

June 2, 2020

Vacant Property Sub-Task Force

Discussion Notes from 05.29.2020

Steps to take now:

1. Begin or continue a discussion on the following ordinances:
 - a. Vacancy Storefront Property Ordinance: Borough of Etna Example, <http://www.etnaborough.org/files/Etna-ORD-1371---Vacant-Storefront-Property.pdf>
 - b. First Floor Use Ordinance: Municipality of Mt. Lebanon (Attached)
 - c. Preservation Ordinance
 - d. Demolition Delay Ordinance
2. Start Collecting Data
 - a. Environics Data from PDC to understand pre-COVID conditions
 - i. Identify the data you want to track over time
 - b. ESRI Survey 1,2,3
 - i. Use to assess vacancies and condition of properties
 - c. Mapping tools: Vitality Measurement Tool, Utilization Maps, Google Map Tool
3. Become Familiar with the Conservatorship Act
 - a. <https://housingalliancepa.org/?s=Conservatorship>

Space Vacancy and Site Requirement Forms

Summary of Available Vacancies	
Vacancy Address:	
What is the size of the vacancy?	
What types of mixed uses are located nearby?	
Is the building/site suitable for convenience-based businesses?	
Is the unit located on an A-street or B-Street?	
Is the building/site located near an anchor business or traffic generator?	
Is the unit located on the street level or an upper floor?	
Is the unit located among existing retail uses (does it maintain retail continuity?)	
What types of specific businesses are located nearby? (By NAICS category)	