

MONESSEN

Comprehensive Plan 2030

We Built America. Let's rebuild our home.

Monessen's Comprehensive Plan is the official long-range plan, adopted by Council in January 2021. The document represents the community's effort to continue proactively charting a course for future stability and prosperity, providing a fact base to inform the location, timing and type of future development. Additionally, it gives local leaders a clear sense of direction based on a planning process that included a number of public outreach opportunities.

This plan ultimately belongs to the residents of the City of Monessen. Understanding this, Council appointed a diverse volunteer Steering Committee to lead the development of the plan. It was important to the Steering Committee and Council that the development of the plan be as transparent as possible, so all plan meetings were advertised and open to the public.

The process unfolded according to the graphic on

the following page, focusing heavily on public and stakeholder outreach during the first half of the process. This was intentional on the part of the Steering Committee, whose members preferred to gather as much feedback as possible before forming opinions about a consensus community vision or priorities for the City in the long term. Information gathered throughout the process was carefully reviewed to assist with developing the priority goals and action items.

The plan is a playbook of practical strategies to address issues that were determined to be critical to the City of Monessen during the next 10 years, including downtown revitalization, blight remediation, and building local capacity.

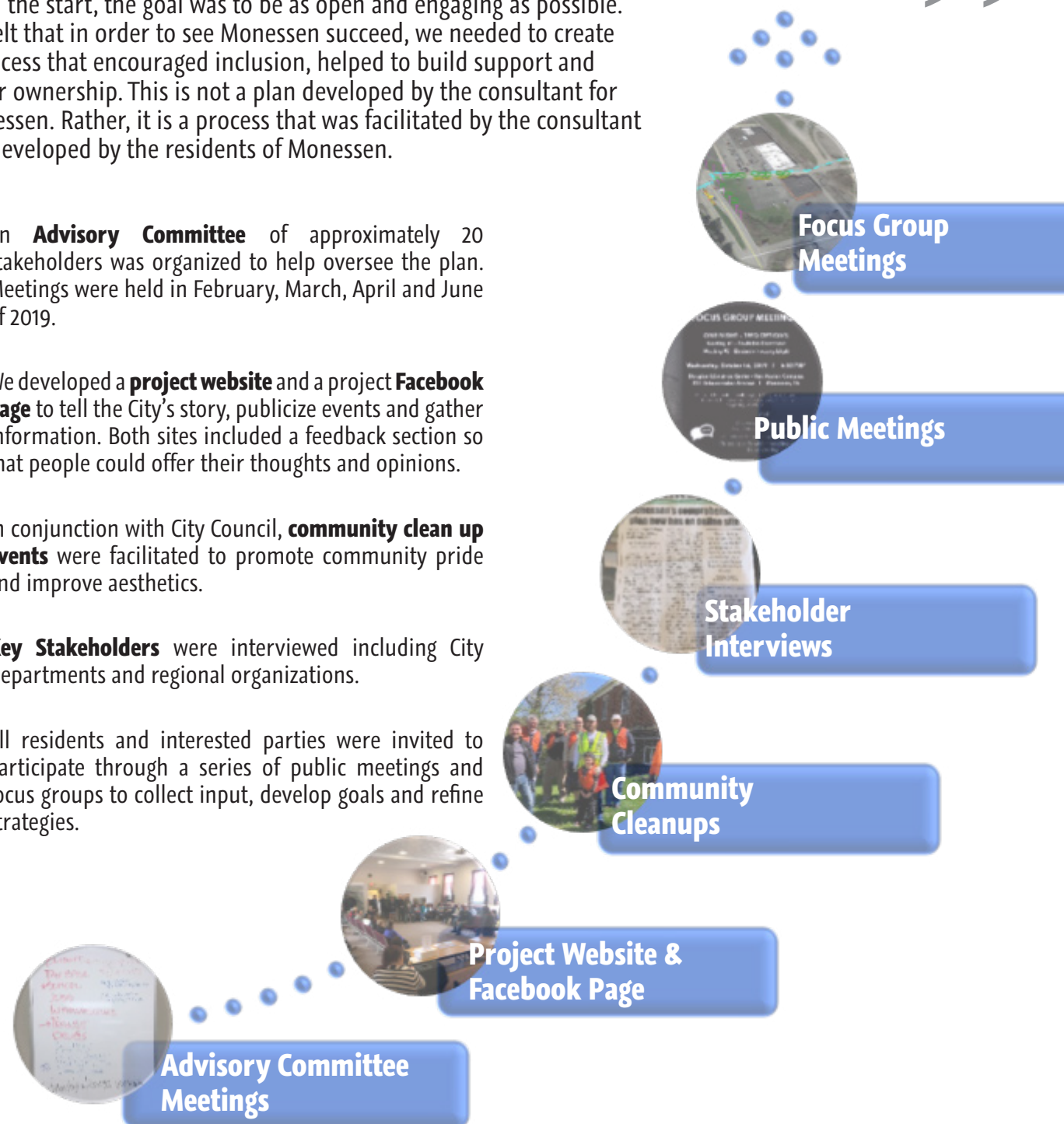
The plan was adopted in January of 2021. Now comes the most exciting part of the process: Implementation, carrying forward the momentum of partnerships and projects discussed as the plan began to unfold.

EXECUTIVE SUMMARY – JANUARY 2021

“The vision:
We will work together to revitalize our city. Our focus is the redevelopment of our downtown and offering safe neighborhoods through blight removal.”

From the start, the goal was to be as open and engaging as possible. We felt that in order to see Monessen succeed, we needed to create a process that encouraged inclusion, helped to build support and foster ownership. This is not a plan developed by the consultant for Monessen. Rather, it is a process that was facilitated by the consultant but developed by the residents of Monessen.

- An **Advisory Committee** of approximately 20 stakeholders was organized to help oversee the plan. Meetings were held in February, March, April and June of 2019.
- We developed a **project website** and a project **Facebook Page** to tell the City's story, publicize events and gather information. Both sites included a feedback section so that people could offer their thoughts and opinions.
- In conjunction with City Council, **community clean up events** were facilitated to promote community pride and improve aesthetics.
- **Key Stakeholders** were interviewed including City Departments and regional organizations.
- All residents and interested parties were invited to participate through a series of public meetings and focus groups to collect input, develop goals and refine strategies.



Once the vision was established, the following three priority goals, with associated action items were identified by the community. They served as the basis for the Comprehensive Plan development and recommendations.

Priority Goal #1

Revitalize Downtown

- Target new development to core area within downtown
- Prioritize and maintain a list of properties that need to be demolished.
- Update the City's zoning ordinance
- Streamline the development process
- Prepare Requests for Proposals for key publicly-owned sties for redevelopment
- Support small businesses and encourage entrepreneurs
- Implement the 2017 Corrective Action Plan
- Adopt a multi-year street maintenance plan
- Promote and utilize the boat launch

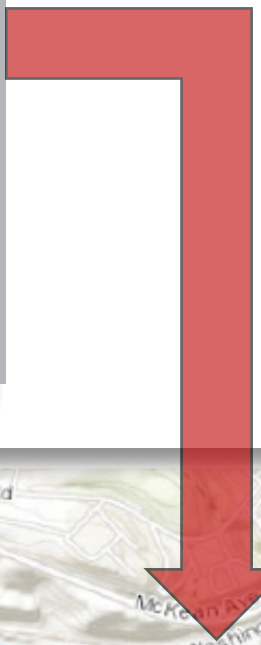


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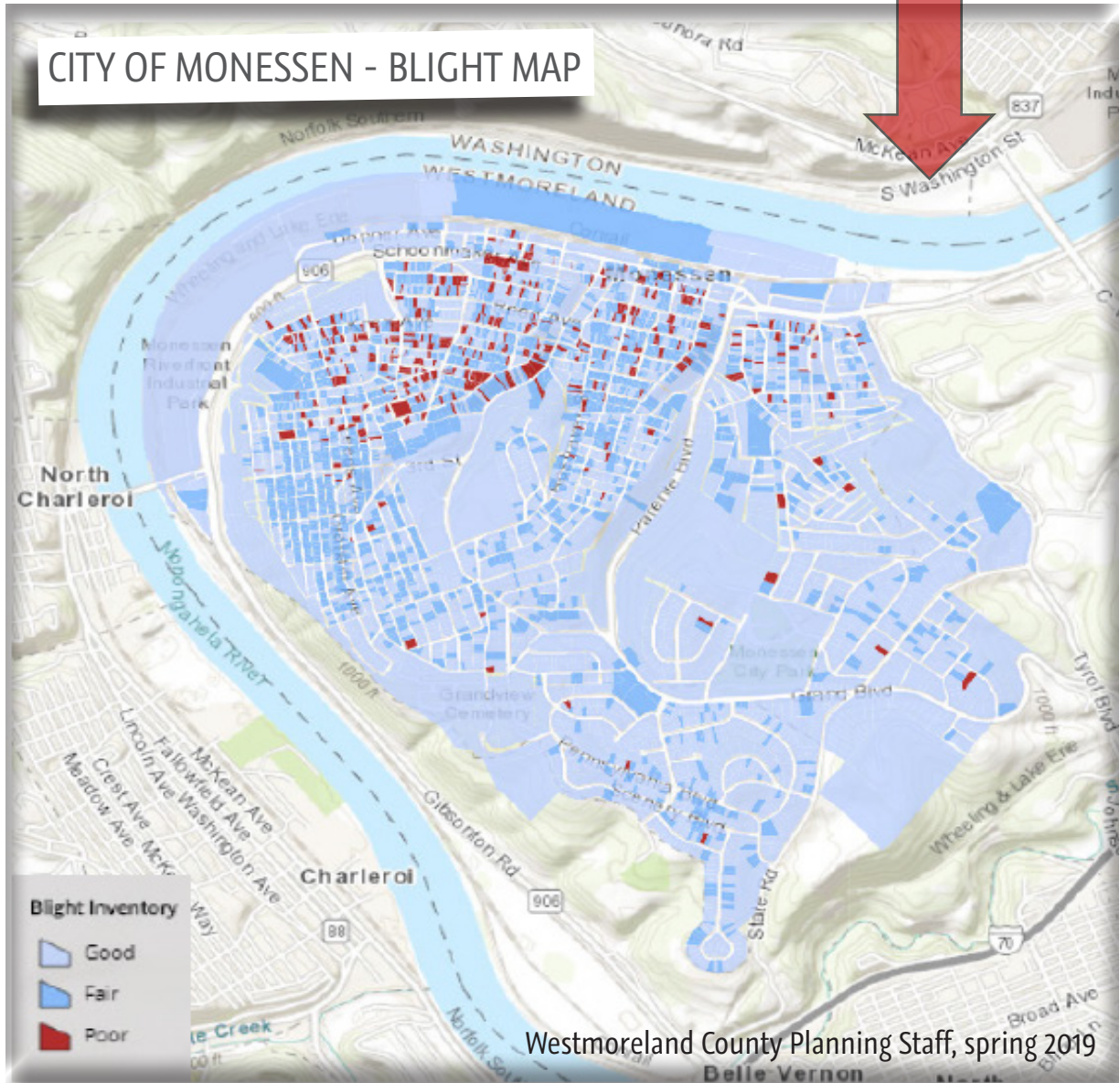
Priority Goal #2

Eliminate Blight

- Hire full-time code enforcement officer who has the proper training
- Adopt the latest version of the International Property Maintenance Code
- Improve the record keeping and tracking of code enforcement
- Educate residents and property owners on property maintenance
- Enact a rental registration ordinance
- Develop a vacant property registration program
- Offer a residential tax abatement program
- Incentivize community pride through a best yard program
- Publicize where residents can obtain small mortgage loans



CITY OF MONESSEN - BLIGHT MAP



Westmoreland County Planning Staff, spring 2019

Priority Goal #3

Build local government capacity for implementation

- Ensure that the City Planning Commission is functioning properly
- Create an economic development task force
- Encourage municipal officials and staff to attend training
- Build relationships with the business community and educational institutions
- Promote available programs
- Create an economic development website that includes an inventory of available properties for development and purchase or lease
- Focus on diversity and inclusion

BUILD

“There is no big company or big developer just waiting to solve our problems. If there were, they would have to pass up dozens of other comparable places to open their business or redevelop that old downtown building.

...Ultimately the accountability rests with us. We are responsible for making the communities and opportunities that will attract, develop, and retain a diverse and stable workforce.”

- Reimagining Our Westmoreland, pg. 5



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