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Lloyd Avenue, City of Latrobe NEIGHBORHOOD REVITALIZATION STRATEGY

Client

City of Latrobe, Pennsylvania and Homes Build Hope, a local non-profit

Project Description

Concentrate revitalization activities in a four-block, high-visual-impact area, within easy walking distance of schools, parks, and downtown establishments.



Challenges

Lloyd Avenue, (SR 981) is the primary entrance corridor that links downtown Latrobe with U. S. Route 30. The motorist's first impression approaching the Latrobe town center is less than inviting. Overhead utility lines, coupled with limited vegetation and green space, impart a harsh feeling. Older, dilapidated apartment buildings, non-residential land uses, and high traffic volumes also detract from this otherwise stable neighborhood.

Solution

Based on resident input generated at neighborhood meetings, M&L identified key elements for the revitalization plan. One critical element involves acquiring and demolishing blighted structures at key intersections.

M&L prepared the overall financing plan for the project, including funds from the following sources:

- State Brownfield Housing funds
- Westmoreland County Housing Trust funds
- The City of Latrobe
- Equity from the sale of low income housing tax credits
- Federal CDBG funds
- Federal HOME funds
- Local charitable foundations

Benefits

- M&L provided an integrated approach to the master plan and development financing, under overall project management of Homes Build Hope, a local nonprofit CHDO.
- The plan provides for acquisition of blighted properties, removing eyesores and developing ten new duplex dwellings.
- The plan includes a pedestrian link over Loyalhanna Creek to Legion-Keener Park, an important regional recreational amenity that features walking trails and other amenities.
- Open space, relocated wiring, landscape, lighting, and signage improvements will enhance the entranceway to this picturesque town.
- This revitalization project is expected to serve as a model for similar initiatives in other urban areas of Westmoreland County.

Planning and Development Consultants