

Latrobe Comprehensive Plan Updates

Executive Summary

Chapter 1 Introduction

Chapter 2 Demographic Profile

Chapter 3 Vision for 2020

Chapter 4 Land Use Plan

Chapter 5 Housing Profile & Plan

Chapter 6 Historic & Cultural Resources Plan

Chapter 7 Natural Resources Plan

Chapter 8 Community Facilities & Services Plan

Chapter 9 Transportation Plan

Chapter 10 Economic Assessment

Chapter 11 Core Area Revitalization Strategy

Chapter 12 Parks, Recreation, & Open Space Plan

Chapter 13 Implementation Plan

Preface

The preparation of this plan was financed through a grant from the Katherine Mabis McKenna Foundation to the Latrobe Community Revitalization Program. This made possible the retention of Scenic Pittsburgh as consultants. From 2021 to 2023, Scenic Pittsburgh met with members of the Latrobe City Council; the staff of the Latrobe Community Revitalization Program; and City of Latrobe staff to update Latrobe's zoning and Comprehensive Plan.

A special thank you to the following people who assisted in the development of this document. None of this work could have been accomplished without their hard work and dedication to Latrobe's future.

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Executive Summary Update

Overview

This document is a series of addendums to the City of Latrobe's 2010 Comprehensive Plan that together form the 2023 Comprehensive Plan Update. It is meant to be used in coordination with the original plan, as not all the statistics and graphs have been updated and some original data remains relevant to Latrobe in 2023. This Update arose out of a series of changes that have occurred since 2010 that spurred the need for a reappraisal of what has been accomplished since the original plan was compiled, and a need to make some of the original plan goals more specific and applicable to 2023 circumstances.

Updates are included for each of the original Plan's chapters, but they are focused on noting which goals in the 2010 Plan have been achieved; which are no longer relevant; which need yet to be accomplished; and which are entirely new in 2023. Notably, the updates include information and updated goals from Latrobe's April 2022 Blight Reduction Plan, and when applicable, [it includes relevant info from the 2018 Westmoreland County Comprehensive Plan](#). It does not provide a full, detailed reiteration of data, maps, and issues from the 2010 Plan, but does incorporate relevant 2020 Census data and more recent economic data.

The overall goal for this Update remains the same as the original Plan: to provide a strategic roadmap for Latrobe's growth, development, and improvement over the next 10 to 20 years. It is meant to help guide the leadership of Latrobe in their decisions about public investments, legislation and community improvements in order to secure a thriving future for its citizens.

However, it is also a useful guide for tracking the considerable progress that the leadership and residents of Latrobe have accomplished towards many of the goals first set out in 2010. Without an acknowledgement of what hard work has achieved, it is harder to focus on that continued work. **While focused on the future, these updates should also serve to offer inspiration for everything that has come before.**

Key Findings, Priorities, & Projects for the Future

The significant assets and strengths that Latrobe can use to revitalize the City remain largely the same since the 2010 Comprehensive Plan. It is important to note several of the identified opportunities for growth, development, and enhancement put forth in the original plan have now been achieved, and there are some new opportunities that the City will focus on going forward.

Finding: Build upon existing assets and strengths

The 2010 list of opportunities in this area included the following:

- Proposed trail linking St. Vincent College to Downtown **(partially complete)**
- Streetscape improvements along Main & Depot Streets **(substantially achieved, further goals added)**
- Support growth of area businesses and institutions/ potential expansion of the Westmoreland County Community College **(WCCC complete; area business and institution expansion, ongoing)**
- Historic renovation of Mozart Hall **(partially complete)**
- Target certain residential areas for streetscape and façade improvements **(substantial progress)**
- Preserve and enhance the rich historic and cultural resources **(partially complete and ongoing)**

- Protect, preserve, and enhance the plethora of natural resources that add to the quality of life **(partially achieved, with new goals added)**
- Continue maintenance of parks and recreation facilities **(partially achieved, with new goals added)**
- Rails-to-Trails along Lincoln Avenue **(complete)**
- Develop a transportation network to meet current and future needs **(ongoing, with significant goals achieved)**
- Maintain the context and character of existing land uses – with emphasis on the former site of Lehigh Specialty Melting **(partially achieved, although the site does not yet have a development plan determined)**

Link St. Vincent College to Downtown Latrobe - Partially Complete

The 2010 plan strongly recommended building more complete connections between Latrobe and St. Vincent College, which acts as a major economic driver in the area. Part of those recommendations was the creation of a biking/walking path from Latrobe to the College. As of 2018, an initial half-mile section of the trail has been completed parallel to SR 981, starting at Devereux Drive and running to the GBC Advanced Materials site, including a bridge over Monastery Run. Additional work has been completed which has widened the pre-existing portion of the trail at St. Vincent College and now links to the Wimmerton Place Apartments. The next phase of planning is tied to the traffic issues near Jioio's on SR 981, so as to provide a safe way for cyclists and pedestrians to cross into downtown Latrobe. As of 2022, there are discussions with Unity Township, Westmoreland County and the City of Latrobe to address this critically important area in collaboration with PennDOT.

Streetscape improvements along Main & Depot and Gateway improvements near Lloyd Avenue/SR 981 – Substantially complete, additional goals added

The 2010 plan suggested the following amenities to improve the welcoming atmosphere along these main roads and create more of a gateway to the Latrobe community: street trees, new street lamps and signposts, banners and hanging planter baskets, sidewalk planters, sidewalk dining for some restaurants, the installation of "Welcome to Latrobe" signage and greenery along Lloyd Avenue/ State Route 981.

Since 2010, more than \$700,000 has been invested into the above improvements into the core downtown. Street trees have been planted, and hundreds of thousands of dollars in streetscape and street furniture upgrades have been made. A custom "Welcome to Latrobe" sign was unveiled in November 2021 on SR 981 near the Loyalhanna Creek bridge with a carefully planned mural on the rear depicting the history of Latrobe. The brick, stone and metal sign were created using local talent and materials were funded through generous grants and broad-based support from the public and private sectors. The highway style "cobra" streetlights were replaced with LED warm white pedestrian lamp posts in a historic style throughout downtown. As of 2022, additional streetscape upgrades continue which will allow for the replacement of trash cans, street signs and more thematically integrated and upgraded products for a consistent look.

Support growth of area businesses and institutions/ particularly the Westmoreland County Community College (WCCC) – WCCC complete; business and institution growth ongoing

Through broad-based planning with City leadership over several years and the financial support of local foundations and other county-based authorities, the WCCC's \$12 million Latrobe center opened in fall 2015 and is the College's newest center. The modern, two-story facility is located at 130 Depot Street in downtown Latrobe.

The former WCCC building on Lloyd Avenue is slated for demolition and redevelopment is planned that will rent to a yet-to-be announced business.

City officials and other representatives from the community should continue to work with the Community College to ensure that any new development pursued is consistent with the downtown revitalization strategy and the Comprehensive Plan.

Restore Mozart Hall – Partially Complete

The original plan suggested this unique historic asset, built in 1890, should be restored and the following steps taken: Complete a building assessment to determine the scope of work performed on the building interior; Restore façade of the building; Nominate building for National Register of Historic Places; and Apply for 20% Rehabilitation Investment Tax Credit (RITC).

Starting in 2017, partial repointing, sealing and painting of the front façade, as well as other restoration, has been completed along with various interior upgrades due mostly to grants secured from the private sector. Additional work is needed, including the installation of a new roof. The Pennsylvania Historical and Museum Commission (PHMC) has accepted an application for the building for the National Registry. The City of Latrobe will continue to enforce any potential code violations to help ensure the building maintains the upgrades already completed. The City continues to search for the appropriate tenants for this historic building.

Target Certain Residential Areas for Streetscape And Façade Improvements – Substantial Progress

The 2010 Plan suggested that improvements were needed in the following areas:

- Lower First Ward - Near the Brewery between Jefferson and Water Street and along Miller and Derry Streets
- Streets near the Municipal Authority facility
- Fifth Ward - Avenues A through E between Laveen and Ligonier Street
- Ligonier Street - From Irving to Cedar Street
- Lloyd Avenue Gateway

It is important to note that these areas substantially overlap with the April 2022 Blight Reduction Plan's areas of concern.

Since 2010, over thirty façade improvements have been completed in the core downtown for commercial properties. These improvements have come out of strategic partnerships, state grants, federal grants and private sponsorships. Substantial streetscape investments have also been made through the Latrobe Community Revitalization Plan into planters, benches, street lighting, and street trees.

The 2022 and 2023 PA DCED Neighborhood Assistance Program (NAP) tax credit awards assisted with the fighting of blight by enabling 11 income qualified homeowners to complete façade renovations to their single-family homes identified as being in FAIR physical condition by the Latrobe Blight Reduction Plan of 2022. After completing the renovations, the homes were reclassified as being in GOOD physical condition.

Preserve and Enhance the Rich Historic and Cultural Resources – Significant progress

Latrobe's historic assets are considerable, and they continue to be a focus of progress for the City. Reuse and revitalization strategies have been advanced for Mozart Hall, the Amtrak train station, the Latrobe Brewery, and the 2010 plan also suggested Latrobe should develop a historic resources plan to guide future investments in historic and cultural resources.

Preservation of "anchor" buildings such as the Hotel Loyal, Mozart Hall, the historic Mellon bank building, the Masonic Building and the former Danceland have resulted in several award-winning designs including the Arthur St. Clair Preservation Award. These historic preservation efforts have also resulted in the retention and creation of new jobs in Latrobe. The highly anticipated restoration of the Amtrak Station, which is a multi-million dollar undertaking, will be federally funded and is slated to begin in 2023. Other key historic buildings, such as Colonial Cleaners, and Main Street Realty, have helped set a precedent for detailed historic and contextual restoration. On Ligonier Street, the new Paper Heart Affairs retail and combined party rental, which also boasts an AirBnB, the soon-to-be restored Potthoff building, and the recent acquisition of the former Dollar General / G.C. Murphy's building all hold a lot of promise for continued historic preservation in downtown Latrobe. The Armory was demolished in 2011, and the vacant land is slated for new residential development. Latrobe Brewery is under new ownership and in 2022, the adjacent bridge (i.e., "Brewery Bridge") was upgraded significantly. An 1800's-era Victorian home on Ligonier Street has now been fully revitalized and is home to the successful 512 Coffee and Ice Cream with a second story AirBnB.

The Latrobe Historical Society, along with other community agencies have partnered with the Latrobe Community Revitalization Program design consultant Steven Patricia to complete a wide range of historic projects tied to economic development. The City continues to work toward the larger goal of a complete historic resources plan, which may include designation of one or more roads passing through Latrobe as PA Historic Byways.

Protect, Preserve, and Enhance the Plethora of Natural Resources that Add to the Quality of Life – Some progress, with new goals added

Latrobe's natural resource assets continue to be primarily the Loyalhanna Creek, which winds through the entire City, and some wooded areas, open spaces, floodplains and wetlands.

The Loyalhanna Creek Watershed published an update to their Assessment and Restoration Plan in June 2021. Overall, the Plan shows that water quality for the Middle Loyalhanna, the section that flows through Latrobe, has improved from earlier assessments. Although the mine drainage coming from the Monastery Run tributary has in the past impacted water quality, the Upper Latrobe Treatment System constructed in 2010 has significantly reduced that impact.

The most urgent problems that remain for the creek in Latrobe, as well as for the other wetland areas, is the riparian zone encroachment by roads and buildings, which contributes to the ongoing degradation of its riparian barrier, along with the influx of invasive Japanese knotweed. Key to improving the riparian barrier and habitat is a program of education for landowners, along with a program of knotweed eradication and streambank restoration and planting techniques. It is highly recommended that the City of Latrobe seek partners and funding for these efforts.

It is also recommended that the City consider changing the zoning of wooded and open spaces it wishes to preserve to a newly created Parks or Greenspace designation in order to either prevent further development on the land, or alternatively promote more thoughtful development that would preserve some of this land's natural qualities.

Continue Maintenance of Parks and Recreation Facilities – Ongoing

Latrobe's parks represent excellent resources for residents. The original Plan emphasized the need to maintain their quality and find adequate funding for doing so. Legion Keener Park, as the centerpiece of the parks system, continues to host the Latrobe Farmers Market and its largest playground, Playland, built by volunteers, which was rebuilt after a 2013 fire, also by volunteers. The parks system has also seen the construction of a new playground at Cardinal Park. A new Dek Hockey arena has been constructed at Legion Keener Park, and the Greater Latrobe School District is planning major upgrades to its Memorial Stadium, also at Legion Keener. Unity Township has rejoined the Greater Latrobe Park and Recreation Commission, which is beneficial to both communities and will improve the use of resources for the park and recreation facilities. The Park and Recreation Commission offers a diverse range of classes, activities, sports teams and other recreation activities and is a major factor in maintaining Latrobe's high quality of life.

Explore the feasibility of developing a Rails-to-Trails Bikeway along Lincoln Avenue and an Inner-City Loop to connect this new bikeway to the existing Legion Keener Trail – Mostly complete, with additional goals added

Lincoln Avenue Trail & Greenway was completed in 2016 and runs from SR 981 to 982. The \$600,000 project was funded through a \$250,000 grant from the state Department of Conservation and Natural Resources (DCNR), as well as donations from the City, community businesses, clubs and foundations. A new tree planting master plan is being implemented and a potential trail link to Legion Keener Park has been discussed, as well as the possibility of connecting the entire trail system to Keystone State Park, which lies north of the City of Latrobe. A pathway in Derry Township was constructed as part of a water line construction project and goes from Raymond Avenue to the east side of Hillview Drive/SR 982. However, until a safe way to cross Hillview Drive is implemented, these two trails remain unconnected.

Develop Transportation Network to meet Current and Future Needs – Considerable progress, New goals added

The existing transportation network in Latrobe continues to consist of several state highways, local roads, railways, waterways, and a public transportation system that connects to other communities throughout Westmoreland County and connects on to the City of Pittsburgh. The previous plan articulated **three specific goals**:

1. the restoration of the Lloyd Avenue bridge; 2. the restoration of the downtown parking garage at Weldon and Spring Streets; 3. and the conversion of Depot Street to a two-way traffic pattern.

- The Lloyd Avenue bridge along SR 981 was completely restored in 2020 for \$5.5 million, enhancing pedestrian and bicycle safety and giving the bridge a new lifespan.
- The parking garage was rehabilitated in 2012, partially funded through a \$1 million state RCAP grant. Another round of improvements began in 2019 and continues in 2023. Those improvements include updated expansion joint sealant and handrails, waterproofing on the upper deck, concrete repairs, repaired overhangs, accessible ramps, and pressure-washing.
- The City of Latrobe has determined that it is unlikely that Depot Street can be converted to two-way traffic due to PennDOT requirements, and this effort has been tabled for now.

In addition to these 3 accomplished goals, the City of Latrobe recently received and implemented \$3.1 million in funding from the Congestion Mitigation and Air Quality Improvement Program (CMAQ) to study traffic flow through downtown and reduce idling. This resulted in new carefully designed traffic lights, ADA curb cuts and decorative thermoplastic crosswalks at eight major intersections in the core downtown.

Maintain the Context and Character of Existing Land Uses – with emphasis on the former site of Lehigh Specialty Melting – Partially achieved, although the site does not yet have a development plan determined

National housing trends point to a greater need for Latrobe to encourage mixed-use development, multi-family residential options, and additional rental opportunities going forward. At the same time, there are limited options for infill since so much of the community is built out. Latrobe has recently updated its definition of mixed-use development to make clear its commitment to the goal of maintaining the City's context and character, as well as to the goal of providing quality and affordable housing to the current and future residents of Latrobe.

The largest infill building opportunity in Latrobe continues to be the former site of Lehigh Specialty Melting, which is currently a vacant greenspace that sits across from the new \$23 million Latrobe Elementary School. The development of this site will need to be carefully handled by the City and with attention to emerging housing and mixed-use needs, quality and price. More generally, placemaking should continue to be done with an eye toward expanding greenspace and improving quality of life.

Chapter 1 Introduction Update

Scenic Pittsburgh, a nonprofit that contracts to assist municipalities across Southwest Pennsylvania to improve their zoning ordinance and comprehensive plan, began a review of Latrobe's zoning at the end of 2020 along with members of Latrobe's City Council, City of Latrobe staff including the City Manager and Zoning Enforcement Officer, the Latrobe Community Revitalization Program, and the Katherine Mabis McKenna Foundation.

As this work progressed, it became apparent that while the fundamentals of the 2010 Comprehensive Plan were strong, there were some strategic and land use priorities that had not been achieved, while others had been long completed. Beginning in 2021, Scenic Pittsburgh worked with the City of Latrobe, the Latrobe Community Revitalization Program, and other community leaders to identify where the original plan needed updates.

Citywide Development Strategies

The Latrobe Blight Task Force currently combines leadership from the public and private sectors. The residents of the City of Latrobe would be well served if this committee met regularly to continue work toward the goals of the Westmoreland County Blight Study.

Chapter 2 Demographic Profile Update

The 2022 Updates to the 2010 Comprehensive Plan do not provide a full, detailed reiteration of data, maps, and issues from the 2010 Plan. With that said, this section includes some information updated after the 2020 Census. Overall, the demographic picture that emerges of Latrobe in the 2020's shows a picture of continued decline in numbers, and an aging population.

- The U.S. Census estimates the July 2022 population of Latrobe as 7,983, down from 8,338 at the 2010 census, a decrease of about 4.2%. The population of Westmoreland County, Pennsylvania in 2021 was 353,057, 3.3% down from the 365,029 who lived there in 2010. Although Pennsylvania's population rose by 2% during this time, it did not do so in SWPA.
- Although Latrobe has seen some increase in racial diversity since 2010, it remains 95% white vs. 98.1% in 2010. Remaining percentages circa the 2020 census: Black 1.6%; Asian .6%; two or more races, 2.8%.
- Latrobe's population continues to age. 20.5% of residents are 65 or more. 17.7% are under the age of 18. The median age is 44.68 years. In the County from 2010 to 2021, the 65+ group was the fastest growing with its population increasing 21.2%. The 35 to 49 age group declined the most, dropping 18.7% between 2010 and 2021.
- Latrobe had 3,658 households in 2021, down from 3,690 in 2013, with an average of 2.2 people per household. 66.4% of homes are owner-occupied, with a median value of \$121,200. Median gross rent \$667.
- Latrobe has 6 public housing units administered by the Westmoreland County Housing Authority – two for seniors, and four for families
- 94.1% of Latrobe residents 25 or older have a high school diploma or more, and 26.1 have a bachelor's degree
- 67.9% of Latrobe residents work in the civilian labor force and the median household income is \$56,014, but 10% of residents live in poverty, slightly up from 9.3% in 2000.

Conclusions based on the most recent demographic info are almost identical to those drawn in the 2010 Plan. A few of the most relevant are summarized here:

- The trend is fewer married couples and smaller households, including older people in need of homes where they can either age in place, or townhome and condo options that will relieve them of upkeep. This trend increases the need for smaller units, more multifamily options, and more townhouse and condominium housing.
- Latrobe has a lower median income than the state, but a higher average education level, showing a need for connecting people to jobs that match their skills and education.
- Latrobe has a significant number of residents living in poverty, and several census block groups meet HUD's LMI threshold for Westmoreland County (48.8% LMI or higher) and are thus eligible for federal investments through the County's CDBG program.

Chapter 3 Vision for 2020 Update

The visioning process for the 2010 Comprehensive Plan was thorough and inclusive, and produced a mission and vision for the community that remain virtually unchanged. The intention of this update was not to reproduce that process; rather, it was to help further refine what actions were still needed and identify additional goals that had grown out of the original Plan.

Community leaders has accomplished a great deal in 12 years, with many of the priority projects and goals noted in the Executive Summary having been completed or significantly advanced.

The following Vision 2020 areas and items have been briefly updated as to whether they have been accomplished.

Land Use

- Latrobe has experienced growth and change but remains a predominantly smaller City with a larger village atmosphere and well-defined growth areas. Planned growth and development is primarily via infill development directed to those areas which are supported by infrastructure, and which minimize conflicting or incompatible land uses. *Infill development continues to be a crucial element of land use plans in Latrobe, especially since there are few sites big enough to host larger building projects. The former Lehigh Specialty Melting facility remains the largest piece of land that could host development, and several subsequent chapters will give more detail on the challenges of developing this site.*
- New development is of a character and density that is appropriate for the existing landscape. The landscape has been preserved and enhanced through emphasis on roadways and major corridors, such as Lloyd Avenue, and by discouraging dispersed, low density and inefficient uses of land that characterize sprawl. *Recent updates to Latrobe's zoning will help to preserve its character and density, and the improvement projects that have been completed along major corridors have prioritized historic and aesthetic context. Reusing and repairing Latrobe's historic buildings as homes for new businesses remains one of the City's primary development strategies, and there are many examples of new businesses in these sites.*
- The downtown area along Main Street, Depot Street, and Ligonier Street has been preserved, enhanced, and revitalized as the center of opportunity for businesses, cultural opportunities, and services. *This is a larger effort that is ongoing, but several initiatives constitute great progress toward this visionary goal. Some of those initiatives include the founding of the business incubator; the events such as the Banana Split event that take advantage of Latrobe's unique history and culture; and the City continues to pursue additional efficiencies while improving services.*
- The space that housed the former Lehigh Specialty Steel Plant on Lincoln Avenue has been transformed into a vibrant, usable space that supports a mix of land uses, including both commercial and office development. *This goal has yet to be achieved, due to particular challenges posed by the industrial past of the site itself. Latrobe leadership continues to work with the Lehigh site owners to consider new development opportunities.*

- The land uses encourage appropriate expansion and relocation of businesses and institutions within the community. *This visionary goal has been partially achieved but will require additional zoning improvements as growth in Latrobe continues.*
- The mix of land uses supports and reinforces the economic base of Latrobe. *See below in Housing; the Latrobe Community Revitalization Program also offers financial assistance and other resources for small businesses and current business owners.*

Housing

- Latrobe continues to be a family-friendly community and provides a wide range of housing resources for a variety of household types and income levels. Future generations will be able to obtain affordable housing and achieve homeownership. *Latrobe has recently created a new Blight Plan and now has a landlord registry. The City now has a definition of mixed-use development and remains committed to this aspect of the 2010 Comprehensive Plan. In addition, the City Council is exploring a stronger commitment to expanding affordable housing in Latrobe.*
- The neighborhoods surrounding the core downtown area provide a variety of residential options. Housing is primarily single-family with the area surrounding the core business district providing a broader mix of land uses and services. *See above.*
- The First and Fifth Wards of the City have been improved through streetscape enhancements and façade improvements that have positively contributed to the overall aesthetics and quality of life in these two predominantly residential areas. *This goal is an expansive one, and efforts continue. However, progress has been made, including façade and streetscape improvements in portions of these areas.*
- The residential neighborhoods and the commercial corridors are enhanced with the adoption of new ordinances by the City of Latrobe and the establishment of new programs by the City's community & economic development partners with the goal of preventing, remediating, and eliminating blight that results in abandoned & vacant buildings being occupied, houses of poor condition being renovated sold to new families and individuals, and vacant lots being filled with new single-family, multi-unit rental, or mixed-use structures. The City of Latrobe and the City's community & economic development partners have created a favorable economic environment and vibrant housing market desired by real estate developers and private investors that results in a variety of housing options including market rate and affordable, owner-occupied and rental options, and single-family for young families and smaller living styles for individuals downsizing.

Physical Environment, Natural, and Historic Resources

- Continued environmental and natural resource protection is encouraged to improve and preserve the natural environment. *Great strides have been made towards improved water quality for the Loyahanna since 2010, with remediation greatly reducing acid mine*

drainage. Latrobe has also created a new stormwater management plan, in accordance with Westmoreland County requirements. New recommendations in the Strategic Plan updates include creating a stream corridor protection zone and additional zoning to prevent the further degradation of the riparian zone by encroachment and spread of invasive plant species, notably Japanese knotweed, which is endemic.

- The open lands, parks, playgrounds, and stream corridors continue to be resources which provide a habitat for area wildlife, recreational opportunities, scenic beauty, and aesthetic qualities that make the City a desirable place to live. *The City of Latrobe has expanded its greenspace and park options since 2010, as well as creating more recreational opportunities. New improvements of the downtown area continue to be made with context and scenic beauty in mind.*
- In the 2010 plan, historic buildings, like Mozart Hall, have been restored and preserved and is now a viable structure that provides a range of cultural and commercial amenities to residents and visitors to Latrobe. *Preserving and re-using other historic buildings in Latrobe – like Mozart Hall – remain a priority, and many historic buildings have been improved and currently house businesses.*
- In 2023, a commercial building renovation and adaptive reuse plan was adopted. The plan identified four (4) large commercial buildings as opportunities to increase the number of commercial retail spaces and apartments to rents with the goals to expand the number of downtown businesses and residents and provide destination businesses that support existing downtown businesses. The renovation and adaptive re-use plan concluded cultural & entertainment, restaurant/brewery, and loft-style single bedroom apartments have the greatest potential for success within the downtown area while also providing the income to support traditional and non-traditional financing of the required building renovations. The targeted buildings included a vacant building on Main Street that was a former theater, a 6-story multi-unit apartment building, a 1/2-acre site containing a 6,000 sq ft warehouse & office building, and a former department store vacated in 2021.

Community Facilities

- Growth is supported by adequate public services. The level of services provided to areas throughout Latrobe reflects the distinct differences in land use and development patterns. *The City of Latrobe continues to provide an overall high level of services to residents, and current City leadership is prioritizing systemic efficiencies that will allow for greater financial savings.*
- New technologies are encouraged where they will provide logical and efficient uses to the City's utility service needs. *See above.*
- Residents have access to outstanding parks, playgrounds, and trails. *These areas continue to be some of Latrobe's most attractive assets and have been expanded with the creation of the heavily used Lincoln Avenue Rails to Trails Greenway and progress on the St. Vincent to Latrobe trail.*

- The inactive railroad lines along Lincoln Avenue have been transformed into a walking and biking trail that connects with the trails at both Legion Keener Park and the proposed connector linking Saint Vincent College with downtown Latrobe. *This project has been partially completed and continues to be a priority.*
- The water and sewer lines have been upgraded to meet current standards. *This remains a priority for the City of Latrobe and upgrades are happening as funds are available.*
- The Greater Latrobe Area School District is well-funded and provides an excellent education to local students. *The GLSD continues to be well-rated and built a new Elementary school for the area in 2018.*

Transportation

- Latrobe has an integrated transportation system that provides for the efficient and safe flow of people, services, and goods. *Truck and car transportation has been improved by recent roadway, and traffic signal improvements, and the area continues to be served by a regional bus system. Some improvements to the Arnold Palmer Regional Airport have been made and more are planned.*
- The train station is a transportation hub for area residents who commute to the Pittsburgh metro area and for tourists visiting the Laurel Highlands region. *The Amtrak train station is currently receiving several million dollars in improvements. There are no plans yet to integrate commuter service on this line; this initiative would require changes in how regional railroads do business.*
- Centers of employment and residential development are efficiently connected by public transit, roadways, and linkages to nearby metropolitan areas. *The regional bus system continues to serve the area multiple times a day, and the Laurel Valley Transportation Improvement Project will improve car and truck traffic flow to and from Latrobe.*
- A Transit Revitalization Improvement District (TRID) has been developed around the train station. *This goal has not been achieved.*
- Opportunities for pedestrian, bicycle, and equestrian trail networks are expanded in order to build on Latrobe's outstanding recreational opportunities. *Along with the completion of the Lincoln Avenue Rails to Trails Project, the St. Vincent to Latrobe trail is partially completed and remains a priority. The addition of modern curb cuts and improved traffic signals in downtown Latrobe have also resulted in improved safety for pedestrians and cyclists.*
- Land uses around major transportation hubs, particularly the Train Station in downtown Latrobe, are well-planned and focus on appropriate development for a regional service area. *Improvements to the Amtrak station and surrounding parking/business area will create favorable conditions for advancing this larger goal.*

- Depot Street has been converted to a two-way street, providing better access to goods and services for the greater Latrobe community. This goal has not been achieved. There are significant challenges due to the necessary approvals required from the Pennsylvania Department of Transportation and it is not currently a priority.
- The traditional central business district in Latrobe has become transformed as a result of downtown revitalization, appropriate rehabilitation and infill development, and creative reuse of historic structures. *While ongoing, very significant achievements have been possible in this area due to the work of several local foundations and the Latrobe Community Revitalization Program.*
- Latrobe's commercial core continues to be a vibrant and walkable downtown that serves the region with a variety of business, professional, and cultural venues. *This continues to be a major focus of all revitalization efforts in downtown Latrobe, and the City's unique and walkable downtown area remains a major asset for both residents and tourists.*
- Growth areas are well-defined and serve as centers for employment and services, which contain adequate levels of infrastructure and community facilities. *The 2018 foundation of the Center for Entrepreneurship and Job Development, a Latrobe Business Incubator located on the 3rd floor of the Quatrini Law Building at 816 Ligonier Street, is a significant achievement towards this larger goal. This program has helped recruit and launch a number of successful small businesses, several of which have made downtown Latrobe their permanent home, creating new opportunities in the downtown Latrobe area.*
- Underutilized commercial and industrial sites have been revitalized, redeveloped, and adapted for use by new businesses and cleaner industries. *Many of the underutilized sites in the City of Latrobe have been revitalized and currently house businesses, and the Latrobe Community Revitalization Program focuses a great deal on advancing this goal with reference to the mix of industry and businesses in the City.*
- The main gateways into and out of Latrobe (Lloyd Avenue/ State Route 981 and Ligonier Street/ State Route 982 near Sheetz) have been enhanced to provide a more aesthetically pleasing and appropriate welcome into the historic town of Latrobe. *Latrobe has seen major improvements to its gateways, including new welcome signage, landscaping and roadways and façade improvements.*

Parks, Recreation, and Open Space

- Parks and recreation areas are well-maintained and equipped and are enjoyed by residents and visitors of all ages and abilities. The City of Latrobe helps to support the parks along with Unity Township, local foundations, and the Latrobe-Greater Latrobe School District Parks and Recreation provides a very wide range of sports and activities for local residents. *Unity Township still offers financial support but at a substantially reduced contribution.*

- The rail-trail conversion project along Lincoln Avenue provides for additional walking and biking paths and links to the paths in Legion Keener Park, creating an inner-City loop through downtown Latrobe. *As noted elsewhere, this rails to trails project is fully complete and is well-used.*
- The trail project connecting Saint Vincent College to downtown Latrobe is a recreational resource for both students and residents and has served as a catalyst for economic development in the downtown area. *This project is about half completed and work continues on the next phases.*
- Expanses of rural open space and wetlands are protected from inappropriate and encroaching development through regulatory ordinances, agricultural security areas, and designated sewage priority areas. *Some of these regulations and zoning ordinances have been put in place, and the leadership of the City of Latrobe continues to look into additional measures to protect greenspace.*

Chapter 4 Land Use Plan Update

2022 City of Latrobe Blight Reduction Plan

In 2022, the City of Latrobe produced a comprehensive blight reduction plan that both updates information about the most recent property condition analysis, as well as sets out specific measures to address blight and a plan of implementation for those measures. The Blight Plan is included in the Comprehensive Plan updates as an attached document. Relevant information from the Blight Reduction Plan is also included in the text of the Comprehensive Plan Updates in this chapter and in chapter 5.

Building Conditions Update

In the fall of 2021, the Westmoreland County Planning Division conducted an in-depth assessment of building conditions through field observations. This assessment was approached slightly different than the one originally undertaken for the 2010 Comprehensive Plan. Instead of 4 grades (Good/Fair/Poor/In Need of Demolition), the 2021 assessment included only 3 grades (Good/Fair/Poor). That 2021 grading system was as follows:

Good: New construction/renovation. No visible signs of deterioration. Needs minor painting/basic improvements. Well maintained and cared for. Some cleaning necessary. Empty lot or no structure/No major visible debris.

Fair: Some cracking of brick or wood. Major painting required. Deteriorated cornice. Crumbling concrete. Cracked windows or stairs. Empty lot or no structure/some visible debris (trees, trash, abandoned objects, etc.)

Poor: Major cracking of brick, wood rotting. Missing brick and siding. Broken, missing, or boarded-up windows. House is a shell or has open holes/immediate safety hazard. House is filled with trash/debris and or severely overgrown. Empty lot or no structure/major visible debris (trees, trash, abandoned objects, etc.)

Whereas there were 3,683 parcels included in the 2010 assessment, the 2021 assessment covered 3,911. Much of this difference is because the 2021 assessment also looked at vacant lots, whereas the 2010 assessment looked only at buildings. The 2010 assessment excluded 183 vacant parcels and 88 parking areas, which brings the 2010 total up to 3,954.

As a result, the table below **does not** show a completely comparable analysis.

	2010	2021
Good	95% (3,510)	89.1% (3,486)
Fair	3% (130)	9.4% (368)
Poor	1% (38)	1.5% (57)
*Need Demolition	<1% (5)	*Not applicable

Please see the complete 2022 Blight Reduction Plan for an updated Property Condition Analysis map of the City of Latrobe.

The 2022 Blight Reduction Plan focused on an analysis of the characteristics of the properties rated Fair or Poor, and notes that Fair and Poor parcels tend to appear in clusters across the city, although almost all areas of town included at least some Fair or Poor parcels. Of particular concern were clusters at the following locations:

- State Route 981, west of the Loyalhanna Bridge
- Lincoln Avenue from Main Street south to Hillview Avenue
- Area between Main Street north to Loyalhanna Creek

Among poor-rated properties, 49% are owner-occupied while 42% are likely renter-occupied. The remaining 9% are non-residential units like churches and stores or they are clearly multi-unit housing. Ownership of poor-rated structures is highly tied to individuals, rather than companies or LLCs. The Plan notes that absentee ownership is not a major issue in Latrobe at this time.

Among fair-rated properties, 51% are rentals, while 46% are owner-occupied. Most are owned by individuals.

The 2022 Blight Plan recommended a range of measures to help improve the condition of buildings in the City of Latrobe, including Prevention, Remediation and Elimination measures. Please consult the Plan for details of these measures, a projected implementation plan, and prospective funding sources.

Existing Land Use Patterns Update

The City of Latrobe's land use pattern remains mostly the same as in 2010, with Commercial, Residential, Industrial, Parks and Community Facilities all represented in similar proportions. There was a slight decline in Industrial uses and increase in other Commercial uses, and an expansion of Parks through the opening of the 1.5 mile Lincoln Avenue trail along the former railway, extending from SR 981 (Depot St) to SR 982 (Hillview Ave). A parcel-by-parcel land use analysis was not done for this update, although supplementary information can be found on land use in the 2022 Blight plan.

A 2023 Note on Smart Growth Principles: The original 2010 Comprehensive Plan declared the intention of the City of Latrobe to adhere to Smart Growth Principles in its future land development efforts, and to continue to invest in a community that is “healthy, prosperous, and resilient.” As of this writing, it is important to note that this commitment continues.

Most important, there are now many decades of data showing that people want to live, work and play in communities that have certain characteristics, and that these characteristics must be both protected and encouraged through careful land development decisions. In 2023, the data supporting the use of Smart Growth Principles in development for a city the size of Latrobe is more robust than it was in 2010, and there are many more case studies available for consultation.

More current information can be found on the [U.S. EPA site](#) and through the [Smart Growth America](#) organization.

Current and Future Land Use Issues Update

The section below will offer updates on the 3 prominent sites originally documented in the 2010 Plan.

Lloyd Avenue Gateway Location:

In the 2010 plan, it was strongly recommended that this gateway to the city of Latrobe be the focus of intensive rehabilitation and housing development.

Since then, more than \$4.6 million has been invested in dramatically improving this corridor (State Route 981) which sees over 17,000 vehicles a day. The most recent improvement was the installation in 2022 of an impressive Welcome sign that includes a historic mural and incorporates natural materials and plants. This follows the renewal of the Route 981 bridge into downtown, which concluded in 2021. This multi-million dollar project resulted in historic decorative lights, a widened multi modal surface and an attractive TX-C412 barrier on the bridge.



Once known for blight and overhead wires, this entrance point into the City has greatly improved with the removal of deteriorating properties and the construction of new homes. Many of the utility poles have been removed and have been replaced with single post decorative lighting. The current phase of this project has given Latrobe national press with the installation of stamped and dyed pervious concrete and the careful planting of salt resistant, columnar trees. Increased home values, cleaner air, a new business and overall beautification are the results to date, with the help of many partner organizations.

Westmoreland County Community College

One of the major goals set out in the 2010 Land Use Plan was the relocation of the Laurel Education Center and the retention of the WCCC in downtown Latrobe. That goal was met when the modern, two-story WCCC facility opened in 2015 at 130 Depot Street. Westmoreland-Latrobe houses general and computer classrooms, a collaborative classroom, labs for biology, chemistry and allied health, faculty and administrative offices, a conference room, student study areas and multipurpose rooms for student and community activities.

This was a major step towards ongoing redevelopment and enhancement of the Latrobe community, and has laid secure foundations for future business and service development and quality of life and education opportunities for the community.



Lehigh Specialty Melting, Inc.

The Lehigh Specialty Melting, Inc site is one of the largest industrial parcels in the City of Latrobe, consisting of 75 acres. The industrial operations buildings were torn down shortly after the 2010 Comprehensive Plan came out, and Lehigh retains site ownership. The new Latrobe Elementary School Building was built nearby. Because of its industrial use, the site would require a brownfield study to understand what amelioration and cleanup steps would need to be taken before being suitable for residential or recreational uses, but there has been interest from developers, and the City of Latrobe continues to work with the company to find a possible buyer or buyers for the land for future development.

Future Land Use Plan

Although significant portions of Latrobe's zoning have been changed 2021-23, more information is being gathered to consider some of the proposals first raised in the 2010 Comprehensive Plan, including proposals to codify the following designations. These designations are intended to encourage business development, especially through mixed-use development that combines residential and commercial uses; to preserve Latrobe's greenspace and recreational assets; and to encourage a diversity of housing in Latrobe, a goal that is central to both the 2018 Westmoreland County Comprehensive Plan and the 2010 Latrobe Comprehensive Plan. A commitment to creating affordable housing appropriate for future growth will require a focus on encouraging multifamily options, accessory dwelling units (ADUs) options for aging-in-place like condominiums, townhomes and accessible apartments and overall, reconsidering the primacy of single-family homes in Latrobe's residential zoning.

Low Density Residential

Recommended minimum lot size is 8,000 square feet per unit.

Other appropriate land uses include parks, community facilities, and greenways.

Medium Density Residential

The intent of this designation is to allow a continuation of the existing housing types, including single family homes, townhouses, apartments, and duplexes. The recommended minimum lot size is 5,000 square feet per unit. Other appropriate uses include community and municipal facilities, civic organizations and clubs, parks, recreation facilities, and greenways. Conditional uses may include churches, schools, and related facilities.

Higher Density Residential

Residential uses would include single family detached and attached dwellings, townhouses, apartments, duplexes, cluster housing developments, assisted living facilities, personal care homes, group care homes, nursing homes, parks, community facilities, and greenways. Conditional uses may include churches, schools, and related facilities. The recommended density is 8-10 dwelling units per acre.

Central Business District

The Central Business District (CBD) area is intended to accommodate a range of moderate density commercial uses in Latrobe's core central business district. These would include offices, retail stores, restaurants, and colleges. Other appropriate land uses include mixed use development, parks, community facilities, and greenways.

Neighborhood Commercial

The Neighborhood Commercial area is intended to accommodate a range of commercial uses. These uses are more auto-oriented than the CBD. Examples of neighborhood commercial uses would include convenience stores, grocery stores, small professional offices, restaurants, and other uses that would complement the surrounding residential and light industrial areas and serve as a buffer between the two uses. Residential uses are also appropriate.

Light Industrial/Office Park

The intent of the Light Industrial area is to accommodate a wide range of industrial land uses with access to major transportation routes and the rail line, which would have limited impact on nearby residential areas. Appropriate land uses might include offices, industry, mixed commercial uses, research and development, warehousing and distribution, assembly, transportation-related land uses, and indoor recreation.

Parks/Open Space

The intent of the Open Space land use category is to limit, and in some cases prohibit, development in areas with severe limitations to development due primarily to steep slopes, floodplains, wetlands, and wet soils. Open Space areas include areas of steep slopes, headwaters of streams, and woodlands. It also includes floodplains, wetlands, and hydric soils along stream corridors. The intent of the Parks land use category is to maintain the valuable recreational resources in Latrobe that contribute to the high quality of life in the community. Other appropriate land uses would include greenways, trails, and conservation uses.

Zoning Ordinance Review and Recommendations

During 2021-2023, the City of Latrobe underwent a complete review of its zoning and made updates, clarifications and additions specifically meant to address the concerns brought forward in the 2010 Comprehensive Plan. As a result, many of the 2010 recommendations have been fully or mostly implemented. The review below lays out what has been done and remains to be done with reference to Latrobe's zoning.

As always, zoning regulations provide the City with an opportunity to implement design and development standards that anticipate Latrobe's commercial and residential development needs over the next decade. Zoning must be regularly updated in order to ensure that Latrobe continues to set the stage for growth and quality of life.

The 2010 Comprehensive Plan recommended zoning changes in the following areas:

- Creating greater functionality
- Updating the definitions section
- Simplifying permitted uses
- Redefining zoning areas
- Ensuring compliance with the MPC

Creating Greater Functionality

1. Create a Comprehensive Land Use Table

Completed as of 2022.

2. Modernize the Definitions and Terminology

Most zoning definitions and terminology have been updated as of 2022. There are some still to be addressed, especially those pertaining to forthcoming housing development regulations.

3. Summarize and Illustrate Key Concepts

Some portions of zoning have been consolidated and simplified through tables and lists. Illustrations have not been provided as of this writing but could be part of future updates.

4. Review Established Zoning Districts

Zoning districts are in the process of review by city leadership as of 2023. The following specific recommendations set out in 2010 have been addressed:

- C2 General Commercial Zone N Section A (2): Permitted uses include the “display and sale of automobiles, pick-up trucks, etc.” *At review, the Latrobe City Council decided to continue this use for now.*
- There is a need to include more explicit language permitting mixed-use development in the downtown (and adjacent) districts. Although residential uses are permitted in the downtown area, clear language should permit ground floor commercial development with upper floor residential. *Language defining mixed-use development was added to Latrobe's zoning and the city is at work on additional ways to encourage mixed-use development in the downtown area.*
- The C3 district (Central Commercial Zone) permits 100-foot structures, and while this height standard is fine for most of the C3 districts, it seems inappropriate for Lloyd Avenue between Chambers Street and Unity Street. This is a key gateway to the core downtown area of Latrobe and a 100-foot standard is not in keeping with the surrounding area, with the exception of the industrial plant on the Loyalhanna Creek. *After consideration, it was decided to hold off on changing this portion of the zoning for now.*

- The C4 district (Heavy Commercial Zone) includes the area west of Depot Street between the Loyalhanna Creek and Truman Avenue and the railroad line. Permitted uses include truck and freight terminals, warehousing, and the display of vehicles. Most of the current uses are not so heavily commercial and are more office/retail professional in nature. This area should be included in the C3 district and should encourage more appropriately scaled development.
- In an effort to have new construction be similar in appearance to existing structures within the central business district, the following development standards are recommended. *After consideration, this recommendation will be delayed.*

Setbacks

1. The setbacks for new structures should be aligned with the setbacks of existing structures on the same block, or if applicable, with the setbacks of existing structures at the same intersection.
2. Whenever possible, street walls should be reinforced with build-to lines.

Setback standards were changed to conform to the recommendations above in 2022.

Minimum Lot Size

1. Minimum lot frontage and depth should be identical to adjacent lots and structures.

Minimum lot size standards were changed to conform to the recommendations above in 2022.

Building Height

1. Maximum height shall be consistent with surrounding structures.
2. Architectural elements such as eaves, etc. that are common to surrounding structures should not be counted toward the maximum permitted height.

Building height standards were changed to conform to the recommendations above in 2022.

Building Massing

1. The fenestration ratio should be similar to surrounding buildings fronting on the street.
2. The roof lines should be similar to surrounding buildings fronting the same street.

Building massing standards were changed to conform to the recommendations above in 2022.

Building Orientation

1. The primary entrance to a structure should be located on the primary street. Secondary entrances may be located on other sides of the building.
2. For corner lots, the primary entrance may be located at the intersection of two streets.

Building orientation standards were changed in 2022 to conform to these recommendations.

Service and Loading Facilities

1. All service and loading facilities should be located at the rear of the building.
2. All service and loading facilities should be screened with architectural elements rather than landscaping. The architectural elements should be comparable to those of the primary structure on the same lot.

Service and loading facilities standards were changed to conform to the recommendations above in 2022.

Parking

1. No parking spaces should be permitted between the front façade of a structure and any public right-of-way.
2. Parking areas should be surrounded by a brick or stone wall or hedges at a height of no less than four feet and no more than five feet. This demarcation should be established at the sidewalk to reinforce the street edge of the parking lot.
3. If a brick or stone wall is constructed, linear landscaping areas should be placed adjacent to the wall (i.e., between the wall and the public right-of way).
4. A minimum ratio of 1 shade tree to 10 parking spaces should be provided with the majority of shade trees placed within the parking lot rather than along the periphery of the parking lot.
5. Any land not covered by buildings or pavement should be suitably landscaped and maintained.

Parking standards were changed to conform to the recommendations above in 2022.

Because of the abundance of street and public parking lots, the minimum number of parking spots required for new commercial construction should be reviewed and lowered.

Landscaping

1. Plant selections should be tolerant of urban conditions and with minimum maintenance.
2. Plants selected should be hardy species chosen on the basis of their height, form, color and visual interest.
3. Plant materials should visually complement the building facades and public improvements.
4. Plants selected should have deep root systems to avoid damage to road and sidewalk pavement.

This recommendation is still being considered.

Vacant Lots

1. Vacant lots created as a result of building demolition should be seeded or landscaped to help mitigate standing water or erosion and shall be maintained by the owner. The lots should be completely cleared, graded, and seeded within 90 days of the time of demolition.
2. Street frontages should be either fenced or landscaped to avoid gaps in the street wall.
3. If the site is to be landscaped, a continuous evergreen shrub and/or tree screen should be planted with an installed minimum height of 3 feet.

Vacant lot standards were changed to conform to the recommendations above in 2022.

Sidewalks

1. Sidewalks should be continued in the front of a structure where existing sidewalks already exist in the near vicinity. New sidewalks should be required where appropriate to encourage pedestrian traffic.

Sidewalk standards were changed to conform to the recommendations above in 2022.

UPDATED ZONING CHANGE – EV CHARGERS

EV charging stations were not mentioned in the 2010 Comprehensive Plan, but zoning was added in 2022 to set standards for safety, signage, required bollards, location, and other relevant information.

Implementation Updates

Each of the following goals and objectives are updated as to the progress made on them as of 2023.

Non-Residential Development

GOAL: Encourage commercial and industrial development, infill development, and redevelopment that are well integrated and compatible with the surrounding context and character of adjacent land uses.

Objectives:

1. Amend the zoning ordinance to permit mixed-use development in the C-3, Central Business, and C-4, Heavy Commercial Districts. **Not done. Further zoning changes still under consideration.**
2. Develop land use and development regulations for commercial and industrial land uses that protect the health, safety, and welfare of City residents. **Substantially complete – additional progress needed.**

GOAL: Encourage appropriate infill development. Review current zoning regulations to permit relocation of companies within the business district.

Objectives:

1. Encourage appropriate infill development and reuse of commercial and industrial parcels. **Considerable progress, consisting of zoning changes, the definition of mixed-use development, and a new commitment to expanding housing options by the City of Latrobe. Additional progress needed to ensure the appropriate mix of housing options.**
2. Encourage relocation and expansion efforts of industrial firms and institutions to remain viable in the City. **New businesses are being encouraged through the Latrobe Community Revitalization Project's Incubator; the WCCC has built a new facility in Latrobe; attracting and retaining industrial firms and institutions to Latrobe remains a main focus of both the City and the LCRP.**

Residential Development

GOAL: Provide safe and adequate housing for a variety of household types and income levels.

Objectives:

1. Promote mixed-use development; encourage upper floor residential use, particularly in the central business district. **New zoning in 2022 defined mixed-use development, and the City of Latrobe is engaged in an effort to codify its commitment to expanding housing options for the future.**
2. Provide for a variety of housing types including single family, duplexes, townhouses, apartment complexes, assisted living facilities, and independent living facilities for households of all income levels. **See above. The City of Latrobe is currently gathering additional housing information after completing a Blight Study in 2022.**

3. Promote the public health, safety, and general welfare of residents through the provision of quality housing through sound planning and appropriate enforcement of zoning, floodplain management, and building codes. **See above in this Chapter for some of the many zoning changes enacted since 2010 that will improve the state of housing and future housing development in Latrobe. In December of 2019, the City of Latrobe enacted a new ordinance establishing a Stormwater Management Program and User Fee to provide a dedicated funding source to more adequately maintain and reinvest in the City's aging stormwater infrastructure. The ordinance established an annual fee for every developed parcel in the City, regardless of taxable status, to defray the costs of the City's Stormwater Management Program.**
4. Guide future development in order to preserve valuable recreation areas and open space. **This remains an important objective for the City of Latrobe, and there have been several relevant projects since 2010 expanding and protecting recreation areas and expanding greenspace within the city, including the creation of the Lincoln Avenue Trail & Greenway. See earlier and later chapters for additional projects that have been completed and/or planned.**

Two additional Objectives Added:

5. Secure ownership of vacant commercial and residential properties (properties without a structure or other improvements) for inclusion in the City of Latrobe Infill Commercial and Residential Development Program that can be sold to experienced development teams with the intention of the vacant lot containing a new building occupied by either a business, an individual, or a family. Development proposals should be for projects involving new construction of a commercial or residential structure with preferences for single-family home sales to new owners, residential rental units being a higher standard than currently available, and commercial structures encouraging new job creation within the City of Latrobe.
6. Secure ownership of abandoned and blighted residential houses for inclusion in the City of Latrobe Blighted Home Rehabilitation Program that can be sold to experienced residential home renovation firms with the intention of the abandoned or blighted house being owned or rented by an individual or a family. Rehabilitation proposals should be for projects improving the structure to a higher standard than currently available with preferences for single-family home sales to new owners and residential rental units to seniors within the City of Latrobe.

Natural Resources

GOAL: Protect significant natural resources such as floodplains, wetlands, steep slopes, woodlands, etc.

Objectives:

1. Allow the location of natural features to guide the type of future development.
2. Minimize negative environmental impacts related to growth and development.
3. Protect surface and groundwater resources from point and non-point source pollutants through adequate land development regulations.
4. Prevent further intrusion of hazardous materials into groundwater or other environmentally sensitive areas.

5. Protect parks and open space areas that are in the floodplain.

No additional protections have been put in place with reference to these objectives since 2010, but as the climate continues to change, the city of Latrobe is committed to considering additional measures. The 2018 Westmoreland County Comprehensive Plan also emphasizes the importance of this goal and its objectives.

Open Space

GOAL: Promote open space preservation that contributes to the desirable character of Latrobe.

Objectives:

1. Preserve open spaces in strategic locations in Latrobe through sound planning policies and appropriate land use controls.
2. Encourage open space preservation through conservation subdivision design, conservation easement, purchase, or donation.

No additional zoning or legislation has been put in place with reference to these objectives since 2010; however, the city's open space is recognized as a key attribute in its high quality of life and Latrobe leadership continues to work to meet this goal.

Future Land Use and Growth Management

GOAL: Encourage growth in the City of Latrobe while protecting the natural environment, maintaining visual quality, and providing services and community facilities.

Objectives:

1. Use growth management techniques to preserve open space, protect environmental resources, and minimize development costs. **See above. This continues to be an important and recognized objective for the City.**
2. Update the City's zoning ordinance to achieve consistency with the Future Land Use Plan. **Some zoning changes relevant to the Future Land Use Plan have been achieved; others remain under consideration.**

Chapter 5 Housing Profile & Plan

The following Housing Profile and Plan Updates include information from the 2020 census and offer a more current overview of the housing dynamics than the previous Plan, as well as incorporating select information from the 2022 City of Latrobe Blight Reduction Plan.

Housing Type Update

As of the 2020 census, there were 4161 total housing units in Latrobe, 3723 occupied and 438 vacant. There were 3,658 households, and 66.4% overall are owner-occupied.

2020 Census	City of Latrobe, Pennsylvania	Census Tract 8075	Census Tract 8076	Census Tract 8077
HOUSEHOLDS				
Total households	3,658	826	1,398	1,434
Average household size	2.20	2.53	1.88	2.32
Owner-occupied housing units	66.4%	69.0%	55.6%	75.5%
Renter-occupied housing units	33.6%	31.0%	44.4%	24.5%

Latrobe's housing stock remains primarily single-family detached homes – about 69.7%, and most of the multifamily residences remain in Census Tract 8076.

2020 Census	City of Latrobe, Pennsylvania	Census Tract 8075, Westmoreland County, Pennsylvania	Census Tract 8076, Westmoreland County, Pennsylvania	Census Tract 8077, Westmoreland County, Pennsylvania
Occupied housing units	3,658	826	1,398	1,434
UNITS IN STRUCTURE				
1, detached	2,552	658	713	1,181
1, attached	78	67	7	4
2 apartments	140	16	33	91
3 or 4 apartments	103	0	69	34
5 to 9 apartments	199	44	51	104
10 or more apartments	326	8	307	11
Mobile home or other type of housing	260	33	218	9

Housing Trends Update

An indicator of housing trends is the number of building permits issued. In the 2010 Plan, the U.S. Department of Housing and Urban Development reported building permits dropped from 21 in 2004 to zero in 2007 and 2008. From 2015 to 2021, zero building permits were issued and only 4 in 2014. However, 7 building permits were issued in 2022 a marked increase from the preceding 8 years. Most of these were for multi-family units, indicating a rally in activity.

In addition, the increase in vacant property reported in the 2010 Plan seems to have declined. From a high of 13.4% in 2013, the current vacancy rate is 10.5%. This is reasonable in view of the national vacancy rates and housing costs trends. It would also be reasonable to assume that the vacancy rate will stabilize or even continue to fall in Latrobe. The impact of rental registration and inspection enforcement may also influence the vacancy rate.

Housing Age and Condition Update

The quality of existing housing helps to determine the nature of the local housing market and the extent of required investment to ensure that all residents have access to adequate living conditions. Updated 2020 Census information has been provided below documenting both the age and access to plumbing facilities for the homes in the borough and Census Tracts.

A structure's age is an indicator of the physical condition of the housing inventory. Older housing requires continual maintenance. With delayed maintenance, older housing becomes substandard. 50 years or more is the threshold used to signal a potential deficiency. As in 2010, the majority of Latrobe's housing, 63%, was built in 1959 or before, and for owner-occupied housing, that is more than 70%.

	City of Latrobe, Pennsylvania					
	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	3,658	3,658	2,430	2,430	1,228	1,228
YEAR STRUCTURE BUILT						
2020 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2019	42	1.1%	25	1.0%	17	1.4%
2000 to 2009	69	1.9%	12	0.5%	57	4.6%
1980 to 1999	431	11.8%	295	12.1%	136	11.1%
1960 to 1979	803	22.0%	390	16.0%	413	33.6%
1940 to 1959	1,197	32.7%	782	32.2%	415	33.8%
1939 or earlier	1,116	30.5%	926	38.1%	190	15.5%
COMPLETE FACILITIES						
With complete plumbing facilities	3,643	99.6%	2,415	99.4%	1,228	100.0%
With complete kitchen facilities	3,620	99.0%	2,415	99.4%	1,205	98.1%

Breakdowns for each of Latrobe's Census Tracts are below. Census Tract 8077 has the greatest proportion of homes that were built before 1960.

	Census Tract 8075, Westmoreland County, Pennsylvania					
	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	826	826	570	570	256	256
YEAR STRUCTURE BUILT						
2020 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2019	0	0.0%	0	0.0%	0	0.0%
2000 to 2009	12	1.5%	12	2.1%	0	0.0%
1980 to 1999	80	9.7%	53	9.3%	27	10.5%
1960 to 1979	275	33.3%	180	31.6%	95	37.1%
1940 to 1959	259	31.4%	172	30.2%	87	34.0%
1939 or earlier	200	24.2%	153	26.8%	47	18.4%
COMPLETE FACILITIES						
With complete plumbing facilities	818	99.0%	562	98.6%	256	100.0%
With complete kitchen facilities	805	97.5%	562	98.6%	243	94.9%

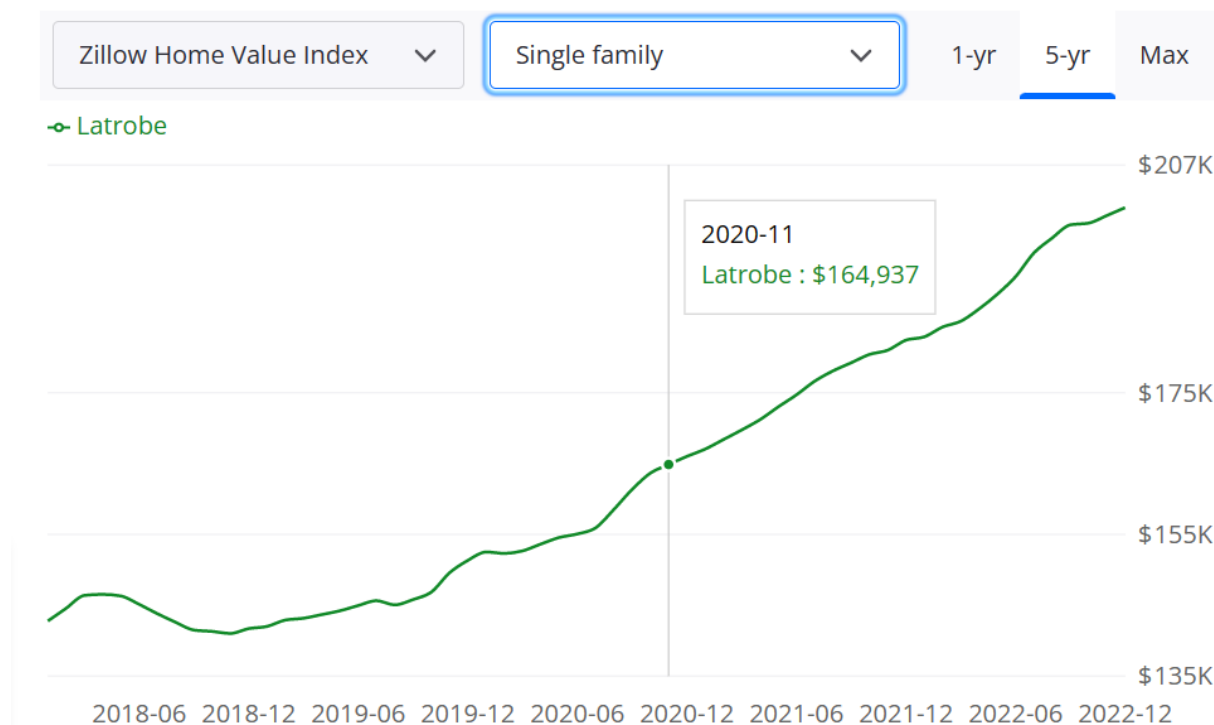
	Census Tract 8076, Westmoreland County, Pennsylvania					
	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	1,398	1,398	777	777	621	621
YEAR STRUCTURE BUILT						
2020 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2019	17	1.2%	0	0.0%	17	2.7%
2000 to 2009	57	4.1%	0	0.0%	57	9.2%
1980 to 1999	258	18.5%	200	25.7%	58	9.3%
1960 to 1979	296	21.2%	103	13.3%	193	31.1%
1940 to 1959	388	27.8%	139	17.9%	249	40.1%
1939 or earlier	382	27.3%	335	43.1%	47	7.6%
COMPLETE FACILITIES						
With complete plumbing facilities	1,391	99.5%	770	99.1%	621	100.0%
With complete kitchen facilities	1,391	99.5%	770	99.1%	621	100.0%

	Census Tract 8077, Westmoreland County, Pennsylvania					
	Occupied housing units	Percent occupied housing units	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Occupied housing units	1,434	1,434	1,083	1,083	351	351
YEAR STRUCTURE BUILT						
2020 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2019	25	1.7%	25	2.3%	0	0.0%
2000 to 2009	0	0.0%	0	0.0%	0	0.0%
1980 to 1999	93	6.5%	42	3.9%	51	14.5%
1960 to 1979	232	16.2%	107	9.9%	125	35.6%
1940 to 1959	550	38.4%	471	43.5%	79	22.5%
1939 or earlier	534	37.2%	438	40.4%	96	27.4%
COMPLETE FACILITIES						
With complete plumbing facilities	1,434	100.0%	1,083	100.0%	351	100.0%
With complete kitchen facilities	1,424	99.3%	1,083	100.0%	341	97.2%

Housing Value Update

Housing prices continue to rise in the City of Latrobe, as they do nationwide. In 2000, the median property value was \$77,283. As of 2020, median property value was \$113,300.

According to Zillow™, the average home value in Latrobe as of December 2022 was \$203,707 a 10% increase from a year earlier. Just looking over the last 5 years, the value of single-family homes in Latrobe has risen sharply.



According to Apartments.com, the average rent in Latrobe as of the end of 2022 was \$767, and typically varies from \$736 to as much as \$1,225, depending on the location and the size of the apartment.

In 2010, the Comprehensive Plan pointed out that affordable rental properties were out of reach for low-income residents of Latrobe. That is even truer today, as most of the nation struggles with an affordable housing crisis.

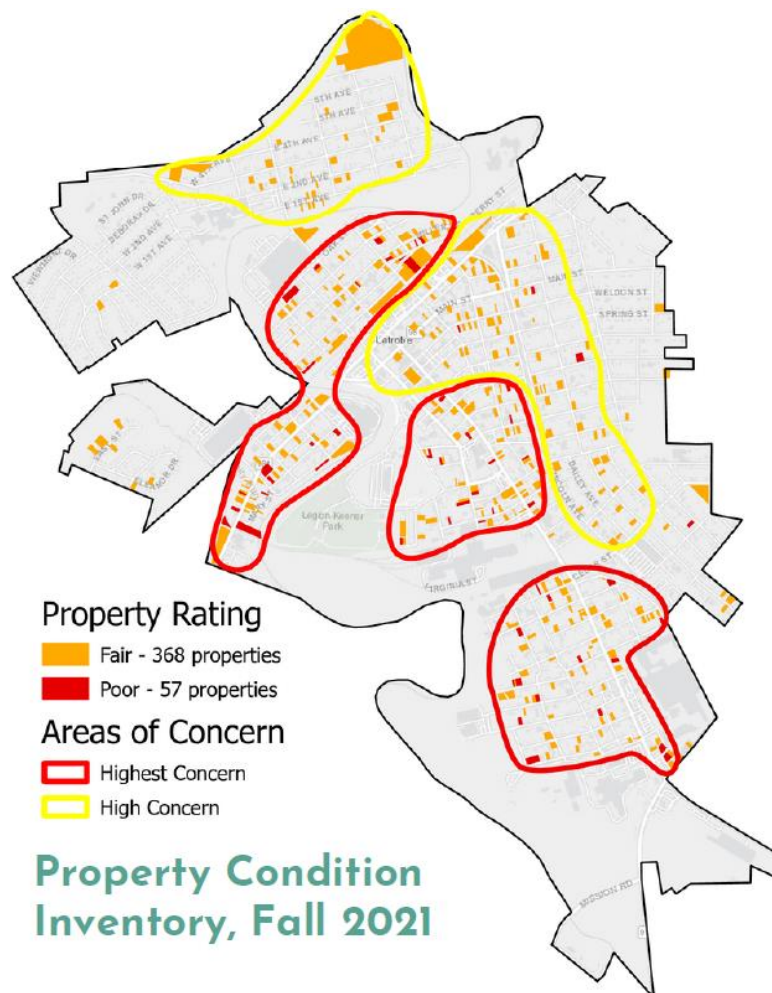
According to the Department of Housing and Urban Development, the Fair Market Rent for a two-bedroom apartment in the Latrobe zip code, 15650, is \$950. In 2009, it was \$710. The current median household income in Latrobe is \$56,780, and for renters, it is considerably lower. Renters comprise 36.75% of households in Latrobe, and in order not to be overburdened by housing costs – defined as 30% of income – those renters would need to make \$2,525 per month, or \$30,300. Estimates from the Westmoreland County Housing Authority show that around 36% of renters spend more than that 30% threshold, or more than 1 in 3. Individuals receiving only Pennsylvania's monthly SSI payments have only \$914 to spend, making housing virtually impossible to afford for this group.

Housing Issues Update

The 2010 Comprehensive Plan noted the relatively high quality of life Latrobe offers and pointed out the need for both more affordable housing of different types, as well as the need for more housing specifically for seniors, such as condominiums and high rise buildings. Overall, it noted that Latrobe needs additional mixed-use development and housing development that can offer a variety of options for these two overlapping groups.

The 2022 City of Latrobe Blight Reduction Plan showed that the majority of the City's housing stock continues to be in good or fair condition but notes that there are pockets of housing in certain wards and neighborhoods that could benefit greatly from improvements. The Plan lists three as of the highest concern: See map below.

- Route 981, west of the Loyalhanna Bridge
- Lincoln Avenue, from Main Street south to Hillview Avenue
- Area between Main Street north to Loyalhanna Creek



Esri, HERE, West Virginia GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, EPA

In the 2010 Comprehensive Plan, there was a list of ward areas that should be targeted for improvement. It should be noted that the City of Latrobe no longer uses ward designations; however, for the sake of these updates and to be consistent with the 2010 Comprehensive Plan, we will use ward designations for the updates below.

- **First Ward** – There is a dilapidated mobile home park located in the northern pocket of the First Ward that is a potential site for residential development. Specifically, this area could be a potential site for new single-family homes if the existing mobile homes were acquired and removed. **Not done as of 2023; will be part of the new housing plans in the near future.**
- **Lower First Ward** – Homes in the lower First Ward along Miller and Derry Streets near the Latrobe Municipal Authority were noted to be in fair condition and could also benefit from minor façade improvements. **Not done as of 2023; will be part of the new housing plans in the near future.**
- **Sixth Ward** – Great progress has been made to improve this area of Latrobe. Since 2010, over thirty façade improvements have been completed in the core downtown for commercial properties. These improvements have come out of strategic partnerships, state grants, federal grants and private sponsorships. Substantial streetscape investments have also been made through the Latrobe Community Revitalization Plan into planters, benches, street lighting, and street trees. In addition, a 2022 Neighborhood Assistance Program (NAP) \$150,000 Tax Credit will assist with fighting blight. Other improvements include new street trees, new historic street lamps and signposts, banners and hanging planter baskets, sidewalk planters, sidewalk dining for some restaurants, the installation of "Welcome to Latrobe" signage and greenery along Lloyd Avenue/ State Route 981. These projects have received more than \$700,000 invested as part of the improvement of the core downtown. A custom "Welcome to Latrobe" sign was unveiled in November 2021 on SR 981 near the Loyalhanna Creek bridge with a carefully planned mural on the rear depicting the history of Latrobe. The brick, stone and metal sign was created using local talent and materials and was funded through generous grants and broad-based support from the public and private sectors. The highway style "cobra" street lights were replaced with LED warm white pedestrian lamp posts in a historic style throughout downtown. As of 2022, additional streetscape upgrades continue which will allow for the replacement of trash cans, street signs and more with thematically integrated and upgraded products for a consistent look.
- **Fifth Ward** – The Fifth Ward, specifically Avenues A through E between Laveen and Ligonier Streets, is also in need of targeted streetscape and façade improvements. With the opening of the Creekside Activity Center, it is an opportune time to start a neighborhood improvement program in this area. **This area has received a portion of a grant of \$300k to replace traffic signals and has seen streetscape and façade improvements as part of the larger improvements detailed in the Sixth Ward section and elsewhere.**

Housing Toolbox/Strategy Update

In the 2010 Comprehensive Plan, it was suggested that Latrobe could use two tools to improve housing and prevent poor rental practices. These were the Residential Local Reinvestment Tax Assistance Act (LERTA) and a Rental Registration Program.

Residential Local Revitalization Tax Assistance Act (LERTA)

A residential LERTA has been used effectively in other communities in Pennsylvania to encourage new housing construction and the rehabilitation of blighted structures. The City of Latrobe should consider implementing a LERTA program to encourage new housing construction and rehabilitation.

The City of Latrobe let the LERTA ordinance adopted on April 10, 1989 as Ord. No. 1989-5 to expire on May 31, 1994. Current Latrobe leadership has developed and proposed a revision and renewal of a commercial and residential property tax abatement legislation which was introduced in October 2024 and adopted by vote of members of City Council. The Blighted Property Tax Abatement Program will become effective January 1, 2025 and extend for a period of 10-years.

Rental Registration Program

The other measure recommended in the 2010 Comprehensive Plan was the establishment of a rental registration program. As with the LERTA legislation, legislation and zoning establishing a rental registration program was passed and starting January of 2023, is now being actively enforced and implemented.

Implementation Update

Several advances have been made in the area of encouraging homeownership in the City of Latrobe since the original implementation goals were established in 2010.

Goal: Encourage home ownership. Much of the Housing section of the Comprehensive Plan is oriented towards making clear the importance of this goal, which has become more challenging over the last few years as the cost of housing nationwide has greatly increased. As of this writing, the city council is considering a resolution that places increasing housing options – both owned and rented – as one of the primary goals of Latrobe.

2022 Housing Resolution

In late 2022, it was agreed by the committee overseeing the Comprehensive Plan updates that a statement of intent on increasing housing in the City of Latrobe was needed. A resolution was drafted that reflected that intent and it was submitted to the city council.

The intent to increase housing in Latrobe appears several times in the original 2010 Comprehensive Plan and in the 2018 Westmoreland County Comprehensive Plan, and the housing profile in 2022 only reinforces that need. The resolution is below.

RESOLUTION TO DEVELOP HOUSING STRATEGY FOR THE CITY OF LATROBE

WHEREAS, the City Council envisions the City of Latrobe as a place of economic opportunity and high quality of life for all people; and

WHEREAS, local governments have a responsibility to use the powers vested in them to facilitate the development of housing and to make adequate provision for the housing needs of all economic segments of the community; and

WHEREAS, the 2010 Latrobe Comprehensive Plan identifies adoption of a housing strategy plan to address the City of Latrobe's housing needs and goals; and

WHEREAS, 78.7% of the City's owner occupied housing stock and 65.5% of the City's rental units were built prior to 1960; and

WHEREAS, smaller households consisting of one person, single parents with children, and non-family households are increasing in number and will demand smaller housing units, more multifamily units, and a greater variety of housing types, like townhouses or apartments; and

WHEREAS, there exists a limited supply of affordable housing options for the City's aging population. Additional senior housing could include condominiums/ high rise buildings where older residents can live without all the responsibility of maintaining a single-family home; and

WHEREAS, the City has a shortage of housing opportunities available to low and moderate-income households; and

WHEREAS, several census block groups in Latrobe meet HUD's LMI threshold for Westmoreland County and are thus eligible for federal investments through the County's CDBG program; and

WHEREAS, the City Council recognizes the benefits of co-locating businesses and affordable housing for residents to lower their combined costs of housing and transportation and providing access to the quality jobs, educational opportunities, and other amenities in the City; and

WHEREAS, Latrobe's land area is mostly built-out leaving little land available for new housing development. Mixed-use development and compact building design offers an alternative to conventional, land consumptive development; and

WHEREAS, Creating a range of housing opportunities and choices and providing quality housing for people of all income levels is an integral component of a smart growth strategy; and

WHEREAS, the City of Latrobe should address housing development in a comprehensive, broad, systematic, and intentional manner and identify clear strategies to prevent further displacement encourage housing development and economic growth.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LATROBE:

The City Manager is directed to research and collect information regarding a smart-growth housing strategy for the City of Latrobe, with the intention of identifying housing development opportunities designed to provide quality housing for people of all income levels, rehabilitate the downtown area, and improve the overall conditions to foster economic growth in the City.

BE IT FURTHER RESOLVED:

To the extent possible, the City Manager is directed to identify housing policy considerations such as alignment or conflict with existing housing stock, strategic planning or other economic development initiatives.

The City Manager is directed to work with City staff and outside technical consultants to evaluate the potential net loss or gain of market affordable housing and income-restricted affordable housing and propose housing strategies beneficial to the City.

The City Manager is directed to identify properties in the City suitable for new housing development, infill housing, mixed-use development and building restoration.

The City Manager is directed to seek county, state, or federal funding directed towards housing initiatives.

The City Manager is directed to investigate implementing a LERTA program to encourage new housing construction and rehabilitation.

BE IT FURTHER RESOLVED:

The City Manager is directed to report the above findings to the City Council on a quarterly basis.

GOAL: Encourage young families to purchase homes in Latrobe.

There is currently no program in Latrobe for this kind of homeownership, but there are options available through Westmoreland County aimed at helping young families buy homes.

Objective:

1. **Stabilize neighborhoods and encourage long-term investment in the housing stock through first-time homebuyer and façade improvement programs.**

GOAL: Create a commercial and residential LERTA (Local Economic Revitalization Tax Assistance Act).

Objective:

1. **To encourage residential new construction and improvements.
See above. LERTA is on the books in Latrobe and is currently being revised and will be implemented soon.**

GOAL: Reduce the number of deteriorated rental properties.

Objectives:

1. **Create a rental property registry requiring property inspections. This measure is in place and implementation started January 2023.**
2. **Hire a staff person to carry out inspections. Latrobe currently has staff dedicated to rental property inspections.**
3. **Condemn rental property that fails to meet minimum health and safety standards and issue the property owner notices of violation of property maintenance and life safety code. Latrobe currently has condemned three rental properties because of unsafe living conditions and failure to provide utility service required for occupancy by the tenant.**

GOAL: Enhance the existing housing stock.

Objectives:

1. **Target housing resources in the Fifth Ward.**
2. **Target housing resources in the First Ward. The City of Latrobe continues to work on expanding housing options and seeking new ways to build and update housing resources. Façade improvements continue to happen across the city.**

GOAL: Continue the momentum on Lloyd Avenue.

Objective:

1. **Work with Homes Build Hope and other organizations on targeted housing infill development and rehabilitation. Work has begun to explore adding housing options to Lloyd Avenue and beyond.**

GOAL: Improve the appearance of residential areas.

Objectives:

1. Implement streetscape improvements. **Streetscape improvements have occurred throughout the business district, with some extending to nearby residential areas, and more are being planned.**
2. Implement lighting improvements. **Street lighting has been expanded throughout the business district and beyond, with more updates in residential areas forthcoming.**
3. Implement a residential façade improvement program. **This continues to be an important goal and core strategy for city leadership, along with a larger housing plan. In 2022 and 2023, PA DCED awarded a Neighborhood Assistance Program Tax Credit to the LCRP in partnership with the generosity and leadership of Robindale Energy to support the façade renovation of 11 single family homes owned by income qualified individuals.**

Two additional Objectives Added

4. Implement an abandoned & vacant property registration program to identify individuals and firms responsible for maintenance of abandoned and vacant property within the City while also confirming a property maintenance plan that addresses violations of property maintenance code. **The members of City Council adopted the Abandoned & Vacant Property Registration ordinance in October 2024 which will become effective January 1, 2025.**
5. Identify residential property that can be acquired by the Westmoreland County Land Bank with the goal that existing structures are renovated and vacant lots are sold to real estate developers for the construction of new housing options. **As of October 2024, the Westmoreland County Land Bank has acquired 21 properties and either removed the blighted structure or sold the house to a private individual.**

Chapter 6 Historic & Cultural Resources Plan

Historic and Cultural Resources Plan Update

Historic and cultural resources continue to be a major part of Latrobe's identity, and a key element in future economic development. Since the original Comprehensive plan in 2010, it has become even clearer that the scenic and historic character of SWPA communities are central to the future of the region, whether that is through the quality of life these communities can offer, or through the continued growth in heritage tourism in the state. Preserving the unique historic and cultural resources of the region is also a major element of the economic development strategies in the 2018 Westmoreland County Comprehensive Plan.

The Latrobe Community Revitalization Program is the primary driver behind the restoration of historic properties in the city, as well as the organization behind coordinating appropriate tenants for those properties.

This update will document the accomplishments to date and state future priorities planned.

Resources listed on the National Register of Historic Places

Latrobe currently has three structures on the National Register of Historic Places. Just outside of Latrobe, St. Vincent Archabbey Gristmill is also on the National Register.

- Citizens National Bank Building at 816 Ligonier Street
- Pennsylvania Railroad Station at 325 McKinley Avenue
- Loyalhanna Masonic Lodge No. 275, **designated in 2016**

There are many other buildings in Latrobe that are of significant historical and cultural significance, including the following:

- Mozart Hall, 338 Main Street
- Hotel Loyal, 615 Ligonier Street
- Latrobe Brewery, Ligonier Street
- Latrobe Athletic Club Building, 227 Main Street
- Holy Family Catholic Church, 1200 Ligonier Street
- Latrobe Presbyterian Church, 428 Main Street
- Latrobe United Methodist Church, 440 Main Street

In addition, considerable work has been done on these historic properties with other properties in the process of being restored and/or have found new owners:

- 512 Coffee and Ice Cream, 512 Ligonier Street
- Former GC Murphy Building, 810 Ligonier Street
- Paper Heart Affairs, 807 Ligonier Street
- Potthoff Building, 908 Ligonier Street
- Rusty Musket Distillery, 905 Ligonier Street
- Maileys Provisions Restaurant, 335 Main Street
- TBD Under Construction (Mixed Use – New Housing, and Retail) 324 Main Street

Updates on Historic Properties

Properties on the National Register of Historic Places

The Citizens National Bank Building of Latrobe

Added to the National Register of Historic Places in 2002, the building is now home to several professional offices, including attorneys, doctors, foundations, and community organizations, including the Latrobe Community Revitalization Program and the popular Center for Entrepreneurship and Job Development – Latrobe Business Incubator. This building continues to be one of the best examples of historic preservation and reuse in downtown Latrobe and sets the tone for much of the other work that has been undertaken.



Train Station

The Latrobe Train Station, located at 325 McKinley Avenue, was opened in 1903 by the Pennsylvania Railroad and continues to house an Amtrak station as well as DiSalvo's restaurant. A historical marker was recently added to the railroad overpass. Since 2018, the Amtrak station has been on the list for significant upgrades and improvements with the work beginning in Fall of 2024. Improvements will include new passenger amenities, a new covered ramp access from the parking lot to the track area, a new platform with rehabilitated canopy, restored passenger shelter building, replacement of existing stairs and pathways and parking lot upgrades like pavement and lighting.

With the Amtrak improvements, DiSalvo's Restaurant could also benefit from improvements as well as some landscaping. An improved transportation hub should attract additional visitors to the area.

Loyalhanna Lodge No. 275

Built in 1927, the Lodge, added to the National Register of Historic Places in 2016, remains much the same as it was when it was built. In addition to Loyalhanna Lodge 275, related Masonic men's organizations using the building include the Latrobe LAMAS Club, Thomas Anderson Chapter 309 of the Royal Arch Masons, the Westmoreland Forest Tall Cedars 77, Olivet Council 13 and Kedron Commandery 18. A women's group, Eastern Star 221, also uses the facility. The Latrobe Community Revitalization Program provided \$10,000 in state façade improvement grants that were used to spruce up storefront windows with installation of awnings.



Mozart Hall



Since 2010, considerable public funding has gone into restoration and stabilization of this unique historic gem. Starting in 2017, partial repointing, sealing and painting of the front façade, as well as other restoration, has been completed along with various interior upgrades due mostly to grants secured from the private sector. Additional work is needed, including the installation of a new roof. The Pennsylvania Historical and Museum Commission (PHMC) has accepted an application for the building for the National Registry. The City of Latrobe will continue to enforce code violations to help ensure the building maintains the upgrades already completed. The City continues to search for the appropriate tenants for this historic building

Hotel Loyal

The former Hotel Loyal, located at 615 Ligonier Street in downtown Latrobe, is now home to Hotel Loyal Pizza restaurant. With some façade improvements, the business has become a well-established part of the local business scene, and the owners plan additional improvements.



The Former Manos Theatre

Until 2015, the former Manos Theatre was home to the Latrobe Athletic Club. Through the use of rehabilitation programs and/or façade improvement programs, the façade of the Athletic Club could be restored to reflect the rich history of the building. The current owners of the building do not yet have a plan to move forward on a new direction, but the re-use of this building in the central business district of Latrobe remains a major priority.

Churches

- **Holy Family Catholic Church, 1200 Ligonier Street**
- **Latrobe Presbyterian Church, 428 Main Street**
- **Latrobe United Methodist Church, 440 Main Street**

All of these churches have active congregations and are in good repair. Holy Family Church recently completed a \$3 million, comprehensive restoration and renovation.

512 Coffee and Ice Cream

A recent historic building update is 512 Coffee and Ice Cream, on 512 Ligonier Street in the historic Oursler House. Purchased by father and son team Paul and Michael Ciotti, this business opened in June 2021 after an historic restoration of the home, including two AirBnB spaces on the upper floors. Built in 1873, the home had previously been divided into 5 apartments, but retained many of its original historic features.



Dainty Pastry Shoppe

The Dainty Pastry Shoppe has occupied a building on Depot Street since 1975 and received an updated façade in 2020. Unfortunately, in 2021 the building was hit by lighting and burnt down. Due to insurance limitations, it was unable to be rebuilt positioning this area for potential redevelopment in the years ahead.

Former GC Murphy Building

Due to a generous grant by the Katherine Mabis McKenna Foundation, the Latrobe Community Revitalization Program (LCRP) purchased the 27,000 sq. ft., three-story on Ligonier Street in 2022. It was most recently a Dollar General store. The building is currently undergoing significant rehabilitation. The LCRP hopes to position the building for a potential first floor tenant that is conducive to bringing night life to downtown with the second and third story elevations being ideal for graduate student housing or general market rate apartments.

Paper Heart Affairs, 807 Ligonier Street

This building has had different tenants but after a façade upgrade, another local business bought the building and moved in. Paper Heart Affairs is a retail shop and event-planning business which also has a popular AirBnB.

Potthoff Building, 908 Ligonier Street

This beautiful historic building has had extensive façade renovation and repainting to preserve its characteristic ornamented façade. It has recently been purchased and is receiving a comprehensive interior renovation and is being transformed into mixed-use building to further downtown revitalization.



Rust Muskett Distillery, 905 Ligonier Street

This near blighted property received grants from the LCRP and the owner renovated the interior and paid for additional upgrades throughout. There are now second story apartments and new Distillery offering evening hours downtown.



Mailey's Provisions, 335 Main Street



A new farm to table restaurant has opened on Main Street in the 335 building, which received a significant façade renovation to reposition this building for economic development. This was another combination of façade grants leveraging new owners who also made a significant investment taking a near blighted building into a substantial significant historic restoration project.

Implementation Updates

As it was in 2010, the goal remains the preservation, restoration, and development of Latrobe's historic and cultural resources, but much progress has been made since then toward specific objectives in the original Comprehensive Plan.

Besides the specific buildings and sites listed above, the City of Latrobe has continued to leverage its rich history and culture as a way to create a unique identity and offer attractions for its residents, including the annual Banana Split Event. Latrobe has also fully embraced its association with iconic children's entertainer Mr. Rogers, with thematic "trolley" street signs and home address signs.

However, several objectives from the 2010 plan remain to be fully achieved, including the following:

1. Develop a Historic Preservation Plan for the City of Latrobe, with a focus on the historic downtown.
2. Maintain the unique character of historic downtown Latrobe through the implementation of design guidelines and/or preservation zoning.
3. Pursue additional listings of historically significant buildings on the National Register of Historic Places, including Mozart Hall and several churches in the area.
4. Continue to consider creating Municipally Regulated Historic Districts under the Pennsylvania Historic District Act (Act 167). Such districts are subject to regulation and protection by local ordinances that govern demolition and exterior alteration of buildings and structures within the historic district. These ordinances can be freestanding or incorporated in the local zoning ordinance.

Three more objectives can be added to the above:

1. Explore the local designation of a PA Byway that would pass through Latrobe and focus on the area's historic and cultural resources.
2. Consider enacting additional regulations for newer LED digital signage which have been found to devalue nearby property values, distract drivers, and erode the unique character and charm of downtown Latrobe.
3. Continue the ongoing efforts to contextualize historic and cultural resources with interpretive signage and resources, and to incorporate them into local educational efforts.

Chapter 7 Natural Resources Plan

Natural Resources Plan Update Overview

Since the original plan in 2010, Latrobe's natural resources and sensitive areas remain much the same. Latrobe's natural resources are a major part of its beauty and the quality of life it offers residents, so protecting and preserving the city's natural resources and environmentally sensitive areas remains crucial. For natural resources, there has been significant progress on some recommendations of the 2010 plan, while other priorities remain unaddressed.

However, climate change is a far greater concern and will continue to affect the city and its natural resources for the foreseeable future. Extreme weather will happen more frequently, which in turn means that floods will be more common and more damaging. Watersheds will have to be protected from increasing amounts of chemicals and waste finding their way into rivers and streams. Because of rising average temperatures, the regions will see more invasive species, and they will be harder to control. For example, the impact of woody adelgid insect activity on native hemlock trees will be more severe, since there will be fewer cold winters to keep populations under control. And incursions of Japanese knotweed and other nuisance invasives will tax local efforts to improve the riparian buffer area of waterways and protect native plants and animals.

At the same time, Latrobe's natural beauty and surrounding area's access to outdoor recreation will continue to be important factors in attracting new residents and retaining existing ones. They also are a crucial part of Westmoreland County's overall economic development strategy. As Latrobe pursues future development, leaders will need to keep in mind not only the region's traditionally sensitive areas, such as flood plains and steep slopes, but also the changing requirements of those areas. As the impacts of climate change increase, the city of Latrobe will need to continue to act decisively in order to protect its natural resources and shape future development to preserve what makes it a beautiful and desirable place to live.

Impact of the Westmoreland County Comprehensive Plan

The Westmoreland County Comprehensive Plan (WCCP) came out in 2018, and it impacts the City of Latrobe's Comprehensive Plan in many ways, including in the area of Natural Resources. The WCCP dictates 4 main strategies for natural resources, with specific action steps that ensure the objective can be achieved: 1. Enhance Trail Systems 2. Make Parks Welcoming & Accessible 3. Preserve Open Space and Protect Natural Assets and 4. Improve & Sustain Water Resources.

When considered from the perspective of these strategies, the City of Latrobe has achieved the following in each:

- **Enhance Trail Systems.** Latrobe has greatly improved its trail system since 2010, creating the Lincoln Avenue Rails to Trails Greenway, and continuing work on a bike path that will connect the St. Vincent campus and the city.
- **Make Parks Welcoming and Accessible.** Latrobe's parks continue to be a major asset to its residents. Since 2010, Latrobe has added a park to its system – Cardinal Park – and has opened a Dek Hockey facility in Legion Keener Park. The city continues to seek ways to ensure funding and continued access to its parks.

- **Preserve Open Space and Protect Natural Assets.** The 2010 Comprehensive Plan suggests a special zoning designation be created for parks in Latrobe, and this discussion continues.
- **Improve and Sustain Water Resources.** Latrobe has seen a significant improvement in the water quality of the Loyalhanna River due to the 2010 creation of a passive treatment system by the Loyalhanna Watershed Association that addresses acid mine drainage. This system includes three large settling ponds and an expansive wetland area to allow for natural infiltration of the polluted water and was the result of a \$500,000 Growing Greener grant from the PA Department of Environmental Protection. See below for more details.



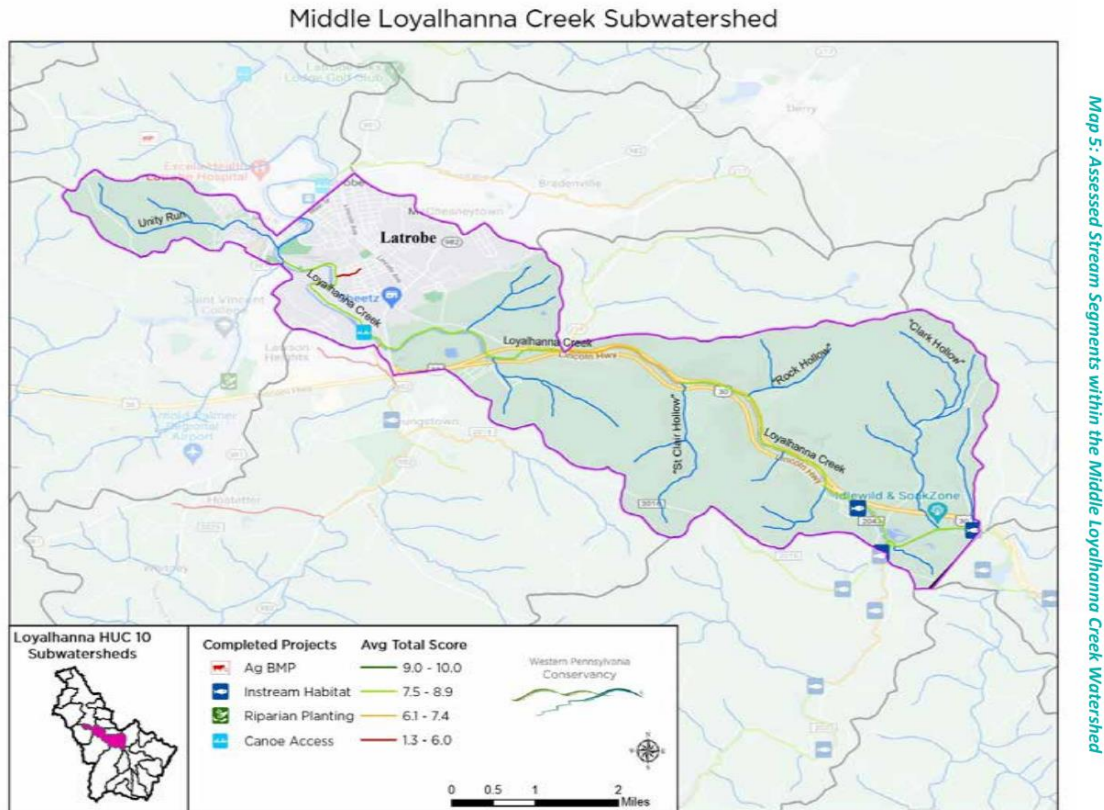
A view of the Lincoln Avenue Rails to Trails Greenway

Loyalhanna Watershed Association Update

In 2021, The Loyalhanna Creek Watershed Priority Assessment & Restoration Plan was completed to further examine the health of the streams that were identified as restoration priorities from the original assessment in 2005, including the Loyalhanna. It includes the results from a visual assessment conducted on over 100 miles of high gradient streams and reviews the channel conditions, riparian zones, canopy cover, bank stability, water appearance, nutrient enrichment, fish barriers, embeddedness, aquatic habitat and invasive species present for each stream segment. Aquatic species of interest, including the Eastern Hellbender Salamander, Eastern Brook Trout and freshwater mussels, were also investigated.

The good news is that the Middle Loyalhanna Creek drainage, including around Latrobe, are now assessed to be in mostly good condition. However, while acid mine drainage is no longer a major concern, there are two other areas where the Middle Loyalhanna watershed quality could be improved:

- **Stream Channel Conditions.** The plan suggesting working with local partners to investigate removal of the Kingston Dam as well as other aquatic organism passage barriers through the Gorge and near the confluence with Miller Run.
- **In-Stream Habitat & Erosion; Riparian Habitat Degradation & Invasive Species Control.** The plan suggests that there should be an effort to educate landowners and implement streambank restoration and planting techniques



Other Factors, Goal and Objectives Update

Great progress has been made by the City of Latrobe in the area of Natural Resources since the 2010 Comprehensive Plan, but there are some areas that will require additional effort.

Zoning. As noted in 2010, problems like illegal dumping, abandoned vehicles and subpar property maintenance don't just impact Latrobe's aesthetics, but also impact its natural resources. Continued attention to zoning enforcement and an openness to updating zoning to prevent these kind of nuisances as they emerge will continue to be important.

Soil Conditions. An area of special note is the area that formerly housed Lehigh Specialty Metals. There is a level of soil contamination here that makes future development more complex. Finding innovative ways to address and mitigate that contamination is necessary for the development of this area, one of Latrobe's only large pieces of vacant land.

The goal from the Natural Resources section of the 2010 Comprehensive Plan remains the same, as do the objectives. See updates for each objective below.

Goal: Identify, preserve, conserve, protect, and enhance the natural resources of Latrobe for current and future generations.

Objectives:

1. Protect and retain water resources to assure the quantity and quality of surface and groundwater for recreational use and the water supply. This can be achieved through land use regulations that identify and protect natural resources and environmentally sensitive features. A stream corridor overlay within a zoning ordinance to protect and enhance the Loyalhanna Watershed is one example of this type of potential land use regulation. ***A stream corridor overlay is still being considered as of this writing. More information is needed.***
2. Protect and manage wooded areas by incorporating measures to encourage tree protection and conservation design methods in land use regulations. ***There is some interest in creating an Urban Tree Stewardship group in Latrobe, but as of this writing, it has not yet been founded. There are additional resources for this effort available through the Western Pennsylvania Conservancy and Tree Pennsylvania.***
3. When reviewing land development proposals, require a soil survey analysis to insure the suitability of the site for such development and identify natural resources near the site, including wetlands and floodplains. ***Soil analysis surveys are currently not required.***
4. Ensure that any trail development adjacent to streams incorporates porous surface materials and plantings to minimize runoff and erosion. ***These requirements are still being considered.***
5. Require conservation of natural groundcover and trees, or the inclusion of new groundcover, in site developments to reduce and filter surface runoff. ***Native landscaping requirements for parking lots in new development were added to Latrobe's zoning in 2022.***
6. Enact and enforce property maintenance codes and other ordinances to curtail illegal dumping and abandoned vehicles. ***As part of its Blight Plan, Latrobe is instituting a rental registration program to address absentee landlords and insufficient maintenance of rental properties, which should in turn improve these two areas as well.***
7. Collaborate with county, regional, state, and federal agencies, along with the Westmoreland Conservation District, Westmoreland County Planning Commission, Penn State Extension, Smart Growth Partnership of Westmoreland County, and the Loyalhanna Watershed Association (LWA), to pursue funding and implement plans that address preservation, conservation, protection, and enhancement of natural resources. ***Latrobe actively works with all of these organizations to implement various plans.***

Chapter 8 Community Facilities & Services Plan Update

Latrobe is fortunate to have many community amenities and strong institutions – part of the high quality of life that the city offers its residents. Overall, the list of facilities and services available to Latrobe residents has not changed significantly since 2010, but there are some updates that are included below.

Municipal Building. In 2023, all-LED lights and new breaker boxes were installed throughout the Municipal Building, which will reduce electrical consumption in the building by 45%. This was part of a larger plan to make Latrobe and its community facilities resilient in the face of higher energy prices. In partnership with Scott Electric and First Energy, there will also be four EV chargers installed in the municipal parking lot. The Municipal Building is also receiving an updated HVAC in the coming months and within the next few years will also have solar panels, with costs offset by – federal funding from infrastructure act, in addition to state funding and assistance from local electric companies.

Adams Memorial Library. In 2022, the Adams Memorial Library had revenues of \$631,942 and expenses of \$637,839 for a shortfall of \$5,897. The library serves about 53,000 residents of Latrobe and the surrounding communities and continues to be an important community asset. The Adams Memorial Library also operates the Caldwell Memorial Library, which was established in 1992 in the Derry Area High School. During the day, the space operates as a school library, and in the evenings and on weekends it transforms into a public library.

Arnold Palmer Regional Airport. In recent years, the airport has become far busier and a more significant community facility, although changes in the airline industry have impacted that growth. In February 2011 Spirit Airlines launched seasonal service to Fort Lauderdale and Myrtle Beach and later to Orlando, Fort Myers and Tampa, Florida. Passenger traffic has increased from 6,978 people in 2010 to now seeing more than 100,000 annually. In May 2022, the airport saw more than 31,000 travelers.

Most recently, in January 2022, Spirit has cut back on their flights and destinations.

In 2020, the airport used \$13 million in federal grant money to improve the runway, and plans to expand the terminal building have been discussed.

Art Facilities. Latrobe Art Center continues to be the main venue for visual arts in Latrobe and an important community gathering space. Since 2002, the facility has grown from one room to three, including the main gallery, annex gallery, Ricolita's Cafe and a classroom. Ricolita's Café began as a business in the Latrobe Farmer's Market, followed by the full business moving into the art center in 2017. In 2019, the Center underwent a further round of renovations and continues to offer gallery showings and sales of local artists and their work.

Education Profile. The Greater Latrobe School District continues to offer education through five public schools.

- Baggageley Elementary
- Latrobe Elementary
- Mountain View Elementary
- Greater Latrobe Jr High
- Greater Latrobe Sr High

The 2022-2023 Enrollment for all 5 is 3,461 students. This is down from the 2010 enrollment, which was 4,757, and reflects continued population decline in the area. The 2022-2023 GLSD budget is \$61,650,164.

Latrobe Elementary School relocated to a new \$24.8 million two-story building in 2018.



Latrobe Elementary School, opened December 2018.



The new Westmoreland County Community College location on Depot Street.

Westmoreland County Community College. The new Westmoreland Community College – Latrobe building opened in 2015 on 130 Depot Street, and consequently the College has become an even more important community asset since the 2010 Comprehensive Plan.

Parking and Traffic Study 2023

The City of Latrobe has completed an initial parking study with Gibson Thomas engineering firm to look at emerging parking needs and the costs involved in different current and proposed parking solutions, several one way streets and traffic bottlenecks.

Municipal Revenue and Expenditures

City of Latrobe 2019 Audited Assets and Liabilities, and Governmental Activities

Assets	
Cash and Cash Equivalents	3,485,754
Taxes Receivable	677,648
Prepaid Expenses	24,461
Accounts Receivable	167,020
Capital Assets Not Depreciated	671,443
Capital Assets Net of Depreciation	5,538,961
Net Pension Asset	<u>438,853</u>
Total Assets	<u>11,004,140</u>
Deferred Outflows of Resources	
Deferred Outflows Related to Pension	443,944
Deferred Outflows from Bond Refunding	39,999
Total Deferred Outflows of Resources	<u>483,943</u>
Liabilities	
Accounts Payable	215,364
Other Current Liabilities	50,902
Other Post Employment Benefits Obligation	1,725,476
Salaries and Wages Payable	107,272
Long-Term Debt, due in one year	296,560
Long-Term Debt, due in more than one year	<u>3,032,147</u>
Total Liabilities	<u>5,427,721</u>
Deferred Inflows of Resources	
Deferred Inflows Related to Pension	791,969
Net Position	
Net Investment in Capital Assets	2,881,697
Restricted	388,605
Unrestricted	<u>1,998,091</u>
Total Net Position	<u>5,268,393</u>

Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities				
General Government	2,125,369	142,941	379,033	(1,603,395)
Public Safety	1,846,990	133,175	-	(1,713,815)
Public Works and Sanitation	2,320,543	2,153,550	306,221	139,228
Culture and Recreation	92,819	-	-	(92,819)
Parking	22,418	212,875	-	190,457
Depreciation	413,681	-	-	(413,681)
Total Governmental Activities and Primary Government	6,821,820	2,642,541	685,254	(3,494,025)

Conclusion Updates

Latrobe continues to offer a good quality of services to City residents, and has taken steps to put into practice many of the recommendations of the 2010 plan, including the following:

- **Work with area organizations such as the Latrobe Community Revitalization Program and area foundations to invest into revitalization planning and community development projects.** The many projects undertaken by the LCRP with foundation help since 2010 bear witness to the effectiveness of this approach, which has significantly benefited Latrobe residents. A recent BMNC (BE My Neighbor Committee) is a strategic partnership with St.Vincent College, GLSD and other area leaders which is furthering downtown development.
- **The Code Enforcement Officer position should be changed to full-time position.** Latrobe currently now has a full-time code enforcement officer to meet the needs and demands of the City.

Implementation Updates

Goal: Continue to provide a high quality of public library services to area residents.

Objective: Support the efforts of the library to continue its services and outreach programs to City residents. **Update: the Adams Memorial Library continues to have robust support and offers a wide variety of services and outreach programs to the Latrobe community.**

Goal: Provide safe, potable water to the residents and businesses in the City of Latrobe.

Objective: Develop a plan to upgrade and replace water distribution pipes throughout the City of Latrobe. **Update: Latrobe recently made sweeping updates to many of the downtown streets and intersections, and at the same time Downtown water lines were replaced at the cost of about \$2 million. Latrobe also created a MS4 Stormwater Plan as required by Westmoreland County, which was adopted in 2020 and implemented in 2021-22.**

Goal: Provide for safe conveyance and treatment of wastewater in the City of Latrobe.

Objective: Upgrade the wastewater infrastructure to ensure the safe disposal and processing of wastewater. **Update: System improvements are planned and executed as needed.**

Goal: Provide upgraded public facilities.

Objectives:

1. Upgrade the City of Latrobe Municipal Building. **Update: Significant improvements have occurred since 2010, including LED lighting and EV chargers. Inclusion of solar panels to provide low-cost power is being considered.**
2. Outline a multi-year plan that specifies upgrades to the facility, including the main building and service areas, the police department, the fire department, and the upstairs council chambers. **Update: A significant portion of this planning has already taken place, and improvements are being done as the funding is secured.**

Community Services

Goal: Continue to create a safe community that will encourage new residents to move to Latrobe and existing residents to remain in the community.

Objectives:

1. Support police efforts to upgrade equipment and services as needed. This may include additional police cars and video cameras for the existing cars. **Update: Since 2010, Latrobe has installed 63 cameras at parks and intersections. IT upgrades for the police department are due to be installed later in 2023, with funding coming from a grant. This will include new servers, new computers, and new wiring, making Latrobe's police more responsive.**
2. Work as a community to address the issue of increased drugs and related crime. Form a leadership group with a cross-section of representatives from the police department to local businesses to address the issue. **Update: This leadership group has been formed known as the Health and Safety Committee.**

3. Support efforts by the fire department to provide adequate fire protection. This may include new radios that will be needed due to changes in FCC bandwidth regulations. The fire stations may need interior upgrades and modifications. **Update: Funding continues to be challenging with Latrobe's five stations, and a 2021 study recommended that the number of stations be reduced by two. Latrobe leadership continues to consider measures to ensure the continued strength of fire departments.**

Goal: Develop a youth program that engages local youth. Objective: A youth program that provides a place for young people to congregate and engage in healthy activities, including recreation and education programs. **Update: A specific preventative youth program has not been founded, but the Greater Latrobe School District provides some after-school activities and Latrobe Parks and Recreation offer a wide range of sports and recreation options.**

Goal: To provide a high level of City services that encourages collaboration and advanced planning to reach future goals.

Objective:

1. Develop a multi-year Capital Improvement Plan (CIP) that provides a framework to accomplish outlined goals. This should be updated on a regular basis depending on changes in funding and City service needs. **Update: the City of Latrobe has committed funds for this effort and staff is currently waiting for a funding match from the state's Department of Community Economic Development through the STAMP program.**

2. Create a task force to explore the feasibility of starting a payment in lieu of taxes (PILOT) program in the City by initiating discussions with tax-exempt property owners on the development of this type of program. **Update: the City of Latrobe continues to consider this option.**

Goal: To change the code enforcement officer's position to full-time.

Objective:

1. To have a full-time staff member who can carry-out the additional responsibilities needed to work on the Rental Registration Program in addition to grant-writing to assist in tapping resources for community development improvements. **Update: Latrobe currently has a full-time code enforcement officer and a part-time code enforcement officer.**

Goal: To explore opportunities for shared services with adjacent municipalities, including Unity Township, Derry Township, and Youngwood. Objective: Explore further opportunities for joint efforts to provide police and fire services, in addition to parks and recreation. **Latrobe participates in a Westmoreland county planning district. The district is currently looking at the possibility of sharing a staff member that would address blight measures, and looking at other opportunities, including working with a consultant to form a Council of Governments (COG.)**

Chapter 9 Transportation Plan Updates

Latrobe's current transportation network and modes are not greatly changed from the 2010 Comprehensive Plan.

Car and truck traffic, especially through the Route 981 corridor in Latrobe, continues to be very high. Currently, the Southwestern Pennsylvania Commission Traffic Counts and Statistics states that the Latrobe stretch of 981 experiences annual average daily traffic of 12,934 vehicles, including 508 trucks.

Public transportation options include three Westmoreland Transit Authority routes and Go Westmoreland, a shared-ride service that offers both reduced fare and free fare rides for qualifying seniors.

- Route 2F: Latrobe - Pittsburgh Flyer
- Route 9: Greensburg - Latrobe
- Route 11: Johnstown – Latrobe

The Amtrak station in the center of downtown Latrobe continues to serve passengers, and is due to be upgraded in 2023 – see additional information below. In 2022, the Latrobe station served 2,706 customers.

However, it is important to note that not only have there been updates to some aspects of the network in Latrobe, but that alternative transportation options will likely become a greater part of that mix in Latrobe's near-term future.

The Southwestern Pennsylvania Commission (SPC) is responsible for planning and prioritizing transportation plans in a ten-county region, and along with the Pennsylvania Department of Transportation (PennDOT), directs Westmoreland County in its transportation planning process. This process results in a 4-year plan called the Transportation Improvement Program (TIP).

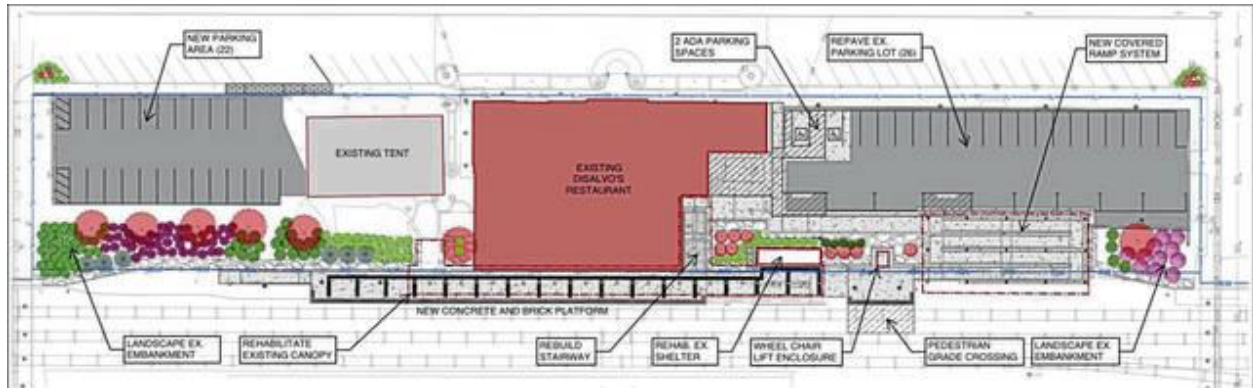
Although there have been many transportation projects completed since the 2010 Comprehensive Plan, there are currently no major projects in the [2023-2026 Transportation Improvement Program for Southwestern Pennsylvania](#) that would directly impact the City of Latrobe.

In 2019, the Southwestern Pennsylvania Commission created the [SWPA Public Transit / Human Services Coordinated Transportation Plan](#) which guides transportation planning through 2022. There is not yet a new Plan.

Ongoing Transportation Projects

There are transportation projects in process that remain relevant to Latrobe. The Route 30 corridor will continue to see incremental updates, especially with reference to traffic signals and safety measures. And the third phase of the Laurel Valley Transportation Improvement Project is slated to make needed alterations to Airport Road at Route 981, outside of Latrobe, and construction should commence in 2025 – 2026.

Most important is the impending work on the Amtrak railroad station in Latrobe. As of the writing of these updates, the long planned upon improvements to the historic train station in downtown Latrobe are about to begin, the result of much-needed federal investments into passenger train infrastructure and Amtrak facilities.



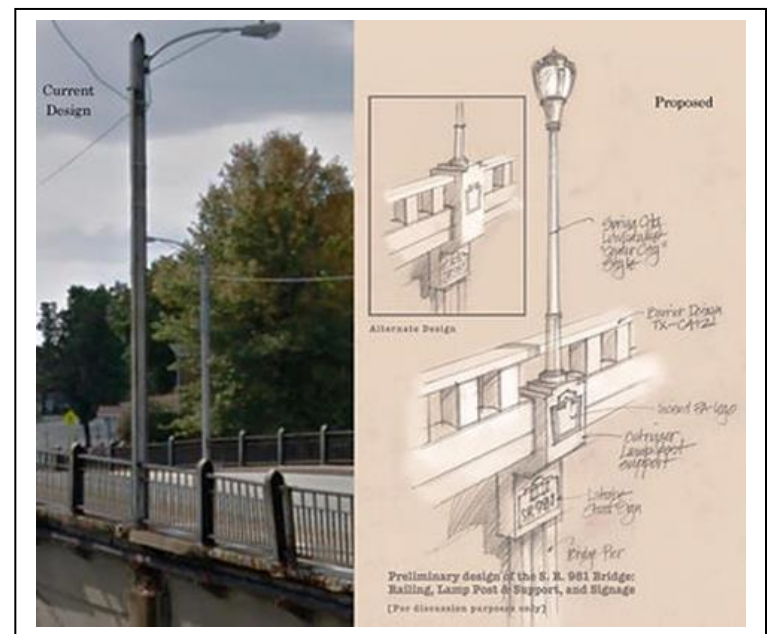
Plan details of the anticipated work on the Latrobe station.

The Amtrak station is not only an historic asset for Latrobe, originally built in 1903, but the station's business is an economic driver for the area. According to Amtrak, this station served 2,706 customers and created \$157,980 in revenue in 2022. In addition, the station area is home to a popular local restaurant, DiSalvo's, which will remain open during the restoration.

The station will receive an updated and handicapped accessible platform and ramp, as well as new lighting, signage, stairway and railing. The parking lots, which also serve DiSalvo's, will be repaved and get updated lighting and landscaping. The historic aspects of the station will be rehabilitated whenever possible.

Transportation Projects Achieved Since 2010

The Route 981 (Lloyd Avenue) bridge across the Loyalhanna Creek was repaired in 2019. The multi-million dollar project features historic decorative lights, a widened multi-modal surface and an attractive barrier. While major portions of the project were funded through PennDOT, the historic look of the bridge and lights was achieved through the LCRP design team.



Top Transportation Issues: 2023 Update

In the 2010 Comprehensive Plan, there were two areas in Latrobe that were of special concern: 1. The SR 981/Lloyd Avenue corridor, and 2. Main Street and Ligonier Street, which lacked safety measures and had reduced visibility.

The Route 981/Lloyd Avenue corridor has undergone sweeping updates, which are laid out in more detail in Chapter 4. These include more than \$4.6 million of improvements, encompassing the installation in 2022 of an impressive Welcome sign, the renewal of the Route 981 bridge into downtown, and the installation of historic decorative lights, a widened multi modal surface and an attractive TX-C412 barrier on the bridge.

The Main Street and Ligonier Street area has also seen significant improvements, including signage, curb cuts, streetlights and traffic lights.

Goals and Objectives: Updates

The following goals and objectives were proposed in the 2010 Comprehensive plan. Updates are listed for each.

Goal: Maintain, improve, and upgrade the existing transportation network.

1. Maintain existing municipal system for identifying, prioritizing, and implementing road and bridge improvements. **See above for completed and ongoing road and bridge improvement projects since 2010.**

2. Maintain cooperation and collaboration with Westmoreland County, PennDOT, SPC, and other agencies to identify and implement needed improvements to roads, bridges, railroads, and other elements of the existing transportation system. Work closely with PennDOT on the design and phasing of the Loyalhanna Bridge project. **The Loyalhanna Bridge project brought all these agencies together for a successful completion of a new, historically appropriate bridge in the center of Latrobe on Route 981.**

3. Develop support and consensus among local, county, state, and federal officials and legislators to lobby for additional funding for transportation projects and to insure prompt completion of local Transportation Improvement Program projects. **TIP projects have been completed since 2010 and there are currently no TIP projects planned for the Latrobe area through 2026.**

4. Explore the opportunity for an inner-city “trolley” with the Westmoreland County Transit Authority (WCTA) that could service the hospital, St. Vincent College, and downtown businesses and shops. **This remains a possibility but still requires study.**

Goal: Explore the opportunity for local commuter rail service for Latrobe along the Norfolk Southern (NS) corridor.

Objective:

1. Work with Westmoreland County Transit Authority (WCTA) and the steering committee to further explore a commuter train stop in Latrobe. **There has been no progress on this effort, partially owing to the NS corridor continuing to prioritize freight and shipping over passenger traffic.**

Goal: Improve transportation safety.

Objectives:

1. Work with Westmoreland County, PennDOT, SPC, and other transportation partners to develop traffic calming techniques for roads with high accident rates, particularly State Route 981/Lloyd Avenue. **Traffic calming measures are being considered for this area and the upcoming study should help determine next steps.**
2. Identify and complete safety-related projects, including improvements that minimize pedestrian/vehicular conflicts. **While some traffic signals have been updated and replaced, more needs to be done and the upcoming traffic study will continue to prioritize improvements.**

Goal: Develop a transportation network to meet Latrobe's future needs.

Objectives:

1. Continue to work with Westmoreland County, SPC, PennDOT, the U.S. Army Corps of Engineers, and others to identify, prioritize, and implement improvements to the transportation network. **Again, Latrobe has received funding to do further study on improving traffic flow.**
2. Encourage alternative transportation systems, including bicycle and pedestrian circulation systems, to link the residential, business, and recreational areas of Latrobe. This would include creating a bicycle/pedestrian trail at two locations that would be linked: 1) along the rail bed parallel to Lincoln Avenue, connecting the downtown area and the residential neighborhoods that adjoin the trail northeast of the downtown, and 2) a trail connecting St. Vincent College with Latrobe on a trail that would run parallel to State Route 981 along the northern portion of the community. **The Lincoln Avenue rails-to-trails project has been completed, and the first phase of the St. Vincent connector trail has been completed as well. There are plans to continue to build this trail.**

Goal: Ensure a smooth and efficient flow of traffic through the downtown business district.

Objectives:

1. To provide a vehicular traffic flow that draws businesses and visitors into Latrobe. **Latrobe has received funding to do further study on how to improve traffic flow in the downtown area.**
2. Explore the feasibility of converting Depot Street to two-way while minimizing the impact on current businesses along the corridor. An opportune time to do this exploration would be during the project planning process for the Lloyd Avenue Bridge Reconstruction. **This measure is currently not being considered due to challenges with PennDOT coordination.**

Chapter 10 Economic Assessment

Updates for this chapter include relevant 2020 U.S. Census data and the latest federal data available. A full economic assessment that includes numbers of local businesses and projected regional business opportunities is not included.

Overall, however, it is important to note that the share of workers in manufacturing has continued to fall, as those in education and medical jobs have continued to rise, matching a broad trend seen across the region and state. The number of people employed has also fallen slightly, as more Latrobe residents have presumably retired and/or moved.

Economic Assessment Summary Update

Currently Available Economic Statistics of the City of Latrobe as of 2021

All data below is from the 2020 census and the American Community Survey up to 2021.

Population	7,983
Households	3,658
Median Household Income 2017-21	\$56,014
% Owner-occupied households 2017-21	66.4%
% Renter-occupied households 2017-21	33.6%
Total employed	4,410

As has been noted before, compared to the 2010 Comprehensive Plan, Latrobe has lost population and households. However, owner-occupied and rental household percentages remain fairly steady.

The median household income remains below both Westmoreland County's 2021 median income - \$63,064 – as well as below Pennsylvania's - \$68,957, which was true in 2010 as well.

Employment Updates

Overview of Latrobe Employment

Civilian employed population 16 years and over	4,410
Management, business, science, and arts occupations	1,199
Service occupations	994
Sales and office occupations	852
Natural resources, construction, and maintenance occupations	583
Production, transportation, and material moving occupations	782

The greatest number of Latrobe residents work in management, business, science or arts occupations, and the second greatest number work in the service and sales sectors.

Latrobe Employment, Area Breakdown

INDUSTRY	
Civilian employed population 16 years and over	4,410
Agriculture, forestry, fishing and hunting, and mining	17
Construction	459
Manufacturing	752
Wholesale trade	78
Retail trade	447
Transportation and warehousing, and utilities	202
Information	52
Finance and insurance, and real estate and rental and leasing	140
Professional, scientific, and management, and administrative and waste management services	198
Educational services, and health care and social assistance	1,234
Arts, entertainment, and recreation, and accommodation and food services	528
Other services, except public administration	206

When looking at a more detailed breakdown of employment statistics, the greatest number, 28% of Latrobe workers, are in the educational services, health care and social assistance field. The second greatest number are in manufacturing – 17.1%.

Median Earnings Update

Full-time, year-round civilian employed population 16 years and over with earnings	43,142
Management, business, science, and arts occupations:	53,819
Management, business, and financial occupations:	54,565
Management occupations	55,352
Business and financial operations occupations	54,076
Computer, engineering, and science occupations:	56,806
Computer and mathematical occupations	55,833
Architecture and engineering occupations	95,972
Education, legal, community service, arts, and media occupations:	49,688
Educational instruction, and library occupations	51,375
Healthcare practitioners and technical occupations:	55,625
Health diagnosing and treating practitioners and other technical occupations	59,583
Health technologists and technicians	37,222
Service occupations:	23,446
Healthcare support occupations	28,194
Food preparation and serving related occupations	17,123
Building and grounds cleaning and maintenance occupations	27,652
Personal care and service occupations	24,432
Sales and office occupations:	33,271
Sales and related occupations	33,804
Office and administrative support occupations	32,939
Natural resources, construction, and maintenance occupations:	63,550
Construction and extraction occupations	77,755
Installation, maintenance, and repair occupations	62,525
Production, transportation, and material moving occupations:	53,979

Chapter 11 Core Area Revitalization Strategy

Latrobe Downtown Revitalization Updates

Latrobe's downtown business district continues to be a huge asset to its residents, and a key potential area for economic growth. Its historic charm, walkable streets and variety of local - services and businesses offer both visitors and residents a unique experience. More specifically, it will continue to be imperative to fill vacant storefronts and attract new living units downtown.

As noted in previous sections of these updates, there have been a great many projects accomplished since 2010 that positively impact Latrobe's core downtown area. The Latrobe Community Revitalization Program has coordinated the majority of these projects, making use of a combination of state and regional funding, foundation support, and private funding. While more needs to be done, the changes are significant and put Latrobe in an improved position to continue to capitalize on its downtown as a driver for residents' quality of life.

In addition, Latrobe has recently altered its downtown zoning to prioritize attractive development and preserve its unique character. A Local Economic Revitalization Tax Assistance (LERTA) Program is being leveraged to encourage development, parking needs are being assessed in preparation for new parking rules that should improve walkability downtown, and Latrobe is increasing its commitment to providing new housing options.

[The Westmoreland County Comprehensive Plan](#) came out in 2018, and many of the goals laid out in that plan directly correlate with and support Latrobe's Core Area Revitalization Strategy, notably Core Objective 3: Reposition Our Towns, and its associated strategies:

Strategy 3.1 Invest in Downtowns

Strategy 3.2 Provide Housing Options

Strategy 3.3 Cultivate A Restaurant Industry

Strategy 3.4 Utilize Planning Best Practices

Strategy 3.5 Direct Density

As well as other Objectives and Strategies, including the following:

Strategy 1.6 Provide Development-ready Sites; Strategy 2.2 Cultivate Arts and Entertainment; Strategy 5.1 Eliminate Blight; and Strategy 5.2 Invest in Beautification.

This chapter will provide updates on the progress made and the projects that remain to address the multiple issues impacting the downtown area, including parking, infrastructure improvements, streetscape enhancements, gateway improvements, beautification efforts, signage, and key sites and buildings for redevelopment and reuse.

Downtown Areas – Updated Priorities

In 2010, the Comprehensive Plan looked at each area of Latrobe's downtown and prioritized the most immediate steps to take for improvement.

200 block of Main Street

This block was assessed as one of the most attractive in Latrobe's downtown, and it remains so today. In 2016, the parklet on this block gained a bronze statue of Mr. Rogers and the park became the Fred Rogers Memorial Park. It's now a major tourist attraction and forms a public center of Latrobe's downtown. The area houses Eclectique home good store. Facades in many areas of downtown have been improved, and as the original plan suggested, greenery and plants have been added in some areas. A new parklet is now located at the corner of Main Street and Ligonier Street, and offers an outdoor performance space and area for sitting and eating lunch. The only project recommended in the 2010 plan that has not yet been accomplished is the restoration and repurposing of the former Manos Theater. In 2010, it was being used as a gym. It is now vacant and discussions continue with the owners.



300 block of Main Street

This stretch of Main Street has also seen improvements. The historic Mellon National Bank Building, now home to Citizens Bank and many other businesses and orgs, occupies the corner of Ligonier and the 300 block of main and dominates this area. The historic Mozart building has received repairs in the façade and roof and has been repainted. Maileys Provisions has moved into the former Maileys Bakery building and has become a very popular restaurant with evening house. While the businesses here have changed since 2010 and there are still some vacant storefronts, there are some vibrant businesses in the block that have received façade upgrades, including better signage and awnings. Adelphoi continues to anchor the opposite corner from the Mellon building. Work continues to find a permanent resident for the Mozart building and find additional funds for restoration and façade improvements.

400 block of Main Street

The 400 block offers a well-balanced mix of businesses, churches, greenspace and residences. It includes the Latrobe Presbyterian Church and Latrobe United Methodist, some green space and historic homes. Considered well-maintained in 2010, it continues to be a scenic area and is not in need of immediate improvement.

100 and 200 blocks of Depot

This area of downtown has benefited from the larger improvements to area sidewalks with accessibility curb cuts, road crossings and signals, but its biggest improvement is the addition of the Latrobe location of the Westmoreland County Community College, directly across the street from the Post Office. It is also much more welcoming, as a large, well-designed Latrobe sign has been added at the intersection of Depot and Main streets and that point has been improved with extensive plantings as well as an interpretive historic mural on the opposite side of the sign. The historic Doherty Hardware building built in 1907, which later housed a skating rink and Danceland, a popular performance space, in the 1950s. It now houses Laurel Academy of Dance, and the front offers a custom-designed historic mural that improves the downtown while incorporating Latrobe's rich history. The area hosts a mix of businesses and offices. This stretch has received planters and attractive benches as well as accessible curb cuts, better walkways and improved traffic signals. One new recommendation would be to work with the business who occupies the corner of Depot and Jefferson Street in a commercial building. The building faces Depot street and could benefit from a mural, greenery and/or other visual improvements since this stretch of downtown is a key area that visitors and prospective residents will see.



300 block of Depot

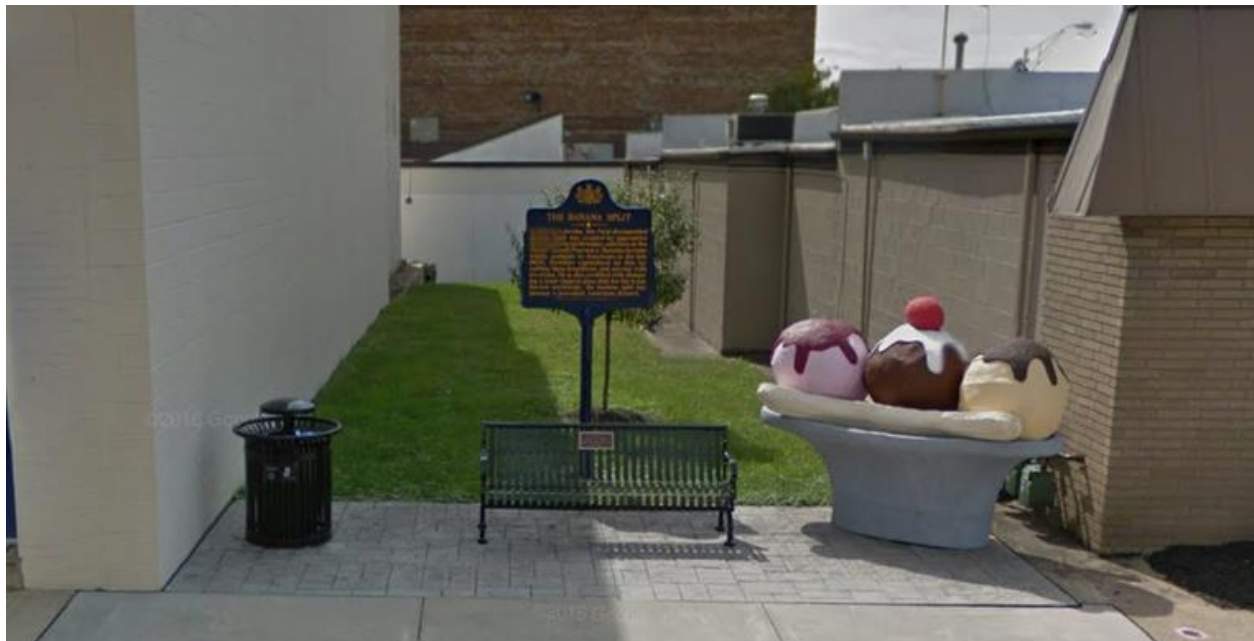
This stretch of Depot has parking lots, including one that is attached to the Amtrak station and DiSalvo's restaurant, and several major businesses, including the Rite-Aid. One of the most prominent local businesses is the Dainty Pastry Shoppe, which suffered a fire in 2021 and has yet to re-open. The 2010 plan emphasized that the large parking lots needed landscaping buffers so as not to detract from the prime downtown area, and that the businesses could all use façade improvements. These improvements have largely been accomplished, and historic streetlights have also been added. Further façade improvements are still needed.

400 block of Depot

This mix of businesses and residences remains in good shape, although street trees could soften areas where landscaping around parking lots around businesses is not feasible.

800 and 900 blocks of Ligonier

These blocks represent some of the most well-known businesses and locations in downtown Latrobe. They include the Latrobe Art Center and their on-premises café Ricollita's, the Citizens Bank Building, which houses Quatrini Law offices, the Latrobe Community Revitalization Project, and the business incubator. It also features Rose Style Shop, and the historic Pottoff building. Farther down are medical offices in the Latrobe Plaza building and other businesses, including a pizzeria. Many of these businesses have received façade renovation, preservation and in some cases, re-pointing. It also includes the historic marker and statue for the invention of the banana split. There are still some vacant storefronts here, but overall significant strides have been made towards improving this part of downtown and preserving the historic sites.



1000, 1100, 1200 blocks of Ligonier

These 3 blocks house businesses, residences, mixed use and public buildings and continue to be scenic assets. Included here are the Adams Memorial Public Library and Holy Family Catholic Church, as well as the offices of the Latrobe Bulletin. There are numerous trees, small green areas and planters along this stretch. There are no improvements currently needed here.



Weldon, Chestnut and Spring

These 3 parallel streets have a mix of businesses and residences, and are mostly in good condition. They offer fraternal organizations, multifamily and single family housing, offices, a parking garage, and businesses such as Napa Auto Parts. In 2010, the recommendations for these streets were planting street trees, and adding flowers and shrubs. As of 2024 the entrance to Legion Keener on Chestnut Street is receiving a comprehensive upgrade with a new entrance sign, newly installed sidewalk, bollard lighting, Thermoplast XD crosswalks and newly planted trees.

Targeted Buildings Update

Since 2010, a lot of progress has been made as far as updating building facades, improving the streetscape and continuing to prioritize placing businesses in vacant business properties. While some businesses have closed or moved on, there have also been some new startup businesses and chain locations, and Latrobe's downtown continues to offer a variety of service, professional, and retail establishments.

Some of the blighted buildings identified in the original Comprehensive Plan have been demolished, and Latrobe just recently completed a Blight Plan that should prioritize the next targets of demolition and attention. However, there remain structures in the core downtown area that don't yet contribute to the economic environment of the business district.

The following updates indicate the status of several priority buildings within the downtown area.

Mozart Hall – Received a comprehensive front facing exterior renovation, along with rear repointing. Currently needs a new roof and interior work performed to code.

Ober Apartment Building – 333 Main Street

This building has recently been condemned (2024) and is to be purchased by a local Foundation. Please see other references.

807 and 809 Ligonier (note updates to 810 Ligonier, former Dollar Store)

These buildings are now Paper Heart Affairs (Air BnB, retail and event space) and the banana split parklet, which includes a sculpture and a PA Historical Marker from the PHMC.

217 Depot Street Is under ownership of WPABHR a medical professional building.

901 Jefferson Street City Hall Building. The exterior design and functionality of the City Hall building needs improvement to better match the progress of the rest of downtown Latrobe. As of 2024 City officials and the LCRP have partnered to create an improved exterior façade concept and landscape plan to be implemented in the near future.

Partial list of Façade improvements

227-229 Main Street – Latrobe Athletic Club

As noted previously, this building continues to be vacant and the city does not have a plan of action. The property is behind on taxes and has code violations.

The buildings at 906-908 Ligonier Street

Rose's Style Shop at 906 Ligonier Street has received a façade refresh and continues to be an anchor downtown business. The historic Potthoff building, at 908 Ligonier, has received significant façade improvements. Recently purchased, the owner is renovating it for a mixed use building with apartments upstairs and a retail business downstairs.

Commercial Market in Latrobe

The opportunities and constraints noted in 2010 for the commercial market remain unchanged.

Opportunities:

- Good building stock
- Leadership in place dedicated to revitalizing the downtown
- Clean environment and well-maintained infrastructure
- Strong office market
- Good parking availability

Constraints:

- Ongoing competition from businesses on Route 30 and area malls
- Changing demographics: older population, fewer homeowners
- Lack of clear identity for the Latrobe business district
- Poor mix of retail stores
- Need to revitalize key properties

Keeping commercial properties filled and in good repair continues to be a major goal for the Latrobe Community Revitalization Project.

Core Area Existing Infrastructure

Two main areas of improvements were identified in the 2010 Comprehensive Plan: **Streetscape improvements, and street paving and resurfacing**. Significant progress has been made in each of these areas, and details for these projects can be found in previous chapters:

Sidewalks remain in good shape, and many have been improved due to the larger projects that include lighting, curb cuts and road resurfacing in the downtown area. *Trees, planters and other greenery* have been added to many areas of downtown with more planned.

Street Lighting/Traffic Lights have been mostly replaced with updated and contextually appropriate versions. There is a need to complete the master street lighting plan to install decorative street lights down Jefferson Street from Main to Chestnut and connecting streets from Jefferson to Ligonier Street.

Street trees and street furniture have been updated with Latrobe branding.

The 2010 Comprehensive plan recommended that Latrobe create a Multi-Year Comprehensive Streetscape Improvement Funding Strategy. While this was not formally done, the city has combined funding from PennDOT, foundations and regional funding sources to make these improvements.

Parking

The Core Business District: Main Street from Ligonier Street to Alexandria Street. The city parking garage has been significantly improved, and a parking study is in process to determine future parking strategies and needs.

300 Block of Depot Street: Exploring Opportunities for Future Land Use Changes. Depot Street remains one-way, and there are no immediate plans for this to change.

Additional Economic Development Concepts

Restaurants and grocery store

Goal: Target key buildings for renovation and rehabilitation.

Objectives:

1. To revitalize Mozart Hall. Conduct a building assessment of the interior of the building.

Mostly completed. Additional engineering study desired, additional maintenance needed.

2. To rehabilitate the 333 Main Street Ober Apartment Building. Work with the current management firm to improve tenant screening procedures. Test to see the potential for ownership transition to allow for an interior renovation. **Building has been condemned by the City of Latrobe. The Latrobe Foundation is purchasing the building. A structural Engineer has determined that there are serious structural issues causing the building to be unsafe for occupancy. Comprehensive code violations, fire safety and ADA issues have also been noted.**

Goal: Target key buildings for acquisition/demolition/infill development.

Objectives:

1. To revitalize the corner of Depot Street and Ligonier Street through the redevelopment of the site currently occupied by 807-809 Ligonier Street and 217 Depot Street. **807-809 Ligonier are now Paper Heart Affairs and the banana split parklet, which includes a sculpture and PA Historical Marker.**
2. To revitalize the 800 block of Ligonier Street through the acquisition and demolition of 808 Ligonier Street. **808 Ligonier Street, formerly the Dons Appliances has been demolished. 810 Ligonier Street, is currently being completely refurbished for a new tenant. 816 Ligonier Street is well kept and full of tenants, including the successful Business Incubator Program.**

Goal: Target key buildings for façade improvements.

Objectives:

1. To improve the façade of the Latrobe Athletic Club. **See above – a new plan of action for this needs to become a priority.**
2. To revitalize the 900 block of Ligonier Street through façade improvements that are in keeping with the image of Latrobe. **Many of the buildings along this stretch have seen significant façade improvements and some new businesses.**

Goal: Enhance the streetscape to make the business district more inviting and welcoming to area residents and visitors.

Objectives:

1. Make the downtown more “green” through the planting of street trees and the installation of hanging baskets
 2. Install benches, trash receptacles, banners, and signs to improve the environment.
- Both of these objectives have been largely achieved.**

Goal: Enhance lighting and traffic intersections to improve safety.

Objectives:

1. Improve the safety of intersections through the installation of LED traffic and pedestrian signals at key intersections.
2. Install a signalized pedestrian crosswalk with enhanced crosswalk markings at the corner of Lloyd Avenue and Chambers Street. **Bothe of these objectives have seen significant progress.**

Goal: Provide adequate and well-located parking for businesses, visitors, and local residents.

Objectives:

1. Rehabilitate the public parking garage on Spring Street. **Completed.**
2. Review the current long-term parking policies and pricing structure. Locate long-term parking leases at locations that minimize the impact on retail stores and shops. **In progress.**

Goal: Maximize land use opportunities through the reuse of parcels on the north side of the 300 block of Depot Street.

Objectives:

1. Study the potential for the acquisition and redevelopment of the parcel at the southwest corner of Depot Street and Alexandria Street. **Not completed.**
2. Explore the potential for a mixed-use building that could contain an anchor tenant, such as the Community College, that could serve as a catalyst for development along the corridor. **The Westmoreland County Community College relocated to Depot Street to a new facility.**

Goal: To have an active business district that offers a range of retail and restaurant options.

Objectives:

1. Recruit a restaurant to Main Street that will link with the redevelopment of Mozart Hall and other downtown improvements. **Not completed.**
2. Explore the potential to recruit a small grocery store into the downtown area that might serve a niche market. **Not completed.**

Chapter 12 Parks, Recreation, & Open Space Plan



Parks and Recreation

Latrobe's greenspaces, and its parks and recreational assets remain a huge part of its appeal and major contributors to its quality of life. Therefore, maintaining and enhancing parks, recreational resources, and open space in the City of Latrobe will continue to be a major objective going forward. The above new monument sign and walkway enhancement was completed in November 2024 through an RK Mellon Grant in partnership with the Latrobe Foundation, St. Vincent College, Latrobe - GLSD Parks and Recreation, the LCRP and other community partners.

It's important to note that Greater Latrobe Parks and Recreation continue to offer a wide variety of programming and events throughout the year, as well as pavilion rentals, sports teams, a band shell, the Rogers-McFeely Memorial Pool, the Latrobe Farmers Market, summer day camp, summer sports camps, art classes, little league baseball, soccer, tennis, races, etc.

Chapter 12 of the 2010 Comprehensive Plan included a complete overview of all the greenspace in Latrobe, and the majority of these spaces remain and have not seen significant changes. Relevant updates are given below.

Community Parks

Legion-Keener Park, a 60-acre community park owned by The Latrobe Foundation, is the jewel of the regional parks system and a model for quality facilities, maintenance, and programming. Located near the geographic center of the Greater Latrobe region, Legion-Keener Park includes large areas of open space, a huge playground, ball fields, picnic groves, tennis & pickleball courts, dek hockey rink, bathrooms, sand & grass volleyball courts, batting cages, and exercise trails. Parking Lot was renovated in 2018.

Neighborhood Parks

The Old Athletic Field – City Sold property to the Greater Latrobe School District. Site of the new elementary school.

The First Ward Neighborhood Park - Renovated in 2018. Updated playground equipment was installed. Basketball courts were resurfaced and striped. Infield dirt and new bases were installed.

The Third Ward Neighborhood Park – Renovated in 2015. Installed new playground equipment. A new pavilion and concrete pad were installed and basketball courts were restriped.

The Sixth Ward Park – City sold to Adelphoi Village

Trail Development

The Legion Keener Park Trail: Sections were repaved in 2019 and 2023. Ongoing maintenance.

Creekside Trail: Bridge was renovated in 2014 with Treks Material

Potential new trail developments:

Loyalhanna Creek Trail

The Loyalhanna Creek Trail, a recreational hiking trail along the Loyalhanna Creek corridor north of Latrobe, would connect Latrobe to New Alexandria. The Loyalhanna Creek Trail would connect with the existing Legion Keener Park Trail and Creekside Trail.

St. Vincent/ Downtown Latrobe Connector Trail

This is partially completed. Estimates below

- Legion Keener Field to State Route 981 = \$702,000
- Streetscape along State Route 981 from the Pattern Shop to North of Jioio's Restaurant = \$487,000
- From Route 981 North of Jioio's to south of Classic Industries at the northern end of RR ROW = \$98,000
- From the Northern end of RR ROW to Monastery Drive = \$260,000
- From the northern end of Morgan Technical Ceramics to near the Gristmill = \$191,000
- From Monastery Drive to the new college entrance sidewalk = \$167,000
- From Rogers Center to Winnie Palmer = \$290,000

Derry Station Heritage Trail Project

The proposed Derry Station Heritage Trail would connect Derry, Bradenville, and Latrobe. The Derry Station Heritage Trail will connect to the proposed Loyalhanna Creek Trail to connect Latrobe and Derry.

Lincoln Avenue Rails-to-Trails

Completed. The LCRP has planted and maintained over 100 diverse trees. Over 45 diseased and trees have also been removed.

Open Space

The Cardinal Recreation Area, a nine-acre undeveloped parcel of land owned by the Army Corps of Engineers, is located along the Loyalhanna Creek in the First Ward of the City.

It was developed in 2011 with a DCNR Grant. The park amenities include: Playground, athletic fields, Bathrooms, a Picnic Pavilion, a kayak launch, and basketball/Inline court. Cardinal Park is used for the recreation department programs like soccer, tee-ball and sports camps

The Creekside Nature Path/ Park, which consists of 200 acres, is a special use park facility leased by the Latrobe Foundation.

There are two sites that consist of vacant land/ open space in the City that are potential sites for additional neighborhood parks and playgrounds.

Hillside Park is a five-acre undeveloped site in good condition that would be perfect for sled riding during the winter season. The land where Hillside Park could be developed is owned by the City of Latrobe and is located in Unity Township, in close proximity to the Latrobe border. Developed in 2011. The park amenities include Playground equipment and a sled riding hill. Installed ADA parking spaces

In addition, **Northside Park** is a three-acre, undeveloped site that would be ideal for a small neighborhood park. No development is planned.

Implementation

The following were the goals proposed in the 2010 Comprehensive Plan.

Short-Term Goals

Goal: Solicit and obtain funding through a variety of sources, including Westmoreland County, the Pennsylvania Department of Conservation and Natural Resources (DCNR), the Pennsylvania Department of Community and Economic Development (DCED), and area foundations to support local parks and recreation efforts.

Objectives:

1. Complete a feasibility study for a potential Rails-to-Trails project along Lincoln Avenue, which would link with the existing Legion Keener Trail through a connector loop through downtown Latrobe. **This project was completed and is now in regular use.**
2. Preserve the Loyalhanna Creek for natural, recreational, and cultural purposes. **Efforts to enhance preservation for the creek are ongoing.**

Goal: Continue to update Latrobe's playground facilities to current accessibility and consumer safety standards so that safe and attractive facilities are available for residents to utilize.

Objectives:

1. Replace and upgrade playground facilities at the Old Athletic Field in order to meet accessibility and consumer safety standards set forth by the American Society for Testing and Materials (ASTM) and the Consumer Product Safety Commission (CPSC). **Park was removed**
2. Replace and upgrade playground facilities at other select playgrounds throughout the City as appropriate in order to meet accessibility and consumer safety standards set forth by ASTM and CPSC. **Completed and ongoing. Properties are inspected every year.**

Long-Term Goals

Goal: Maintain, improve, and use existing parks and recreation resources to improve the quality of life for Latrobe area residents.

Objectives:

1. Continue to maintain and improve City-owned parks for both active and passive recreation.
2. Pursue private and public sector funding for park and recreation improvements.

The City of Latrobe continues to pursue both of these objectives.

Goal: Improve the quality of life for Latrobe residents by increasing or expanding recreational resources and opportunities.

Objectives:

1. Promote improved health of residents by expanding the pedestrian and bicycle trail circulation system within the City, especially to link residential, commercial, and recreational areas.

Ongoing and partially completed.

2. Encourage and support the development of joint recreational facilities and trails among state, regional, county, and local organizations, including the Loyalhanna Creek Trail, the St. Vincent College-Latrobe Trail Connector, and other projects and initiatives. Status: ongoing.

Goal: Preserve open space to maintain Latrobe's small-town, suburban character.

Objectives:

1. Encourage future development in areas with adequate infrastructure and suitable topography, thus facilitating the preservation of open space.
2. Pursue private sector and public sector funding to acquire land or conservation easements to preserve open space. Status: ongoing.



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