



Heart of the Hill

Neighborhood Action Plan

Harrisburg, Pennsylvania



Planning Team
camiros



BORDERLESS



Acknowledgments

Thank you to the community members, partners, and local leaders who contributed to this Plan.

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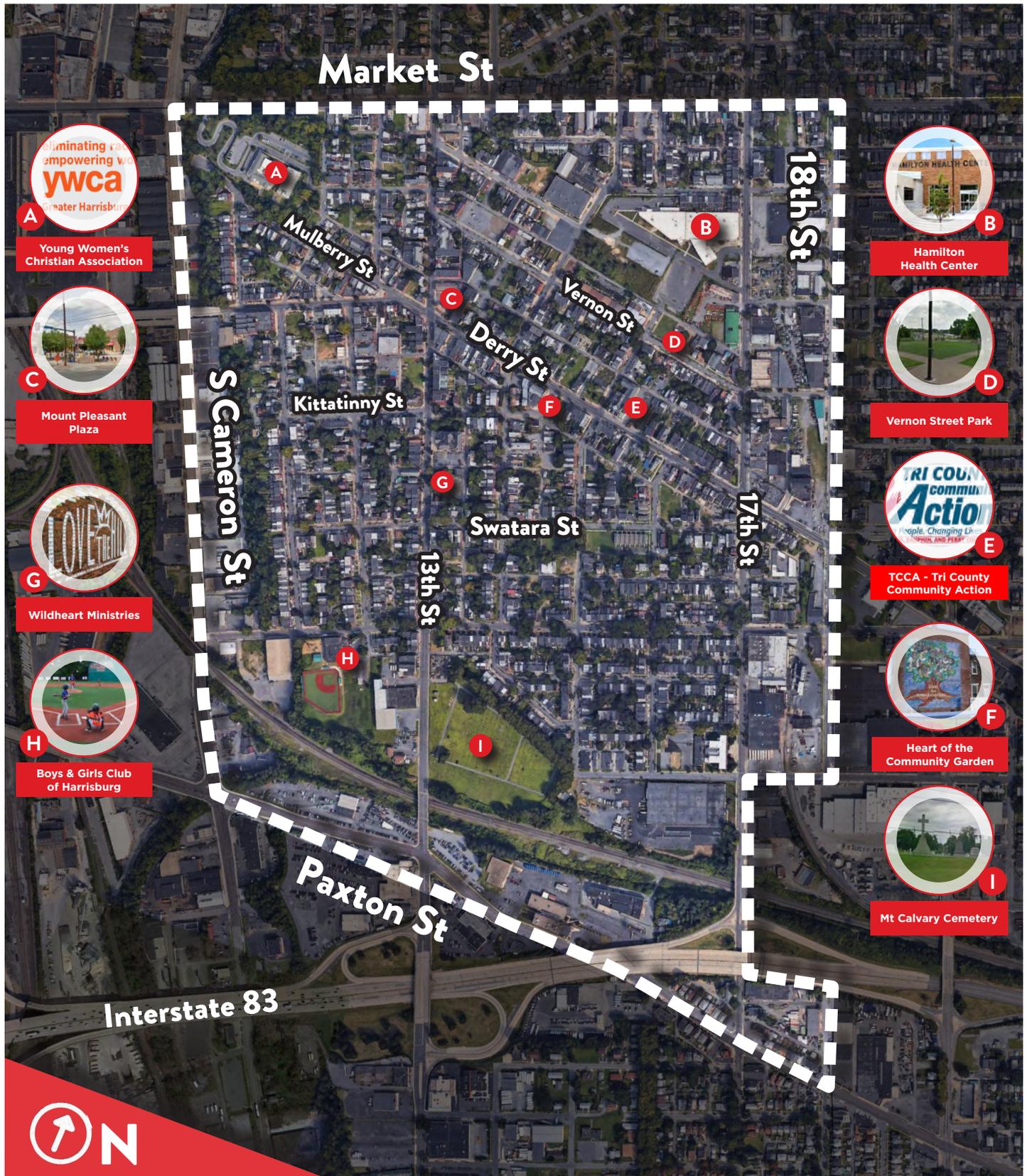
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PLANNING AREA



Executive Summary

This chapter Includes:

- An introduction to the Plan **background**
- An overview of the **values and strategies** that are the foundation of the Plan
- The **vision map**, providing an overview of the major action projects and Focus Areas of the Plan

INTRODUCTION

The Heart of the Hill Plan includes the community values, strategies and desired outcomes for the overall enhancement and revitalization of the South Allison Hill community. Projects identified within the Plan are based on hundreds of responses from residents and other community stakeholders. The Plan provides an overall framework for change and a basis to attract additional funding, and investment to the neighborhood.

The first phase of the Heart of the Hill Plan was initiated in 2015-2016 and the phase two update was conducted in 2019-2020 with additional initiatives, projects, and actions.

The Heart of the Hill Study Area

The focus of the Heart of the Hill Plan is on the area of Harrisburg bordered by Cameron Street to the west, South 18th Street to the east, Market Street to the north, and Paxton Street to the south. The neighborhood of South Allison Hill is home to over 6,000 residents, including approximately 2,700 building parcels, as well as 16 nonprofit organizations, 20 faith-based institutions, and a large number of local businesses.



Heart of the Community Garden

HEART OF THE HILL VALUES AND STRATEGIES

South Allison Hill is poised to move beyond stabilization and into true revitalization efforts. Residents, together with the Heart of the Hill Steering Committee, are giving rise to a renaissance to achieve the vision of a safe, thriving, and unified community where the full potential of neighbors can be realized. Together, over 700 South Allison Hill residents and stakeholders have defined their shared community values:

VALUES



Housing and Public Space

We value a beautiful, well-kept environment that provides safe and healthy spaces for all our residents, including high-quality housing, restaurants, shops, parks and schools.



Sense of Community

We treasure a shared sense of belonging, pride, respect, and the ability to work together.



Safety

We value a peaceful community with safe and attractive streets where children and adults can go anywhere at any time while feeling safe.



Youth

We value our youth having safe, engaging programming and facilities to grow and positively impact their future.

STRATEGIES



Community Engagement

We believe community change starts and ends with the involvement of the entire neighborhood. The community must be integrally connected in setting priorities and actions that will create the lasting change residents can feel and sustain. Since 2015, we have worked with the community to understand what residents and stakeholders value most in their neighborhood and what actions can best uphold those values during the next phase of revitalization. With input from over seven hundred community members, residents have determined what is most valued - housing and public space, safety, youth, and sense of community



Partnership Building

Recognizing that complex community challenges cannot be solved by one organization, we pride ourselves on creating cross-sector partnerships with residents, community organizations, local businesses, religious institutions, and government. Working together creates a shared vision and the resources, expertise, and capacity needed to implement multiple interrelated strategies.



Data and Evidence-Based Strategies

Working from what the community shared, research was an integral part of helping to make data-informed decisions that met the needs of the community. Neighborhood satisfaction surveys, parcel level observation surveys, crime data analysis, and best practices research are all used to help target specific actions and locations to surface community values.



HEART OF THE HILL A COMMUNITY-ORIENTED PROCESS

The Heart of the Hill process was developed to be a fully community-driven effort focused on what residents and stakeholders value most about their neighborhood. An emphasis on developing a community-driven Plan creates buy-in from the very beginning, increasing the sustainability and impact of the Plan strategies. Over 700 residents were involved in the Heart of the Hill planning process to reflect what the community values most in South Allison Hill and what they would like to see happen to raise up their values.

VISION MAP



HEART OF THE HILL COMMUNITY VISION

The previous page includes the Community Vision Plan, which is intended to summarize the values as well as the key projects designed to revitalize South Allison Hill. The Vision Plan includes important projects that were identified in both the first and second phases of the Plan. **Projects are organized around 4 core community values: 1) Housing and Public Space; 2) Safety; 3) Youth; and 4) Sense of Community**

HOUSING AND PUBLIC SPACE

Priority Projects

- 1 Promote adaptive reuse of vacant buildings, especially former churches into housing or commercial uses
- 2 Work with developers to build affordable and mixed-income housing, focused on the 13th and Market, 15th and Derry, and 17th and Derry Focus Areas
- 3 Increase food related development in the form of new restaurants, food accelerators, or a community kitchen

Supporting Projects

- 4 Reseed & Transform
- 5 Home Repair Workshops
- 6 Responsible Landlord Training
- 7 \$1 Home Program
- 8 Homeowner & Landlord Home Repair Loan

SENSE OF COMMUNITY

Priority Projects

- 9 Promote existing youth/adult sports leagues, while considering the formation of additional organized sports leagues with resident coaches

Supporting Projects

- 10 Inform & Connect
- 11 Community Events
- 12 Neighbors Connect
- 13 Community Leadership/Organizing Academy

SAFETY

Priority Projects

- 14 Activate the 15th Street police substation to increase community presence
- 15 Improve crosswalks through better lighting, more noticeable signs and markings, public art, and other design improvements
- 16 Remove overgrown vegetation around the neighborhood to promote safety and improved optics

Supporting Projects

- 17 Neighborhood Watch

YOUTH

Priority Projects

- 18 Create safer routes to parks and schools in the form of improved crosswalks, sidewalks and pathways

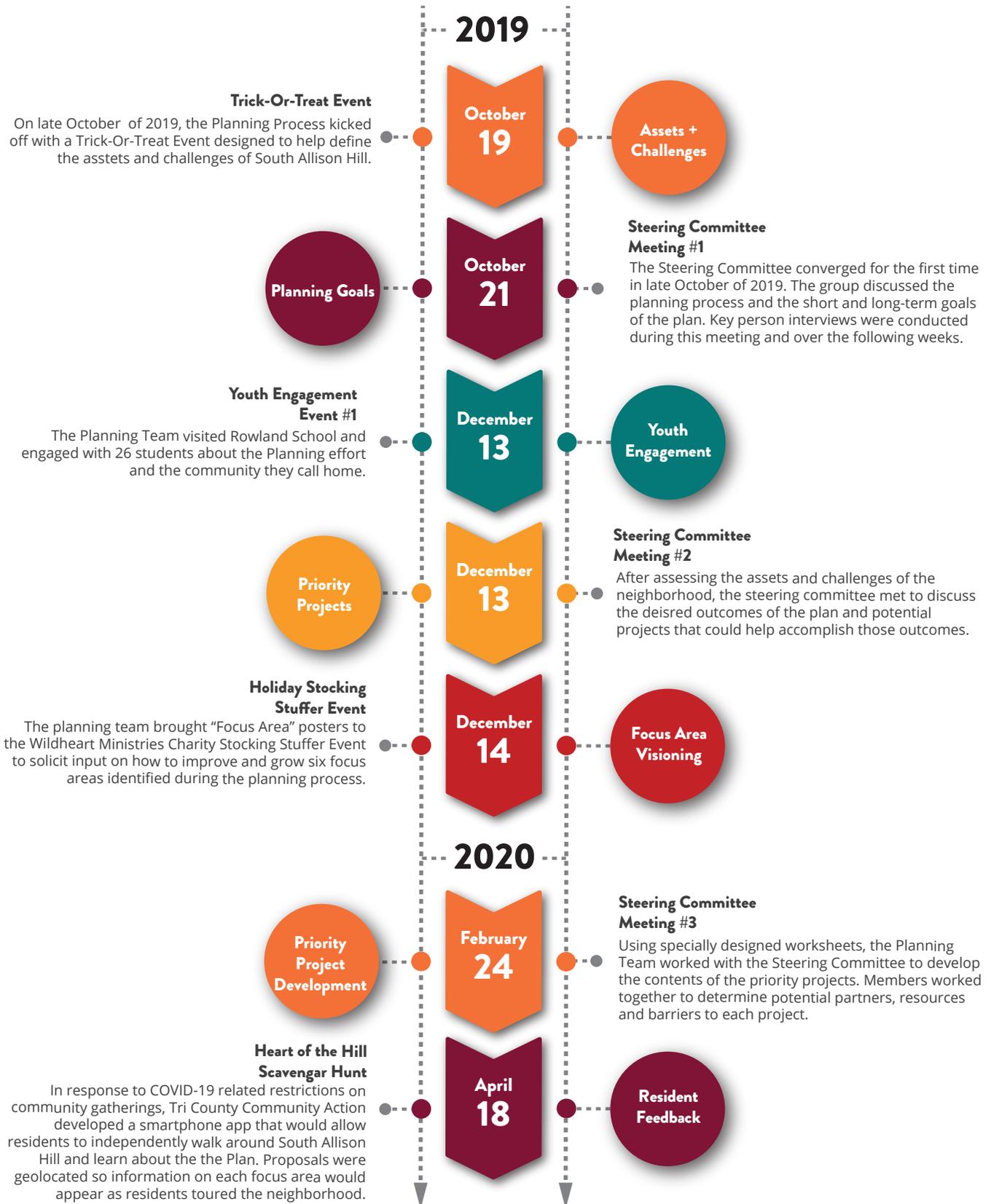
Supporting Projects

- 19 Education & Advancement
- 20 Summer Youth Career Program
- 21 Career and Technical Training Center
- 22 Youth Community Council

Focus Area # Focus Areas 1-6

 **Vernon Street Park Catalyst Project**

2019-2020 PLAN UPDATE TIMELINE





Engagement Process

This chapter Includes:

- An overview of **Phase 1** of the Heart of the Hill Plan
- An overview of the **Phase 2** of the Heart of the Hill
- An explanation of the **assets and challenges** of the neighborhood

INTRODUCTION

The Heart of the Hill process was developed by Tri County Community Action to be a fully community-driven effort focused on what residents and stakeholders value most about their neighborhood. An emphasis on developing a community-driven Plan creates buy-in at the onset, increasing the sustainability and impact of the Plan strategies.

Over 700 residents were involved in the Heart of the Hill planning process to reflect what the community values most in South Allison Hill and what they would like to see happen to raise up their values.

The Heart of the Hill Plan focused on ensuring that every step of the planning process was resident driven and reflective of “What Matters Most” to them. As a result, our guiding principles for this planning process were to engage everyone, focus on what matters most to the community, and plan for long-term success.



PHASE 1 - PLAN INITIATION

Kick Off

The Plan kicked off in August 2015 with the formation of the Heart of the Hill (HOH) team. The HOH committee was composed of residents, community non-profits, resident's association members, clergy, and other stakeholders. The focus of our engagement was anyone who lived, worked, accessed services, or played in the South Allison Hill community.

At the onset of the process, residents and stakeholders were asked two questions:

1. What matters most to you about South Allison Hill?
2. If you could change anything about South Allison Hill right now, what would you change?

Responses to these questions acted as a catalyst for our broader community engagement which included making sure that underrepresented populations were targeted. The HOH committee identified over 20 churches, businesses, and numerous nonprofits located in South Allison Hill to partner with to gain responses from residents that participate in their programming. Printed on multicolored 3x5 cards, residents and stakeholders shared their voice at multiple locations where people typically gather including:

- Face-to face at community meetings, community events, neighborhood association meetings, church services, etc.;
- 15 drop boxes were delivered to various human service organizations, medical facilities, businesses and places of worship located within South Allison Hill; and social media.

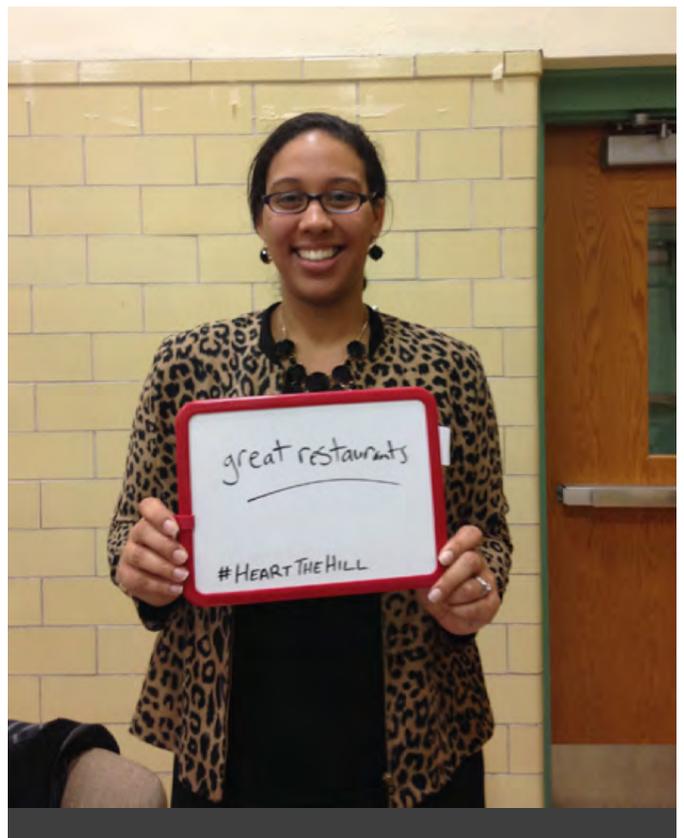
In total, 350 cards were collected and analyzed using qualitative coding. Frequencies of each theme were counted to determine the top values community members had for their community. Quantitative analysis of the theme frequencies showed that participants most valued safety (57%), sense of community (29%), physical environment (34%), and youth & recreation (33%). These were then taken back to the community during community events for feedback and were confirmed by the community.



Data Collection and Research Activities

Extensive data collection was conducted to gain significant information about current conditions of the neighborhood and community perceptions from South Allison Hill residents. Data collection was completed by local residents and Tri County Community Action staff. The information collected was used by residents, institutional leaders, and municipal staff to help create this Plan, which focuses on what the community most aspires to become. Research activities included:

1. Organizing, convening, and facilitating of Heart of the Hill advisory committee meetings;
2. An assessing current land uses, building conditions and site maintenance for 2,685 parcels in the neighborhood;
3. Eliciting perceptions about the community through a door-to-door neighborhood satisfaction survey that was completed by 177 residents;
4. Crime hot spot analysis by Penn State Harrisburg Department of Public Policy;
5. Attending a series of six community events to elicit input on prioritizing values and action steps for each value area;
6. Researching best practices to identify effective and innovative programs, initiatives and policies from cities and neighborhoods across the country that support South Allison Hill values and action step ideas; and
7. Reviewing and providing input on programs, initiatives, and policies proposed for the Heart of the Hill Plan based on community input and best practices research.



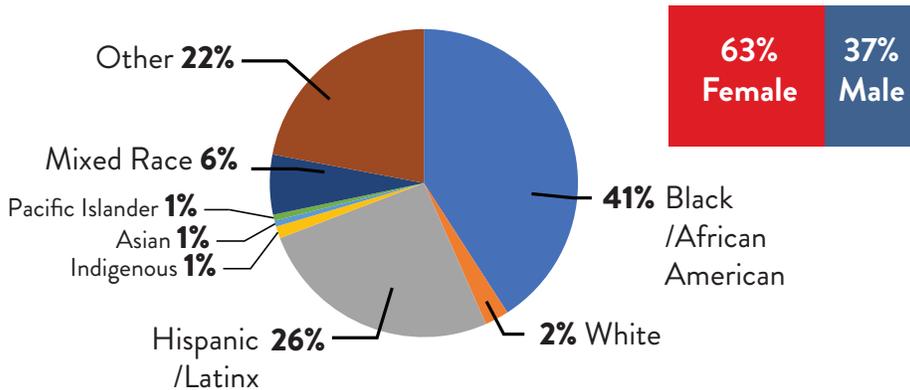


KEY ENGAGEMENT ACTIVITY

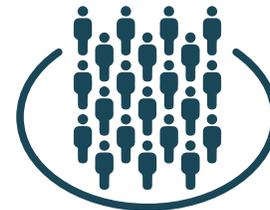
NEIGHBORHOOD SATISFACTION SURVEY

The 2016 Neighborhood Satisfaction Survey engaged 177 residents through door-to-door surveys throughout the neighborhood. Random selection surveying was used to make the survey as representative of the South Allison Hill community as possible. Community members shared insights into their perceptions of the neighborhood in general as well as perceptions of safety, cleanliness, housing, education, social and health services, retail, and employment.

Respondents:



Rent Their Home
67%



Own Their Home
33%



Residents in South Allison Hill overall feel that people in the community would help one another out with things such as needing a ride, watching your house while you were away, or needing someone to take care of their child in an emergency. **Seventy percent of those polled said it is somewhat likely to very likely that someone in the community would help.** Additionally, 80% feel they have someone to turn to in the neighborhood in case of an emergency and between 2012 and 2016, residents report that they speak with more neighbors on a regular basis.

In 2016, when asked what they like best about their neighborhood, residents responded with: **home or apartment, proximity to work, and their friends and family.** These results are similar to 2012 survey findings.

Crime and safety issues continue to be a major concern for residents. The survey showed that these concerns

are highest in outdoor recreation areas such as parks and walking outside at night.

Residents also rated their perceptions of many different aspects of the community that affect their quality of life. **Overall, access to job training, adult education services, employment centers and transportation were rated highest. Housing affordability, quality of public services and friendliness of neighbors were also rated highly.** In the 2008, 2012, and 2016 surveys, **cleanliness and safety were consistently rated the lowest**, however each area has seen significant improvement since 2012. **Also scoring low in the community are infrastructure conditions** (streets, sidewalks, etc.), condition of homes and quality of public education.

PHASE 2 - PLAN UPDATE

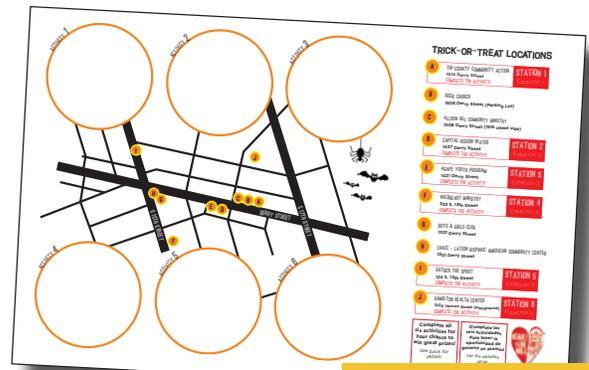
South Allison Hill organized Phase 2 of the Heart of the Hill update process to 1) kick-start implementation of Plan proposals; 2) prioritize and incorporate other planning processes that had occurred in the community; and 3) to obtain further community input, ideas and buy-in on Plan proposals.

The Phase 2 update officially began in Fall, 2019 with a Trick-Or-Treat Assets and Challenges event. Over the ensuing 6 months additional meetings and events gave residents and stakeholders a chance to participate in the process. Other events included Steering Committee meetings, the Youth Engagement event and the Holiday Stocking Stuffer day. An overview of each event and the results they yielded are summarized in the following sections:



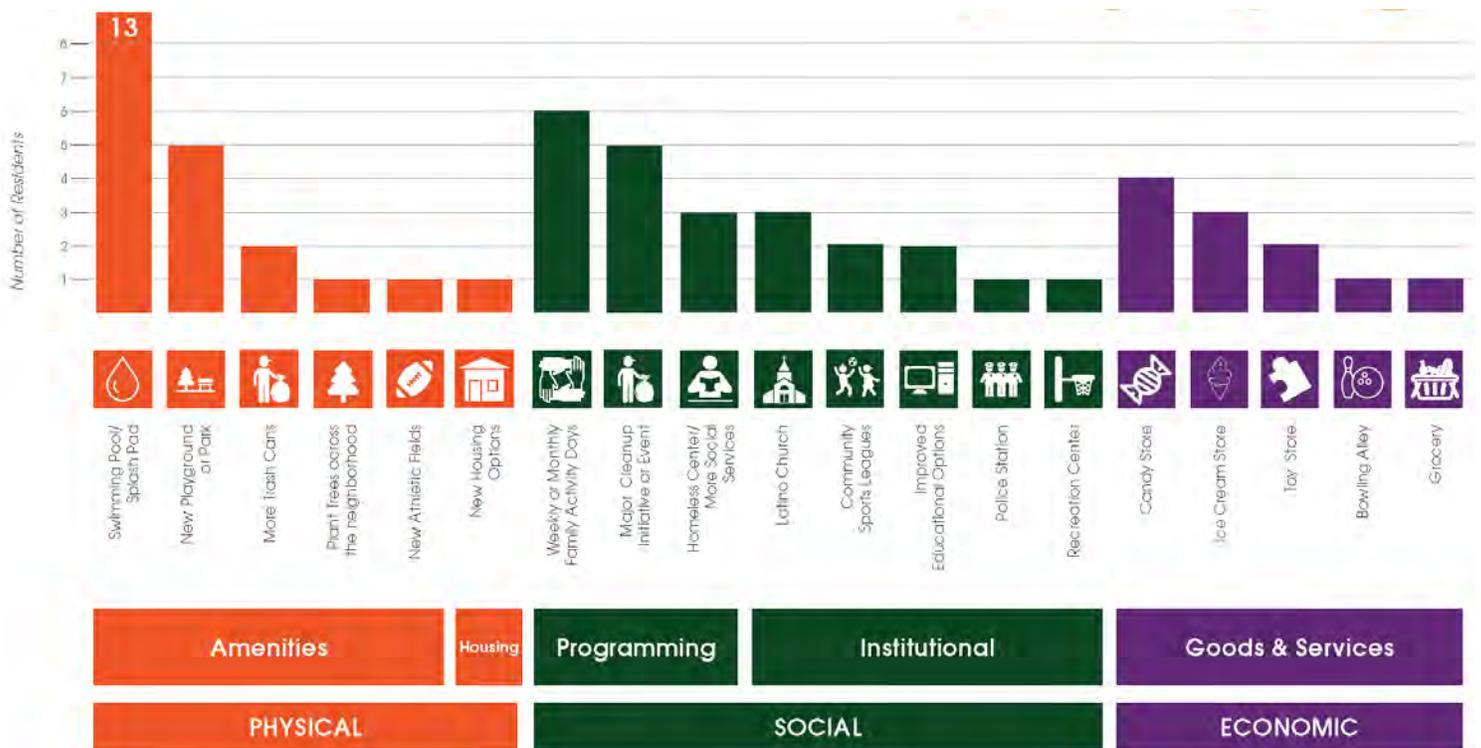
Halloween Trick-Or-Treat Event

The Fall Trick-Or-Treat event invited Families to follow a neighborhood map around South Allison Hill to six different stations where questions were posed to them about their neighborhood. The results of the questions were then collected and quantified to paint a picture of the community.



Halloween Event Activity Sheet

What is your big idea for Allison Hill? (Trick-Or-Treat Event)



Amenities		Housing	Programming		Institutional		Goods & Services	
PHYSICAL			SOCIAL			ECONOMIC		

Youth Engagement Meeting at Rowland Academy

In December 2019, the Planning Team visited Rowland Academy, just east of the planning area. With an audience of approximately 26 sixth, seventh and eighth graders, the Planning Team discussed urban planning, the Heart of the Hill Plan and how the young people can be a part of positive changes within their community.

Additionally, with the intention of understanding the assets and challenges of the neighborhood, the Planning Team asked questions about students' experience in Allison Hill. Topics included: how easily they get around, where they go, and where they feel safe or unsafe.

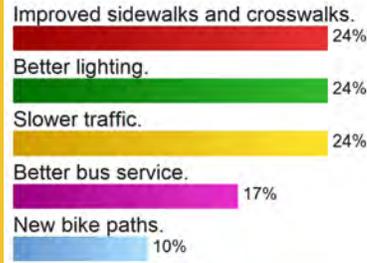
Students were provided keypad polling devices, allowing them to respond to questions in real time. Some sample results are shown to the right.



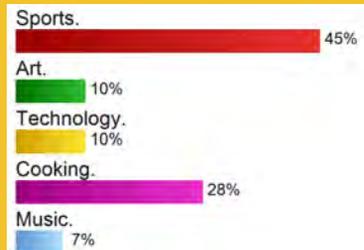
Holiday Stocking Stuffer Visioning Event at Wildheart Ministries

In December 2019, the Planning Team took part in the Wildheart Ministries Stocking Stuffer event. The event was attended by hundreds of residents and offered another opportunity for detailed discussions and feedback. Informational handouts were distributed and residents reviewed posters based on the six major Focus areas identified by the planning process. Each worksheet offered a menu of options that allowed residents to choose which specific improvements they would like to see in each focus area vision. Feedback from the meeting is located in the Focus Area Visions chapter of the Plan.

What would make getting to school easier and safer?



What activities and needed for kids?



FOCUS AREA 4 - 15th & Derry

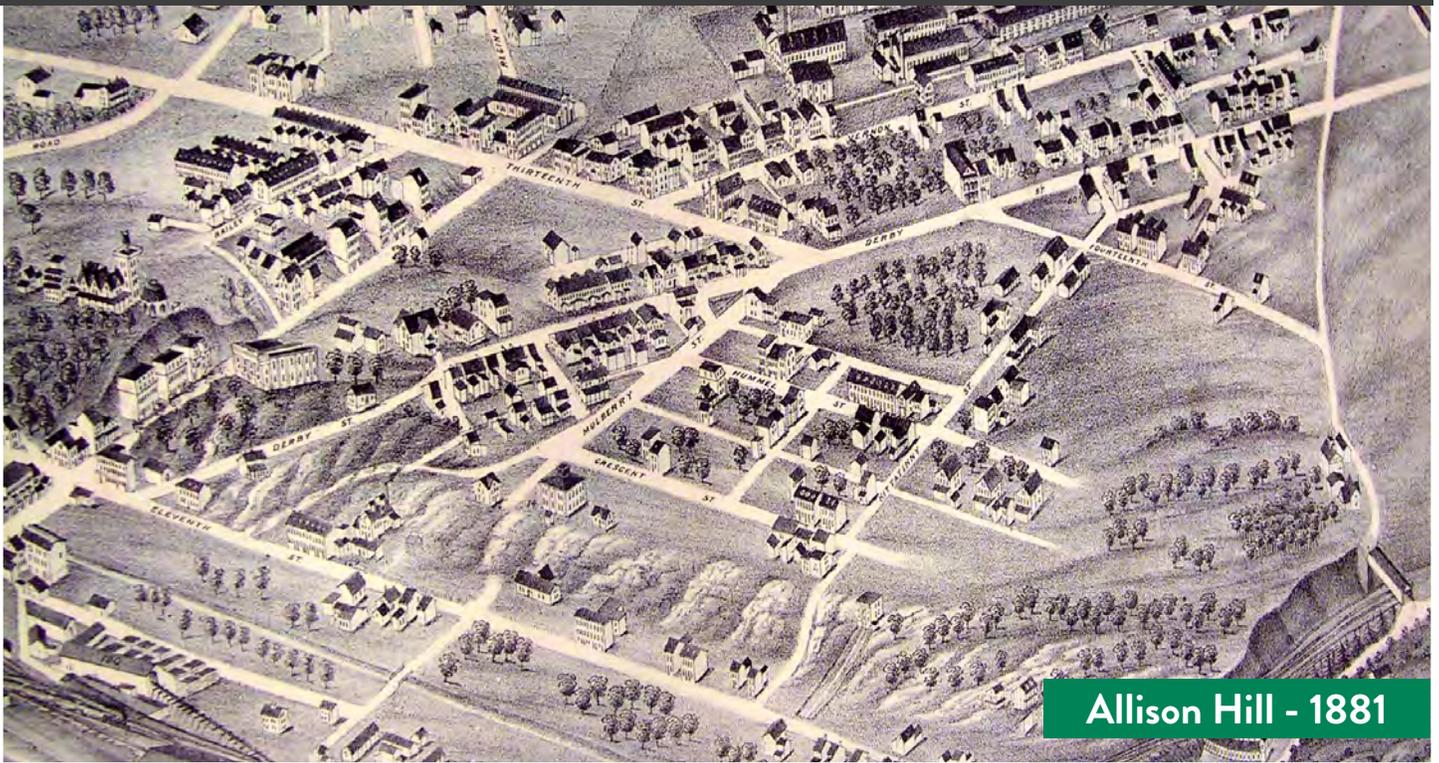
Images shown: Aerial of Focus Area, Heart of the Community Garden, Vacant Lot Corner of 15th & Derry, Allison Hill Police Substation.

Icons for: AFFORDABLE HOUSING, PEDESTRIAN & BICYCLE IMPROVEMENTS, FARMERS MARKET, PARKING / SHARED PARKING, BUILDING REHABILITATION, STREET TREES & LANDSCAPE IMPROVEMENTS, MIXED-USE BUILDINGS (RESIDENTIAL & RETAIL), TRAFFIC-CALMING IMPROVEMENTS, CLEAN UP AREA / BRIGHTENING / DEMOLITION, RETAIL & SERVICES, WARPING / INTERPRETIVE SIGNAGE, IMPROVED LIGHTING, RESTAURANTS / CAFES / OUTDOOR SEATING / FOOD TRUCKS, PUBLIC ART, IMPROVED COMMUNITY GATHERING SPACE.

Write down any other ideas you have for this Focus Area below:

Holiday Event Activity Poster

HISTORIC PHOTOS OF SOUTH ALLISON HILL



Allison Hill - 1881



Methodist Church



Webster School



1233 Derry St



Neighborhood Overview

This chapter includes:

- An overview of the **history** of the neighborhood
- A **profile** of the neighborhood **population demographics**
- An overview of neighborhood **assets and challenges**

HISTORY AND TODAY

South Allison Hill was planned and built on top of a bluff overlooking downtown Harrisburg and the capitol rotunda. What began as a vast country-side soon became the booming industrial heart of the city. The factory buildings and row homes built for workers display an impressive mixture of Victorian architecture, making it home to the largest national historic district in Harrisburg.



De-industrialization and disinvestment beginning in the 1970s closed many of the nearby factories and most local employers left the area which led to rapid population decline. Tri County Community Action purposefully moved into this community in 1992 when it was at the peak of disinvestment. Among other organizations, TCCA is an

anchor in the community to serve the residents and to demonstrate to other businesses and organizations the many advantages of locating in South Allison Hill.

One of many stabilizing forces, Tri County Community Action has been able to create a separate housing development corporation to address the need for quality, affordable housing, and a commercial development corporation to address key community needs such as bringing a bank back into the neighborhood and rehabilitating large deteriorating commercial buildings. Although vacant storefront revitalization has been steady, South Allison Hill's residential vacancy is still a challenge. Development of South Allison Hill's large housing stock would make this community one of the premiere places to live and invest. To illustrate this point, if all the vacant properties in the neighborhood were combined, they would fill 26.5 football fields in an area less than a half square mile and home to 5,874 people.

40.7% of these families are living in poverty compared to 10% at the county level. These factors have created an environment of distrust with local government, apprehension among potential home buyers, ample cover for crime to thrive, and the overall perception that the neighborhood is unsafe.

Despite these challenges, the residents in the neighborhood continue to fight to keep the essence of the neighborhood intact and create an atmosphere that allows their children to thrive. The vacuum left by disinvestment has started to fill with 10 new storefronts along Derry and Market Street, home to strong local businesses that reflect the diverse community. South Allison Hill is a multicultural hub of the city that has not been fully realized as the gem it is. Aside from English and Spanish, French, Italian, Arabic, and Vietnamese are also native languages of this community. Authentic ethnic restaurants are prevalent in the neighborhood including Jamaican, African, Mexican, Chinese, Puerto Rican, and Dominican.



A meal from Tacos Mi Tierra on Derry St

The neighborhood also boasts an active residents' association that conducts monthly meetings, hosts community clean-ups, and provides community service. One of our longest running businesses, a local butcher and grocer, has been in the neighborhood for over 35 years. Its success is owed in large part to the locals of South Allison Hill. Other businesses in this neighborhood have at least five years of business operation. A density of nonprofits and faith-based organizations including Tri County Community Action continue to offer a wide range of services from those experiencing hunger to English as a second language.

The community is now poised to move beyond stabilization and into true revitalization efforts. Residents, together with Tri County Community Action, are giving rise to a renaissance to create a safe, thriving, and unified neighborhood.

Past Planning Initiatives

Tri County Community Action, among other organizations and governmental bodies, has conducted a variety of community planning efforts in the South Allison Hill neighborhood. Recognizing the constantly changing community dynamics and changes in residency, this will be the third planning process the community has gone through in the past 29 years. Other initiatives include:

- The South Allison Hill Neighborhood Plan (1998)
- Strategic Plan South Allison Hill/Mt. Pleasant Neighborhood (2009)
- Capital Region Water's City Beautiful H2O Plan (2015)
- The Dauphin County Comprehensive Plan (2016)
- Harrisburg Redevelopment Authority's South Allison Hill Area Wide Brownfield Plan (2018)
- The City of Harrisburg's draft Comprehensive Plan (2019)

COMMUNITY PROFILE

Population, housing, education, health, economic security and transportation statistics are important indicators of the complex and rich group of people who live in South Allison Hill as well as the quality of life they have. This section includes data on these issues and illustrates a detailed picture of South Allison Hill.



**5,874
RESIDENTS**

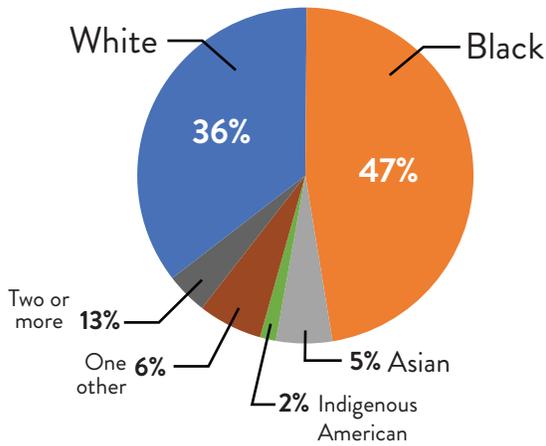
**567,872
in Harrisburg-Carlisle Area
(As of 2015)**

*Source for all community statistics:
Opportunity 360 Community Dashboard,
US Census Bureau

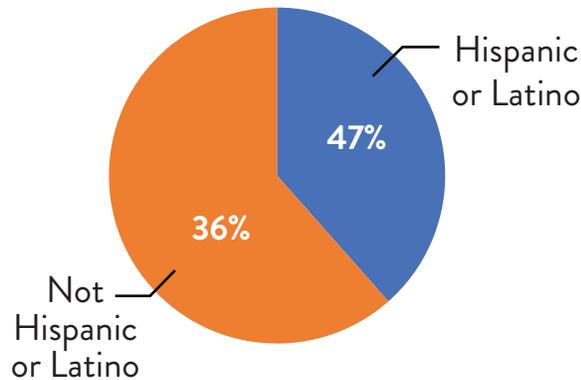
Population

Population demographics are an important factor in understanding who lives in South Allison Hill, as well as identifying groups with special needs or vulnerabilities. This section includes data on basic population facts, including how many people live in the neighborhood, racial demographics, age distribution and population change.

RACIAL MAKEUP



ETHNIC MAKEUP



POPULATION UNDER THE AGE OF 35

72%

(Skews Young)

POPULATION CHANGE



Drop since 2000
(Harrisburg-Carlisle Area grew by 19.7%)

Housing

As with any neighborhood, high-quality, healthy homes are critical to the quality of life in South Allison Hill. Housing stability and quality can be measured by a variety of metrics including homeownership rate, percent of homes with subsidized living, percent of homes that are cost-burdened, percent of non-relatives per household, and the rate of overcrowded housing.

HOMEOWNERSHIP RATE



33%

(67.6% in Harrisburg-Carlisle Area)

COST BURDENED HOUSEHOLDS



34%

(Spending >30% of income on Housing)

(10.63% in Harrisburg-Carlisle Area)

OVERCROWDED HOUSING RATE



34%

(More than 1.5 persons living per every room in the home)

(1.2% in Harrisburg-Carlisle Area)

Education

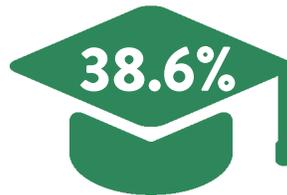
South Allison Hill lags behind the Harrisburg-Carlisle region in every educational metric. Low education levels suppress upward social mobility and correlate with higher rates of crime and financial instability.

PERCENT OF ADULTS WITH A HIGH SCHOOL DIPLOMA OR HIGHER:



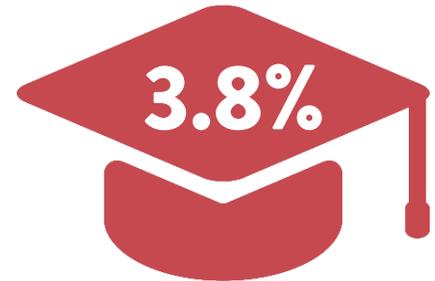
(90.7% in Harrisburg-Carlisle Area)

BACHELORS DEGREE OR HIGHER



(56.3% in Harrisburg-Carlisle Area)

MASTER'S DEGREE OR HIGHER



(11.9% in Harrisburg-Carlisle Area)

Health & Well-being

All people should have access to a healthy environment with good access to healthcare and supportive services. South Allison Hill suffers from some of the greatest health challenges in the Harrisburg-Carlisle area.

LIFE EXPECTANCY AT BIRTH



(79.2 in Harrisburg-Carlisle Area)

UNINSURANCE RATE



(6.1% in Harrisburg-Carlisle Area)

POOR MENTAL HEALTH



(26% in Harrisburg-Carlisle Area)

Economic Security

All people should have the income and resources to support themselves and their families. Median household income, the HUD Labor Market Engagement Index Score, the percent of people in poverty, and the unemployment rate are all insightful metrics for determining the economic security of the residents of South Allison Hill.

MEDIAN HOUSEHOLD INCOME



(\$63,381 in Harrisburg-Carlisle Area)

UNEMPLOYMENT RATE



(4.4% in Harrisburg-Carlisle Area)

PERCENT BELOW POVERTY LINE



(10.1% in Harrisburg-Carlisle Area)

HUD LABOR MARKET ENGAGEMENT INDEX

6/100

(85/100 in Harrisburg-Carlisle Area)

(Measures labor force participation and human capital in the neighborhood)

Transportation and Mobility

Opportunity increases when mobility options allow residents to easily access jobs and reach basic services. All people should have reasonable access to transportation options that are affordable, reliable, proximate, and frequent.

PERCENT WORKERS USING PUBLIC TRANSPORTATION:



(1.5% in Harrisburg-Carlisle Area)

PERCENT WORKERS COMMUTING BY WALKING:



(3.7% in Harrisburg-Carlisle Area)

AVERAGE TRAVEL TIME TO WORK:



(23 Minutes in Harrisburg-Carlisle Area)

COMMUNITY ASSETS

Engaged Residents

South Allison Hill residents have increasingly become engaged in creating change and charting the future of their neighborhood. The South Allison Hill Homeowners and Residents Association is active, coordinating and managing their own volunteer groups as well as hosting neighborhood cleanup events and other community-focused volunteer projects.

The Neighborhood Square Watch Group has been active for over 10 years near Zarker & 18th Street. Over 900 residents were involved in the process to create community artwork to enliven vacant properties. This level of engagement will continue to be built upon to make initiatives more sustainable.



Strategic Location

Situated adjacent to downtown Harrisburg, South Allison Hill is in a prime regional location for revitalization as demand for housing in close proximity to downtown increases. The neighborhood is within walking distance of the Harrisburg Amtrak station, which provides frequent daily service between New York City and Harrisburg by way of Philadelphia. Interstates 81 and 83 are in close proximity and further enhance regional accessibility.

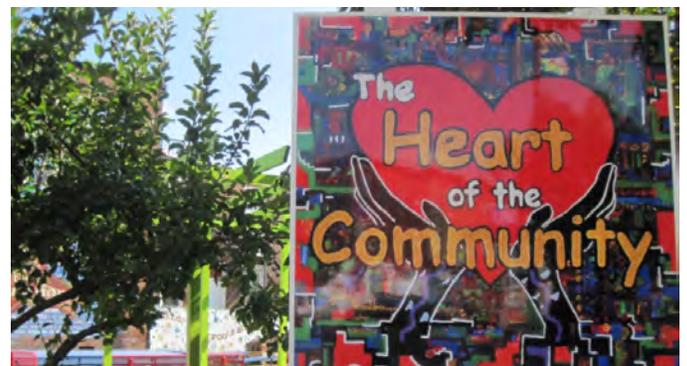
Historic Neighborhood

South Allison Hill is almost completely encompassed by historic districts, home to the Mt. Pleasant National Historic District, the Allison Hill Municipal Historic District and the Summit Terrace Architectural Conservation Overlay District (ACOD). The historic building stock and walkable neighborhood blocks are highly desirable features for many

individuals and families. The housing stock in South Allison Hill is almost 70% built before 1940 with an overall median year built of 1939. South Allison Hill is dominated by various styles of Victorian architecture (see page 14) with primarily brick row home style structures mixed with larger single family homes that were some of the first homes built in the neighborhood. The age of the housing stock creates a neighborhood of historic structures that require significant maintenance which in many cases has been deferred.

Accessibility to Social Services & Health Care

Nonprofit organizations have made major investments in South Allison Hill including the YWCA of Greater Harrisburg, Boys & Girls Club of Harrisburg, and Hamilton Health Center. Each of these have made major capital improvements to their property including over a \$1 million baseball field at the Boys & Girls Club, rehabilitation of the original Kline mansion by the YWCA and Hamilton Health Center's \$25 million full-service, state of the art medical mall. In total, 16 nonprofit organizations and 20 faith-based organizations serve the South Allison Hill neighborhood with a variety of important services. The neighborhood elementary and middle school also border South Allison Hill providing easy accessibility to families living in the neighborhood.



Thriving Local Business Community

Developed as a walkable neighborhood with a concentration of mixed-use buildings along the commercial corridors, South Allison Hill has two retail corridors along Market Street and Derry Street. With a multitude of services, restaurants, and corner stores these are active areas of the community that have given rise to several newer businesses in addition to long-time shops and services that have thrived in the community for decades.

COMMUNITY CHALLENGES

Safety

Overall, Part I crimes* and drug crimes over the 2012-2019 period have decreased in South Allison Hill with some below per capita rates of the rest of the city. Rates still remain significantly higher in South Allison Hill for drug crimes and crime frequency, not per capita rates, remain the highest in the city.

In 2012, crime per 1,000 inhabitants for Part I* and drug crimes combined in South Allison Hill was 120 per 1,000 which decreased to 84 per 1,000 in 2015 (a drop of 30%). In addition, total Part I and drug crime have decreased in the neighborhood and per capita crime for these offenses is actually lower in South Allison Hill than city-wide by 60%.

*Part I crimes, or index offenses, are major crimes classified by the FBI as plaguing society in the United States. These include: murder and non-negligent homicide, rape (legacy & revised), robbery, aggravated assault, burglary, motor vehicle theft, larceny-theft, and arson.

Vacant Land and Structures

Ample opportunities are available to increase recreation and open space in South Allison Hill with the number of vacant lots available. The community has begun transformations with 36 lots currently turned into gardens and parks, plus 22 lots that were reseeded with low-mow grass as part of Reseed & Transform Initiative. Despite these efforts, the neighborhood still suffers from a lack of safe areas where youth can play and the whole community can congregate.

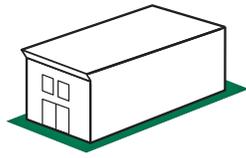
Residential vacancy remains another concern for the neighborhood. A vacancy rate of about 3% is considered typical at the regional and state level. In 2019, 22.35% of properties were vacant, including 15.58% of commercial properties and 22.86% of residential properties. This percentage of residential properties is lower than in 1990 (26.3%) and 2000 (23.3%) but still remains a significant challenge. The Focus Area Visions chapter of the Plan identifies vacant land and structures which are key opportunity sites for redevelopment.

What would you like to change in Allison Hill? (Trick-Or-Treat Event)





2,722 Parcels
-26% Vacant-



97% of Occupied Buildings are in Sound Condition



75.6% parcels are residential



67% of residents rent
44% of renters are cost burdened
24% of homeowners are cost burdened

SITE USE IN SOUTH ALLISON HILL

TYPE	% OF TOTAL PARCELS
Residential	75.6%
Commercial	4.3%
Industrial	0.8%
Institutional	1.6%
Mixed-Use	2.2%
Parking Lot	1.6%
Vacant Lot	10.6%
Garden/Park/Playground	1.4%
Attached Lot	1.3%
Other	0.9%
Total	100%

CONDITION	ALL BUILDINGS		OCCUPIED BUILDINGS		VACANT BUILDINGS	
	# OF PARCELS	% OF TOTAL PARCELS	# OF PARCELS	% OF TOTAL PARCELS	# OF PARCELS	% OF TOTAL PARCELS
Sound	1,949	85%	1,751	97.1%	198	40.6%
Deteriorating	176	7.8%	51	2.8%	125	25.6%
Dilapidated	176	2.3%	1	0.1%	53	10.9%
Suggest Demolition	112	4.9%	0	0%	112	23%
Total	2,291	100%	1,803	100%	488	100%

Housing Trends and Land Use

The South Allison Hill area has 2,722 parcels of land, of which 2,291 have structures. Structure vacancy according to the 2016 parcel survey was 21.4%. Building conditions for occupied structures overall was good with 97% of these structures in sound condition. In contrast, the majority of the 488 vacant structures were in deteriorating, dilapidated, or suggest demolition condition (59.5%). Vacant lots and unoccupied structures account for 29% of parcels.

Over three quarters (75.6%) of all parcels surveyed were residential, with residential properties amounting to 89% of all structures. Significantly, vacant lots make up the second largest category of land use at 10.6%. Of all the vacant lots, 61.9% were not adequately maintained at the time of the survey. The parcel survey shows that the biggest issues of maintenance in the community are due to vacancy either with vacant land or vacant structures. Both lots and structures that are vacant have only about 40% of parcels maintained compared to 95% of occupied structures and land.

Home sale value in South Allison Hill is very low with median sales in 2015 ranging from \$9,930 to \$25,300 in comparison to median home value at the county level of \$134,120 according to Boxwood Means Inc., a real estate research firm. Low property values not only affect the ability of homeowners to accrue wealth, but also make a difficult financial case for investing money into homes to keep them in good repair.

South Allison Hill is a majority renter neighborhood with a 33% homeownership rate according to the 2014-2018 American Community Survey. While severity varies at the census block level, low-income levels have an effect on housing and the cost-burden levels for both homeowners and renters.

Renters, which make up 67% of the South Allison Hill neighborhood, share a higher proportion of those who are cost burdened or severely cost burdened by housing costs. Cost burdened is defined as spending 30% or more of total household income on housing costs alone, while severely cost burdened spend 50% or more on housing.

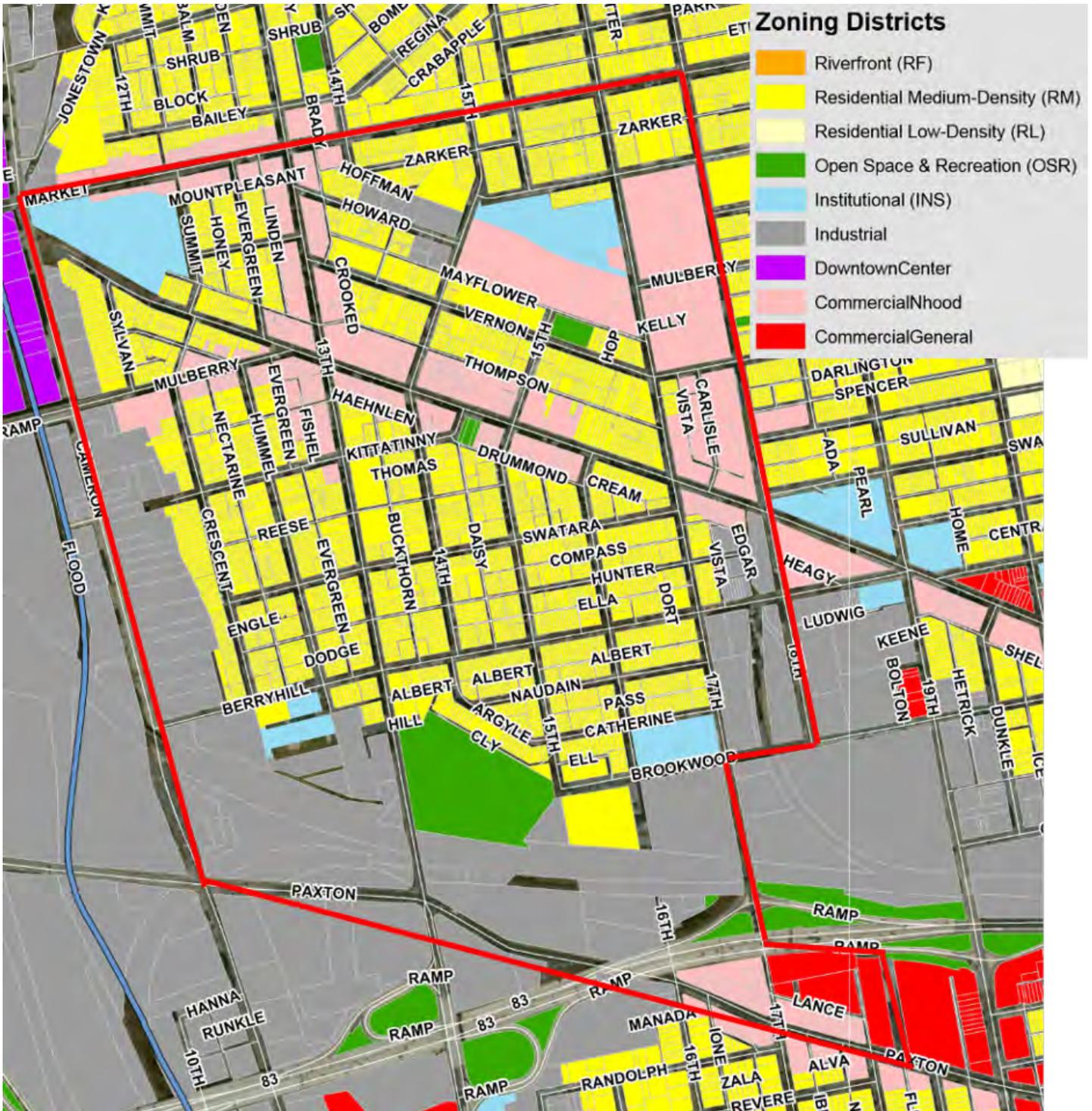
Homeowners who are cost burdened are in line with, but slightly higher than city, regional and state levels at 24%. Renters who are cost burdened in South Allison Hill are much higher at 41% compared to 32% in Harrisburg, 29% at Dauphin County, and 30% within the state of Pennsylvania. Severely cost-burdened households in South Allison Hill are significantly higher than city, county, and state levels for both homeowners and renters. Renters in South Allison Hill (see Figure 3) again share a higher proportion of those who are severely cost burdened (44%) compared to Harrisburg (27%), Dauphin County (22%), and the state (24%). Severely cost burdened homeowners make up 27% of owners in South Allison Hill compared to Harrisburg (13%), Dauphin County (8%), and state (9%).

Cost burdened owners are more concentrated in the western half of the community, whereas housing burdens for renters are more widespread throughout the neighborhood. The heaviest pockets of renter housing burden are on the census block group around the 13th and Derry Street intersection and the block group on the southern border of the neighborhood where over 50% of households are cost burdened and severely cost burdened.

Existing Zoning

There are six different zoning districts within the South Allison Hill Neighborhood. The west, east, and south borders include industrial districts while the majority of the neighborhood is designated as medium-density residential. Commercial Neighborhood Zones run along the main neighborhood corridors of Market, Derry, 13th, and 17th Streets. Each use is separated to distinguish and control growth within specific pockets throughout the neighborhood.

ZONING MAP



FOCUS AREAS





Focus Area Visions

This chapter includes:

- Existing conditions and an illustration of the community’s vision for each Focus Area
- The action steps that can be taken to achieve the visions
- Identification of potential **Key Opportunity Sites** for redevelopment

INTRODUCTION

Six Focus Areas were identified in order to leverage existing assets and opportunities needed to bring catalytic improvement and investment to South Allison Hill. Each of these Focus Areas have different functions, and thus require different solutions, to enable positive revitalization efforts for the community.

In December 2019, the Planning Team took part in the Wildheart Ministries Stocking Stuffer event. Informational handouts were distributed and people had the chance to provide feedback on the Focus Areas. The visioning activity was designed to encourage residents to think critically about potential uses for each of the six identified areas of the neighborhood. Activity posters provided context for each identified area and offered a menu of improvements that could potentially be implemented in the area. Residents could then utilize sticker dots to vote on their preferred developments (participants were limited to five sticker votes each). For example, Focus Area 1 is a community crossroads so options included a farmers market, increased parking and improved lighting. This event informed the final Focus Area visions of the Plan.

FOCUS AREA 1 - 13th & Market



Aerial of Focus Area



Looking South Towards 13th Street



Looking West Down Market Street



Vacant Site Along Market (1262 Market Street)

 <small>AFFORDABLE HOUSING</small>	 <small>PUBLIC ART</small>	 <small>BUILDING REHABILITATION</small>	 <small>PARKING/ SHARED PARKING</small>	 <small>FARMERS MARKET</small>
 <small>STREET TREES & LANDSCAPE IMPROVEMENTS</small>	 <small>PEDESTRIAN & BICYCLE IMPROVEMENTS</small>	 <small>CLEAN UP AREA / SLOPE REDUCTION / DEMOLITION</small>	 <small>ENTREPRENEURIAL SPACE</small>	 <small>RETAIL & SERVICES</small>
 <small>SOUTH ALLISON HILL GATEWAY SIGN</small>	 <small>IMPROVED LIGHTING</small>	 <small>RESTAURANTS / CAFES / OUTDOOR SEATING / FOOD TRUCKS</small>	 <small>MIXED-USE BUILDINGS (RESIDENTIAL & RETAIL)</small>	 <small>IMPROVED COMMUNITY GATHERING SPACE</small>

◀◀◀◀
Mark the
3 IMAGES
that best represent
your vision
for this area
of South
Allison Hill
◀◀◀◀

Write down any other ideas you have for this Focus Area below:

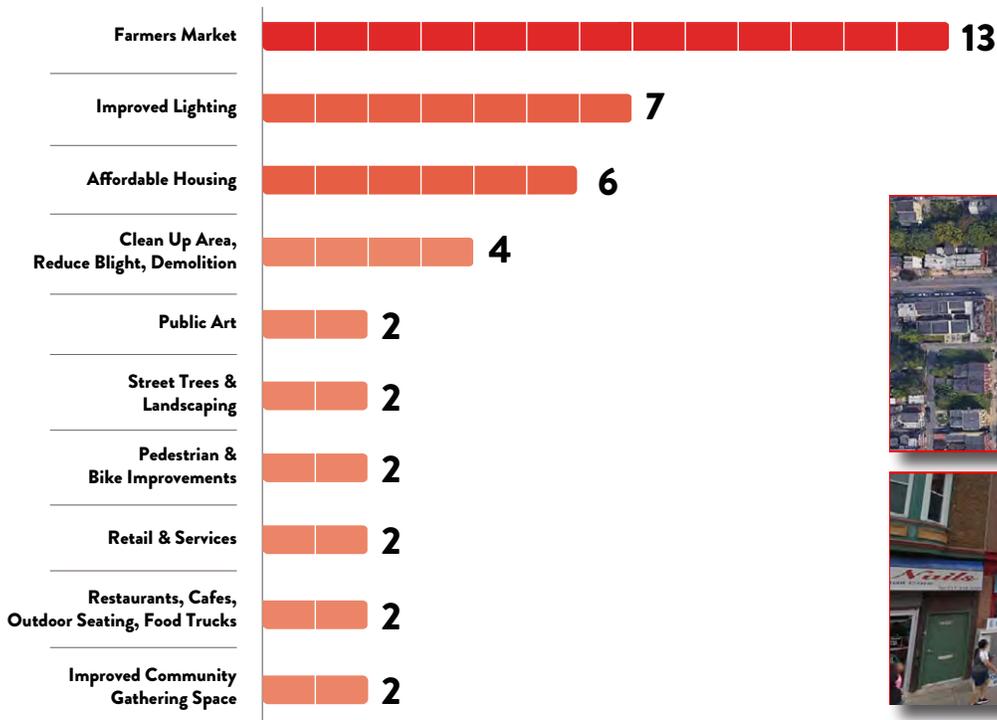
Community Meeting 2 Activity Poster

FOCUS AREA 1 13TH & MARKET STREET

Existing Conditions



Visioning Meeting Results





For illustrative purposes only

Focus Area Vision

The Plan focuses on improvements designed to capitalize on the major crossroads of 13th and Market Streets. Proposed improvements include the construction of new buildings as well as public improvements. Lights, banners and seating, as well as new businesses will serve neighborhood residents and visitors to the area.

The proposed infill development on Market Street will help provide additional customers to existing shops in the area in order to create a more complete and diverse business district. Public design improvements will include benches, new street lights, banners, and movable tables and chairs. This will help to create a more welcoming

environment while improving safety, walkability, and the sense of place for South Allison Hill. Notably, a pedestrian parklet is proposed to expand the usable public space in the area. A “parklet” is a semi-permanent seating area that is built in a parking space, offering people a place to stop, to sit, and to rest while taking in the activities of the street. In combination, the public design improvements, business improvements, and new private construction will lead to positive outcomes and an increased quality of life for the residents of South Allison Hill.

Action Steps

Short-term (0-1 year)

1. Work with local community groups and artists to identify locations for and create murals and public art that represent the character and history of the community.
2. Install benches and landscaping along Market Street to provide seating space for residents.
3. Install bicycle parking racks near local businesses to help encourage cycling.

Medium-term (2-3 years)

4. Install pedestrian-scaled street lights with banners celebrating South Allison Hill.
5. Where possible, remove on-street parking to create parklets in order to establish additional public space.

6. Promote and recruit new businesses to fill vacant storefronts and to serve local residents.
7. Establish outdoor seating for restaurants to help provide additional space for customers.

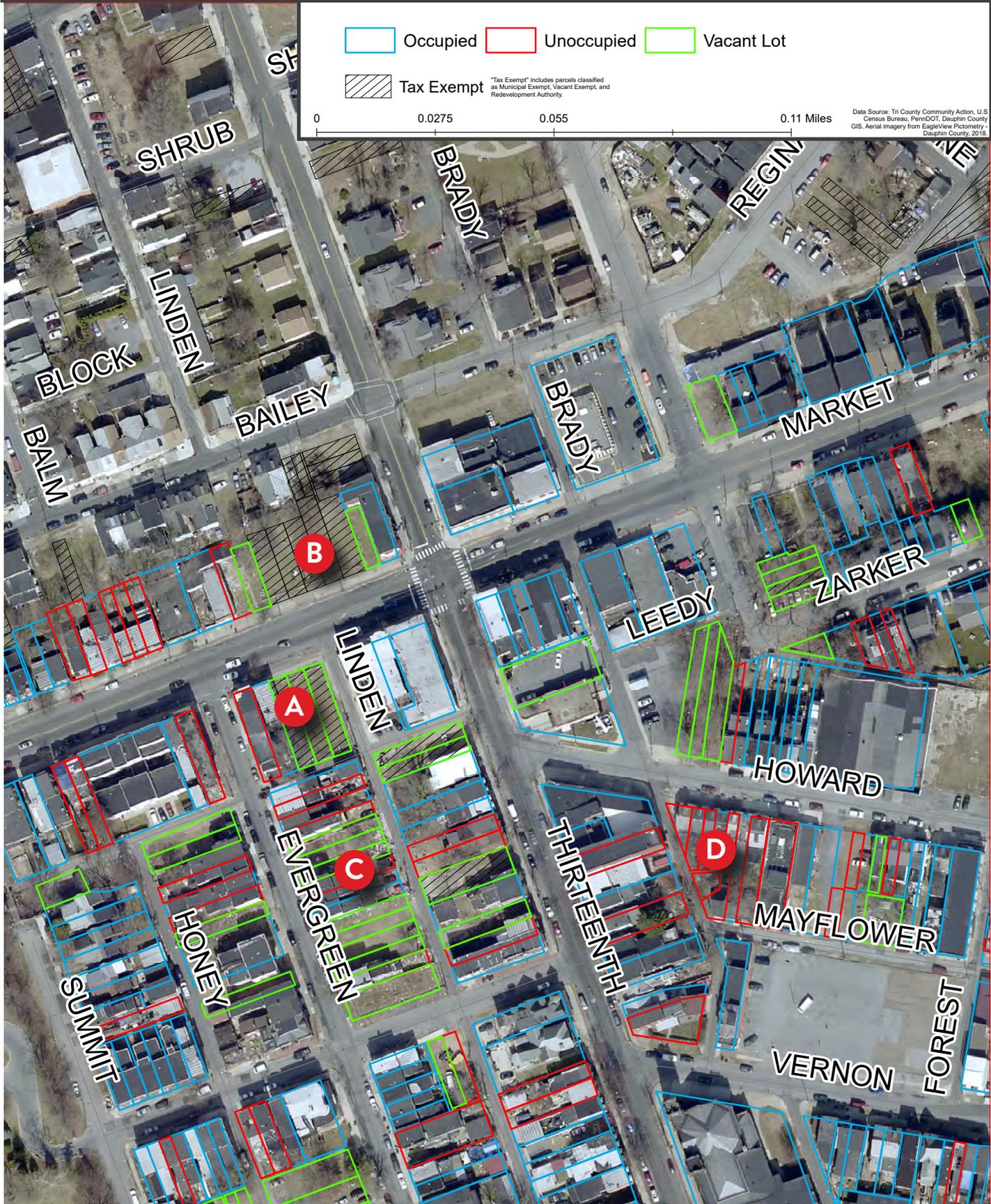
Long-term (3+ Years)

8. Develop infill mixed-use development on vacant lots, including ground floor space for shops and services, with affordable or mixed-income housing above.

Key Opportunity Sites

The 13th and Market Focus Area includes a number of small and medium-sized opportunity sites along both commercial corridors and residential streets. Along Market Street, the primary site for potential development is a series of three vacant tax exempt properties **A** just west of 13th Street. This property is large enough for 3-4 story mixed-use development including parking, which could greatly add to the vitality of the corridor. Across from this property, the Shadow's Park Art Garden **B** could be improved through the addition of lighting, seating, and more permanent art installations along with trash cans to help create a more attractive environment. Residential infill development should be initially focused on Evergreen Street **C**, which includes a number of vacant lots and unoccupied residential buildings, along with sidewalks in need of repair. An additional node for potential reinvestment has been identified along Howard Street, just east of Crooked Street **D**. This residential area includes many unoccupied historic buildings, including a vacant post office building that could be repurposed through adaptive re-use.

PROPERTY STATUS: FOCUS AREA 1



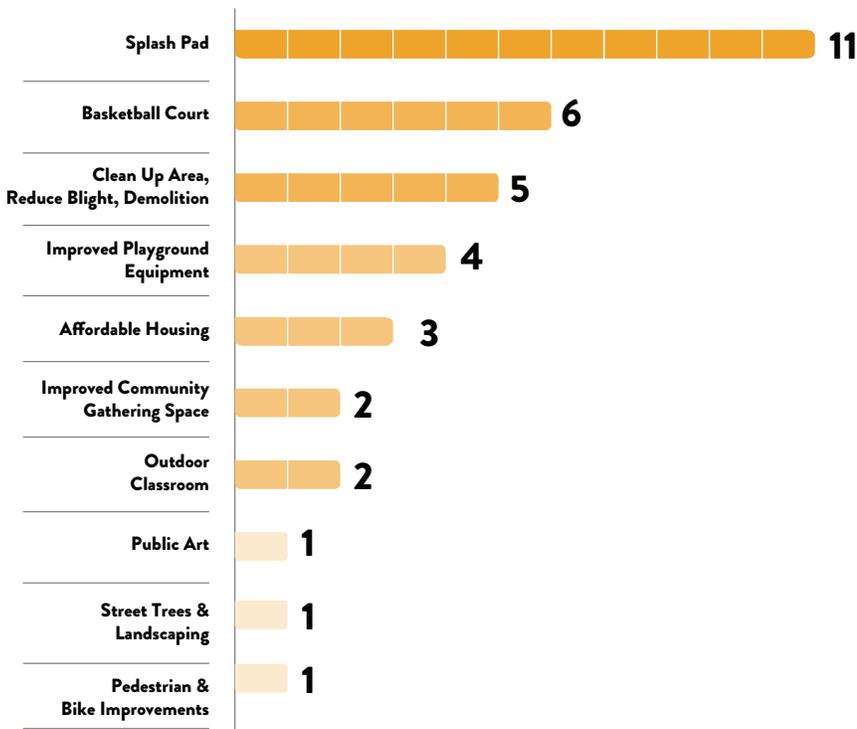
FOCUS AREA 2 15TH & VERNON

Existing Conditions



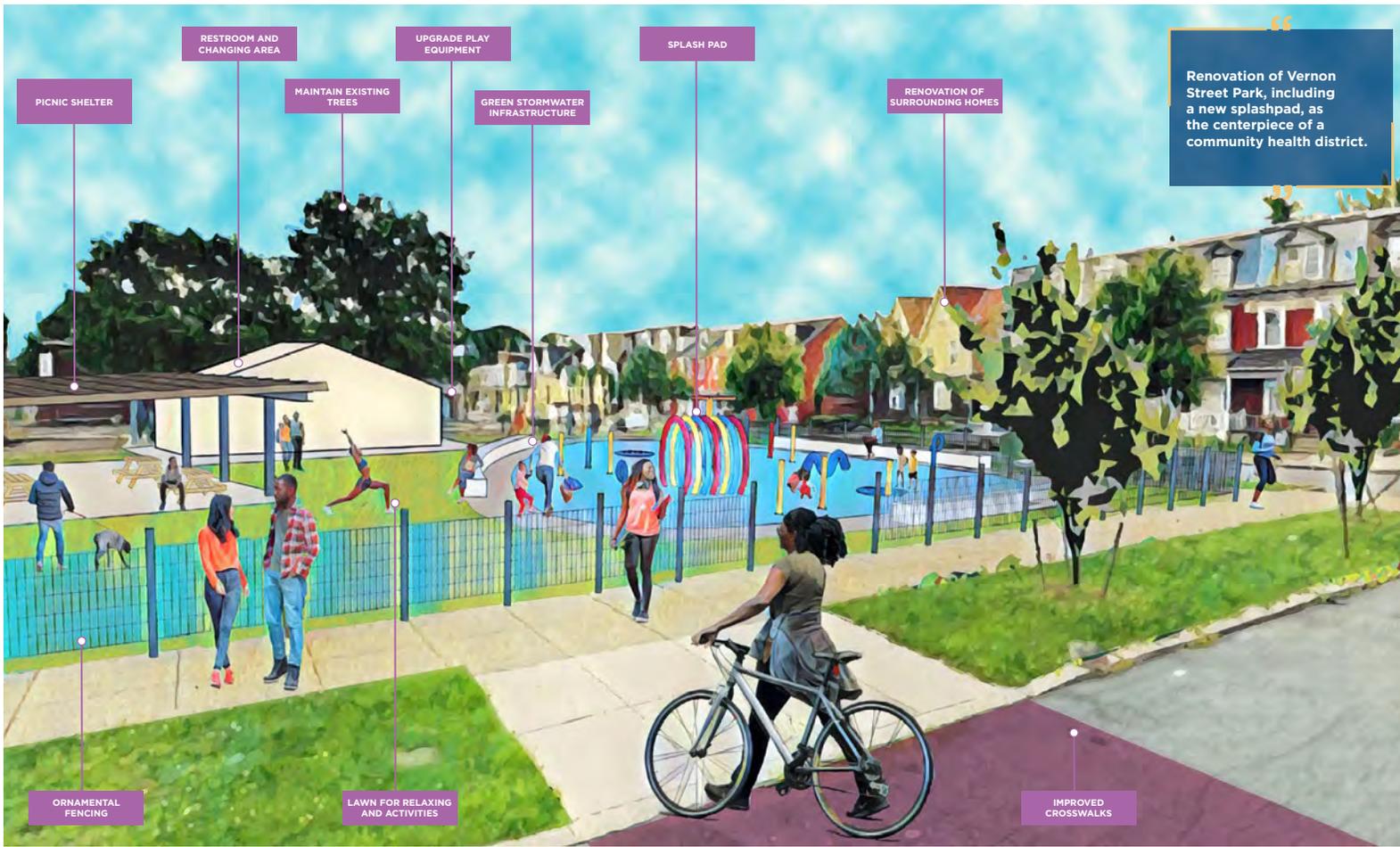
(Vision Before)

Visioning Meeting Results



Aerial of Focus Area





For illustrative purposes only

Focus Area Vision

Hamilton Health Center is an anchor institution for the Allison Hill neighborhood. Residents of Allison Hill identified a lack of significant parks and open spaces within the neighborhood. Community members agreed that neighborhood parks positively contribute to quality of life. The Plan leverages Hamilton to create a community wellness district centered on a redesigned Vernon Street Park as a priority catalyst project.

As part of an integrated recreational green space improvement and strategy for the community, the redesign of Vernon Street Park could include a splash pad that has the potential to dramatically create a local and regional

destination, while serving as a hub for events and activities related to the community wellness district. A splash pad is a water playground designed specifically for interactive water play. Unlike swimming or wading pools, a splash pad has no standing water. They are a safe and economical option and give children and adults alike access to interactive water play without the risk factors and high costs associated with a swimming pool. An improved Vernon Street Park can serve as a major feature for the neighborhood, as well as an amenity for Hamilton staff, visitors, and children at their planned new daycare facility.

Action Steps

Please see Catalyst Project section for more detailed action steps for this Focus Area.

Short-term (0-1 year)

1. Maintain existing trees to provide shade for Vernon Street Park.

Medium-term (2-3 years)

2. Improve crosswalks around Vernon Street Park to create safer routes for pedestrians.
3. Install splash pad on western side of Vernon Street Park.
4. Build a picnic shelter to accommodate local families and groups.
5. Create a restroom and changing area for park visitors.
6. Maintain lawn adjacent to splash pad for activities and relaxation.

7. Install green storm water infrastructure throughout park.

8. Install ornamental fencing around the perimeter of park.

Long-term (3+ Years)

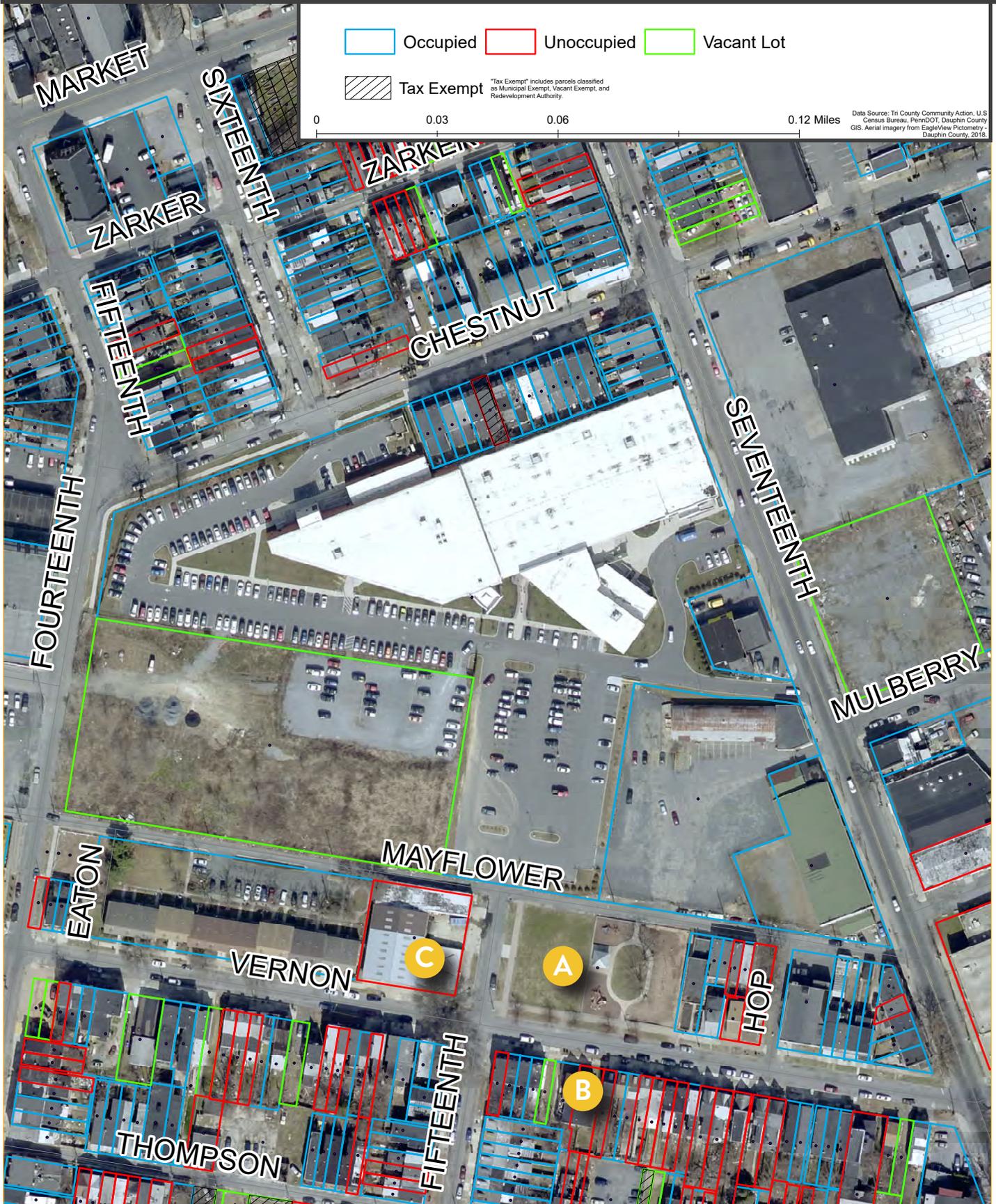
9. Upgrade play equipment on the eastern portion of the park.

10. Encourage renovation of surrounding homes through programs outlined in the Plan.

Key Opportunity Sites

Hamilton Health Center provides a critical anchor for redevelopment of the immediate neighborhood. As the Catalyst Priority Project of the Plan, Vernon Street Park **A** is redesigned as a more welcoming and attractive neighborhood open space. Public investment in the park should spur private redevelopment in the surrounding blocks, with a focus on the large number of vacant historic homes along Vernon Street **B**. Rehabilitation of these properties could be realized through collaboration with Hamilton Health Center as part of an employee housing program. Just west of Vernon Street Park, the large vacant warehouse / commercial property on 15th and Vernon **C** provides the opportunity to create a potential Community Wellness Center, including fitness activities and a potential restaurant incubator space.

PROPERTY STATUS: FOCUS AREA 2



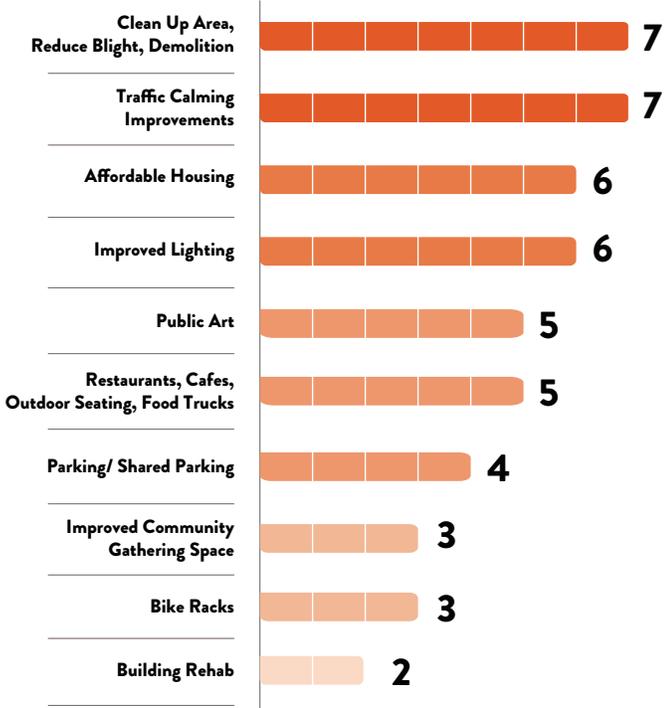
FOCUS AREA 3 13TH & DERRY

Existing Conditions



(Vision Before)

Visioning Meeting Results



Aerial of Focus Area





For illustrative purposes only

Focus Area Vision

The 13th and Derry Focus Area is, in many ways, the local crossroads of South Allison Hill (in contrast to 13th & Market which has greater significance to the City of Harrisburg at large). The most notable improvement to this area of the neighborhood is the addition of a shared parking area in the vacant lot at the southwest corner of 13th and Haehnlen Streets. The proposed lot will be designed with attractive landscaping and sustainable features in mind and would serve the parking needs of nearby businesses and services.

Public street improvements proposed in the Plan include bike “sharrows” lanes, new crosswalks to slow traffic and increase walkability, and “watch for pedestrian” signs. Property owners would be encouraged to improve their facades with the addition of planter boxes, contemporary signage, and murals where appropriate. Vacant buildings in the area are envisioned for new mixed-income housing development to provide homes for local families.

Action Steps

Short-term (0-1 year)

1. Install banners celebrating South Allison Hill.
2. Improve signage for local businesses and services to promote attractive commercial areas.
3. Encourage flowers and landscaping on existing buildings to beautify the area.
4. Work with local community groups and artists to identify to create murals and public art that represent the character and history of the community.
5. Install benches and landscaping along 13th and Derry Streets to provide seating space for residents.
6. Install bicycle parking racks near local businesses to help encourage cycling.
7. Install trash cans on corners throughout the area.

Medium-term (2-3 years)

8. Install pedestrian-scaled street lights to compliment banners celebrating South Allison Hill.
9. Install a new crosswalk on 13th Street to provide safer pedestrian routes.
10. Establish a parking lot on 13th Street to help support local businesses and services.
11. Improve the overall bicycling environment through new markings and signage.

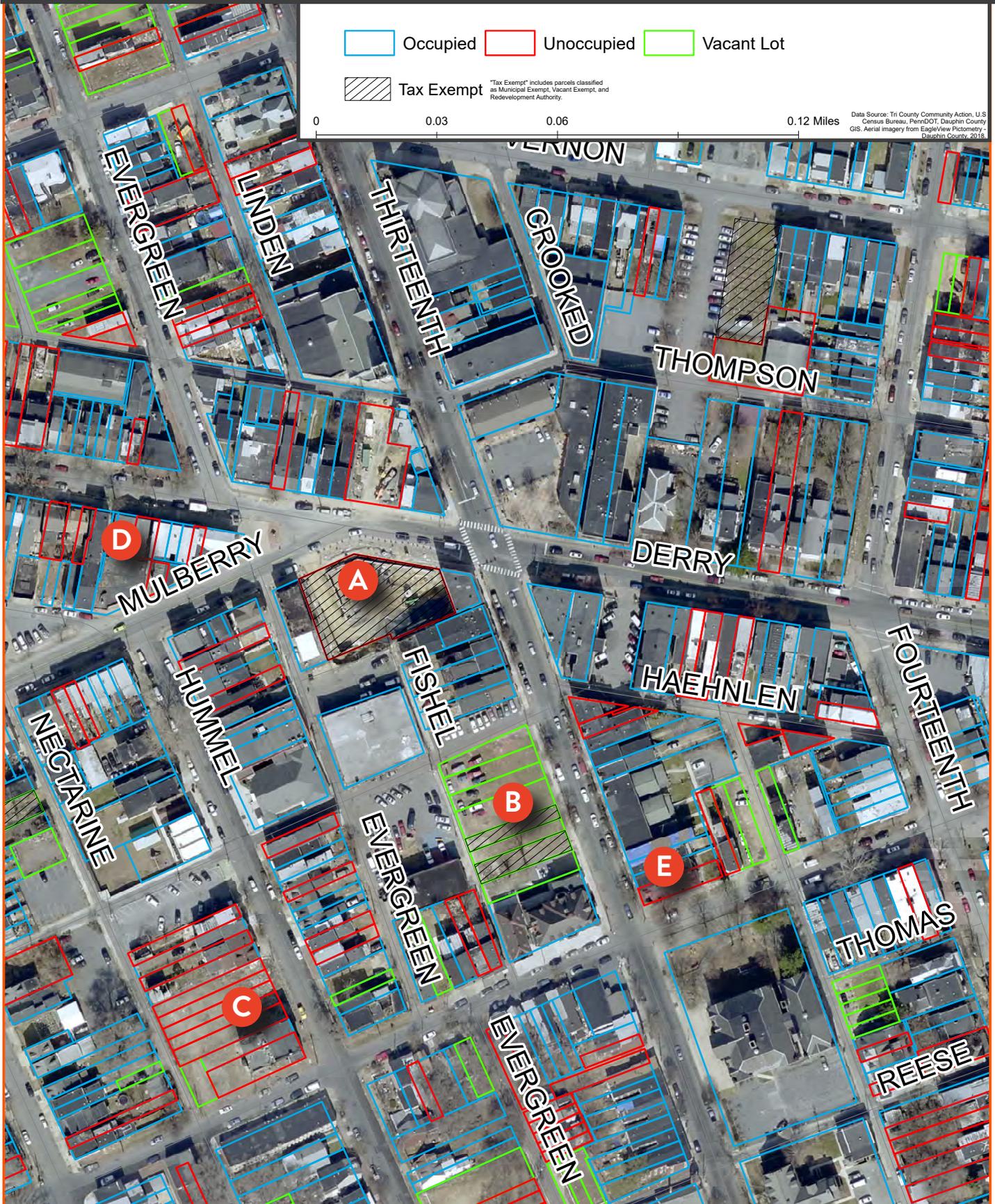
Long-term (3+ Years)

12. Renovate vacant buildings through adaptive reuse to maintain historic structures while providing additional housing opportunities.

Key Opportunity Sites

Recently constructed affordable housing at Derry and Mulberry **A** provides the catalyst for additional redevelopment opportunities within this focus area. Vacant property on 13th Street, south of Derry **B** should be used as an improved community parking area to serve local businesses and services. Larger scale residential rehabilitation should initially be focused on the block of Hummel and Kittatinny Streets **C** which includes a large number of unoccupied historic residential properties. Smaller infill opportunities for mixed-use development exist along Derry Street, west of Mulberry **D**, where a number of historic commercial buildings can be rehabilitated through adaptive reuse. An additional node for potential residential development and rehab is located just north of the former Webster School on Kittatinny Street **E**.

PROPERTY STATUS: FOCUS AREA 3

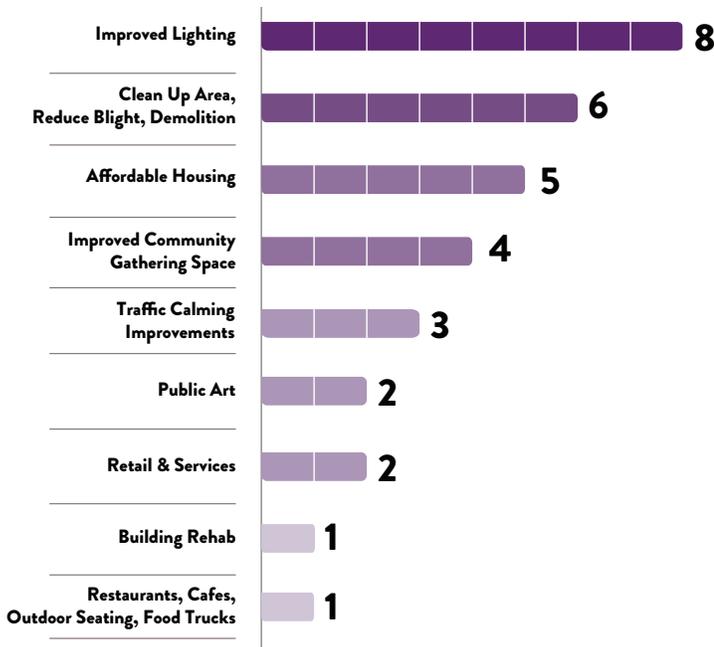


FOCUS AREA 4 15TH & DERRY

Existing Conditions



Visioning Meeting Results





For illustrative purposes only

Focus Area Vision

The 15th and Derry Focus Area is defined by the underutilized Derry Street United Methodist Church, the Heart of the Community Garden and several vacant lots. Derry Street is a neighborhood connector which brings both opportunities and challenges. The area is envisioned as a good location for new housing and pedestrian improvements to create a safer walking environment.

Proposed private improvements include new mixed-income townhomes, and a rehabilitated Methodist Church with loft apartments. An intersection mural is designed to improve the local sense of place while slowing traffic. Improved sidewalks would include benches and street

trees. By bringing new residents to the area, slowing traffic and building on existing proximity to area landmarks, the proposed improvements would make significant strides in addressing the challenges facing the local community.

Action Steps

Short-term (0-1 year)

1. Remove unhealthy trees and plant new street trees along Derry Street to beautify the corridor.
2. Install bus shelters where possible at major bus stops.
3. Work with local community groups and artists to create intersection murals that celebrate the community while helping to slow down traffic through the area.

Medium-term (2-3 years)

4. Improve crosswalks on Derry Street to provide safer pedestrian routes.
5. Install pedestrian-scaled street lights with banners celebrating South Allison Hill.

6. Improve the overall bicycling environment through new markings and signage.
7. Renovate vacant buildings, especially churches, through adaptive reuse to maintain historic structures while providing additional housing opportunities.

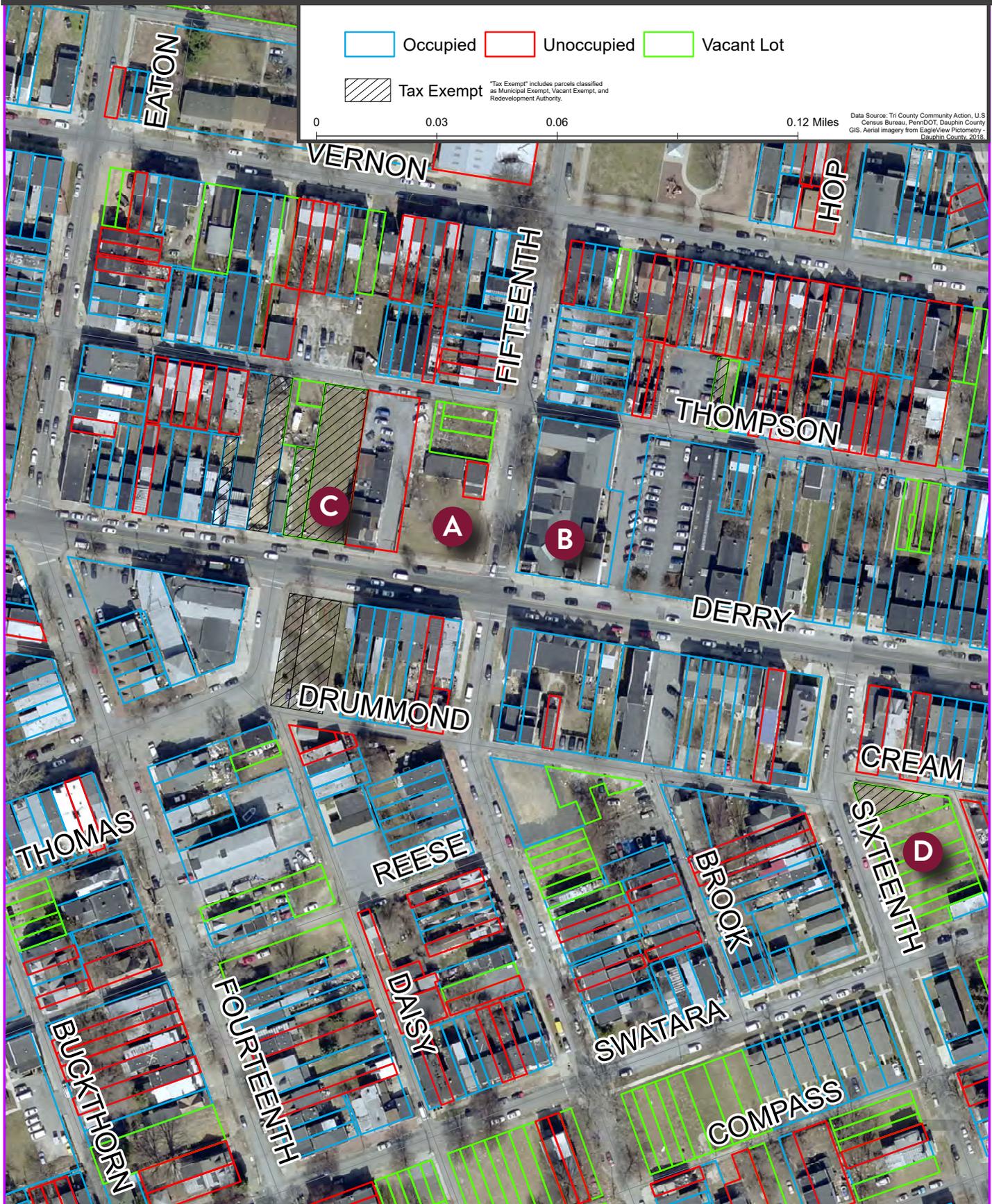
Long-term (3+ Years)

8. Develop infill development on vacant lots, focusing on townhomes and lower to medium density multi-family housing types that fit the character of the community.

Key Opportunity Sites

Tremendous opportunities exist for development of new housing in this location, including the vacant property at the northwest corner of Derry and 15th **A** as well as the recently vacated Derry Street United Methodist Church **B**. Tax Exempt vacant property across the street from the Heart of the Community Garden **C** could provide commercial or residential infill opportunities. New residential development should be focused on 16th Street, south of Derry **D**. Both of these areas include a large number of vacant or underutilized sites that could accommodate larger mixed-income development projects.

PROPERTY STATUS: FOCUS AREA 4

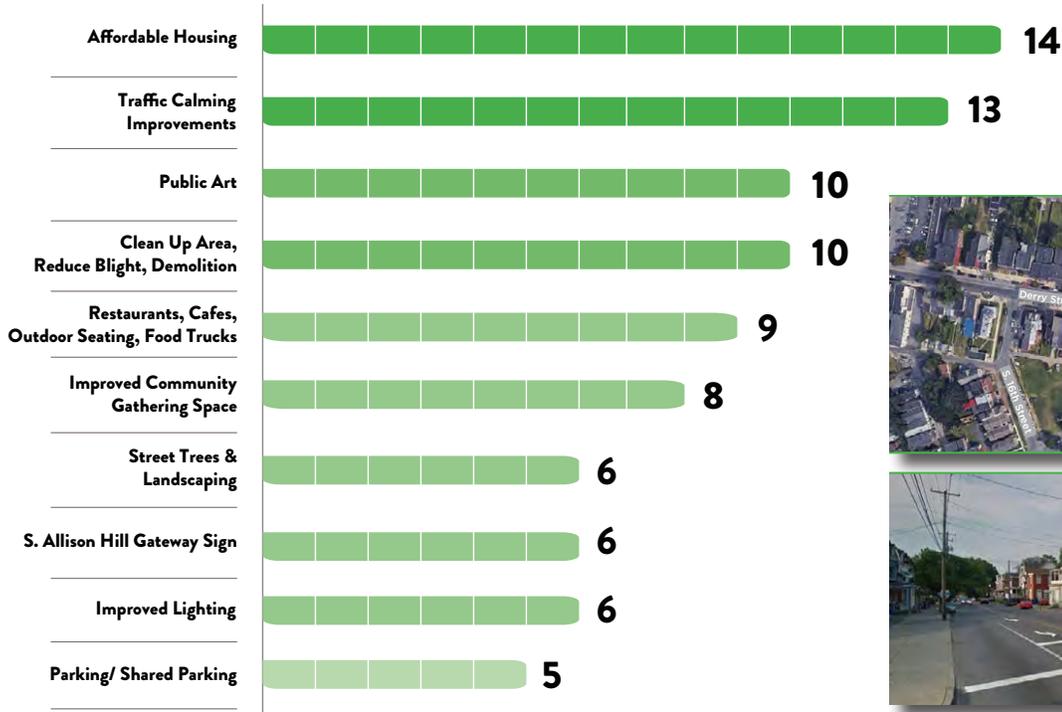


FOCUS AREA 5 17TH & DERRY

Existing Conditions



Visioning Meeting Results





For illustrative purposes only

Focus Area Vision

The 17th and Derry Focus Area is a major crossroads on the eastern edge of South Allison Hill and is heavily used by adults and students alike. Despite being critical to the transportation network (as well as the business environment), the 17th and Derry intersection is currently designed for cars - to the detriment of pedestrians and cyclists. The proposed improvements would make the area more friendly to residents by introducing new pedestrian-scale shopping with parking in the rear as well as wider sidewalks and curb extensions at intersections to slow

traffic and create safer crossings. In implementing these improvements, the area would become much friendlier for local residents, including students from nearby schools. These proposed changes would help to create a positive eastern gateway to the South Allison Hill neighborhood.

Action Steps

Short-term (0-1 year)

1. Work with local community groups and artists to identify locations for and create murals and public art that represent the character and history of the community.
2. Install bicycle parking racks near local businesses to help encourage cycling.
3. Improve landscaping on both public and privately owned property to beautify the area.
4. Work with local community groups and artists to create intersection murals that celebrate the community while helping to slow down traffic through the area.

Medium-term (2-3 years)

5. Create corner bump-outs to minimize crossing distances while helping to create safer pedestrian routes in the area.
6. Improve ADA accessibility along sidewalks and crossings.
7. Install pedestrian-scaled street lights with banners celebrating South Allison Hill.
8. Where possible, remove on-street parking to create parklets in order to establish additional public space.

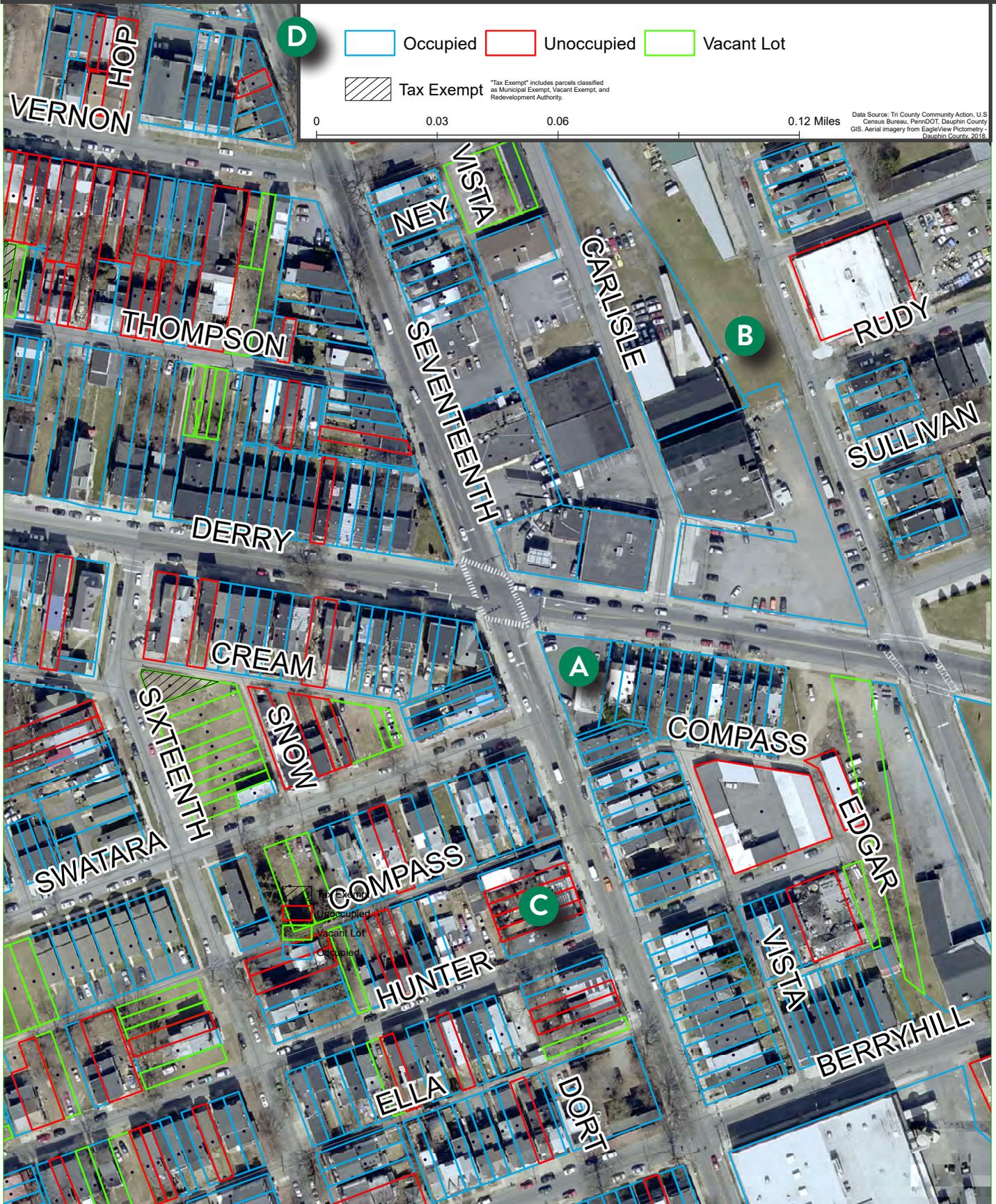
Long-term (3+ Years)

9. Develop infill mixed-use development on vacant lots, including ground floor space for existing and new businesses and services, with affordable or mixed-income housing above.

Key Opportunity Sites

Redevelopment at the immediate intersection of 17th and Derry Street should focus on creating a more pedestrian-oriented environment through new mixed-use buildings that meet the sidewalk. The existing pizzeria on the southeast corner **A** is an example of a site that could potentially accommodate more intense development. The old railroad ROW adjacent to 18th Street **B** could potentially be repurposed as a trail to help provide an additional amenity for neighborhood residents. The cluster of vacant historic buildings near 17th and Hunter **C** provides the opportunity for residential rehab that could provide new homes for those looking to live in the community. The former Coca-Cola building on 17th **D** is reimagined as a neighborhood food hub, which could provide new employment options within walking distance of many residents.

PROPERTY STATUS: FOCUS AREA 5

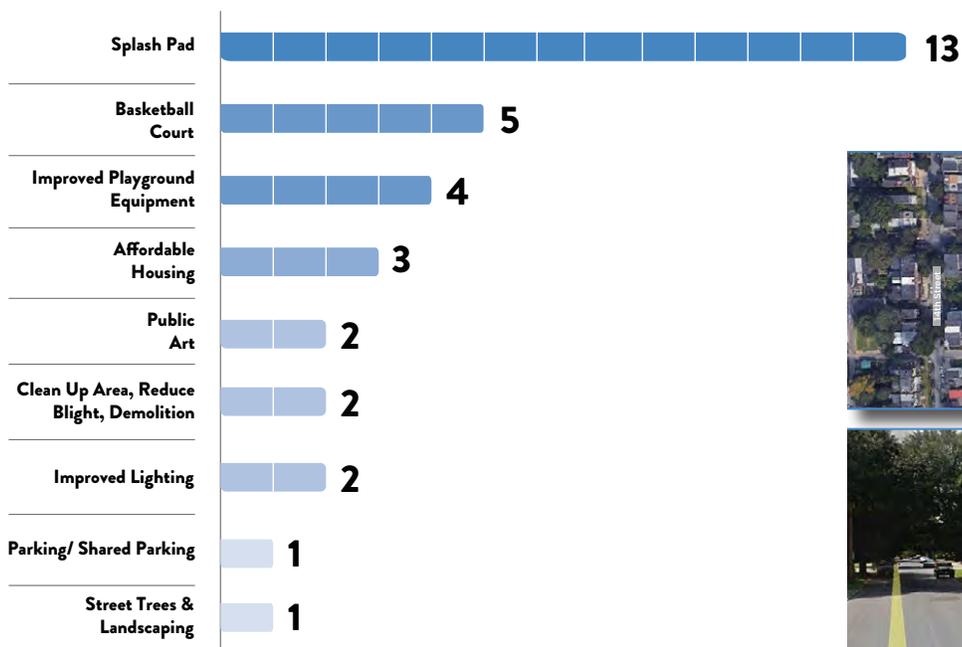


FOCUS AREA 6 15TH & SWATARA

Existing Conditions



Visioning Meeting Results





For illustrative purposes only

Focus Area Vision

The 15th and Swatara Focus Area vision addresses one of the clearest needs of the community with the creation of a new public open space that can provide a space for residents to relax, play, and gather. The Plan proposes building additional homes focused on a new multi-use park at 15th and Swatara. There has been significant recent housing development in this area over the past several years, and the Plan builds on this positive momentum by positioning the new park as an anchor for current and future neighbors. Park features could include a central

gathering space, a high-quality playground with unique elements like soft play mounds and flexible green space for relaxing or playing. These improvements would position this part of the South Allison Hill well for continued growth and reinvestment.

Action Steps

Medium-term (2-3 years)

1. Create a conceptual design Plan for park development.

Long-term (3+ Years)

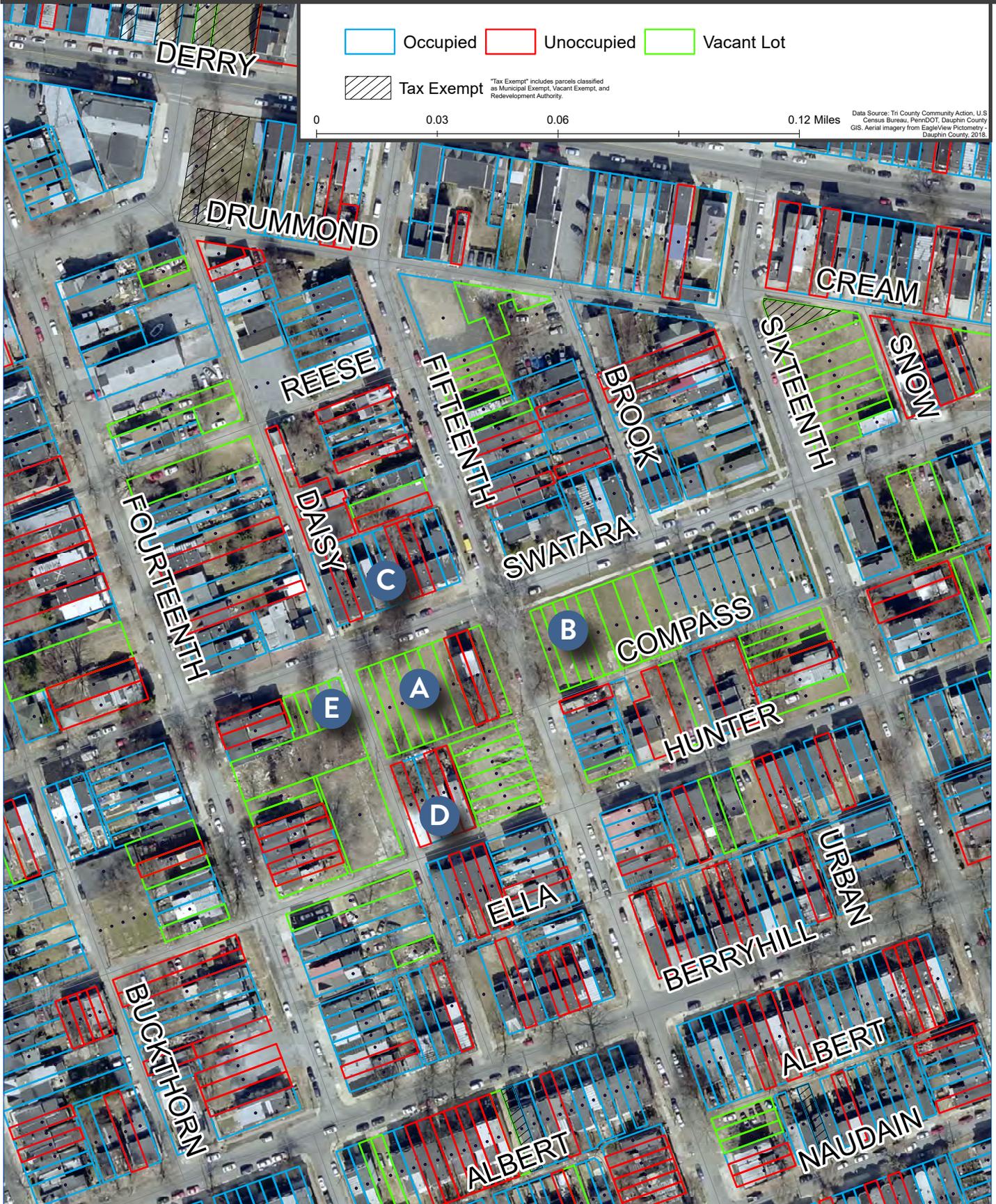
2. Install a fountain or public art as the centerpiece of the park.
3. Build a playground on the eastern end of the park, including soft play mounds and surfaces.
4. Install decorative lighting around park.
5. Install park signage at entries.
6. Plant and maintain green space for passive use.
7. Install outdoor seating for local residents.

8. Install green storm water infrastructure throughout park.
9. Install ornamental fencing around the perimeter of park.
10. Develop infill development on vacant lots, focusing on single family homes or townhomes and that fit the character of the community.

Key Opportunity Sites

Out of all the Focus Areas, 15th and Swatara includes the largest number of vacant properties and unoccupied buildings. The large amount of property provides space to potentially create a new neighborhood park at 15th and Swatara **A** that could be the centerpiece for revitalization efforts. Once complete, reinvestment should be initially focused on properties directly adjacent to the park, including the completion of single-family homes at the southeast corner **B**, the renovation of three historic homes on the north side of Swatara Street (if available) **C** and at Hunter and Daisy Streets **D** and new townhomes fronting the park along Daisy between Swatara and Hunter **E**. Once these blocks are solidified and rehabbed, additional residential infill can begin in the greater surrounding area.

PROPERTY STATUS: FOCUS AREA 6



VERNON STREET PARK EXISTING CONDITIONS



Catalyst Project: Park Redesign

This chapter includes:

- An **overview** of the **Vernon Street Park Redesign** Catalyst Project
- The **costs** associated with the Vernon Street Park Redesign
- The **implementation** steps that will need to be taken to implement the Park Redesign

INTRODUCTION

The South Allison Hill community has overwhelmingly voiced what they value most, and the Catalyst Priority Project that follows is intended to help put these values into action. Evident in the community responses throughout the process is that a brighter future for the children of South Allison Hill is of vital importance. Residents regularly speak of the lack of safe, high quality places to play in the neighborhood. To address this, the community has proposed building an interactive splash pad play area to ensure kids can thrive in a social setting. Although seemingly simple, a splash pad will reinforce the sense of community in South Allison Hill and slowly but surely, help to brighten the future of every child in the neighborhood.

The following youth-oriented initiative has been identified as a Catalyst Project for strategic neighborhood action. Following this, Priority Projects and Supporting Projects have been outlined in the Plan.



Design Option 1 Illustrations



1. Splash pad
2. Pavilion
3. Bathrooms
4. Bioswales

Project Description and Goals

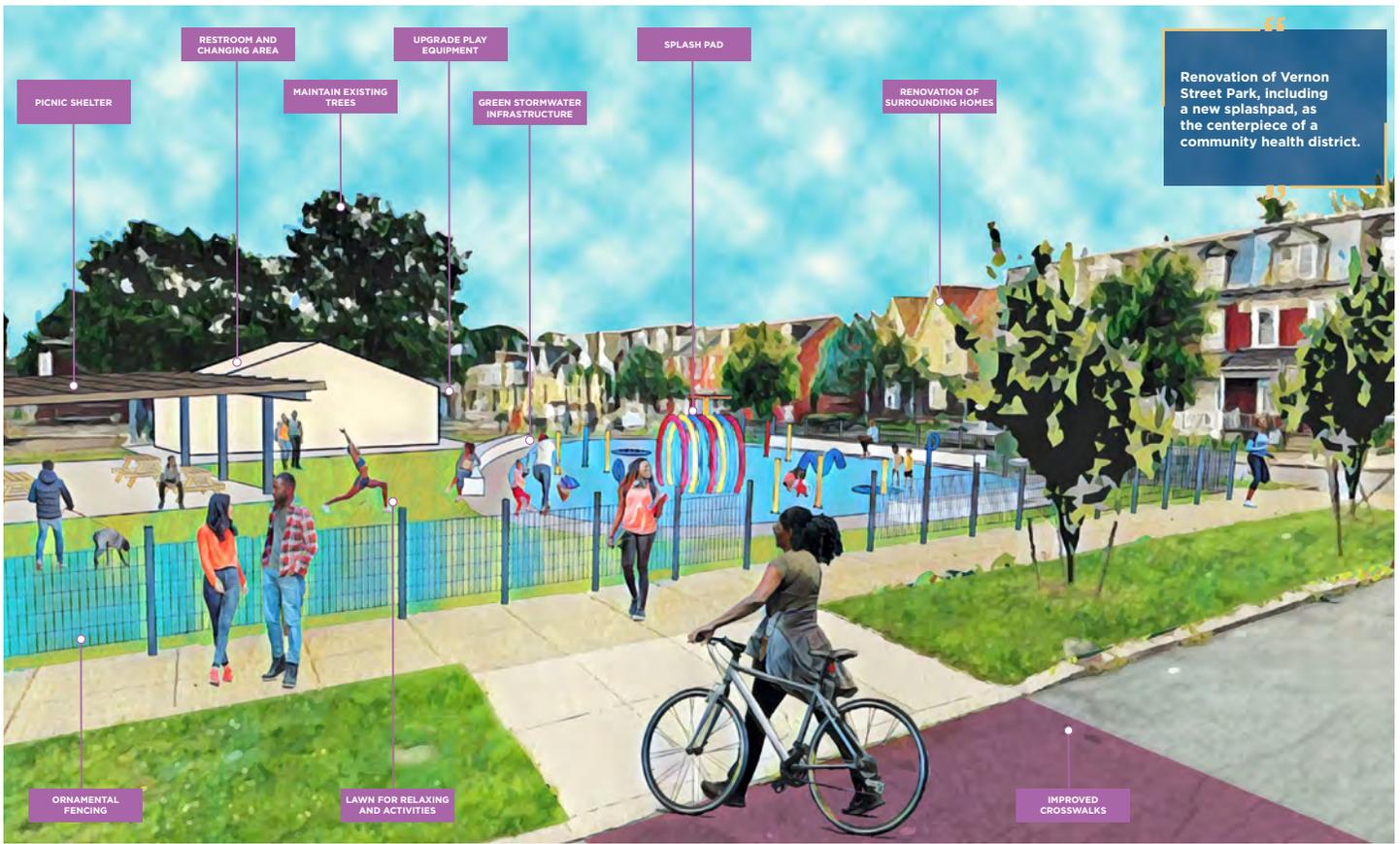
Residents of South Allison Hill identified a lack of significant parks and open spaces within the neighborhood. Community members agreed that neighborhood parks positively contribute to quality of life. As part of an integrated recreational green space improvement and strategy for the community, a redesign of Vernon Street Park to include a splash pad is proposed. This has the potential to dramatically improve the Allison Hill neighborhood by creating a local and regional destination, while serving as a hub for a new community wellness district. A splash pad, also called a splash park, is an aquatic playground designed specifically for interactive water play. Unlike swimming or wading pools, a splash pad has no standing water. They are a safe and economical option and provide access to interactive water play without the risk factors and high costs associated with a swimming pool.

Vernon Street Park is located directly across from Hamilton Health Center's visitor parking lot and is bordered by Mayflower, South 15th, and Vernon streets. On one end of

the park are some recently added amenities -- playground equipment, a pavilion with a picnic table, and concrete walkways. The other half of the park includes a grass field surrounded by a chain-link fence.

The existing park space is underutilized and provides limited recreational value as an amenity to surrounding residents. A redesign could improve access, activity and appearance of the space, while providing a public anchor for the community and surrounding private residential redevelopment. A park that is well-used and well-loved will cause potential residents to value proximity to this space and support continued economic development and revitalization of the neighborhood.

The Heart of the Hill Plan recommends that the City's Department of Parks and Recreation, Tri County Community Action, Hamilton Health Center, and other local stakeholders work to re-imagine the existing park as a vibrant and usable public space, centered around a new



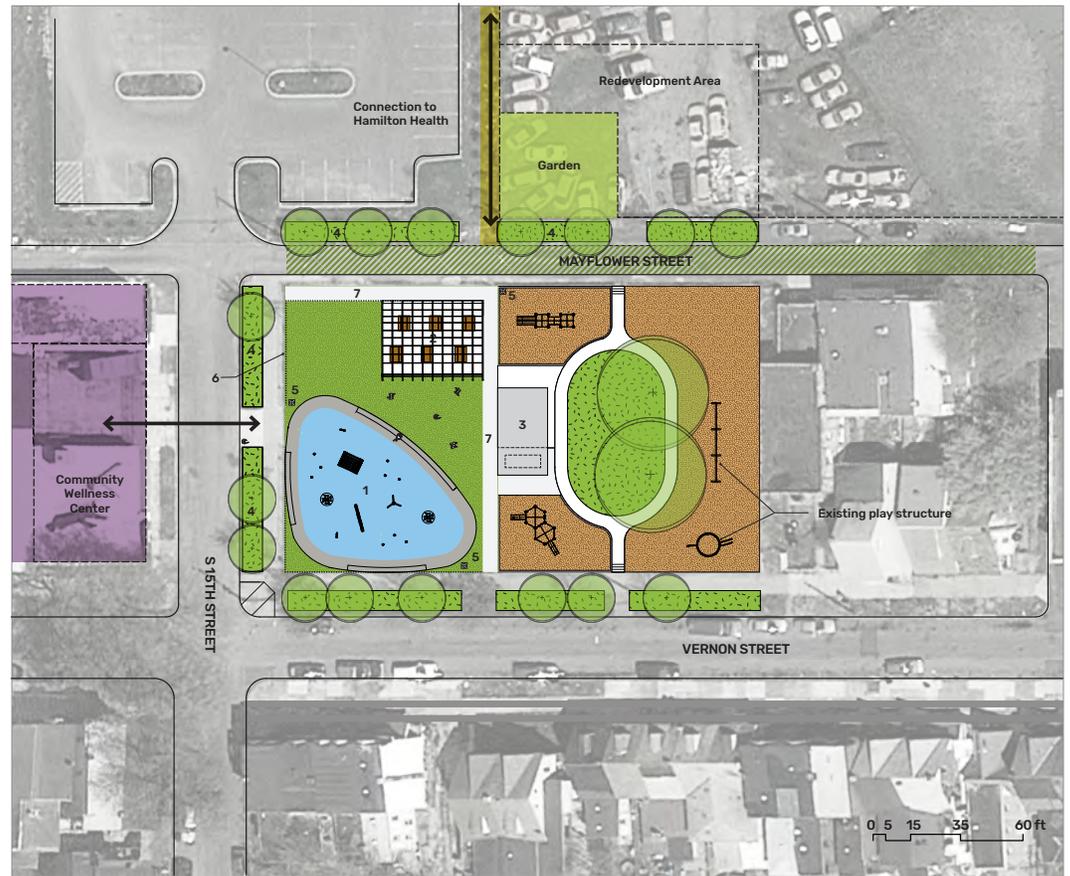
splash park. Other elements of the design could include public seating, landscaping and trees, signage, ornamental fencing to secure the space, lighting, art installations, public restrooms / changing facilities, areas for gathering, and upgraded play equipment. These improvements should be coupled with a focus on reinvestment in public streets and sidewalks, housing, retail, and community uses surrounding the park in order to take advantage and provide better access to the enhanced amenity.

Redesigned with a focus on the addition of a splash pad, this park could serve as a model for other Harrisburg neighborhoods, particularly in those areas such as Jackson Lick and Hall Manor, where existing pools are being closed and re-envisioned. Given its proximity to Hamilton Health Center, this site would provide a much needed recreational destination within a short walk of the Center and a Community Wellness and Health Hub that is planned for S. 15th Street immediately across from the park (alternatively the Health Hub could be located on 17th street as identified in the 2019 South Allison Hill Brownfields Area-Wide Plan).

Design Option 1 Plan View

New Proposed Park Elements

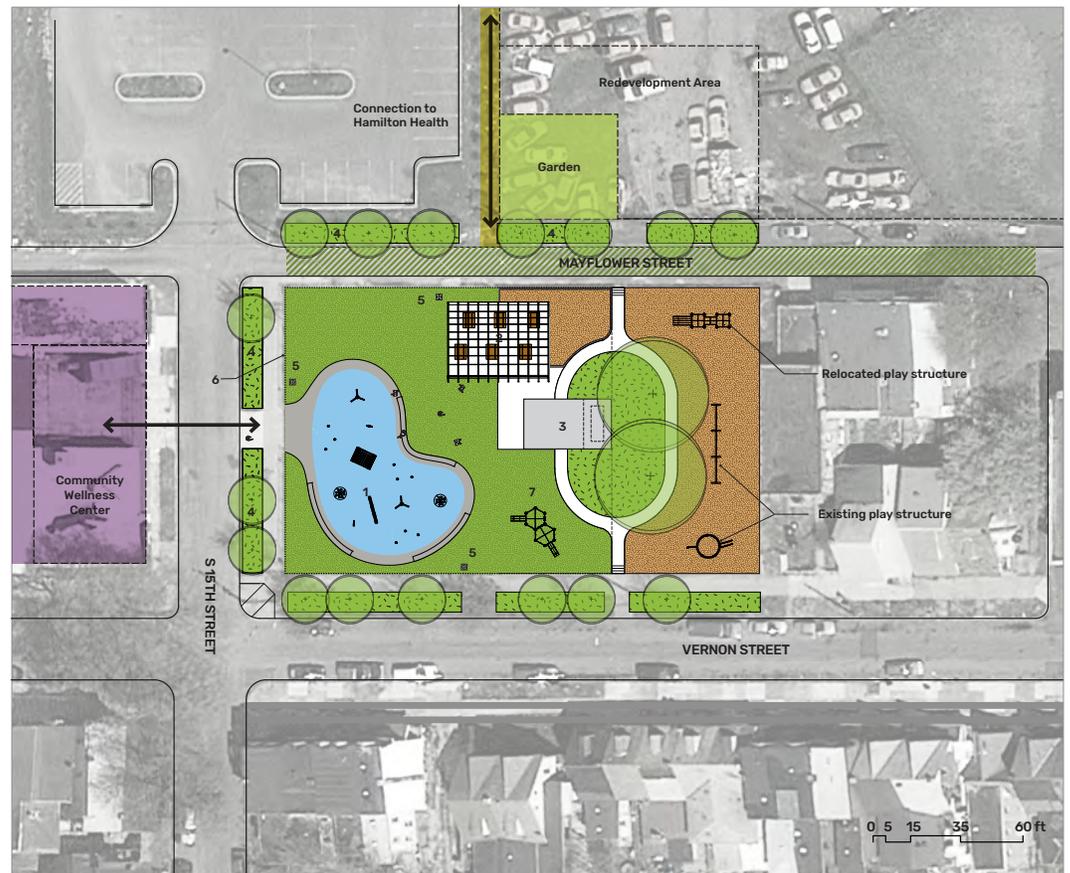
1. Splash pad
 - Concrete area 4,000 sf
 - Only wet area 2,900 sf
 - Seating wall 30ft (x3) = 90 ft
 - Water features
2. Pavilion Area
 - Concrete area 2,145 sf
 - Structure 30 ft x 40 ft
 - Picnic tables (x6)
3. Bathrooms (x2) 35 ft x 20 ft (700 sf)
 - Partially on existing concrete area
 - Includes enclosed water equipment (225 sf)
 - Existing concrete pad 775 sf
 - New concrete pad 445 sf
4. Bioswales
 - 15th Street 760 sf
 - Vernon Street 1,300 sf
 - Mayflower Street TBD
5. Park Lamps (x3)
6. Fence
 - Perimeter 260 ft
7. New sidewalk/path (6' wide) 195 ft



Design Option 2 Plan View

New Proposed Park Elements

1. Splash pad
 - Concrete area 4,000 sf
 - Only wet area 2,900 sf
 - Seating wall 30ft (x3) = 90 ft
 - Water features
2. Pavilion Area
 - Concrete area 2,145 sf
 - Structure 30 ft x 40 ft
 - Picnic tables (x6)
3. Bathrooms (x2) 35 ft x 20 ft (700 sf)
 - Partially on existing concrete area
 - Includes enclosed water equipment (225 sf)
 - Existing concrete pad 775 sf
 - New concrete pad 420 sf
4. Bioswales
 - 15th Street 760 sf
 - Vernon Street 1,300 sf
 - Mayflower Street TBD
5. Park Lamps (x3)
6. Fence
 - Perimeter 360 ft
7. New lawn area 1,665 sf



Featured Elements and Estimated Costs

A re-invented Vernon Street Park would include the following features and associated costs:

The splash park costs are based on a 3,800 - 4,000 square foot splash pad with spray features that would appeal to all age groups; includes wet pad with both ground and above-ground water play features; a 5-foot perimeter dry zone; water management system with filtration; and integrated perimeter bench seating. Including a larger pavilion in close proximity to the pad would further engage residents who wish to host a family reunion or simply provide a space for group picnics, or a dry space to rest, watch, and observe activity on the pad.

Since this park is located in an urban area with a high youth population, it's important that the splash pad is large enough to accommodate a minimum of 100 children at a time. But splash parks are not just for children -- selecting and grouping features that appeal to different ages makes splash pads popular among all age groups.

FEATURE	COST
Splash Pad	
SPLASH PAD PLAY FEATURES AND CONTROL SYSTEM	\$ 240,000
FOUNDATION PREPARATION, STONE BASE, CONCRETE AND REBAR	\$ 100,000
PLUMBING, ELECTRIC AND WATER FEATURE INSTALLATION	\$ 125,000
LANDSCAPE ARCHITECTURE, CONSTRUCTION DOCUMENTS & BID PACKAGE	\$ 25,000
SUBTOTAL SPLASH PAD	\$ 490,000
Other Park Amenities	
30X40 FEET PAVILION (MATERIALS AND CONSTRUCTION)	\$ 50,000
NEW RESTROOMS (2 BATHROOMS; INCLUDES MECHANICAL ROOM)	\$ 65,000
SIDEWALK CONNECTIONS - ADA COMPLIANT	\$ 65,000
NEW PARK LIGHTING	\$ 20,000
SURVEILLANCE CAMERAS	\$ 15,000
SIGNAGE (SAFETY AND OPERATING HOURS/RULES)	\$ 4,500
ORNAMENTAL FENCING AROUND ENTIRE PARK WITH 3 TO 4 PUBLIC ACCESS POINTS	\$ 20,000
"GREEN" STORM WATER PRACTICES WITHIN PARK (E.G. RAIN BARRELS, RAINWATER HARVESTING, WATER REUSE)	\$8,500
SUBTOTAL OTHER PARK AMENITIES	\$ 248,000
TOTAL SPLASH PAD + AMENITIES	\$ 738,000

NOTE:
CAPTURED GRAY WATER SYSTEM:

THE SPLASH PAD WILL HAVE A RAIN DIVERTER AND SEPARATE GRAY WATER TANK. WHEN IT RAINS, RAIN WATER WILL BE DIVERTED TO A SEPARATE TANK WHICH CAN THEN BE USED FOR IRRIGATION AND/OR GRAY WATER IN TOILETS. THE PROPOSED GREEN STREET ON MAYFLOWER STREET CAN FURTHER UTILIZE THE CAPTURED RAIN WATER FOR NOURISHING NATIVE VEGETATION.

Action Steps

Short-term (0-1 year)

Within the first year, efforts will be made to secure grant funding from PA throughout DCED to complete the planning and design elements and, possibly, to partially fund the purchase of splash pad features and equipment. The best match for funding the detailed design and construction documents is:

1. PA Department of Commerce and Economic Development (DCED) Greenways, Trails and Recreation Program Grants (Commonwealth Financing Agency) - could be a fast track to support detailed design; applications reviewed by Commonwealth Financing Authority in conjunction with PA DCED.
 - » Assuming that, in Year 2, an application would be submitted to PA Department of Conservation and Natural Resources (DCNR) for construction, it's important to cover DCNR's key planning points in the DCED grant application, which are described below under medium-term efforts.
 - » See more DCED guidelines and process in **Appendix A**



Medium-term (2-3 years)

Assuming the DCED grant supports the design phase, efforts in year two (2021) would focus on a second application to PA DCNR in April 2021 for park construction (Development grant). (Note: City of Harrisburg is planning to request DCNR grant funds in 2020 to fund a planning study of the City's aquatic recreation areas). Pools in Hall Manor and Jackson Lick will be evaluated for closure and possibly re-imagined into recreational spaces with splash parks.

The outline below describes first the planning grants and then the development grants that are available under the PA DCNR Community Parks and Recreation program. Note: From a strategy standpoint, DCNR favors development grant applications with strong evidence of public and neighborhood support for the proposed recreational amenities. A Hamilton Health Center partnership and their strategic Plan for continued investment into the South Allison Hill neighborhood will add tremendous strength to a state grant application.

2. PA DCNR: Community Parks & Recreation (Planning) - 2020 Program: Deadline: April 22, 2020/ Announcements: Fall 2020
 - » Earliest projects can begin: Spring 2021
 - » Planning grant - required before requesting implementation grant funds
 - » \$25,000 to \$75,000 typical award; 75% of planning grant requests get funded (DCNR does not receive many planning requests)
 - » For additional DCNR application process information see **Appendix B**

Other efforts to pursue include:

3. Work with local businesses to support recreational improvements at Vernon and Swatara streets through the tax credits available under the PA Neighborhood Assistance Program (NAP) for low income and distressed areas. Timeline: Aligns with state FY July 1 start date; 15 month period to expend

all contributions. Tax credits can be awarded through various programs:

- » Neighborhood Assistance Program (NAP) - 55% tax credit; one-year commitment
- » Special Program Priorities (SPP) - 75% tax credit; one-year projects; (recreational focus may not match any of the listed criteria)
- » Neighborhood Partnership Program (NPP) - 75-80% tax credit; requires longer term commitment from businesses (5-6 years); minimum contribution of \$50,000/year; minimum application is \$100,000 per year.

4. Inquire with City of Harrisburg about use of Community Block Grants for park. 70% of CDBG funds must be used for activities that benefit low- and moderate-income persons.

5. Green storm water infrastructure - work with Capital Region Water on use of park as educational place for storm water education; potential use as demonstration site.

6. Revisit 2015 funding opportunities list created by Tri County Community Action. Top scores were given to the following entities for alignment with overall programmatic focus and geographic focus. All listed have an open application process.

- » The Allstate Foundation
- » Citizens Charitable Foundation
- » CSX Corporation Contributions Program
- » First Niagara Foundation
- » MetLife Foundation - noted as foundation with potential for best bang for the buck; high average winning and alignment of interest (website notes support of Trust for Public Land CitySpaces and KaBoom! Projects; MetLife Foundation reviews proposals by invitation only from organizations that have proven success in the area of financial inclusion)
- » Nationwide Insurance Foundation
- » The PNC Foundation

Long-term (3+ Years)

7. Green Street (Mayflower Street)

- » A “green street” along the northern perimeter of Vernon Street Park would be a great asset to the community. One component of the green street design is to implement low-impact storm water management practices -- a bioswale and series of rain gardens within the tree lawn area along Mayflower Street. These types of storm water controls reduce urban flooding and are attractive streetscape features.
- » A second component to the green street concept is to make a section of Mayflower Street open only to pedestrians. This would encourage a pedestrian atmosphere and enhance pedestrian safety, an important neighborhood element given Hamilton Health Center’s plans for a child care center.
- » Green streets are attractive locations to hold community events. A “green” Mayflower Street could be used for new community events, such as food truck days. The park’s pavilion could also be rented out for church or family gatherings.

8. Park programs and maintenance to build community connections - Other long term action steps involve the development of park programs and maintenance responsibilities.

- » Over the long run, efforts to develop partnerships and involve area residents and businesses in the park’s development, construction and programming would build a sense of community pride and ownership. Transforming Vernon Street Park might involve using volunteer labor in the construction of the pavilion or in the maintenance of its gardens. Partnerships with the high school Vo-Tech program, Hamilton Health Center, Wildheart Ministries, and the South Allison Homeowners and Residents Association are just a few of the collaborations that would serve to connect the park with the community.

Key Partner

City Parks and Recreation Department



Potential Partners

- Tri County Community Action
- Hamilton Health Center
- Capital Region Water
- AKA Sorority
- Loop BNG
- Day Camps - YMCA, Salvation Army, Dreambuilders
- South Allison Hill Homeowners and Residents Association
- Wildheart Ministries
- Pennsylvania Chiefs of Police Association

Potential Barriers

- Cost
- Environmental consequences (increased water use, landscaping)
- Potential aversion to increased foot traffic
- Bureaucratic blockades
- Bathroom could increase loitering / illegal activity (long-term)

Potential Resources

- Capital Region Water Grants
- Heart of the Hill \$1,000 Early Action Project Funding
- RecTAP Grants
- Get Outdoors PA Mini-Grants
- Home Depot Community Impact Grants
- Aetna Cultivating Healthy Communities Grant Program
- AARP Community Challenge
- Park Recycling Grants
- Wells Fargo Regional Foundation (Neighborhood Implementation)
- CSBG Funding
- Parks and Recreation Funding
- Kaboom Grant
- Community Groups (long-term maintenance)
- Adams - Ricci Park, Enola (guidance)
- Landscaping companies
- Repurposing tires / fallen trees from the neighborhood for mulch and other material
- Chesapeake Bay Foundation
- PennVEST

Metrics for Success

- New recreation spaces are created and designed for different age groups
- Additional programs and activities are created within parks
- There is improved access and connectivity between parks and open spaces
- Safe areas are created specifically for exercise
- Walkability and bikeability are improved in the community to make walking and biking choices instead of necessities
- Storm water management is enhanced through green infrastructure improvements
- Similar splash park implementation of Fairmount Park in Red Lion Borough led to reduction in park vandalism

VISION MAP



Priority & Supporting Projects

This chapter includes:

- Detailed descriptions of each of the priority and supporting projects related to **Housing and Public Space, Sense of Community, Safety and Youth**
- Detailed lists of **Action Steps and Potential Partners** to execute each project

INTRODUCTION

The following projects are recommended to support improvement efforts in South Allison Hill. The projects are organized under the overall Planning Values of Housing and Public Space, Sense of Community, Safety and Youth. Priority Projects were identified during the second phase of the Plan based on conversations with the local neighbors, Tri County Community Action and the Steering Committee. Supporting Projects include those which were defined in first phase of the Plan, and have not yet been fully implemented.

Each project includes a description and goals, potential barriers to success, short, medium and long-term action steps, potential partners, potential resources, and metrics for success. Steering Committee members helped rank and prioritize projects based on critical needs, supporting local partners and initiatives, and potential catalytic effects. Together, these projects will help revitalize the Allison Hill area while improving quality of life for residents.



HOUSING AND PUBLIC SPACE VISION



HOUSING AND PUBLIC SPACE

Priority and Supporting Projects



Priority Projects

- 1 Promote adaptive reuse of vacant buildings, especially former churches into housing or commercial uses
- 2 Work with developers to build affordable and mixed-income housing, focused on the 13th and Market, 15th and Derry, and 17th and Derry Focus Areas
- 3 Increase food related development in the form of new restaurants, food accelerators and/or a community kitchen

We value a beautiful, well-kept environment that provides safe and healthy spaces for all our residents, including high-quality housing, restaurants, shops, parks, and schools.

Supporting Projects

- 4 Reseed & Transform
- 5 Home Repair Workshops
- 6 Responsible Landlord Training
- 7 \$1 Home Program
- 8 Homeowner & Landlord Home Repair Loan



PROMOTE ADAPTIVE REUSE OF VACANT BUILDINGS, ESPECIALLY FORMER CHURCHES INTO HOUSING OR COMMERCIAL USES

Description & Goals **1** Priority

The South Allison Hill neighborhood has a housing vacancy rate of 21.74% (Valassis List, 2020). Many of these structures are vintage or historic buildings, including a number of churches and other former institutional spaces. The Plan recommends working with neighborhood stakeholders to identify high-quality, underutilized properties in South Allison Hill for reuse while emphasizing buildings that could catalyze growth in the community, such as the recently closed Derry Street United Methodist Church.

The rehabilitation of previously blighted homes supports local property owners and contributes to revitalization efforts in South Allison Hill. Low- and moderate-income homeowners have the opportunity to purchase affordable rehabilitated properties in new or “like new” condition which is important to providing stable, safe, and healthy environments for South Allison Hill residents to live. Homes must remain owner-occupied and are subject to resale restrictions to ensure that they remain affordable housing.

Potential Barriers

- Cost of maintaining historic structures
- Unhealthy or toxic materials including asbestos found in older buildings
- Market conditions in a transitional neighborhood

- Owners, often absentee landlords, are often not being responsive regarding the upkeep or sale of vacant properties
- Lack of local skilled labor force for building rehab
- Parking needs

Action Steps

Short-term (0-1 year)

1. Work with the local neighborhood association, and other groups to ensure that potentially affected residents and relevant stakeholders are involved in every step of the rehabilitation process to ensure outcomes are consistent with community needs and desires.
2. Create an awareness campaign to improve resident knowledge of existing home repair and facade improvement programs.
3. Identify potential uses for specified spaces that could positively benefit both the owner and the community, such as housing or commercial space.
4. Connect with student groups interested in giving back to the community and those in need of service hours to assist in repairs and improvements.

Medium-term (2-3 years)

5. Review and update standards for construction as well as design guidelines to ensure rehabilitation is visually appealing and consistent with the existing architectural vernacular of South Allison Hill.
6. Assemble resources for a tool lending “library” to assist owners in their efforts.
7. Create a public portal of partners and resources for redevelopment of vintage properties.
8. Conduct in-home lead testing for potential properties.
9. Leverage the resources of local and national non-profit organizations, such as Habitat for Humanity, to redevelop target properties.
10. Aggressively pursue grant programs that will help rehabilitation projects be carried out.

11. Form classes for youth and adults that teach a variety of rehab techniques.

Long-term (3+ Years)

12. Streamline the City application and approval processes for property owners to implement improvements.
13. Hold a model block “makeover” project. As a precursor to larger scale redevelopment. The model block should include at least one model house restoration, ideally one constructed in the Victorian style of Allison Hill’s many older homes. The process of restoration should be made accessible to the public through workshops and tours, allowing residents to witness the transformation in progress and learn about restoration techniques they might apply to their own properties.
14. Ensure newly rehabilitated properties foster stability in the current neighborhood population and encourage new residents to move into the community.

Lead Partner

Harrisburg Redevelopment Authority

Potential Partners

- City of Harrisburg Department of Building and Housing Development
- Tri County Housing Development Corporation
- Harrisburg Land Bank
- United Methodist Conference
- City of Harrisburg
- Habitat for Humanity
- Historic Harrisburg
- Wells Fargo Foundation
- South Allison Hill Homeowners and Residents Association
- Partners for Sacred Places
- The Certified Local Government Program (CLG)

Potential Resources

- Pennsylvania Housing Finance Agency
- Wells Fargo Regional Foundation
- Historic Preservation Grant Programs
- The Federal Historic Rehabilitation Tax Credit
- Pennsylvania Rehabilitation Investment Tax Credits (RITC)
- Pennsylvania Historical and Museum Commission
- Keystone Recreation Park and Conservation Fund
- National Trust Preservation Fund
- Johanna Favrot Fund for Historic Preservation
- Cynthia Woods Mitchell Fund for Historic Interiors
- National Trust Community Investment Corporation (NTCIC)
- Community Development Block Grants
- Low-Income Housing Tax Credits
- The Heart of The Hill Plan as a tool to lobby for funding from a variety of sources

Metrics for Success

- Reduce the housing vacancy rate of 22.86% (2018) to less than 20% by 2025
- Increase the median sales price from \$14,500 (2017) to \$25,000 by 2025
- Increase the homeownership rate in the neighborhood from 33% (2018) to 40% by 2025
- Reduce the percent of low-income households that are severely cost burdened from 34% (2018) to 28% by 2025
- Reduce the overcrowded housing rate from 34% (2018) to 25% by 2025
- Work with developers to ensure new units are mixed-income with at least 50% of the new units considered affordable



WORK WITH DEVELOPERS TO BUILD AFFORDABLE AND MIXED-INCOME HOUSING, FOCUSED ON THE 13TH AND MARKET, 15TH AND DERRY, AND 17TH AND DERRY FOCUS AREAS

Description & Goals **2** Priority

The Plan recommends concentrating affordable and mixed-income housing in specific areas within the community to ensure a critical mass of new residents to help support local services and businesses. New housing in these Focus Areas will also help to create a positive impression and identity for higher profile parts of Allison Hill, while new residents will be in walking distance to transit, schools and other local amenities.

Potential Barriers

- City needs to be more open to working with affordable housing developers
- There is an increase in costs for creative development on smaller infill sites
- State level affordable housing connections are not working
- There is currently a lack of collaboration amongst the local development community
- Lack of safety in the neighborhood makes it less desirable for new residents
- There is a need to address accessory dwelling units

- Harrisburg generally has a lack of small scale developers and contractors
- Dealing with local bureaucracy and prevailing wage requirements

Action Steps

Short-term (0-1 year)

1. Based on property identification of opportunity sites, defined in the Plan, contact property owners in each of the Focus Areas that could be well suited for development or redevelopment as affordable or mixed-income housing.
2. Involve the City and key stakeholders in a transparent process that allows for collaboration and builds consensus on project specifics to combat the challenges that naturally come with conflicting interests.
3. Work with the City to encourage Accessory Dwelling Units (ADUs) as a way to increase the neighborhood population and advance affordable housing goals. Revise City policy including the zoning code to ensure ADUs are encouraged.

Medium-term (2-3 years)

4. Work with local religious organizations to define and envision potential mixed-income developments on their underutilized properties.

Long-term (3+ Years)

5. Encourage smaller infill developments, including mixed-income housing, within the identified Focus Areas. Development of single-use sites into mixed-use can provide additional mixed-income housing units that are desired by local residents. Adding housing to key corridors can also help to support small local businesses.

Lead Partner

Harrisburg Housing Authority

Potential Partners

- Hamilton Health Center
- Tri County Housing Development Corporation
- Harrisburg Land Bank
- Harrisburg Redevelopment Authority
- Dauphin County Technical School
- Carpenters Union
- City of Harrisburg
- Habitat for Humanity
- HUD Healthy Homes Program
- Area Financial Institutions
- Local Owners of Target Properties
- Housing Alliance of Pennsylvania
- Dauphin County Home Investments Partnership Program (HOME)
- National Center for Healthy Housing

Potential Resources

- Pennsylvania Housing Finance Agency
- Wells Fargo Regional Foundation
- Low-Income Housing Tax Credits
- Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)
- The National Housing Trust Fund (HTF)
- Hamilton Health Center Grant / Employee Healthcare Services Group
- Choice Neighborhood Implementation Grant
- HUD Rental Assistance Demonstration
- South Allison Hill Homeowners and Residents Association

- Habitat for Humanity
- Pennsylvania Housing Finance Agency Grants
- The Heart of The Hill Plan as a tool to lobby for funding from a variety of sources

Metrics for Success

- Reduce the housing vacancy rate of 22.86% (2018) to less than 20% by 2025
- Increase the homeownership rate in the neighborhood from 33% (2018) to 40% by 2025
- Reduce the overcrowded housing rate from 34% (2018) to 25% by 2025



INCREASE FOOD-RELATED DEVELOPMENT IN THE FORM OF NEW RESTAURANTS, FOOD ACCELERATORS OR A COMMUNITY KITCHEN

Description & Goals **3** Priority

South Allison Hill seeks to build upon the cultural heritage of the area by focusing future commercial development and cultural programming on food and food culture. The community is already home to a variety of high-quality restaurants. The Plan recommends uplifting these establishments, through neighborhood branding and strategic marketing, as destinations.

The Plan recommends supporting the Harrisburg Redevelopment Authority, as part of their South Allison Hill Brownfield Area Wide Plan, to establish a Food Accelerator at the former “Coca-Cola Building” at the corner of 17th and Holly Streets. Market analyses for this project have identified unmet opportunities within the neighborhood to support a restaurant and food-based businesses. This data-driven analysis is further supported by the overwhelming community sentiment for a greater supply and access to food including fresh and healthy grocery options, cost-conscious pre-prepared foods, and sit-down dining opportunities. The growing food service industry within the city and regionally is generating demand for a greater trained workforce. The Food Accelerator concept is to create a concentration of diverse and vibrant uses with an emphasis on food-based activities, as well as other healthy living related services. The vision is to create a facility that acts like a “greenhouse” to foster new food and health activity in South Allison Hill and as another anchor (complimenting the Hamilton Health Center) along the 17th

Street Corridor. The concept is to pack as much symbiotic food-based activities into one facility as possible to create a beehive of activity. There are a growing number of food accelerator models in large and small cities throughout the United States that can serve as models of success and potential mentors for Harrisburg.

Potential Barriers

- Lack of parking for customers
- Lack of a full feasibility plan and business plan for a food accelerator
- Maintaining affordable rent for local businesses
- Lack of a local food truck coalition
- City festivals don’t feature local restaurants and vendors
- Sustainability and maintenance of community gardens

Action Steps

Short-term (0-1 year)

1. Work to make the Neighborhood a regional culinary destination, using restaurants as a tool to attract further food-focused development.
2. Research programs that help prospective entrepreneurs attain small business loans and grants to further South Allison Hill as a cultural food destination.
3. Work with community groups to maintain existing community gardens and research programs that empower residents to sell produce back to the community. Also gauge interest in other forms of urban agriculture, such as beekeeping and chicken keeping.

Medium-term (2-3 years)

4. Build upon the small number of existing food trucks to establish a food truck coalition that empowers current truck owners and attracts new trucks to the area.

5. Look into hosting food festivals that could bring the community together and boost sales for local restaurants. For example, a new “Taste of Allison Hill” event.
6. Pursue funding sources for Phase I capital project for the Food Accelerator (estimated at \$100K design/\$1M construction) which may consist of establishing base occupancy on ground floor of the Coca-Cola Building facility with street visibility. It would likely require, at minimum, a community-shared commercial kitchen (up to 3,000 SF), flex processing, production, packaging, shipping, and a trade area (an additional 3,000 SF).
7. Create a formal entity with a dedicated leadership position for the Food Accelerator initiative which will be instrumental in pulling together all of the partnerships, efforts, actions, and projects needed to get the entire initiative up and running.
8. Advance the overall effort with an in-depth first phase feasibility study for the Food Accelerator (estimated \$100K study).

- Department of Agriculture
- The Bridge at Bishop McDevitt
- South Allison Hill Homeowners and Residents Association
- Commonwealth Charter Academy

Potential Resources

- US EPA
- Pennsylvania Redevelopment Assistance Capital Program (RACP) Grant Program
- US Department of Agriculture Community Food Projects (CFP) Competitive Grants Program
- Gaming Grants
- Coca-Cola Corporation
- Department of Agriculture
- Farmers Markets
- US Small Business Administration Grants
- Pennsylvania Department of Community and Economic Development
- Commonwealth Financing Authority
- The Heart of The Hill Plan as a tool to lobby for funding from a variety of sources
- USDA Local Food Promotion Program (LFPP)

Long-term (3+ Years)

9. Work with food organizations to create a more detailed feasibility plan that unifies these initiatives under a single umbrella to set South Allison Hill on track to truly becoming a regional food destination.

Lead Partner

Harrisburg Redevelopment Authority

Project Partners

- Tri County Community Action
- City of Harrisburg
- Harrisburg Area Community College
- Home Grown Harrisburg
- John Harris High School (Beekeeping)
- Local residents and business owners
- Broad Street Market

Metrics for Success

- A comprehensive feasibility plan for the Food Accelerator completed by 2022
- A Food Accelerator is opened in the neighborhood by 2025
- Sponsor and graduate at least five participants by 2026 with the goal of graduating at least 10 participants each year moving forward
- By 2025, there are five new neighborhood restaurants owned by local entrepreneurs



RESEED & TRANSFORM

Description and Goals ④ Supporting

Overgrown vacant lots and newly formed vacant lots from demolition will be reseeded with a low-mow grass seed and be fenced around the perimeter. With a baseline of maintenance of the vacant land in the community, signage will be added at lots available for the Adopt-a-Lot program for community transformations. In addition, small grants of up to \$500 will be available to South Allison Hill residents to take ownership of the lots and transform them into community assets. There are two hundred and eighty-four vacant lots identified in South Allison Hill according to a recent parcel level survey conducted in 2016. These vacant lots contribute to the neighborhood's perceptions of safety, reduce property value, and attract illegal dumping. The reseed and transform initiative will reduce crime opportunity areas and illegal dumping and add aesthetic value to the community based on the work by other organizations in Philadelphia, Cleveland, and Buffalo. Community involvement in transformations on their blocks will also promote social cohesion and create more gardening opportunities, community gathering spaces, play space and opportunities for ownership. Well maintained spaces will also make public and private investment into the neighborhood more enticing.

Potential Barriers

- Lot ownership - many are privately owned by unresponsive
- No city process to grant access to parcels with non-responsive owners (unlike Philadelphia, for example)
- Mixed ownership of contiguous vacant lots

- General maintenance/cleanup
- Learning curve for maintenance - most cannot be cut less than 4" high
- City demolition process usually buries debris in basements, making the final surface difficult to dig and/or not a suitable soil for low or no-mow grass seed mixes
- Access to a near-by hydrant for watering after planted
- People parking on newly maintained lots if fencing isn't immediately installed
- Residents don't have good information on which lots are available/eligible for an adopt-a-lot and the process to do it.

Action Steps

Short-term (0-1 years)

1. Identify blighted lots in need of maintenance in areas with 2 or more connected lots.
2. Create committee to prioritize lot improvement.

Medium-term (2-3 years)

3. Work with the City of Harrisburg to gain permission to reseed.
4. Mobilize volunteers to help with preparing and reseeding lots.

Lead Partner

Tri County Community Action

Potential Partners

- City of Harrisburg
- Capital Region Water
- Wildheart Ministries
- Joshua Group
- Shalom House
- Allison Hill Community Ministry

- Green Urban Initiative
- Master Gardener Program
- Area churches
- South Allison Hill Homeowners & Residents Association
- Harrisburg Urban Growers
- Clean & Green Harrisburg
- Keep Pennsylvania Beautiful

Potential Resources

- Neighborhood Partnership Program
- Pinnacle Health

Metrics for Success

- Five vacant lots are reseeded every Fall starting in 2020
- Crime rate is reduced by 15% by 2023



HOME REPAIR WORKSHOPS

Description and Goals **5** Supporting

Residents can learn about tax credits available for historic home renovations (most homes in this neighborhood would qualify), and other grant and low-interest loan programs to assist with home repairs and renovations. South Allison Hill is part of municipal and national historic districts. Because of this, there are tax advantages such as the Historic Preservation Tax Credit (HPTC) that provides tax credits to qualified taxpayers who will be completing the restoration of a qualified historic structure into an income producing property. In addition, there are many programs available through the City of Harrisburg that residents could take advantage of for home repairs. For example, repair and maintenance workshops are currently available. Providing awareness of the opportunities and eligibility will help to increase the number of homes that keep up with maintenance and help to restore historic homes in the South Allison Hill community.

Potential Barriers

- Credit scores may not be high enough to qualify for some programs
- Application processes are not well advertised and can be restrictive.
- Meetings do not tend to be heavily attended
- Lack of qualified/available contractors in Harrisburg
- Keeping workshop times and locations accessible
- Multilingual translation ability

Action Steps

Short-term (0-1 year)

1. Collaborate with city, county, and state organizations that can help with home repair.
2. Identify locations and a timeline for workshops.
3. Provide assistance with application and follow-up to those wishing to invest in their property.

Medium-term (2-3 years)

4. Hold a model block “makeover” project as a precursor to greater redevelopment. The model block should include at least one model house restoration. The process of restoration should be made accessible to the public through workshops and tours, allowing residents to witness the transformation in progress and learn about restoration techniques.

Lead Partner

City of Harrisburg Department Building and Housing Development

Potential Partners

- Tri County Community Action
- City of Harrisburg Department of Community and Economic Development
- Preservation Pennsylvania
- LHACC

Potential Resources

- Historic Preservation Tax Credit (HPTC)
- Lowe’s Charitable and Educational Foundation
- Home Repair Programs
- Wells Fargo Regional Foundation

Metrics for Success

- Identify five organizations to collaborate with by 2021
- Conduct workshops and attain or complete credits for at least 5 properties by 2023 and complete 10 properties by 2025



RESPONSIBLE LANDLORD TRAINING

Description and Goals **6** Supporting

Provide landlords with a training opportunity to learn about properly screening potential tenants, their rights and responsibilities, crime prevention and more. Property owners who go through the program and implement recommendations will receive incentives. With 67% of residents renting, it is a reality that the community has to work within to provide quality housing opportunities for those that may not have the financial means to buy a home. To protect residents, the training and loan program will incentivize responsible landlords and create a culture of landlords in the neighborhood that understand and follow the expectations set for them.

Potential Barriers

- Small landlords who have reduced income due to eviction moratorium during COVID-19
- City willingness to provide enough of an incentive/cost reductions for completing program
- Accountability of landlords meeting program goals/expectations
- Screening/application requirements strong enough to reduce negative perceptions of incentivizing landlords

Action Steps

Short-term (0-1 year)

1. Collaborate with the City of Harrisburg to determine appropriate incentives for successful participants

Medium-term (2-3 years)

2. Develop training curriculum and requirements to receive incentive
3. Establish guidelines relating to landlord locale, number of properties, or income etc
4. Create advertisement materials
5. Begin programming

Lead Partner

Tri County Community Action

Potential Partners

- City of Harrisburg Department of Community & Economic Development
- City of Harrisburg /Codes Department
- Capital Area Rental Property Owners Association
- Habitat for Humanity of Greater Harrisburg Area

Potential Resources

- Neighborhood Partnership Program
- Wells Fargo Regional Foundation
- City of Harrisburg

Metrics for Success

- Establish appropriate landlord incentives and program curriculum by 2023
- Advertise and build momentum for the program by 2023
- Graduate at least 10 landlords by 2025 and continue to grow program



\$1 HOME PROGRAM

Description and Goals **7** Supporting

Working with the City, homes in the neighborhood that are in relatively good condition that are vacant and tax delinquent will be strategically placed into a program that will allow the home to be acquired for \$1 to qualified buyers. Stipulations will be set to ensure that buyers will be using the home as their primary residence, have a plan and funds to renovate and bring the home to code and in good repair within a realistic time period. Many residents live next to or in the neighborhood of blighted and vacant properties that give the appearance of an unsafe environment, create areas of crime opportunity, decrease property values, and lead to increased future cost of demolition if left vacant. \$1 Home programs, or Urban Homesteading, has been used in cities such as New York, Philadelphia, and Buffalo to put vacant properties back into use and help stabilize and increase real estate prices in the neighborhood. Current low sale prices in the neighborhood do not allow the investment required to these homes in the regular marketplace. A \$1 sale price with funds to bring the building up to code will provide further incentive to buy in the neighborhood, knowing you are not exceeding current resale value and are in an area where property values are expected to increase due to other nearby investments. Keeping homeownership restrictions on the program will also assist in longer term buy in and reduce transience within the South Allison Hill community.

Potential Barriers

- City buy-in/approval/support/running program
- Ability of lower-income residents to be able to secure a loan (credit score, etc)
- Need for CDFI loans or other higher-risk loan service that has reasonable interest rates
- Land-bank buy-in to bank properties that do not yet have a buyer
- Enforcement/incentive to ensure property doesn't continue to stay vacant throughout program
- Eligibility/limits relevant to the neighborhood

Action Steps

Short-term (0-1 year)

1. Connect with other cities that have had a \$1 Home or Urban Homesteading program to receive advice and information and ordinances their communities used to make the program function and be successful.

Medium-term (2-3 years)

2. Work with the City of Harrisburg, Harrisburg Redevelopment Authority, and Harrisburg Land Bank on drafting and passing ordinances and policies to set up the program in Harrisburg.
3. Create program guidelines, eligibility and regulations.

Long-term (3-5 years)

4. Strategically identify qualifying homes for the program.
5. Work with the Harrisburg Land Bank to bank the eligible properties.
6. Collaborate with community financing organizations to assist potential buyers in gaining financing for needed improvements at fair rates.

Lead Partner

City of Harrisburg

Potential Partners

- Tri County Community Action
- Harrisburg Land Bank
- Harrisburg Redevelopment Authority
- South Allison Hill Homeowners' & Residents' Association

Potential Resources

- HUD
- Community First Fund
- Local Financial Institutions

Metrics for Success

- In coordination with other cities, establish program standards by the Spring of 2021
- Pass program ordinances in coordination with relevant governing entities by the end of 2021
- Begin targeting homes by the end of 2021
- Revitalize at least 10 properties in South Allison Hill by 2023



HOMEOWNER & LANDLORD HOME REPAIR LOAN

Description and Goals **8** Supporting

The home repair loan program will support maintenance and upkeep of properties in South Allison Hill by providing loans for those with risk factors that make it difficult to obtain funds from traditional lenders. Loans will be available for low-to-moderate income individuals who can also receive advice on repairs based on the historic nature of their homes and other possible funding sources. The housing stock in South Allison Hill has a median construction year of 1939 and many homes in the neighborhood were built at the turn of the 20th century. This greatly contributes to the overall character of the neighborhood but also requires more intensive maintenance requirements to keep the structures attractive and in sound condition.

Potential Barriers

- Having a reliable contractor pipeline
- Loan servicer willing to administer/ or adding staff with required experience
- Poor credit/no credit
- Accountability for use of funds

Action Steps

Short-term (0-1 year)

1. Establish individual eligibility requirements for applicants.
2. Establish target areas of the community able to apply under the program

Medium-term (2-3 years)

3. Collaborate with other loan programs to create loan terms.

Lead Partner

Tri County Community Action

Potential Partners

- City of Harrisburg
- Capital Area Rental Property Owners Association
- South Allison Hill Homeowners and Residents Association

Potential Resources

- Community First Fund

Metrics for Success

- Complete the establishment of eligibility requirements by the spring of 2021
- Begin loan disbursement by 2022, distributing loans to at least 10 homeowners and/or landlords

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SENSE OF COMMUNITY VISION





SENSE OF COMMUNITY

Priority and Supporting Projects

SENSE OF COMMUNITY

Priority Projects

- 9 Promote existing youth/adult sports leagues, while considering the formation of additional organized sports leagues with resident coaches

Supporting Projects

- 10 Inform & Connect
- 11 Community Events
- 12 Neighbors Connect
- 13 Community Leadership/Organizing Academy

We treasure a shared sense of belonging, pride, respect, and the ability to work together.



PROMOTE EXISTING YOUTH/ ADULT SPORTS LEAGUES, WHILE CONSIDERING THE FORMATION OF ADDITIONAL ORGANIZED SPORTS LEAGUES WITH RESIDENT COACHES

Description & Goals **9** Priority

In collaboration with local community athletic organizations, and neighborhood churches, promote existing adult and youth sports leagues to improve healthy living outcomes and foster an even stronger sense of community in South Allison Hill.

Potential Barriers

- The need for additional space to host programs
- Community engagement and outreach
- Bureaucracy blockades relating to the use of vacant land
- Cost of running leagues, including uniforms, paid coaches/refs etc.
- Although there are some funding sources, resident advocates will be the most critical resources for this project. Unlike the infrastructure and business focused initiatives of the Plan, there are very few state or federal grant programs. Athletics are organized on an almost exclusively local basis with much of the labor (coaches, referees, league organizers) coming from volunteers.

Action Steps

Short-term (0-1 year)

- Take a thorough inventory of all existing recreation spaces in the neighborhood and study the needs of current league organizers to determine how all existing spaces could be better used. Potential spaces could include underutilized church gymnasiums and vacant open spaces.
- Research funding opportunities from local and state organizations to assist in paying referees, coaches and for uniforms. A combination of funds from the state or national YMCA, the Boys and Girls Clubs of America and other local organizations such as the Harrisburg Police Athletic League.
- Assess the feasibility of hiring a part-time league organizer that organizes resident outreach, creates team schedules, and facilitates any other league business.

Medium-term (2-3 years)

- Coordinate with existing athletic leaders in South Allison Hill to help organize and promote any current or future leagues.

Lead Partner

Tri County Community Action

Potential Partners

- Harrisburg Police Athletic League
- YMCA
- Jewish Federation of Greater Harrisburg/JCC
- United Way
- Local Schools
- Boys and Girls Club
- South Allison Hill Homeowners and Residents Association
- City of Harrisburg

- Pennsylvania Interscholastic Athletic Associations (PIAA)
- Harrisburg Young Professionals (HYP) Sports Leagues

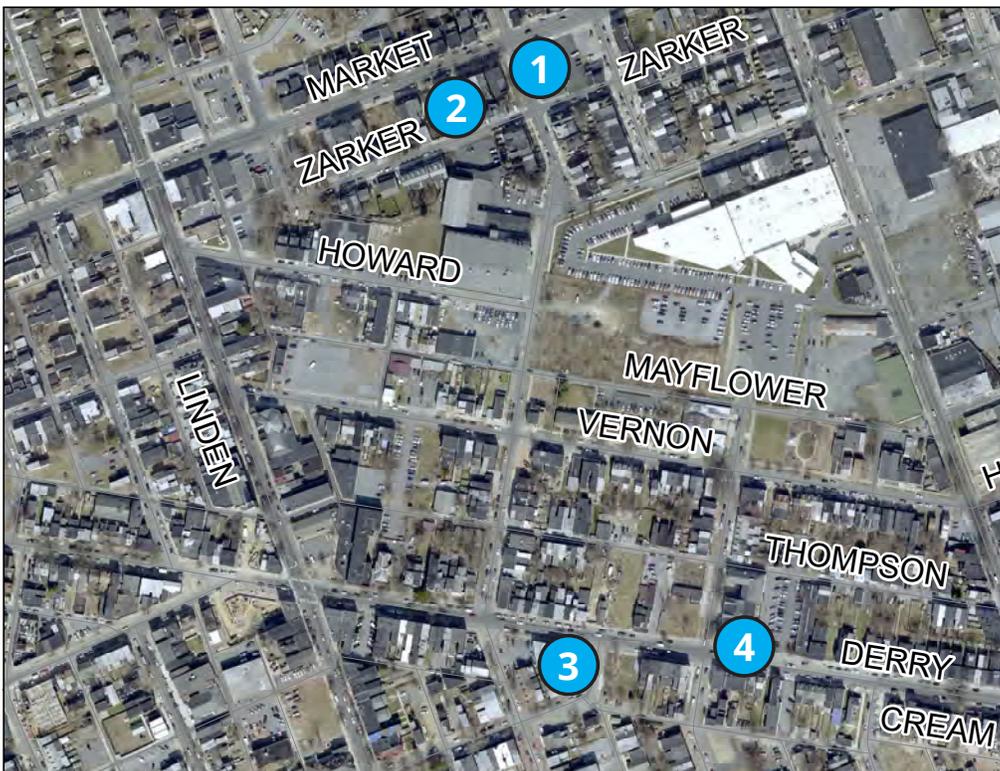
- Coach Butts
- Local Churches
- Resident Volunteers
- Parent Groups
- City of Harrisburg Bureau of Planning
- Insurance Companies

Potential Resources

- Walmart Foundation Local Communities Grants
- Nike N7 Fund Grant
- Good Sports Donations
- Dicks Sporting Goods Sports Matters Program
- NFL Foundation
- MLB Baseball Tomorrow Fund
- U.S. Soccer Foundation
- Charlotte Martin Foundation
- Good Sports
- Aaron Johnson

Metrics for Success

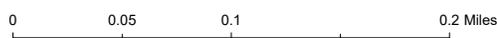
- Increase league participation by 25% by 2023 and by 50% by 2025.
- Make use of three currently under-utilized spaces within three years
- At least three new leagues are organized by 2025
- There is at least one community celebration held each year related to community sporting events



Gym Locations

- 1 - The Rock Church (outdoors)**
- 2 - St. Francis of Assisi Church**
- 3 - Fountain Gate Church**
- 4 - Derry Street UMC Church**

(Not Pictured: Boys And Girls Club Indoor and outdoor facilities at 13th and Berryhill Streets)





INFORM & CONNECT

Description and Goals **10** Supporting

Create an easily accessible database of all youth programs available in the area and build strong relationships amongst youth programs to connect youth to areas of interest and to other programs when they age-out. Accessibility is a concern amongst organizations and parents. Without information sharing among organizations and a streamlined hub for information many of the youth are unable to take advantage of available programming. Inform and Connect would decrease multiple duplications of services and unnecessary expenditure of resources. Furthermore, having a database of programming will increase choice and allow youth to continue participating in programming across a broad age range.

Potential Barriers

- Translation
- Keeping youth program information & eligibility updated
- Capacity and technology/programming experience
- Smartphone/device access

Action Steps

Short-term (0-1 year)

1. Collect program information on organizations.
2. Assess organizational motivation for collaboration.

Medium-term (2-3 years)

3. Develop online searchable tool to disseminate youth opportunities.
4. Create mechanisms to create pipeline of programming for youth ages 0-18.

Lead Partner

Tri County Community Action

Potential Partners

- YWCA of Greater Harrisburg
- Boys and Girls Club of Harrisburg
- Harrisburg School District
- Local Churches
- Leadership Harrisburg

Potential Resources

- The Foundation for Enhancing Communities
- Harrisburg Area Community College
- Harrisburg University Technology resources
- United Way 211 dial-in resource line

Metrics for Success

- Establish the database by the summer of 2021
- Consolidate all redundant youth programming by the end of 2021
- Increase involvement in youth programs by 10% each year for the five years following the establishment of the database



COMMUNITY EVENTS

Description and Goals **11** Supporting

Continue to support special events to encourage social interaction. Work collaboratively in planning community events and create a community calendar of all special events and block parties from spring to fall. Building a strong sense of community and relationships amongst residents is essential in creating a vibrant, safe, and healthy community. Community gatherings provide opportunities to celebrate the community's culture, build pride, and build relationships within and outside the community.

Potential Barriers

- Many events are not scheduled until a month or less before the event
- City cost to close down streets for community events

Action Steps

Short-term (0-1 year)

1. Form a local planning committee to connect with all organizations and groups that have events in the community.

Medium-term (2-3 years)

2. Collaborate with local organizations and groups each winter to identify events, dates and descriptions.

3. Create a flyer with all events in the beginning of spring each year for distribution via mailings, at local businesses and organizations, and community newsletter.
4. Work with multiple stakeholders to support fundraising and planning of community events.

Lead Partners

Tri County Community Action

Hamilton Health Center

Potential Partners

- LHACC
- Wildheart Ministries
- The Rock Church
- South Allison Hill Homeowners and Residents Association
- Area churches
- YWCA of Greater Harrisburg
- Brethren Community Ministry
- Brethren Housing Association
- Boys & Girls Club of Greater Harrisburg
- Local businesses
- Capital Blue Cross
- Stabler Foundation

Metrics for Success

- Hold at least two summer community events per year, starting in 2021
- Hold at least 2 winter community events per year, starting in 2021



NEIGHBORS CONNECT!

Description and Goals **12** Supporting

Neighbors Connect! Will expand the network of community residents who participate in community improvement projects using a network organizing framework. Community residents and stakeholders will identify the issues, events, or activities that are most important to them and be contacted to connect them to projects and other residents based on these interests. Through a combination of relationship building, capacity building, and creating diversity of community engagement activities, residents will be better equipped to work together to create community change. Common interests and community improvement projects will bring residents together and the incorporation of leadership training and community organizing training will help build a community force to drive change into the future.

Potential Barriers

- Language barriers in a multilingual population
- Community trust
- Creating a format that appeals to all ages
- Difficulty in developing a leadership team organizational structure

Action Steps

Short-term (0-1 year)

- Contact Lawrence Community Works for information on starting “NeighborCircles” which bring residents together in a safe environment to build relationships.
- Build a team of both community and agency organizers to listen and talk to residents to become part of the network.

Medium-term (2-3 years)

- Plan trainings, projects, activities that meet the interests of residents in the network.
- Create a full calendar of projects/activities to go out to all network members.
- Develop a phone tree system to be able to directly reach out to residents about events that meet their interests.

Lead Partner

Tri County Community Action

Potential Partners

- South Allison Hill Homeowners and Residents Association
- Lawrence Community Works
- Latino Hispanic American Community Center

Potential Resources

- Wells Fargo Regional Foundation
- Keep Pennsylvania Beautiful
- Stabler Foundation

Metrics for Success

- Starting in 2021, build firm connections with 10 new households each month until every family has been accounted for in South Allison Hill
- Increase participation in community improvement projects by 50% the end of 2022



COMMUNITY LEADERSHIP/ ORGANIZING ACADEMY

Description and Goals **13** Supporting

A Community Leadership/Organizing Academy will provide a series of training sessions and workshops to learn the most effective ways to advocate and create change for the issues residents care about most. The academy will also provide technical assistance after completing the training to move their projects or initiatives forward. Residents deeply care about and want change in their community but often feel that they do not have the power or ability to make it happen. The academy will be an inviting way to learn skills around being a leader and organizing their community to create change and meeting like-minded residents to encourage follow-through. The knowledge and skills learned from the training along with extra support and networking with other residents and leaders, will create a strong pipeline for community leadership.

Potential Barriers

- Lack of deep historical roots of social activism in Harrisburg
- No organization currently specializing in community organizer training
- Developing training that can fit into work schedules
- Creating a training format suitable for all reading/writing levels

Action Steps

Short-term (0-1 year)

1. Collaborate with area organizations to develop curriculum.

Medium-term (2-3 years)

2. Recruit local leaders to assist in facilitation and post-training technical assistance.

Lead Partner

Tri County Community Action

Potential Partners

- Harrisburg Chamber of Commerce
- League of Women Voters
- Leadership Harrisburg
- Martin Luther King Jr. Leadership Development Institute
- YWCA of Greater Harrisburg

Potential Resources

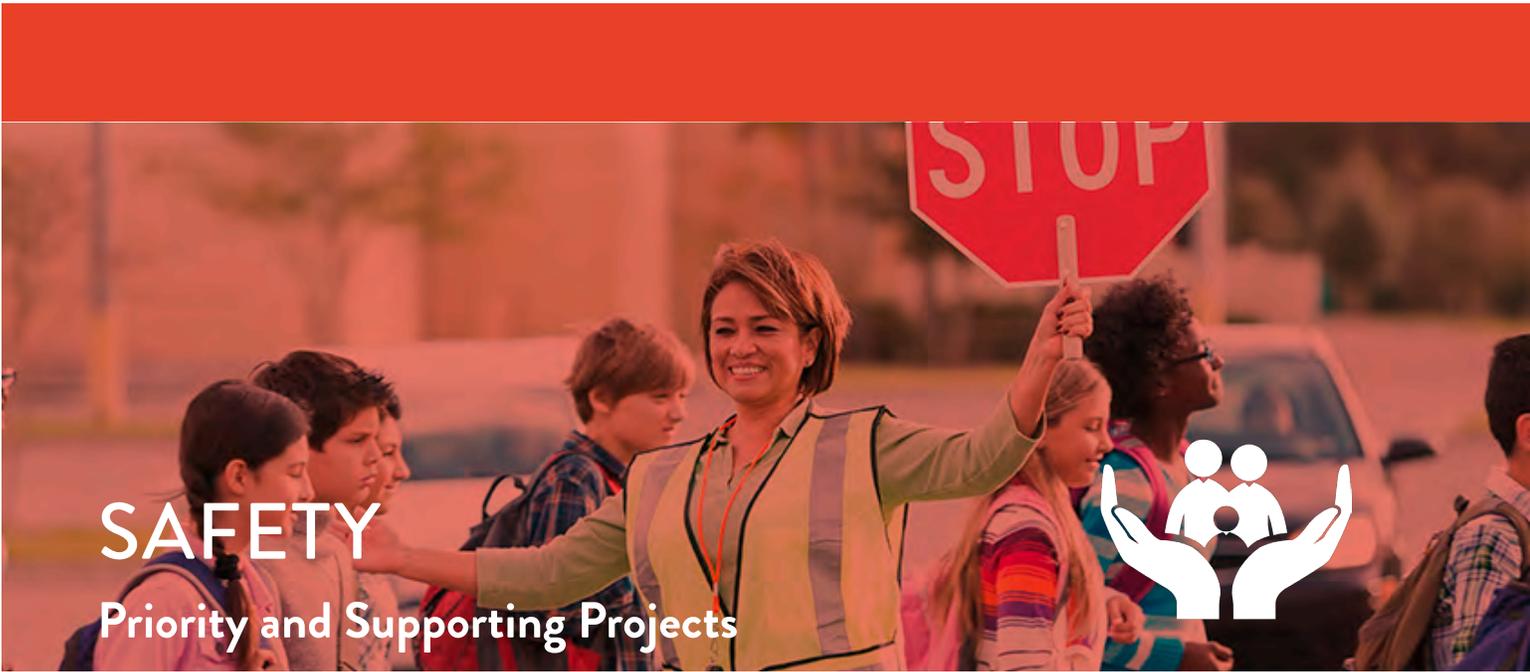
- CSX Corporation Contributions Program
- The Foundation for Enhancing Communities
- Stabler Foundation

Metrics for Success

- Put on at least three organizing sessions by 2021 and incrementally increase until sessions are assembled on a monthly or bi-monthly basis
- In addition to the formal training sessions, hold two networking events per year, starting in 2021, for neighborhood and City leaders to connect and build stronger working relationships
- Identify and foster at least five new adult leaders in the community by 2021

SAFETY VISION





SAFETY

Priority and Supporting Projects

SAFETY

Priority Projects

- 14 Activate the new police substation in order to make it a greater presence in the community
- 15 Improve crosswalks through better lighting, more noticeable signs and markings, public art and other design improvements.
- 16 Remove vegetation that is overgrown around the neighborhood in order to promote safety and improved optics

Supporting Projects

- 17 Neighborhood Watch

We value a peaceful community with safe and attractive streets where children and adults can go anywhere at any time while feeling safe.



ACTIVATE THE NEW POLICE SUBSTATION IN ORDER TO MAKE IT A GREATER PRESENCE IN THE COMMUNITY

Description & Goals **14** Priority

The Harrisburg Police Bureau recently built a new police “substation” in South Allison Hill at the intersection of 15th and Drummond Streets (just south of Derry). The substation has the potential to be a significant asset for the community as it continues to struggle with a high crime rate, however it has yet to open and does not make a significant impact on the real or perceived level of safety in the neighborhood. If as few as two officers were stationed in the facility three or more days a week, then it could become far more beneficial to the community as a whole. If the station was more physically inviting and expanded its scope of services, it could be a high-quality facility that offers residents space to build connections with their local officers while also giving residents an opportunity to perform necessary services, like filing police reports. In combination, these steps have the potential to reduce crime, improve property values, and positively affect the quality of life in South Allison Hill.

Potential Barriers

- Education and public awareness
- Activation of the space
- Distrust of police from some parts of the community
- Lack of connection to parks and natural gathering areas

- Not physical inviting
- Language barrier between police and non-English speaking residents

Action Steps

Short-term (0-1 year)

1. Work with the Harrisburg Police Bureau to station at least one officer in the substation at a given time with at least one car to make the police presence more known.
2. Have police present (in a welcoming manner) at all future neighborhood events for meet-and-greet opportunities. Giving officers a chance to bring up the substation to residents and how it is an asset to their safety and the neighborhood. Such meet-and-greets would give residents a chance to build a better relationship with the police and become informed on the substation.
3. Begin making the police presence more visible to the community with improved signage and/or banners that help to welcome residents if they feel unsafe and to reduce the “bunker” aesthetic of the station.

Medium-term (2-3 years)

4. Work to allow officers to “walk the block” around the neighborhood from the substation to increase officer presence and relationships in the community.

Long-term (3+ Years)

5. Improve landscaping around the station with new flowers, trees and shrubbery, high-quality permanent signage and other high-impact, low-cost design improvements.

Lead Partner

Harrisburg Police Bureau

Potential Partners

- Neighborhood Watch
- City of Harrisburg
- City Code Enforcement
- Neighborhood Dispute Settlement
- Harrisburg Successful former offenders groups
- Local Community Events
- Involving Police in local community events, activities and improvements
- South Allison Hill Homeowners and Residents Association
- US Department of Justice
- PA Department of Community and Economic Development (DCED)

Potential Resources

- Pennsylvania Commission on Crime and Delinquency
- Gaming Grants
- US Department of Justice Grants
- DCED Police Services Financial Assistance Program
- PennDOT Safety Grants
- Community Oriented Policing Services Grants (COPS) Grants

Metrics for Success

- Reduce the crime rate by 15% by 2023
- Station an officer at the substation for at least three hours of each day by 2021



IMPROVE CROSSWALKS THROUGH BETTER LIGHTING, MORE NOTICEABLE SIGNS AND MARKINGS, PUBLIC ART, AND OTHER DESIGN IMPROVEMENTS

Description & Goals **15** Priority

Improving walkability in Allison Hill is one of the community's highest priority goals. The neighborhood features a tight street grid that is pedestrian-friendly by comparison with many newer communities. According to walkscore.com, South Allison Hill has a walking score of 79/100 indicating that most errands can be accomplished by foot, however, incomplete sidewalks, vacant properties and a lack of ADA accessible infrastructure and safe crosswalks discourages destination and recreational walking. The Plan recommends working with the City's engineering and public works staff on focused improvements to crosswalks within the neighborhood in order to provide better pedestrian connection to local amenities and promote an active lifestyle for residents. Investments in mobility and public infrastructure present an opportunity to support the neighborhood vision in a way that encourages new private investment. Integrating improved crosswalks with lighting, signage, and thoughtful street design will increase pedestrian and business activity along major streets, helping to improve perceived and actual safety in the neighborhood. Targeted crosswalk and sidewalk improvements will demonstrate public commitment to the area, improve the image and perception of Allison Hill, and set the stage for future investment.

Potential Barriers

- Existing political momentum to remove "watch children" signs. Some claim that they do not work
- Roundabouts near schools could make it difficult for children to cross the road
- City + PennDOT approvals and costs
- PennDOT standards and regulations related to public art and maintenance

Action Steps

Short-term (0-1 year)

1. Identify the most highly used walking routes in the neighborhood and design an intersection improvement action plan that includes landscaping improvements, sidewalk and crosswalk improvements, and crossing guard stationing at appropriate times.
2. Work with City and other local and statewide stakeholders to prioritize the most critical intersections for crosswalk improvement. Advocate for the maintenance of inexpensive infrastructure such as "Watch for Children" signs and propose other light improvements such as traffic cones and mid-intersection "watch for pedestrians" signs.

Medium-term (2-3 years)

3. Advocate for creative traffic calming measures near intersections including crosswalk and intersection murals, as well as more traditional approaches such as speed bumps, rumble strips, sidewalk expansions, elevated medians, bulbouts, neck downs, and street tree plantings.

Lead Partner

City of Harrisburg

Potential Partners

- PennDOT
- Sprocket Mural Works
- Harrisburg Area Community College (HACC) (Art)
- South Allison Hill Homeowners and Residents Association
- Lancaster County Solid Waste Management Authority (LCSWMA)
- Local School Districts
- City Parks and Recreation Department
- Tri County Community Action
- Capital Area Transit

Potential Resources

- Transportation Investment Generating Economic Recovery (TIGER Grants)
- Pennsylvania Department of Community and Economic Development
- City of Harrisburg
- City of Harrisburg Bureau of Planning
- Safe Routes to Schools
- Pennsylvania Department of Community and Economic Development
- US Department of Transportation
- Fixing America's Surface Transportation Act (FAST grants)
- Better Utilizing Investments to Leverage Development (BUILD Grants)
- American with Disabilities Act Sidewalk Compliance Grants
- PA WalkWorks Mini Grants

Metrics for Success

- Increase walking student population by 10% by 2025
- Increase biking student population by 25% within five years
- Make effective transformative improvements to three intersections by 2025
- Reduce the obesity rate from 38% (2019, approximately) to under 35% by 2025
- Implement two miles of bike lanes or sharrows by 2025



REMOVE VEGETATION THAT IS OVERGROWN AROUND THE NEIGHBORHOOD IN ORDER TO PROMOTE SAFETY AND IMPROVED OPTICS

Description & Goals **16** Priority

Many parts of the neighborhood are currently overgrown with trees, bushes and vegetation; creating spaces that lack visibility and safety. Overgrown bushes and weeds also create places that tend to accumulate garbage. Building upon TCCA's Reseed & Transform initiative and Wildheart Ministries' block beautification program, the Plan recommends that both public and private spaces are cleared of dense vegetation in order to create more visibility and to ensure that areas are well lit and secure.

Potential Barriers

- Ownership for maintenance
- Manpower and the availability to keep up
- Education on invasive species

Action Steps

Short-term (0-1 year)

1. Work with neighborhood residents, including both youth and adults, to identify the spaces most in need of clean up in order to make an action plan for improvement.
2. To begin making change, reach out to residents to understand why exactly vegetation in specific areas is not being maintained, emphasize to these residents the risk that the dilapidation poses to walkers and the aesthetic impact on the community. Some basic outreach and education will lead to preliminary transformation.

Medium-term (2-3 years)

3. Organize regular (monthly or bi-monthly) clean up days with adults and/or youth, emphasizing landscaping
4. Engage with potential charitable organizations, such as the Boy Scouts and Girl Scouts
5. Organize yard care and maintenance workshops in coordination with the homeowners and residents association to improve personal landscaping skills and encourage a sense of ownership

Lead Partner

Wildheart Ministries

Potential Partners

- Tri County Community Action
- Schools (after-school programs)
- Social Clubs
- Churches
- Wildheart Ministries
- City of Harrisburg
- Harrisburg Redevelopment Authority
- South Allison Hill Homeowners and Residents Association
- Keep Pennsylvania Beautiful
- City Parks and Recreation Department

Potential Resources

- Pennsylvania Department of Conservation and Natural Resources (DCNR)
- Sierra Club
- Chesapeake Bay Foundation (CBF)
- Land Conservancy
- Harrisburg Department of Public Works
- Environmental Advisory Council (Teen Corps)
- Natural Resources Conservation Council Farm Bureau (NRCS)
- Great Harrisburg Litter Cleanup

Metrics for Success

- At least five blocks identified and maintained per month by 2025
- Hold at least one volunteer clean up event every spring and fall, starting in 2021



NEIGHBORHOOD WATCH

Description and Goals **17** Supporting

Harrisburg Police Bureau, with assistance from local organizations, will expand the current number and network of formal and informal crime reporting groups. A broader Neighborhood Watch group that is well trained and organized will assist local police to identify and investigate illegal activity that affects residents' quality of life. Representatives of the Neighborhood Watch will meet monthly with senior officers to discuss issues, review data, and develop solutions collaboratively to be more proactive rather than reactive in addressing crime. Throughout the country, neighborhood watch groups have been identified as rated as promising for reducing crime and is a research-based practice. Research has shown that crime rates are significantly reduced in neighborhoods with organized neighborhood watch groups in contrast to comparison areas. Neighborhood watch is sponsored by the National Sheriff's Association and is a priority of the Harrisburg Police Bureau.

Also, creating opportunities for the community and police to interact and work collaboratively toward proactive crime reduction will build trust and confidence in the community for the Harrisburg Police Department. A safety survey in Harrisburg showed that if a person knew an officer by name, they had higher levels of trust and confidence in police.

Potential Barriers

- Changing the 'no snitching' norm
- Fear of retaliation

Action Steps

Short-term (0-1 year)

1. Collect and review Neighborhood Watch materials on how to form, manage, and evaluate the program.
2. Work with the Harrisburg Police Bureau Community Liaison and community leaders to develop training materials relevant to the South Allison Hill community.
3. Collaborate with current neighborhood watch groups and other community groups to recruit new residents to be part of a watch group.

Medium-term (2-3 years)

4. Organize an introduction training on basics of watch groups, methods, and reporting tools to prepare members.
5. Work with the Harrisburg Police Bureau to have a stream-lined process for watch members to report crime for a quick response time.
6. Schedule monthly meetings with police officers to discuss priority issues, review crime data, and develop collaborative plans to address them.

Lead Partner

Harrisburg Police Bureau

Potential Partners

- Neighborhood Square Watch Group
- Peace Walk Group
- Tri County Community Action
- National Neighborhood Watch
- National Sheriff's Association
- Wildheart Ministries

Potential Resources

- The Foundation for Enhancing Communities
- Local businesses

Metrics for Success

- Hold neighborhood watch training basics twice a year by 2022
- Begin holding monthly meetings between police and neighborhood watch members by 2021
- Reduce the crime rate by 15% by 2023

YOUTH VISION





YOUTH

Priority and Supporting Projects

YOUTH

Priority Projects

- 18 Create safer routes to parks and schools in the form of improved crosswalks, sidewalks and pathways

Supporting Projects

- 19 Education & Advancement
- 20 Summer Youth Career Program
- 21 Career and Technical Training Center
- 22 Youth Community Council

We value our youth having safe, engaging programming and facilities to grow and positively impact their future.



CREATE SAFER ROUTES TO PARKS AND SCHOOLS IN THE FORM OF IMPROVED CROSSWALKS, SIDEWALKS AND PATHWAYS

Description and Goals **18** Priority

Safe routes to schools and parks will be implemented on the main streets used by students to walk and bike on a daily basis. The City should consider establishing a Safe Routes to School (SRTS) program in the Allison Hill neighborhood to make it safer for students to walk and bike to school. Safe Routes to School is an international movement and federal initiative to make it safe and convenient for children of all ages and abilities to walk, bike or roll to school. The program opens the door to funding available for a wide variety of programs and projects, including safer street crossings and programs that encourage children and their parents to walk and bicycle safely to school. Basic improvements will be explored including repairing sidewalks, adding textured crosswalks, installing appropriate signage along the routes, and separating pedestrian and bike entry and exits from drop off/pick up areas. Physical improvements along the routes will be complimented by pedestrian and bike safety instruction, traffic and safety enforcement by parents, volunteers, and law enforcement. Safe routes to schools and parks will help to create healthier communities by encouraging walking and biking and improving community safety perceptions.

Barriers to Success

- Costs associated with sidewalk repair and widening
- Concern with encroachment on private property
- Dealing with local and state bureaucracy

Action Steps

Short-term (0-1 year)

1. Building off of the recent youth meeting at Rowland Academy, identify the most highly used walking routes in the neighborhood and design a multi-pronged walkability plan that includes sidewalk and crosswalk improvements, pathway construction where necessary, and crossing guards.
2. Continue to connect with additional area youth to gain a strong understanding of the barriers they face walking around their neighborhood. Examples could include particularly dangerous intersections or areas with overgrown vegetation.
3. Work with neighborhood organizations to more consistently station crossing guards at critical intersections, particularly in the hours before and after school.

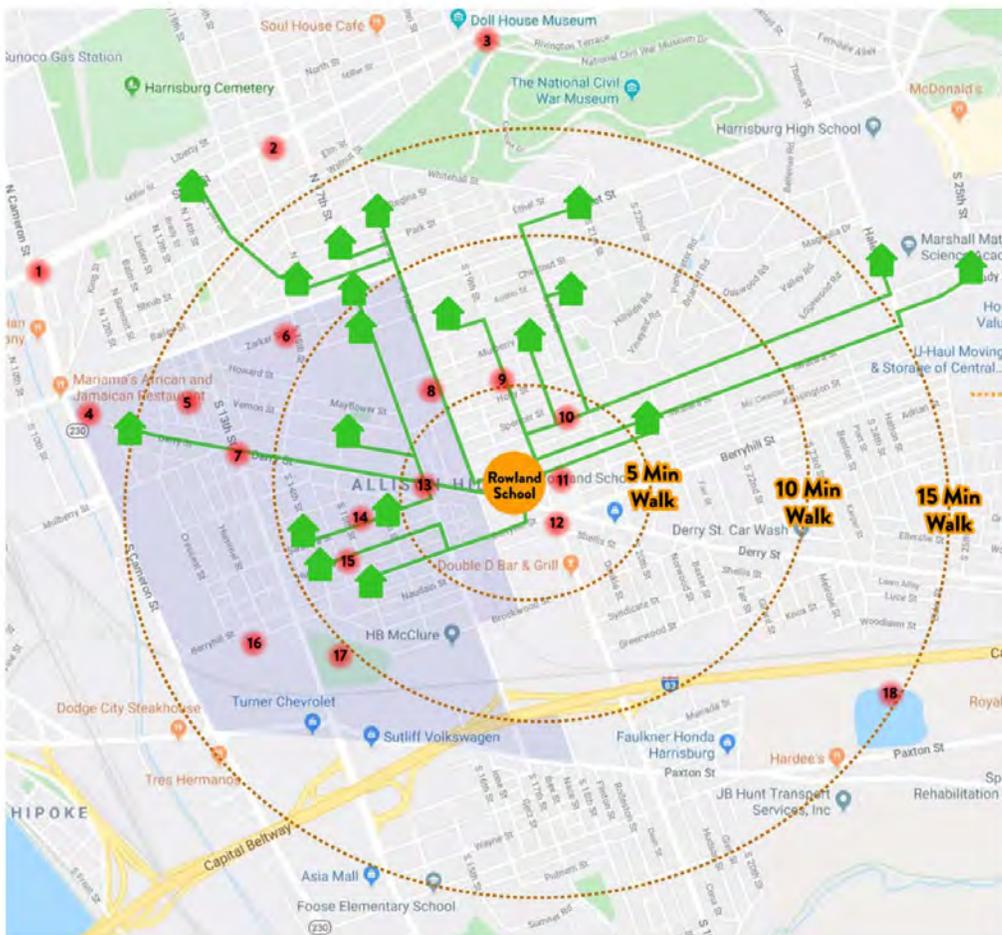
Medium-term (2-3 years)

4. Organize a “walking school bus” program to assist younger children in getting to school.
5. Work with the Harrisburg School District to develop instructional information for students

Longer-term (3-5 years)

6. In addition to smaller initiatives, pursue more significant infrastructure improvements through state and federal grant programs from PennDOT and the US Department of Transportation, including programs that improve ADA accessibility in public places.
7. Coordinate with the City and PennDOT on all implementations to ensure all initiatives comply with municipal, state, and national regulations.
8. Work with Penn State Harrisburg Civil Engineering & Structural / Construction Engineering Technology Program and City of Harrisburg Office of the Civil Engineer and Capital Region Water to carry out a detailed evaluation of the sidewalks, curbing, streets, lighting, storm water management, and sewer services currently available.
9. Pursue sidewalk improvement programs along highly used routes to schools and parks, advocating for urban design improvements such as bulbouts, street trees, and on-street murals at intersections.

How do you get to school? (Youth Engagement Event)



Key

- Home
 - Problem Area
 - Heart of the Hill Project Area
 - Approximate Walk Time Boundary
 - Walking Route
- | | |
|-------------------|--------------------------|
| 1 High Traffic | 10 Unsafe Traffic |
| 2 High Traffic | 11 Steep Hill |
| 3 Steep Hill | 12 Unsafe Crossing |
| 4 Unsafe & Dirty | 13 Unsafe Crossing |
| 5 Unsafe Area | 14 Unsafe Area |
| 6 Unsafe Area | 15 Unsafe Area |
| 7 Unsafe Crossing | 16 Steep Hill |
| 8 Unsafe Traffic | 17 Tree Branches Falling |
| 9 Steep Hill | 18 Dangerous Quarry |

Lead Partners

Harrisburg School District

City of Harrisburg

Potential Partners

- Safe Routes to Schools
- City of Harrisburg Bureau of Planning
- Local residents interested in funding their own improvements
- Resident Groups
- Local Artists
- South Allison Hill Homeowners and Residents Association
- Capital Area Transit
- Safe Kids Dauphin County (Penn State Children's Hospital)

Potential Resources

- City of Harrisburg
- Pennsylvania Department of Community and Economic Development
- Brownfield Grants
- Students
- Stop the Drop Lids TCCA
- City of Harrisburg Public Works Department
- US EPA
- Greenways, Trails and Recreation Program (GTRP) Grants
- People For Bikes Community Grants
- Rails To Trails Conservancy Grants
- Federal Highway Administration Transportation Alternatives Program

- US Department of Transportation
- American with Disabilities Act Sidewalk Compliance Grants
- Fixing America's Surface Transportation Act (FAST grants)
- Better Utilizing Investments to Leverage Development (BUILD Grants)
- The Heart of The Hill Plan as a tool to lobby for funding from a variety of sources
- PA State Association of Boroughs Land Acquisition Grants
- PA State Association of Boroughs Environmental Education Grants
- PA State Association of Boroughs Greenways, Trails, and Recreation Program
- PA State Association of Boroughs RecTAP Grants

Metrics for Success

- Complete a neighborhood walkability plan by 2023
- Increase walking student population by 10% by 2025
- Increase biking student population by 25% within five years
- Make effective transformative improvements to three intersections by 2025
- Reduce the obesity rate from 38% (2019, approximately) to under 35% by 2025
- Implement two miles of bike lanes or sharrows by 2025



EDUCATION & ADVANCEMENT

Description and Goals **19** Supporting

Out-of-school youth will be supported to ensure they have easily accessible, quality opportunities to complete their basic educational requirements. This project will assist with obtaining High School Equivalency by providing educational services and testing in either the (hiSET) or the GED exam. Additionally, once High School Equivalency is achieved, youth will have pathways to gainful employment through job readiness training and work track specific skills created in coordination with employers. This will provide a pathway not only to advance youth education but create opportunities for gainful employment and careers. The only program in our neighborhood that provided GED and employment readiness skills is no longer operating in South Allison Hill. Therefore, the education and advancement program will reintroduce the opportunity to finish their education and become prepared for employment. Moreover, adding prepared young adults to the existing workforce will help to reduce the opportunity for youth delinquency and add to the local economic system.

Potential Barriers

- Childcare
- Out-of-school youth are often difficult to reach in recruiting
- Engaging local employers who have entry-level career pathways/living wage
- Transportation/accessibility
- Education/training while also needing to be employed
- Study space and internet/device access

Action Steps

Short-term (0-1 year)

1. Form a collaborative among participating organizations.
2. Identify specific job readiness skills to target.

Medium-term (2-3 years)

3. Identify and/or secure possible employment opportunities upon completion of educational requirements.

Lead Partner

Tri County Community Action

Potential Partners

- Tri County OIC
- Harrisburg Area Community College
- Harrisburg School District
- Local businesses

Potential Resources

- Wells Fargo Regional Foundation
- Kline Foundation
- PPL
- Capital Region Water

Metrics for Success

- 10% increase in youth currently without diplomas, receiving GEDs by 2025
- 10% increase in youth being placed in jobs by 2025



SUMMER YOUTH CAREER PROGRAM

Description and Goals **20** Supporting

Collaborating with local agencies and businesses, this program will employ youth throughout the summer in various fields while learning to provide job skills, and exploring career paths. In addition, youth will receive job readiness training and support in choosing setting career goals and creating the education or training pathway required to reach their chosen career. Youth will gain hands-on experience in a professional environment and gain knowledge of professional occupations by current employees or mentors. Youth currently lack opportunities to experience professional tracts of employment as they transition out of high school. There is a gap in quality youth employment that is needed to generate positive income in low-income communities while gaining skills and experience that can propel them to greater success after high school. Additionally, youth collaboration can have positive effects on the community as youth work together and engage in peer-to-peer learning.

Potential Barriers

- Employer capacity to mentor temporary interns on top of regular duties
- Lack of current program infrastructure to support
- Career placement assessment costs

Action Steps

Short-term (0-1 year)

1. Develop training materials that are age appropriate.

2. Identify non-profits, businesses, organizations, and local unions for participation.
3. Develop contractual obligations of youth and collaborating partners.
4. Identify professional disciplines of focus.

Medium-term (2-3 years)

5. Develop assessment tool for youth.

Lead Partner

Tri County Community Action

Potential Partners

- Tri County Community Action
- City of Harrisburg
- Harrisburg Housing Authority Environmental Teen Corp.
- Boys and Girls Club
- Tri County OIC
- Harrisburg School District
- Non-profits, for profits, businesses, organizations, and local unions that have committed to the program
- ResCare

Potential Resources

- PPL
- Kline Foundation
- Capital Region Water

Metrics for Success

- Organize program with anticipated opening in summer 2022
- Connect at least 20 youth with employment opportunities in the first year
- Connect an additional 30 youth to employment opportunities each year after the first



CAREER AND TECHNICAL TRAINING CENTER

Description and Goals **21** Supporting

A Career and Technical Training Center will provide opportunities for young people to receive gainful employable skills that can lead to high quality employment or post-secondary education after high school. Harrisburg School District closed its technical school that had formed a strong base of skilled workers. The low graduation rates are reflective of a school system that is unable to meet the needs of its student population who need a pathway to quality, living wage careers soon after graduating high school to provide for their families. Partnering with Harrisburg School District and area colleges and universities will allow students to work toward a quality career while still in high school.

Potential Barriers

- Harrisburg School District is currently in Receivership
- School District focusing on improving general standards before beginning new programming/ scheduling
- High setup costs for stand-alone centers associated with equipment for culinary, welding etc.
- Tuition fees related to current dual-enrollment model

Action Steps

Short-term (0-1 year)

1. Gain partnership and approval from Harrisburg School District to offer the center as part of their high school offerings.

Medium-term (2-3 years)

2. Create partnerships with education centers to provide certificate programs and/or college credits.
3. Develop curriculum and training tracts.
4. Secure adequate space to hold the center.

Lead Partner

Harrisburg School District

Potential Partners

- Hamilton Health Center(working on a similar concept)
- Harrisburg Area Community College
- Tri County Community Action
- Trade unions
- Local businesses
- Tri County OIC
- CareerLink
- Pennsylvania Workforce Development Association

Potential Resources

- Kline Foundation
- Harrisburg School District
- Capital Region Partnership for Career Development
- Lowe's Charitable and Educational Foundation

Metrics for Success

- Develop a curriculum in time for the 2023-24 school year
- Once established, meet a 75% graduation rate by year four of the program and a 90% graduation rate by year eight



YOUTH COMMUNITY COUNCIL

Description and Goals **21** Supporting

Youth will be offered leadership and community organizer training to become a separate youth community council that will develop goals and actions to address the issues that are most pressing to them. The council will join with the South Allison Hill Homeowners and Residents Association at monthly meetings and work together towards common goals. Youth are not just the community leaders of the future but should be recognized as leaders in their community now. Experience and training in community organizing will build self-esteem, confidence, and acknowledgment of the power they have as a group and valuable part of their community that is capable of creating community change. Skills learned through the Youth Community Council will create a strong base of community activism in the neighborhood and build transferable skills youth can use in their future careers.

Potential Barriers

- Lack of exposure to this type of youth engagement
- Apathy - feeling like problems are too big for them to have an impact
- Engaging current disengaged youth

Action Steps

Short-term (0-1 year)

1. Develop youth appropriate curriculum for leadership and community organizing trainings.

2. Partner with local youth service providers to make recommendations for the council.
3. Support youth in community initiatives.

Lead Partner

Tri County Community Action

Potential Partners

- South Allison Hill Homeowners and Residents Association
- South Allison Hill youth service providers
- Youth Organizations
- Leadership Harrisburg
- Martin Luther King Jr. Leadership Development Institute
- Latino Hispanic American Community Center

Potential Resources

- Wells Fargo Regional Foundation
- The Foundation for Enhancing Communities
- Nationwide Insurance Foundation
- LHACC Listo Program
- CSX Corporation Contributions Program
- Boys & Girls Club
- Brethren Community Ministry
- Allison Hill Community Ministry
- Neighborhood Dispute Settlement

Metrics for Success

- Assist and mentor youth in the organization of at least one youth-led event by 2022
- Assist and mentor youth in the organization at least two youth-led events by 2023

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Implementation

This chapter includes:

- A proposed **timeline** for each project in the Plan
- The **estimated cost** for action steps in each project (**if applicable**)
- Potential **lead partners**

INTRODUCTION

The Implementation Strategy builds on the leadership and capacity building efforts of the Plan and is intended to establish an organizational structure that will be responsible for long-term action and advocacy. The Plan is based on an extensive public involvement effort designed to engage an audience that, in some instances, can be difficult to reach. Even after Plan completion, change will not happen overnight and a sustained effort will be needed to continue to make progress.



CATALYST PROJECT

Vernon Street Park Redesign

(Refer to Catalyst Project section for specific park element cost estimates)

Lead Partner: Harrisburg Bureau of Parks and Recreation

Action Step	Time Frame	Estimated Cost
Within the first year, efforts will be made to secure grant funding from PA DCED to complete the planning and design elements and, possibly, to partially fund the purchase of splash pad features and equipment.	0-1 YEARS	\$\$\$\$
Assuming the DCED grant supports the design phase, efforts in year two (2021) would focus on a second application to PA DCNR in April 2021 for park construction	2-3 YEARS	\$\$\$\$
Obtain funding for Vernon Street park implementation and Swatara Street park planning - work with local businesses to support recreational improvements through the tax credits available under the PA Neighborhood Assistance Program (NAP) for low income and distressed areas.	2-3 YEARS	\$\$
Inquire with City of Harrisburg about use of Community Block Grants for park.	2-3 YEARS	\$\$\$
Work with Capital Region Water on use of park as educational place for storm water education; potential use as demonstration site	2-3 YEARS	\$\$
Revisit 2015 funding opportunities list created by Tri County Community Action	2-3 YEARS	\$
Mayflower Street "Green Street" Program	3+ YEARS	\$\$\$
Park Programs and Maintenance to build community connections	3+ YEARS	\$

Planning Level Cost Estimates

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HOUSING & PUBLIC SPACE

Promote adaptive reuse of vacant buildings, especially former churches into housing or commercial uses

Lead Partner: Harrisburg Redevelopment Authority

Action Step	Time Frame	Estimated Cost
Work with the local neighborhood association, and other groups to ensure that potentially affected residents and relevant stakeholders are involved in every step of the rehabilitation process to ensure outcomes are consistent with community needs and desires.	0-1 YEARS	\$
Create an awareness campaign to improve resident knowledge of existing home repair and facade improvement programs.	0-1 YEARS	\$
Identify potential uses for specified spaces that could positively benefit both the owner and the community, such as housing or commercial space.	0-1 YEARS	\$\$
Connect with student groups interested in giving back to the community and those in need of service hours to assist in repairs and improvements.	0-1 YEARS	\$
Identify standards for construction and design guidelines to ensure rehabilitation is visually appealing and consistent with the existing architectural vernacular of South Allison Hill.	2-3 YEARS	\$\$
Assemble resources for a tool lending "library" to assist owners in their efforts.	2-3 YEARS	\$\$
Create a public portal of partners and resources for redevelopment of vintage properties.	2-3 YEARS	\$
Conduct in-home lead testing for potential properties.	2-3 YEARS	\$\$\$

Planning Level Cost Estimates

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HOUSING & PUBLIC SPACE (CONTINUED)

Action Step	Time Frame	Estimated Cost
Leverage the resources of local and national non-profit organizations, such as Habitat for Humanity, to redevelop target properties.	2-3 YEARS	\$\$\$\$
Aggressively pursue grant programs that will help rehabilitation projects be carried out.	2-3 YEARS	\$\$
Form classes for youth and adults that teach a variety of rehab techniques.	2-3 YEARS	\$\$
Streamline the City application and approval processes for property owners to implement improvements.	3+ YEARS	\$\$\$
Hold a model block "makeover" project. As a precursor to larger scale redevelopment. The model block should include at least one model house restoration, ideally one constructed in the Victorian style of Allison Hill's many older homes. The process of restoration should be made accessible to the public through workshops and tours, allowing residents to witness the transformation in progress and learn about restoration techniques they might apply to their own properties.	3+ YEARS	\$\$\$
Ensure newly rehabilitated properties foster stability in the current neighborhood population and encourage new residents to move into the community.	3+ YEARS	\$

Planning Level Cost Estimates

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HOUSING & PUBLIC SPACE (CONTINUED)

Work with developers to build affordable and mixed-income housing, focused on the 13th and Market, 15th and Derry, and 17th and Derry focus areas

Lead Partner: Harrisburg Housing Authority

Action Step	Time Frame	Estimated Cost
Based on property identification of opportunity sites, defined in the Plan, contact property owners in each of the focus areas that could be well suited for development or redevelopment as affordable or mixed-income housing.	0-1 YEARS	\$
Involve the City and key stakeholders in a transparent process that allows for collaboration and builds consensus on project specifics to combat the challenges that naturally come with conflicting interests.	0-1 YEARS	\$\$
Work with the City to encourage Accessory Dwelling Units (ADUs) as a way to increase the neighborhood population and advance affordable housing goals. Revise City policy including the zoning code to ensure ADUs are encouraged.	0-1 YEARS	\$
Work with local religious organizations to define and envision potential mixed-income developments on their underutilized properties.	2-3 YEARS	\$\$\$\$\$
Encourage smaller infill developments, including mixed-income housing, within the identified Focus Areas. Development of single-use sites into mixed-use can provide additional mixed-income housing units that are desired by local residents. Adding housing to key corridors can also help to support small local businesses.	3+ YEARS	\$\$\$\$

Planning Level Cost Estimates

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HOUSING & PUBLIC SPACE (CONTINUED)

Increase food related development in the form of new restaurants, food accelerators, or a community kitchen

Lead Partner: Harrisburg Redevelopment Authority

Action Step	Time Frame	Estimated Cost
Work to create an “agglomeration economy,” using restaurants as a tool to attract further food-focused development.	0-1 YEARS	\$\$
Research programs that help prospective entrepreneurs attain small business loans and grants to further South Allison Hill as a cultural food destination.	0-1 YEARS	\$\$
Work with community groups to maintain existing community gardens and research programs that empower residents to sell produce back to the community. Also gauge interest in other forms of urban agriculture, such as beekeeping and chicken keeping.	0-1 YEARS	\$\$
Build upon the small number of existing food trucks to establish a food truck coalition that empowers current truck owners and attracts new trucks to the area.	2-3 YEARS	\$
Look into hosting food festivals that could bring the community together and boost sales for local restaurants. For example, a new “Taste of Allison Hill” event.	2-3 YEARS	\$\$
Pursue funding sources for Phase I capital project for the Food Accelerator which may consist of establishing base occupancy on ground floor of the Coca-Cola Building facility with street visibility. It would likely require, at minimum, a community-shared commercial kitchen (up to 3,000 SF), flex processing, production, packaging, shipping, and a trade area (an additional 3,000 SF).	2-3 YEARS	\$\$\$
Create a formal entity with a dedicated leadership position for the Food Accelerator initiative which will be instrumental in pulling together all of the partnerships, efforts, actions, and projects needed to get the entire initiative up and running.	2-3 YEARS	\$\$

Planning Level Cost Estimates

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HOUSING & PUBLIC SPACE (CONTINUED)

Action Step	Time Frame	Estimated Cost
Advance the overall effort with an in-depth first phase feasibility study for the Food Accelerator.	2-3 YEARS	\$\$\$
Work with food organizations to create a more detailed feasibility plan that unifies these initiatives under a single umbrella to set South Allison Hill on track to truly becoming a regional food destination.	3+ YEARS	\$\$

SENSE OF COMMUNITY

Promote existing youth/adult sports leagues, while considering the formation of additional organized sports leagues with resident coaches

Lead Partner: Tri County Community Action

Action Step	Time Frame	Estimated Cost
Take a thorough inventory of all existing recreation spaces in the neighborhood and study the needs of current league organizers to determine how all existing spaces could be better used. Potential spaces could include underutilized church gymnasiums and vacant open spaces.	0-1 YEARS	\$\$
Research funding opportunities from local and state organizations to assist in paying referees, coaches and for uniforms. A combination of funds from the state or national YMCA, the Boys and Girls Clubs of America, and other local organizations such as the Harrisburg Police Athletic League.	0-1 YEARS	\$
Assess the feasibility of hiring a part-time league organizer that organizes resident outreach, creates team schedules, and facilitates any other league business.	0-1 YEARS	\$\$
Coordinate with existing athletic leaders in South Allison Hill to help organize and promote any current or future leagues.	2-3 YEARS	\$

Planning Level Cost Estimates

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SAFETY

Activate the new police substation in order to make it a greater presence in the community

Lead Partner: Harrisburg Police Bureau

Action Step	Time Frame	Estimated Cost
Work with the Harrisburg Police Bureau to station at least one officer in the substation at a given time with at least one car to make the police presence more known.	0-1 YEARS	\$\$
Have police present (in a welcoming manner) at all future neighborhood events for meet-and-greet opportunities. Giving officers a chance to bring up the substation to residents and how it is an asset to their safety and the neighborhood. Such meet-and-greets would give residents a chance to build a better relationship with the police and become informed on the substation.	0-1 YEARS	\$
Begin making the police presence more visible to the community with improved signage and/or banners that help to welcome residents if they feel unsafe and to reduce the “bunker” aesthetic of the station.	0-1 YEARS	\$\$
Work to allow officers to “walk the block” around the neighborhood from the substation to increase officer presence and relationships in the community.	2-3 YEARS	\$\$\$
Improve landscaping around the station with new flowers, trees and shrubbery, high quality permanent signage and other high-impact, low-cost design improvements.	3+ YEARS	\$\$

Planning Level Cost Estimates

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SAFETY (CONTINUED)

Improve crosswalks through better lighting, more noticeable signs and markings, public art, and other design improvements.

Lead Partner: City of Harrisburg

Action Step	Time Frame	Estimated Cost
Identify the most highly used walking routes in the neighborhood and design an intersection improvement action plan that includes landscaping improvements, sidewalk and crosswalk improvements, and crossing guard stationing at appropriate times.	0-1 YEARS	\$\$\$
Work with City and other local and statewide stakeholders to prioritize the most critical intersections for crosswalk improvement. Advocate for the maintenance of inexpensive infrastructure such as “Watch for Children” signs and propose other light improvements such as traffic cones and mid-intersection “watch for pedestrians” signs.	0-1 YEARS	\$\$
Advocate for creative traffic calming measures near intersections including crosswalk and intersection murals, as well as more traditional approaches such as speed bumps, rumble strips, sidewalk expansions, elevated medians, bulbouts, neck downs, and street tree plantings.	2-3 YEARS	\$\$\$\$\$

Planning Level Cost Estimates

\$: \$0 - \$10,000	\$\$: \$10,000 - \$50,000	\$\$\$: \$50,000 - \$150,000
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SAFETY (CONTINUED)

Remove vegetation that is overgrown around the neighborhood in order to promote safety and improved optics

Lead Partner: Tri County Community Action

Action Step	Time Frame	Estimated Cost
Work with neighborhood residents, including both youth and adults, to identify the spaces most in need of clean up in order to make an action plan for improvement.	0-1 YEARS	\$
To begin making change, reach out to residents to understand why exactly vegetation in specific areas is not being maintained, emphasize to these residents the risk that the dilapidation poses to walkers and the aesthetic impact on the community. Some basic outreach and education will lead to preliminary transformation.	0-1 YEARS	\$
Organize regular (monthly or bi-monthly) clean up days with adults and/or youth, emphasizing landscaping.	2-3 YEARS	\$
Engage with potential charitable organizations, such as the Boy Scouts and Girl Scouts	2-3 YEARS	\$
Organize yard care and maintenance workshops in coordination with the homeowners and residents association to improve personal landscaping skills and encourage a sense of ownership in homeowners	2-3 YEARS	\$\$

Planning Level Cost Estimates

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YOUTH

Create safer routes to parks and schools in the form of improved crosswalks, sidewalks, and pathways

Lead Partners: Harrisburg School District, City of Harrisburg

Action Step	Time Frame	Estimated Cost
Building off of the recent youth meeting at Rowland Academy, identify the most highly used walking routes in the neighborhood and design a multi-pronged walkability plan that includes sidewalk and crosswalk improvements, pathway construction where necessary, and crossing guards.	0-1 YEARS	\$
Continue to connect with additional area youth to gain a strong understanding of the barriers they face walking around their neighborhood. Examples could include particularly dangerous intersections or areas with overgrown vegetation.	0-1 YEARS	\$
Work with neighborhood organizations to more consistently station crossing guards at critical intersections, particularly in the hours before and after school.	0-1 YEARS	\$\$
Organize a “walking school bus” program to assist younger children in getting to school.	2-3 YEARS	\$
Work with the Harrisburg School District to develop instructional information for students	2-3 YEARS	\$\$
In addition to smaller initiatives, pursue more significant infrastructure improvements through state and federal grant programs from PennDOT and the US Department of Transportation, including programs that improve ADA accessibility in public places.	3+ YEARS	\$\$\$\$\$

Planning Level Cost Estimates

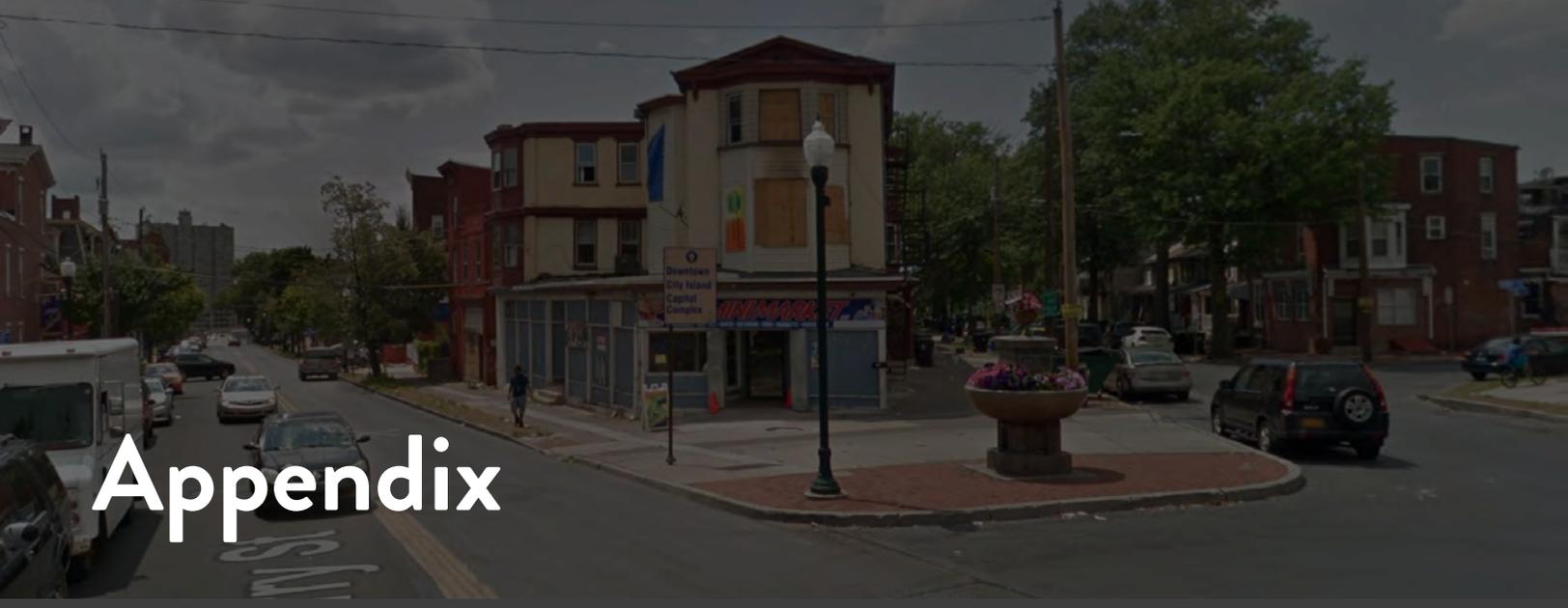
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YOUTH (CONTINUED)

Action Step	Time Frame	Estimated Cost
Coordinate with the City and PennDOT on all implementations to ensure all initiatives comply with municipal, state, and national regulations.	3+ YEARS	\$
Work with Penn State Harrisburg Civil Engineering & Structural / Construction Engineering Technology Program and City of Harrisburg Office of the Civil Engineer and Capital Region Water to carry out a detailed evaluation of the sidewalks, curbing, streets, lighting, stormwater management, and sewer services currently available.	3+ YEARS	\$\$\$\$\$
Pursue sidewalk improvement programs along highly used routes to schools and parks, advocating for urban design improvements such as bulbouts, street trees and on-street murals at intersections.	3+ YEARS	\$\$\$\$

Planning Level Cost Estimates

\$: \$0 - \$10,000	\$\$: \$10,000 - \$50,000	\$\$\$: \$50,000 - \$150,000
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Appendix

This chapter includes:

- Additional **documentation** that is helpful to the Plan, but **not necessary to include in the body** of the document.
- These appendices are directly related to the **Vernon Street Park Redesign Catalyst Project**

APPENDIX A

DCED Grant

DCED Overview

PA DCNR: Community Parks & Recreation

(Planning) - 2020 Program: [Deadline: April 22, 2020](#)

/ Announcements: Fall 2020

- **Earliest projects can begin: Spring 2021**
- **Planning grant - required before requesting implementation grant funds**
- **\$25,000 to \$75,000 typical award; 75% of planning grant requests get funded (DCNR does not receive many planning requests)**

DCED Guidelines

<https://dced.pa.gov/download/greenways-trails-recreation-program-gtrp-guidelines/?wpdmdl=81379>

DCED Process

- **Deadline - applications accepted between Feb. 1 and May 31st.**
- **Projects could begin Aug/Sept 2020**

- **Grants shall not exceed \$250,000.**
- **Development, rehabilitation and improvement costs are eligible:**
 - » Construction activities
 - » Fixed equipment
 - » Clearing and grading
 - » Environmental site assessment
 - » Related engineering, design and inspection costs (not over 10% of grant)
 - » Professional services (land surveying, prep of bid documents, construction inspection, land surveys, appraisals)
 - » Admin costs shall not exceed 2% of grant
- **15% local cash match of total project cost or cash equivalent for the appraised value of real estate (appraisal not older than 1 year);**
 - » Land could potentially be donated or leased to another entity
 - » 15% of \$250,000 is \$37,500
- **Must demonstrate control of the property and public access.**

- **\$100 application fee**
- **On-line application via PA DCED Single Application for Assistance at www.esa.dced.state.pa.us.**
- **Evaluation criteria:**
 - » Economic conditions of the region
 - » Level of matching investment
 - » Regional nature of project
 - » Local financial support
 - » Project readiness
 - » Current availability of recreational facilities in the area
 - » Financial need
- **Items to check on:**
 - » Will it result in substantiated positive economic development impact? Number of jobs created?
 - » Funding commitments for matching funds (Note: Red Lion Borough, York County, PA- match included labor from public works department and \$100,000 for the restrooms from the Red Lion Municipal Authority)
 - » Resolution from City of Harrisburg formally requesting the grant
- **DCED Contact:**
Cody Deal
Office of Business Financing - CFA Programs Division
Greenways, Trails and Recreation Program
717-787-6245
- **Project Application Checklist**
 - » Project Narrative - online application
 - * What do you plan to accomplish?
 - * How do you plan to accomplish it?
 - * How do you plan to use the DCED funds?
 - * Project Schedule and Key Milestones and Dates
 - » Program Budget - online application
 - * Spreadsheet provided in online budget form; basis of costs tab
 - * Budget Narrative for each cost item
 - » Supplemental Information Required in Exhibit form (see guidelines):
 - * Project Description
 - * Cost Estimate
 - * Matching Funds Commitment letters
 - * Color-coded Map or plot plan
 - * Permits (if any state, federal and local permit approvals required)
 - * Letter from planning agency - Is project consistent with county or local comprehensive plan? Need letter from planning agency certifying this.
 - * Applicant resolution from governing board (form provided in guidelines)
 - » Land acquisition documents, if applicable

APPENDIX B

DCNR Grant

Grant Overview

PA DCNR: Community Parks & Recreation

(Planning) - 2020 Program: Deadline: April 22, 2020

/ Announcements: Fall 2020

- Earliest projects can begin: Spring 2021
- Planning grant - required before requesting implementation grant funds
- \$25,000 to \$75,000 typical award; 75% of planning grant requests get funded (DCNR does not receive many planning requests)

Grant Process

PA DCNR: Community Parks & Recreation

(Planning) - 2020 Program: Deadline: April 22, 2020

/ Announcements: Fall 2020

- Earliest projects can begin: Spring 2021
- Planning grant - required before requesting implementation grant funds
- \$25,000 to \$75,000 typical award; 75% of planning grant requests get funded (DCNR does not receive many planning requests)
- Applicant - must be municipality (City of Harrisburg), municipal agency (Council of Governments, municipal authorities), or non-profit organization
 - » Rebecca Vollmer, City of Harrisburg Grants Manager; rvollmer@harrisburgpa.gov; phone 717-255-3068
- 50/50 matching funds
 - » Match must be secured with letters of commitment
 - » Some state funds can be used as match (e.g., Growing Greener, DCED)
 - » Most federal, local and private funds count as match

- Strong focus on ADA accessibility (parking, pathways, playground equipment) and greening up projects (low impact stormwater management, native plants, LED lighting, recycled materials)
- Must describe public engagement before, during and after grant development. Reference existing plans that support application.
- Must address at least 3 action steps from PA Recreation Plan (e.g. includes focus on healthy living and outdoor recreation – “Work with partners and residents in high-need communities to install pocket parks, splash pads and outdoor classrooms on vacant lots.” Also addresses underserved communities.
- Must address long term maintenance (who/funding/tasks).
- Must identify major partners (financial, technical assistance)
 - » Financial (cash, materials or in-kind services such as use of equipment or volunteer labor)
 - » Letters of commitment required
- DCNR Regional Advisor has been contacted and supports concept:
Lori K. Yeich
Recreation and Conservation Manager
Regional Services Division, Central PA Regional Office
DCNR, Bureau of Recreation & Conservation
Phone: 717.702.2043
Email: lyeich@pa.gov
- **PA DCNR: Community Parks & Recreation (Development) - 2021 Deadline**
 - » Tentative deadline: April 2021
 - » Priority projects include park rehabilitation and ADA accessibility
 - » Average grant requests range from \$100,000 - \$250,000
 - » 50/50 match requirement
 - » Plan required to be eligible for construction grant
 - » See points above under planning grants - same criteria apply