



Hill District Plans Meeting

December 7, 2021

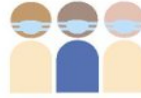
Purpose of Today

- Plan update process overview
- Cultural Legacy
- Housing
- Economic Empowerment
- Urban Design

Planning Process



Who's Who and What They Do The People Behind the Plan

					
Who	Steering Committee Advisory body with up to 30 member organizations that represent most stakeholder groups.	Community A person with an interest or concern in the neighborhood.	Action Teams Team comprised of Steering Committee members, residents, other stakeholders, and public agency staff.	Technical Advisory Group Group composed of experts that focus on complex topic(s).	Staff Professional staff from public, non-profit, and private sector organizations that manage the planning process.
What	They engage the stakeholder group representatives, produce elements of the plan, and integrate the work of the Action Teams.	They provide input and feedback throughout the planning process.	They identify issues and conduct research to fully understand topics, and develop actions and identify resources to address them.	They support work of Action Teams by providing clarity and detail for complex topics.	They work to achieve full community and stakeholder participation in the planning process.
When	Organize	Organize	Organize	Organize	Organize
	Visualize	Visualize	Visualize	Visualize	Visualize
	Strategize	Strategize	Strategize	Strategize	Strategize
	Formalize	Formalize	Formalize	Formalize	Formalize
Deliverables	Draft Public Engagement Plan Vision Goals Review Work From Action Teams Review Plan Drafts	Input on All Vision and Goals Review Work From Action Teams Review Plan Drafts	Draft Policies, Projects, Programs, Partnerships, and Targets	Draft Strategies for Complex Topics	Coordinate and Facilitate Process Conduct Research and Engagement Create Drafts of Deliverables Take Plan Through Adoption Process
Commitment	2 hours per month for two years plus meeting preparation and document review	Attending multiple discrete events, provide input, review draft materials	Two hours per month for one year	As many meetings as needed to work through the topic(s) at hand	Staff are involved and often presenting at all meetings

VISION STATEMENTS

What are we going to be in 10 years?



PITTSBURGH NEIGHBORHOOD PLAN GUIDE

- **Vision statements** provide a shared description of what the neighborhood will be in 10 years if the plan is successful.
- **Goals** are long-term outcomes the plan will achieve by implementing programs, policies, and projects.
- **Policies** set a preferred direction and describe what must be done to achieve the goals.
- **Programs** are a set of activities that seek to realize a particular long-term aim.
- **Projects** are discrete actions for a list of implementation partners to take on and complete.
- **Partnerships** are commitments by organizations to work together to advance an outcome.

NEIGHBORHOOD PLAN TOPICS

COMMUNITY

MOBILITY

DEVELOPMENT

INFRASTRUCTURE

Andy Warhol
Giant Puppet
Briar Street
Summer Hill



Greater Hill District EngagePGH



[HTTPS://ENGAGE.PITTSBUR
GHPA.GOV/GHDMP](https://engage.pittsburghpa.gov/ghdmp)



INFORMATION ABOUT THE
PLAN AND PROCESS



UPCOMING MEETINGS



FUTURE ACTION TEAM
INFORMATION



RECEIVE UPDATES/FOLLOW
THE PROJECT



ENGAGEMENT
OPPORTUNITIES

Updating and Adopting the Greater Hill District Master Plan

The City of Pittsburgh is working with the Hill District community to update and adopt the plan from 2011, outlining a shared vision to make the vision a reality.

+ Follow



Home / Updating and Adopting the Hill District Master Plan

The City of Pittsburgh is working with the Hill District community to update and adopt the Greater Hill District Master Plan from 2011 and help make the vision in that plan a reality.

Community leaders, residents, and other stakeholders completed the original [Hill District Master Plan](#) in 2011, setting forth a number of community goals, program initiatives, and urban design proposals. The final document includes provisions for improved streetscapes, new development, transportation infrastructure, urban agriculture, and local cooperative programming. This initial plan outlined development principles, non-displacement strategies, and reclamation goals for the Lower Hill in addition to the aforementioned program and urban design initiatives. Now, the City of Pittsburgh is working with community stakeholders to formalize the 2011 plan in accordance with the DCP [Neighborhood Plan Guide](#) and make updates to reflect the dynamic needs of the Hill.

Once adopted by the Planning Commission, the [Greater Hill District Master Plan](#) will become City policy and guide public and private investments in the area. New land use regulations, transportation and infrastructure improvements, and public programs may be recommended in the plan. The plan area generally includes the neighborhoods of Crawford-Roberts, Middle Hill, Terrace Village, Bedford Dwellings, Upper Hill, and the Lower Hill.

"The Hill District... has contributed greatly to the city's history and remains as a center of Pittsburgh's African American culture. The intent of this master planning effort is to ensure that the resulting neighborhood plan reflects the vision Hill District residents and other neighborhood stakeholders have for the revitalization of this important historic neighborhood."

Vision Statement from the Original Greater Hill District Master Plan, 2011



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[Development](#)

[Mobility](#)

[Infrastructure](#)

[Greater Hill District Master Plan Action Teams Sign-Up](#)



Upcoming Meetings

Hill District Master Plan

Today	Monday, July 12	Print	Week	Month	Agenda
Tuesday, July 13					
5:30pm	Hill District "Plans" Update Meeting				

Topical/Chapter Pages

Community

Meeting the needs of residents, employees, students, and stakeholders.

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[Home](#) / [Updating and Adopting the Hill District Master Plan](#) / [Community](#)

Introduction

The key to the community chapter in the neighborhood planning process is to build upon the African-American contributions to our city. It is long overdue to pay homage to the area that was once "the crossroads of the world." By engaging with the residents, integrating the original Greater Hill District Master Plan, building upon sustainable and green needs of future cities, and commemorating the past, our goal is to help to reignite the vivacity of the Hill District's past.

Goal: Build Upon the African American Cultural Legacy

+ How will my input be used?

+ What is a neighborhood plan?

+ What is an Action Team?

ACTION TEAM MEETING 1

ACTION TEAM MEETING 2

GREATER HILL DISTRICT

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[Greater Hill District Distrk
Teams Sign-Up](#)

ACTION TEAM MEETING 1

ACTION TEAM MEETING 2

Links

Meeting Recording

What are Hill District Stressors?

Stressors are situations that are experienced as a perceived threat to one's well-being or position in life, especially if the challenge of dealing with it exceeds a person's perceived available resources. We need you to identify the individual, communal, structural, stressors that effect the Hill District.

Upcoming Meetin

Add Comment

Hill District Master Plan

Today: Monday, December 6

Monday, December 6

3:30pm Development Action Team Meeting

Monday, December 13

6:00pm Community Action Team Meeting

Events shown in time zone: Eastern Time

Who's Listening?

Screen name *

Your Comment

B I

Choose a file...

Submit

3 Comments

Most Recent First



[Josiah.gilliam](#) | Posted on November 8, 2021

From follow up discussion about the Gender Equity Report:

3:30pm Development Action Team Meeting

Monday, December 13

6:00pm Community Action Team Meeting

Events shown in time zone: Eastern Time - New York

Who's Listening?



Ose Akinlotan
Department of City Planning



Josiah Gillam
Office of Equity / Parks and Recreation

Join the Community Action Team

Sign Up Here!

Document Library



CAT Meeting 2 Presentation
PDF (2.84 MB)
Community Resilience

Action Team Meetings

Community

- Second Monday's
- December 13th Next Meeting

Development

- Third Tuesdays
- December 21st Next Meeting

Infrastructure

- Third Wednesdays
- December 15th Next Meeting

Mobility

- First meeting is December 14th

Sign-up Today!

<https://engage.pittsburghpa.gov/ghdmp>

ECONorthwest Team Involvement



- **Goal 1: Build Upon the African American Legacy**
- Goal 2: Family Friendly Housing Development Without Displacement
- Goal 3: Economic Empowerment and Commercial Development
- Goal 4: Make the Hill District a Green and Well-Designed Community
- Goal 5: Mobility, Transportation, and Parking

Cultural Legacy

- Goal is to ground future investment in the cultural legacy of Hill District

The Hill District, 1900-1950



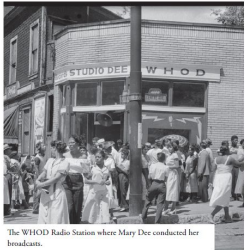
The Pittsburgh Courier's photographer Teenie Harris, a native of the Hill, captured the rhythm of life in the thriving District; the images were printed in the booming newspaper read by hundreds of thousands.



Cultural Legacy

- Goal is to ground future investment in the cultural legacy of Hill District
- Concept builds on the “crossroads of the world” nickname with a series of historically important intersections connected by a 2 mile “cultural legacy loop”

Centre x Herron: Institutional History



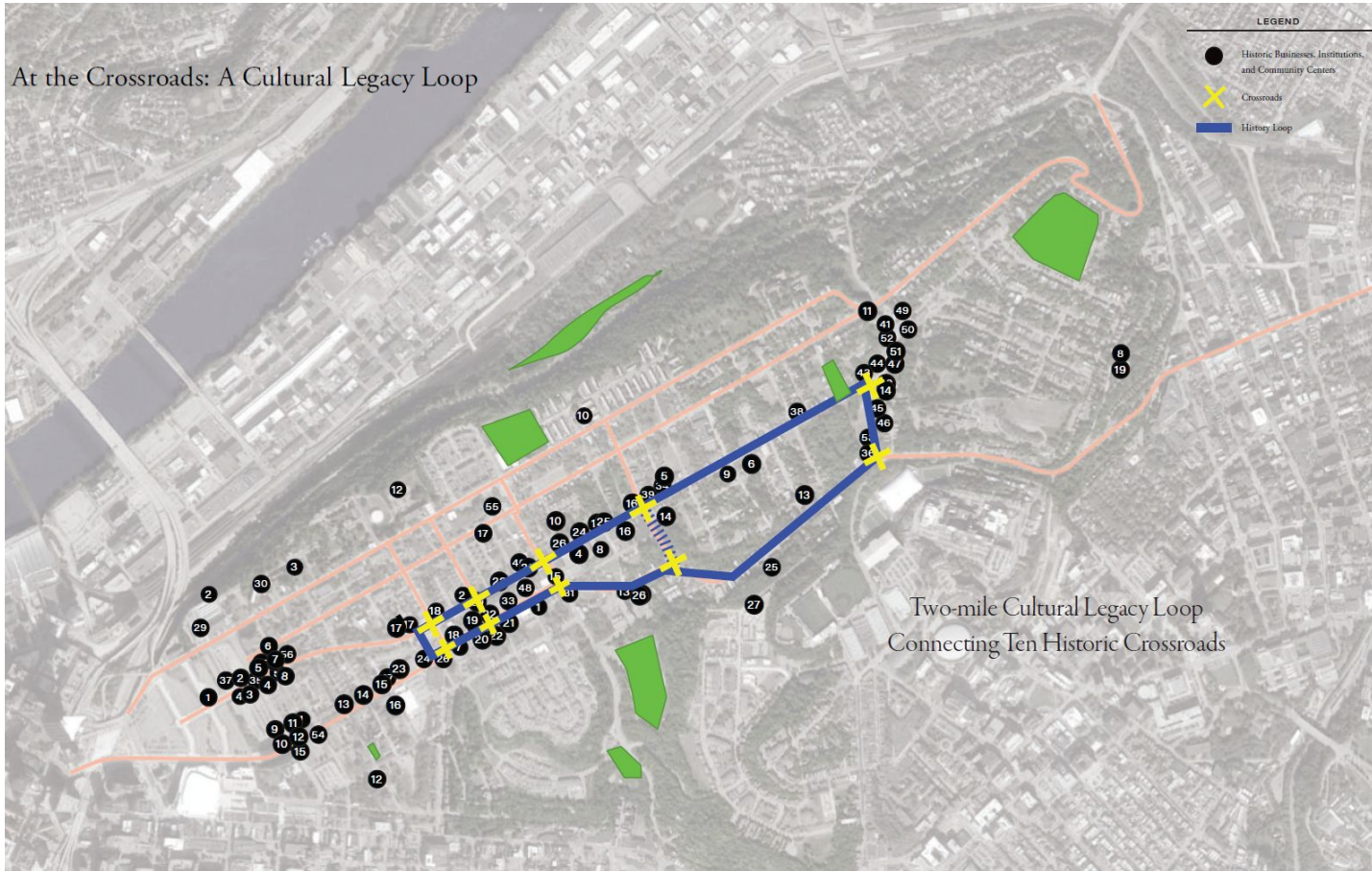
The WHOD Radio Station where Mary Dee conducted her broadcasts.



Mary Dee in the studio.

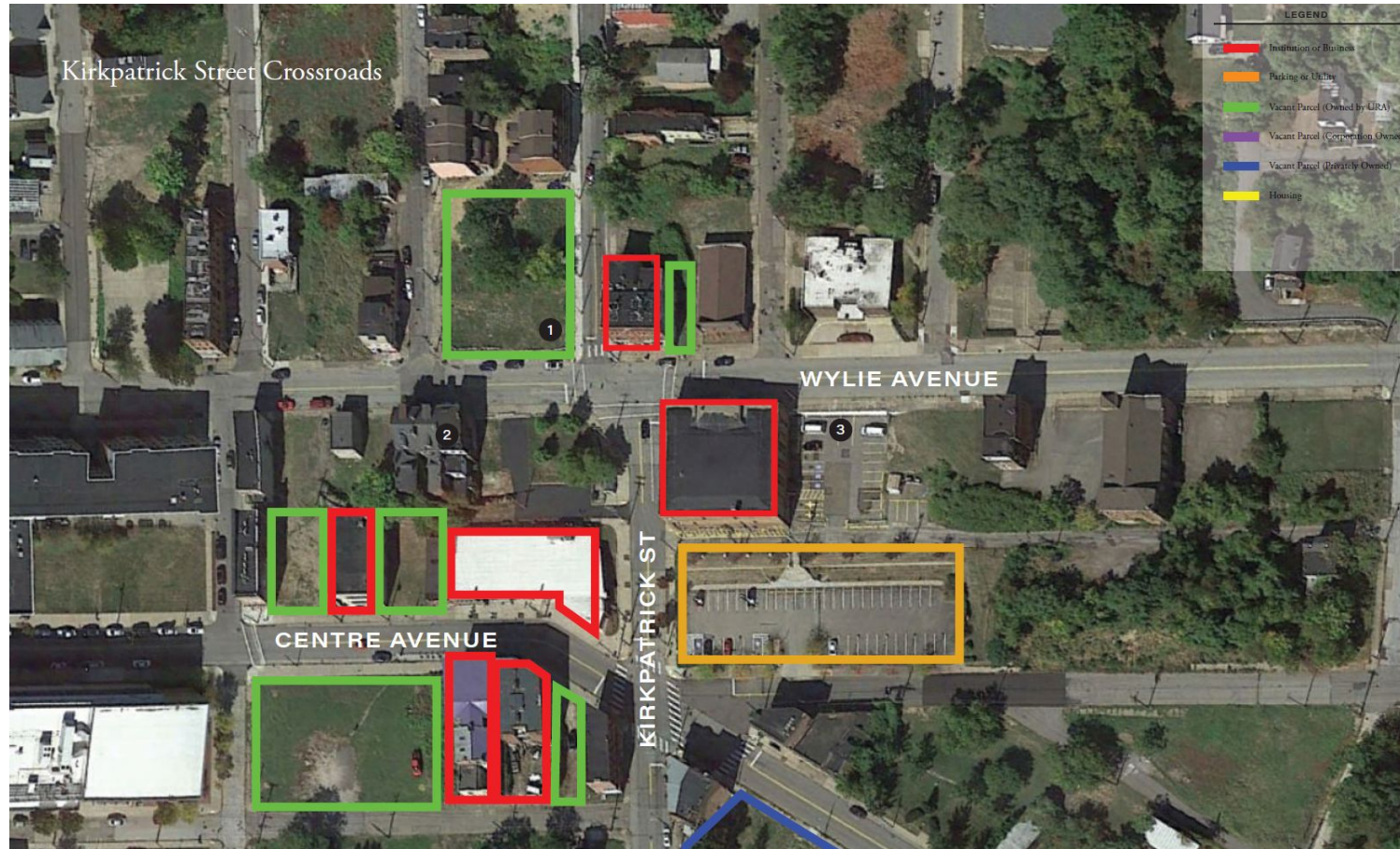


Robert Loville.



Cultural Legacy

- Kirkpatrick Crossroads is being used as a pilot site
- Pilot will show how public realm, open space, development, and program can reflect cultural legacy and support community goals.



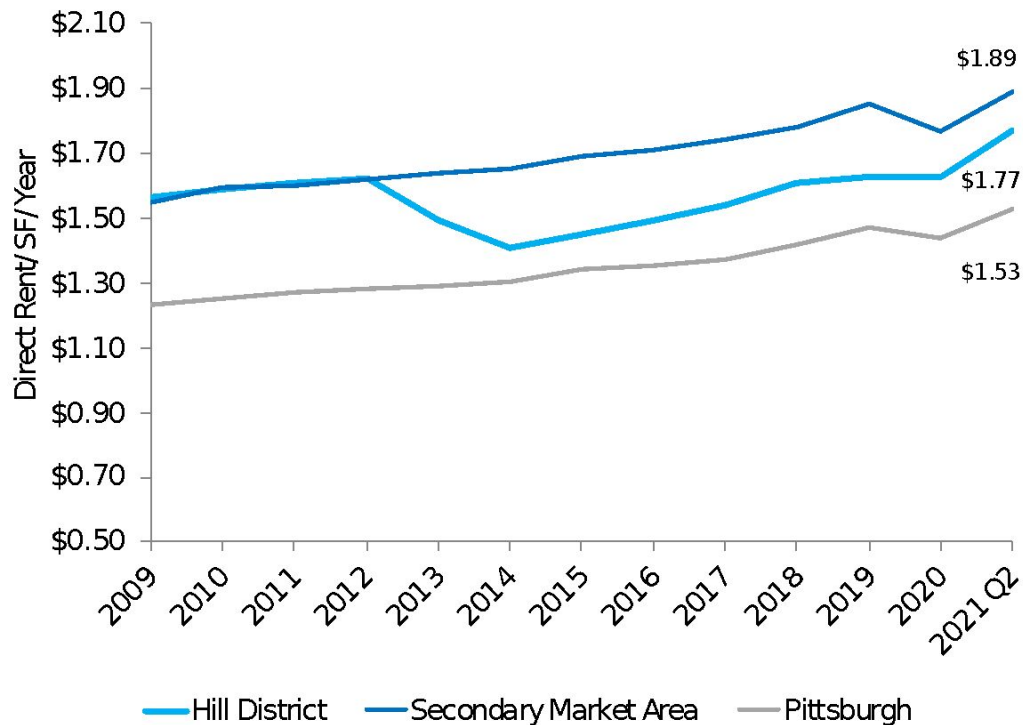
- Goal 1: Build Upon the African American Legacy
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Housing Constraints

- Rising rents and home prices alongside falling vacancies
- Potential displacement pressure on renters created by new development
- Existing cost-burdened households
- Population loss among Black residents

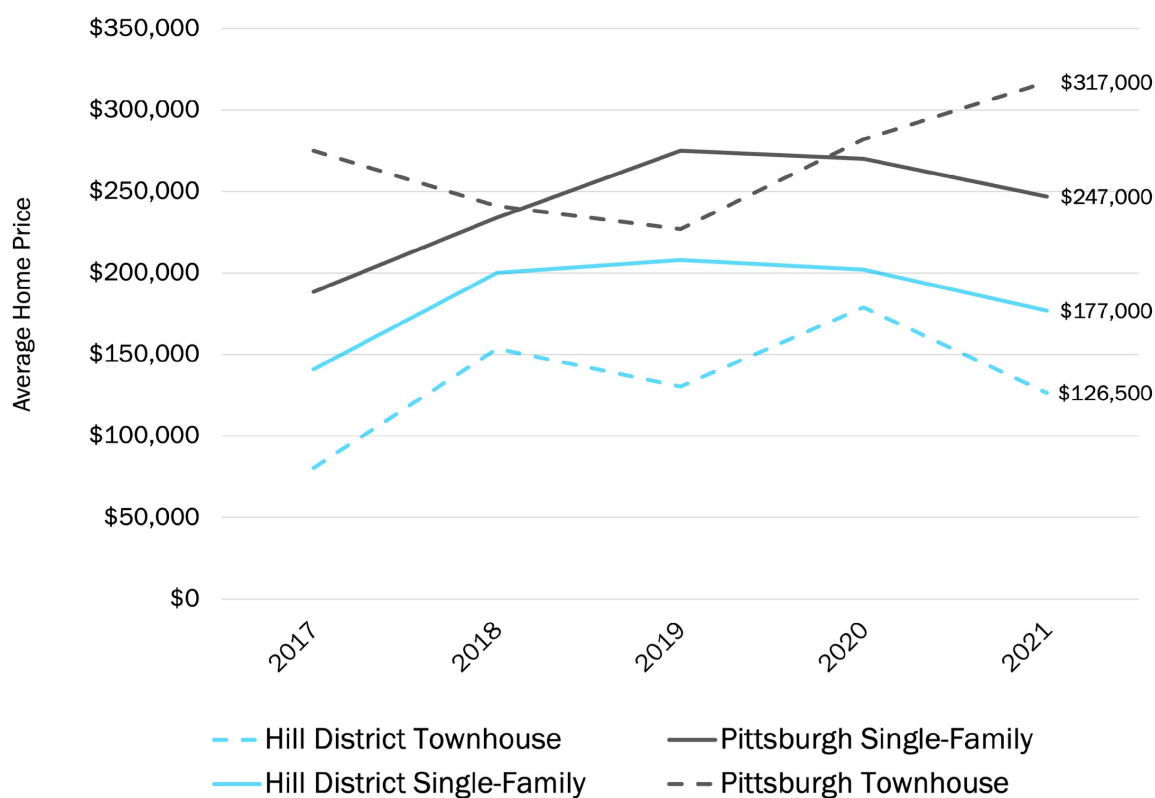
Multifamily Rent Trends

- Hill District multifamily rents have increased 13% since 2009.
- Hill District multifamily rents are higher than the City of Pittsburgh as a whole and slightly lower than the secondary market area.

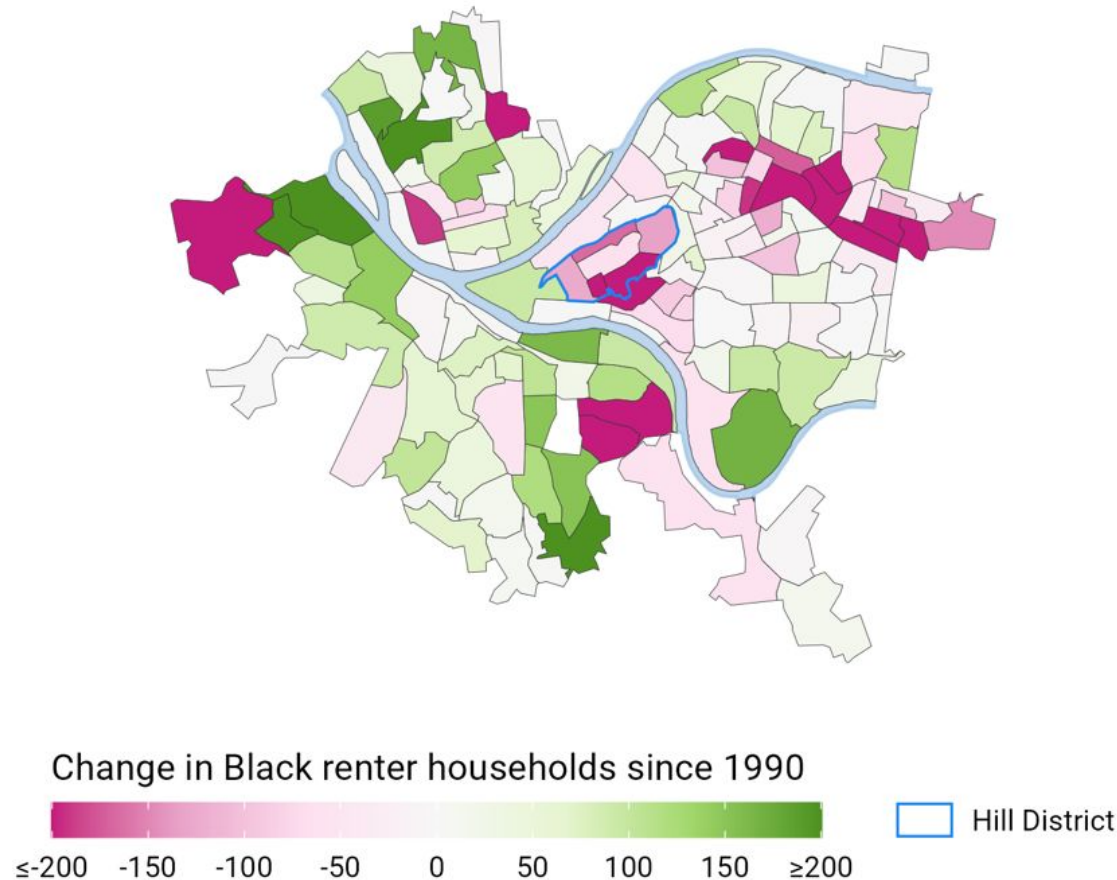


Home Prices - Hill District and Pittsburgh

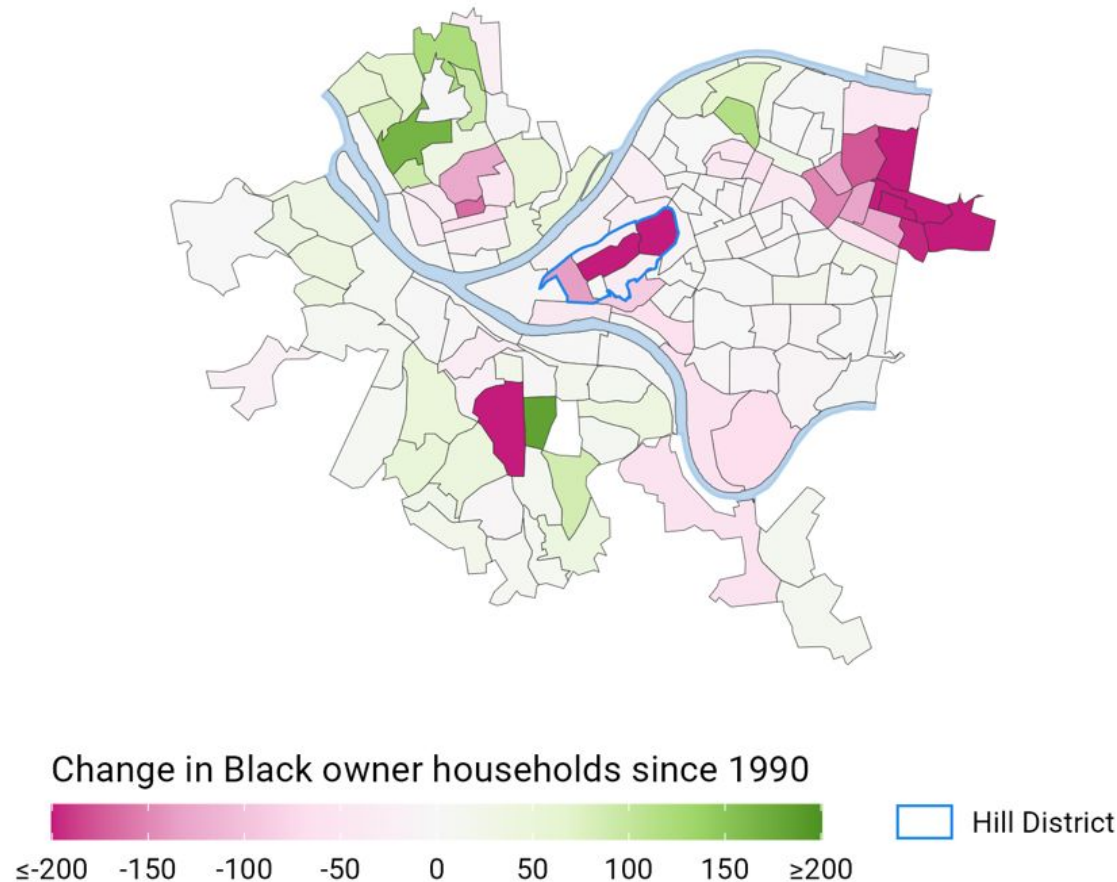
- Hill District single-family sales prices up 26% in four years (31% citywide)
- Hill District townhouse sales prices up 57% in four years (15% citywide)
- COVID economic impacts slowed down price increases in the Hill District.



Since 1990 Black renter households decreased.

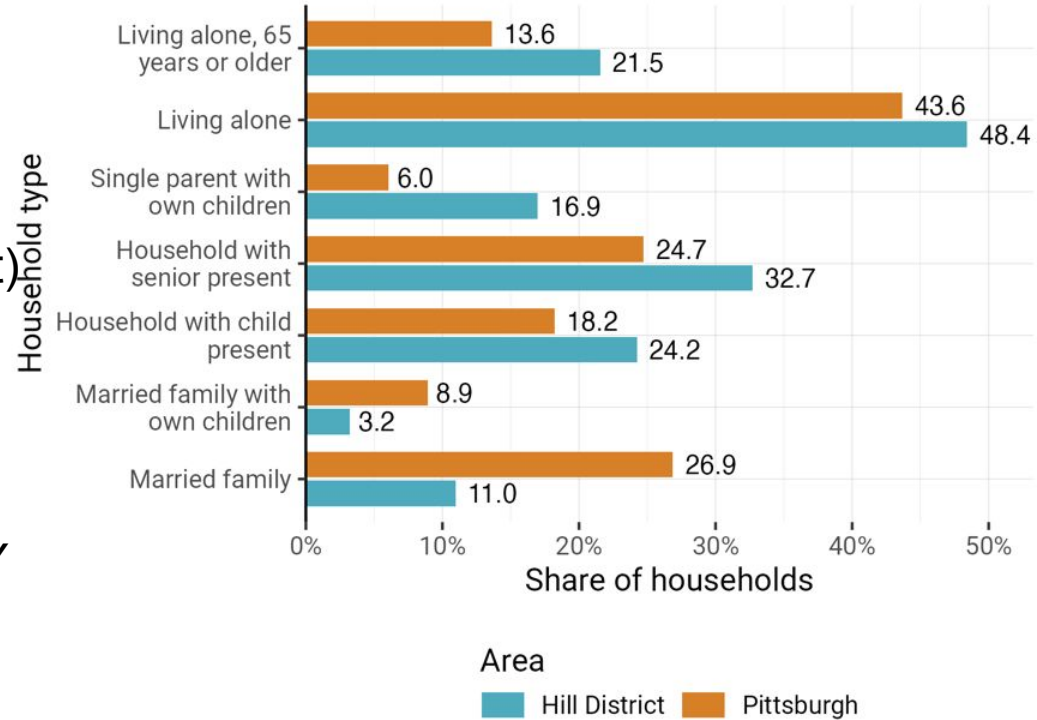


Since 1990 Black owner households decreased.



Housing types to plan for

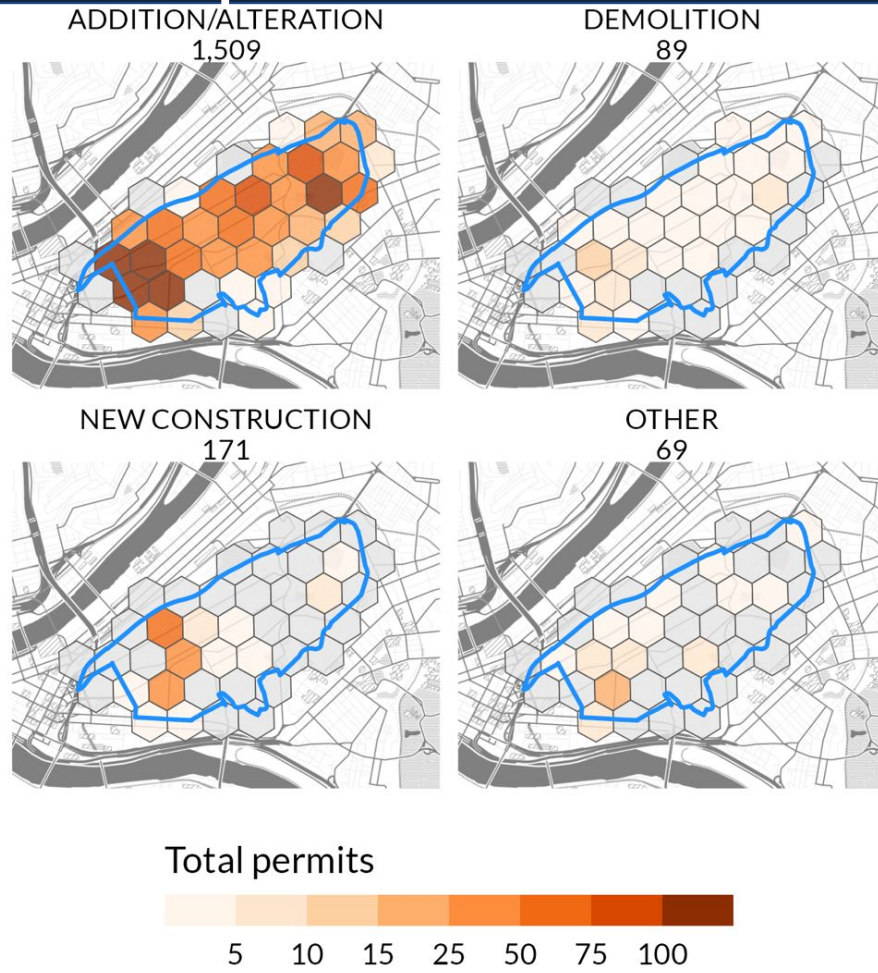
- Black households (about 72 percent)
- Single-person households (Nearly half)
- Single-parent households (17 percent)
- Seniors (Almost a third)
- Options for young adults
- Renters and new homeowners
- Opportunities for households to STAY and RETURN to the Hill.



Strong base of existing affordable rental housing



Development and Investment Activity



Housing Strategy Framework

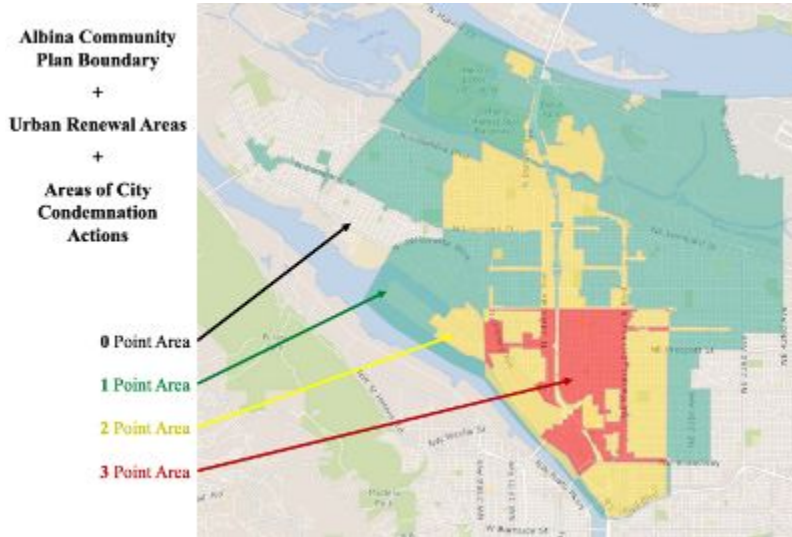
Anti- Displacement / Community Stabilization

Focus on strategies and actions that **encourage and support stability for current residents in the Hill District**. Anti-displacement strategies for all household incomes and renters and homeowners.

Right to Return / Preference Policies

Consider policies that **support the right to return for current and former longtime residents** (and family of residents through generational ties) who have been directly or indirectly displaced from the Hill District.

Portland, OR Right to Return Policy



Community-led housing plan started in 2014

\$20M TIF investment → \$70 million

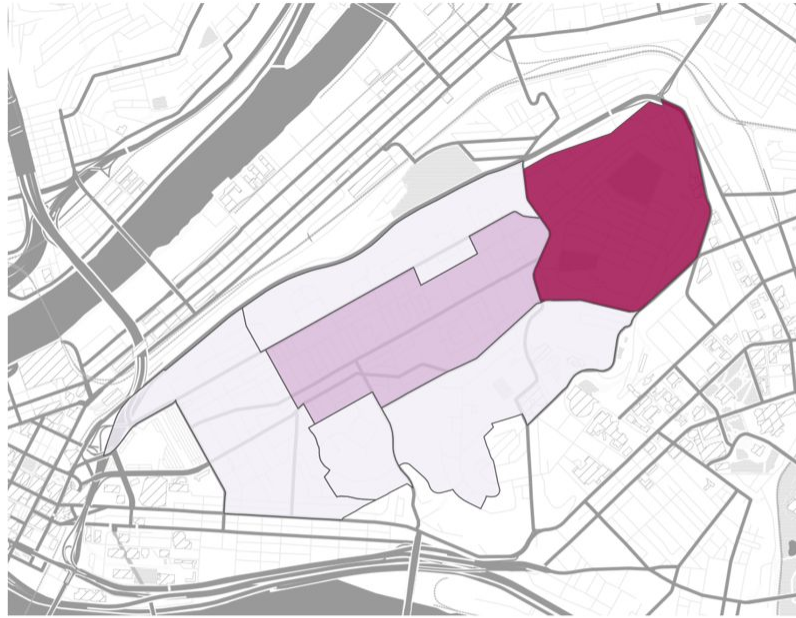
N/NE Preference Policy: aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland. Current and former longtime residents of that area will be considered for new affordable housing opportunities before applicants without a previous history of having lived in the area.

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Economic Empowerment - Constraints

- Low household incomes
- Limited employment base
- Low educational attainment among residents
- Lack of shopping opportunities in the Hill
- Disparate commute access to employment
- New development activity in the Lower Hill and speculation in other areas
- Lack of lease ready commercial spaces

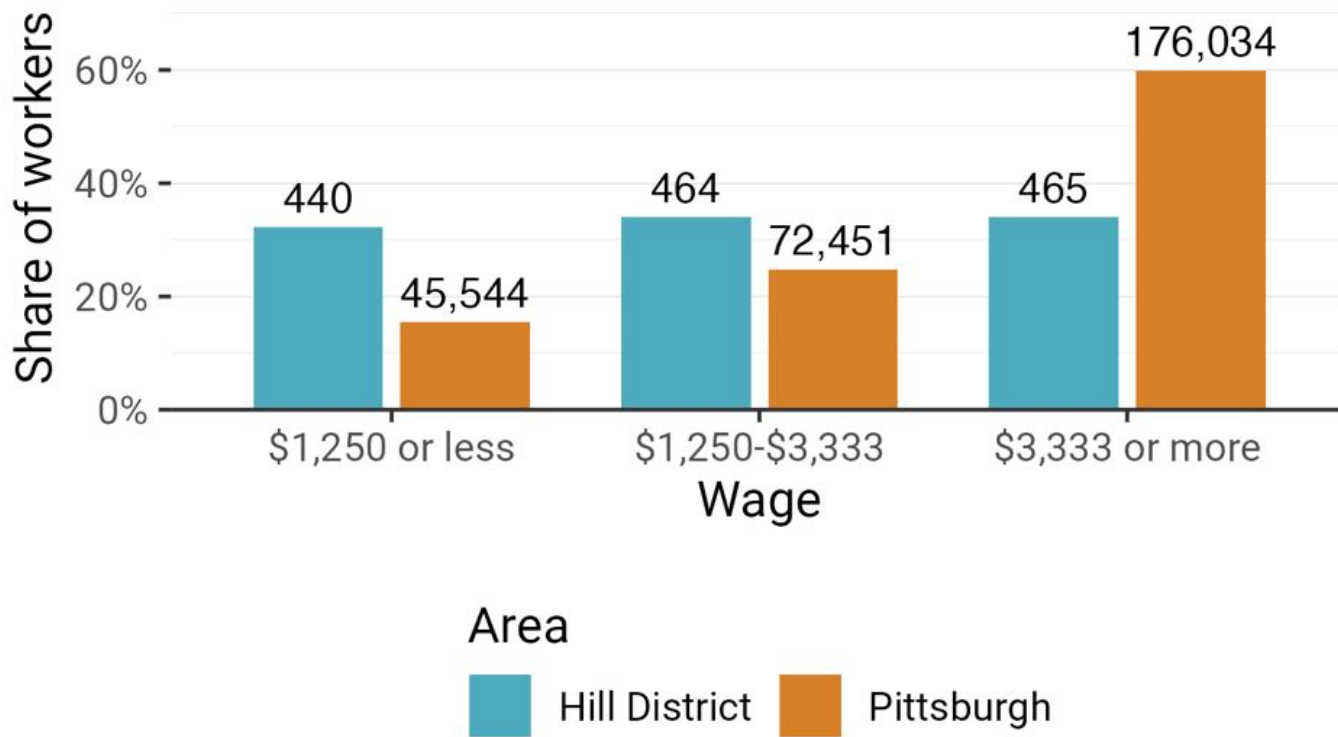
Household Incomes Vary Across the Hill District



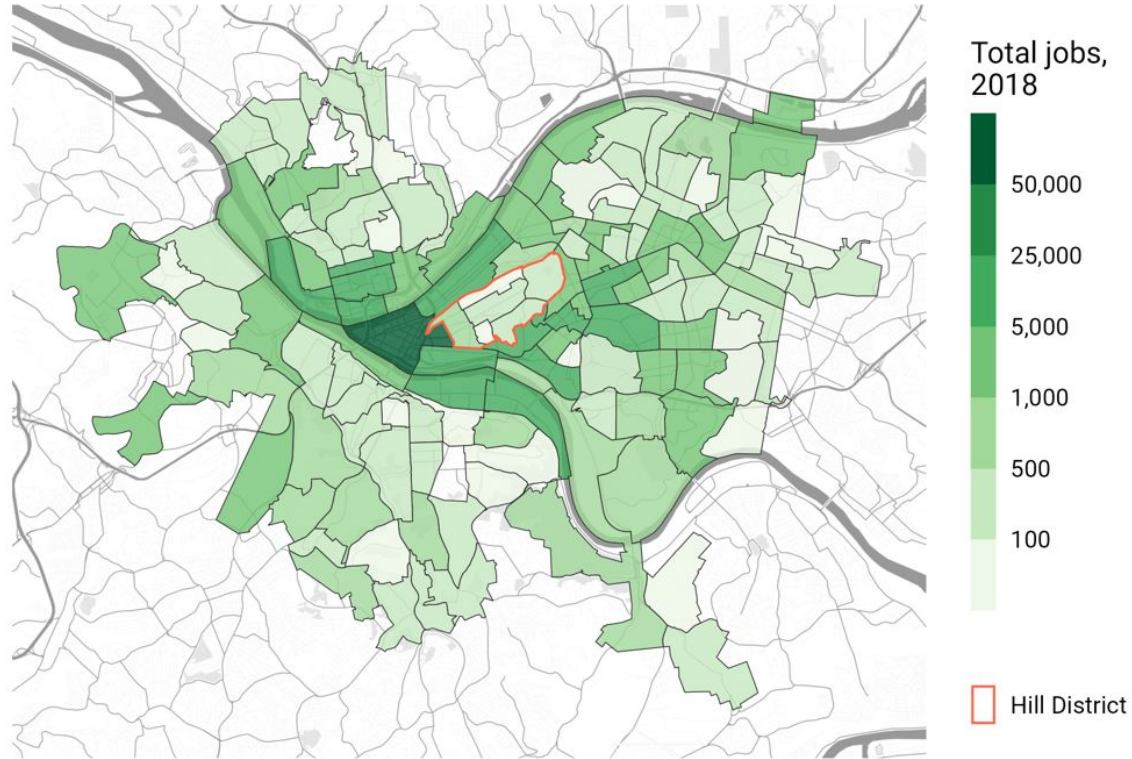
Median household income



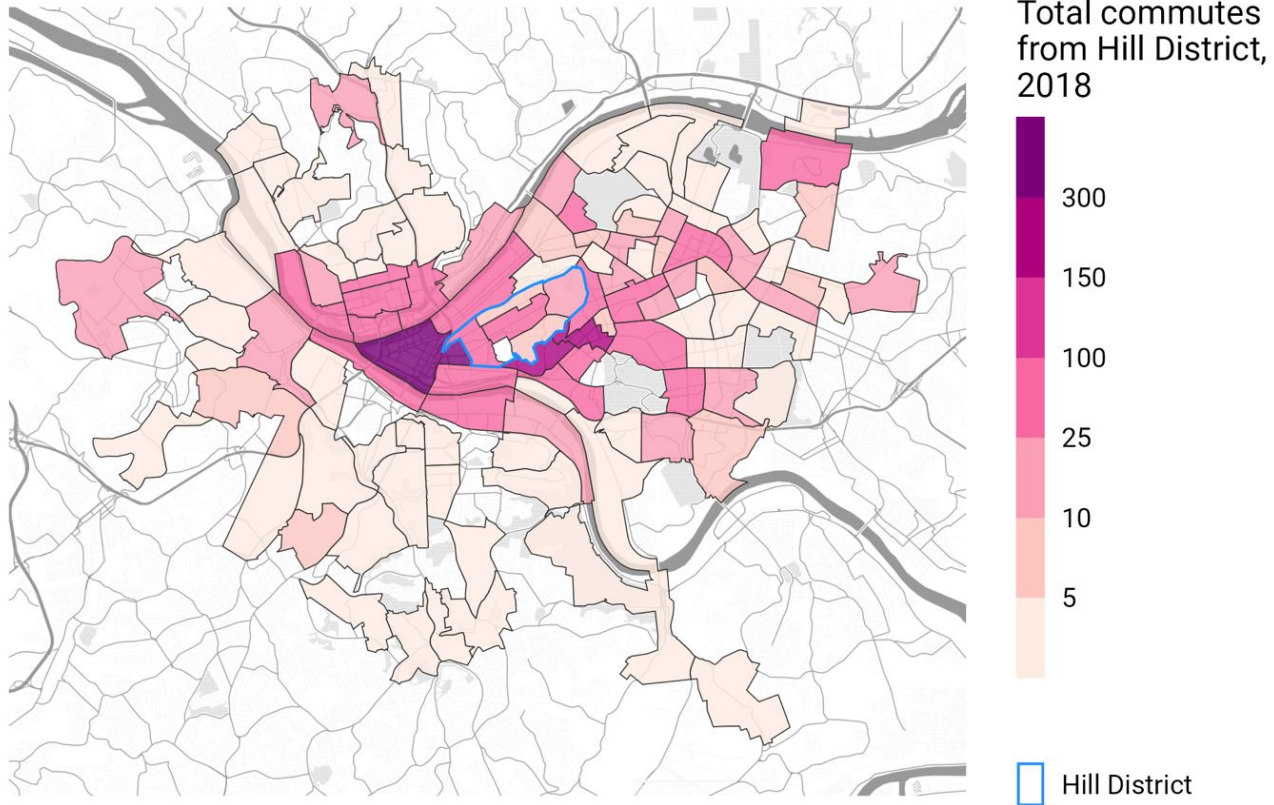
Jobs by Wage



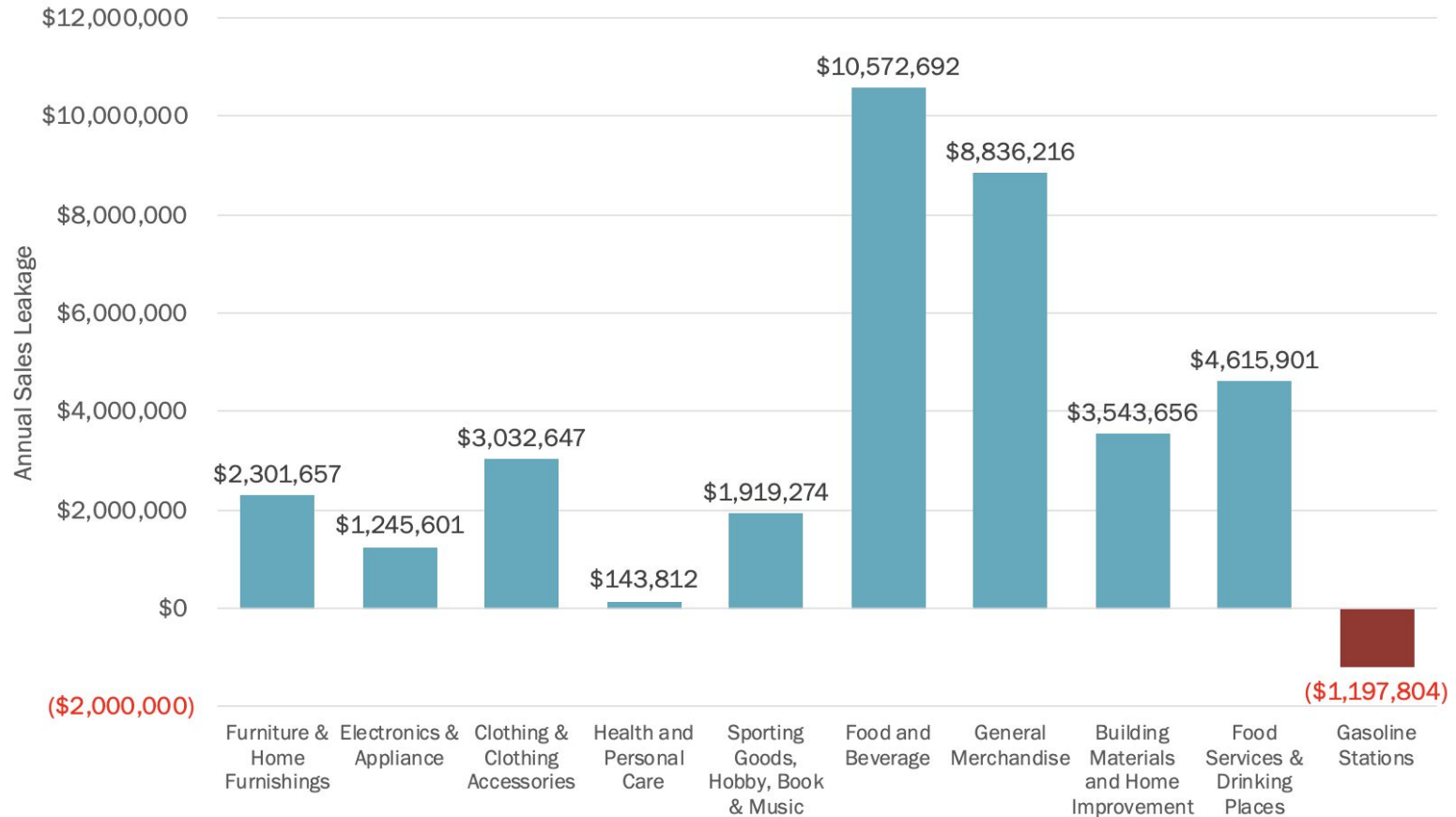
Job Concentration



Commutes from the Hill District



Retail Gaps

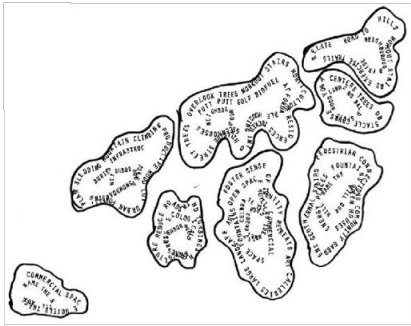


Who should the economic strategy serve?

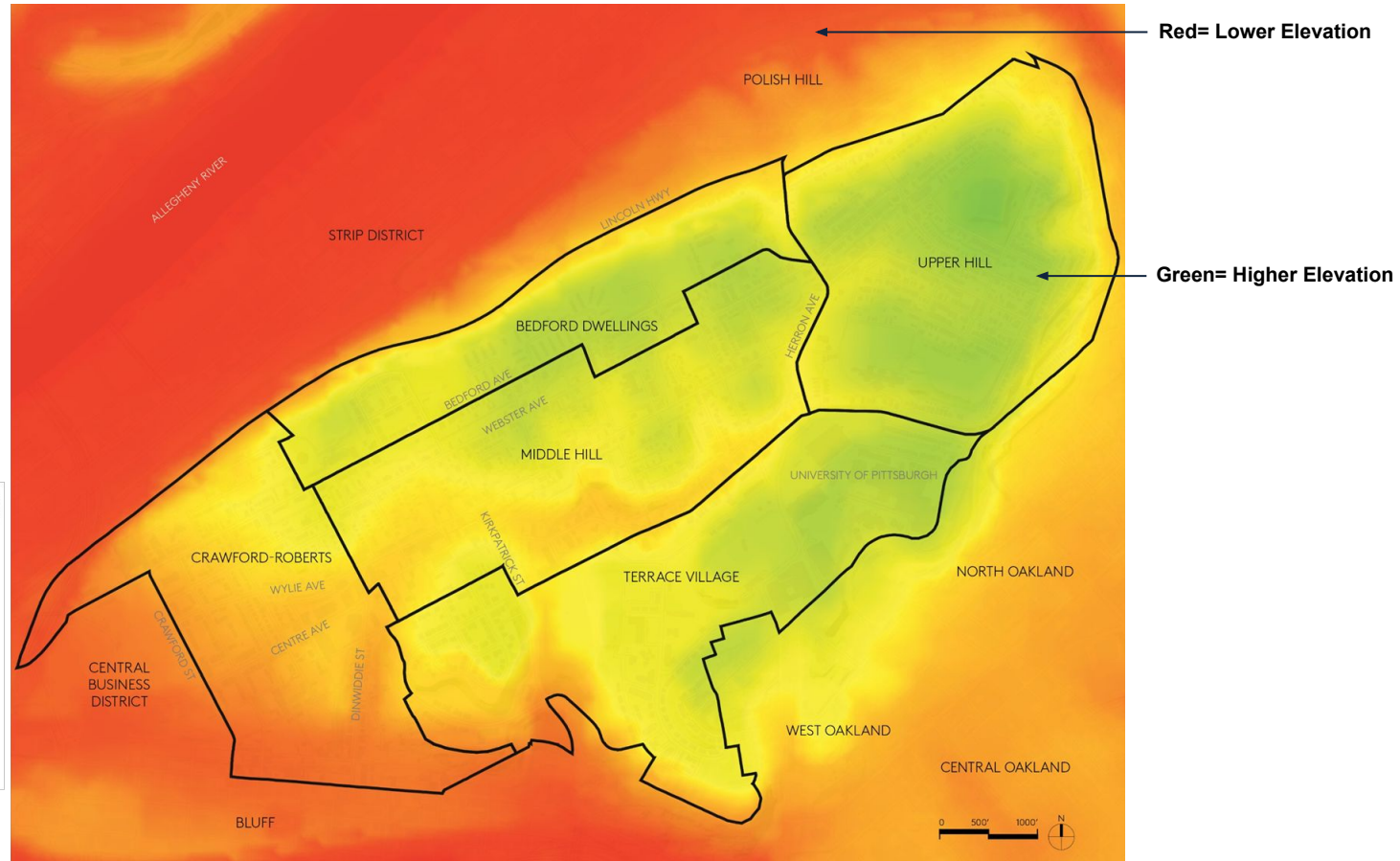
- Generate and build **individual and household** income
- Focus efforts on **supporting residents** in the Hill District to connect to jobs, support household stability, and support entrepreneurship
- Potential **small business owners and microbusinesses** to supplement other sources of income

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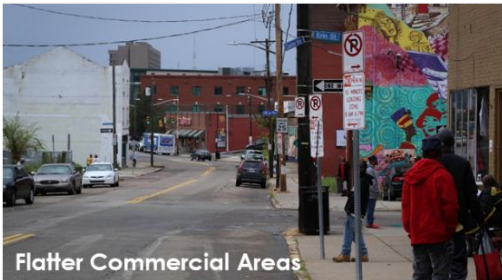
Topography Shapes Neighborhoods



Open Space Concept from
Hill District Greenprint (2009)



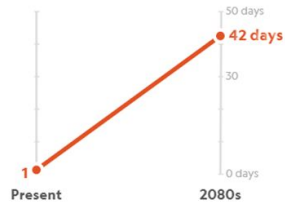
**Topography Shapes
Experience & Character**



A Changing Climate

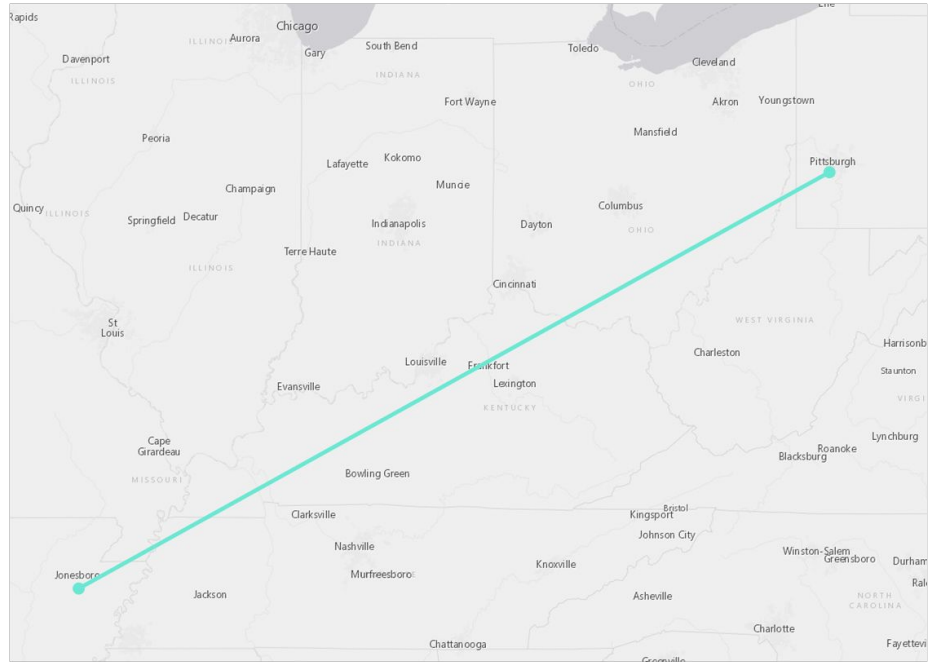
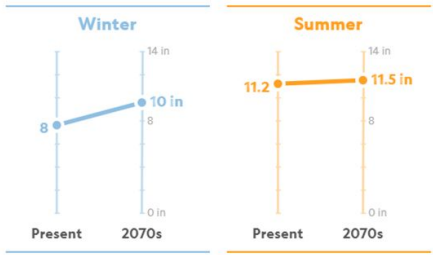
EXTREME HEAT EVENTS

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



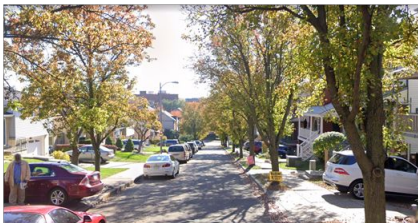
PRECIPITATION

Precipitation in Pittsburgh will increase in the winter and summer.



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

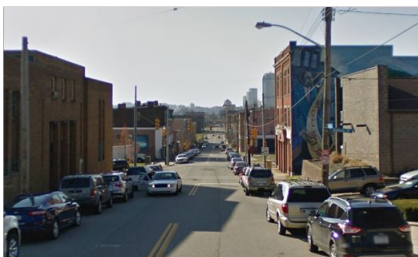
Tree Canopy



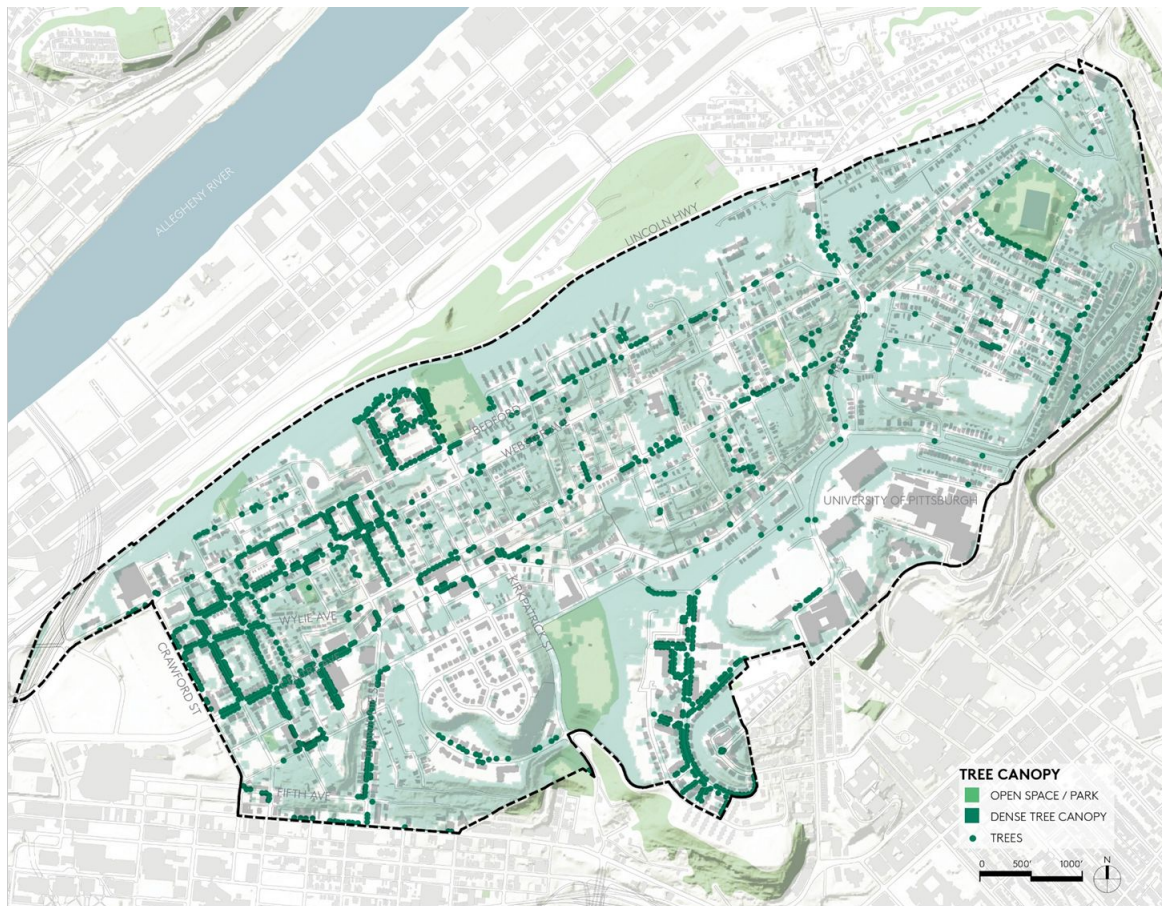
Street trees in newer redevelopments



Dense tree canopy on properties

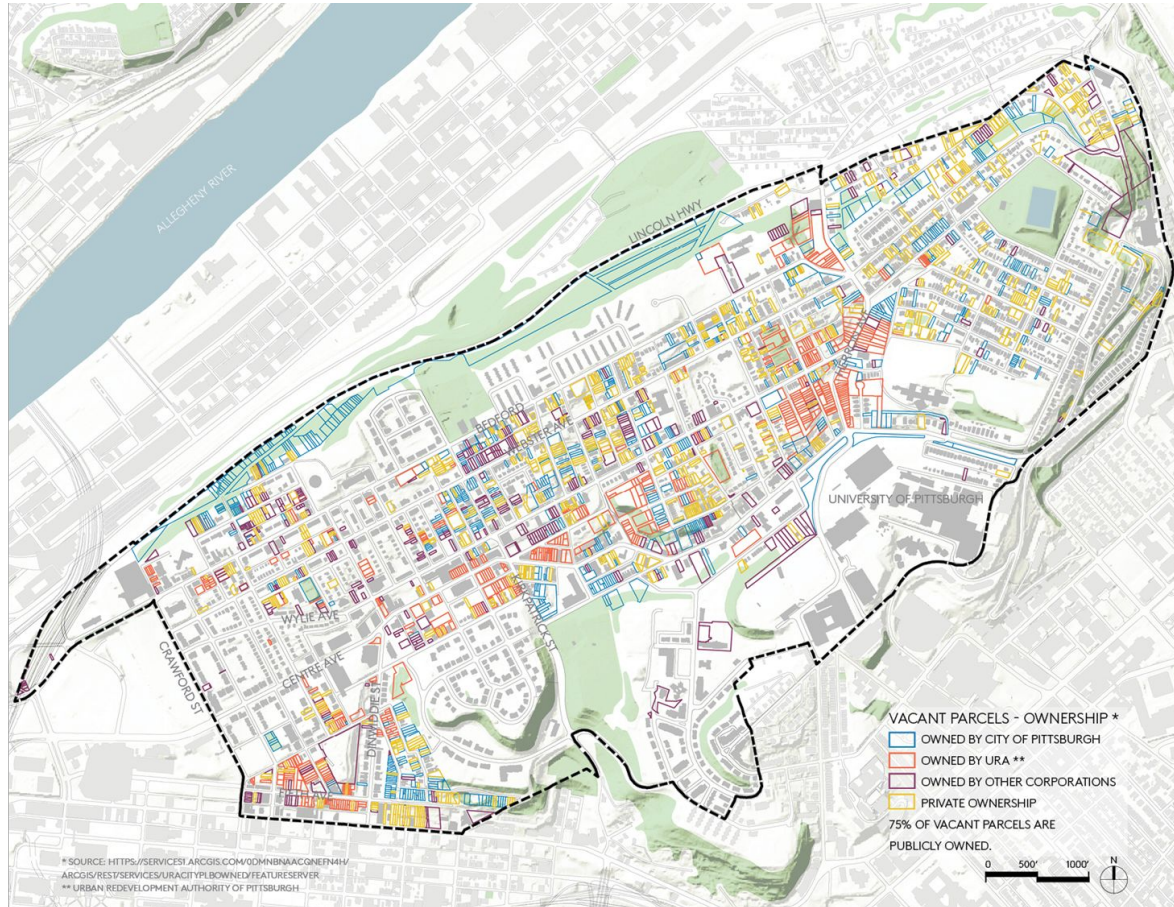
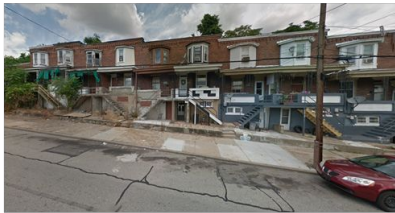


Commercial districts without shade

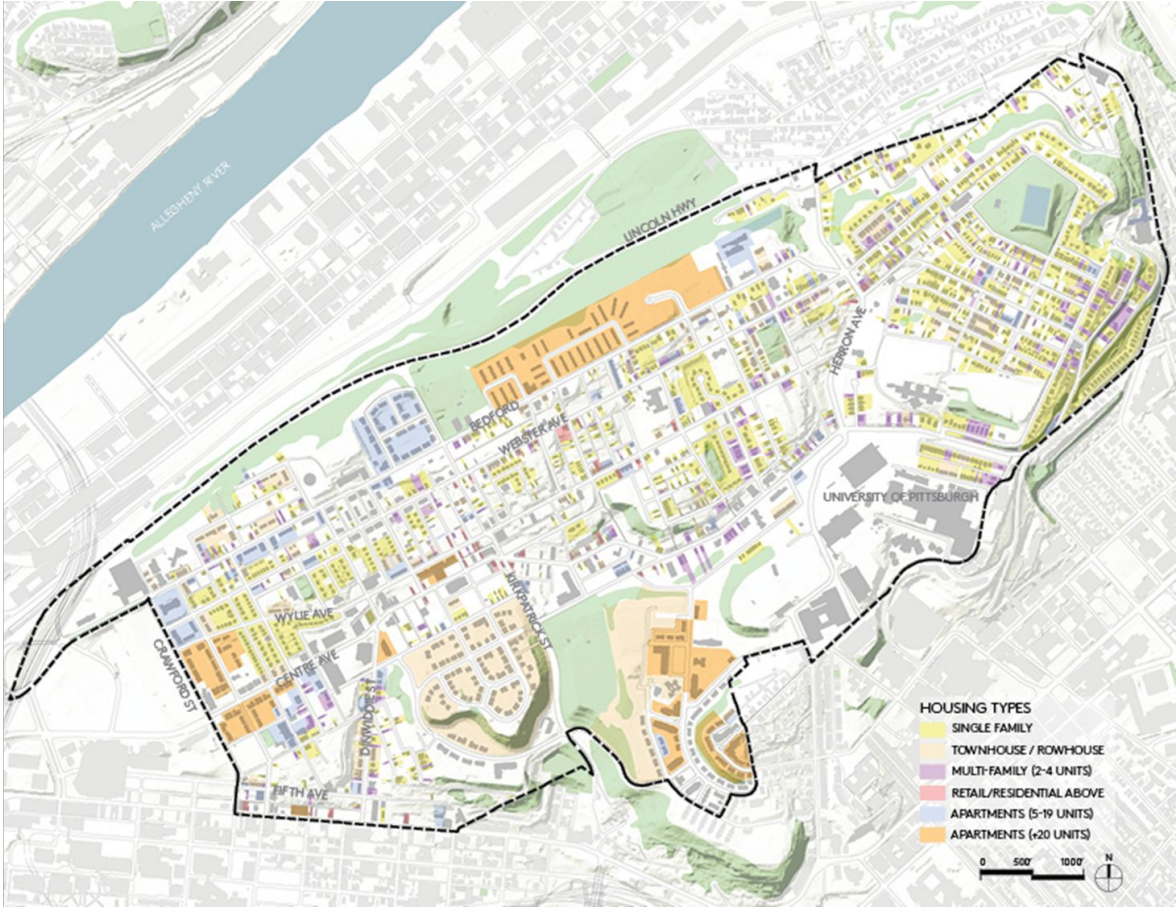


Vacant Properties by Major Owner

75% of vacant parcels are publicly owned



Housing Types Distribution

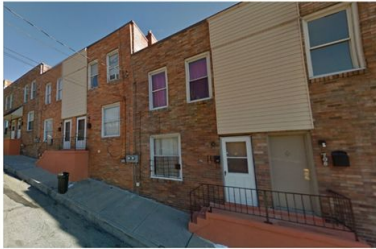


Housing Types: Rowhouses/ Attached SF

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



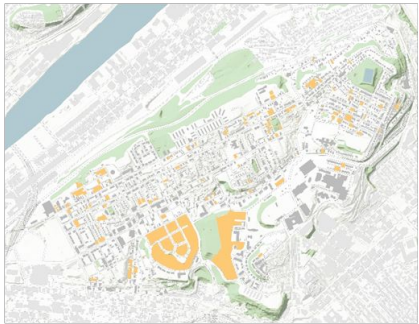
RECENT DEVELOPMENT WITH LANDSCAPED SETBACKS AND NO PORCHES



PAIRED ENTRIES, WIDER SIDEWALKS, AND NARROW ORNAMENTAL SETBACK



TERRACED LANDSCAPE AND STEPPED DEVELOPMENT ALONG TOPOGRAPHY



- Study key corridors for specific opportunities for improvements and strategies
- Identify a few key nodes for specific urban design concepts



Centre Heldman

- Kicking off study to identify opportunities to improve Centre Heldman site for community needs
- Looking at how Centre-Heldman site can support broader investment along Centre Avenue
- **Engagement event in January 2022 - please bring your ideas!**

