantly since, mostly negatively. However, I believe if we all work together to make a change, it can & will happen.
- We need a lot of all kind of stores. Senior citizen center & senior living. Better police protection. More riverfront activities.
- Homeowners and landlords more responsible in maintenance of homes. Sherriff sale houses before they get too bad. Youth and Senior Citizens centers. Local codes to maintain homes, yards, landscaping. More small businesses. Improve riverfront.
- Concerns about the increase of violence. The only activity that is available is going to the bars or clubs. Nothing for the children.
- Need more police. Too much drug activity and violence. Need to get park done at end of town and patrol it so people don't vandalize it. More access to river.
- Available garage rentals. Use vacant lots for parking in certain areas. Available storage rentals. Fishing & boating access to river. Clean up front & back yards (more dumpsters). Low cost loans for homeowners.
- We need landlords to clean up their places and be more particular who they rent to. Homeowners also need to clean things up. We need more businesses and more police around!