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Hill District Master Plan Update

Steering Committee Work Session
Sept 28, 2021

Goals for Tonight

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- Update you on **urban design & cultural legacy** findings so far
- Explore these **ideas** together
- Hear your thoughts as we start moving towards **concepts and strategies**

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Agenda—

Cultural Legacy

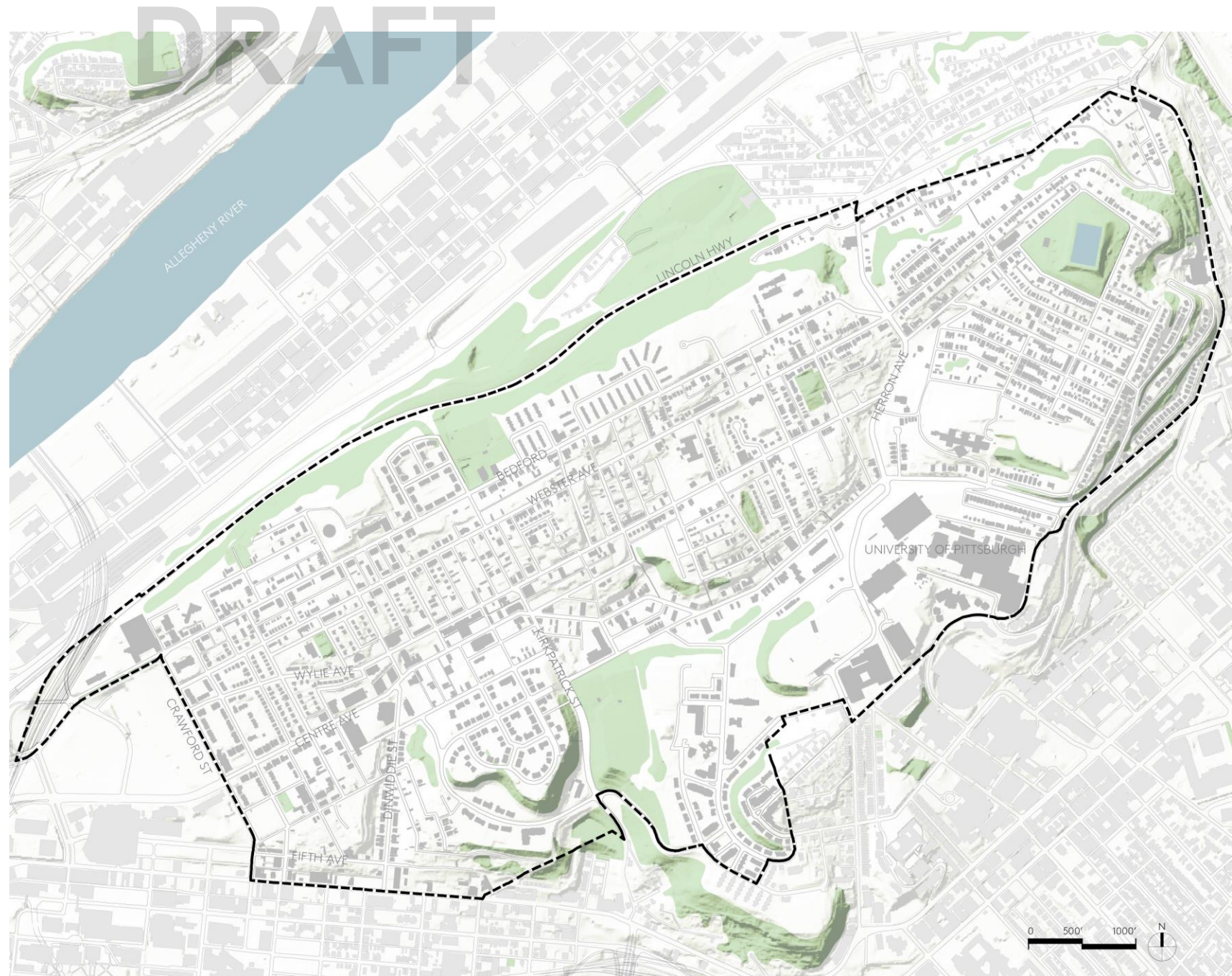
Discussion

Urban Design Analysis

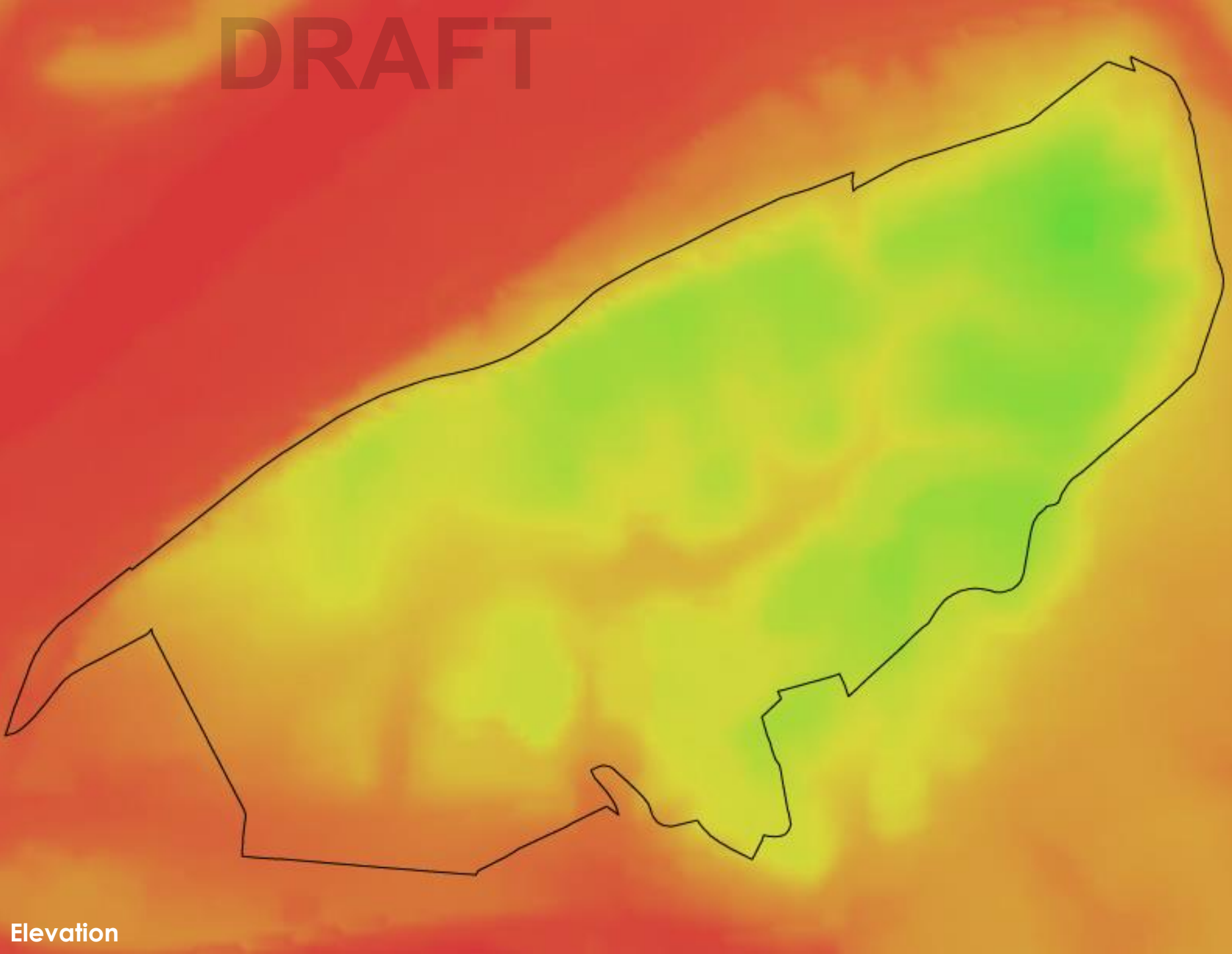
Initial Framework

Discussion

Project Context—



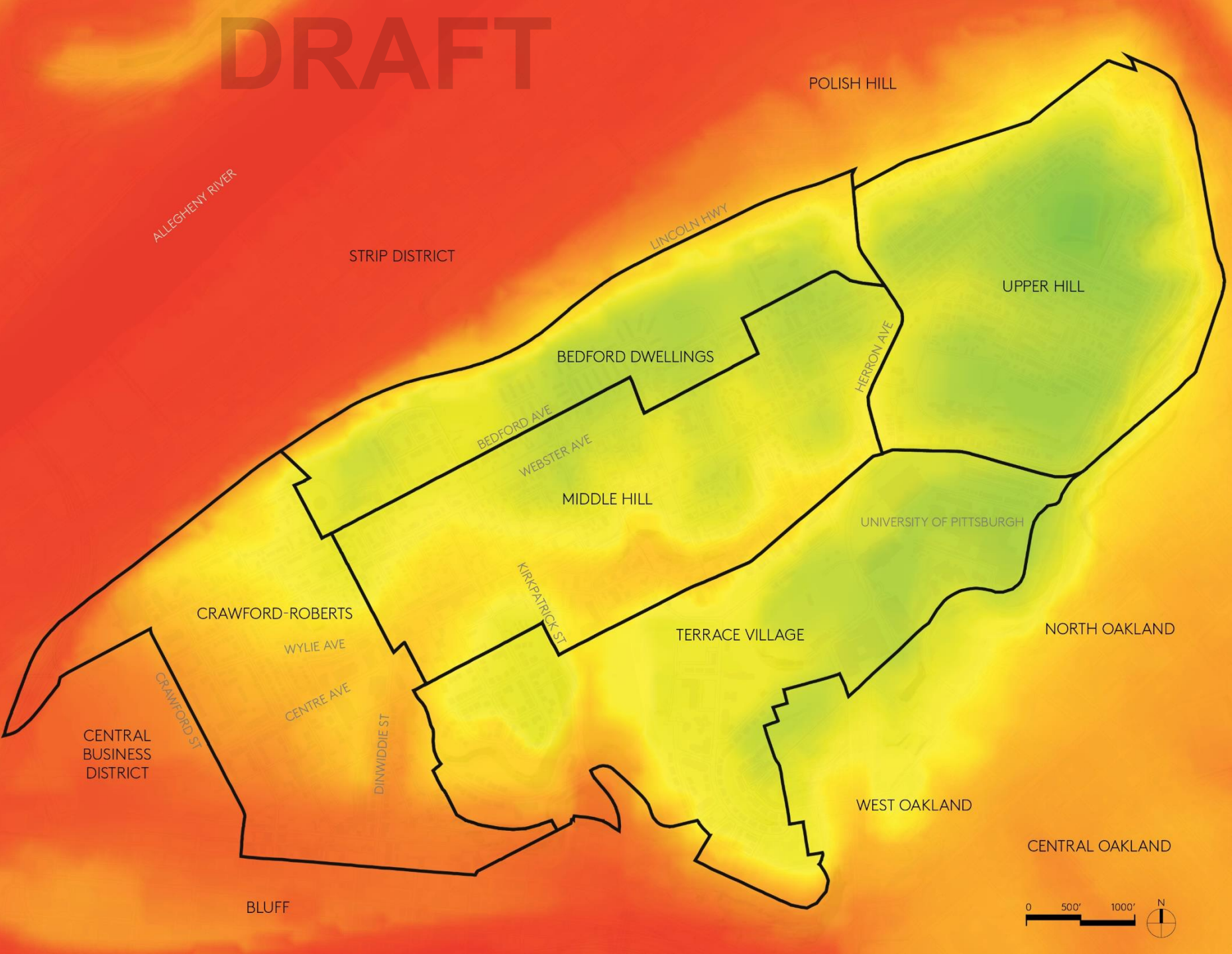
Topography defines
the District

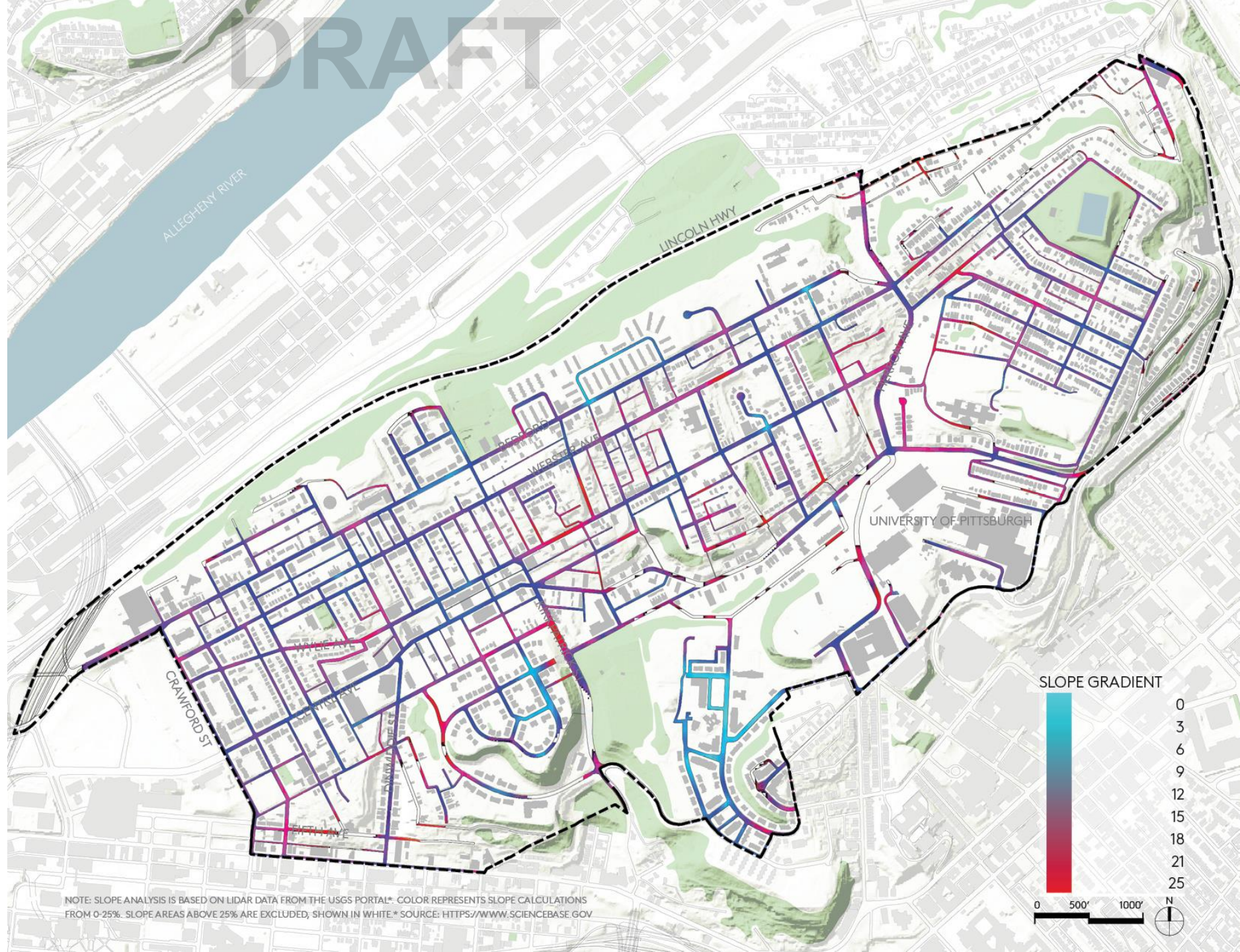


Topography Shapes
Neighborhoods



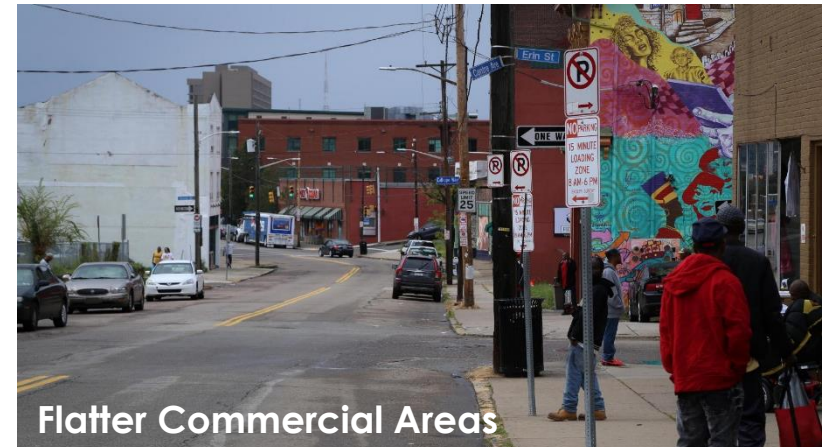
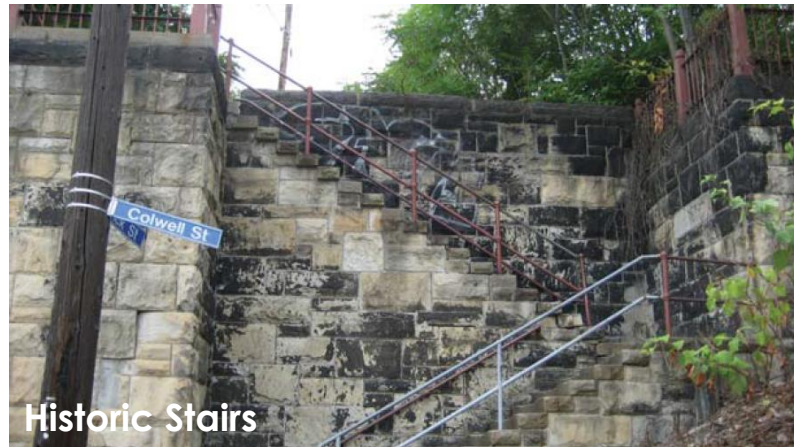
Open Space Concept from
Hill District Greenprint (2009)





Topography Shapes Experience & Character

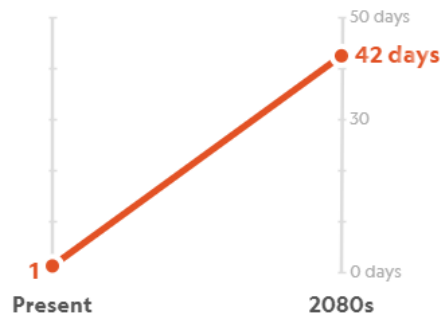
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A Changing Climate

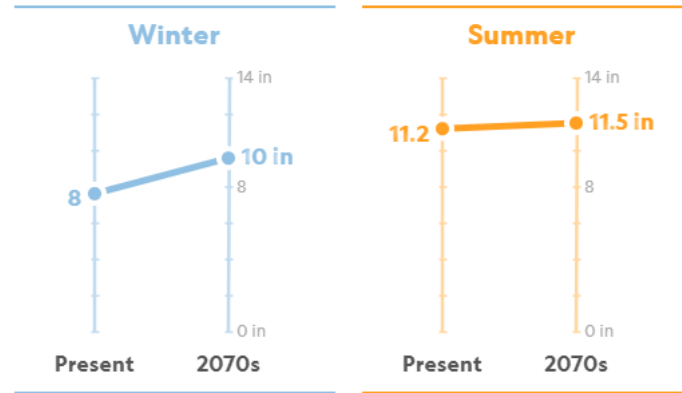
EXTREME HEAT EVENTS

In Pittsburgh, the number of days a year over 95°F will increase.

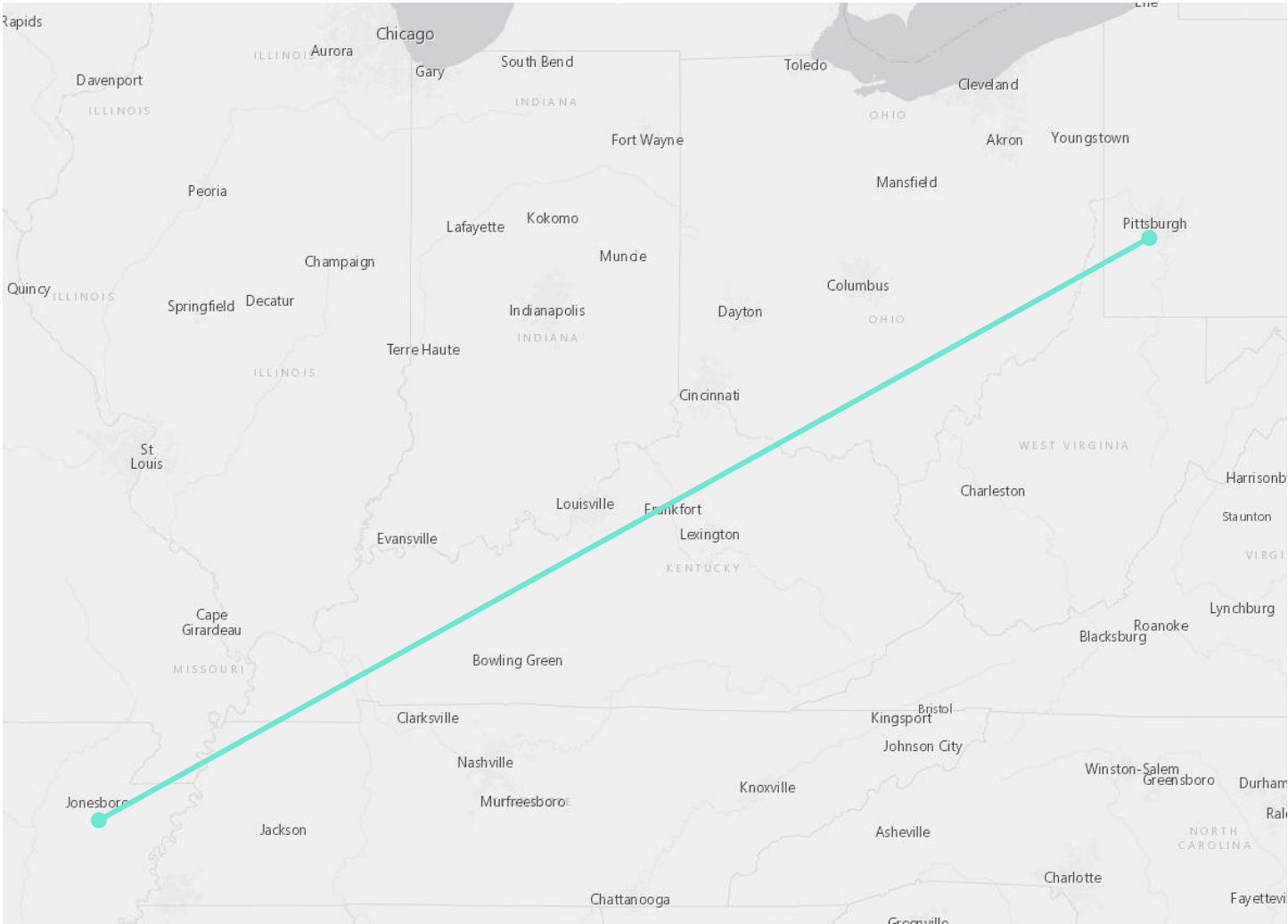


PRECIPITATION

Precipitation in Pittsburgh will increase in the winter and summer.



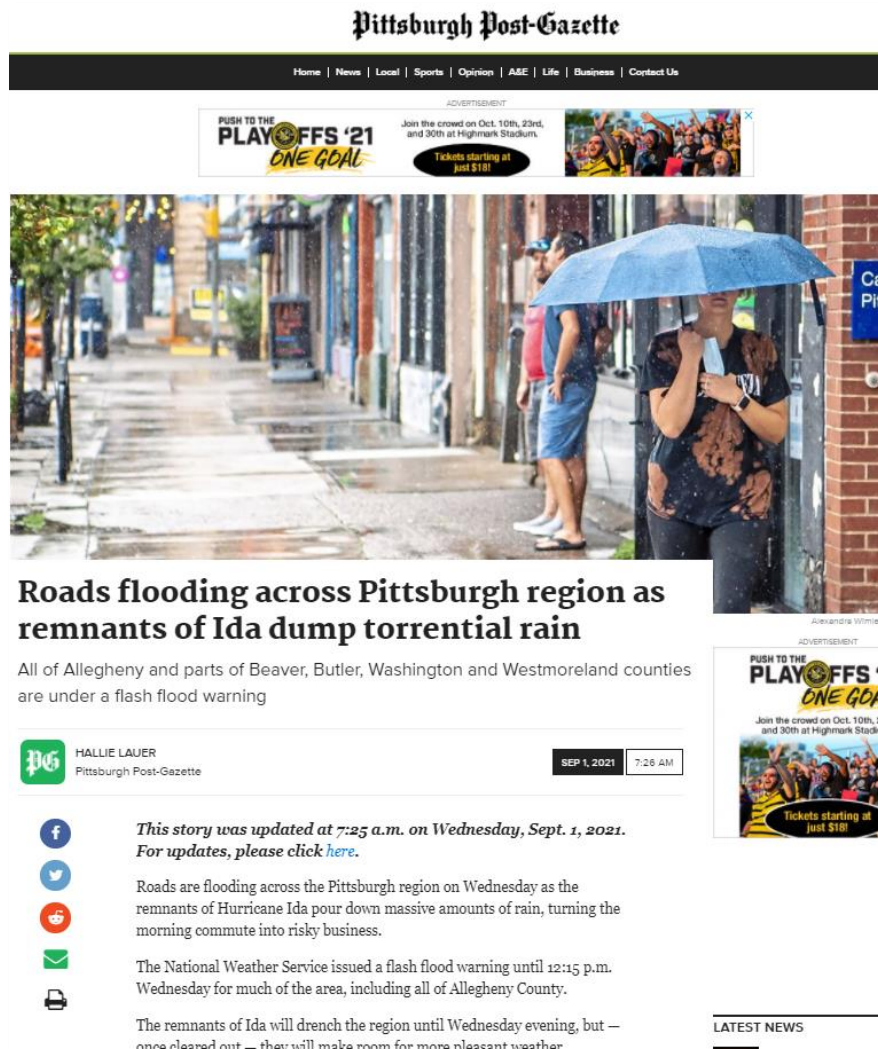
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By 2080, the climate of Pittsburgh is projected to match the climate of **Jonesboro, Arkansas**.

The Impacts of a Changing Climate

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Increased rain, flash flooding, & associated damage



Hotter, more humid summers

Tree Canopy



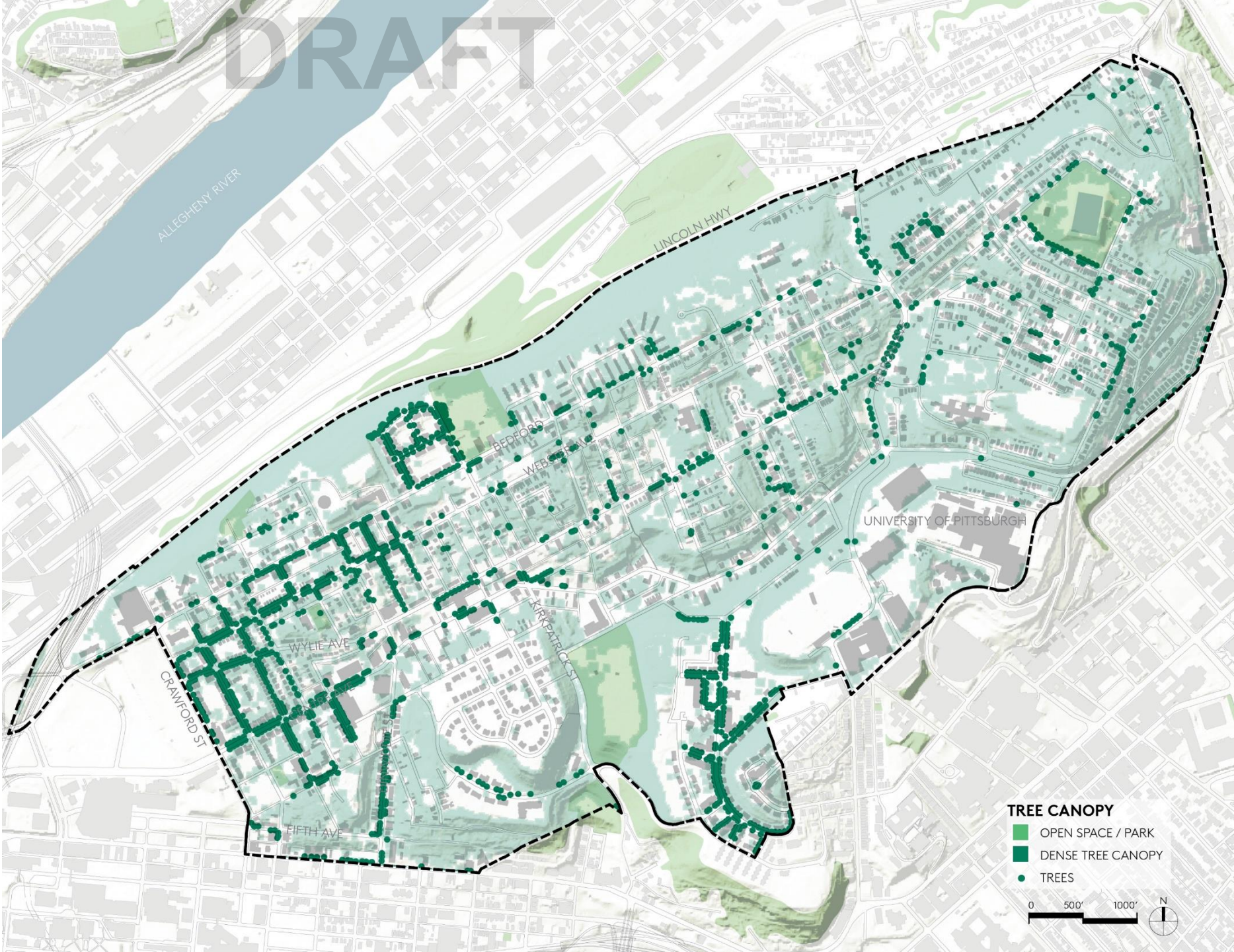
Street trees in newer redevelopments



Dense tree canopy on properties



Commercial districts without shade



Parks & Open Space



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Land Ownership & Vacant Property—

Major Land Owners

Major mixed-income housing sites



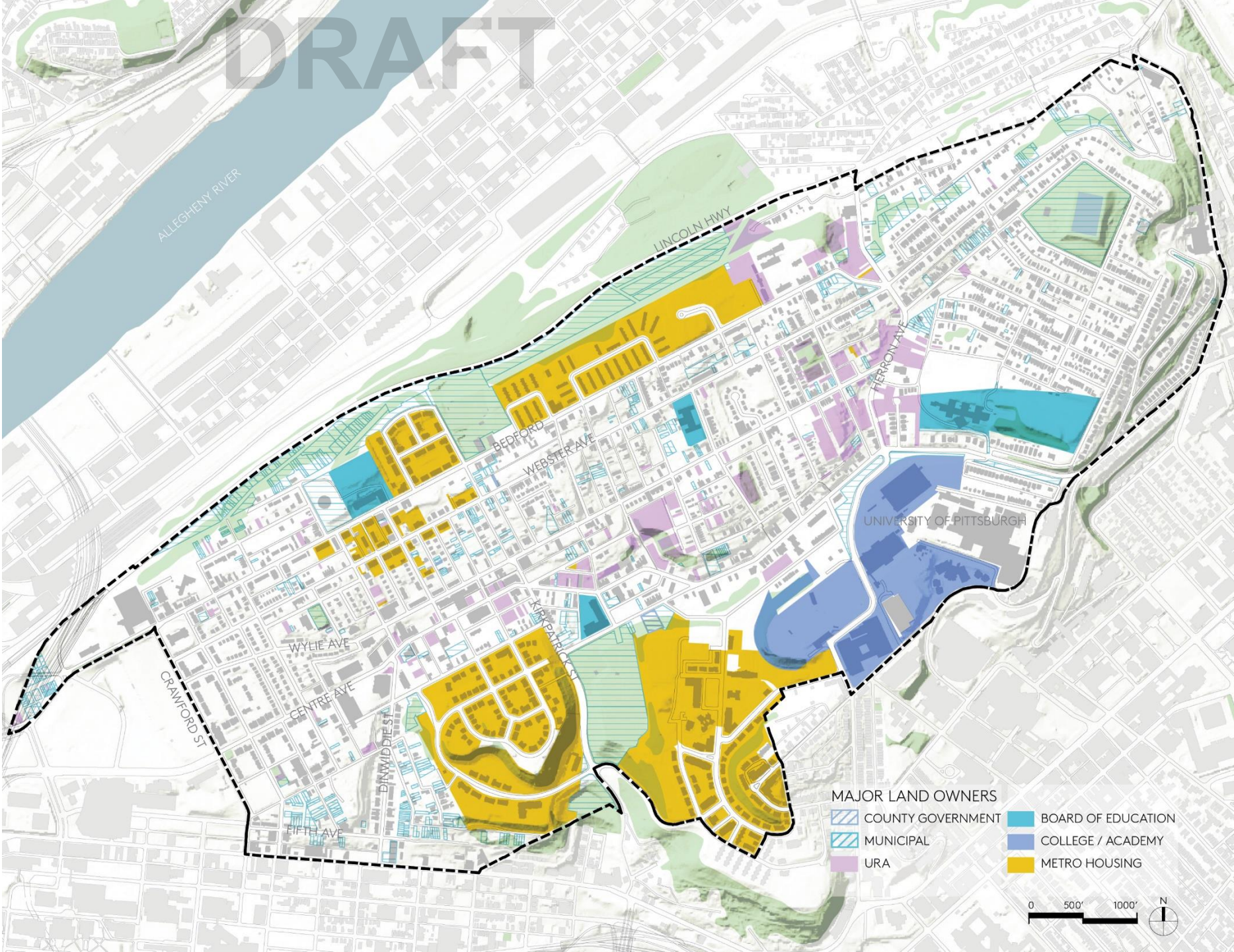
348 MIXED INCOME APARTMENTS AND 78 FOR-SALE HOMES
URA AND MCCORMACK BARON SALAZAR



240 MIXED INCOME APARTMENTS AND 36 FOR-SALE HOMES
KBK ENTERPRISES AND HACP

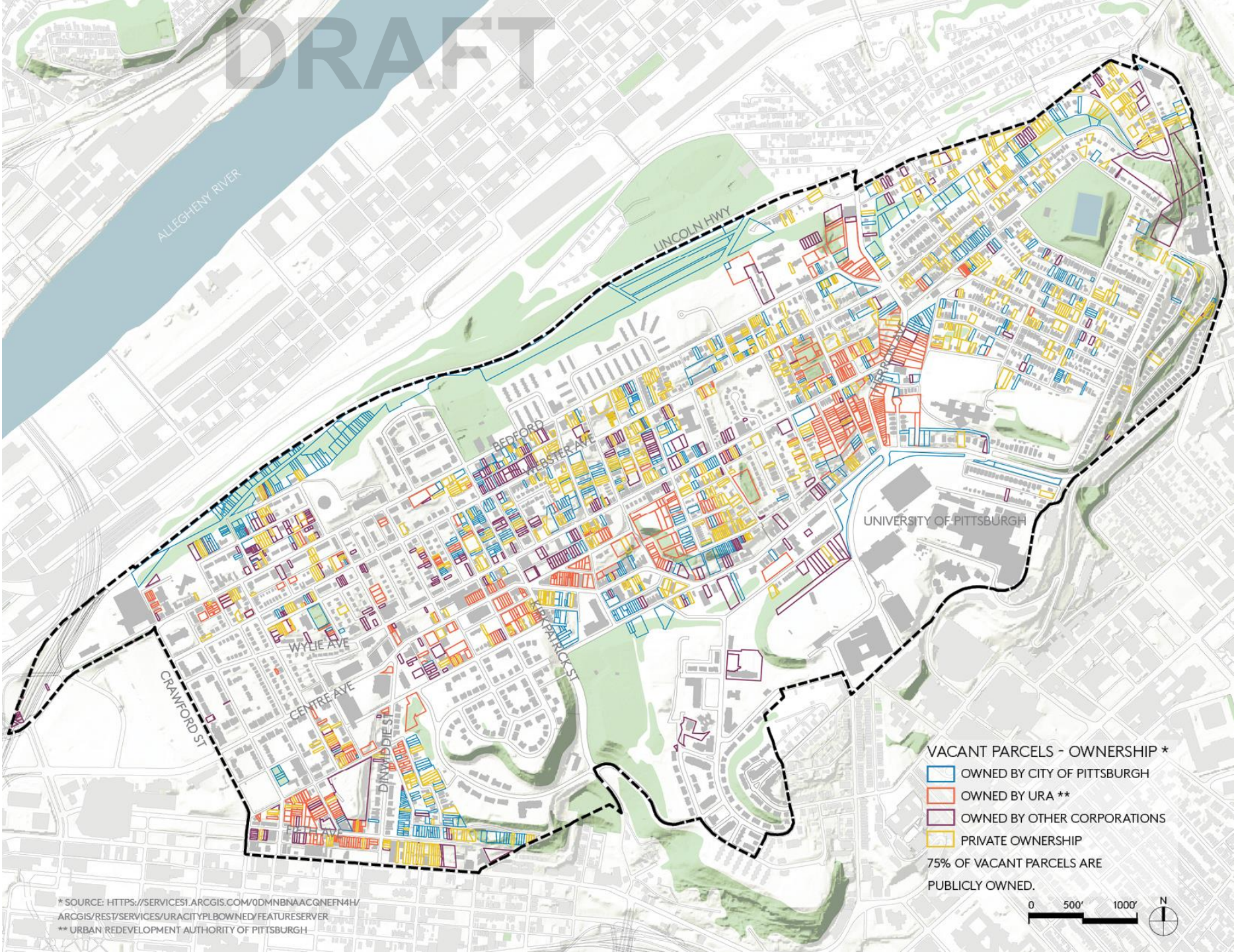


351 MIXED INCOME APARTMENTS AND 29 FOR-SALE HOMES
HACP AND MCCORMACK BARON SALAZAR



Vacant Properties by Major Owner

75% of vacant parcels are publicly owned









Vacant & Occupied Together

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Opportunities for Collective Ownership/Development

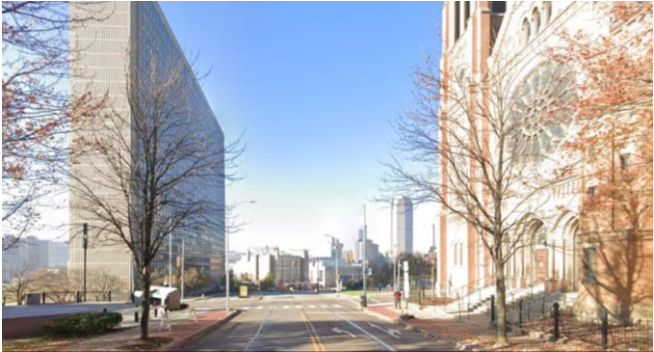
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Urban Character & Development Trends—

Urban Structure



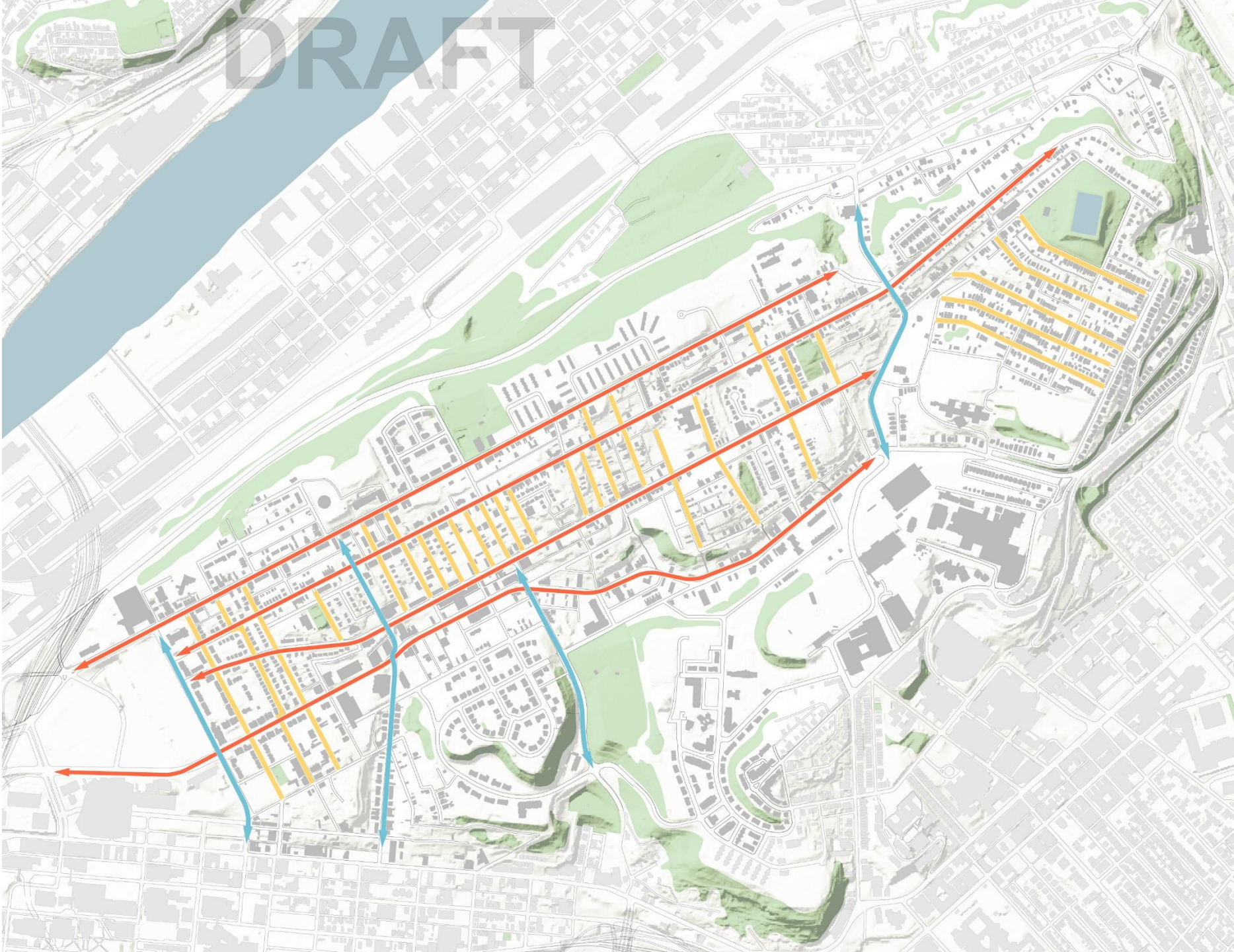
North/South Corridors



East/West Corridors



Residential Connectors



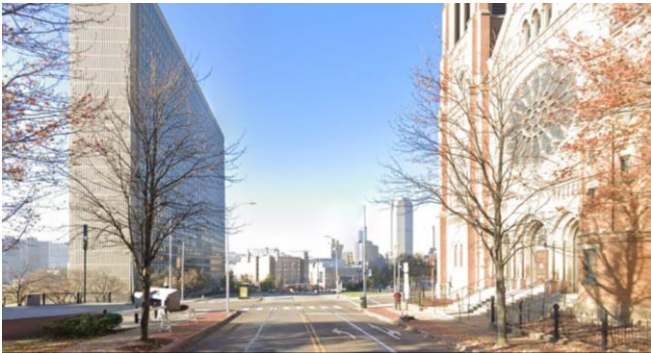
North/South Corridors



Linear view corridors with larger/flatter parcels



Larger scale with continuous sidewalks (Typ 35')



Primary gateways to Downtown



East/West Corridors



Often working against grade



Highly "imageable" gateway moments



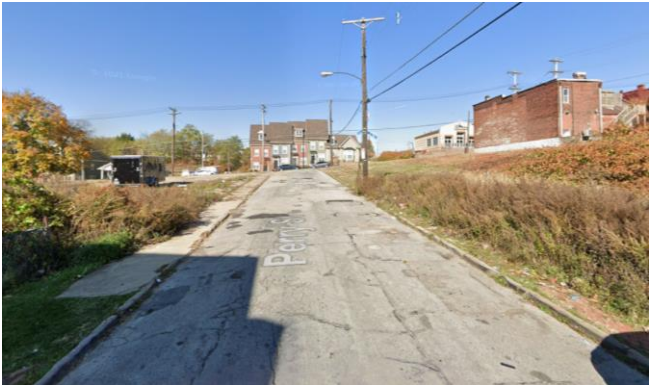
Following topography with landscaped hillsides



Residential Connectors



More intimate, neighborhood scale (Typ 22-24')



Significant vacant frontages



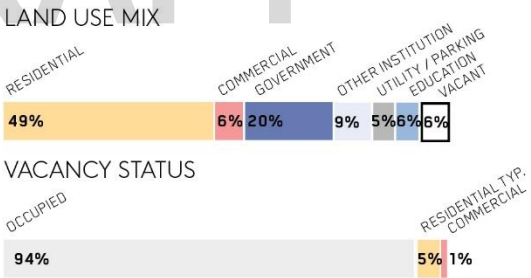
Mixed Residential Types



Key Corridors

Bedford Avenue

BEDFORD AVENUE



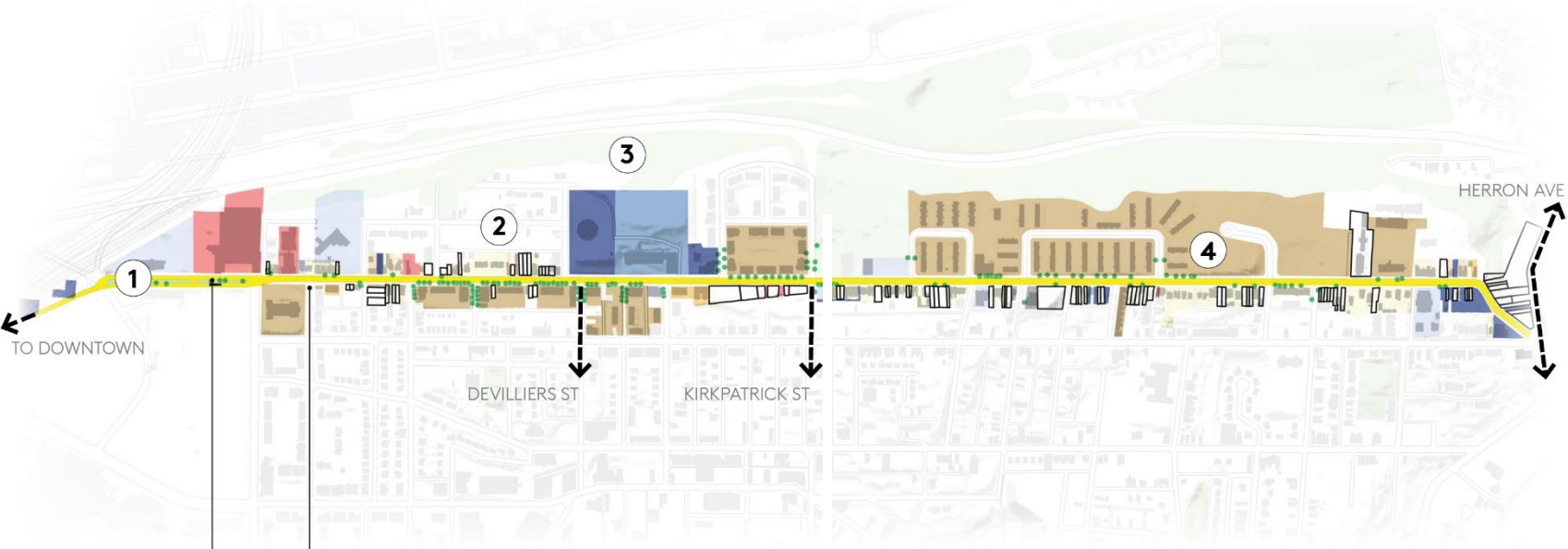
PREVIOUS PLAN CONCEPTS

CONCEPT

- 1 IMPROVE BEDFORD AVENUE STREETSCAPE AND CREATE A CONTINUOUS EDGE
- 2 INCENTIVIZE RESIDENTIAL INFILL
- 3 ESTABLISH THE COAL SEAM TRAIL
- 4 REDEVELOP BEDFORD DWELLINGS

SOURCE: GREEN PRINT 2009, VACANT PROPERTY STRATEGY 2013, MASTER PLAN 2011

LAND USE AND DEVELOPMENT CONDITIONS



STRONG VIEWS AND CONNECTION TOWARDS DOWNTOWN



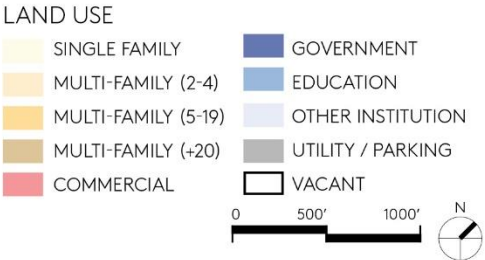
POTENTIAL NODE AROUND AUGUST WILSON HOUSE



CLUSTERS OF ADJACENT VACANT LOTS OPPOSITE BEDFORD HOUSING SITES

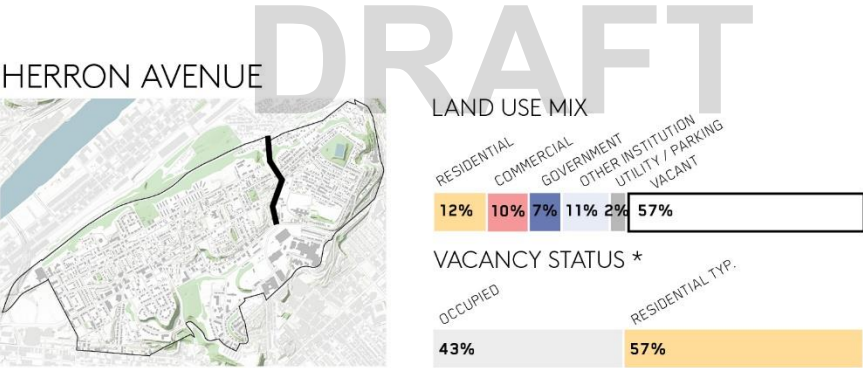


IMPORTANT PARKS LIKE AMMON FIELD AND AUGUST WILSON PARK



Key Corridors

Herron Avenue



PREVIOUS PLAN CONCEPTS

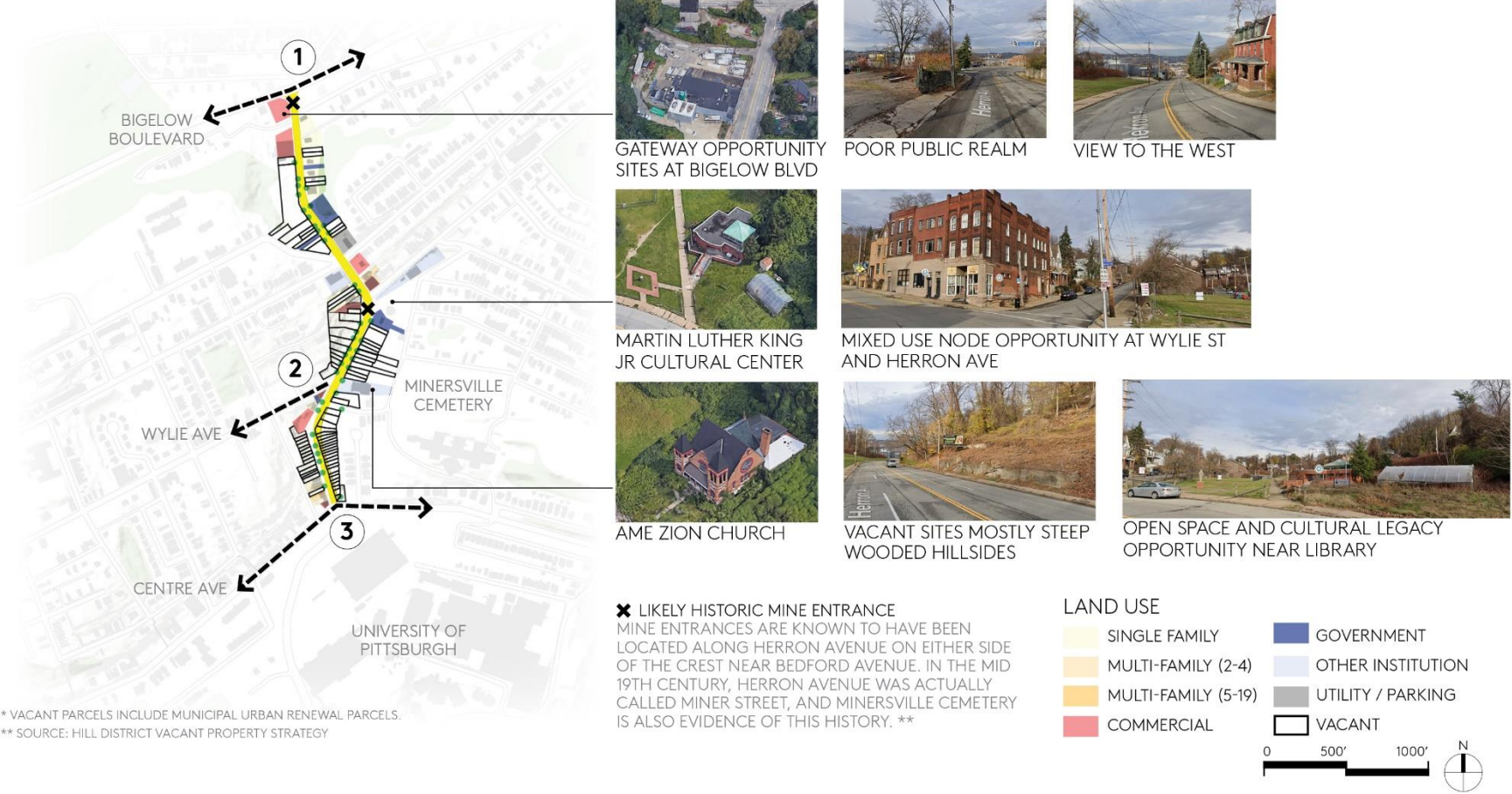
CONCEPT

- 1 IMPROVE HERRON AVENUE STREETScape
- 2 DEVELOP WYLIE AND HERRON MIXED-USE
- 3 ESTABLISH A DISTINCTIVE GATEWAY FOR HERRON AVENUE

SOURCE: GREEN PRINT 2009, VACANT PROPERTY STRATEGY 2013, MASTER PLAN 2011

HERRON AVENUE REVITALIZATION STRATEGY 2011

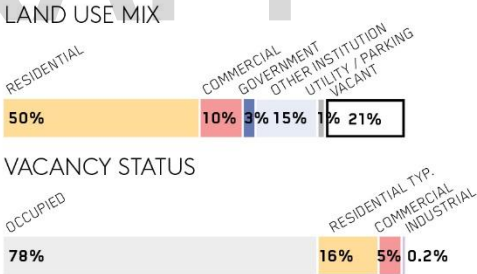
LAND USE AND DEVELOPMENT CONDITIONS



Key Corridors

Wylie Avenue

WYLIE AVENUE



PREVIOUS PLAN CONCEPTS

CONCEPT

1

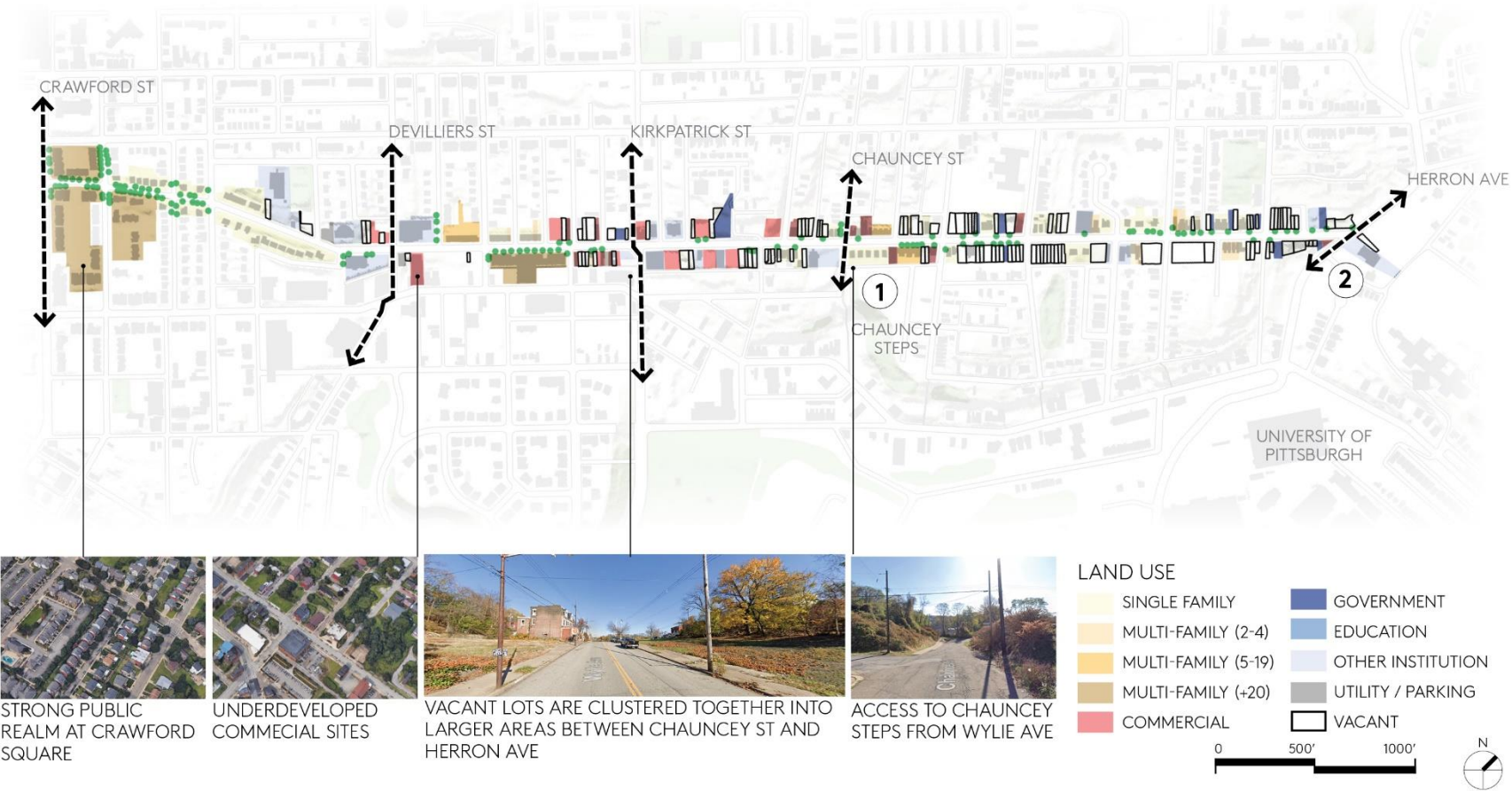
CREATE CHAUNCEY STEPS PARK

2

DEVELOP WYLIE AND HERRON MIXED-USE

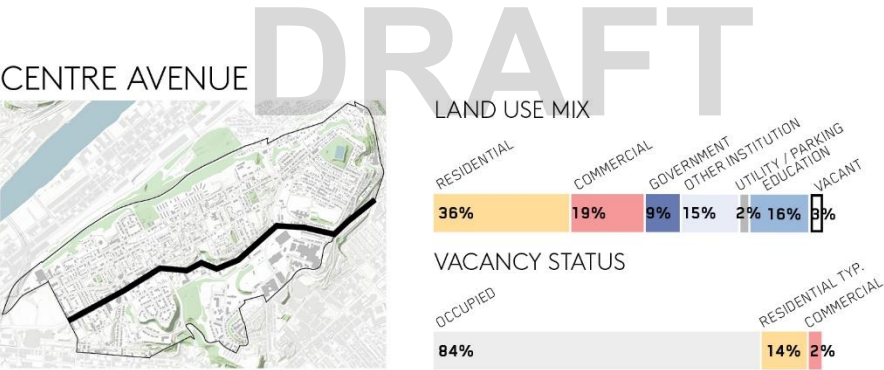
SOURCE: GREEN PRINT 2009, VACANT PROPERTY STRATEGY 2013, DISTRICT MASTER PLAN 2011

LAND USE AND DEVELOPMENT CONDITIONS



Key Corridors

Centre Avenue



PREVIOUS PLAN CONCEPTS

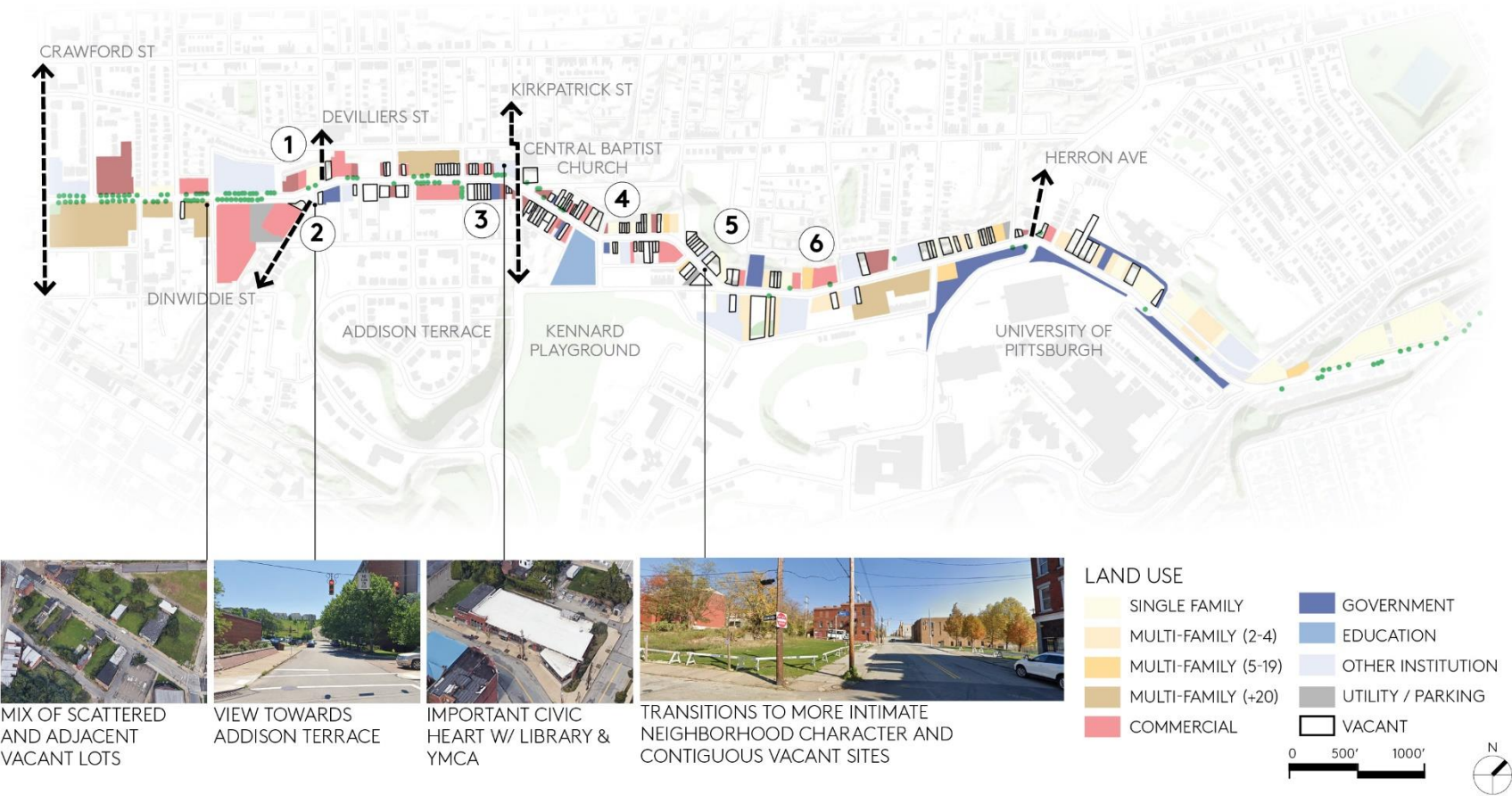
CONCEPT

- 1 ESTABLISH CENTRE-REED GATEWAY
- 2 CREATE NEW GRANADA / HERITAGE SQUARE
- 3 CREATE OPPORTUNITY SQUARE
- 4 INFILL MULTI-USE BUILDINGS
- 5 ESTABLISH THE CENTRE HERITAGE TRAIL
- 6 VILLAGE CONVEYANCE AND PUBLIC SPACE

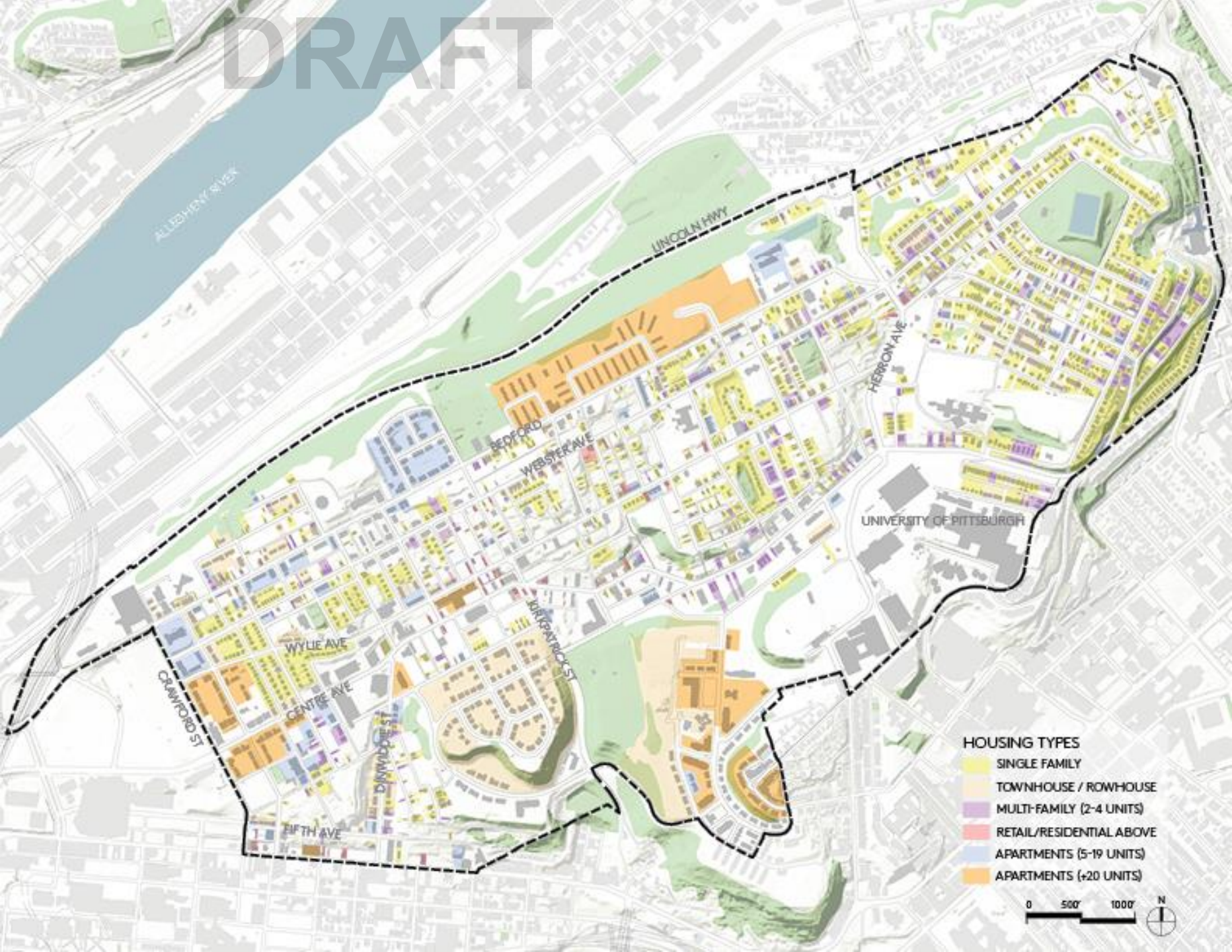
SOURCE: GREEN PRINT 2009, VACANT PROPERTY STRATEGY 2013, DISTRICT MASTER PLAN 2011

CENTRE AVE REDEVELOPMENT AND DESIGN PLAN 2015

LAND USE AND DEVELOPMENT CONDITIONS



Housing Types Distribution

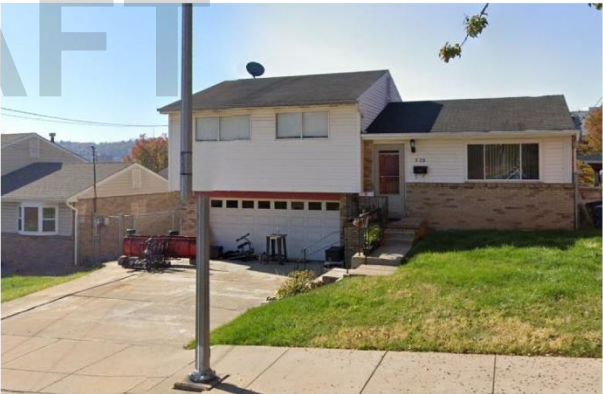


Housing Types: Single Family

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE PORCHES AND STOOPS, STREET OR REAR ACCESS PARKING, AND OFTEN NARROW SIDE SETBACKS.



MIDCENTURY
TYPICALLY CONSTRUCTED DURING OR FOLLOWING URBAN RENEWAL, THIS DEVELOPMENT REFLECTS THE AUTO-ORIENTED ERA WITH PROMINENT FRONT-LOADED GARAGES.



RECENT
MOST RECENT SINGLE FAMILY CONSTRUCTION HAS BEEN CREATED THROUGH PUBLIC HOUSING PROGRAMS, AND REFLECTS A MIX OF PREWAR MATERIALS AND FORM COMBINED WITH FRONT-LOADED GARAGE ACCESS.

HISTORICAL ROLE



SINGLE FAMILY HOUSES WERE A UNIQUE TOOL FOR BUILDING AND SHOWING WEALTH AS PART OF THE GREAT MIGRATION

SETBACKS AND PUBLIC REALM



NARROW SIDELOTS, ALIGNED PORCHES AND 2-3 STORY HOMES



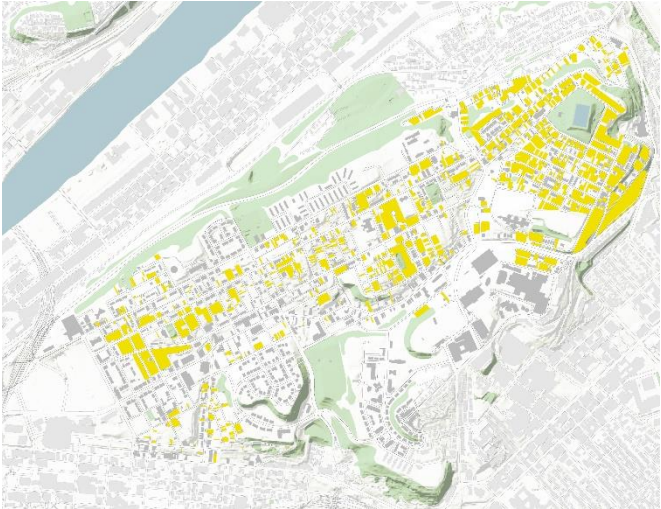
UPPER HILL WEALTHIER HOMES WITH DEEP SETBACKS AND SMALLER PORCHES



NEWER HOMES WITH SUBSTANTIAL SETBACKS AND PROMINENT GARAGES



NEW HOUSING THAT INTEGRATES SMALLER LOTS, PORCHES, AND GARAGES

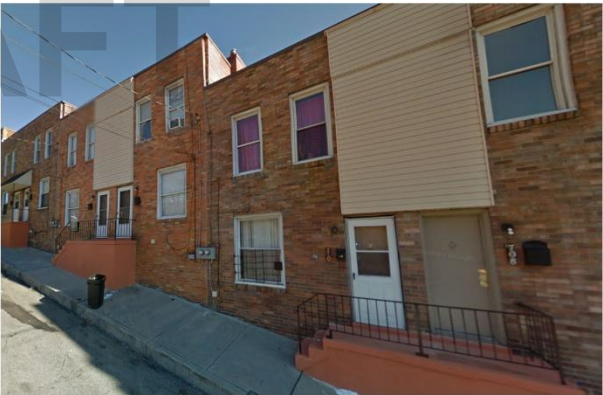


Housing Types: Rowhouses/ Attached SF

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE BRICK, SMALL STOOPS, AND CLUSTERS THAT FOLLOW TOPOGRAPHY



MIDCENTURY
TYPICALLY LESS ORNATE, FOCUS ON EFFICIENT SITE UTILIZATION, OFTEN IN POORER CONDITION TODAY



RECENT
DRAWS HEAVILY ON SINGLE FAMILY ELEMENTS LIKE GABLES, COVERED PORCHES AND LANDSCAPED SETBACKS.

HISTORICAL ROLE



ATTACHED ROWHOUSES WERE A COMMON AND MORE AFFORDABLE HOUSING TYPE IN THE MIDDLE HILL

SETBACKS AND PUBLIC REALM



UNIFORM PORCHES CREATE A RELATIONSHIP ALONG THE BLOCK FRONTAGE



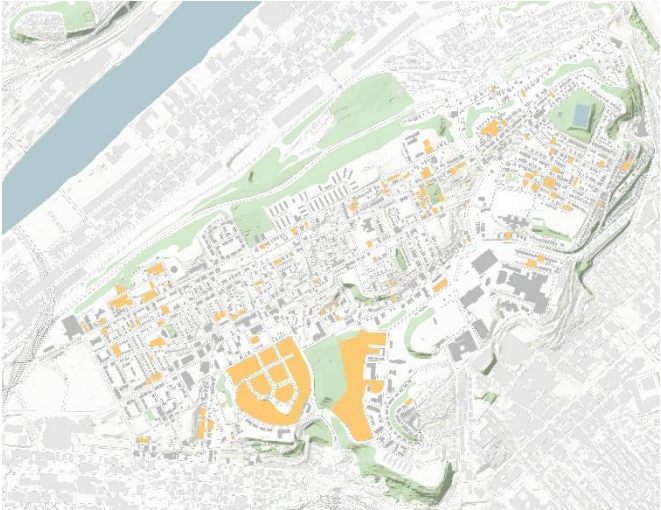
RECENT DEVELOPMENT WITH LANDSCAPED SETBACKS AND NO PORCHES



PAIRED ENTRIES, WIDER SIDEWALKS, AND NARROW ORNAMENTAL SETBACK



TERRACED LANDSCAPE AND STEPPED DEVELOPMENT ALONG TOPOGRAPHY



Housing Types: Duplex-Fourplex

TYPICAL CONSTRUCTION ERAS



PREWAR
OFTEN SHARE PUBLIC REALM ELEMENTS LIKE STAIRS AND PORCHES, TYPICALLY BRICK.



MIDCENTURY
RELATIVELY RARE, GENERALLY DUPLEXES FOCUSED ON EFFICIENT SITE LAYOUT



RECENT
MOSTLY FOUND IN PUBLIC HOUSING SITES, DRAWS ON TRADITIONAL ELEMENTS FROM SINGLE FAMILY BUILDINGS LIKE PITCHED ROOFS, COVERED ENTRIES AND CONSOLIDATED PARKING.

HISTORICAL ROLE



INTEGRATED INTO COMMERCIAL STREETS IN THE LOWER HILL

SCALE AND PUBLIC REALM



MODEST STOOP AND ZERO LOT LINE



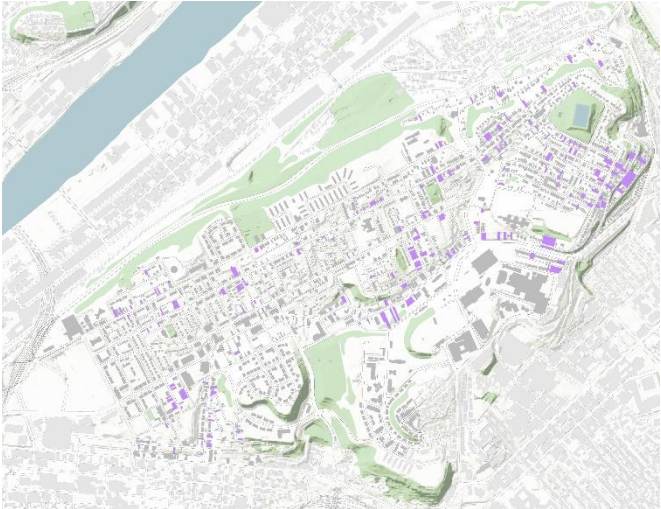
SINGLE FAMILY PROPORTIONS AND TERRACED SETBACK



STACKED FLATS WITH ZERO LOT LINE



SIDE BY SIDE DUPLEX WITH COMBINED STAIRWAY



Housing Types: Apartments

TYPICAL CONSTRUCTION ERAS



PREWAR
COMMON ATTRIBUTES INCLUDE PORCHES AND STOOPS, STREET OR REAR ACCESS PARKING, AND OFTEN NARROW SIDE SETBACKS.



MIDCENTURY
TYPICALLY CONSTRUCTED DURING OR FOLLOWING URBAN RENEWAL, THIS DEVELOPMENT REFLECTS THE AUTO-ORIENTED ERA WITH PROMINENT FRONT-LOADED GARAGES.



RECENT
MOST RECENT SINGLE FAMILY CONSTRUCTION HAS BEEN CREATED THROUGH PUBLIC HOUSING PROGRAMS, AND REFLECTS A MIX OF PREWAR MATERIALS AND FORM COMBINED WITH FRONT-LOADED GARAGE ACCESS.

HISTORICAL ROLE



FOCUSED ALONG MAJOR COMMERCIAL CORRIDORS OR CROSSROADS, PROVIDED FOR AFFORDABLE RENTALS

SETBACKS AND PUBLIC REALM



MIDCENTURY WITH INTERNALIZED OPEN SPACE AND FENCED SETBACKS



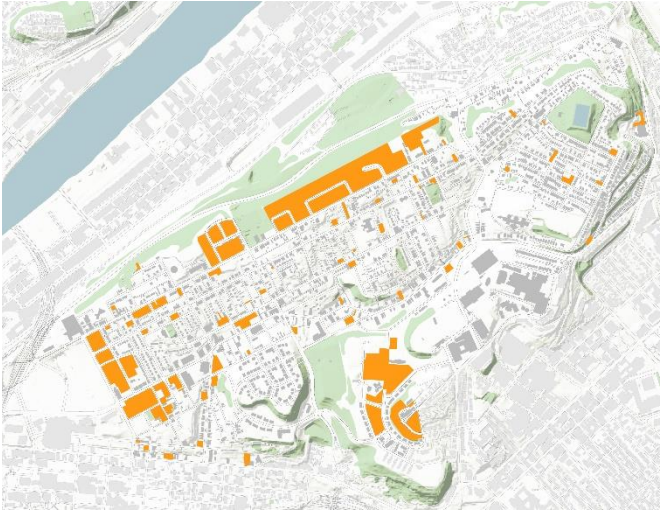
MIDCENTURY WITH LANDSCAPED SETBACKS



CONTEMPORARY WITH CENTRALIZED LOBBY AND NARROW SETBACK



PREWAR WITH ZERO LOT LINE



Commercial & Mixed Use

TYPICAL CONSTRUCTION ERAS



PREWAR
PREDOMINANTLY 3-5 STORY BRICK WITH RESIDENTIAL ABOVE, BUILT TO THE LOT LINE.



MIDCENTURY
RARE IN THE DISTRICT, USUALLY CONCRETE OR STONE AND PULLED BACK FROM STREET WITH OFF-STREET PARKING.



RECENT
MORE RECENT BUILDINGS RETURN TO PREWAR CONCEPTS OF ZERO LOT LINES, BRICK CONSTRUCTION AND LIMITED OFF-STREET PARKING. LARGER RETAIL BUILDINGS REFLECT AUTO-ORIENTED FEATURES LIKE OFF-STREET PARKING LOTS AND DEEPER SETBACKS.

HISTORICAL ROLE



FOCUSED ALONG MAJOR COMMERCIAL CORRIDORS OR CROSSROADS, PROVIDED FOR AFFORDABLE RENTALS

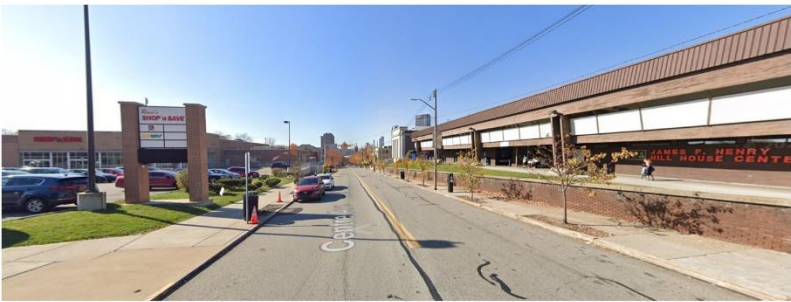
SETBACKS AND PUBLIC REALM



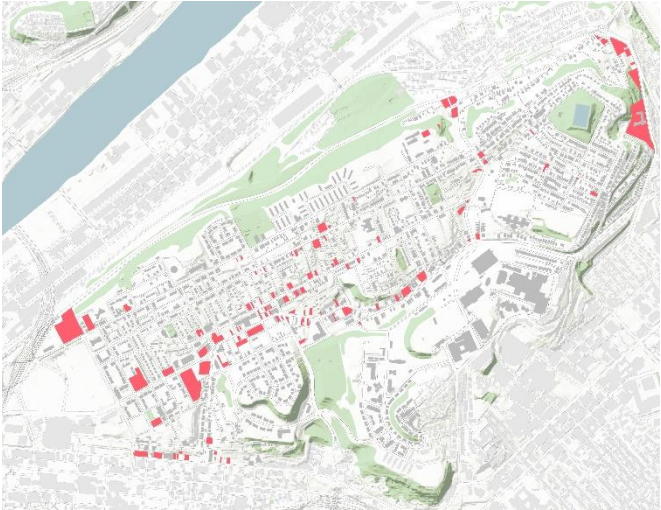
COMMERCIAL BUILDINGS OFTEN ANCHOR INTERSECTIONS WITH SIGNIFICANT TOPOGRAPHY, CREATING OPPORTUNITIES FOR GATEWAYS



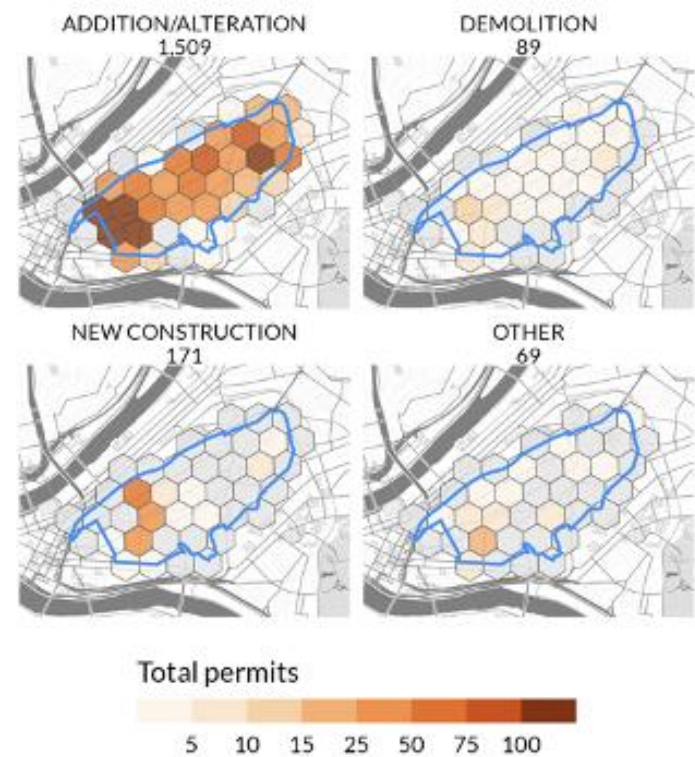
ZERO LOT LINES AND WIDER SIDEWALKS



DISCONNECTED FRONTAGES WITH GRADE SEPARATION, SETBACKS, AND PARKING LOTS



Development Trends



Building Permit Trends

- Alterations/Additions focused on Crawford-Roberts and Upper Hill
- New Construction focused on Crawford-Roberts

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Developer pursuing 128-unit apartment building for Melwood Avenue in Oakland

Expand

Development on Melwood in Oakland Development on Melwood in Oakland

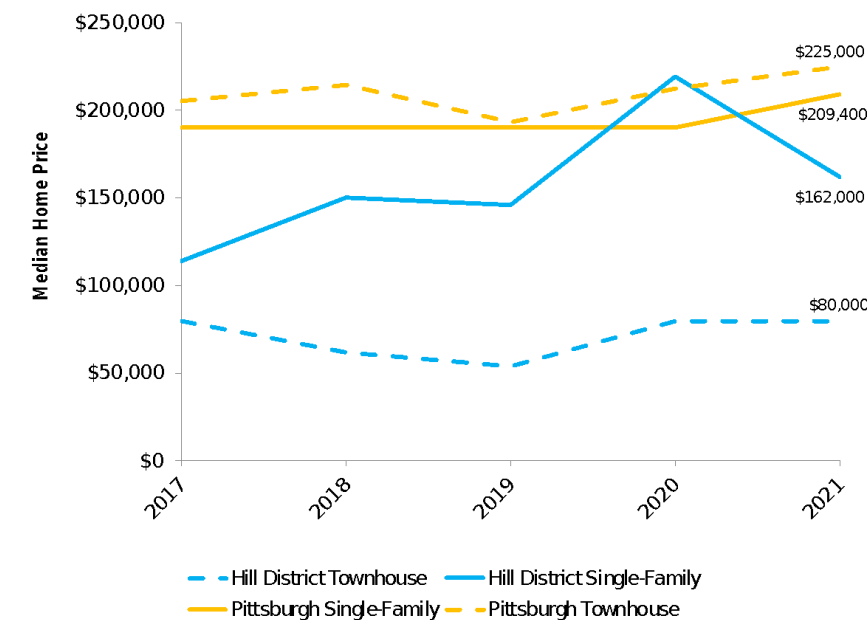
April 22, 2021 at 10:06 am EDT

By Tim Schooley

PITTSBURGH — The Hudson Companies, a Hermitage, PA-based developer and investment firm, is lining up a

Development Trends Nearby

- Larger scale proposals increasing in adjacent neighborhoods
- Projects generally focused on market rate apartments & townhomes



Changing Housing Markets

- Increasing single family home values
- Speculative developers focused primarily on Upper Hill

Cultural Legacy and Urban Design Framework

Discussion Questions

What issues or topics should we focus extra attention on?

Specific ideas or strategies we should consider?

