

UPTOWN, MT. LEBANON, PENNSYLVANIA

A Pennsylvania Main Street Community



NEW BUSINESS WELCOME KIT

WELCOME TO UPTOWN MT. LEBANON!

The Main Street of the South Hills

Dear Business Owner,

Thank you for choosing Uptown Mt. Lebanon for your business location. We're thrilled to have you as a new business owner in our vibrant community. To assist in making your transition seamless, we've put together this information packet. Our goal is for you to enjoy operating your business in Uptown as much as we cherish living and working here.

Nestled in the picturesque western Pennsylvania hills, Mt. Lebanon spans more than six square miles, and the Uptown District serves as the heart of our community. With a population just shy of 40,000, our charming neighborhoods feature tree-lined streets, seamlessly blending the old with the new, ensuring there's something for everyone!

This packet contains general information about the Mt. Lebanon Partnership, the Uptown District, and the general area and services provided. It also includes contact information for relevant organizations and municipal departments associated with small business and economic development.

We hope you take part in the many activities and events that occur in the Uptown District each year!

If you have any questions as you settle in, do not hesitate to reach out to our Executive Director, Cate Irvin at cate@mtlebopartnership.org or access our website at: mtlebopartnership.org.

Once again, welcome to Mt. Lebanon's Uptown and thanks for choosing our community for your business!

– The Mt. Lebanon Partnership



Our Board

Executive Committee

Chris Reidenbaugh, President
Dorene Ciletti, Vice President
Pat King, Treasurer
Annie Skiba, Secretary

Executive Director

Cate Irvin

Members

Harold Behar	Chris Heck
Betsy Benson	Lee Heckman
Jim Bentz	Pat King
Elizabeth Boyd	Alicia Schisler
Susie Bradley	Annie Skiba
Bill Callahan	Tim Steinouer
Dorene Ciletti	Linda Topoleski
Steve Dennenberg	Olivia Benson
Mara Dowdy	Paul Ostergaard
Christopher Dwyer	Derek Satterfield

Municipal and Partnership Leads

Eric Milliron, Commercial Districts
Manager + Economic Development
(Municipal)

Carla Clipper, Uptown Farmers' Market
(MTLP)

PARTNERSHIP OVERVIEW



Vision Statement

The Mt. Lebanon Partnership makes Uptown Mt. Lebanon's community-serving business district a best-in-class regional destination.

Mission Statement

Mission Statement

The Mt. Lebanon Partnership is a nonprofit organization founded to ensure that Mt. Lebanon's business districts remain vibrant destinations that serve residents in a multitude of ways.

About the Partnership

The Mt. Lebanon Partnership is a group of committed volunteers who believe that a strong business district that serves the needs and wants of its residents will translate into a stronger community for all.

The Partnership administers the Municipality's Main Street Program that is recognized by the Commonwealth of Pennsylvania and the National Main Street Center.

WHAT WE DO

The Partnership is involved in numerous projects that impact the appearance of the main business districts and also orchestrates events of varying scales to attract both residents and non-residents to our commercial areas. The four points of the Main Street approach work together to build a sustainable and complete community revitalization effort.

Economic Development & Design

Uptown's streets incorporate innovative best practices in design, making it the attractive and accessible center of community life. The Partnership proactively identifies opportunities for municipal action in keeping with Main Street principles and successfully facilitates adoption of new policies relevant to a vibrant business mix.

Organization

The Partnership's structure and policies provide clarity for efficient and responsible decision-making. We have appropriate, engaged board members and volunteers, and access to financial resources to execute our projects. Participation is energizing and rewarding.

Promotion

Uptown's business district is perceived as a best-in-class commercial and community center. The Partnership is recognized for varied programming that attracts a diverse audience, contributing to an engaged community and a sense of vitality and inclusion.

Partnership and Collaboration with the Municipality

Commissioners know the Partnership's mission and projects, We are consistent and valuable contributors to municipal decision-making processes. Our relationship is characterized by open communication and collaboration.

The Mt. Lebanon Partnership is a Commonwealth chartered non-profit corporation. Those interested in serving on one of the five standing committees, or assisting the Main Street Program in any way, please contact Cate Irvin at cate@mtlebopartnership.org.

Please support our sponsors, we couldn't do what we do without them!



MT. LEBANON PARTNERSHIP ANNUAL EVENTS

*The Mt. Lebanon Uptown Market in full swing
Saturdays from Mother's Day until Halloween.*



We put a lot of thought into our events to get folks excited about coming to Uptown! Whether you're a Mt. Lebanon local or just visiting, we want you to join in the fun and keep coming back for more, helping us build a bustling community for everyone to enjoy.

At the Mt. Lebanon Partnership, we love throwing events all year round to keep our business district buzzing with excitement!

For details on events, recreational activities, shopping, dining, and accommodations, please visit: <https://mtlebopartnership.org/>.

Some of our annual events include:

Mt. Lebanon Uptown Market

The small-town feel of our market combines with the bustle of a lively business district, curated to offer shoppers everything from produce to bread to meats and cheese to arts and crafts and more!

This weekly market attracts hundreds of extra visitors to Uptown, enticing them to visit the market and discover the diverse array of shops and restaurants available in the area.

May 13th – October 28th
Saturdays, 9 am – noon

First Fridays

Live music at Clearview Common during First Fridays consistently attracts community members throughout the summer months.



Artist Market patrons discussing some work at our two-day annual Artist Market event.

This presents a fantastic opportunity to capitalize on increased foot traffic in the district. We encourage patrons to enjoy dinner at the diverse selection of restaurants in Uptown before heading to the park for the festivities. These events are a perfect Friday evening activity, drawing residents to the District for shopping and dining before enjoying live music with their neighbors.

With these events occurring on the first Friday of June, July, and August from 7 to 10 PM, they serve to reinforce our district's status as a premier destination for outdoor entertainment.

Mt. Lebanon Artists' Market

The Artist Market stands as one of the region's foremost arts experiences, drawing both local and national talents to showcase their work. With over 60 booths offering professional-quality, original art across various media, attendees are treated to an exceptional display of creativity. Complementing the vibrant atmosphere are food trucks offering delicious eats, adding to the overall enjoyment of the event. Located in the Academy lot behind The Saloon, this highly anticipated autumn event in Mt. Lebanon attracts visitors from across the region, solidifying its status as a premier destination for art enthusiasts.



Children making art in our Secret Garden

Secret Garden

Held in early autumn, this free event transforms Clearview Commons into a magical "Secret Garden," attracting hundreds of kids and their families to Uptown. This engaging activity is open to kids of all ages, allowing them to use a special, non-toxic rainy-day paint to craft a garden that appears only when it rains and remains invisible otherwise. Kids have the opportunity to win exciting prizes by discovering hidden flowers and footprints within Clearview Commons, along with other fun activities and engagements.

This bustling event promises to bring increased foot traffic to surrounding businesses, providing them with an opportunity to engage with families and attract new customers.

Kids Paint Out

In tandem with the renowned Mt. Lebanon Artist Market, the Kids Paint Out event offers children between the ages of 3 and 12 a vibrant and secure setting to unleash their creativity upon the neighborhood canvas. Drawing in hundreds of families, this event creates a bustling atmosphere that benefits local businesses in numerous ways. As parents accompany their children to partake in the festivities, they are likely to explore the surrounding shops, cafes, and eateries, thus increasing foot traffic and potential patronage for these establishments. Additionally, the lively energy generated by the event fosters a sense of community spirit, encouraging residents and visitors alike to engage with the vibrant culture and offerings of Uptown.

Mt. Lebanon Winter Market

During the peak of the holiday season, this lively event becomes a hub for festive shopping and family enjoyment. With artisans selling handmade items, local food producers offering tasty treats, and live music adding to the excitement, there's a lot to enjoy. Families come to soak up the holiday atmosphere and support local businesses. As visitors explore nearby shops and restaurants, the event offers businesses a valuable chance to display their offerings, boosting their visibility and drawing in new customers.

Business Mixers

The bi-annual Mt. Lebanon Partnership Business Mixers are vibrant networking events designed to foster connections among local business owners, entrepreneurs, and community leaders. Held twice a year, these mixers provide a relaxed environment for attendees to share ideas, collaborate on potential partnerships, and stay informed about economic development initiatives within the Mt. Lebanon business district. With a focus on building a stronger local economy, the mixers serve as a valuable opportunity for businesses to engage with one another and the Mt. Lebanon Partnership.



Enjoying some treats purchased from a vendor at our Winter Holiday Market.

CURRENT DEMOGRAPHIC INFORMATION FOR MT. LEBANON

This vibrant community spans 6.08 square miles of beautiful landscapes and is home to over 34,000 residents living in 13,700 households. A remarkable 90.1% of residents have lived in their current homes for at least a year, highlighting the strong sense of belonging in close-knit neighborhoods.

With a median household income of \$107,914, this town boasts a thriving economy. The average household size is 2.44 persons, and commute times are short, averaging 27.7 minutes. Residents enjoy access to 16 parks and recreational facilities for leisure activities.

Education is highly valued, with 69.2% of residents holding a Bachelor's degree or higher and 97.3% having a High School diploma. The median house value is \$306,100, reflecting residents' commitment to their community. Through dedication, unity, and prosperity, this community thrives as a flourishing and close-knit town, evident in its impressive statistics.



Fast Facts:

Population	33,218 (2022 estimates)
Households	13,700
Living in Same House 1 Year Ago	90.1%
Median Household Income (2017-2021)	\$107,914 (in 2021 dollars)
Persons Per Household	2.44
Mean Travel Time to Work	27.7 (minutes)
Size in Square Miles	6.08
Number of Municipal Parks & Recreation Facilities	16
Median House Value	\$306,100
Bachelor's Degree or Higher	69.2%
High School Diploma or Higher	97.3%

THE MT. LEBANON UPTOWN COMMUNITY

Uptown Mt. Lebanon is home to a thriving Main Street Community. On average, over 2,600 people can be found walking the business district. Friday is the peak day of the week, with the most pedestrian foot traffic and pedestrians spend approximately an hour in the Main Street District.

Average Daily Footfall: 2,640

Peak Footfall Day: Friday


Median Length of Stay: 68 minutes

Median Age: 40.4

Most Common Ethnicity: White (86.5%)

Persons Per Household: 2.23

Source: STI: Popstats; Placer.ai



Our First Friday events bring out the community to enjoy live music

MT. LEBANON NEW BUSINESS RESOURCES

For inquiries concerning potential small business grants and other Main Street small business matters, please reach out to Eric Milliron, Commercial Districts Manager.

Eric Milliron, Jr.
Economic Development + Commercial
Districts Manager
412-343-3412
emilliron@mtlebanon.org

Before commencing business operations at your site, it's essential to obtain a Certificate of Use, Occupancy, and Compliance, along with any necessary Building Permits if you intend to carry out interior renovations or construction work. These permits and others can be obtained from the Inspection Department.

Rodney Sarver,
Chief Inspector
412-343-3468
rsarver@mtlebanon.org

For inquiries or assistance, please contact Rodney Sarver, Chief Inspector, or visit the inspection office located on the second floor of the Municipal Building.

Signage

All new or modified signs, even painted signs, require a Sign Permit. Illuminated signs also require an electrical permit. The municipality's zoning code limits the number, types and sizes of signs allowed.

Temporary signs require a permit from the Inspections Office. Flotation devices are not allowed as signs. Temporary window signs do not need permits, but may not cover more than 25 percent of the area of each window. If you have any specific questions about sign regulations, please call 412-343-3468.

New Construction

For any new construction projects or for the purchase of land in the Uptown business district, please schedule a meeting with the Land Use Group first. They meet every Wednesday at 9AM. This group is comprised of the Municipal Manager, Planner, Engineer, Chief Inspector, and Commercial Districts Manager, and will help you plan your project so that it complies with all applicable ordinances and can advise you on how to secure all your permits and approvals in a timely manner. Please contact the Municipal Planner, Ian McMeans to schedule an appointment.

Ian McMeans, Municipal Planner
412-343-3620
imcmeans@mtlebanon.org



Quality and distinctive signage can really set your business apart.



One of the newest retailers on Washington Road did an extensive storefront redesign.

SMALL BUSINESS DEVELOPMENT RESOURCES

US Small Business Administration

Established in 1953, the U.S. Small Business Administration (SBA) remains committed to assisting small business owners and entrepreneurs in realizing the American dream. As the sole cabinet-level federal agency exclusively devoted to small businesses, the SBA offers counseling, capital, and contracting expertise. It serves as the nation's primary resource and advocate for small businesses.

The U.S. Small Business Administration funds two Small Business Development Centers in our area:

Small Business Development Center

Duquesne University
108 Rockwell Hall
600 Forbes Ave.
Pittsburgh, PA 15282-0103
Ph: (412) 396-1633
duqsbdcc@duq.edu

University of Pittsburgh Small Business Development Center

Institute for Entrepreneurial Excellence
3520 Forbes Avenue
Pittsburgh, PA 15261
Ph: (412) 648-1542
iee@innovation.pitt.edu

Other Small Business Resources:

Center for Women's Entrepreneurship at Chatham University

Women's Business Center
Chatham Eastside
6585 Penn Avenue
Pittsburgh, PA 15206
412-365-1235
womens-entrepreneurship@chatham.edu

The Commonwealth of Pennsylvania also offers assistance to small business owners:

PA Business One-Stop Shop is a state government office equipped with knowledge, information, and resources for businesses both large and small. Serving as the first point of contact for Pennsylvania business development concerns, our team helps connect and guide businesses through all stages of development — from planning and startup to operating and expanding. Whether you're an aspiring entrepreneur or existing business, we provide complete, customer-focused service backed by firsthand knowledge and experience.

The SCORE Association, headquartered in Washington, D.C., is a nonprofit association dedicated to fostering vibrant small business communities through mentoring and education.

Mt. Lebanon has five Commissioners,

one selected from each of our town's five wards. The Uptown Business District is represented by two Commissioners: Craig Grella of Ward 4, and Andrew Flynn of Ward 5.

Additionally, Commissioners Jeff Siegler of Ward 1, and Andrew Flynn of Ward 5, serve as the Mt. Lebanon Partnership liaisons.
<https://mtlebanon.org/about/commissioners/ward-district-locator/>

County Council District: 5

Council Representative: Tom Duerr

Senatorial District: 37

Legislative District: 42

Congressional District: 18

Council of Government: South Hills Area

School District: Mt. Lebanon

Police Chief: Jason Haberman

Fire Chief: Kurt Christofel

Ambulance: Alcosan

MT. LEBANON HISTORY



PAT Trolley inbound through the Washington Road business district between Alfred St. and Cedar Blvd. May 1968.

Mt. Lebanon's history dates back to the late 18th century, when land surveys were conducted in the region. During this time, southwestern Pennsylvania, including Mt. Lebanon, faced territorial disputes with Virginia. In 1794, the area became embroiled in the Whiskey Rebellion, during which federal tax protests led to the destruction of General John Neville's "Bower Hill" estate.

In 1797, the establishment of a state road from Pittsburgh to Washington, PA, stimulated economic growth in the region, including stagecoach and drover operations. The town's name, Mt. Lebanon, is believed to have been inspired by the biblical Mount Lebanon, with its famous cedar trees, and the planting of Cedar of Lebanon trees by Rev. Joseph Clokey in 1850 added a symbolic connection to the area.

The early 1900s saw significant developments in railroads, coal mining, and agriculture. The introduction of streetcars in 1901 marked the shift towards suburban development, leading to Mt. Lebanon's separation as a township in 1912 to provide essential services.

The construction of the Liberty Tunnels in 1924 and the Liberty Bridge in 1928 facilitated growth, coinciding with the rise in automobile ownership in the 1930s. Despite suburban expansion driven by public transportation and highways, Mt. Lebanon maintained its distinctive character, renowned schools, and efficient municipal services.

Incorporated in 1912, Mt. Lebanon, Pennsylvania, boasts a rich history intertwined with the early 20th century. Initially established as a streetcar suburb, the community flourished alongside Pittsburgh, fueled by convenient transportation links.

Throughout its evolution, Mt. Lebanon has embraced modernity while preserving its historic charm. Today, the township's picturesque neighborhoods, tree-lined streets, and vibrant Uptown District reflect a harmonious blend of tradition and progress, offering residents and businesses a welcoming environment rooted in a storied past and poised for a promising future.



The Mt. Lebanon Partnership makes Uptown Mt. Lebanon's community-serving, best-in-class business district a regional destination.

For more information, visit our website at mtlebopartnership.org