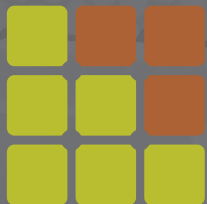


MID-CITY RENAISSANCE DISTRICT

CITY OF PITTSBURG, KANSAS

MAY 2017



MID-CITY
RENAISSANCE DISTRICT

AN EPA BROWNFIELDS AREA-WIDE PLAN



This report has been formatted for two-sided printing.



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Photo: Clay piping at the Mission Clay property

1 Introduction

The Mid-City Renaissance District Area Wide Plan provides a master plan and implementation strategy for revitalizing a large area located in the center of the City of Pittsburg. The mostly vacant and underutilized area represents a premier opportunity for redevelopment; however, the presence of contaminated brownfield sites from historical industrial uses poses a major hurdle to new investment and development.

This plan is the first step towards overcoming that hurdle by creating a common community vision for the Mid-City Renaissance District and providing the steps and strategies to realize that vision.

Section Contents

- 1.1 Project Overview
- 1.2 Review of Existing Reports
- 1.3 Public Engagement

1.1 Project Overview and Description

The City of Pittsburgh received a Brownfields Area-Wide Planning Grant from the U.S. Environmental Protection Agency (EPA) to support community-based planning for the assessment, cleanup, and reuse of a large area in the middle of the city. The area has several hazardous and potentially hazardous sites attributable to the industrial legacy of the area, which was one of the most active industrial locations in the city. Pittsburgh was a center for mining and smelting and the project area experienced considerable unrestrained handling of hazardous materials.

Development has been constrained because of this presence of hazardous materials, as well as a lack of planning, problematic zoning, and ownership changes. Despite these challenges, the project area has many advantages from which to build off, including proximity to the downtown and Pittsburgh State University, the presence of a large city park (Schlanger Park), and significant access to arterial roadways.

About the EPA Area-Wide Program

The project was funded through an EPA Area-Wide Planning Grant (AWP) that grants funding to “communities to research, plan, and develop implementation strategies for an area affected by one or more brownfields.”

Area-wide plans are intended to inform the assessment, cleanup and reuse of brownfields properties and promote area-wide revitalization.

The Program’s goals are to create plans for brownfield areas that are: (1) protective of public health and the environment; (2) economically viable; and (3) reflective of the community’s vision for the area. The Mid-City Renaissance District Plan was developed to meet these goals for the City of Pittsburgh through a process following EPA’s guidance, as described in the next section.



Project Methodology

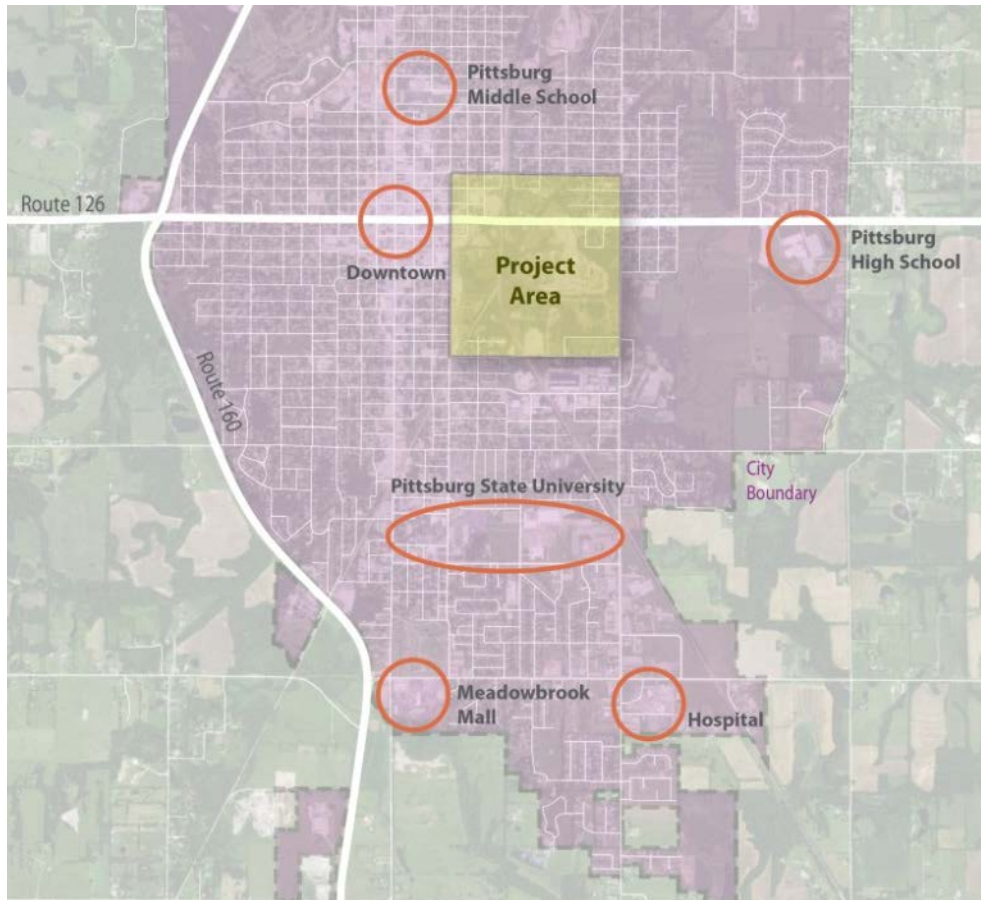
The planning process was designed to maximize engagement of community residents to ensure that the vision and plan for the Mid-City Renaissance District respects the needs, concerns, priorities, and ideas of the local community. The extensive public engagement process is summarized in Section 1.4.

To supplement the community and stakeholder input, a team of experts inventoried and analyzed the project area and its surroundings. A Consulting team made up of firms specializing in Planning, Community Engagement, Engineering, Environmental Analysis, and Market Analysis worked closely with the City’s Advisory Committee throughout the process. The consulting team facilitated the public input process, analyzed existing conditions, and led the master plan and implementation strategy development.

Project Area

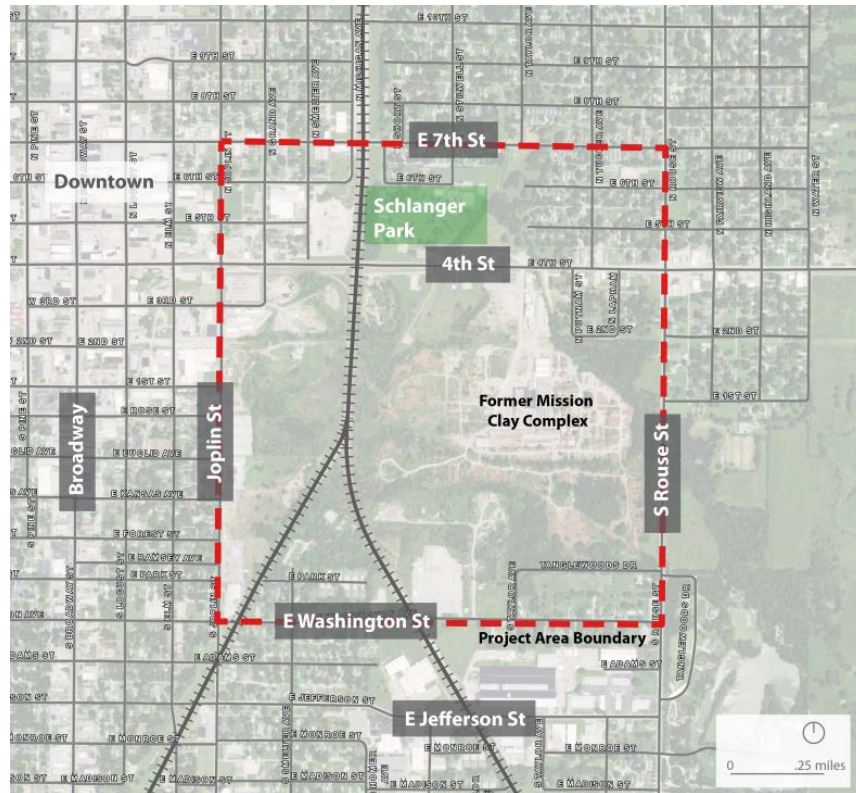
Regional Location Context

The Project Area is centrally located in close proximity to downtown Pittsburg and Pittsburg State University. Route 126, one of the major east-west thoroughfares, runs through the Project Area as 4th Street.



Project Area Location Detail

The Project area is bounded by E 7th Street, Joplin Street, E Washington Street, and Rouse Street. Schlanger Park falls within the Project Area while the former Mission Clay Complex represents the largest portion of the Project Area. The Project Area features a mix of uses including light industrial, commercial, and residential areas in addition to large swaths of vacant land.



Mid-City Renaissance District's Industrial History & Environmental Legacy

The Project Area's industrial history largely mirrors that of Pittsburg. Over the course of the past 140-plus years there were significant industrial activities including commercial coal mining, zinc smelting, and clay pipes and products manufacturing. Each of these uses represents potential environmental contamination of the Project Area today.

Commercial Coal Mining



Towards the end of the 19th century the first coal mining shafts were put into the earth under present day Pittsburg; however, prior to that, mining had been done by striping

the land using scrapers and shovels. In 1898, there were thirty coal mines within five miles of Pittsburgh. The industry peaked around 1915 when there were 4.8 million tons of coal produced by Crawford County. The coal industry declined significantly starting in 1920 as the use of substitutes such as oil, natural gas, and hydro-electric was increasing.

Zinc Smelting



Zinc smelting is the process of removing spelter (metallic zinc) from ore using large furnaces that required massive amounts of coal to operate. A number of smelters were built in and around Pittsburgh at the end of the 19th century. At the time the facilities were dangerous as well as serious polluters. As the smelters closed in the early 20th century, they left behind land heavily contaminated by heavy metals such as lead, cadmium, arsenic, and germanium.

Clay Products Industry

Coal was not the only valuable natural resource found in Pittsburgh, as the area was also found to be rich in clay deposits. A number of clay products factories sprang up around the area, including the W.S. Dickey Clay Manufacturing Company that was located in the present day Mid-City Renaissance Project Area.

Known as the “tile factory,” by 1909 it was producing 100 tons per day. It produced a variety of pottery types and Pittsburgh became a major pottery center. In 1987, Mission Clay bought out Dickey Clay and operated the facility until 2013 when the facility closed permanently.



Summary

The Project Area has been home to many uses that are known to produce hazardous contamination. In addition to coal mining, zinc smelting, and clay pipe manufacturing, other current or past uses in the Project Area that may have caused contamination include¹:

- Gas stations
- Railroad freight depot
- Salvage yards
- Laundromat
- Grain elevator
- Trucking facility
- Lumber yard
- Auto repair businesses
- Bulk oil storage
- Landfills
- Planing mill (lumber)

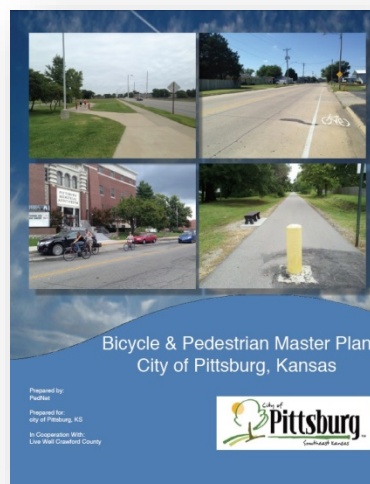
1.2 Review of Existing Plans

The planning for the Mid-City Renaissance District included a review of existing plans and documents to ensure that the final plan builds on existing efforts and aligns with the goals and strategies that have previously been developed. The following documents were reviewed:

- Bicycle & Pedestrian Master Plan (2015)
- Housing Needs Assessment & Strategy (2014)
- Pittsburg Comprehensive Economic Development Strategy
- Mid-City Renaissance Student Project: Schlanger Park / Clay Creek (2016)

Bicycle & Pedestrian Master Plan (2015)

The Plan was prepared for the City of Pittsburg in cooperation with Live Well Crawford County as a strategy for making the city more bike and pedestrian friendly through specific street, sidewalk, and trail projects. The plan analyzed existing facilities and found that many sidewalks are in need of repair or replacement and that there is a need to improve on-street facilities such as bike lanes. The plan suggested removing an existing traffic lane or lanes on Rouse Street adjacent to the project area and replacing the lane(s) with bicycle lanes.



The plan also found that there is an opportunity to build new trail connections. One priority trail project includes a new connection from the Farmers Market to Schlanger Park Trail, which falls within the Mid-City Renaissance Project Area and should be factored into the District planning process. Another potential trail project was identified along the existing rail corridor in the Project Area to connect Schlanger Park to the East Side Trail.

¹ Note that some of the areas affected by these have already been remediated

The projects in and around the Project Area should be factored into future plans for the District. The final plan should also encourage pedestrian and bicycle circulation in general through trails, bike lanes, and other facilities to support the citywide effort of enhancing bicycle and pedestrian transportation.

Housing Needs Assessment & Strategy (2014)

In 2014, the City commissioned a study of the housing market to assess current and future housing needs. The key findings of the assessment included:

- Population and housing growth have been slow over the past decade.
- The City's housing stock is relatively old, but affordable.
- The vacancy rate for rental units is relatively low, especially for affordable units (as opposed to market-rate units).
- Barriers to housing development include:
 - High land and infrastructure costs for developers
 - Lack of readily available land
 - Limited supply of moderate income homes
 - Lack of credit worthiness of potential buyers
- A major opportunity, however, is for new construction of moderate income homes, which currently have long wait times due to the lack of supply

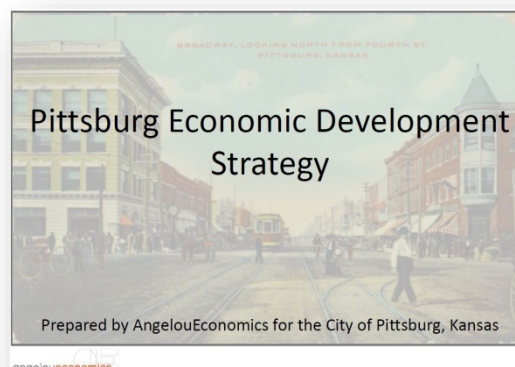
The Assessment recommended several actions that are relevant to the Mid-City Renaissance District planning effort, including:

- Enhance housing and amenities in the Downtown Area
- Expand the supply of moderate income housing
- Establish neighborhood associations and planned subdivisions
- Expand housing for seniors with emphasis on affordable housing options
- Build short-term housing for young professionals, consultants, and families (especially near major employment centers)

Overall, the assessment paints a picture of a city in need of new housing, especially in the downtown area where the Mid-City Renaissance District is located. This indicates that housing uses should be examined in the planning process.

Pittsburg Comprehensive Economic Development Strategy (CEDS)

The CEDS was the result of extensive research and community engagement and presents an economic development strategy based on the strengths, weaknesses, opportunities, and threats faced by Pittsburg. One of the key opportunities identified by the CEDS was



INTRODUCTION

the potential for more partnerships and collaboration between the City and Pittsburg State University.

Some of the relevant findings in the report include:

- The city's limited housing options, and specifically a lack of mid-priced homes and lack of multi-family housing options compared to other college towns, is a challenge for future economic growth.
- The limited retail sector and lack of entertainment options is also an economic weakness of the city.
- There are high rates of poverty and skilled workers are difficult for businesses to find making future business growth difficult.
- There are opportunities for growth in specific industries including Advanced Manufacturing; Creative & Technical Services, Health Care, and Destination Retail & Entertainment.

The CEDS indicates that there are challenges and weaknesses that may limit the potential of the Project Area, but there are clear opportunities and needs including housing and entertainment options, as well as future industrial and business growth as the economic development strategies are implemented.

Mid-City Renaissance Student Project: Schlanger Park / Clay Creek (2016)

This student project examined the hydrologic conditions upstream from the Mission Clay area and made suggestions for its future and the future of the floodplain area located in the Project area. The project was done specifically to help inform the planning process. The report identified mitigating flooding as a priority for the project, especially through natural areas. The student report also suggested integrating recreational uses into the floodplain such as trails.

1.3 Public Engagement

Over the course of the project, the consulting team facilitated two public open houses for residents to learn about the project and offer ideas, insights, concerns, and other feedback on the future of the area. A series of stakeholder interviews were also conducted to gain insight and knowledge from local experts.

Public Open House #1

The public was invited to an open house on April 12th, 2016 at the Memorial Auditorium Convention Center with drop-in hours between 11 a.m. to 7 p.m. Approximately 100 community members came to the open house to share their ideas for the redevelopment of the Project Area. Feedback was collected via a number of interactive stations covering different topics such as types of potential uses (recreational, retail, housing, etc.), an overall vision for the area, opportunities and barriers, and others.

A follow-up modified Open House event two days later presented preliminary draft alternatives for redevelopment based on the consulting team's findings and public input.



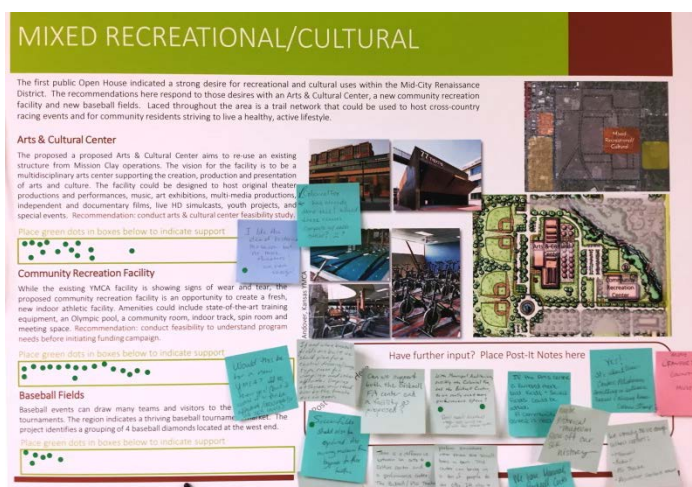
Members of the public provide input on the future of the Project Area at the open house



Jere Tatich, lead designer, drafts land use concepts based on the public's input

Public Open House #2

Following the first open house, the consulting team drafted a vision statement and guiding principles for the Project Area. The team also presented a preferred future land use strategy for the area based on feedback on the draft alternatives presented during the first open house. The future land use strategy divided the Project Area into sub-district development zones, each with their own set of draft implementation recommendations.



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Scenes from the 2nd Public Open House

The public was invited to provide feedback on the vision, principles, and the future land use strategy at the second open house held on November 15th, 2016 at the Memorial Auditorium. A draft site plan for a portion of the Project Area was also presented for feedback.

Enlisting Partners

This plan was designed to seek assistance from a variety of partners in formulating and implementing the vision and principles of the Mid-City Renaissance District. The successful creation and implementation of this plan required the input and participation of a number of important stakeholders, including City Councilors, community leaders, and landowners in the Mid-City Renaissance District. These groups were engaged through in the composition of the Steering Committee, on-on-one interviews, the Open House events.

Steering Committee Meetings

Five Steering Committee Meetings were held over the course of the Mid-City Renaissance District planning process, each with a different focus. The diverse knowledge and expertise of the Steering Committee was drawn upon to discuss key elements of the plan and vet important ideas and approaches prior to public open house events. These meetings focused on a range of topics including assessment of existing conditions, articulating a vision, evaluating options and reviewing the Master Plan and key implementation and remediation strategies.

Municipal Stakeholder Sessions

As municipal employees have an intimate working knowledge of the Mid-City Renaissance District, and its political, social and economic context, they are invaluable partners in the planning process. These targeted sessions broadened the planning team's access to local expert knowledge and advice beyond the Steering Committee. Additionally, politicians have access to and represent a wide constituency, and as such they provided a key point of access to the broader community.

Key Stakeholder Sessions

These targeted consultations with key stakeholders and stakeholder groups were conducted early in the course of the project. These sessions were designed to inform community members about the study process; discuss, record and incorporate their views and opinions; and, identify the issues and concerns of primary importance to stakeholders.



Photo: Mission Clay Site

2 EXISTING CONDITIONS

The Project Team conducted an inventory of existing conditions in the Project Area and its surroundings to better understand the redevelopment potential of the site. The inventory and analysis examined a broad variety of conditions including character, land use, regulatory controls, environmental constraints, infrastructure availability and condition, traffic and transportation considerations, and others.

The inventory and analysis of existing conditions was used to formulate redevelopment plans that are responsive to and respectful of site and community characteristics.

Section Contents

- 2.1 Demographic Overview
- 2.2 Market Opportunities
- 2.3 Physical Conditions
- 2.4 Environmental Considerations
- 2.5 Strategic Sites

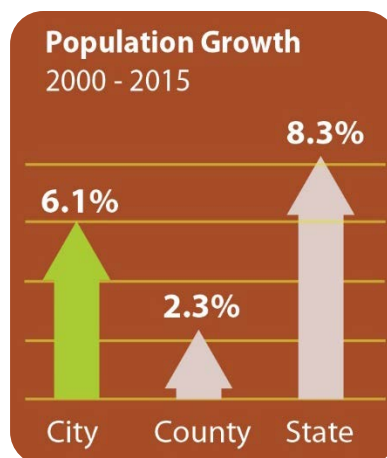
2.1 Demographic Overview

Population

The population of Pittsburg has been growing faster than Crawford County, but slower than the state of Kansas overall. From 2000 to 2015, the City added approximately 1,170 new residents.

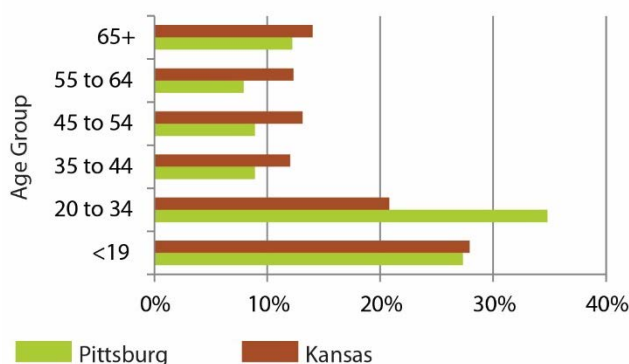
Population Trends				
	2000	2010	2015 Est.	Change 2000 - 2015
Pittsburg	19,243	20,233	20,409	6.1%
Crawford County	38,242	39,134	39,134	2.3%
Kansas	2,688,418	2,853,118	2,911,641	8.3%

Source: U.S. Census Bureau



Age

As a result of the student population, the city's median age of 26 is substantially lower than the state's median age of 36.



Occupations

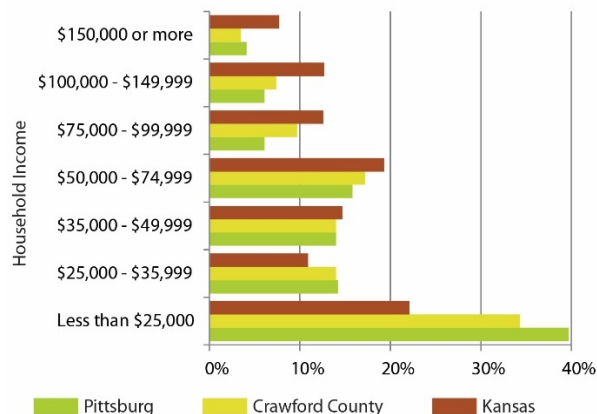
Approximately one-third of employed residents have jobs in management, business, science, and arts.

Employed Residents by Type of Occupation	
Type of Occupation	Total
Management, business, science, and arts	3,162
Service	2,120
Sales and office	2,320
Natural resources, construction, and maintenance	600
Production, transportation, and material moving	1,479
Total	9,681



Income

The median household income in Pittsburg is relatively low at \$32,400 compared to \$36,500 in Crawford County and \$52,200 in Kansas overall.



Education

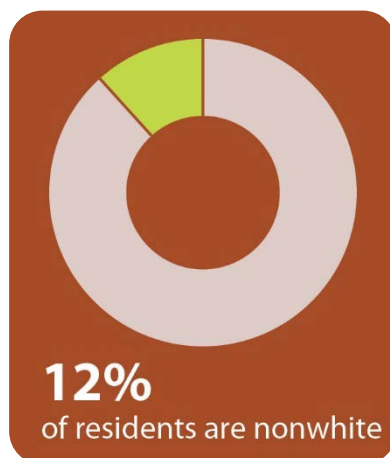
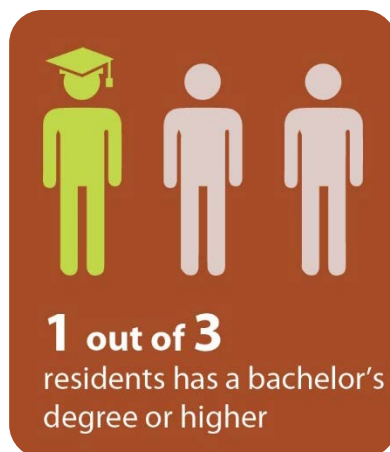
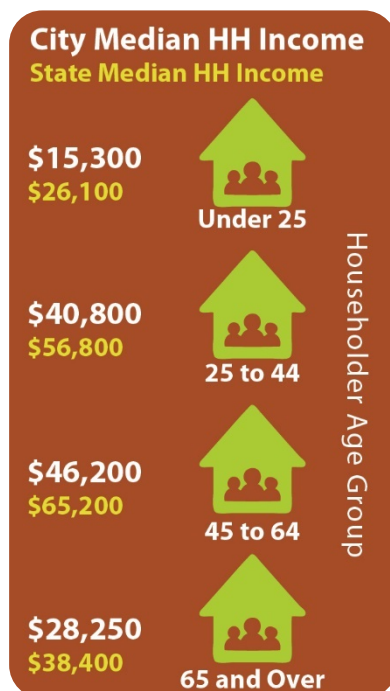
Pittsburg residents are better educated relative to Crawford County and the State with 43% of the population age 25 and over having received some type of college degree.

Educational Attainment (Population 25+)			
Highest Level of Education	Pittsburg	Crawford County	Kansas
High School Graduate	22%	28%	27%
Associate's Degree	9%	8%	8%
Bachelor's Degree	20%	18%	20%
Graduate or Professional Degree	14%	11%	11%

Source: U.S. Census Bureau

Race

The City of Pittsburg is 12% nonwhite making it more diverse than Crawford County (8% nonwhite), but less diverse than the State of Kansas (15% nonwhite).



Planning Takeaways - Demographics

The demographic analysis reveals some key points that are important to factor into the Mid-City Renaissance District Plan. These include:

1. **There are challenges associated with a relatively low-income population in the City**

Households in the city are relatively lower income compared to both Crawford County and the State of Kansas. This has several implications for the District including potential constraints on housing and retail development.

Housing development typically requires certain sale or rent price thresholds to be feasible from a private developer perspective. Lower income households in the city may limit the feasibility of building certain types of housing products. Therefore, new housing on-site will likely need to be targeted towards market segments that can afford market-rate apartments. It should also be noted that due to low income levels, there is likely demand for affordable housing. The city may wish to explore options for including an affordable housing component as part of the District Master Plan. It's important to note that research conducted by Pittsburg State University and market research for this project have both indicated that there is market demand for mid-level housing within Pittsburg.

Relatively lower incomes also affect retail development potential in the District. Less income equates to less retail spending, which may deter potential retail businesses from establishing locations in the city – especially national chains with specific site-selection criteria related to income. As the level of household income increases, Pittsburg can expect to see more commercial and retail development follow.

Other challenges include the potential difficulty in raising public funds to implement the plan such as bonds or increases in property taxes. It may mean that creative funding solutions may be required for implementation such as public private partnerships or tax increment financing (TIF).

2. **Plans Should Factor in the Young Population**

One of the most unique things about Pittsburg's population is its young population – largely the result of being home to Pittsburg State University. Potential elements to consider in planning for this population group include desired amenities, which include parks, trails, walkable places, diverse entertainment options, and restaurants. Planning should not exclude the needs and considerations of other age groups such as the growing senior population, but the large youth population should be factored into the District Plan.

2.2 Market Opportunities

A real estate market analysis was completed to understand current market conditions to identify market feasible development opportunities for the Mid-City Renaissance District. The analysis also identified strategic economic development approaches for

catalyzing business and job growth in target industries to potentially increase demand for new real estate development. The results of the analysis are summarized in the following sections.

2.2.1 Real Estate Development Opportunities

The real estate market opportunity analysis focused on four specific sub-markets: (1) multi-family residential, (2) retail, (3) office, and (4) light industrial/R&D. The key findings for each sub-market are presented below with additional details following.

Key Market Analysis Findings		
Use Type	Development Recommendation	Description
Multi-Family Residential	200 to 300 rental units (2 to 3 multi-family buildings).	Primary Target market for units is young professionals (recent grads & millennials). Primarily 2-bedroom units with on-site amenities.
Retail	50,000 to 80,000 Square Feet (phased)	Demand exists for retail businesses including food and beverage; clothing stores; pharmacies; home goods; and sporting goods
Office	Up to 25,000 Square Feet (max)	Little office demand exists overall, but there is potential demand for co-working or "work bar" type of office space.
Light Industrial	Up to 25,000 Square Feet (max)	Any industrial space would likely be "build-to-suit" flexible tech space.

Multi-Family Residential



Key Findings | Multi-Family Residential

- Market Support for **2-3 large apartment buildings of 110 units each** (approximately 200 to 300 units of phased development)
- Limited existing housing inventory not meeting demand
- Demand from grad students, young graduates, Millennials
- Multi-family development should include amenities: Wi-Fi, pools, trails, social areas, fitness centers, etc.

The existing housing stock is concentrated in single-family homes and is relatively old.

There are nearly 11,300 housing units in the market with single-family detached homes representing 71% of the total inventory or 8,000 units. The city's housing stock is relatively old and dated making it less desirable than newer modern or renovated housing options. The average age of housing structures in the market is nearly 50 years old and approximately 25% of housing units were built prior to 1939. The age of the housing stock indicates that there is likely need for modern housing units.

There is a lack of rental units in mid- to large-scale buildings.

The market's supply of rental units is concentrated in older single family homes – either as entire home rentals or units in converted single-family homes. There are an estimated 1,600 multi-family units in buildings with 5 or more units; however, half of these units are in small buildings (4-6 units).

The greatest market opportunity is housing for young professionals and millennials.

As a college town home to Pittsburg State University and its 7,500 students, the city has steady demand for housing catering towards a younger population, especially from graduate students and recent graduates. Young couples and beginning families were also identified as a potential target market segment. Approximately 34% of the market area population (8,500 people) is in the age 21 to 35 range; however, there are less than 500 units in newer apartment complexes, which indicates that there is likely unmet demand for housing catering to this age cohort.

Housing development targeted young market segment needs amenities.

The greatest multi-family market demand is for units in larger buildings and complexes that offer a rich variety of on-site amenities. Typical amenities in high demand include: Wi-Fi; swimming pool; In-unit laundry; outdoor spaces and common areas; upscale kitchens (stainless steel appliances); fitness centers; and balconies/patios. Additionally, proximity to downtown and being within walking distance of stores and entertainment options is highly desirable. The target market segment also places a high value on access to trails, bike paths, and public transportation.

New apartments are in high demand.

New apartment units are renting for a substantial premium over older rental units. Typical 2-bedroom units rent for approximately \$725 per month compared to many older units that rent for around \$400 per month. The preference for more modern units, combined with the amenity offerings of newer units, is responsible for this premium difference. There are also indications that vacancy rates for new multi-family units are very low below 5%, which indicates high demand and potential for new development.

Recent major multi-family developments, including the EDGE at Rouse and the Summerfield Apartments, have been very successful and demonstrate proof of market demand. These developments primarily targeted the student population, which had previously been a relatively untapped market.

The city's market can absorb a significant number of new rental units at premium price points.

The City can absorb between approximately 200 and 300 new rental units due to low vacancy rates and unmet demand for modern rental inventory. Estimated absorption rates are approximately 50 to 100 units per year. Buildings of approximately 110 units each are recommended.

The analysis found that price points of \$1.10 to \$1.30 per SF/month are achievable in the market. This range generally equates to monthly rental rates as follows:

- 1 BR - \$650 to \$800 per month
- 2 BR - \$1,000 to \$1,200 per month
- 3 BR - \$1,200 to \$1,500 per month

There is also some limited potential for higher-end loft-style units in desirable downtown areas. These types of units could potentially command rents of up to \$2,000 per month for a 2-bedroom unit.

Retail



Key Findings | Retail

- Market support for up to 80,000 sq.ft. of retail development
- Retail potential for: restaurants, pharmacy, clothing, sporting goods, home goods, specialty foods.
- Target market is young consumers; mid-price point retail
- Small-format; walkable retail most feasible

Local consumer base is relatively low-income, but far ranging.

Households in the market area are generally low-income and, on average, have only approximately \$23,000 in annual “spending income.” This relatively low figure is likely a barrier for major national chain retailers to enter the Pittsburgh market. On the positive side, Pittsburgh has a large market draw area and functions as a retail destination for the area within 25 miles of the city.

Students and millennials are the target market opportunity for retail.

The student body of PSU represents a significant consumer segment, especially given the propensity among this cohort to spend compared to older population groups. The average age of this customer base is under 30 years old, while the average age of the local market area is only 35 years old. Therefore, new retail should be targeted to this younger demographic.

There is unmet market demand for retail in select categories.

Estimated retail demand from consumers in the market area was compared to actual sales in the market to identify “opportunity gaps” in specific retail categories. Overall, there is an opportunity within the region to capture a portion of \$152 million in current unmet demand (sales). There were several retail categories where existing businesses are not meeting consumer demand, including the following:

- | | | |
|---------------|-------------------------|-------------------|
| • Restaurants | • Grocery stores | • Home Centers |
| • Pharmacies | • Specialty food stores | • Clothing stores |
| | • Sporting goods | |

EXISTING CONDITIONS

The greatest retail development opportunity is food and beverage establishments. Pharmacies and sporting goods stores also have significant potential.

The market can currently support 50,000 to 80,000 square feet of retail development.

There is immediate potential for approximately 50,000 square feet of new retail space. An additional 30,000 square feet may be feasible if new on-site housing is developed, which would support this additional retail space. The objectives of the retail program include:

- Develop a retail destination for the downtown attractive to residents and visitors
- Provide retail, restaurants, and amenities to any of the residential units built within the Mid-City Renaissance District
- Provide an attraction element to attract and retain Millennials and recent college graduates

Retail development program should target young consumers.

To meet the preferences of the target market, the recommended retail program is for small format retail in a walkable setting, rather than being car-oriented. The retail mix should be geared towards establishments that are more youth-oriented including clothing stores and restaurants that are “hip.” Retail development should also be experiential as this target market prefers shopping “experiences.” Health and fitness-related retailers are likely to be successful given the target market and existing supply and demand conditions.

Office



Key Findings | Office

- Market support for a maximum of 25,000 sq.ft. of office
- Limited overall demand but potential for co-working or work bar type of space
- Economic development/business attraction efforts may increase demand for office space

There is some vacancy in office market with most product available on a for-sale basis.

The office inventory is estimated to be 220,000 SF with an estimated vacancy rate of approximately 10%, including for-sale and for-lease office properties and spaces. Most of the available inventory is for-sale with prices ranging from \$44 to \$71/SF. Available properties are generally clustered around the Broadway corridor. Many office buildings are between 30 and 50 years old, but the majority have been renovated. Spaces that are available for lease are being offered for approximately \$15/SF. Office space inventory is generally Class B with older buildings and limited amenities.

Stagnant employment and population growth means little demand for future office space.

In general, office space demand is tied to business, job, and population growth. Population growth has been fairly anemic recently, suggesting that the economy is not

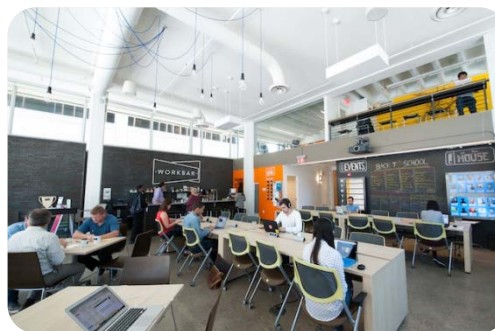
growing in any substantial manner. Additionally, the Pittsburgh region has actually experienced job losses in some recent quarters.

Significant new office development only feasible with economic development efforts.

There are opportunities to catalyze economic growth by building off the city's existing industry clusters and competitive strengths. This is discussed further in the next section. Depending on the economic development activities of the city, new demand for office space may be generated. The type of office product in demand will depend on the industry categories on which the city focuses its efforts. Without industry job growth, there is unlikely to be substantial demand for new office space in the near future with the current supply satisfying demand in the near term.

Some potential for unique “niche” office product.

Up to 25,000 square feet of office space may be feasible given current market conditions. This space would need to be co-working or “work bar” type of space. These types of spaces offer flexible arrangements for multiple individual and small users featuring common work and social areas, shared services, and shared amenities such as printers, broadband, etc. This type of space would need to be located relatively close to downtown to be successful.



Example work bar space

Light Industrial / R&D



Key Findings | Light Industrial/R&D

- Market support for a maximum of 25,000 sq.ft. of light industrial
- Limited demand but potential for flexible tech space
- Demand may exist for R&D space linked to PSU or advanced manufacturing

Existing industrial parks likely to absorb most space demand.

Industrial space, including warehousing space, is not currently in high demand. Furthermore, the Pittsburgh market has several industrial parks with available space that is likely to absorb any demand in the near-future. These existing parks include:

- **Northeast Regional Industrial Park** (3 buildings for sale; 7 tracts of land available)
- **Airport Industrial Park East** (3 lots for sale)
- **Research and Development Park** (11 city owned sites)

EXISTING CONDITIONS

- **Southeast's Industrial Park** (50% availability)

Industrial spaces generally rent for about \$2 to \$4/SF triple net (tenant pays all taxes, insurance and maintenance plus all utilities) for warehouse space and slightly higher for improved space.

Limited potential for specialized space.

The current market could potentially support up to 25,000 square feet that is targeted towards specific industry clusters. This space would need to be well-outfitted with technology in order to be suitable for research and development linked to PSU. The space may also be in demand for advanced manufacturing. This space would likely be “built-to-suit” when a specific tenant or tenants with space needs is/are identified.

Potential to induce demand for industrial space.

While current market conditions do not support the addition of substantial new industrial space, the city has existing strengths and assets that can be leveraged to generate new economic development, which could potentially increase demand for industrial space. This is discussed further in the section below.

2.2.2 Targeted Business Attraction Opportunities

The targeted business attraction strategy considered a number of factors including: the competitive strengths and weaknesses of Pittsburg, the city's existing industry clusters, and economic trends at the national, state, and regional level. This analysis was used to identify key target industries with the best chance for success for attracting businesses to the City.

Key Economic Strengths and Weaknesses

The Pittsburg region has many competitive advantages including a high quality of life, low cost of living, a major educational institution, and a strategic geographic location. Major weaknesses, however, include a lack of housing options suitable for a young and skilled workforce as well as a lack of downtown amenities and entertainment options.

Competitive Strengths and Weaknesses - Pittsburg, KS	
Strengths	Weaknesses
Strategic Location (Logistics and access to markets)	Available sites lack infrastructure; brownfields
Labor market work ethic and manufacturing knowledge	Lack of housing for millennials and young professionals
Transportation, utility, and telecommunications infrastructure	No direct access to major air hubs
Higher education and training programs	Limited downtown entertainment options and amenities
Available sites and buildings	
Supportive economic development environment	
High quality of place and low cost of living	

Workforce

The city's workforce is better educated than national averages with 21% having earned bachelor degrees compared to fewer than 18% at the national level. Another 9% have earned Master's degrees compared to 7.5% in the U.S. The most common type of occupation among the workforce is office administration (14% of all jobs) followed by sales (10%) and education (8.2%). Of note, there is a high concentration of workers in occupations related to social services while there is a relatively small portion of the workforce engaged in computer and math occupations compared to national levels.

One of the key workforce issues facing Pittsburgh is the inability to retain recent graduates. Evidence suggests that graduates are leaving the area due to a lack of suitable amenities and entertainment options, as well as a lack of quality jobs.

Target Industry Clusters

Several target industries are recommended based on the analysis of national, state, and local economic trends as well as Pittsburgh's existing industry strengths and assets. These industry clusters, shown in Figure 1 on the following page, represent the best opportunities for business attraction and growth.

The industries shown below were identified as priorities. Other potential opportunities may exist in retail and accommodation, fabricated metal manufacturing, electronic product manufacturing, plastics manufacturing, and wind turbine energy.

Figure 1: Target Business Attraction Industries for Pittsburgh



**If linked with industry cluster near Wichita*

Targeted Business Recommendations

Develop the Workforce Pipeline

The primary recommendation to support economic growth in the targeted industries is to align educational and training programs at PSU with the skills required by businesses within the target industries. This will create a workforce pipeline providing skilled workers to current and future businesses.

Retain PSU Graduates

Graduates of PSU typically leave the city after completing their program of study. Evidence indicates that a lack of attractive housing, jobs, and entertainment options are the primary reason for this “brain drain.” Effort should be made to offer a greater variety of housing options, including modern rental apartments, and enhance the quality of life in Pittsburgh.



Develop a Business Attraction/Marketing Program

The program should target businesses in the identified target industry clusters, with a focus on those clusters that are also growing at the national level.

2.2.3 Planning Takeaways – Market Analysis

1. The Mid-City Renaissance District Should Feature a Mix of Uses

The market analysis indicated that a variety of different uses would be appropriate and feasible for the District including residential, retail, office, and light industrial uses. It is important to note that while the market analysis identified immediate potential for new development, the large size of the District means there is not sufficient demand to fully build out the full District with new buildings, and therefore a phased approach to development will need to be considered. It also means that other uses should be considered on the site beyond the private development of housing, retail, office, and light industrial.

2. Residential Uses Should Feature Strongly in the District Plans

Strong demand for housing indicates that residential uses should be a substantial component of future uses in the District. Plans for the district should especially include market-rate apartments. The city's available housing stock is not aligned with current housing demand. This unmet demand is primarily for multi-family apartments that are new, modern, and feature on-site amenities. The age and condition of single-family homes suggests that there is also unmet demand for new homes.

3. The District Should be Pedestrian Friendly and Walkable

Millennials, including students and young professionals, were identified as the primary target market for housing and retail development. This market has a strong preference for places that are walkable and pedestrian friendly, including those with sidewalks, trails, and development patterns that put shops and amenities within walking distance of residences. Pedestrian friendly and walkable places are also highly desired by baby boomers and empty nesters that are becoming increasingly interested in living in these types of places

4. Recreation, Open Space, and Cultural Uses are Appropriate to Include in the Plan

Parks, open space, recreational uses, and cultural amenities are important to include in the District plan as they are also desired by the target housing and retail market. These types of amenities make private investment more feasible by creating an attractive, sought-after area where people want to live, work, and visit. As previously discussed, due to the size of the site and existing market conditions, it is not feasible for the entire site to be developed in the near-term. Therefore, it is important to consider other appropriate uses for the District such as recreation and other uses that will help satisfy community needs.

5. A Portion of the District Should be Reserved for Business and Industrial Growth

Pittsburg has untapped economic development potential. With the right policies and programs the City can generate economic growth, which would generate new demand for office and industrial space. Therefore, it is important to “reserve” space in the District for future business growth.

2.3 Physical Conditions

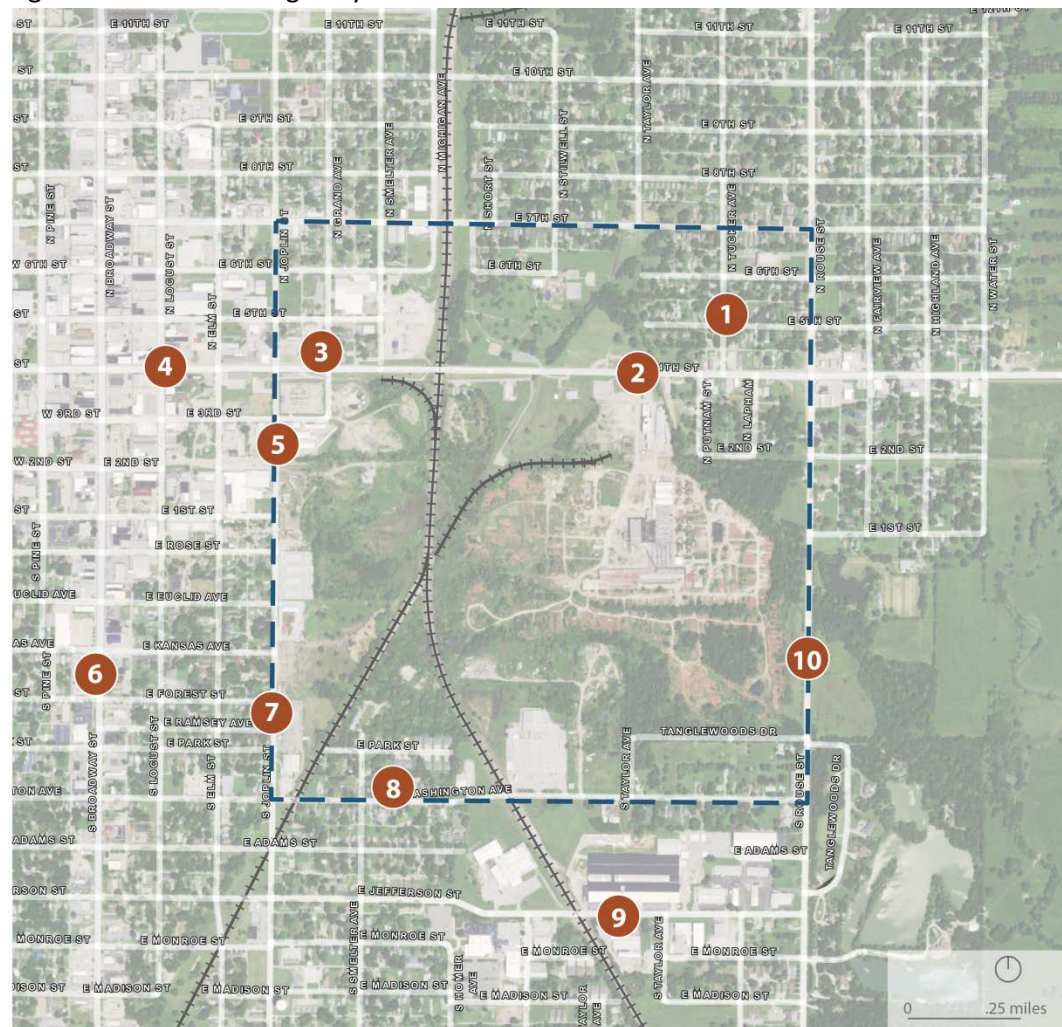
This section documents and analyzes the physical conditions of the Project Area and its immediate surroundings. The following sub-sections are included:

- 2.3.1 General Character
- 2.3.2 Land Use Patterns
- 2.3.3 Zoning
- 2.3.4 Transportation Assessment
- 2.3.5 Utilities

2.3.1 General Character

The general character of the Project Area and adjacent areas is low-density with buildings that are relatively old and dated. The residential areas are primarily one-story single-family homes. Many of the commercial and industrial buildings in the area are in need of improvements. The map below corresponds with character images found on the following page.

Figure 2. Character Image Key





Planning Takeaways – General Character

1. *Low Visual Quality of Some Areas Pose Challenges*

Some areas in and around the site, especially industrial or former industrial areas, are unattractive and may pose challenges for future development – especially from the perspective of a private developer or potential residents. It may be necessary to mitigate some of these visual concerns in key targeted places. Examples may include landscaped buffers and improved streetscape conditions. For some places within the District, it may include long-term plans to redevelop certain low quality buildings.

2. *Low Density Surroundings Important to Factor into Plans*

Future development on the site should be designed to form a cohesive built environment with the surrounding areas. As such, new buildings should not be dramatically different in scale from existing development, especially along the perimeter areas of the District directly adjacent to existing development.

2.3.2 Land Use Patterns

Land use patterns are an important part of understanding how the city and its different areas function, as well as how development has occurred in the past. These patterns help inform the planning for the future form and function of the Project Area.

The Project Area is predominantly low-density industrial and resource based uses with much of the industrial land concentrated south of East 4th Street. There are, however, concentrated residential areas at each of the four corners of the Project Area.

The adjacent land uses to the Project Area are also important to consider as future development should be compatible with surrounding uses and form a cohesive urban environment. An examination of properties within 1,500 feet of the Project Area shows that residential uses are most common, both by acreage and number of properties.

Figure 3. below shows the mix of land uses in the Project Area and the mix of land uses found adjacent to the Project Area. Land use maps for each area can be found on the following pages and attached in the appendices.

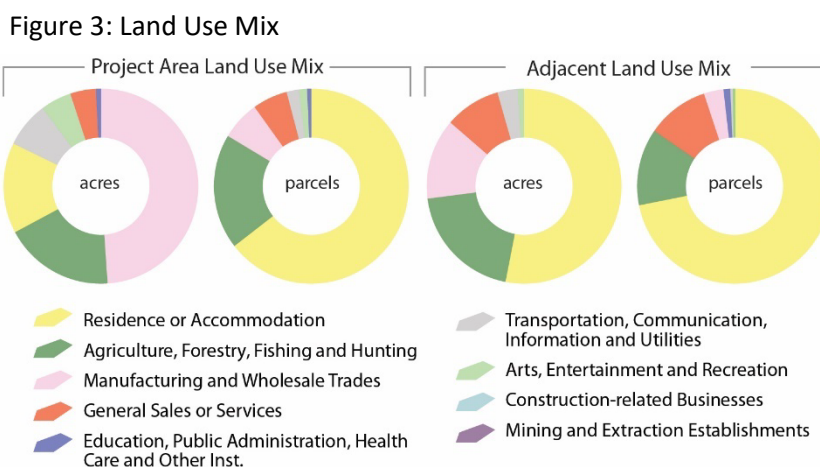


Figure 4: Project Area Land Use Map

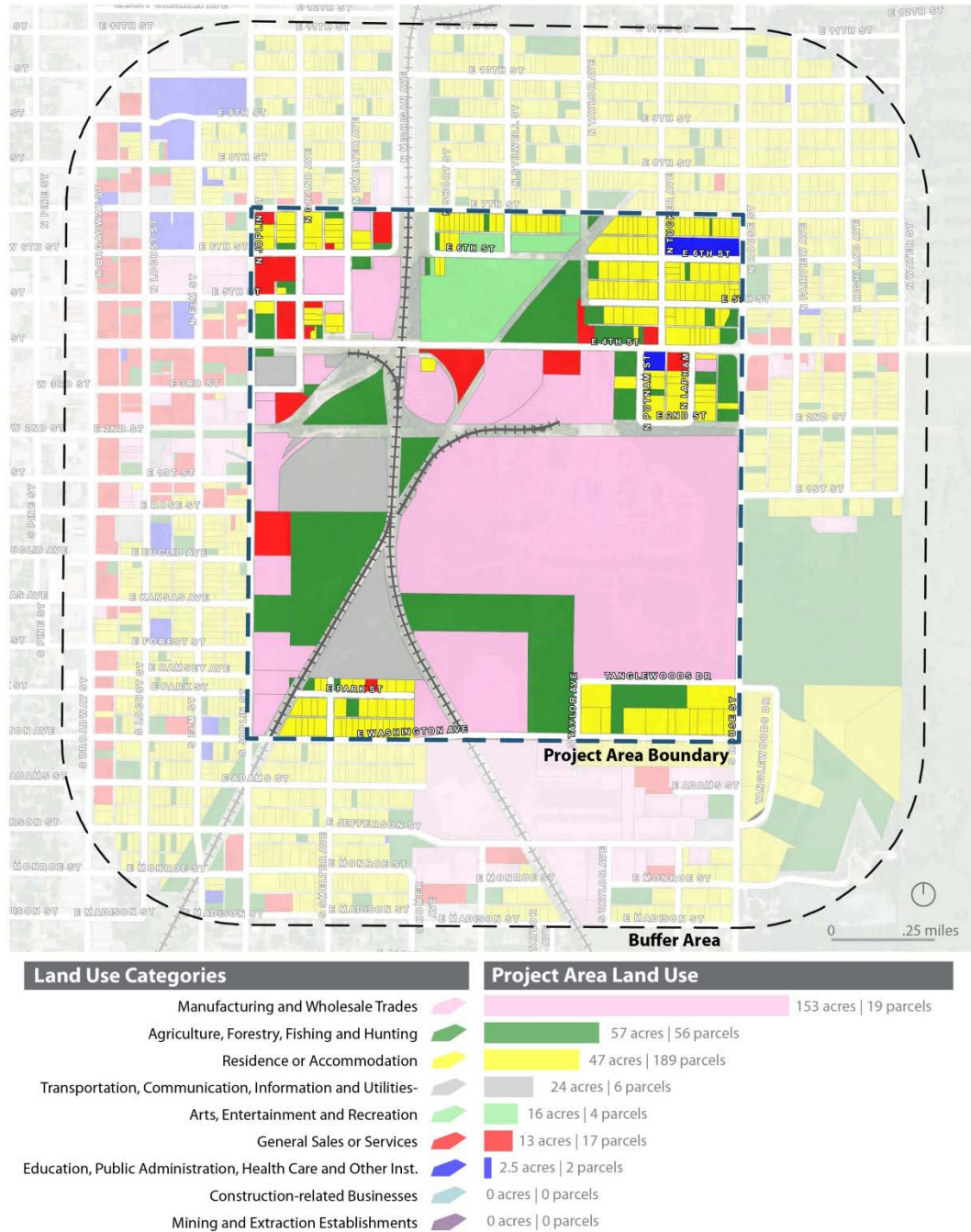
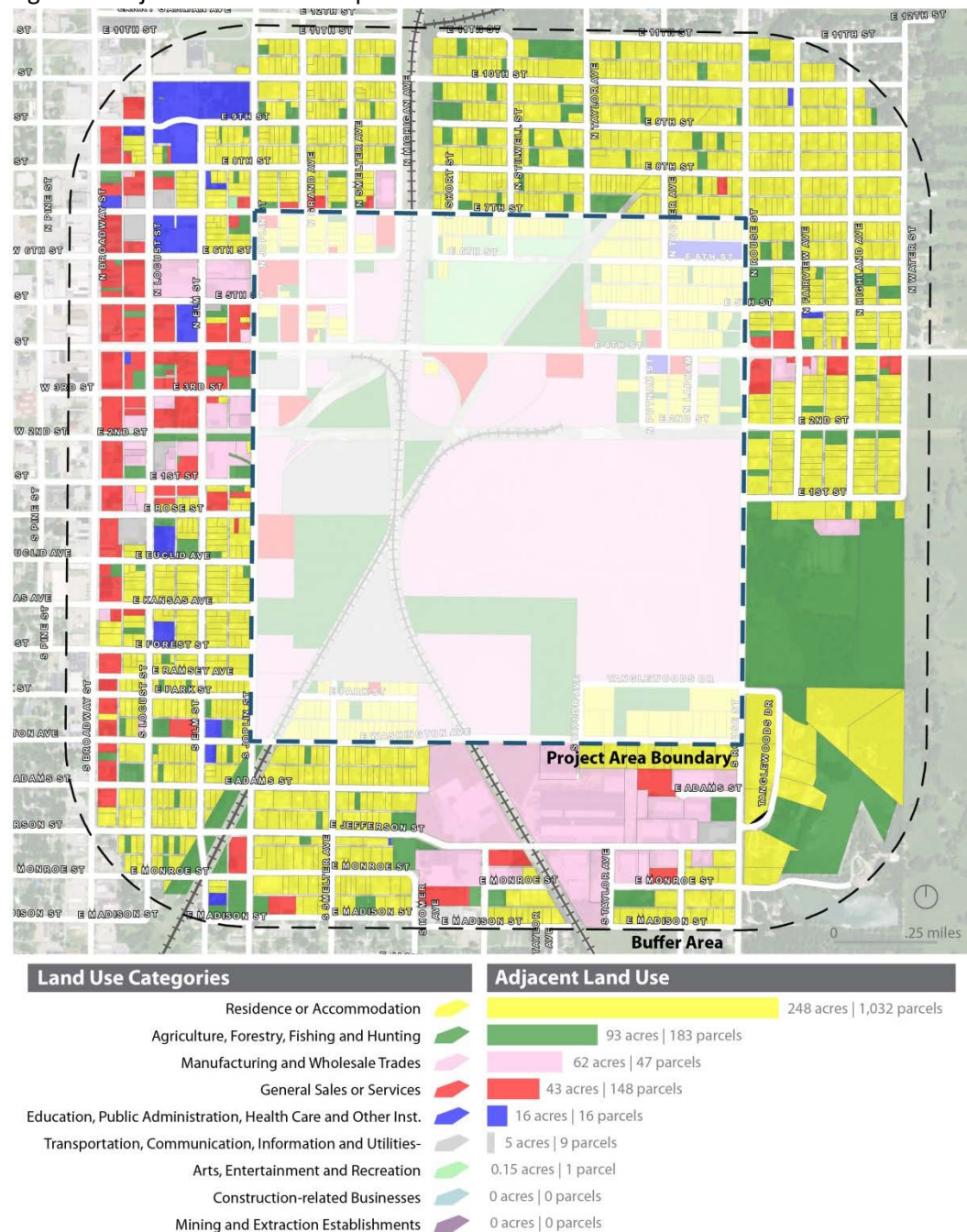


Figure 5: Adjacent Land Use Map



Planning Takeaways – Land Use Patterns

Future Uses Should Respect Adjacent Residential Areas

Residential uses account for more than half of the adjacent land use mix while within the District residential uses account for only a small portion of the land area. This indicates a “mismatch” between land use types that should be considered in future plans. Due to the surrounding residential neighborhoods, future uses should be compatible with housing, which would exclude heavy industrial uses and uses that

generate significant truck traffic. The interior of the District may be suitable for some uses that may not traditionally be adjacent to residential uses, as long as they are compatible with other proposed uses on the site. The fact that the Mission Clay property is surrounded by residential uses also means that future plans should consider shifting the land uses on the site more towards residential to make the District better integrated into its surrounding context.

Opportunity to Build Out 4th Street Commercial Corridor

The land use patterns reveal two major commercial corridors including Broadway (running north-south) and 4th Street (running east-west). The corridors intersect in downtown Pittsburg. Existing land use patterns show that the 4th street corridor running through the District has commercial uses that are “broken up” and not right next to each other. The District Plan should help create a unified commercial corridor – especially along portions of 4th Street along the western portion of the District connecting into downtown.

2.3.3 Zoning

Existing zoning illustrates the type of development that is currently allowed within the Mid-City Renaissance District. Zoning that does not align with the proposed uses in the plan for the District will need to be revised.

The Mid-City Renaissance District is largely zoned industrial including a significant amount of land zoned IP-3, Planned Heavy Industrial. The zoning of peripheral areas of the District allow for uses including single family residential, two-family residential, medium density residential (low rise apartments, townhouses, condos, group homes), and general commercial. Figure 6 on the following page shows current zoning within the District. A zoning map is also included in in the appendices.

Planning Takeaways – Zoning

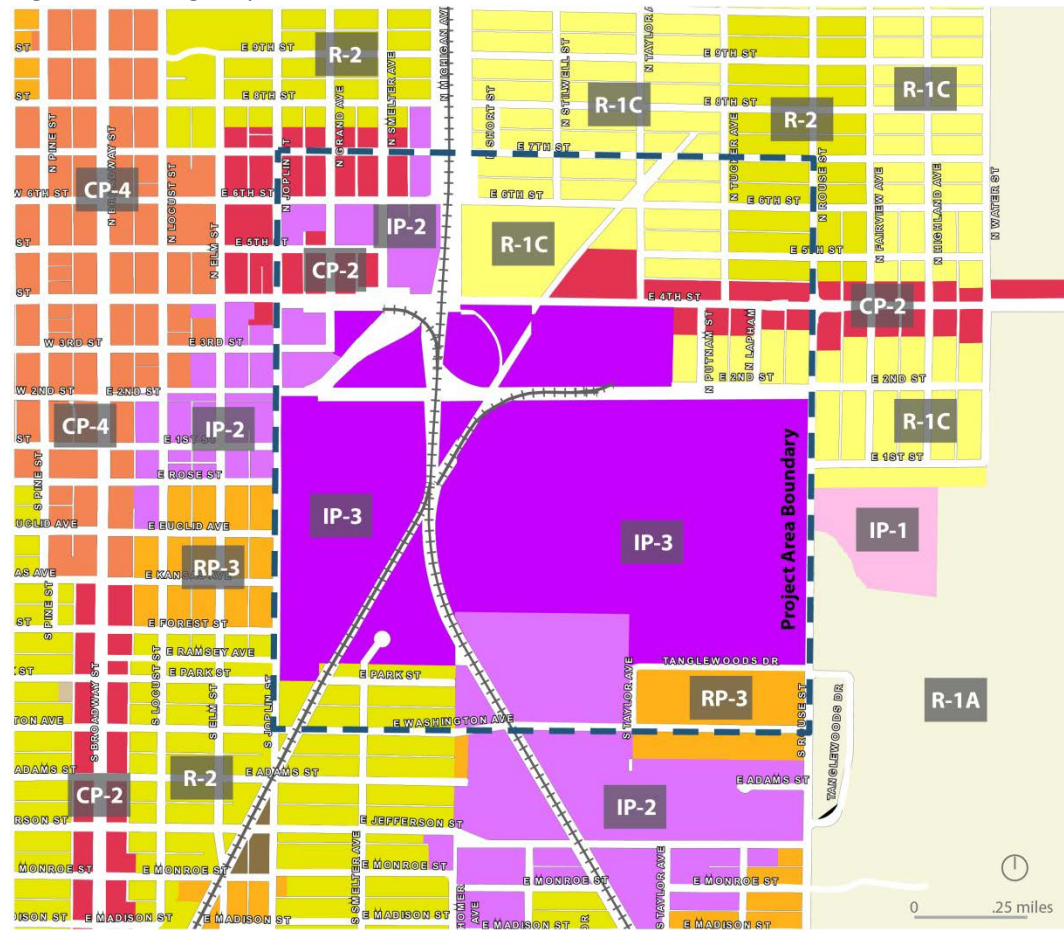
1. Zoning Changes are Necessary

Zoning for the District is largely industrial reflecting the area’s long industrial heritage. A significant portion of the industrial zoning still permits very heavy industrial uses, many of which impose adverse impacts on surrounding areas. Therefore zoning will need to be updated to reflect the desired future land uses as determined in the Mid-City Renaissance District Plan.

2. Form Based Codes and Design Guidelines May be Appropriate

The city’s zoning code is traditional in that it focuses on allowed uses and basic dimensional characteristics (e.g., building heights). Modern zoning codes include a greater emphasis on the design of uses, rather than the uses themselves. Many modern zoning codes permit a use of mixes, with some key exclusions. Modernizing the zoning code may be necessary to create the desired outcome presented in the plan.

Figure 6: Zoning Map



Zoning Categories



- | | | | |
|---|---|---|--|
|  | CP-0, Planned Commercial Space |  | IP-3, Planned Heavy Industrial |
|  | CP-1, Planned Neighborhood Commercial |  | R-1A, Single Family Residential |
|  | CP-2, Planned General Commercial |  | R-1C, Single Family Residential |
|  | CP-4, Planned Central Business District |  | R-2, Two Family Residential |
|  | IP-1, Planned Light Industrial |  | RP-3, Planned Medium Density Residential |
|  | IP-2, Planned Medium Industrial | | |




Road Assessment

The engineering firm Professional Engineering Consultants, P.A. (PEC) inventoried the streets in the Project Area and assessed their current condition to understand what improvements may be necessary to accommodate additional traffic as a result of the redevelopment of the Project Area. Annual Average Daily Traffic (AADT) counts were also recorded for the area, which can be found in the appendices.

The following matrix provides a visual inventory, description, and assessment of key roads.

Figure 8a: Street System Assessment Matrix

4 th Street (K-126)		
Visual Inventory	Description	Assessment
 <p><i>3-Lane Portion of 4th Street</i></p>	<p>4th Street is part of the Kansas State Highway System, designated as K-126, and is one of the few that extends from the west city limits to the east city limits.</p> <p>The street west of the KCS overpass is about 50 feet wide and marked as a three-lane roadway with the center lane used as a left turn lane. On Street parking is allowed on the north side.</p> <p>The KCS overpass is old and does not meet current standards.</p>	<p>The intersection of 4th Street and Joplin Street is signalized, but does not provide for efficient traffic movement during peak periods due to deficiencies on the Joplin Street approaches (lack of left turn lane). The correction of this situation is included in the City's Capital Improvement Plan.</p> <p>KDOT is planning to construct a new overpass bridge that will include a protected bike/pedestrian walkway. Date of completion is unknown.</p>
 <p><i>Intersection of 4th and Joplin</i></p>	<p>East of the overpass the street is 41-feet wide and marked as a two-lane street. The intersection of 4th Street and Rouse Street is signalized and works well.</p> <p>Most recent traffic counts indicate Annual Average Daily Traffic (AADT) of 6,870 on 4th Street just east of Joplin Street. An AADT of 7,150 is shown on 4th Street just west of Rouse Street.</p>	<p>The City has considered converting 4th Street east of the KCS overpass to a three lane street.</p> <p>Improvements to and along 4th Street will require KDOT approval.</p> <p>For many changes a Traffic Impact Study (TIS) will be required. Limiting access to 4th Street from the proposed development should be considered.</p>

Rouse Street		
Visual Inventory	Description	Assessment
 <p><i>Rouse Street adjacent to site</i></p>	<p>Rouse Street is a through street from the south city limits to the north city limits. The street is concrete and approximately 51 feet wide with 4 lanes.</p> <p>The Street has an AADT of 10,265 at a point south of Quincy Street and an AADT of 9,160 north of the intersection of 9th Street.</p>	<p>The only improvements foreseen on Rouse Street would be at new street locations.</p> <p>Due to the importance of Rouse Street, a TIS should be required for all new public streets and private entrances in the Study Area. To preserve the functionality of Rouse Street, limiting access from the proposed the Mission Clay property should be considered.</p>
Joplin Street		
Visual Inventory	Description	Assessment
 <p><i>Joplin Street adjacent to site</i></p>	<p>Joplin Street is another of the few continuous north-south streets in Pittsburg, but only extends as far south as Centennial Drive.</p> <p>The street width is 31 feet and an AADT was recorded at 6,635 on Joplin south of Washington Street and 5,795 south of the intersection with 7th Street.</p> <p>The street is designated as a Minor Arterial.</p>	<p>The street functions adequately under current conditions, other than at the intersection at 4th Street.</p> <p>Right-of-way is restricted in width, major utility lines abut the curb and the adjacent properties are developed. The proposed redevelopment will not significantly change the conditions along this street.</p> <p>The widening of Joplin Street along its length would be difficult and for the foreseeable future, unnecessary.</p> <p>The in-place pavement is in fair condition but long-term plans should include the replacement of this street.</p>
7 th Street		
Visual Inventory	Description	Assessment
 <p><i>7th Street grade crossing</i></p>	<p>7th Street provides one of the two grade crossings of the KCS Railroad north of 4th Street.</p> <p>The Street is 31 feet wide and has an AADT of 2,015 (primarily passenger vehicles through residential areas)</p>	<p>The overall condition of the street is good with recently renewed pavement surface.</p>

Washington Street		
Visual Inventory	Description	Assessment
 <p><i>Rail crossing & Joplin intersection</i></p>	<p>Washington Street west of the KCS Railroad is 31-feet. The Watco rail spur crosses Washington Street near the intersection of Joplin Street.</p> <p>The portion east of the KCS Railroad is a narrow asphalt mat with ditches and provides access to light industrial and some residential. Traffic volumes are light.</p>	<p>The intersection of Joplin and Washington operates poorly.</p> <p>The condition and geometry of Washington Street do not result in significant issues with access. Should this street be used as an access route to Mission Clay property, the pavement would need to be upgraded to a curb and gutter street with underground storm sewer system.</p> <p>The intersection of Washington and Joplin would also need to be reconstructed.</p>
Streets North of 4 th Street/South of 7 th Street		
Visual Inventory	Description	Assessment
 <p><i>Street east of KCS Railroad</i></p>	<p>Two small internal street systems exist north of 4th Street and South of 7th Street (separated by the KCS Railroad).</p> <p>The east area is residential and traffic is primarily passenger vehicles. The west area has more truck traffic.</p>	<p>East area: streets are in poor to fair condition.</p> <p>West area: streets are in good condition.</p>
Streets Providing Access to 4 th Street, West of Rouse Street		
Visual Inventory	Description	Assessment
 <p><i>Lapham Street</i></p>	<p>Two streets exist south of 4th Street serving a residential neighborhood. These are Putnam Street and Lapham Street.</p>	<p>The pavements are narrow and in poor condition. These streets would require complete reconstruction to serve any improvements in the Study Area.</p>

Rail System



KCS is the smallest Class I railroad in North America behind Union Pacific Railroad and Canadian Pacific Railway. KCS is headquartered in Kansas City, Missouri with major hubs there and in Shreveport, LA; New Orleans, LA; and Dallas, TX. The line crossing the Study Area connects Kansas City, MO with the southern portion of the KCS system. Between 50 and 60 trains use this line each day. These volumes often create delays for vehicles at 7th Street and Washington Street. A major rail car switch yard is located on this line between 14th Street and Rouse Street north of the Study Area. These activities can extend far enough south to affect the grade crossing at 7th Street.

The Project Area is traversed by the Kansas City Southern Railroad, which runs between 50 and 60 trains on the line each day.

Watco Companies, LLC, is a Pittsburg based transportation company providing mechanical, transportation, and terminal and port services solutions for Customers throughout North America and Australia. Watco is the owner of Watco Transportation Services, LLC, one of the largest short line railroad holding companies in the U.S. with 35 short line railroads operating on more than 4,700 miles of track, as well as 30 industrial contract switching locations. The terminal and Port Services division currently manages 55 terminals. This rail spur serves as an interconnection of Watco and the KCS to allow for switching of cars between the two.

Creating a new crossing of any railroad is problematic due to construction costs, noise concerns and safety issues. The plan for redevelopment of the Study Area will not include the installation of new rail crossings.

Multi-Modal Facilities

The City of Pittsburg has been actively working toward creating a City-wide system to provide for pedestrian connectivity. Figure 8 below shows the elements of this plan for reference with a more detailed map included in the appendices.

Figure 8b: Multi-Modal Facilities



Previous Efforts

Through the use of a mixture of City monies, Federal funds and donations, the City and others have completed the following projects within the last 15 years (indicated by the blue dotted line in Figure 8).

- 1. Bike Path on Centennial Drive from Knollview Street to the East City Limits**

This path was constructed as part of a KDOT Project to improve Centennial. This was the first step in the system intended to connect the hospital, senior living units and residential property with the commercial center southwest of the intersection of Joplin and Centennial Drive.

- 2. Bike Path on Joplin Street from Centennial Drive to Ford Street**

This path, constructed through a KDOT Transportation Enhancement Project, connected with the Bike Path on Centennial Drive. It provides access to both the

area east of Joplin Street and the PSU Campus to the commercial center southwest of the intersection of Joplin and Centennial Drive.

3. Watco Bike Path from Georgia St and 1st Street to Broadway Street and 12th Street.

This path was constructed with funds donated by Watco Companies. The alignment is over one of their unused rights-of-way. It serves to connect the Middle School with the western portion of the City.

4. PSU Bike Path

PSU completed a bike path through their campus to connect with the city's path on Centennial Drive. This was a project funded through the KDOT Transportation Enhancement Program.

5. East-West Connector Bike Path

This path commences at the east end of the Watco Bike Path and continues easterly to a point on Fourth Street east of the Kansas City Southern Railroad (KCS) Overpass. The route connects the Middle School and the St. Mary's Colgan Schools with the Watco Bike Path and with Schlanger Park. This project was funded through the KDOT Transportation Enhancement Program. Construction was completed in 2015.

6. Pittsco-Sunflower Walking Trail

This trail provides a new walkway on the west side of Rouse from the KCS tracks north to Adams Street. The project was funded through private donations and a Sunflower Grant. Construction was completed in 2015.

Current Activities

The City of Pittsburg is currently in the process of adding to the system through the construction of three major projects. These are shown in green in Figure X. and are discussed below.

1. Rouse Bike Path

Design for a new Bike Path on Rouse Street south of Centennial Drive is underway. This KDOT Transportation Enhancement project will create a new path along the west side of Rouse Street from Centennial Drive south to Amber Drive.

2. Rouse South of Fourth Street

This improvement would connect the intersection of Fourth Street and Rouse Street with the South Rouse Walking Trail discussed above. The City will pursue this as a future KDOT funded Transportation Enhancement Project.

3. New KCS Overpass

KDOT is currently developing plans for the replacement of the existing overpass on 4th Street at the KCS rail. The City of Pittsburg is participating in the cost of adding a bike path on this bridge. This overpass is an important point of connection between downtown and the Mid-City Renaissance District.

EXISTING CONDITIONS

4. 4th Street Sidewalk

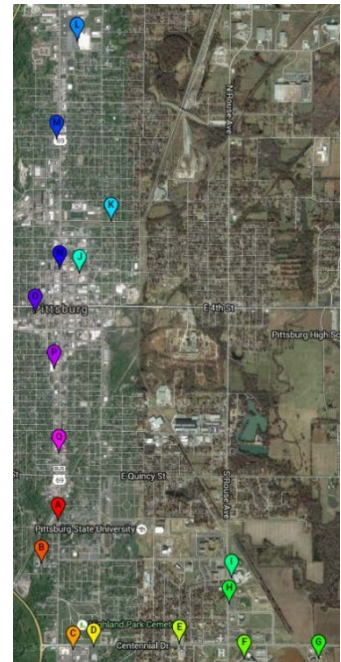
There are three primary elements in this project:

1. Construction of a concrete sidewalk from Schlanger Park thence east along Fourth Street to an existing sidewalk at Fourth Street and Water Street.
2. The second element is an expansion and repaving of the existing Schlanger Park parking lot. This lot is located at the beginning point of the sidewalk portion of this project. It will serve as an intermediate trailhead for users of the path.
3. The third element of the project is the construction of a new restroom on the west side of Broadway Street, north of 11th Street. This area is at the connection point between Watco Bike Path and the East-West Connector Bike Path.

Transit System



Image Source: SEK-CAP



The Southeast Kansas Community Action Program (SEK-CAP) operates a bus system throughout Southeast Kansas. This project is funded in part by the Kansas Department of Transportation's Public Transit Program and the Federal Transit Administration. The Pittsburg Area Community Transportation (P.A.C.T) system offers rides to anyone for a requested donation of \$2.00. No one is refused service for lack of payment. The route is fixed and stops at popular retail, educational and service locations throughout town. The hours of operation are 7:30 a.m. to 6:30 p.m. Monday through Saturday. The current locations of stops are primarily along Broadway Street and Centennial Drive. However, additional stops can be added depending on demand.

Planning Takeaways – Transportation

1. The District Will Need New Streets/Street Network

The majority of the District lacks a street network due to the previous large scale industrial uses, especially the Mission Clay Complex. As such, the interior of the Districts lacks adequate access and circulation to support new development. Future streets should be planned in accordance with the future land use plan for the District.

2. New District Street Access Points Should be Minimized

Adding new access streets from both 4th Street and Rouse will create significant administrative burdens, such as the need to create a Traffic Impact Study. While certainly not impossible, adding new access streets should be minimized as much as possible from an “ease-of-implementation” perspective. Limiting access to these roads will also preserve their existing functionality.

3. Improvements to Existing Streets May be Required

The key roads of 4th Street and Rouse Street are in generally good condition and able to absorb new traffic associated with the development. However, there are important improvements that should be made including the new overpass bridge on 4th Street that is already being planned for. Another lane may be necessary for 4th Street in certain segments as well. For planning purposes, it will be important to consider the traffic impacts associated with the future land use and consider the implications on streets and infrastructure that already exist.

4. The Rail Line Poses a Significant Barrier

The Active KCS Railroad line and WATRCO Rail Spur present development constraints in the District. The train traffic on the line poses potential noise issues for the areas directly adjacent to the tracks, which limits the feasibility of certain types of uses – especially residential. Furthermore, the line functions as a physical barrier within the District that prevents continuous development patterns across the entire District. Adding additional grade crossings was found to be infeasible. Therefore, the rail line should serve to help delineate specific development sub-districts.

5. There are Opportunities for Trail Connections

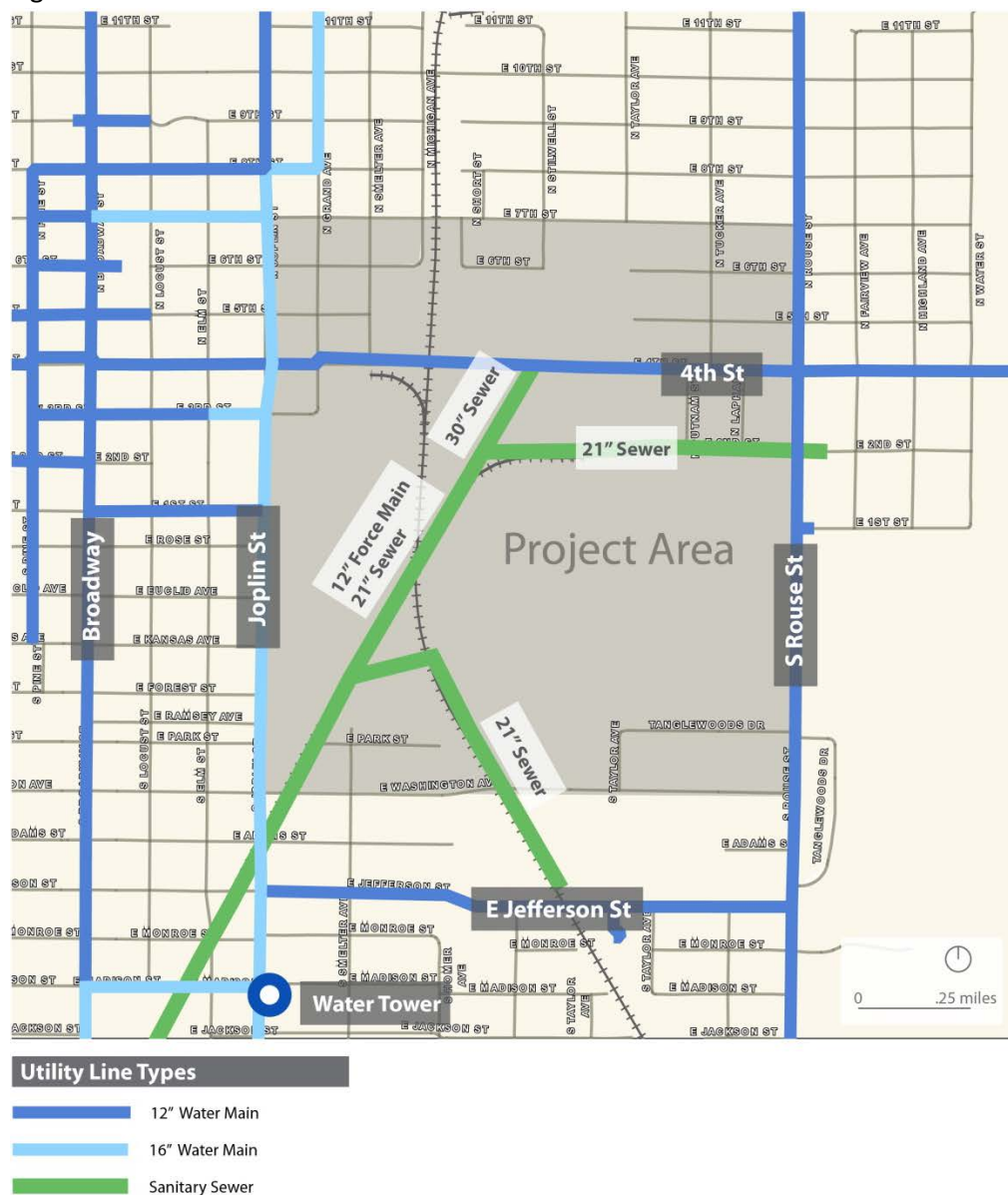
The City has a significant trail system that begins west of downtown and extends through the District through Schlanger Park, running along 4th Street and then extending down Rouse Street as the Sunflower Trail. It ultimately connects to PSU, the Hospital, and Meadowbrook Mall. There is a tremendous opportunity to provide connections to this regional trail system from within the District.

2.3.5 Utilities

The public and private utilities within the Mid-City Renaissance District are generally large and more than sufficient to provide the necessary service to redevelopment in this area. The Mission Clay property has limited utilities, which is a benefit because the site is unencumbered by existing facilities which would need relocation to accommodate redevelopment.

Water and sewer infrastructure is shown in Figure 9. and discussed on the following page. An infrastructure assessment report is attached in the appendices and includes more detailed maps.

Figure 9: Water and Sewer Infrastructure



Water Supply

The Mid-City Renaissance District is looped by large diameter water lines as shown on Figure 9. The lines on 4th Street, Rouse Street and Washington Street are 12-inch diameter. The line on Joplin Street is 16-inch diameter.

With the continuation of properly sized and interconnected water lines, the area can be served without concern. Sufficient capacity at the water treatment plants exists to handle additional daily demands.

The City has previously discussed the desirability of providing an additional direct feed from the water treatment plant to the Central Business District. Redevelopment of the Mission Clay property should account for this long-range plan.

Sanitary Sewer

The existing Sanitary Sewer system is shown on Figure 9. The Mid-City Renaissance District is served by 21" diameter gravity line which parallels the Watco Rail Spur. A flow monitor was placed in this line from March 23, 2006 to June 8, 2006. The average dry weather flow during the week of April 16th through the 22nd was measured at 0.245 cubic feet per second (cfs). The low flow was measured at 0.087 cfs and the maximum flow was measured at 0.384 cfs. The pipe capacity through this area is approximately 6 cfs.

The capacity of this line is more than sufficient to handle additional development in the District during dry weather. However, the issue with this and other lines in the City's system is problems that occur during wet weather. To address this issue, the City installed a sanitary sewer lift station to handle the high flows experienced during heavy rains. The lift station is constructed such that it operates only during times when the gravity line surcharges.

Other lines in the area are also sufficiently sized to accommodate additional flows and will only experience problems during wet weather.

The City of Pittsburg has an ongoing program to address the issues with wet weather flows. This program has proven to have reduced the incidence of problems in all areas in the community.

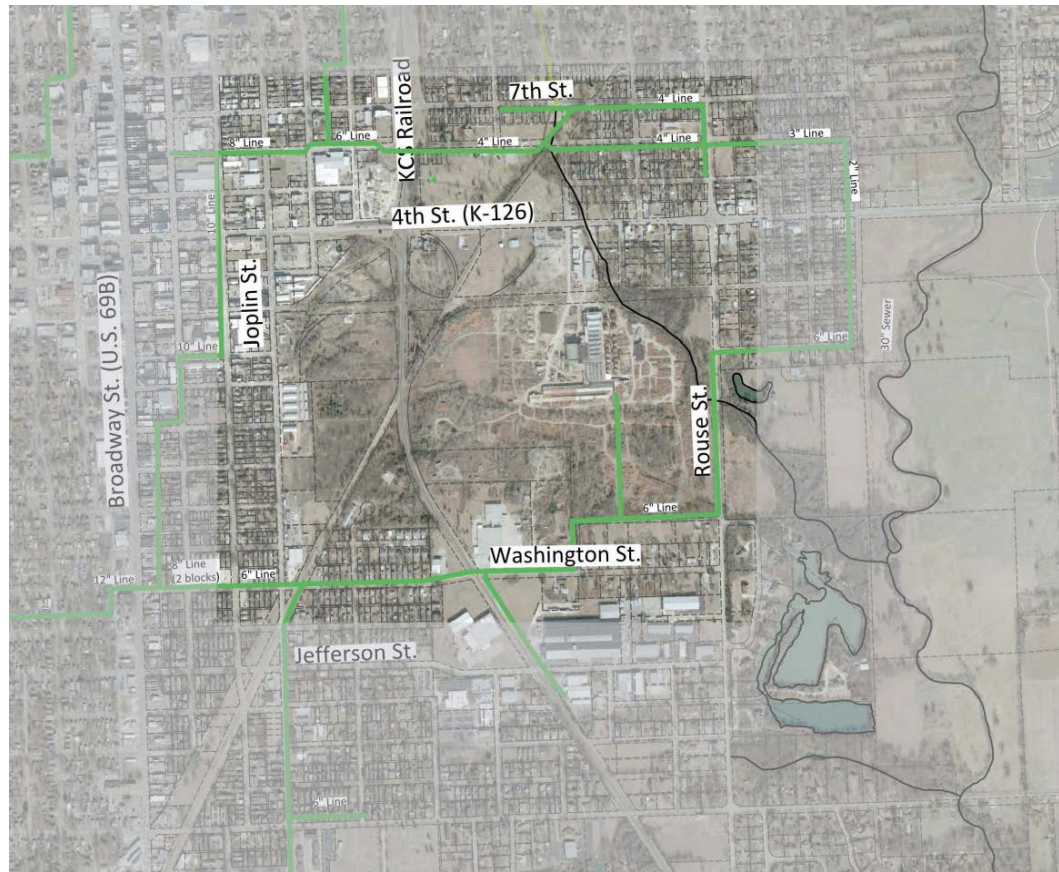
A review of the contours on the District shows that the eastern portion of the Mission Clay property may not be easily served by the existing sanitary sewer mains. An option to serve this portion of the site would be to extend a line to the 24" diameter line on the east side of Rouse Street. A new line in that area would also provide service to other undeveloped areas.

Natural Gas

The Mid-City Renaissance District is served by Kansas Gas Service. The production of clay pipe at the Mission Clay property required large amounts of natural gas to fire the kilns. A 6" diameter line entering the site from the south served these kilns. This line, shown on Figure 10, is at 58 psi. This will allow Kansas Gas Service to easily provide for

additional usage on the Mission Clay site. The areas surrounding the Mission Clay site are adequately served by the existing Kansas Gas Service system.

Figure 10: Natural Gas Mains



Electric Power

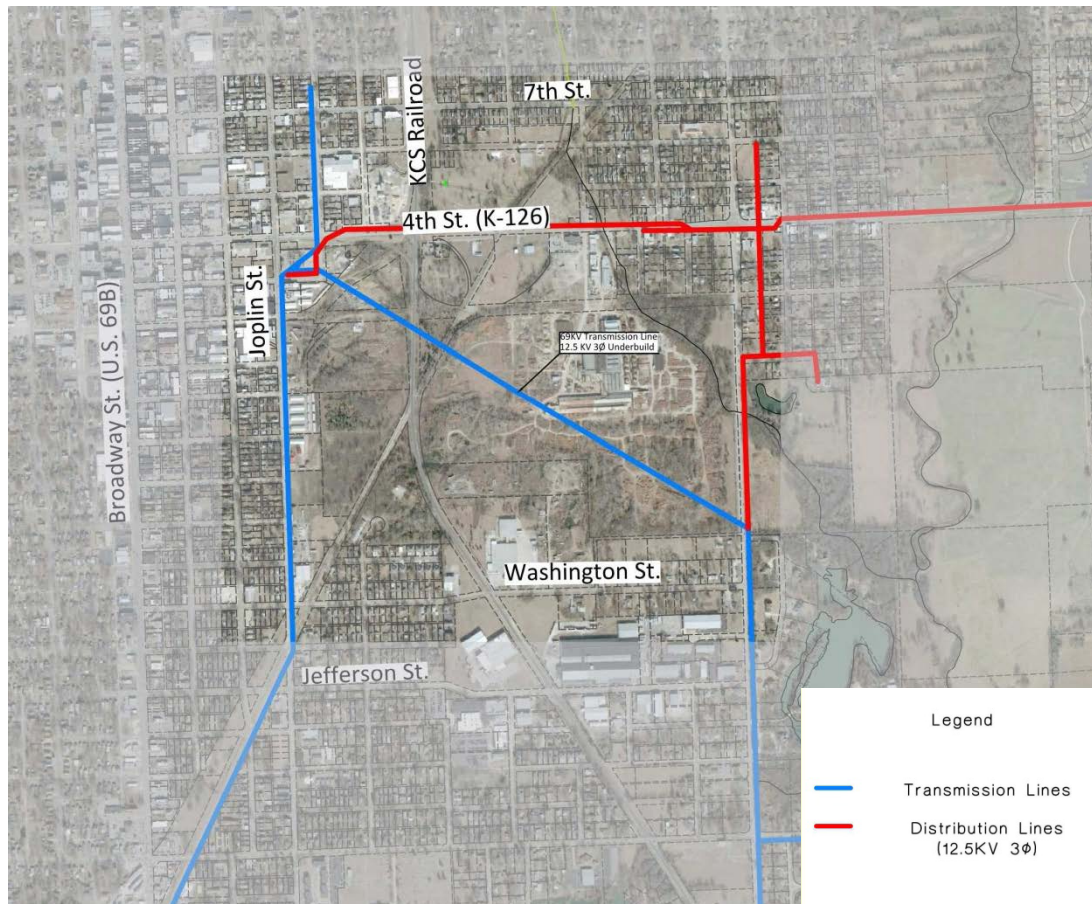
The City of Pittsburg is served with electric power by Westar. Figure 11 on the following page shows the existing power lines in the Study Area. These lines consist of both transmission lines and distribution lines. A 69 KV transmission line bisects the Mission Clay property area from northwest to southeast. This line has a 12.5 KV, 3-phase underbuild, from which the site can be served at any point. Additional 12.5 KV, 3 phase lines extend along Rouse Street and along 4th Street. The 69 KV transmission line is an unmovable fixture. All redevelopment will need to accommodate the presence of this line.

Telecommunications

A number of service providers are available. AT&T can extend both fiber and DSL from existing facilities at 7th Street and Tucker Street. Cox Communications also has fiber available within the Mid-City Renaissance District. They would also be able to extend fiber facilities to the redevelopment from the 7th Street and Tucker Street area. Columbus Telephone has existing fiber along Rouse Street with a Central Office Building at the southeast corner of 4th Street and Rouse Street. Fiber would be extended as required from this location. Craw-Kan Telephone Cooperative has fiber facilities at the

edges of the District. This company can provide service from 10th Street or from the Quincy Street and Rouse Street intersection. A map of existing telecommunication lines can be found in in the appendices.

Figure 11: Electric Transmission and Distribution Lines

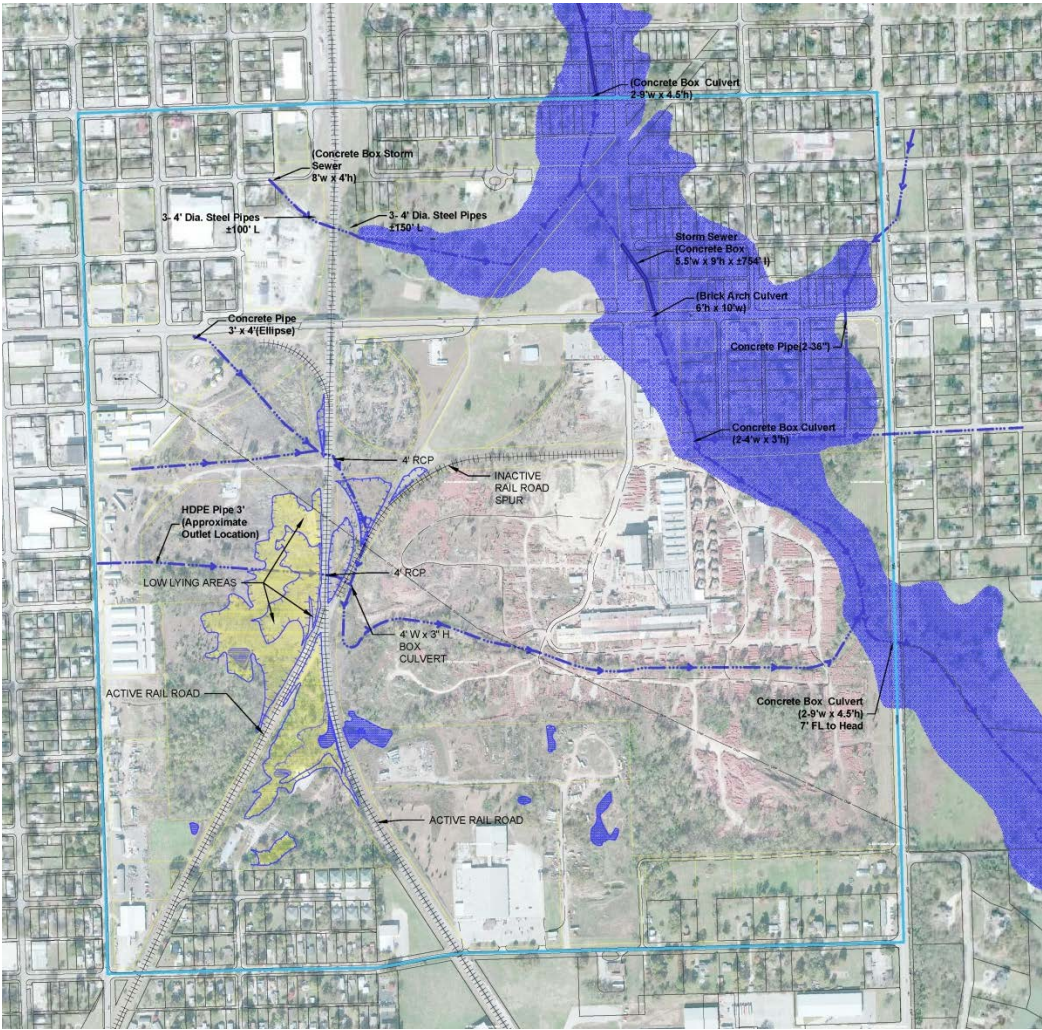


Stormwater Control

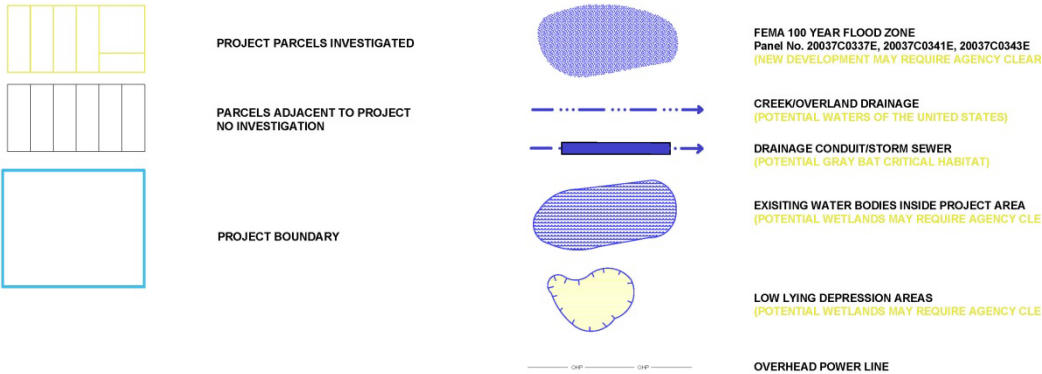
Overall the Mid-City Renaissance District is well-served with underground storm sewer systems. The District is affected by a Regulatory Flood Plain (see Environmental Considerations Section). The presence of this drainage way should make the construction of a new storm sewer system feasible. There are also existing drainage systems that run through the study area that connect to the creek. These are shown in Figure 12 (See also appendices). It should be noted that low lying depression areas adjacent to the existing rail line may represent potential wetlands.

Construction of the various improvements throughout the site should include facilities to limit runoff from storms to that of existing levels. These facilities should include enhancements to protect the water quality of receiving streams.

Figure 12: Water Resource Information



Legend



Planning Takeaways – Utilities

1. Adequate Capacity Exists to Support New Development

There are no constraints posed by water, natural gas, and sanitary sewer capacity. There are existing lines in and around the site that can be utilized. The site is well-served by electricity as well, including 3-phase electricity lines; however, there is an unmovable electric utility line running through the site that must be considered in future plans and designs for the District. The area is also well-served by telecommunications infrastructure including fiber optic. This means that there is infrastructure available to support future technology-related development.

2. Some New Utility Infrastructure Needed

A main sewer line may need to be extended to serve the eastern portion of the site, depending on plans. Limiting development in this area may mitigate or eliminate the need for this infrastructure. In general, storm sewers are likely to be needed across portions of the district. The ultimate need will depend on the nature of future development and the extent to which Stormwater is mitigated through on-site features.

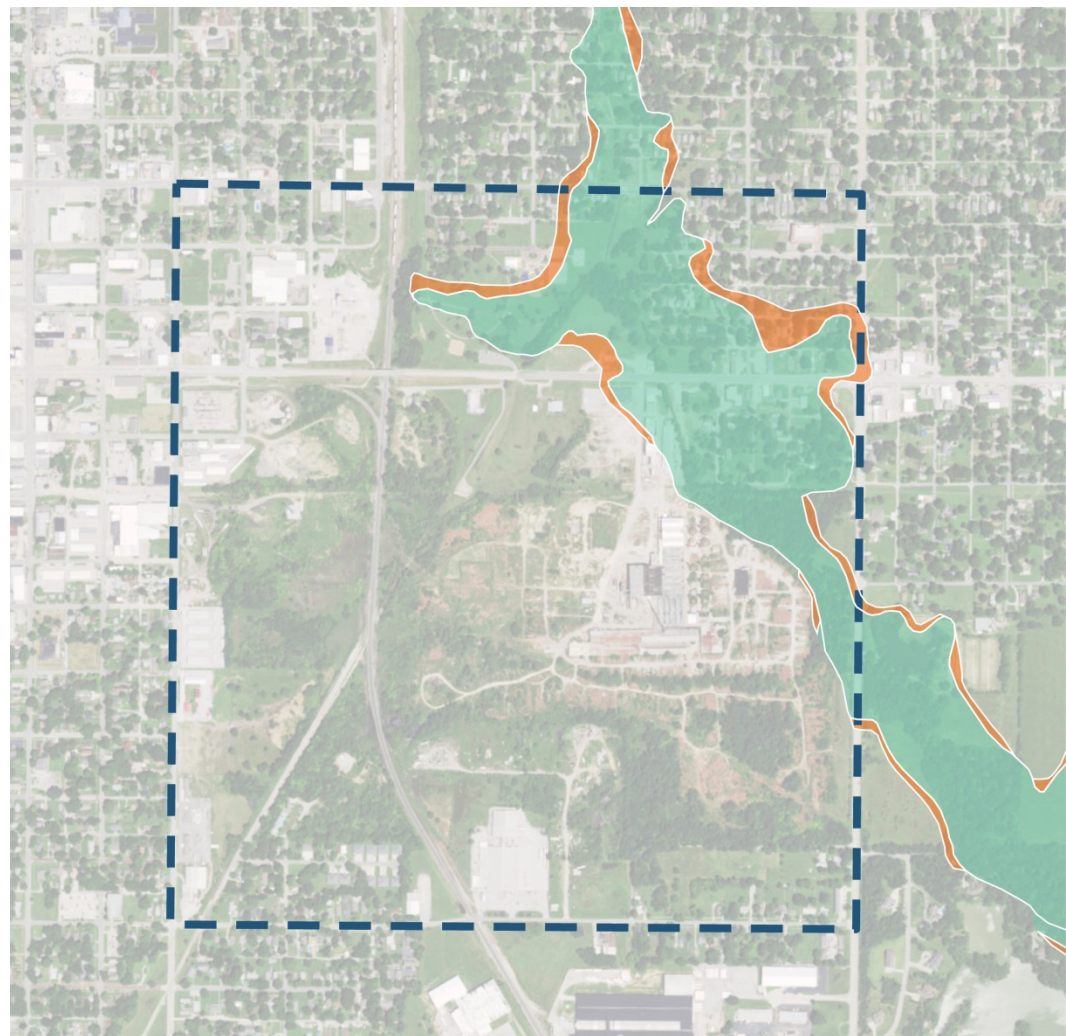
2.4 Environmental Considerations

2.4.1 Environmental Constraints: Floodplain



There is a creek that runs through the northeast corner of the Mid-City Renaissance District that ultimately connects to East Cow Creek. Adjacent to the stream are areas designated as regulatory floodplain by the Federal Emergency Management Agency (FEMA).

Redevelopment within the Regulatory Flood Plain should be done in such a manner as to limit alterations of the stream bed. The items placed in that area need to be resistant to flooding events. Figure 13 below shows the location of the regulatory flood plain.

Figure 13: Flood Hazard Zones



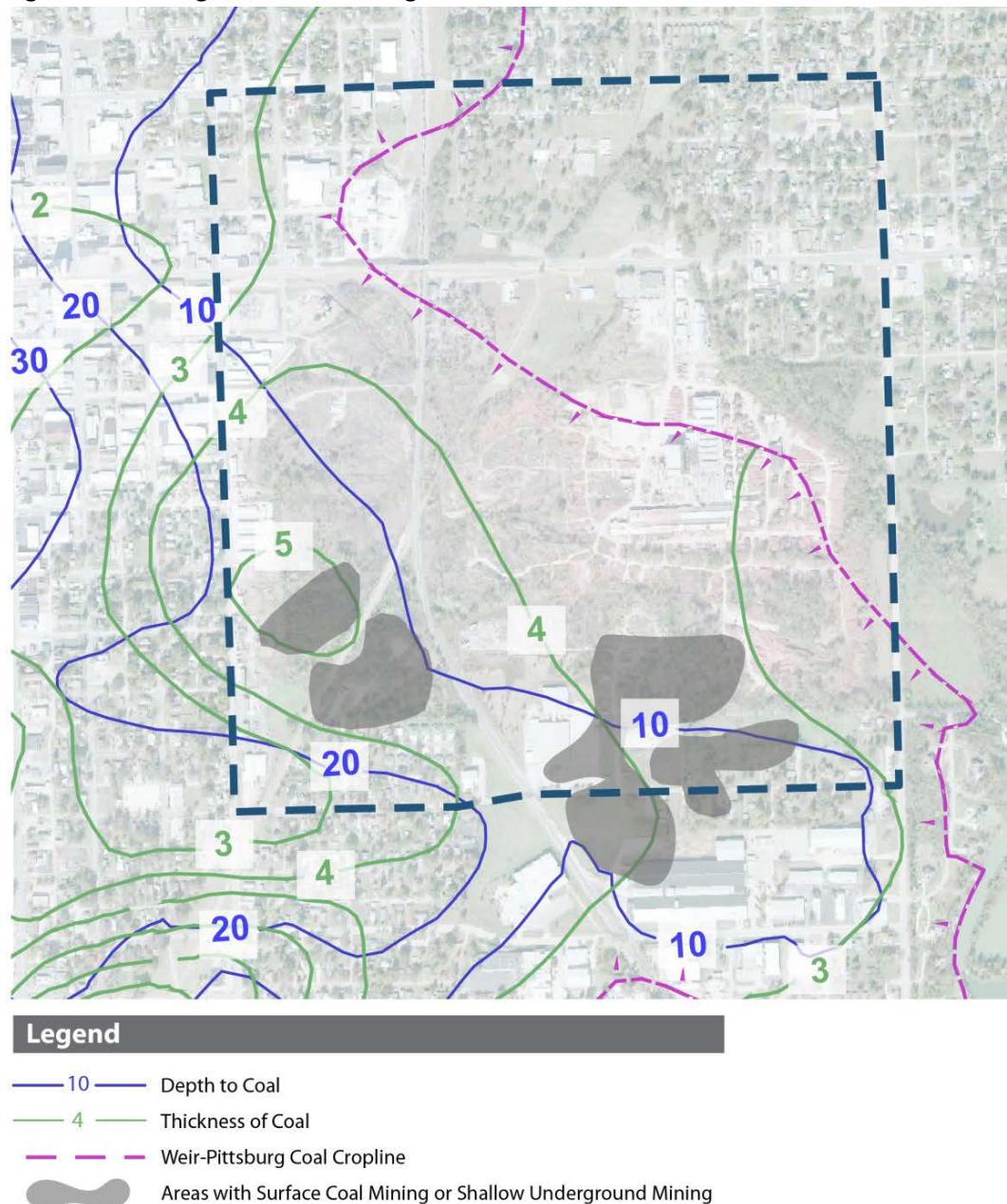
FEMA Flood Hazard Zones

-  1% Annual Chance of Flood Hazard (100-year floodplain)
-  0.2% Annual Chance of Flood Hazard (500-year floodplain)

2.4.2 Environmental Constraints: Underground Coal Mining Concerns

The Mid-City Renaissance District has a history of coal mining, which may pose challenges to future development. Triad inventoried existing underground coal mining features (shown in Figure 14 and attached in the appendices). The Weir-Pittsburg Coal Cropline bisects the District with underground coal found to the southwest of the cropline. There are areas in the southern portion of the District with surface coal mining or shallow underground mining. Underground coal is generally 10 to 20 feet below the surface in this area and the thickness of the coal ranges from 3 to 5 feet.

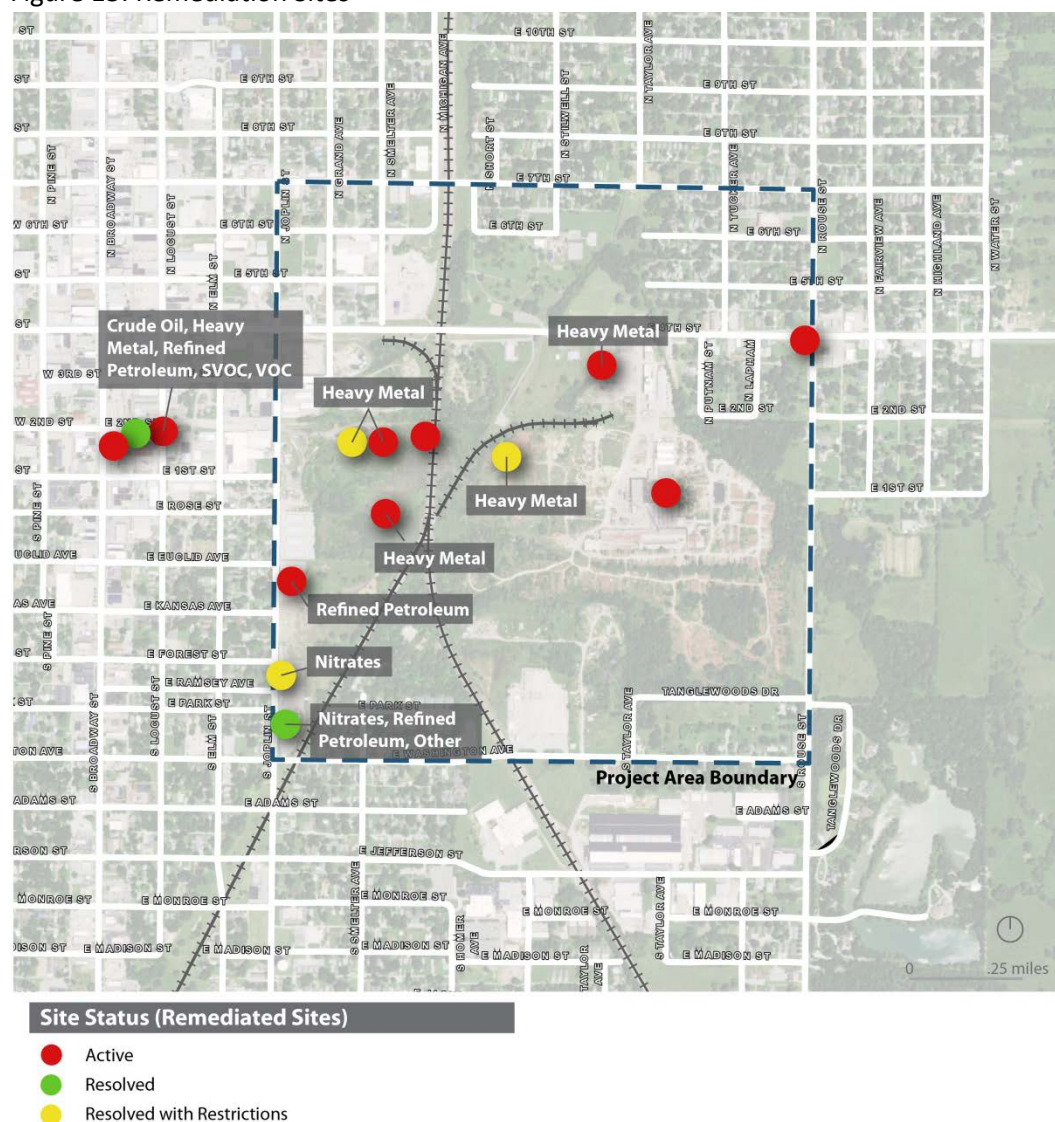
Figure 14: Underground Coal Mining Concerns



2.4.3 Remediated Sites

The Mid-City Renaissance District features a number of remediation sites according to data provided by the Kansas Department of Health and Environment. These are sites that have been documented to have environmental contamination. Contaminants found on sites in the District include heavy metals, refined petroleum, nitrates, and others. The map of remediation sites can be found in Figure 15 below and attached in the appendices. The sites are classified as “Active”, “Resolved”, or “Resolved with Restrictions”. There are seven identified sites that are classified as active. Three sites are resolved with restrictions and one site is classified as resolved. Triad Environmental Services conducted reviews of the environmental conditions of the properties, which is discussed in the following section.

Figure 15: Remediation Sites



2.4.4 Property Environmental Investigation

The history of many properties in the Mid-City Renaissance District was investigated to determine if past or current uses may have contaminated the land. This knowledge is critical because it affects what types of uses may be redeveloped on the property and can be used to guide remediation and cleanup efforts.

Properties in the District were classified into three categories based on their past and current use:

1. **Favorable for Development**

These properties represent historical and current low risk environmental concerns. Past use has been open space, rural, agricultural, residential or light commercial type activities. These parcels represent favorable development without restriction.

2. **Cautionary**

Properties in this group represent areas with known historical or current use in higher risk activities which are known to produce recognized environmental concerns (REC's); although not documented to exist. These properties could require additional environmental reviews, agency clearances, water course or flood zone restrictions, site cleanup or remediation work, or other similar pre-development evaluations.

Past use or current activities would include; metal smelting, industrial processes/wastes, petroleum use/storage, auto salvage/storage, extensive placement of random imported fill of unknown source, commercial activities involving chemicals, grain/fertilizer or other bulk storage, railroad activities, storage or spills. These parcels would be classified as Cautionary for development without additional investigations.

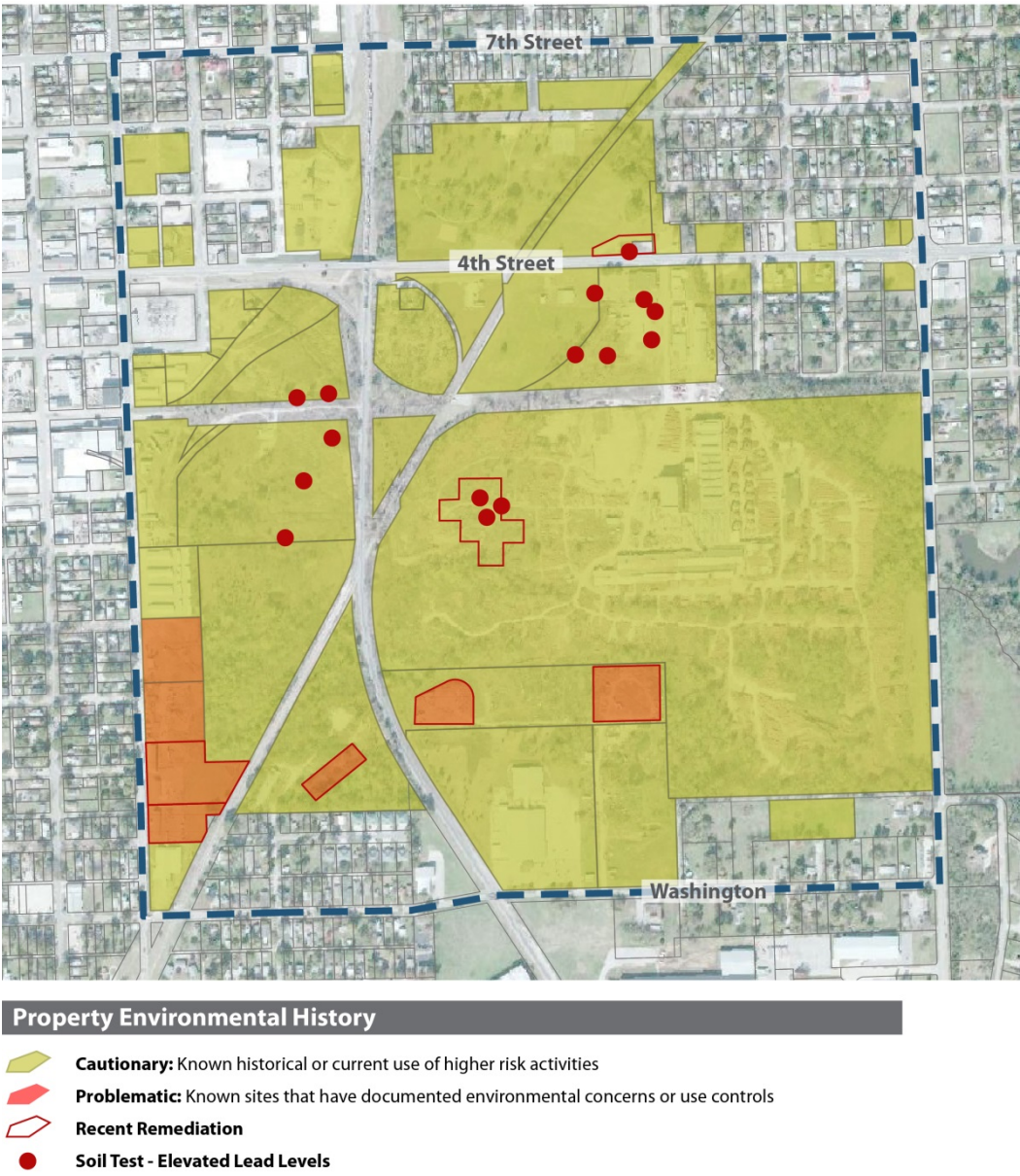
3. **Problematic**

These properties or specific locations represent known sites that historically have been documented to contain recognized environmental concerns (REC's), or existing environmental use controls (EUC's).

Such activities would include identified smelter waste areas, previous fertilizer/bulk storage, or petroleum concerns, MSW or construction and demolition landfill areas, known leaky petroleum storage tank areas as yet unresolved, etc. These parcels would be classified as potentially Problematic for redevelopment.

Cautionary and Problematic properties are shown on the map in Figure 16, which shows seven properties classified as "Problematic" (shaded in red). The majority of the District is classified as "Cautionary" (shaded in yellow) due to the area's long industrial heritage. Seven recent remediation locations are also documented (red outlined areas). A more detailed map is attached in the appendices.

Figure 16: Property Environmental History



Ownership of the problematic sites includes private companies including Red Giant Oil Company and SEK Recycling Inc. as well as Crawford County, Kansas City Southern Railway Company, and a private individual. As shown in Figure 16, Problematic areas are clustered to the southwest corner of the site. An inventory with additional details about Cautionary and Problematic properties is provided in the appendices.

2.4.5 Planning Takeaways – Environmental Considerations

1. Significant Floodplain Area Limits Development Potential

A large portion of the northeastern corner of the District is within a regulatory floodplain and not appropriate for certain types of development. The plan should be sensitive to this constraint and focus on appropriate land uses such as natural open space, parks, and other uses that will not see significant damage during flood events. The plan could also include certain elements to help mitigate flooding including wetlands, vegetated buffers, and other green infrastructure elements.

2. Underground Coal Mining Will Limit Some Types of Uses in Specific Places

The presence of underground coal and historical coal mining locations does poses some development constraints. These areas may not be appropriate for certain types of uses. Areas with surface coal mining or shallow underground mining may need site-specific investigation prior to building construction.

3. Further Brownfield Environmental Investigation Needed of Key Sites

Additional site testing for contamination will be required in places where the plan proposes certain types of new uses. For example, residentially planned areas will especially need additional environmental investigation to ensure that they are safe for people to live.

2.5 Strategic Sites

The study area contains several properties that were identified as priority sites based on several criteria including:

- Environmental history
- Redevelopment potential and potential to catalyze additional development
- Vacancy and underutilization
- Other special considerations

The sites are shown and listed on the following page. It is envisioned that when redeveloped, each of these priority sites will greatly contribute to revitalize the community, while improving environmental outcomes. Detailed profile sheets are provided for each strategic site in the appendices.

Strategic Sites			
ID	Ownership	Current Use	Acres
1	Private	Vacant (Mission Clay complex)	97.8
2	Private	Warehouse facility and vacant land	6.3
3	Private	General office buildings	1.3
4	Private	Industrial and vacant land	7.7
5	Private/Non-profit	Mostly residential; some commercial	12.5
6	Non-profit	Church (underutilized)	2.0

EXISTING CONDITIONS

Figure 17: Strategic Sites Map



Planning Takeaways – Strategic Sites

The Strategic Sites shown on the map above are those that the District Plan should place a special emphasis on. Attracting private investment and development to these sites has the ability to catalyze additional development throughout the Mid-City Renaissance District Plan and into the City as a whole.

The following vision statement was prepared using input gathered from the public engagement process and reflects the community's goals and ideas for the Mid-City Renaissance District.

“

“

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Guiding Principles

The following principles were developed with input from the public and were used to guide the plan making process throughout the course of the project.

Sense of Place & Family

The Mid-City Renaissance District will continue to be a special place in Pittsburgh: a place that offers a connection between our downtown and Pittsburgh State University; a place where families, residents and visitors alike will come together to experience the beauty and diversity of Pittsburgh; a place where we grow a sense of pride and ownership in our community.

Recreation, Connectivity, & Access

The Mid-City Renaissance District will include a variety of uses connecting downtown and the neighborhoods. Multi-use recreational amenities will be accessible with safe, integrated connections that allow people to fully experience a healthy Pittsburgh. Diverse events and attractions will allow people of different ages and abilities to have a complete experience in the Mid-City Renaissance District.

History & Heritage

The Mid-City Renaissance District will be an important expression of the rich history of both the City and the District. This history and heritage is important to interpret for future generations to understand the roots of Pittsburgh through a modern interpretation. Structures, artifacts and historic traces of the rich industrial heritage will highlight how the community was created and the land used. Opportunities for interpretation will be expressed in all new development that occurs within the Mid-City Renaissance District. The quality of architecture and design will enhance and interpret this unique sense of place.

Sustainable

The Mid-City Renaissance District will be a place that promotes sustainable practices and the protection of natural resources, through education, advocacy and action, for the benefit of current and future generations. New development will not only respect the natural environment and utilize land efficiently thereby reducing infrastructure costs but it will have a positive economic impact. A balance will be achieved to foster a culture of collaboration that encourages innovation and sharing of resources.



Photo: The site plan for the Mission Clay properties reflects the preferred future land use for the District

4 Reuse Scenarios & Recommendations

The Project Team developed two alternative reuse scenarios for the Mid-City Renaissance District based on the public’s input and the results of the existing conditions assessment. The reuse scenarios show future land-use sub-districts and identify the future uses within each of those sub-districts. A final “preferred” land use strategy was developed after gathering public input on the two alternative concepts.

A detailed site plan was created showing the future location of buildings, roads, parks and recreation amenities, trails and other features. Recommendations are provided for each of the sub-districts with detailed implementation strategies outlined in Chapter 5.

Section Contents

- 4.1 Alternative Scenarios
- 4.2 Future Land Use Strategy
- 4.3 Mission Clay Site Plan
- 4.4 Sub-District Details

4.1 Alternative Scenarios

Alternative Concept A



Alternative Concept A maintains a large area for future industrial and larger-scale commercial and business uses. Along much of the eastern edge of the Mid-City Renaissance District, land is reserved for light industrial uses, which aligns with the current character and use in this area. A mixed-use sub-district is proposed for the northwest corner of the Project Area – the closest portion of the District to Pittsburg’s downtown. Also north of 4th Street are areas for future recreation and residential growth, consistent with the uses currently found along the corridor.

At the heart of the site is the largest sub-district, which is planned for future economic development related uses. The economic development zone would be an opportunity to transform an area that once powered the Pittsburg economy into a new modern economic engine.

“

The economic development zone would be an opportunity to transform an area that once powered the Pittsburg economy into a new modern-day economic engine.

”

South of 4th Street and along the eastern edge of the concept would be a recreation sub-district and a large residential area. The recreation area would include the revitalization of the Mission Clay industrial building while the residential district would complement planned residential development adjacent to the project area and accommodate the city's need for new modern apartments.

Below is a summary of the proposed uses in Concept A:

Residential

- 55+ Active living
- Live-Work loft living
- Mixed use residential/professional/commercial

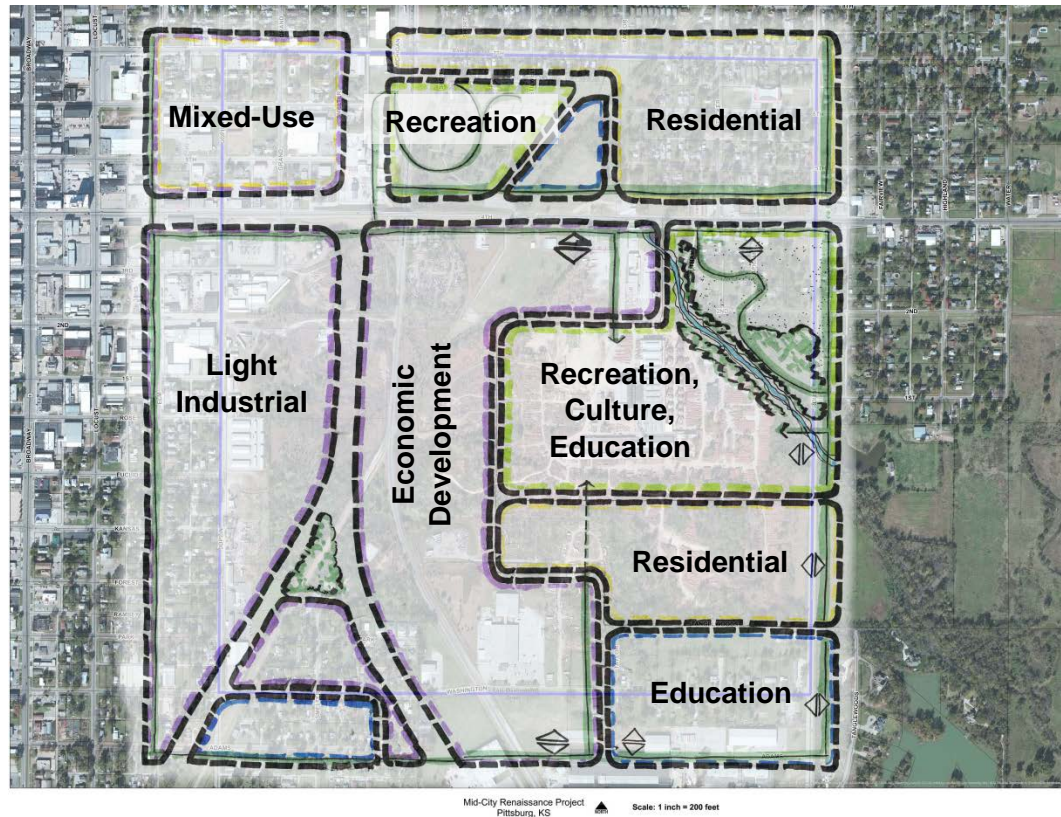
Economic Development

- Flex space: Research & Development, Office, Lab, High Tech Manufacturing
- Solar array

Recreation

- Sports fields
- Festival space
- Lake feature
- Adventure park complex
- Indoor recreation space
- Integrated trail network
- Dog park
- Spray Park

Alternative Concept B



The delineation of sub-districts in Alternative Concept B is largely similar to that of Concept A; however, in the southeast corner of the Mid-City Renaissance District in Concept B there is an education sub-district and a smaller residential district. The inclusion of an Education sub-district in Concept B would allow for the creation of a new centrally-located school within the City. The mix of uses in Concept B also differs in some aspects, as detailed below:

Residential

- Live-Work loft living
- 55+ Active living

Flex Space

- Research & Development, Office, Lab, High Tech Manufacturing
- Campus environment

Education, Culture & Recreation

- New school
- Indoor recreation
- Integrated trail network
- Cultural interpretive center
- Sculpture park
- Sports fields
- Adventure Park

4.2 Preferred Future Land Use Strategy

Figure 18: Future Land Use Strategy



The Future Land Use Strategy is a reflection of community expectations and market potential. In essence, the Future Land Use Strategy is a statement of what residents would like the Mid-City Renaissance District of tomorrow to look like coupled with some emergency market trends. It is important to state that the Strategy is focused on the future – it does not imply that existing uses and operations must “convert” to the future desired land use. Over time, though, these uses outline the preferred direction for investment and change.

Each type of future land use is discussed on the next page with detailed descriptions of each in section 4.3.

“

The Future Land Use Strategy is a reflection of community expectations and market potential

”

Mixed Commercial/Light Manufacturing: A significant portion of the project area is reserved for mixed commercial and light manufacturing. These areas are appropriate for future “clean” industrial uses such as light manufacturing, assembly, accessory office, flex space. It is envisioned that future development would take the form of a campus-style design, such as a business or tech park. A small mixed commercial/professional area is also included in the plan that would be focused more on office-type of uses.

Commercial Strip Development: 4th street is a major downtown connector and portions of the road through the project area would be an ideal corridor for future commercial development. Future uses are envisioned to include well-designed service and retail commercial and professional offices.

Mixed-Recreational/Cultural: The 45-acre district including the Mission Clay complex is planned for parks and open space, community center uses, and a museum and interpretive center. The cultural uses would be focused on the area’s industrial legacy and remediation and revitalization.

Residential: Three different types of residential areas are proposed: (1) high density multi-family with apartment and/or townhouse buildings of 2 to 4 stories; and (2) medium density clustered cottage-style 1-story homes; and (3) low density single-family homes similar to existing neighborhoods.

Recreation: The plan includes areas for new open spaces and recreational uses for current and future residents. A managed forest would be used to help remediate the site and provide research opportunities.

Power Generation: In the central part of the project area, one of the most contaminated sections, is a planned power generation district that would take the form of a solar array.



Mixed Commercial/ Light Manufacturing: Light manufacturing; assembly; accessory office; campus-style design



Commercial Strip Development: Service and retail commercial uses; professional offices



Mixed Recreational/Cultural: Parks and open space; community center; museum and interpretive center



Residential – High Density: Multi-family residential; 2 to 4 stories; attached buildings

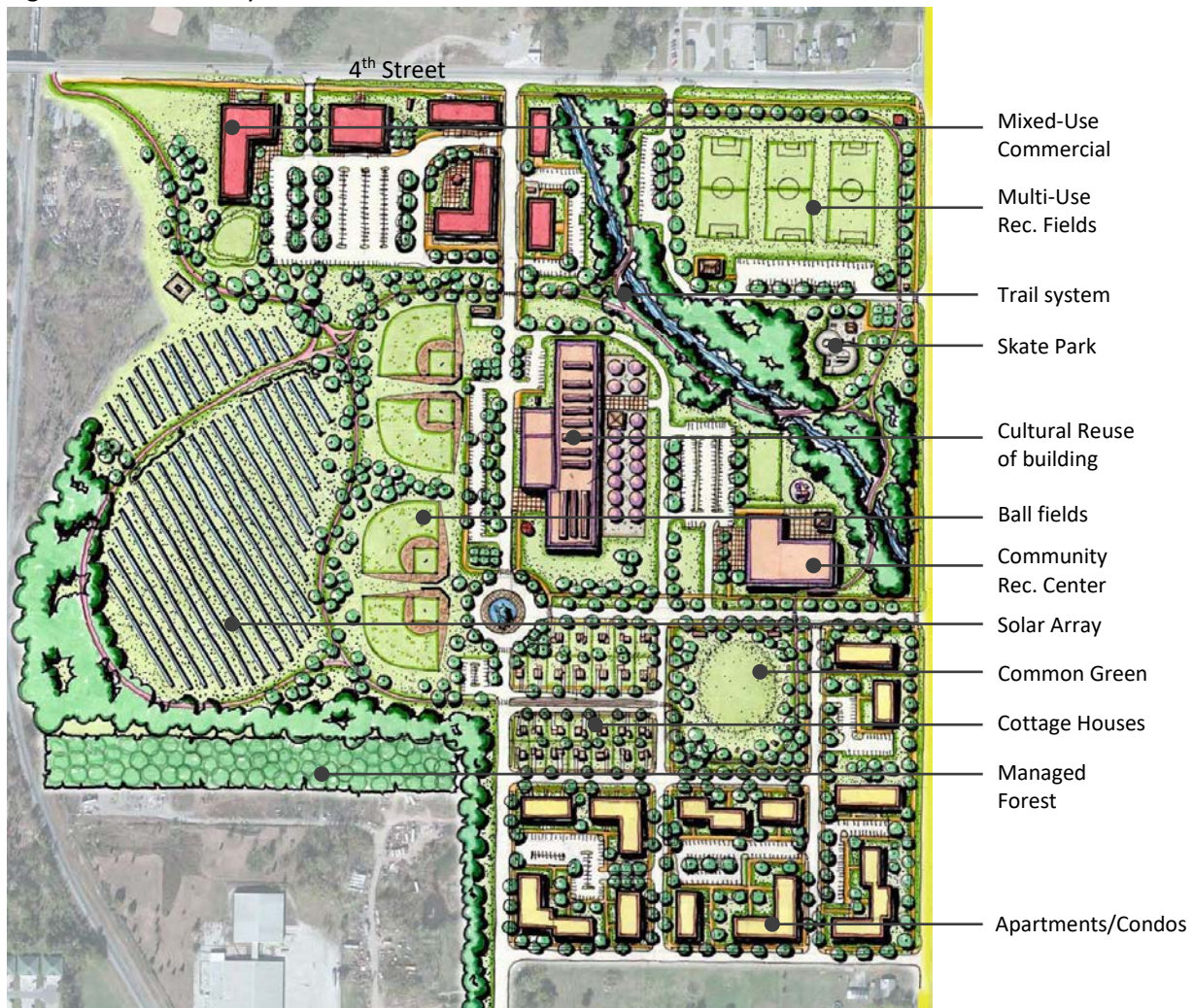


Residential – Medium Density: Single-family residential; separate buildings; 800-1,200 sq. ft.

4.3 Mission Clay Site Plan

A detailed site plan was created for the Mission Clay complex and surrounding areas based on the future land use strategy. The site plan shows the potential layout and orientation of buildings, streets, an integrated trail system, and recreational fields and amenities. Also shown on the site plan are a solar array and a managed forest that could be used for research purposes and to help remediate environmental contamination. Details of the site plan are discussed in the section for each district on the following pages. A larger version of the site plan is attached in the appendices.

Figure 2: Mission Clay Site Plan



4.4 District Details & Recommendations

Mixed Commercial/Light Manufacturing

The proposed Mixed Commercial/ Light Manufacturing Zone builds from existing business operations such as Van Becelaere Machine Works, American Concrete, SEK Recycling, US Awards, Red Giant Oil, and Phil's Plumbing & Heating. The district reinforces existing land use patterns in these areas and investments here are intended to strengthen and support existing operations while attracting complimentary business operations.



Summary

Current Uses:

- Light Industrial
- Vacant land
- Limited residential

Plan Highlights:

- Continue and grow light industrial uses
- Create opportunities for Maker Movement operations
- Phase out residential
- Improve streetscape

District Goal

The goal for the mixed commercial/light manufacturing district is to foster a network of collaborative strategies among existing business operations while improving the existing physical characteristics. This could include shared logistics and shipping & receiving facilities, mutual training facilities, or group purchasing for office and fleet materials. More creative thinking can also be applied to a district micro-grid to mitigate grid disturbances and potentially reduce electricity costs. This may also be an appropriate area to attract new business operations taking part in the "Maker Movement."

So, what's the Maker Movement?

"The Maker Movement, an evolution of millions of people who are taking big risks to start their own small businesses dedicated to creating and selling self-made products. Modern technology has made it easier than ever for a single individual to create and distribute items that are customizable and unique without having middlemen like manufacturers. This growing shift will continue to affect the economy and will likely have big implications. It is a special time in history that will have a transformative impact on our future. Makers will continue to be found in fields ranging from food to crafts to technology. And together, they will push each other forward to build new and innovative things. Many technologies that will drive this growing population are not even built yet. In effect, the maker movement has only just begun."

Recommendations – Mixed Commercial/Light Manufacturing	
Recommendation	Description
1. Install a vegetated buffer at the intersection of Joplin and 4 th Street to shield views of substation.	<ul style="list-style-type: none"> The substation is highly visible at this well-trafficked commercial intersection. Shielding views of the substation with vegetation such as shrubs, small trees, hedge rows and other types will help improve the visual aesthetic of this area and its character.
2. Sponsor a business forum with existing businesses to explore the possibilities of creating a coordinated organizational and management system.	<ul style="list-style-type: none"> A coordinated organizational and management system would help existing businesses streamline their processes and increase efficiency. A business forum is a relatively easy and low-cost approach to facilitating a coordinated organizational and management system among private sector businesses.
3. Install sidewalks, street trees, bike lanes and pedestrian-scale lighting along Joplin and 4 th Street.	<ul style="list-style-type: none"> These key corridors are not currently pedestrian friendly and should be improved to accommodate pedestrian and bicycle activity, especially as these roads are key routes between current and future residential areas and commercial and recreation areas.
4. Close intersection of N. Smelter St. and 4 th St.	<ul style="list-style-type: none"> This intersection was identified as a problem area and is likely redundant and unnecessary. A feasibility study will take a close look at the intersection to determine if it is advisable to close it. Closing the intersection would help make the corridor safer for pedestrians and cyclists.

Recommendations – Mixed Commercial/Light Manufacturing

Recommendation	Description
<p>5. Redevelop E. Park Street and Smelter Street neighborhood for light manufacturing.</p>	<ul style="list-style-type: none"> Existing residential uses should be phased out over time in favor of clean industrial uses such as light manufacturing.

Examples of District Recommendations



Current industrial use in the district



Current industrial use in the district



Example of a modern light industrial flex building



The Plan envisions new light industrial development in the form of a campus or business park setting similar to this example

North of 4th Street

The area between 4th Street and 7th Street should be recognized as a stable family neighborhood with needed investments in both the infrastructure and housing stock. The neighborhood's pedestrian environment should be strengthened with a complete, well-maintained sidewalk network throughout, new street tree plantings, and pedestrian-scale lighting. Homeownership and maintenance programs should be targeted here for several years to help stabilize the neighborhood and foster a stronger sense of pride in the neighborhood. The infrastructure should be upgraded and incorporate green infrastructure elements.



Summary

Current Uses:

- Single-family residential
- Some commercial
- Schlanger Park
- Repurposed school

Plan Highlights:

- Enhance existing neighborhoods
- Improve streetscape & infrastructure
- New dog park playground

Recommendations – North of 4 th Street	
Recommendation	Description
1. Targeted code enforcement and demolition of vacant buildings	<ul style="list-style-type: none"> • Vacant and unmaintained properties in this area are a visual blight, which reduces surrounding property values, deters future investment, and hurts the overall character of the community. • Targeted code enforcement ensures that property owners are properly maintaining buildings, lawns, and parking areas while demolishing vacant buildings removes blight and creates redevelopment opportunities.

Recommendations – North of 4 th Street	
Recommendation	Description
2. Focused home ownership programs	<ul style="list-style-type: none"> When home occupants own their home rather than rent, they are more likely to maintain and improve the property. A focused home ownership program would connect residents, especially those that are low-income, to appropriate resources to assist in purchasing homes.
3. Integrate green infrastructure into new road construction	<ul style="list-style-type: none"> Green infrastructure includes things such as vegetated buffers between roads and sidewalks, street trees, planted gardens that absorb storm water, and other similar elements.
4. Market analysis for expanded utilization of the Elementary School property on 6 th Street.	<ul style="list-style-type: none"> The property is a potential strategic redevelopment site. A market analysis would conduct an in-depth examination of future uses and occupants that could take advantage of the property.
5. New sidewalks throughout the neighborhood	<ul style="list-style-type: none"> Most sidewalks in the existing residential neighborhood are in poor condition and are in need of immediate replacement.
6. Continued investment in the maintenance of Schlanger Park	<ul style="list-style-type: none"> The park is an important recreational resource for the city and continued maintenance and capital improvements will ensure the park remains a safe, attractive, and well-utilized amenity.
7. Move skate park near intersection of Rouse and 4 th St. as part of new recreation complex	<ul style="list-style-type: none"> By moving the skate park close to planned recreational fields and the integrated trail system, it will help create a new recreation destination. Users of the skate park will also be able to use the planned support facilities including on-site restrooms.
8. Create a dog park 'playground' at east end of park	<ul style="list-style-type: none"> A dog park playground would provide a new amenity for local residents and their companions. Dog parks are an ideal way to provide space for the animals to run and play in a controlled environment where they do not disturb other park users.
9. Create opportunities to display public art throughout the neighborhood	<ul style="list-style-type: none"> Public art is an effective way of enhancing the character of a community and creating a sense of local identity and pride.

Examples of District Recommendations



Example of sidewalks with integrated green infrastructure and public art on the sidewalk



Painted benches and utility poles are other examples of neighborhood scale public art



A dog park playground is proposed for the east end of Schlanger Park



A market analysis should be conducted for expanded utilization of the elementary school property on 6th St. shown here



The existing skate park in Schlanger Park should be relocated near the new multi-use recreational fields

REUSE SCENARIOS &
RECOMMENDATIONS

South of 4th Street

The area on the south side of 4th Street from the bridge to Rouse is primarily an auto-oriented commercial corridor with an opportunity to create expanded recreation elements. By introducing new design policies and improved mobility options, the 4th Street corridor holds the potential to become a meaningful investment area for new commercial, retail and professional uses leading to the downtown core. Using the entrance to the Mission Clay property, a new roadway will become a key entry point into a major redevelopment opportunity for the city and region.



Summary

Current Uses:

- Single-family residential
- Commercial/Light Industrial

Plan Highlights:

- Redevelop floodplain area into rec. fields
- Relocate skate park
- Better design for commercial uses

Recommendations – South of 4 th Street	
Recommendation	Description
1. Develop design policies for new construction	<ul style="list-style-type: none"> • Design policies help ensure that future development follows similar standards, which means that as development occurs it will form a cohesive built environment in line with the community's vision for the District.
2. Work with MCPU Polymers to find a new location for operations	<ul style="list-style-type: none"> • MCPU has expressed a desire to move operations within the city • Consider move to industrial park in city

Recommendations – South of 4 th Street	
Recommendation	Description
3. Redevelop neighborhoods at east end of corridor located within floodplain as multi-sports fields	<ul style="list-style-type: none"> This area is poorly suited for homes and buildings due to its presence in the floodplain. This is an ideal location for multi-sports fields, which are an appropriate use in a floodplain.
4. Relocate skate park from Schlanger Park to a higher visibility location near intersection of 4 th and Rouse	<ul style="list-style-type: none"> Relocating the park will increase its use and help form a major recreational destination in the project area.
5. Develop trail connection to Schlanger Park at west end.	<ul style="list-style-type: none"> A trail connection will help increase access to and from Schlanger Park and provide additional recreational opportunities for walking, running, and biking.

Examples of District Recommendations



Example of a building with design policies in place: building at edge of sidewalk with pedestrian lighting and large windows



Example multi-sport fields with lighting



A trail connection should be developed to Schlanger Park across 4th Street with proper safety features

Site Plan Focus – South of 4th Street



The Mission Clay Site Plan shows several new mixed-use commercial buildings with street frontage and parking behind in addition to preserving some existing buildings. The current residential uses at the northeast corner of the site in an existing floodplain are converted to three multi-purpose recreational fields with adjacent parking and a small support building. The relocated skate park is shown just below the multi-purpose fields.

An integrated trail system runs through this area with a bridged connection across the existing creek to allow pedestrian access between the multi-purpose fields and the planned ballfields.

Power Generation and Managed Forest



Summary

Current Uses:

- Vacant Land (redevelopment limitations)

Plan Highlights:

- Solar Array for local electricity consumption
- Managed forest for research and natural land remediation

The central core area of the Mid-City Renaissance District includes some of the most challenging opportunities for redevelopment due to previous land use, particularly smelter activities. Additionally, the area is along the rail line with little vegetation.

Power Generation

As many concerns have been raised over the potential visual impacts of large-scale solar development, this area represents an opportunity to invest in renewable energy without many of the potential downsides. However, a key roadblock, for now, is that Kansas does not yet have the laws in place for remote net metering or community solar. This roadblock may be eliminated in the near future.

What would a solar array mean for Pittsburg at this location?

- Estimated size of project area: 35 acres
- Net potential: power 1,000+ homes annually

Managed Forest

Phytoremediation is a bioremediation process that uses various types of plants to remove, transfer, stabilize, and/or destroy contaminants in the soil and groundwater. There are several different types of phytoremediation mechanisms and effective vegetation types including poplar trees and sunflowers. A managed forest would provide an opportunity to naturally remediate contaminated land and provide a living laboratory for phytoremediation research. This is an opportunity for the city and PSU Biology Department to partner in a land remediation research project.

Recommendations – Power Generation & Managed Forest	
Recommendation	Description
1. Explore the potential to develop the area as a municipal solar array	<ul style="list-style-type: none"> Considerations include funding sources, ongoing operational structures and management, state and local regulations, and others.
2. Explore the possibility of working with Pittsburg State University to establish the area as a research area for phytoremediation	<ul style="list-style-type: none"> The University currently offers a bachelor and masters program in Biology with opportunities to study Field and Environmental Biology and Ecology and Organismic Biology. The university's Biology department emphasizes a "hands-on" approach. The City should engage the university to determine interest in a partnership to create and manage the "living laboratory" proposed as a managed forest.

Examples of District Recommendations



Poplar trees planted on a decommissioned landfill site in Salmon Arm, B.C. (left). The Managed Forest would also be an ideal place for PSU student research



A solar panel array at Elizabethtown College in Pennsylvania (left).

A proposed trail through the solar array would be a unique recreational opportunity

Mixed Recreational/Cultural



Summary

Current Uses:

- Shuttered Mission Clay Industrial Complex

Plan Highlights:

- Arts & Cultural Center Reuse of Building
- Community Recreation Facility
- Baseball Fields

The public input process indicated a strong desire for recreational and cultural uses within the Mid-City Renaissance District. The recommendations here respond to those desires with a proposed Arts & Cultural Center, a new community recreation facility, and new baseball fields. Laced throughout the area is a trail network that could be used to host cross-country or even mountain bike racing events and for community residents striving to live a healthy, active lifestyle.

Arts & Cultural Center

The proposed Arts & Cultural Center aims to re-use an existing structure from Mission Clay operations. The vision for the facility is to be a multidisciplinary arts center supporting the creation, production and presentation of arts and culture. The facility could be designed to host original theater productions and performances, music, art exhibitions, multi-media productions, independent and documentary films, live HD simulcasts, youth projects, and special events. The facility is large enough to consider live/work space for resident artists.

Community Recreation Facility

While the existing YMCA facility is showing signs of wear and tear, the proposed community recreation facility is an opportunity to create a fresh, new indoor athletic facility. Amenities could include state-of-the-art training equipment, an Olympic pool, a community room, indoor track, spin room and meeting space.

Baseball Fields

Baseball events can draw many teams and visitors to the community for tournaments. The region indicates a thriving baseball tournament market. The project identifies a grouping of 4 baseball diamonds located at the west end.

Recommendations – Mixed Recreational/Cultural	
Recommendation	Description
1. Conduct arts & cultural center feasibility study	<ul style="list-style-type: none">• A feasibility study will identify what types of space is needed in the city and who the potential visitors and users may be.• Items typically considered in a feasibility study are: an analysis of community interests in new cultural arts facilities, assessment of the market potential for arts and cultural programs, research into program opportunities; evaluation of existing and planned facilities; and comparable case studies.• Additional analyses that may be necessary include a building reuse study and determining cost projections, management and operations considerations and estimates, etc.
2. Conduct feasibility study for the Community Recreation Facility to understand program needs before initiating funding campaign	<ul style="list-style-type: none">• A feasibility study would: evaluate the potential supporting membership of the center; assess what amenities/programming would be most logical to provide; outline the associated administrative, maintenance and operations associated with the recreation center; and evaluate potential sources available.• Following the feasibility study, a funding campaign should be conducted. A funding campaign can take several forms. Crowd-sourced funding has become a successful and innovative way of raising funds by allowing a large number of small-donors to contribute easily. Another option could include selling naming rights to individual rooms or facilities within the Recreation Facility.• It is envisioned that the facility may become a new YMCA and the City should work closely in partnership with current YMCA administrators on the project.

Site Plan Focus – Mixed Recreational/Cultural



The Mission Clay Site Plan shows the adaptive reuse of the Mission Clay industrial building for a new arts & cultural center focused on the industrial heritage of the area. The building could potentially offer classroom space, live-work artist units, galleries, interactive exhibits, and other components.

The Community Recreation Center is sited adjacent to residential uses and would provide a high quality amenity for residents of the new neighborhood as well as residents across the city. The recreation center is connected via trail to the Skate Park and multi-purpose fields and is just down the street from the proposed baseball fields.

The baseball fields are an ideal use in this location where there is existing contamination that would require expensive remediation efforts for other types of uses.

Also located in this site plan is a water feature at the center of a proposed roundabout intersection. This feature enhances the character of the new development and helps create a sense of uniqueness and identity for the District.

Examples of District Recommendations



The Bethlehem Steel Factory in Pennsylvania was transformed into an Art Center with space for art performances, exhibitions and cinema.



Industrial Reuse examples for arts and cultural purposes



The community recreation center could feature an indoor pool and spinning room, or even a climbing wall



Example of a new modern YMCA facility



Example of a roundabout water feature

Medium-and High-Density Residential



Summary

Current Uses:

- Vacant Land

Plan Highlights:

- ~850 multi-family units (2-4 story buildings)
- 26 cottage style single-family homes
- Common green

In addition to the identified desire for recreational and cultural uses within the Mid-City Renaissance District, housing was identified as a key opportunity. Nestled by the proposed arts & cultural center and the community recreation facility, the Mid-City Renaissance District incorporates new medium- to high-density housing. By introducing a framework for phased residential development, diverse housing options and trail connections throughout the District, this area creates a unique opportunity for Pittsburgh's next great neighborhood.

The concept includes the introduction of unique housing opportunities for both 55+ living and graduate level students and professors at Pittsburg State University. This includes various price ranges to enhance the economic feasibility of the concept and augments the establishment of a vibrant community.

The residential development types include:

- **Residential – Medium Density:** Single-family detached homes (separate buildings) ranging in size between 800 square feet and 1,200 square feet. Homes are anticipated to be cottage style with smaller footprints and consisting of one-story.
- **Residential – High Density:** Multi-family residential (i.e., apartments) that meet the demands of both an age 55 and over market, as well as graduate students at PSU. Buildings are expected to vary from 1 to 2 stories (maybe 3 if appropriate) and incorporate some of the traditional elements of the site's industrial past into their architecture and styling.

Site Plan Focus – Medium- & High-Density Residential



The Mission Clay Site Plan presents a new neighborhood with a mix of some cottage style single-family homes and several multi-family buildings of 1 to 2 (3 if appropriate) stories with parking in the courtyard areas of the buildings. A new street network would provide access to the new residential development.

The plan also shows a common green that would provide shared open space for area residents to enjoy. Sidewalks and trail connections are proposed to create a pedestrian and bike friendly neighborhood connected to downtown and the Pittsburg State University campus.

Examples of District Recommendations



Multi-family housing with a modern industrial style



Cottage-style single-family home



Example of a community green adjacent to multi-family residential

4th Street Corridor Improvements



Summary

Current Uses:

- Mix of residential, commercial, industrial, vacant

Plan Highlights:

- Streetscape improvements
- Bridge reconstruction
- Gateway elements
- Design policies

4th street is the primary east-west corridor into and through the District. It is also the primary connection between the Renaissance District and Downtown. Proposed investments in the corridor are pedestrian-oriented in design and appearance, with retail and other active ground floor uses. Investments accommodate pedestrians, bicycles, automobile traffic, on-street parking and emergency vehicles. A public improvement strategy will be created to reinforce the special character of 4th Street. Improvements will include elements such as special paving, street trees, pedestrian-scaled lighting and street furniture. Design guidelines should be developed to promote high quality, bike and pedestrian orientated design.

Recommendations – 4 th Street Corridor Improvements	
Recommendation	Description
1. Work with the State to create a design program for pedestrian scale lights, street trees, sidewalks, bike accommodations and signage.	<ul style="list-style-type: none"> • The City should work with KDOT, which has jurisdiction of the 4th Street right of way (also K-126). • A design program will help improve the aesthetic quality along the corridor and make the street friendlier and safer for bikes and pedestrians.

Recommendations – 4 th Street Corridor Improvements	
Recommendation	Description
2. Work closely with the State to reconstruct the 4 th Street bridge to accommodate safe circulation for vehicles, pedestrians and bicycles	<ul style="list-style-type: none"> • The bridge is in need of reconstruction and is currently not as safe as it should be for pedestrian and bicycle traffic. • The reconstructed bridge should have good separation between vehicles and non-vehicular traffic.
3. Implement a feasibility study to close N. Smelter St. at 4 th St.	<ul style="list-style-type: none"> • This intersection was identified as a problem area and is likely redundant and unnecessary. • A feasibility study will take a close look at the intersection to determine if it is advisable to close it. Closing the intersection would help make the corridor safer for pedestrians and cyclists.
4. Include signs, public art and landscaping at the gateways of Joplin and Rouse.	<ul style="list-style-type: none"> • These two intersections are primary gateways into the Mid-City Renaissance District. • These entrances should be distinct to signify and reinforce the identity of the Mid-Town Renaissance District.
5. Develop design policies to promote high-quality design of buildings and site amenities within the 4 th Street corridor.	<ul style="list-style-type: none"> • Design policies for the properties along the corridor will complement the right-of-way design program (See Recommendation #1). • Design policies can be used to control building setbacks, size, orientation of parking, and other design features to create a cohesive built environment along the corridor.

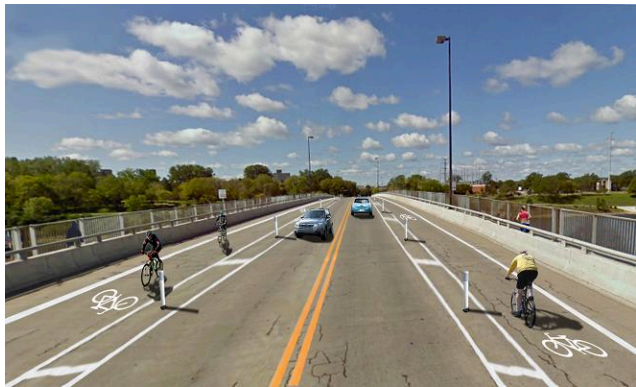
Examples of District Recommendations



Examples of Gateway signage

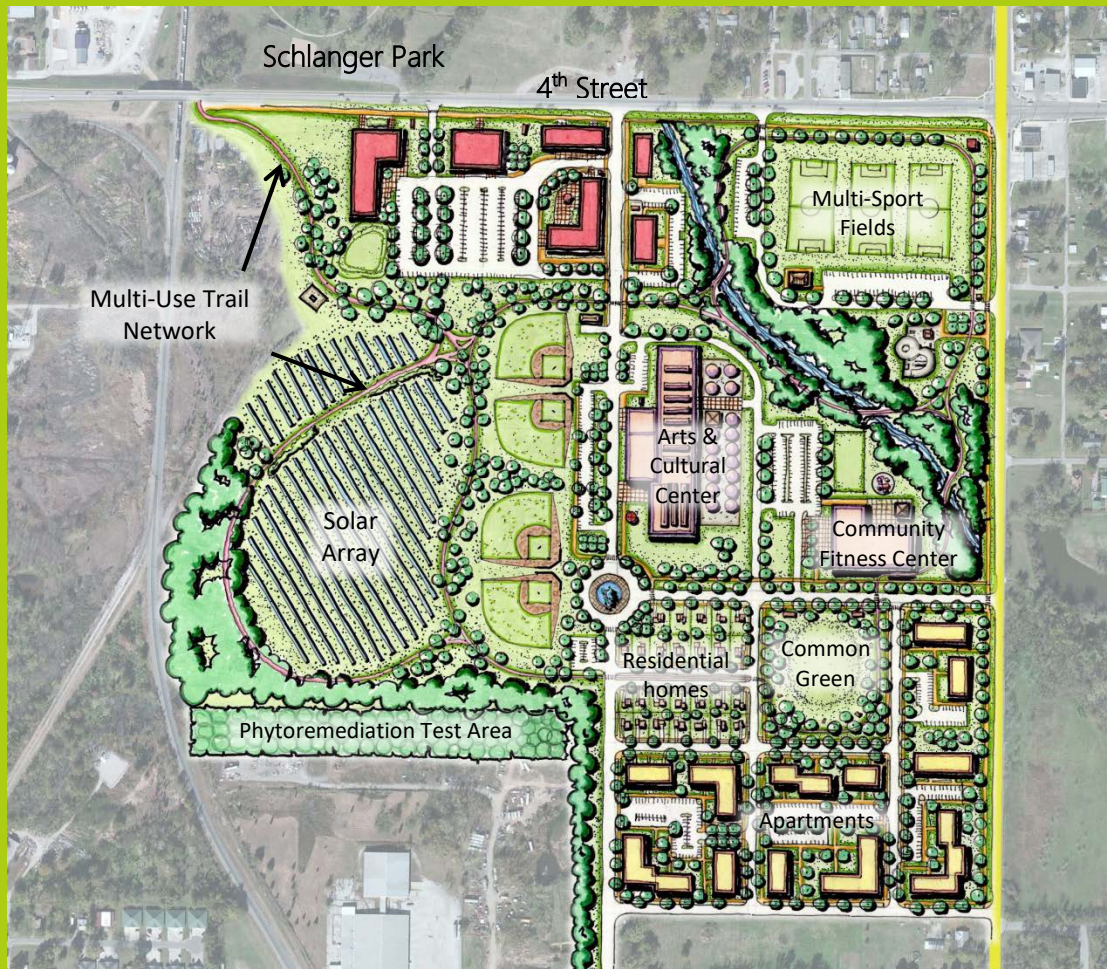


A feasibility study would explore the closing of the N Smelter St & 4th Intersection shown here



The 4th Street bridge should be reconstructed to be pedestrian and bike friendly similar to the bridge shown here

Bringing it all together: the Mission Clay Site Plan



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Photos: The Mid-City Renaissance District will feature a range of private development and community amenities

5 IMPLEMENTATION PLAN

Successful implementation of the Mid-City Renaissance Plan will require the effective coordination of public agencies, property owners, community members, city officials, other key stakeholders, and financial resources.

The previous section outlined the specific actions required to implement the plan. This section provides guidance on undertaking these tasks, identifies priority catalyst projects, discusses the sequencing and timing of tasks, introduces potential funding and financing mechanisms, and summarizes the fiscal implications of the successful transformation of the Mid-City Renaissance District.

Section Contents

- 5.1 Implementation Overview
- 5.2 Priority Projects
- 5.3 Implementation Matrix
- 5.4 Potential Funding Sources
- 5.5 Fiscal Feasibility Analysis

5.1 Implementation Overview

What is Implementation?

Implementation of the Mid-City Renaissance District Plan refers to the various actions that must be carried out to realize the Plan's vision, the resources and partners needed to execute each task, and the coordination and sequencing of tasks that are interrelated and dependent upon the completion of others. More than anything, implementation requires strong and effective leadership to keep partners engaged and to sustain momentum.

Partnerships are Critical

Implementation requires the identification of the key partners that must be engaged to carry out each task. This includes property owners of sites within the District, City officials and various City departments, state transportation officials, state Department of Health and Environment officials, community residents, and federal EPA officials, among others.

The success of the Mid-City Renaissance District Plan is largely and uniquely contingent upon a single large property owner – Mission Clay Products. The Company has been a constructive voice in the planning process. It is imperative that the City maintain an on-going dialogue with the company and engage its representatives in implementation discussions to ensure the City's objectives for the property are aligned with the company's needs and priorities.

“

The organization and timing of tasks is crucial to ensure that efforts and resources are focused on the specific tasks that will advance the implementation process as efficiently as possible.

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Building Incrementally Towards Success

Implementation also includes prioritizing certain catalyst projects that are necessary to complete in order to move on to sequential tasks. The organization and timing of tasks is crucial to ensure that efforts and resources are focused on the specific tasks that will advance the implementation process as efficiently as possible. For example, environmental cleanup efforts typically come before infrastructure improvements, which precede development activities. Similarly, additional study and analysis is required to understand the feasibility of carrying out certain tasks, discussed in further detail under Priority Projects.

Understanding the Fiscal Implications

There are significant fiscal implications for the City of Pittsburgh both in terms of new revenues and costs associated with implementing the plan. New private sector development will generate new property tax revenues for the City and School District (as well as the County) while at the same time increasing expenditures by the City on

services provided to the new development. The City is also likely to incur upfront costs on infrastructure, recreational amenities, and others – although there is the potential to offset these costs with grants and other funding sources.

Some of the major fiscal cost and benefit estimates are summarized later in this report and suggest that over the long-term, new property tax revenues are likely to more than offset the City’s upfront capital expenditures to implement the plan – generating a positive return on investment for the City of Pittsburgh.

5.2 Priority Projects

This section describes the highest priority projects and tasks to begin implementing the plan. The projects are divided into those that the City should commence immediately and those that should be initiated within a 1- to 3-year timeframe. The projects are shown below and discussed in greater detail following.

Start Immediately

- **Market Analysis for 6th Street Elementary School**
- **4th Street Design Policies**
- **Solar Array**
- **Community Recreation Feasibility Study**
- **Work with KDOT to Build New Bridge Over Railroad**

Start Within 3 Years

- **Facilitate Business Forum**
- **Schlanger Park**
- **Dog Park at Schlanger Park**
- **MCPU Relocation Options**
- **Arts & Culture Feasibility Study**
- **Work with KDOT for 4th Street Corridor Improvements**
- **Continued Environmental Investigations**

Immediate Projects

These projects should be the top focus for the first-year following the completion of the plan. These projects were selected because of their overall importance to implementing the plan, the fact that additional implementation tasks depend on their completion, and their ability to catalyze development and build momentum.

Market Analysis for 6th Street Elementary School

The elementary school building was identified as a priority site in the “North of 4th Street” sub-district due to its underutilization, redevelopment potential, and ability to catalyze investment in the surrounding neighborhood. Currently, only a limited portion of the building is being used by a religious organization.

Potential future uses of the property may include: senior housing, affordable and/or market-rate apartments, community and nonprofit meeting spaces, or others that would be identified in a market analysis.

Tasks to Complete the Market Analysis:

- Engage the property owner/current tenant in discussion about the potential future of the property.
- Commission a market analysis specialist to undertake a market analysis and feasibility study for reuse of the building.
- Help facilitate community outreach and input process for reuse needs and ideas.
- Explore partnering with the City of Pittsburgh Land Bank. The Land Bank offers a website with available properties for interested developers, which could potentially include the 6th Street Elementary School property.
- After completion of the market study, use the results to solicit developer interest in consultation with the property owner. Alternatively, the City can explore gaining site control over the property either through purchase or securing an option to purchase before issuing a developer RFP.

Expected Cost Range:

- Approximately \$10,000 to \$15,000 for market study (additional to examine building reuse potential from structural etc. standpoint).

Time to Complete:

- Approximately 2-3 months upon contract execution with specialist

4th Street Design Policies

Adopting design policies (guidelines or regulations) will ensure that new development along the strategic 4th Street corridor will form a cohesive and attractive built environment. Typical design policies address elements such as: building setbacks, build heights, the look of facades, landscape buffers, the location of parking lots, architectural styles, commercial signage, road access and curb cuts, and other design elements. Design policies are intended to affect the design of *private* development that complement design strategies for the *public* right-of-way to ensure a safe and pedestrian-friendly corridor.

The adopted design policies can take the form of guidelines that are not mandatory, or policies that could be adopted into zoning as a separate document or as a “form-based” code overlay for the corridor. Design guidelines should emphasize a pedestrian and bicycle friendly design to help strengthen the link between the project area and downtown Pittsburgh.

Tasks to Complete the Design Policies:

- Review the existing policies affecting design including any design review processes and existing zoning regulations.
- Convene a City task force or advisory committee for the project.
- Utilize the City’s planning staff or commission, or an outside consultant to formulate design guidelines.
- Give property owners and stakeholders the opportunity to provide input on the guidelines.
- Decide how the policies will be implemented. Options include mandatory zoning regulations or using as reference in a design review process for new development.

Expected Cost Range:

- Staff time and/or \$5,000-\$12,000 fee for outside consultant (range depends on utilization of municipal staff time)

Time to Complete:

- Approximately 4-6 months

Solar Array

The Solar Array is planned for a 35-acre portion of the Mission Clay Site and is currently included in the plan at a conceptual level of detail. Developing a solar array on the site may potentially be a complex process, requiring multiple levels of government and different agencies and departments. Careful consideration must also be given to ongoing ownership, maintenance, and operation of the solar array.

Solar arrays like that being proposed for the Mission-Clay site are not yet widespread in Kansas; however, there have been major solar projects. In the Spring of 2017, the Kansas Electric Power Cooperative built Prairie Sky Solar, a 1 megawatt community solar electricity generating facility near Andover covering 8.5 acres. The facility will generate electricity for approximately 164 homes.¹ According to the National Renewable Energy Laboratory, Kansas has the fifth-highest solar potential among U.S. States but ranks nearly last in solar installations.

Important considerations for solar farms include:

- The need for storing power produced, which can be mitigated by the close presence of a substation.
- The need for an inverter that converts energy from solar panels to alternating current energy.
- Community solar arrangements avoid the issue of a utility paying each homeowner for excess power. A community solar array typically only provides power directly to the utility.

Tasks to Complete the Solar Array:

- Engage Kansas Electric Power Cooperative (KEPCo) on their experience developing a solar farm in Kansas to learn about best practices and discuss potential partnership opportunities.
- Engage Westar early in the process to discuss issues around connecting the solar array to the existing grid for distribution and potential infrastructure investments that may be required.

Expected Cost Range:

- Requires additional investigation, but “rule of thumb” estimates of \$500,000 per acre would put the development cost at approximately \$17.5 million for the 35-acre site.

Time to Complete:

- Expected timeline highly variable on a number of factors but generally anticipated to be 3-5 years.

¹ <http://cjonline.com/news/business/2017-03-10/soaking-some-solar-kansas-power-cooperative-takes-dive-solar-energy>

Community Recreation Facility Feasibility Study

The Mission Clay Site Plan includes a new community recreation facility. During the planning process, the need for this type of facility was expressed. A feasibility study will include an in-depth examination to confirm this need and determine the appropriate size and set of amenities to be included in the facility. The feasibility study should address the following:

- Demographics/Community Characteristics
- Competitive Market Analysis
- Potential Operator Assessment (YMCA, Boys & Girls Club, etc.)
- Operations Analysis
- Programming Needs/Gap Analysis

The City's YMCA is the primary facility serving as a community recreation facility. The current building is dated and a newer modern facility is needed. The first priority, therefore, is to work with the YMCA on moving, and potentially expanding their offerings, in a new facility in the Mid-City Renaissance District.

Tasks to Complete the Feasibility Study:

- Engage Mission Clay property owners in the consideration of sub-dividing property to develop the facility.
- Engage the YMCA leadership in discussions about their interest in a new facility in the study area.
- Commission an expert to complete the feasibility study.
- Help organize focus groups, stakeholder interviews, surveys as necessary.
- Use the results of the feasibility study to plan an appropriately sized facility with the needed amenities and engage the YMCA and/or other partners in securing funding. Explore alternative/innovate funding options including crowd sourcing and naming rights.

Expected Cost Range:

- \$25,000 to \$50,000

Time to Complete:

- 6 to 12 months

Work with KDOT to Build New Bridge Over Railroad

The 4th Street Corridor has been identified as a critical pedestrian and bicycle link between the Mid-City Renaissance District and downtown Pittsburg. Currently, the bridge provides inadequate pedestrian and bicycle safety. Improvements to the bridge should include a dedicated bike lane and a sidewalk sufficiently separated from traffic flows. Because the bridge represents a 'gateway' to the Mid-City Renaissance District, amenities such as lighting and banners should be included in the design.

The 4th Street Bridge over the rail line is already slated for improvements by the KDOT. The City should work closely with KDOT to ensure the bridge improvement design provides sufficient passage for pedestrians and cyclists and stress the importance of the project to the success implementation of the Mid-City Renaissance District.

Tasks in the New Bridge Design:

- Engage KDOT on the importance of the project and the need for the bridge redesign and improvements.
- Meet regularly with KDOT in the design phase. Push for safe bike and pedestrian components in the new bridge. Ask for additional amenities such as creative pedestrian lighting.

Expected Cost Range:

- Unknown

Time to Complete:

- Unknown

Start Within 3 Years

These priority projects should be initiated between 1 and 3 years after the plan's adoption. Along with the "Start Immediately" projects, these are top priorities, but they do not need to be started in the first year.

Business Forum for Existing Businesses

The City should sponsor a business forum with existing businesses in the study area to examine the potential for creating a coordinated organizational and management system. This type of system, modeled off of eco-industrial parks (EIP), could help existing businesses, particularly the industrial businesses located in the western portion of the District, streamline their processes and increase efficiency. The system could help support and grow existing businesses in the District to help create jobs and support a healthy City economy.

The system could allow businesses to reduce costs by making bulk purchases, sharing business services and potentially staff, co-purchasing and sharing equipment, etc. The City's role is convening business owners in (and around) the District to begin conversations around needs and opportunities. The City should also explore having an expert in these types of systems participate in the forum.

Tasks to Complete the Forum:

- Reach out to existing business to gauge interest
- Identify and invite an expert in shared management/organizational, or eco-industrial parks

Expected Cost Range:

- Nominal cost and staff time

Time to Complete:

- One-time forum (follow-up sessions as needed)

Continued Investment in Schlanger Park

The Park is a strategic site in the Mid-City Renaissance District and the City as a whole. Parks are essential to the quality of life for local residents, which supports economic development by enhancing property values and attracting a skilled workforce. The City should prioritize the continued maintenance and investment in Schlanger Park to keep it in the best possible condition. This includes maintaining and adding playground equipment when appropriate, removing trash, providing park benches and tables, maintaining the Frisbee golf course, and monitoring and improving landscaping

throughout the park. As part of a broader plan for recreation in the District, a dog park should be added.

Tasks to Complete Investments in Schlanger Park:

- Create a system for City staff to regularly monitor maintenance needs. Provide an online or mobile system that allows residents to report maintenance issues.
- Include park projects in the City's capital planning process
- Help facilitate a "Friends of Schlanger Park" group to provide volunteer efforts to clean up and maintain the park through designated "spring cleanup" days or to help construct a dog park and implement other projects.

Expected Cost Range:

- Variable depending on maintenance needs

Time to Complete:

- Ongoing



Create a Dog Park & Playground in Schlanger Park

A dog park and playground will provide an important community amenity helping to make the area more attractive to live in, especially among young professionals and families. Dog parks are important for both the animals and their humans. They provide space for the animals to run and play off-leash while providing residents opportunities to build social networks, which helps to strengthen a strong sense of community and ownership in the neighborhood.

Dog parks and playgrounds can be found in a variety of sizes, layouts, and with a broad set of amenities. Dog playgrounds are gaining popularity and differ in that they provide things like fountains and specially designed playground equipment for dogs.

Tasks to Complete Dog Park and Playground in Schlanger Park:

- Convene area residents to gauge interest and discuss the need for a dog park and playground.
- Work with community members to design the park and playground
- Engage the “Friends of” group to help fundraise (see previous project). Create a crowdfunding campaign to raise funds through an online platform (see Brattleboro, VT as an example).

Expected Cost Range:

- Costs are wide ranging but a reasonable range to expect is anywhere from \$100,000 to \$300,000 plus ongoing maintenance.
- Some dog parks require membership that can help offset maintenance costs.

Time to Complete:

- 3-6 months

Work with MCPU Polymers to Find New Location for Operations

MCPU Polymer Engineering is currently located on East 4th Street, adjacent to the primary access point into the Mission Clay property. MCPU operations involve the research and manufacturing of polymers used in the manufacture of urethane products. The facility is strategically located at a proposed primary gateway into the core of the conceptual redevelopment of the Mission Clay property.

Relocation of MCPU operations would open a new mixed-use building pad and allow for a new road to be built, creating access for future development into the Mission Clay property.

Tasks to Complete MCPU Relocation Options:

- Initiate conversations with MCPU management to determine willingness to explore options for moving operations within the City.

- Work with MCPU to understand location preferences and space needs to capitalize on growth opportunities.
- Develop a list of potential sites that meet the needs of MCPU.
- Develop an incentive package with the assistance of the Kansas Department of Commerce.
- Select preferred site. Determine if infrastructure improvements are necessary. If so, consider utilizing the Kansas Department of Commerce's Partnership Fund.

Expected Cost Range:

- Staff time (No significant cost otherwise)

Time to Complete:

- Within two years

Complete an Arts & Culture Feasibility Study

The Mid-City Renaissance District Plan recommends rehabilitating and converting portions of existing Mission Clay industrial buildings into a community asset in the form of an Arts & Cultural Center that would help to express the industrial heritage of the city and region. The concept for the building includes potential uses such as artist work space, galleries, classrooms, interactive exhibits, live-work artist housing, and others.

The feasibility study will take an in-depth look at specific arts and cultural needs within the community to determine the right mix of uses for the building. Specifically, a feasibility study will incorporate community input, analyze the existing arts and cultural assets of Pittsburg and the region, determine potential demand for different types of programming, and provide case studies of similar successful projects. The feasibility study can also examine potential ownership/operational structures for the facility.

An adaptive reuse feasibility study will also need to be completed either as part of the Arts & Culture Feasibility Study or following it once a list of recommended uses has been compiled. The adaptive reuse feasibility will examine both environmental and structural conditions assessments.

Tasks to Complete Arts & Cultural Center Feasibility Study:

- Engage Mission Clay to complete the feasibility study.
- Partner with local arts and cultural groups in preliminary discussions and to help develop a Request for Proposals (RFP) for a specialized firm to complete the study.
- Issue the RFP and work with selected consultant to facilitate the completion of the study.

Expected Cost Range:

- \$50,000 to \$200,000 (Highly variable depending on extent of scope)

Time to Complete:

- Within one year

Design Program with KDOT for 4th Street Corridor

The design program will include guidelines for improvements and projects within the KDOT 4th Street right-of-way in the project area, which has been identified as an important future pedestrian and bicycle link between the Mid-City Renaissance District and downtown Pittsburg. Separate design guidelines are proposed for private development along the corridor.

The KDOT design guidelines are intended to be a partnership between the City and state covering things such as pedestrian scale lights, street trees, sidewalks, bike accommodations and signage. The outcome of the program will be a safe, pedestrian- and bicycle-friendly corridor.

Tasks to Complete 4th Street Design Program with KDOT:

- Engage KDOT in preliminary discussions to review program purpose, staff availability, and KDOT capacity to facilitate, potential timeline and costs, etc.
- Organize property owners to discuss the project.
- Secure funding for consultant services (if not developed internally).
- Develop a Corridor Improvement Strategy
- Implement improvements with KDOT

Expected Cost Range:

- Staff time (nominal cost expected unless outside consultant utilized)
- \$30,000 - \$40,000 for consultant services

Time to Complete:

- 6 months to 1.5 years depending on staff availability/capacity

Continued Environmental Investigation(s)

Many of the properties in the Mid-City Renaissance District have been influenced by current or previous uses that are known to produce recognized environmental concerns. These properties could require additional environmental reviews, agency clearances, water course or flood zone restrictions, site cleanup or remediation work, or other similar pre-development evaluations. The majority of these properties are located in the area south of 4th Street.

Tasks to Complete

- Reach out to property owners to educate

Expected Cost Range:

- Variable on a number of factors

Time to Complete:

- 1-2 years





























































5.3 Implementation Matrix

The full set of recommendations to implement the Mid-City Renaissance Plan are shown in the following matrix. The Priority Projects discussed in the previous section are indicated in green and marked as the highest priority level.

Note in the key below that the phases indicate when a task should be initiated – not necessarily completed.

Key:

Phase			Priority Level			
<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Immediate (1 year)	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Medium Priority
<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Mid-term (1-3 years)	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	High Priority
<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Long-term (3+ years)	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Priority Project
<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>	Ongoing			

Mid-City Renaissance District Implementation Matrix						
District	Recommendation	Phase			Priority Level	
Mixed Commercial/ Light Manufacturing	1. Install a vegetated buffer at the intersection of Joplin and 4th Street to shield views of substation					
	2. Sponsor a business forum to explore coordinated organizational and management system					
	3. Install sidewalks, street trees, bike lanes and pedestrian-scale lighting along Joplin and 4th Street					
	4. Close intersection of N. Smelter Street and 4th Street					
	5. Redevelop E. Park Street and Smelter Street neighborhood for light manufacturing					
North of 4th Street	1. Targeted code enforcement and demolition of vacant buildings					
	2. Focused home ownership programs					
	3. Integrate green infrastructure into new road construction					
	4. Market analysis for expanded utilization of the Elementary School property on 6th Street					
	5. New sidewalks throughout the neighborhood					
	6. Continued investment in the maintenance of Schlanger Park					
	7. Move skate park near intersection of Rouse and 4th Street as part of new recreation complex					

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Mid-City Renaissance District Implementation Matrix									
District	Recommendation	Phase			Priority Level				
	8. Create a dog park playground at east end of park								
	9. Create opportunities to display public art throughout the neighborhood	0							
South of 4th Street	1. Develop design policies for new construction								
	2. Work with MCPU Polymers to find a new location for operations								
	3. Redevelop neighborhoods at east end of corridor located within floodplain as multi-sports fields								
	4. Relocate skate park from Schlanger Park to a higher visibility location near intersection of 4th and Rouse								
	5. Develop trail connection to Schlanger Park at west end								
Power Generation and Managed Forest	1. Explore the potential to develop the area as a municipal solar array								
	2. Explore the possibility of working with Pittsburg State University to establish the area as a research area for phytoremediation								
Mixed Recreational/Cultural	1. Conduct arts & cultural center feasibility study								
	2. Conduct feasibility study for the Community Recreation Facility to understand program needs before initiating funding campaign								
Medium-and High-Density Residential	1. Continued Environmental Investigations		0						
4th Street Corridor	1. Work with the State to create a design program for pedestrian scale lights, street trees, sidewalks, bike accommodations and signage								
	2. Work closely with the State to reconstruct the 4th Street bridge to accommodate safe circulation for vehicles, pedestrians and bicycles								
	3. Implement a feasibility study to close N. Smelter St. at 4th Street								

Mid-City Renaissance District Implementation Matrix						
District	Recommendation	Phase			Priority Level	
	4. Include signs, public art, and landscaping at the gateways of Joplin and Rouse.					
	5. Develop design policies to promote high-quality design of buildings and site amenities within the 4th Street corridor					

5.4 Potential Funding Sources

This section presents potential implementation funding sources for the Mid-City Renaissance District. Note that only state-level, regional, and local sources are presented. Federal funding may be possible but there is a high degree of uncertainty regarding the amount and type of federal funding that will be available for local projects in the future.

Federal funding may be available in the future from the Federal Department of Transportation (DOT); Environmental Protection Agency (EPA); Department of Housing and Urban Development (HUD); Department of Commerce, Economic Development Administration (EDA); and others. Grant and other opportunities from these agencies should be monitored closely.

Potential Implementation Funding Sources		
Funding Source	Description	Potential Uses
State Sources		
KDOT Economic Development Program	Funds are available for transportation improvements that will help recruit new businesses and encourage growth of existing businesses.	Transportation improvements
KDOT Transportation Economic Development Loan Program	TEDL is a reimbursement loan program that uses incremental revenues from new private development to pay off bonds.	Roadway projects.
KDOT Partnership Opportunities	KDOT has several programs that provide partnership opportunities including those around roadway improvements, safety enhancements, non-motorized transportation projects, and others.	Transportation improvements; infrastructure; trails and streetscape
KDHE Brownfields Cleanup Revolving Loan and Grand Fund (BCRLGF)	Low interest loans and grants available for financing environmental cleanup of publicly owned and nonprofit properties.	Brownfield cleanup
KDHE Brownfields Cleanup Grants	Two \$25,000 grants per year offered for properties in need of small remedial action.	Brownfield cleanup
Department of Wildlife, Parks & Tourism Land and Water Recreational Trails Grant	80% matching funds for trail and trail-related projects.	Trails
Kansas Partnership Fund Loans	Low-interest loans for infrastructure improvements that support Kansas "basic enterprises."	Infrastructure

Potential Implementation Funding Sources		
Funding Source	Description	Potential Uses
Kansas Development Finance Authority	The authority is authorized to issue bonds for public and private projects to public and private applicants.	Affordable Housing; Educational Facilities (Potentially for Mission Clay Reuse); Private energy and electric generation and transmission (Potentially for Solar Array)
Department of Commerce Community Development Block Grant	The department issues federal funds for community improvement for eligible projects.	Infrastructure; Community Facilities; Commercial Rehabilitation
Sunflower Foundation Health Care for Kansans Trail Grants	The Foundation is focused on healthy living, active communities, and health care. It offers grants for trail projects in Kansas.	Trails
City Sources		
Tax Increment Financing (TIF)	The City can create a TIF District to fund improvements with future property tax revenues from new private development.	Brownfield cleanup; infrastructure; community facilities; parks and trails; developer credit enhancement agreements (property tax refund)
Capital Improvements Budget	The City's regular capital improvements budgeting process can be used to allocate funds for high priority capital projects.	Infrastructure; Community Facilities
Property Tax Abatement	The City has the ability to exempt real property from ad valorem taxation for up to 10 years.	Residential development; Other private development
Alternative Sources		
Public Private Partnerships (PPP)	There are several PPP models that may be appropriate for the City to consider for partnering with a private developer.	Housing Development; Recreation Center; Public Improvements
Foundation/ Major Donors	Donor support may be possible for certain plan elements including individual and institutional donors.	Recreation Facility; Recreation Fields; Arts & Cultural Facility
Crowdsourcing	Crowdfunding typically involves a user-friendly online platform that allows a large number of small donors to contribute to a project.	Dog Park and Playground; Other small "popular" projects
User Fees	Certain elements of the building program may be appropriate for user fees to help offset ongoing maintenance and operational costs.	Recreation fields; Recreation facility; Arts & Cultural Facility; Dog park playground

5.5 Fiscal Feasibility Analysis

This section outlines the cost and revenue projections to implement the Mid-City Renaissance District development plan for the Mission Clay Complex. These costs and revenues discussed in this section should be considered preliminary and for planning purposes only. Detailed cost estimates will be required as the City moves forward to implementation; however, these revenue and cost figures will be helpful for identifying potential future funding gaps and needs. Revenues and costs are divided between those expected to be the public's portion and those that are anticipated to be associated with the private sector.

City Investment

The estimated City capital investment required to implement the site development plan is approximately \$6.1 million, excluding the costs for site remediation, rehabilitation of the Mission Clay building, the solar array, and the managed forest. The significant public investments include the construction of new recreational amenities including soccer fields, baseball fields, trail system, and new skate park. The major public cost components are shown in the table below:

Estimated Public Investment	
Public Roads and Parking	\$1,820,000
Utilities (Water, Sewer, Storm, Electric)	\$1,510,000
Soccer Fields	\$1,100,000
Baseball Fields	\$980,000
Skate Park	\$336,000
Miscellaneous	\$232,000
Trail System	\$121,000
Total Estimated Public Investment*	\$6,099,000

*Does not include costs for site remediation, Mission Clay building rehabilitation, the solar array or managed forest

City Revenues (Property Tax)

The City's investment in implementing the development plan for the Mission Clay complex will catalyze private investment, which would not occur otherwise. New private development, in turn, will generate new property tax revenues to the City of Pittsburgh.

The future assessed value of the private portions of the project were estimated based on expected construction costs and using the City's property tax equalization rate schedule. As shown in the following table, the new private development is estimated to generate \$1.76 million in annual property tax revenue at full build out.

Estimated Annual City Property Tax Revenue at Full Build Out			
Development Type	Est. Assessed Value	City Property Tax Rate*	City Property Tax Revenue
Multi-Family Residential	\$18,900,000	51.539	\$972,000
Single-Family Residential	\$601,000	51.539	\$31,000
Commercial	\$14,600,000	51.539	\$753,000
Total			\$1,760,000

*Source: City of Pittsburgh Finance Department's Tax Calculator. Number may not sum due to rounding.

City Break Even Point

Due to the large-scale development presented in the site plan (approximately 900,000 square feet of multi-family development, 26 bungalow homes, and 270,000 square feet of commercial space), build-out of the private development is likely to be phased in over time. The phasing depends on a variety of factors including current and future market absorption rates, local market dynamics, regional and statewide factors, and others.

As such, projecting a phasing schedule is beyond the scope of this analysis. However, the property tax revenue implications of different build-out scenarios are shown below. To simplify the analysis, it is assumed that for each build-out scenario, development will occur evenly over the time period shown (i.e., 10% of development will occur each year for the 10-year scenario). The assumption is also made that the City's tax rate will stay constant. The City's "break even" point ranges from 8 years to 12 years depending on the timing of the build out.

Break-Even Analysis			
	10-Year Build Out	15-Year Build Out	20-Year Build Out
Property Taxes Received Over 30 Years	\$44,800,000	\$40,400,000	\$36,000,000
Number of Years for City to "Break Even"	8	10	12

*Does not include county or school district tax revenue

Note that this exercise does not take into consideration costs such as ongoing maintenance and operations as well as other fiscal costs associated with the new development, including emergency service provider expenses. The break-even point is simply the estimated number of years until the City recoups its \$6.1 million capital investment (as previously noted, that \$6.1 million does not include certain costs that were not estimated as part of this analysis). Therefore, the "true" break-even point of the project will take longer to achieve; however, the capital costs are anticipated to be the bulk of the City's investment.

School District Revenue

Pittsburg Community Schools will also benefit from the build out of the site through increased property tax revenues. At full build out, the site is expected to generate

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approximately \$1.7 million in annual property tax revenues for the school district based on current property tax rates.

Estimated Annual School District Property Tax Revenue at Full Build Out			
Development Type	Assessed Value	School District Property Tax Rate*	School District Property Tax Revenue
Multi-Family Residential	\$18,900,000	48.914	\$923,000
Single-Family Residential	\$601,000	48.914	\$29,400
Commercial	\$14,600,000	48.914	\$714,000
Total			\$1,670,000

*Source: City of Pittsburgh Finance Department's Tax Calculator. Numbers may not sum due to rounding.

Discussion of Private Investment and Revenue Potential

The development plan envisions a significant amount of private investment and development on the site. As shown below, multi-family residential is the largest component with roughly 850 units, representing approximately 907,000 square feet. In addition to the development below, it is anticipated that the private sector would build the parking areas and infrastructure associated with this development. The plan also calls for a public green near the future residential development that could potentially be a private or public investment, or a combination thereof.

Private Development Summary (Full Build Out)		
Development Type	Units	Gross Square Feet
Multi-Family Residential	850	907,000
Single-Family Residential	26	26,000
Commercial	NA	271,000
Community Fitness Center	NA	72,400

The private development cost was estimated based on average local construction costs provided by the City of Pittsburgh. The following estimates should be viewed as “ballpark” figures only for planning and discussion purposes.

Private Construction Cost Summary (Full Build Out)	
Multi-Family	\$147,000,000
Single-Family Residential	\$4,680,000
Commercial	\$40,700,000
Community Fitness Center	\$13,000,000
Total	\$192,000,000

Numbers may not sum due to rounding

The private sector revenue potential of the private development components depends largely on local market dynamics and the resulting vacancy rates and price points. The market analysis identified current lease rates for commercial and multi-family

properties, which were used to estimate potential revenue, as shown in the tables below. A standard 5% vacancy and credit loss rate is assumed.

Estimated Annual Revenue - Multi-Family (Full Build Out)	
Number of units	850
Average rent per month	\$1,000
Gross potential rent per month	\$850,000
Gross potential rent per year	\$10,200,000
Vacancy and Credit Loss (@ 5%)	(\$510,000)
Effective Gross Income	\$9,690,000

Annual Revenue - Commercial Properties	
Gross Square Feet	271,000
Rentable Square Feet	243,900
Rent per SF	\$15
Gross Rent Potential	\$3,658,500
Vacancy allowance (5%)	\$(182,925)
Effective Gross Income	\$ 3,475,575

The plan also calls for 26 bungalow style single-family homes. At an estimated sale price of \$200,000 each, it would result in gross one-time sales revenue of \$5.2 million (before commissions and taxes, etc.)

The revenue potential of the private development suggests that the project is likely to be financially feasible from a private development perspective; however, it possible that more detailed analysis and cost estimations may show that this is not the case. In that event, it may be necessary for the City to enter into a public-private partnership with a private developer. This could take the form of the City conveying the land to a developer at zero or reduced cost, or putting in a portion of the required infrastructure (e.g., streets) on the developer's behalf.

Fiscal Analysis Summary

Implementing the Mid-City Renaissance District Plan for the Mission Clay area would represent a significant upfront investment on behalf of the City. However, this investment would likely generate a positive return on investment over the long-run as the City's investment would catalyze private investment within the Mid-City Renaissance District, specifically, and citywide generally, particularly downtown. This private development has the potential to generate significant property tax revenues for the City and the School District. While this analysis is not a full fiscal impact analysis, it does indicate that the build out of the Mission Clay property and investments in the remainder of the Mid-City Renaissance District is likely to benefit the City's bottom line over the long term.