

# **GREATER HILL DISTRICT**

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# **MASTER PLAN**

## **Development Gap Identification**

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# Objectives for Tonight

- Familiarize ourselves with framework and content of the Neighborhood Plan Guide (NPG)
- Review the Greater Hill District Master Plan and how it relates to the NPG
- Discuss what needs to be updated, expanded, added
- Determine any "optional topics" we want to address through the planning process



# What's in the Neighborhood Plan Guide?

## **Adopted by the Planning Commission in March 2020**

- Overview of the neighborhood planning program and how it fits into citywide efforts
- Required and optional topics for all neighborhood plans
- Planning process in five stages including implementation along with outcomes for each
- Framework for how plan content is organized
- Resources: Example goals, indicators, and how they align to P4, EcoDistricts Protocol, and UN Sustainable Development Goals.
- Related guidance: Public Engagement Guide which proposes the creation of Public Engagement Plans for neighborhood plans and other City projects.



# What's in the Neighborhood Plan Guide?

## Planning framework

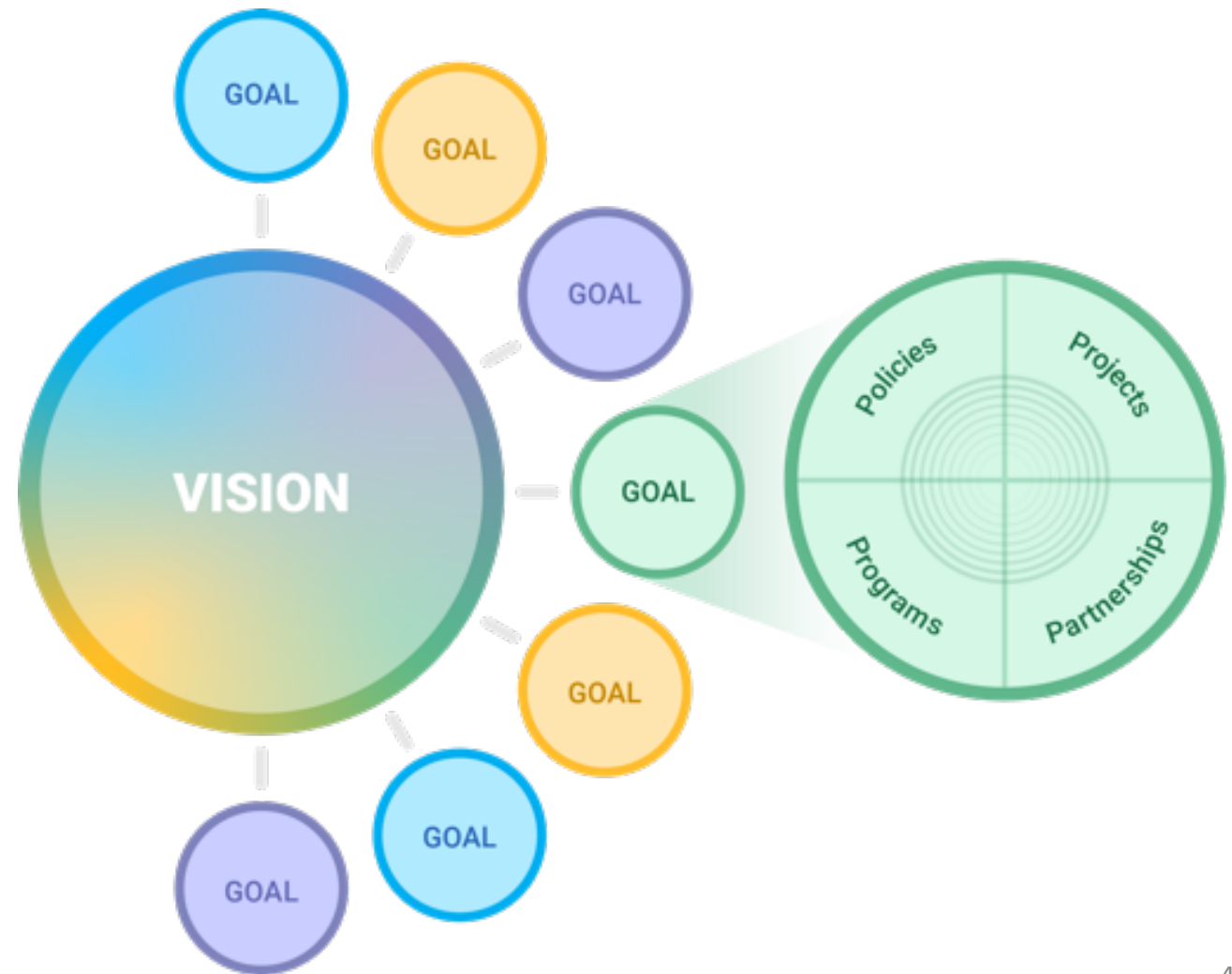
1 vision per plan

4 chapters in each plan

5-10 topics per chapter

Multiple goals per topic

Multiple PPPP per topic or goal



# What's in the Neighborhood Plan Guide?

## Example implementation matrix

| ID    | Strategy                              | PPP         | Detail                                                                                                                                                                                                                   | Timeline (Years) |     |      |         | Funding Source(s)                           | Implementers (bold = lead)                                                                             |
|-------|---------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----|------|---------|---------------------------------------------|--------------------------------------------------------------------------------------------------------|
|       |                                       |             |                                                                                                                                                                                                                          | 0-2              | 3-5 | 5-10 | Ongoing |                                             |                                                                                                        |
| A.3.a | Zone Change                           | Project     | Rezone Elm Street from Urban Industrial to Local Neighborhood Commercial to provide a mixed-use corridor within the neighborhood.                                                                                        | X                |     |      |         | None needed                                 | <b>Department of City Planning</b> , Community-Based Organization                                      |
| A.2.a | Mentorship Program for District Youth | Program     | Establish afterschool program within District Elementary School that allows seniors from the community to voluntarily mentor students in grades 6-12.                                                                    | X                |     |      |         | School District, Children's Foundation      | <b>District Afterschool Program</b> , District Senior Center                                           |
| A.1.a | Park Exercise Equipment               | Project     | Release Request for Solutions for vendors to provide exercise equipment for all ages and abilities. Select most popular options and install in the community park.                                                       | X                |     |      |         | City Budget                                 | <b>City Dept. of Public Works</b> , CommunityBased Organization                                        |
| A.2.b | Neighborhood Walks for a Purpose      | Program     | Create program with residents, businesses and the university that organizes weekly walking tours of the neighborhood with each week focusing on a different issue to address, activity, or topic of interest of faculty. |                  | X   |      |         | CommunityBased Organization Operating Funds | <b>Community-Based Organization</b> , Business Association, University.                                |
| A.1.b | Accessibility Partnerships            | Partnership | Create partnerships to ensure that the public right of way is designed and maintained for all users.                                                                                                                     |                  | X   |      |         | None needed                                 | <b>District Accessibility Task Force</b> , Transportation Department, and Community-Based Organization |



# What's in the Neighborhood Plan Guide?

## Required and optional topics

|                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>1. Community</b><br>This chapter focuses on the existing residents, employees, students, and visitors of the planning area with proposals for how they can be better served by the district.                                                                                    |                                                                                                                                                                                  | <b>3. Mobility</b><br>This chapter focuses on how people get around and will typically include strategies for improving safety, reducing the negative impacts associated with traffic, and shifting trips to and from the planning area to more efficient and healthful modes of travel.                                                                                                             |                                                                                  |
| <u>Required:</u><br>Community Programs and Livability<br>Cultural Heritage and Preservation<br>Public Art<br>Public Safety<br>Public Facilities and Services<br>Public Health                                                                                                      | <u>Optional:</u><br>Community Uses in the Right-of-Way<br>Nuisance and Enforcement Issues<br>Schools and related programs (Required if within the plan area)                     | <u>Required:</u><br>Transit Service and Stations<br>Pedestrian Access, Safety, Circulation<br>Accessibility<br>Bicycle Infrastructure<br>Traffic Safety<br>Parking                                                                                                                                                                                                                                   | <u>Optional:</u><br>Mobility as a Service (MaaS)<br>Freight Operations           |
| Key Agencies: Dept. of City Planning, Mayor's Office, Office of Equity, Dept. of Public Safety, Community Affairs, and Public Schools.                                                                                                                                             |                                                                                                                                                                                  | Key Agencies: Dept. of Mobility and Infrastructure, Port Authority of Allegheny County, and Pittsburgh Parking Authority.                                                                                                                                                                                                                                                                            |                                                                                  |
| <b>2. Development</b><br>This chapter establishes the agenda for physical change to a district whether that be through new buildings, commercial corridors, residential areas, etc. Creating new affordable housing and commercial opportunities can be addressed in this chapter. |                                                                                                                                                                                  | <b>4. Infrastructure</b><br>This chapter includes all the non-transportation systems that nourish and maintain a district including how stormwater is handled, needs for open spaces, the energy systems that serve all buildings, and how waste is reduced and reused. There are many opportunities for these projects to meet multiple objectives (e.g., open spaces that also manage stormwater). |                                                                                  |
| <u>Required:</u><br>Land Use Policy and Regulations<br>Urban Sustainable Design<br>Equitable Economic Development<br>Housing                                                                                                                                                       | <u>Optional:</u><br>Commercial Corridors or Nodes<br>Transit Oriented Development<br>Brownfield Reuse and Remediation<br>Schools<br>Academic, Medical and Religious Institutions | <u>Required:</u><br>Stormwater Management<br>Floodplain (if applicable)<br>Open Space<br>Energy System Planning<br>Waste Management and Recycling<br>Tree Canopy<br>Habitat Restoration<br>Digital Network                                                                                                                                                                                           | <u>Optional:</u><br>Urban Agriculture<br>Air<br>Water Use<br>Systems Integration |



# Topics for the Development Action Team

This chapter establishes the agenda for physical change to a district whether that be through new buildings, commercial corridors, or residential areas, etc. Creating new affordable housing and commercial opportunities are also addressed in this chapter.



Neighborhood Plan Guide: <https://pittsburghpa.gov/dcp/neighborhood-planning-guide>

# Topics for the Development Action Team

## Required topics:

- Land use policy and regulations
- Urban sustainable design
- Equitable economic development
- Housing

## Optional topics:

- Commercial Corridors or Nodes
- Transit Oriented Development
- Brownfield Reuse and Remediation
- Schools
- Academic, Medical, and Religious Institutions



Neighborhood Plan Guide: <https://pittsburghpa.gov/dcp/neighborhood-planning-guide>

# Development Required Topics

## **Land use policy and regulation – What is it?**

- This topic focuses on how policies and regulations are coordinated to achieve desired outcomes. It's a tool for all neighborhoods and may be its own topic in some.
- Regulations in the Zoning Code establish criteria that must be met for projects to be approved. Great care must be taken in creating these because they are applied literally and with limited flexibility to every project where they apply.
- Policy is a more flexible tool and sets guideposts for development. This is a place for nuance and aspirations. Design Guidelines also fall under this category.
- When the project is reviewed by the Department of City Planning, Zoning and Development Review staff ensure conformance to the Zoning Code. Subsequent reviews by design review staff, the Contextual Design Advisory Panel, neighborhood planners, and the Planning Commission allow adopted policy and guidelines to be implemented.



# Development Required Topics

## Land use policy and regulation – Examples from the NPG

| Example Goals                                                                       | Example Indicators                                                                                                                                                                                                                                                                                                                                                                                            | SDGs                                                                                 | EcoDistrict Priorities                                                               | P4 Goals                                                                             |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <b>Land Use Policy and Regulations</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                      |                                                                                      |                                                                                      |
| Land use regulations allow for desired building types, uses, and scales.            | <ul style="list-style-type: none"> <li>• Adoption of new base zoning districts and other regulatory tools.</li> <li>• Number of new structures built consistent with regulations.</li> <li>• Percentage of development projects that seek variances and whether they are supported or opposed by community organizations.</li> <li>• Presence of successful Neighborhood Conservation District(s).</li> </ul> |   |   |   |
| Design guidelines and other policy tools are deployed to implement the plan vision. | <ul style="list-style-type: none"> <li>• Development of City and/or community design guidelines.</li> <li>• Programs at community organizations (BIDs, CDCs, etc.) that provide consistent and cohesive design guidance to development teams.</li> </ul>                                                                                                                                                      |  |  |  |



# Development Required Topics

## Urban sustainable design – What is it?

- Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs (UN World Commission on Environment and Development).
- Urban design is the process of intentionally shaping the physical features of a place. At the neighborhood scale, it takes into consideration the design of buildings and how they are experienced at the street along with the design of the street and adjacent open spaces like plazas and parks.
- Pittsburgh's Neighborhood Plan Guide integrates these two topics to maximize the benefits to our communities. Buildings and streets can be designed together to create more comfortable, healthy places for people and other animal, while reducing heating, cooling, and water costs.



# Development Required Topics

## Urban sustainable design – Examples from the NPG

| Example Goals                                                                                      | Example Indicators                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SDGs                                                                                 | EcoDistrict Priorities                                                               | P4 Goals                                                                             |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Urban Sustainable Design (continued)                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                      |                                                                                      |                                                                                      |
| Buildings have active ground floors that positively contribute to the public realm.                | <ul style="list-style-type: none"> <li>• Percentage of buildings along major streets that have active ground floor uses (e.g., residential, retail, office, lobbies, and bike facilities).</li> <li>• Percentage of building facades at street level that are 60% or more transparent through windows or other openings.</li> <li>• Percentage of buildings that have identifiable primary entrances along primary and secondary frontages.</li> </ul>                                |   |   |   |
| Streets, sidewalks, plazas, and parks are designed to create a pleasant and engaging public realm. | <ul style="list-style-type: none"> <li>• Percentage of sidewalks along major streets that contain street trees, vegetated areas, seating, pedestrian-scaled lighting, or other furnishings.</li> <li>• Percentage of sidewalks along major streets that are at least 10 feet in width with 5 foot clearways.</li> <li>• Percentage of retail operations along major streets that have window displays, outdoor seating, pick-up windows, or other outward facing features.</li> </ul> |  |  |  |



# Development Required Topics

## Urban sustainable design – Examples from the NPG (continued)

| Example Goals                                                                                                                                                            | Example Indicators                                                                                                                                                                                                                                                                                                                                                                              | SDGs                                                                                                                                                                                                                                                        | EcoDistrict Priorities                                                               | P4 Goals                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Urban Sustainable Design (continued)                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                             |                                                                                      |                                                                                      |
| Greenhouse gas emissions are reduced in all sectors through energy efficiency and carbon-neutral fuels.                                                                  | <ul style="list-style-type: none"> <li>• Annual tons of greenhouse gas emissions per capita from transportation, waste, and building energy use.</li> <li>• Number of electric vehicle charging stations.</li> <li>• Percentage of buildings benchmarked and measuring energy performance.</li> <li>• Neighborhood average percentage reduction below 2030 District baseline by use.</li> </ul> |    |   |   |
| Economic and public safety impacts due to landslides, mine subsidence, and the floodplain are reduced through careful siting and design of buildings and infrastructure. | <ul style="list-style-type: none"> <li>• Number of projects occurring in Steep Slopes, Landslide Prone, and Undermined Overlay Zones.</li> <li>• Number of landslides or subsidence events observed.</li> </ul>                                                                                                                                                                                 |                                                                                    |  |  |



# Development Required Topics

## Urban sustainable design – Examples from the NPG (continued)

| Example Goals                                                                | Example Indicators                                                                                                                                                                                                                                                                                                                | SDGs                                                                                 | EcoDistrict Priorities                                                               | P4 Goals                                                                             |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Urban Sustainable Design (continued)                                         |                                                                                                                                                                                                                                                                                                                                   |                                                                                      |                                                                                      |                                                                                      |
| New buildings are high quality contributions to neighborhood character.      | <ul style="list-style-type: none"> <li>• New buildings that utilize material palettes consistent with historic neighborhood buildings.</li> <li>• Number of building project supported by community organizations at public hearings.</li> <li>• Number of buildings that win design awards.</li> </ul>                           |   |   |   |
| Lots and buildings have legal uses that contribute to neighborhood vibrancy. | <ul style="list-style-type: none"> <li>• Percentage of vacant lots being used for stormwater, open space, or other community-supportive purposes.</li> <li>• Number of vacant buildings.</li> <li>• Presence of active programs at community organizations that seek to manage and activate vacant lots and buildings.</li> </ul> |  |  |  |



# Development Required Topics

## **Equitable economic development – What is it?**

- This topic seeks to recast economic development as a tool for overcoming inequity.
- Key to this work is understanding what opportunities are there to increase the number of jobs and investments and how do we ensure access to them as a way to build wealth and the economic success of our communities.
- Builds on significant work done as part of All-In Pittsburgh, the Gender Equity Commission Report, Welcoming Pittsburgh, and the Roadmap for Inclusive Innovation.
- It's important to understand and plan for the types and availability of jobs, entrepreneurship, education and workforce development programs, mentorship and apprenticeship programs, cultural wealth as a catalyst for investment, and access to space in development projects, among other topics.



# Development Required Topics

## Equitable economic development – Example Goals from the NPG

| Equitable Economic Development                           |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                             |                                                                                       |                                                                                       |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Career pathways and training are available.              | <ul style="list-style-type: none"> <li>Number of training programs matched to neighborhood job opportunities.</li> <li>Percentage of eligible neighborhood participants enrolled in training programs.</li> </ul>                                                                                                                                                                                            |                                                                                          |    |    |
| Income and racial inequality are reduced.                | <ul style="list-style-type: none"> <li>Household income and education levels.</li> <li>Percentage of population living below the poverty line.</li> </ul>                                                                                                                                                                                                                                                    | <br> |    |    |
| Achieve gender equality and empower all women and girls. | <ul style="list-style-type: none"> <li>Percentage of girls graduating from STEM high school and college programs.</li> <li>Percentage of woman owned businesses.</li> <li>Percentage of boards with at least 50% female board members.</li> <li>Percentage of businesses with women in senior leadership positions.</li> <li>Percentage of 311 and 911 calls related to threats or harm to women.</li> </ul> |                                                                                        |  |  |



# Development Required Topics

## Equitable economic development – Example Goals from the NPG (cont.)

| Equitable Economic Development               |                                                                                                                                                                                                           |                                                                                     |                                                                                     |                                                                                     |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Employment in the neighborhood is retained.  | <ul style="list-style-type: none"><li>• Number and type of jobs retained annually (workforce survey).</li><li>• Percentage of neighborhood residents employed at locations in the neighborhood.</li></ul> |  |  |  |
| Job quality in the neighborhood is enhanced. | <ul style="list-style-type: none"><li>• Median wage.</li><li>• Percentage of employees with full job benefits.</li></ul>                                                                                  |  |  |  |



# Development Required Topics

## Equitable economic development – Example Goals from the NPG (cont.)

| Equitable Economic Development                                        |                                                                                                                                                                                                                                          |                                                                                                                                                                            |                                                                                      |                                                                                      |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Interaction between entrepreneurs is fostered.                        | <ul style="list-style-type: none"> <li>• Number of incubators, accelerators, maker spaces, and co-working spaces in the neighborhood.</li> <li>• Number of programs, and enrollment levels, to cultivate business innovation.</li> </ul> | <br> |   |   |
| Job growth in emerging sectors is higher than in traditional sectors. | <ul style="list-style-type: none"> <li>• Number of neighborhood-based start-ups in emerging sectors annually.</li> </ul>                                                                                                                 |                                                                                        |  |  |

# Development Required Topics

## Housing – What is it?

- The Neighborhood Plan Guide looks at who housing serves, how it's designed, and what role it plays in the community.
- Best practices suggest that mixed-income neighborhoods provide the most opportunities to their residents and are more economically stable.
- Housing must be designed around the resident to be attractive and effective. Who is seeking housing in the community currently, what kind of new residents are desired, and what do they each want?
- Housing can be regulated in the Zoning Code including the types of buildings (e.g., single family, multi-family, accessory dwelling units), as well as the cost of housing (e.g., inclusionary zoning). Policies and target should reinforce community goals for housing. Specific projects should be identified.



# Development Required Topics

## Housing – Example Goals from the NPG

| Housing                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                       |                                                                                       |                                                                                       |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Housing is affordable and well maintained.                  | <ul style="list-style-type: none"> <li>• Percentage of dwelling units priced at affordable levels.</li> <li>• Percentage of dwelling units occupied.</li> <li>• Percentage of dwelling units in poor condition (Grade D or lower according to the County Tax Assessors Office).</li> <li>• Housing and Transportation Affordability Index score.</li> <li>• Percentage of federally subsidized housing units (public housing, Section 8, Section 202).</li> <li>• Ratio of rent vs. ownership (residential).</li> <li>• Affordability (or affordability restrictions) of transit oriented development projects (residential).</li> </ul> |    |    |    |
| Housing is available to meet a diversity of dwelling needs. | <ul style="list-style-type: none"> <li>• Housing type diversity index score of neighborhood dwellings.</li> <li>• Percentage of dwellings meeting local visitability and universal design standards.</li> <li>• Number of Accessory Dwelling Units (ADUs) built by homeowners.</li> </ul>                                                                                                                                                                                                                                                                                                                                                |  |  |  |



# What's in the Hill District Master Plan?

## Organization and contents

- 7%** • Community goals and policies (Executive Summary, pg. 1-10)
- 21%** • Background materials (Context & Process, pg. 11-38)
- 22%** • Projects and programs organized under 20 topics (Master Plan Program Initiatives, pg. 39-68)
- 35%** • Concept master plans for 8 subareas (Urban Design Proposals, pg. 69-116)
- 10%** • Additional studies needed and other implementation guidance (Next Steps, pg. 117-130)
- 5%** • Development Principles, Non-Displacement Strategies, and Strategies for Reclaiming the Lower Hill (Appendix, pg. 131-138)



# What's in the Hill District Master Plan?

## Goals and policies

(pg. 4)

### BUILD UPON THE AFRICAN AMERICAN CULTURAL LEGACY

The Hill District has been a setting for Black history-making from the 18th century to the present. Thus, the Hill will position itself as Pittsburgh's oldest African American neighborhood and retain its cultural and historical personality, which should not be lost due to market pressures and gentrification.

Community  
Goal

- Honor the historic and cultural legacy of African Americans in the Hill District with emphasis on the Lower Hill
- Include 'right of return' preferences for displaced individuals, families, organizations and businesses
- Use existing neighborhood resources first in revitalization
- Advance existing and create new relationships to move the Hill District forward
- Ensure that Hill District residents are empowered in planning for the community revitalization

Community  
Policies



# What's in the Hill District Master Plan?

## Goals and policies

(pg. 4)

### FAMILY FRIENDLY HOUSING DEVELOPMENT WITHOUT DISPLACEMENT

Housing developments must include an appropriate level of family housing including rental and for sale units affordable to various income levels in order to prevent displacement.

Development  
Goal

- Establish a target housing mix for new projects including appropriate levels of family-friendly housing
- Provide quality rental and ownership housing opportunities for a broad range of family sizes and incomes
- Use housing development as a catalyst for economic and community development
- New housing developments will prevent displacement of existing residents and businesses
- Family housing developments will include play spaces in close proximity to housing developments
- Housing developments will consider the impact of new developments on children and population density for local schools

Development  
Projects,  
Policies



# What's in the Hill District Master Plan?

## Goals and policies

(pg. 4)

### ECONOMIC EMPOWERMENT AND COMMERCIAL DEVELOPMENT

Community residents, organizations and businesses will gain social and economic benefit from neighborhood revitalization efforts.

Development  
Goal

- Support economic activity that directly benefits Hill District residents and existing businesses.
- Ensure jobs for community members, the retention of current businesses, new opportunities for entrepreneurship and equity stakes for Hill District organizations
- Restore commercial vibrancy and strength by concentrating market demand and resources to:
  - Renew Centre Avenue as a great “main street”
  - Redevelop the Lower Hill as a mixed-use neighborhood
  - Leverage Uptown’s proximity to Oakland and Downtown
  - Encourage live-work and at-home innovation projects

Development  
Policies



# What's in the Hill District Master Plan?

## Goals and policies

(pg. 5)

### MAKE THE HILL DISTRICT A GREEN AND WELL-DESIGNED COMMUNITY

The Hill District will have a comprehensive strategy for sustainability and quality design.

Infrastructure  
Goal

- Create a comprehensive strategy for vacant land including urban gardening
- Leverage the Hill District's natural features as an economic asset for neighborhood development
- Use Hill District trails as green connections with a larger city network
- Establish high-quality recreation and open spaces

Infrastructure  
Project, Policies



# What's in the Hill District Master Plan?

## Goals and policies

(pg. 5)

### MOBILITY, TRANSPORTATION, AND PARKING

Ensure viable and affordable transportation access to all members of the community.

**Mobility  
Goal**

- Improve transportation networks and services to the city and within the Hill District
- New infrastructure should promote walkability, street accessibility for the disabled, and access to work, retail and social amenities
- Create a well-planned parking strategy that supports new development while minimizing negative impacts on residents

**Mobility  
Policies, Project**



# What's in the Hill District Master Plan?

## Organization and contents

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# Program Initiatives

## GHDMP Projects and Programs

## Neighborhood Plan Guide Topic(s)

### **39 Master Plan Program Initiatives**

|    |                                        |                           |
|----|----------------------------------------|---------------------------|
| 42 | District Identity                      | Community                 |
| 43 | The Hill History Center                | Community                 |
| 45 | Historic Preservation                  | Community                 |
| 46 | Quality Education Initiative           | Community and Development |
| 48 | Hill District Arts Plan                | Community                 |
| 49 | Neighborhood Safety                    | Community                 |
| 51 | Hill District Homeowner/Tenant Support | Development               |
| 53 | Housing Innovation Zone                | Development               |
| 53 | Comprehensive Vacant Property Strategy | Development               |
| 55 | Hill District Workforce Development    | Development               |



# Program Initiatives

## GHDMP Projects and Programs

## Neighborhood Plan Guide Topic(s)

|    |                                  |                                |
|----|----------------------------------|--------------------------------|
| 57 | Hill District Business Incubator | Development                    |
| 59 | Centre Avenue Business District  | Development                    |
| 60 | Greenprint Implementation        | Infrastructure and Development |
| 62 | Urban Agriculture                | Infrastructure                 |
| 63 | Play Spaces                      | Infrastructure and Development |
| 64 | Neighborhood Transportation      | Mobility                       |
| 64 | Ride-to-Work                     | Mobility                       |
| 66 | Streetscape Improvements         | Mobility and Development       |
| 66 | "Complete Streets" Pilot         | Mobility and Development       |
| 66 | Comprehensive Parking Strategy   | Mobility                       |



# Example of Program Initiative Details

## Program initiative

(pg. 53)

be dedicated to homeowner support. This column could cover topics from finance to maintenance, and could also identify affordable ways for homeowners to increase the value of their property.

### TENANT RESOURCE CENTER

- A tenant resource center would be dedicated to creating positive relationships between residential renters and landlords by providing information and referrals, education about rental rights and responsibilities, and access to conflict resolution. The University of Pittsburgh offers an off-campus living website which provides guides, checklists, and legal material but a more comprehensive model is the Madison, Wisconsin Tenant Resource Center.
- University of Pittsburgh Off-Campus Living [www.oocl.pitt.edu](http://www.oocl.pitt.edu)
- Tenant Resource Center (Madison, WI) [www.tenantresourcecenter.org](http://www.tenantresourcecenter.org)

### Target Area

District-wide, with focus on Middle Hill and Upper Hill.

### HOUSING INNOVATION ZONE

Designate a block(s) as a housing innovation zone to demonstrate best practices in housing design, green construction/technology and repair/maintenance. Using vacant lots for new construction and abandoned units for rehabilitation demonstration projects, the program would identify new ways to design, construct, and repair/maintain housing units appropriate for the Hill such as small lot single-family, duplex, townhouses and multi-family units. Developers could be invited to showcase innovative design practices and construction techniques before they are applied on a larger scale. The program could include

training for local residents in best practices for housing design, construction and repair/maintenance. Also, interest in the Housing Innovation Zone could be generated regionally or even nation-wide by hosting a sustainable housing design-build competition.

### Goals

Identify innovative housing design, construction, and maintenance practices that set standards for larger scale new and rehabilitated housing development in the Hill.

### Target Area

Middle Hill, Upper Hill.

### COMPREHENSIVE VACANT PROPERTY STRATEGY

Current best practices recognize that a blanket treatment of vacant lots and buildings is much less effective than a strategy targeted towards the specific characteristics of the neighborhood and each vacant property. This strategy, creates a vacant property plan for the Hill that considers the size, location and adjacent uses of vacant lots and buildings in order to recommend the most appropriate next step for each—maintain as permanent open space, use as temporary open space, or designate as a long-term development site. Beyond identifying potential next steps for vacant properties, this program could also include some degree of capacity for maintaining lots and buildings until disposition. Use the Hill District Historic Inventory to prioritize rehabilitation.

## Program Initiatives

### FAMILY-FRIENDLY HOUSING



# Example of Program Initiative Details

## Program initiative

(pg. 54)

### Program Initiatives

#### FAMILY-FRIENDLY HOUSING

##### Goals

Enable the community to capitalize on the opportunity and potential in abandoned and vacant properties and protect against speculators by holding vacant properties in order to facilitate their desired neighborhood redevelopment. Increase property values and improve neighborhood appearance. Increase sense of ownership/stewardship. Create better communication with City regarding demolition.

##### Local Programs & Resources

- City of Pittsburgh Land Recycling Task Force
- PGH SNAP inventory ([www.pittsburghpa.gov/dcp/snap](http://www.pittsburghpa.gov/dcp/snap))
- SPARC
- Existing URA and City of Pittsburgh Adopt-a-Lot and Side Lot Transfer programs
- Pittsburgh Community Reinvestment Group (PCRG) Vacant Property Working Group ([www.pcr.org](http://www.pcr.org))
- National Vacant Properties Campaign ([www.vacantproperties.org](http://www.vacantproperties.org))
- Detroit Vacant Properties Campaign
- Project 5000 (Baltimore)
- Neighborhoods in Bloom (Richmond)
- Southwest Corridor Conservancy (Boston)

##### Potential Programs

###### HILL DISTRICT LAND BANK

- Create a neighborhood-specific, community owned land bank and revolving fund to acquire, hold, manage, sell and selectively develop vacant lots and buildings. Land banks

are an innovative tool to address widespread abandoned and foreclosed properties. A revolving fund is needed to acquire properties for rehabilitation that are then sold and the funds used to purchase other properties for redevelopment. (Foundations could be a source of capital for a revolving fund.) A neighborhood Land Bank would enable the community to capitalize on the opportunity and potential in abandoned and vacant properties and protect against speculators by holding vacant properties in order to facilitate their future redevelopment. Involve local CDCs or socially conscious organizations such as churches, Habitat for Humanity, etc. Bring these organizations together to form an informal land bank—working collectively to acquire and redevelop properties in the Hill. However, establishing a land bank is likely to be a slow process as it may require changes to Pennsylvania's foreclosure and vacant property laws.

- Examples: Genesee County Land Bank (Flint, MI), Detroit Land Bank, Historic Savannah Foundation (Savannah, GA), City of Pittsburgh Land Recycling Task Force

##### DEMOLITION MORATORIUM

- Prohibit demolition prior to a complete assessment of building quality and historic character and establishing a plan for maintenance and disposition of the property.

##### VACANT PROPERTY MAINTENANCE STANDARDS

- Establish minimum maintenance standards for vacant lots and buildings and obtain the right to enforce those standards. Develop lot maintenance programs, perhaps involving local youth, to help with property upkeep.

##### TEMPORARY USES

- Consider using vacant lots or underutilized parking areas for community events in the evening or on the weekend. Short-term uses will bring activity outdoors, will give reason to maintain the lots, and can benefit the community. Temporary use ideas might include a flea market, an arts fair, or a local music performance.



# Example of Program Initiative Details

## Program initiative

(pg. 55)

### ADOPT-A-LOT

- An adopt-a-lot program would allow property owners in the Hill to use nearby lots for gardens or yards in exchange for maintaining them. In some situations, nearby institutions (churches, schools) might also be willing to maintain certain lots as a service to the community.

### SIDE-LOT TRANSFER

- Going a step beyond "Adopt-a-lot," a sidelot transfer program allows neighbors to purchase an adjacent vacant lot at a reduced price. The neighbor benefits from inexpensively increasing their property holdings, while the neighborhood and city benefit by having the lot privately maintained.

### NEIGHBORHOOD CLEAN-UPS

- As already demonstrated by Find the Rivers! and other groups, neighborhood organizations could facilitate a seasonal day-long cleanup of vacant lots and publicly owned spaces in the Hill. These cleanups could involve neighborhood youth and perhaps conclude with a celebratory meal or event. Regular clean-ups would improve the physical appearance of the Hill, would increase residents' sense of ownership/stewardship and would provide safe, productive options during school vacation for neighborhood kids.

### Target Area

Vacant properties throughout the Hill, with focus on the Middle Hill (especially Cliff Street) and the Upper Hill.

## Economic Empowerment & Commercial Development

### HILL DISTRICT WORKFORCE DEVELOPMENT

Residents of the Hill live in a prime location to work in a variety of growing industries. There are several opportunities within the Hill to tie workforce development to other programs and nearby institutions, training residents for higher-paying work to improve individuals' quality-of-life and to bring more income to the Hill. For instance, the Hill could become a living laboratory for urban neighborhood regeneration, with residents engaged in all the stages of redefining life in post-industrial cities—from developing ideas to prototyping them and constructing them. The ideas below are just some of the workforce development programs that could be instituted in tandem with other opportunities in the Hill.

Workforce development can begin at an early age, with the added benefits of keeping youth busy during non-school hours and giving them a source of pocket cash. Teenagers could be targeted for jobs around the neighborhood such as maintaining vacant lots, light construction, running summer camps for younger children, or undertaking history projects. In addition, programs should be supportive to formerly incarcerated individuals to aid in the transition back into the workforce.

### Goals

Help residents learn the skills needed to be employed in growing, well-paid occupations in Pittsburgh such as

## Program Initiatives

ECONOMIC EMPOWERMENT & COMMERCIAL DEVELOPMENT



# What's in the Hill District Master Plan?

## Organization and contents

- 7% • Community goals and policies (Executive Summary, pg. 1-10)
- 21% • Background materials (Context & Process, pg. 11-38)
- 22% • Projects and programs organized under 20 topics (Program Initiatives, pg. 39-68)
- 35% • Concept master plans for 8 subareas (Urban Design Proposals, pg. 69-116)
- 10% • Additional studies needed and other implementation guidance (Next Steps, pg. 117-130)
- 5% • Development Principles, Non-Displacement Strategies, and Strategies for Reclaiming the Lower Hill (Appendix, pg. 131-138)



# What's in the Hill District Master Plan?

## Concept master plans (pg. 72)

### Lower Hill

Reconnect the Lower Hill to the rest of the Hill District and rebuild it as an active neighborhood with connections to Downtown.

### Crawford Corridor

Improve pedestrian connections between the Lower Hill/Crawford-Roberts and Uptown.

### Uptown Opportunities

Identify strategic sites for residential infill and mixed-use, catalytic development. Explore TOD opportunities and improve multimodal transit along corridors to Oakland and Centre Avenue.

### Bedford Avenue Corridor

Transform Bedford Avenue into a fully developed residential avenue that takes advantage of the spectacular views to the north and its recreational amenities.

### Centre View

Reinforce Centre Avenue as the Hill's primary retail, institutional, and cultural node as well as a strong residential neighborhood.

### Kirkpatrick Street Recreational Corridor

Use existing green spaces and streets to establish recreation opportunities and improve pedestrian connections such as those recommended in Greenprint.

### Herron Avenue

Transform Herron Avenue into a commercially viable and attractive avenue and a gateway into the neighborhood.

### Upper Hill

Reinforce the cohesive residential character through residential stabilization and infill development.



# What's in the Hill District Master Plan?

## Concept master plans

(pg. 86)

### Bedford Avenue Corridor

The proposal for Bedford Avenue Corridor is to transform it into a fully developed residential avenue that takes advantage of the spectacular views to the north and recreational amenities such as the Coal Seam Trail, parks, ball fields, scenic overlooks, and gardens. New residential units along Bedford Avenue could aid in the reduction of future displacement.

### Development Goal

#### GUIDING CONCEPTS

1. Create a continuous street edge to distinguish Bedford Avenue as a walkable neighborhood street
2. Reinforce new development and rehabilitation projects with improvements to the surrounding context (streetscape and nearby buildings)
3. Maximize access to views to the north
4. Establish the Coal Seam Trail as a public amenity and continuous link between existing recreation spaces

### Design Guidelines

### Infrastructure Project



# What's in the Hill District Master Plan?

## Concept master plans

(pg. 87)

### Related Program Initiatives:

#### *Homeowner/Tenant Support (p. 50)*

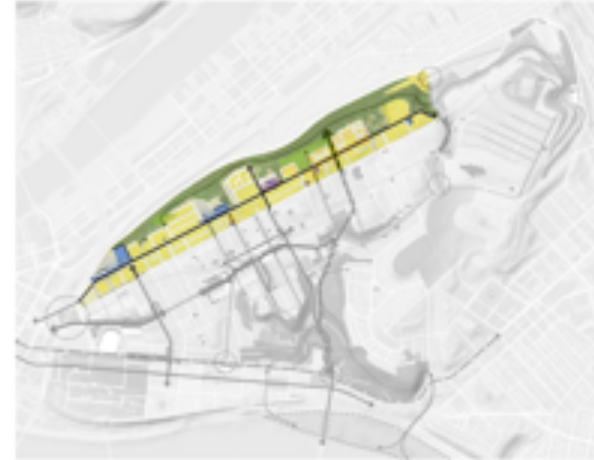
A comprehensive program could be developed to further support homeowners in the face of declining property values, foreclosure risks, and the lackluster economy. This Homeowner Support program could have the capacity to make emergency loans as well as having an educational component that might include seminars or a resource center for tenants as well as homeowners.

#### *Greenprint Implementation (p. 60)*

A number of Greenprint recommendations should be implemented in the Bedford Avenue Corridor, including the Coal Seam Trail (or "Past, Present, and Future Trail") and associated overlooks.

#### *Streetscape Improvements (p. 65)*

The investment in infrastructure is an ongoing enterprise that improves and maintains the community spaces of the neighborhood. Well-designed and gracious streets create value for adjacent real estate and safety for users. Focusing on streetscape and intersection improvements will change the perception and improve the pedestrian experience.



# What's in the Hill District Master Plan?

## Concept master plans

(pg. 88)



Birdseye view of plan with underlying topography

### Redevelop Bedford Dwellings

Replace the outdated Bedford Dwellings with a mixed income multi-family housing development for owners and renters. The new housing development should be designed to reinforce the urban character of the street based upon an extension of the relationship of existing housing to Bedford Avenue. Provide for a new publicly accessible overlook park within the housing development.



Examples of mixed income multi-family housing

Development Project,  
Infrastructure Project



# What's in the Hill District Master Plan?

**Concept  
master plans**

(pg. 89)



# What's in the Hill District Master Plan?

## Concept master plans

(pg. 90)



*Birdseye view of plan with underlying topography*

### Bedford Avenue Streetscape

Improve the Bedford Avenue streetscape from downtown to Herron Avenue with new street trees, lighting, signage, sidewalks, and small scale pedestrian spaces such as seating and play spaces.

### Network of Green

Similar to the Greenprint recommendations, use the Coal Seam Trail to create a connected network of green spaces, recreational amenities, and community gardens along the northern ridge. Provide public access between Bedford Avenue and the trail at strategic locations. Reinforce pedestrian connections from the trail to the Centre Avenue commercial node along Devilliers and Kirkpatrick Streets.



*Residential units creating a continuous street edge and public realm*

Development  
Project,  
Infrastructure  
Project



# What's in the Hill District Master Plan?

## Concept master plans

(pg. 91)

### Residential Infill

Concentrate residential infill in strategic locations within the corridor such as Cliff Street, and on vacant parcels on Bedford Avenue adjacent to active churches and the Miller African-Centered Academy.



Existing residential infill in the Greater Hill District



Successful example of context-sensitive residential infill



Birdseye view of plan with underlying topography



# What's in the Hill District Master Plan?

## **Additional sources of policies, programs, projects, and targets:**

- Development Principles: “Provide a framework for the Master Plan and will serve as guidelines for development activities and the allocation of public resources in the Greater Hill District. They were developed by the Hill District Planning Forum” (pg. 3, Appendix A).
- Greater Hill Non-Displacement Strategies: “Intended to govern development activities and public funding decisions affecting the Greater Hill District, in order to ensure that existing residents of the Hill District and Uptown will enjoy the benefits of a revitalized neighborhood” (pg. 3, Appendix B).



# Existing Development Goals Combined

## Equitable Economic Development

- **Economic empowerment and commercial development.** Community residents, organizations and businesses will gain social and economic benefit from neighborhood revitalization efforts.
- **Lower Hill.** Reconnect the Lower Hill to the rest of the Hill District and rebuild it as an active neighborhood with connections to Downtown.
- **Centre View.** Reinforce Centre Avenue as the Hill's primary retail, institutional, and cultural node as well as a strong residential neighborhood.
- **Herron Avenue.** Transform Herron Avenue into a commercially viable and attractive avenue and a gateway into the neighborhood.



# Existing Development Goals Combined

## Housing

- **Family friendly housing development without displacement.** Housing developments must include an appropriate level of family housing including rental and for sale units affordable to various income levels in order to prevent displacement.
- **Bedford Avenue Corridor.** Transform Bedford Avenue into a fully developed residential avenue that takes advantage of the spectacular views to the north and its recreational amenities.
- **Upper Hill.** Reinforce the cohesive residential character through residential stabilization and infill development.

Note: Some of the Urban Design Proposals on page 72 are individual projects, not overarching goals that are achieved through a collection of projects, programs, and potentially policies.



# Discussion: What to Update, Expand, Add?

**What needs to be updated or expanded?**

**What needs to be added?**

- Land use regulation and policy (NPG)
- Urban sustainable design (NPG)
- Community Resilience? (From last Steering Committee meeting. May be Community chapter.)



# Discussion: Which Optional Topics?

## Required topics:

- Land use policy and regulations
- Urban sustainable design
- Equitable economic development
- Housing

## Optional topics:

- **Commercial Corridors or Nodes**
- **Transit Oriented Development**
- Brownfield Reuse and Remediation
- **Schools**
- Academic, Medical and Religious Institutions



# Where can you find us?



**Pittsburgh City Planning**



**@PLANPGH**  
**@resilientPGH**



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Online at [engage.pittsburghpa.gov/ghdmp](https://engage.pittsburghpa.gov/ghdmp)

