

**CONNECT Economic and Environmental Development
Working Group: Transit Subcommittee meeting**
Thursday | May 6, 2021 | 1:00pm
Via Zoom



Municipal Attendees: Ben Estell, Dormont; Patty DeMarco, Forest Hills; Heather Wechter, Mt. Lebanon; Tara Yaney, Edgewood; Katie Malsch, Swissvale; Shawn Alfonso-Wells, Swissvale; Matt Trepal, Allegheny County; Sam Bigham, Carnegie; Ann Ogoreuc, Allegheny County; Amanda Settelmaier, TCVCOG; Deneen Underwood, Carnegie

Other Attendees: Breen Masciotra, PAAC; Chris Sandvig, Mobilify; Sarah Rizk, PAAC; Nick Mackereth, DCED

CONNECT/GSPIA Staff: Lydia Morin, CONNECT; Tess De Jong, CONNECT

Introduction and Agenda Overview

Subcommittee Overview and Context

- Discussion around how we split the Economic & Environmental Development Working Group into 2 subcommittees, this and Materials Management. We were having 2hr+ meetings.
- Transit work is actually some of the oldest continuing work through CONNECT
- We spent lots of time on TOD with the toolkits, we'd like to check in with municipalities on where they are now
- This meeting is about the 'what have you done, why not, how can we help you/each other'
- Roundtable share out from each attendee

Introduction to Mobilify

- The evolution through the years that led to the creation of Mobilify SWPA
- Advocacy + education and management + stewardship + funding/programming components
- There's not a lack of good ideas in our region
- No one entity owns a system or part of a system
- We have a vision to working towards something, not a plan that sits on a shelf
- A collaborative approach, and including environmental justice communities, is very important

History of Port Authority x CONNECT x Transit Oriented Development/Communities

- "If you already know what I'm going to say, I've done my job!"
- Presentation on Transit-Oriented Development

- TOD increases property values – which is good or bad depending on perspective. But it increases taxes which allows communities to do more. Explained other economic benefits too.
- Tools:
 - TOD guidelines, best practices, station improvement program, joint development with private businesses, and more on the [Port Authority TOD website](#)
- History of TOD x CONNECT
- Getting everyone the same zoning code wasn't the right goal, getting everyone better zoning goals was a better goal
- 2018-19 process with Dover Kohl, GAI Consultants, and Urban Design Associates for communities with light rail or bus rapid stations in them
- [Executive summary, best practices, and custom recommendations](#) for each of 10 municipalities

Round Table Discussion and Examples from CONNECT Municipalities

- Dormont example: completely rewrote new zoning code and use its TOD toolkit from the project mentioned above. We didn't "tweak" zoning we scraped everything existing and rewrote end to end. How manager Ben Estell made it happen, years in the making.
- Inclusionary language is used in the new code
- Had to get very creative in COVID! [Walk and tell video tour](#), [booklets](#)
- With consultants and legal work it was a \$140,000 process end to end
- Thank you Nick for helping us get a DCED grant. Crafton and Ingram and coming right behind!
- Discussion around history of racism in zoning, how zoning was intentionally designed to keep people out. Still today, single family zoning protects generational wealth. That's a super difficult conversation to have with my community.
- What people fear is a changing character of the community. None of that will change! Actually, were making what people love, legal. When the things people like are not allowed, you have a fundamental problem
- Historically, communities have tried to use the same zoning code everywhere, but places are unique
- Good zoning can help with stormwater management and other issues too
- Resource shared: <https://planningpa.org/wp-content/uploads/C3.-The-Affordable-Housing-Toolkit.pdf>

Next subcommittee meeting

Thursday, August 19 at 1:00pm

Register here:

<https://pitt.zoom.us/meeting/register/tJApdOChjltGNcJ51yHiEg4WTBdCFQoHmV7>

Adjourn 2:16pm