



HILL CDC

# Organizational Overview





## **Mission**

The Hill Community Development Corporation (Hill CDC) works in partnership with residents and stakeholders to create, promote, and implement strategies and programs that connect plans, policies and people to drive compelling community development opportunities in the Greater Hill District.

## **About the Hill Community Development Corporation**

In 1987 the Hill CDC was founded for the purpose of being a catalytic force of redevelopment within the Hill District community. The organization was a partner in many of the Hill District's key residential developments such as Crawford Square, Loendi Townhouses, Wylie Ave Townhouses, the first phase of Dinwiddie Townhouses and Bedford Hills; as well as commercial developments such as Williams Square and One Hope Square. These developments gave rise to the vigorous development activity witnessed in today's Hill District.

Since founded, the Hill CDC has worked to improve the quality of life for Hill District residents by providing resident support, technical assistance, project facilitation, program design and more to further the development of a strong, diverse, economically self-sustaining neighborhood. The Hill CDC has developed, partnered and facilitated the development of over 1,000 residential units and over 20,000 square feet of commercial/retail space.

The role of the Hill CDC is to act as a community partner, connector and innovator. Meet traditional neighborhood needs, while transforming the way things are done. With the support of residents and by partnering with public agencies, the organization catalyzed development in a community stricken by disinvestment. The Hill CDC has played multiple roles including community developer, and partner to for-profit real estate developers who were seeking neighborhood support and a non-profit partner through which they can access tax credit programs.

The Hill CDC also provides the much needed on-the-ground work to communicate development projects to residents by acting as a broker between developers, public agencies and the neighborhood.

Today, the Hill CDC fields hundreds of calls on a monthly basis, serves hundreds of walk-ins annually, and connects the community to critical resources. The Hill District is a community on the move, and the Hill CDC is leading the way.

Your front door to the Hill District. | [hilldistrict.org](http://hilldistrict.org)

**Hill Community Development Corporation** 2015 – 2017 Centre Ave, 2nd Floor, Pittsburgh PA 15219 **P** 412.765.1820 **F** 412.765.1829



## Planning and Real Estate Development Initiatives

- Centre Avenue Business District
  - New Granada Theater Block
  - Lower Hill District





## Centre Avenue Redevelopment & Design Plan

The Hill CDC formed a Steering Committee made up of a broad group of residents, community groups, business owners, public agencies and representatives from a number of community groups, to select a consultant that would help to create a design plan to revitalize the Centre Avenue business corridor. The design firm of evolve EA was selected to create a comprehensive redevelopment plan.

A series of community meetings, identity workshops and other activities were undertaken to identify what the community wanted the redeveloped Centre Avenue to look like. Additional data was collected from recent market studies and previous plans. The Hill District community provided input and feedback to assist in the process. From this process, the Centre Avenue Redevelopment and Design (CARD) Plan was created, including various elements of place-making and street-scaping, to outline the vision along Centre Avenue from Dinwiddie Street to Reed Street.

Designed to address economic development, residential development and a sense of community, the plan identifies three areas with distinct uses and energies. The plan also covers phased activation and interim strategies to ensure smooth and balanced development.

The Centre of Culture, near Centre Avenue and Dinwiddie Street, the Centre of Opportunity, near Centre Avenue and Kirkpatrick Street, and the Centre of Cultivation, near Centre Avenue and Reed Street all have exciting development planned. The development is different at each Centre, yet all tie in together to serve the community, attract visitors and foster economic growth.

The Hill CDC has encouraged entrepreneurs, small business owners, developers and neighborhood residents to review the CARD Plan to see how they can become involved in bringing the new Centre Avenue vision to life. During the planning process, it was repeatedly asked, "What would you do on Centre Avenue?" The Hill CDC is actively working with interested parties to implement the vision outlined in the CARD Plan to activate, rejuvenate and reinvent Centre Avenue!



# CENTRE AVENUE CORRIDOR REDEVELOPMENT AND DESIGN PLAN

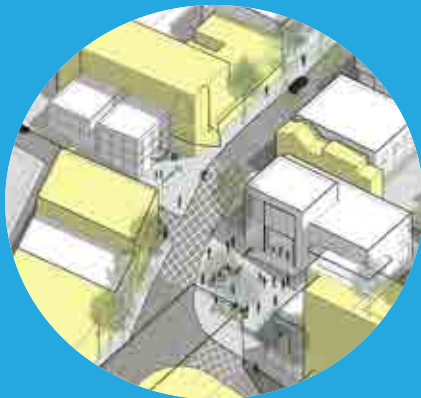
JUNE 2015

prepared for  
**The Hill Community Development Corporation**  
powered by  
**evolveEA** and **4ward Planning**



# DEVELOPMENT PROPOSALS

The Centre Avenue Redevelopment and Design Plan will showcase the reborn spirit of Centre Avenue as a place of exchange—where residents come to meet, visitors are welcomed, institutions share their resources, and businesses showcase their offerings. It will be reborn as a place for the exchange with Centres of Culture, Opportunity, and Cultivation.



## Centre of **CULTURE**

The Centre of Culture is the front door to the Hill, highly visible and with unique attractions and amenities that bring visitors from the two rapidly growing neighborhoods next door and from the region.



## Centre of **OPPORTUNITY**

The Centre of Opportunity is the heart of the entrepreneurial community in the Hill. Its strong character is built on the historic buildings that invite small businesses, shops, cafes, galleries, and others to own or rent space.



## Centre of **CULTIVATION**

The Centre of Cultivation is a place to learn and to do, where things are grown, restored, and made. It is a place of production, where the do-it-yourself spirit reigns, and all share in teaching and learning.



# THE CENTRE OF CULTURE CENTRE AVE & DINWIDDIE

## HERITAGE WALK

THE HERITAGE WALK IS A SERIES OF SMALL OPEN SPACES AND HERITAGE SITES THAT CELEBRATE THE HILL DISTRICT'S HISTORY. EACH OPEN SPACE HAS COMMON SIGNAGE AND AMENITIES TO CREATE AN IDENTITY.

## NEW GRANADA THEATER & SHOPS & RESIDENCES

CULTURAL INSTITUTIONS & AMENITIES CELEBRATE CENTRE AVENUE AT THE HEART OF THE HILL AND REPRESENT THE RICH CULTURAL LEGACY OF PITTSBURGH.

## HERITAGE SQUARE

CULTURAL INSTITUTIONS (SUCH AS A LIVING MUSEUM AND CAFE) AND AMENITIES THAT ACTIVATE A PUBLIC PLAZA. A HIGHLY VISIBLE FIRST STOP FOR VISITORS WHO WANT TO KNOW MORE ABOUT THE HILL DISTRICT.

CATALYTIC PROJECT

CATALYTIC PROJECT



## URBANIZED EXISTING BUILDINGS

LOW RISE OR BUILDINGS WITH SIGNIFICANT SETBACKS CAN BE RENOVATED TO INCLUDE UPPER LEVELS OR ADDITIONS THAT MEET THE STREET, BRINGING ACTIVITY TO THE STREET AND ATTRACTING VISITORS TO FIRST FLOOR USES.

## COMMERCIAL PLAZA REDEVELOPMENT

A RECONFIGURED COMMERCIAL PLAZA PUTS BUSINESSES ON THE AVENUE WITH DESTINATION BUSINESSES ON THE LOWER LEVEL. FUTURE DEVELOPMENT COULD INCLUDE A SIGNATURE TOWER AS A BOUTIQUE HOTEL OR OFFICE. ON-SITE HISTORIC SCULPTURE CAN BE RELOCATED.

## INFILL MIXED USE BUILDINGS & PARKING PLAZAS

MIXED USE BUILDINGS WITH COMMERCIAL ON THE FIRST FLOOR AND RESIDENTIAL OR COMMERCIAL ON THE UPPER FLOORS. A PUBLIC PARKING PASSAGE IN THE REAR CONNECTS TO UPPER FLOOR TENANTS AND TO CENTRE AVENUE.



# THE CENTRE OF OPPORTUNITY CENTRE AVE & KIRKPATRICK

## GREENSPACE WALK

SMALL GREENSPACES ALONG KIRKPATRICK THAT ACT AS A STEPPING STONE FROM BEDFORD AVE TO THE BOTTOM OF KIRKPATRICK.

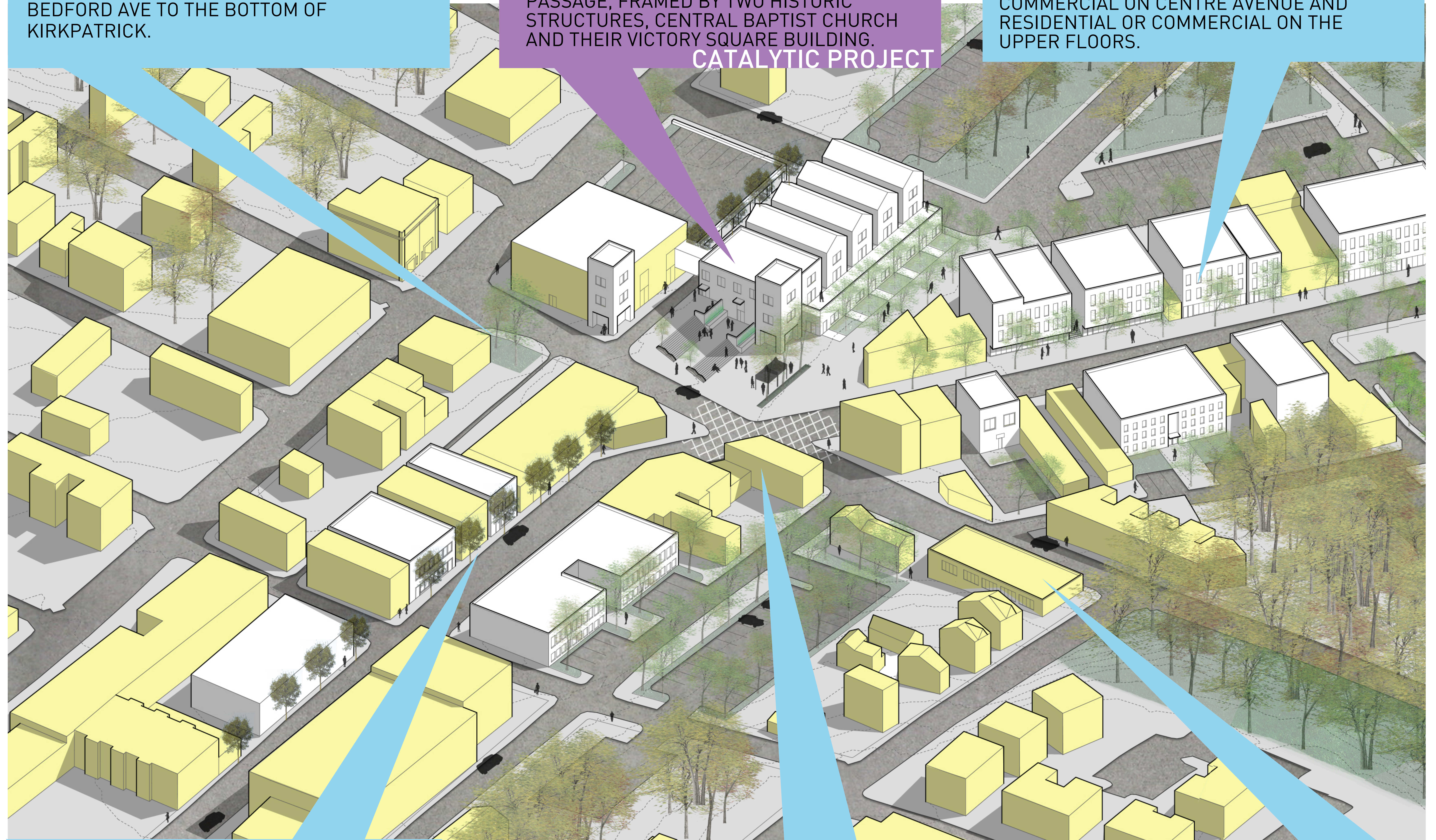
## OPPORTUNITY SQUARE

A NEW PUBLIC SPACE, ACTIVATED BY A NEW MIXED USE BUILDING AND PEDESTRIAN PASSAGE, FRAMED BY TWO HISTORIC STRUCTURES, CENTRAL BAPTIST CHURCH AND THEIR VICTORY SQUARE BUILDING.

CATALYTIC PROJECT

## INFILL MULTI-USE BUILDINGS

TWO TO FOUR STORY BUILDINGS WITH COMMERCIAL ON CENTRE AVENUE AND RESIDENTIAL OR COMMERCIAL ON THE UPPER FLOORS.



## HERITAGE WALK

THE HERITAGE WALK IS A SERIES OF SMALL OPEN SPACES AND HERITAGE SITES THAT CELEBRATE THE HILL DISTRICT'S HISTORY. EACH OPEN SPACE HAS COMMON SIGNAGE AND AMENITIES TO CREATE AN IDENTITY.

## EXISTING BUILDING RENOVATION

RENOVATING HISTORIC STOREFRONTS AND EXISTING STRUCTURES CAN JUMP START ENTREPRENEURIAL INVESTMENT AND GIVE UNIQUE CHARACTER TO THE NEIGHBORHOOD.

## PUBLIC SAFETY MIXED USE BUILDING

RELOCATING THE POLICE STATION COULD ENCOURAGE HEALTHIER COMMUNITY RELATIONS WITH THE POLICE. THE NEW LOCATION WOULD REQUIRE AMPLE REAR PARKING.



# THE CENTRE OF CULTIVATION CENTRE AVE & REED

## GREENSPACE & HERITAGE WALK

THE GREENSPACE WALK AT CENTRE-REED FOLLOWS THE HISTORIC FLOW OF WATER THROUGH THE VALLEY. THE HERITAGE WALK CONTINUES THROUGH THE AREA BY ACKNOWLEDGING HISTORIC STRUCTURES AND HERITAGE SITES.

## COMMUNITY GARAGE

THE COMMUNITY GARAGE IS A "MAKE SHOP" FOR AUTOMOBILE REPAIR. IT CAN HAVE MINOR RETAIL, EDUCATIONAL AND TRAINING SPACES, AND HANDS-ON ACTIVITY AREAS.

## FOCUS WELLNESS CENTER

A HEALTH AND WELLNESS CENTER WITH STREAMLINED RETAIL TO SUPPORT WORKFORCE DEVELOPMENT.

## CATALYTIC PROJECT



## MANY FUTURES

THE CENTRE-REED AREA COULD EVOLVE IN A VARIETY OF WAYS BASED ON PLACEMAKING POTENTIAL AND THE MARKET. POSSIBILITIES INCLUDE A STREAM PARK AND DIY STORE, WHICH COULD HAPPEN TOGETHER OR INDEPENDENT OF ONE ANOTHER.

## EXISTING BUILDING RENOVATION

RENOVATING HISTORIC BUILDINGS WILL ALLOW THIS AREA TO RETAIN ITS UNIQUE CHARACTER. MANY OF THE EXISTING BUILDINGS ARE RESIDENTIAL.

## CENTRE-REED GATEWAY

GATEWAY CREATED BY RENOVATED BUILDINGS, INTERSECTION IMPROVEMENTS, SMALL BUT HIGHLY VISIBLE PARKLET, AND A SIGNATURE USE FOR THE COMMUNITY GARAGE. THIS AREA COULD ACT AS AN AUTOMOTIVE SHOWPLACE OR HOST OTHER PROGRAMS.





# Centre Avenue Corridor Visioning Proposal

SoHo Street ↔ Herron Avenue

The Hill CDC was awarded a design grant by the Design Center of Pittsburgh and issued a Request for Proposals (RFP) to consultants for a multi-faceted redevelopment and design plan for the Centre Avenue corridor from Crawford Street to Reed Street.

UDream (Urban Design Regional Employment Action for Minorities), an affiliated program of Carnegie Mellon University's Remaking Cities Institute, is extended as a technical partner for the Hill CDC, who recognizes that there must be a continuity of vision that extends beyond Reed Street. The target area for this project is the portion of Centre Avenue from Soho Street to Herron Avenue (see figure 1 below).



Figure 1 Centre Avenue, from SoHo Street to Herron Avenue (0.6mi)

The Hill CDC worked with a UDream fellow who facilitated the design process by acting as a project management liaison between the client (Hill CDC) and the consultant (UDream). This unique relationship ensured that visioning entails a review of the site and broader Hill District context, achieves project goals that are aligned with the Greater Hill District Master Plan, and involves community engagement and participation.

Partners:



**Carnegie Mellon University**  
School of Architecture

Contact the Hill CDC for more information on the *Centre Avenue Corridor* Visioning Proposal.

Your front door to the Hill District. | [hilldistrict.org](http://hilldistrict.org)

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LIVE + WORK + PLAY + JOIN US!

## Centre Avenue Corridor

Centre Avenue, as the primary corridor and main business district, should reflect the culture of the community via its architecture, social amenities and urban spaces.

Originating downtown, Centre Avenue travels through several neighborhoods, such as the Hill District, Oakland, Shadyside, and East Liberty; yet, the question remains, how does it distinguish itself as a corridor within the Hill District?

This visioning + design + redevelopment plan will socially, economically and spatially answer the following question:

### What if We *Truly* Planned the *Centre Ave Corridor* as a Place?

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#### Design + Redevelopment Plan



Awarded a **design grant** to further implement design and redevelopment on the corridor.

Grant will afford **redevelopment design plans** from *place-making* firms.

Focus: Centre Ave. of Crawford St. to Reed St.

#### Visioning Proposal



**Collaboration** with CMU to further design along the corridor.

Spur awareness further along the corridor and a **dialog between stakeholders**.

Focus: Centre Ave. of SoHo St. to Herron Ave.

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## + In the heart of “The Hill”

# New Granada Theater



The New Granada Theater is an icon representing the rich cultural heritage of Pittsburgh, Pennsylvania.

Originally constructed in 1928 as the Pythian Temple, the four-story masonry structure with Art-Deco detailing was designed by one of America’s early African American architects, Louis Bellinger (1891-1946).

During its most celebrated days, the Theater, and its famous second floor New Savoy Ballroom were fixtures in the jazz culture. Some of the jazz world’s most important musicians such as Count Basie, Cab Calloway, Ella Fitzgerald, Charlie Parker and many other icons played the New Granada Theater. In fact, Duke Ellington was proclaimed the “King of Jazz” during a national radio broadcast from the Theater. In 1934, Louis Armstrong led a benefit at the site after floods devastated Pittsburgh.



The New Granada was a ‘required’ stop for jazz aficionados as they traveled between New York and Chicago. Through the decades, the Theater has served many roles; it closed permanently in the late 70s. Concern that this architectural and cultural asset would fall victim to the wrecking ball spurred the Hill CDC to purchase the building in the early 90s.



Although the New Granada was acquired in the 90s, it is the organization’s current leadership that has demonstrated the focus, determination and capacity to redevelop it. To this end, the Hill CDC has worked to build alliances with strong partners including investors, preservationists, community stakeholders and public servants; this has led to \$1.2 million in stabilization and predevelopment, and the creation of a final plan.

Today, the Hill CDC is redeveloping the 2000 block of Centre Avenue as the “Gateway” to the historic Hill District and new cultural corridor.

As the centerpiece to this urban core redevelopment, the restoration of the New Granada Theater will be the jewel where the music returns and the culture never left. The food, the arts, and the people of this iconic neighborhood will be on national display as they transform this special place in one of America’s top cities to watch.

where  
commerce,  
community,  
culture and  
innovation  
converge



**SHOPS AND RESIDENCES AT NEW GRANADA SQUARE**

HILL DISTRICT  
PITTSBURGH, PA

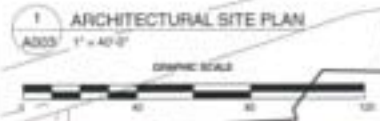
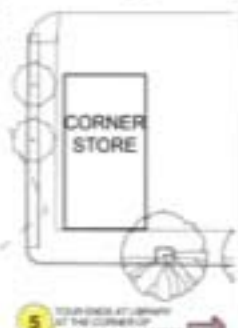
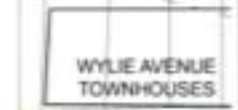
The Residences at New Granada Square is a vital link in telling the story of the history of jazz in the Hill District. It will link the following jazz related landmarks:

- 1 New Granada Theater
- 2 The Legacy Apartments
- 3 Crawford Grill



PANORAMIC VIEW OF SITE

- LEGEND**
- 1 New Granada Theater
  - 2 The Legacy Apartments
  - 3 Residences at New Granada Square
  - 4 Crawford Grill
  - 5 Carnegie Library of Pittsburgh



DATE: NOVEMBER 2, 2011

TITLE: ARCHITECTURAL SITE PLAN

DRAWING: A003





# SHOPS & RESIDENCES at NEW GRANADA SQUARE

Contact us today!

412.765.1820

[www.hilldistrict.org](http://www.hilldistrict.org)

Retailers, Businesses,

and Artists are

welcome!



HILL CDC



MIXED-USE  
DEVELOPMENT  
FEATURING 37,000  
SQUARE FEET OF  
COMMERICAL



ADDITIONAL 7200  
SQUARE FEET  
"RETAIL ROW"



PERFORMING ARTS  
SPACE



50+ UNITS OF  
CULTURALLY-  
THEMED HOUSING



MUSIC LOUNGE &  
RESTAURANTS



LISTED ON THE  
NATIONAL REGISTER  
OF HISTORIC PLACES  
SITE



STARTING POINT  
FOR JAZZ TOUR



SUSTAINABLE  
DEVELOPMENT &  
ARCHITECTURE



**SHEET INDEX**

- A0.0 GENERAL INFORMATION
- A1.1 FLOOR PLANS AND NOTES
- A1.2 REFLECTED CEILING, POWER AND SAFETY PLANS AND NOTES
- A2.1 FRONT ELEVATION AND ENLARGED ENTRY PLAN
- A3.1 SECTIONS AND DETAILS
- A6.1 WINDOW AND DOOR SCHEDULE

**GENERAL NOTES**

1. WORK LABELED N.I.C., OR OTHERWISE NOT NOTED, IS NOT IN THE CONTRACT FOR ANY ALTERATIONS.
2. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE ALL WORK WITH OWNER.
3. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD, AND SHALL REPORT ANY DEVIATIONS, DISCREPANCIES AND/OR CONFLICTS TO THE OWNER AND ARCHITECT.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL TAKE EXTREME CARE DURING ALTERATION NOT TO DAMAGE OR DISTURB ANY EXISTING CONDITIONS THAT ARE TO REMAIN. GENERAL CONTRACTOR OR SUBCONTRACTOR SHALL REPAIR ANY DAMAGE OR DISTURBANCE TO EXISTING CONDITIONS AT NO COST TO THE OWNER.
5. ALL WORK AND MATERIALS SHALL BE IN FULL CONFORMANCE WITH THE LATEST MUNICIPAL, STATE, AND FEDERAL LAWS AND ORDINANCES, INCLUDING THEIR MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
6. THE GENERAL CONTRACTOR SHALL ERCT AND PROPERLY MAINTAIN AT ALL TIMES AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, PROPER SAFEGUARDS FOR THE PROTECTION OF WORKERS, OWNER, AND OWNER'S PROPERTY, AND SHALL POST DANGER WARNINGS AGAINST HAZARDS CREATED BY CONSTRUCTION OPERATIONS.
7. ENSURE ALL OPENINGS ARE BOARDED UP AND SECURE AT THE END OF EACH WORK DAY AND AT OTHER TIMES WHEN NO WORK IS IN PROGRESS.
8. CONTRACTORS SHALL CEASE OPERATIONS AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED.

**CODE SUMMARY**

**OCCUPANT LOADS:**

- ASSEMBLY WITHOUT FIXED SEATING
- 139 -CONCENTRATED (CHAIRS ONLY)
- 65 -UNCONCENTRATED (CHAIRS AND TABLES)
- 33 MERCANTILE

**TYPE VB CONSTRUCTION:**

**FIRE-RESISTANCE RATING REQUIREMENTS (HOURS)**

- 0 HRS PRIMARY STRUCTURAL FRAME
- 0 HRS BEARING WALLS (EXTERIOR AND INTERIOR)
- 0 HRS NON-BEARING WALLS AND PARTITIONS (EXTERIOR)
- 0 HRS NON-BEARING WALLS AND PARTITIONS (INTERIOR)
- 0 HRS FLOOR CONSTRUCTION AD SECONDARY MEMBERS
- 0 HRS ROOF CONSTRUCTION AD SECONDARY MEMBERS

**FIRE SEPARATION DISTANCE (EXTERIOR WALL):**

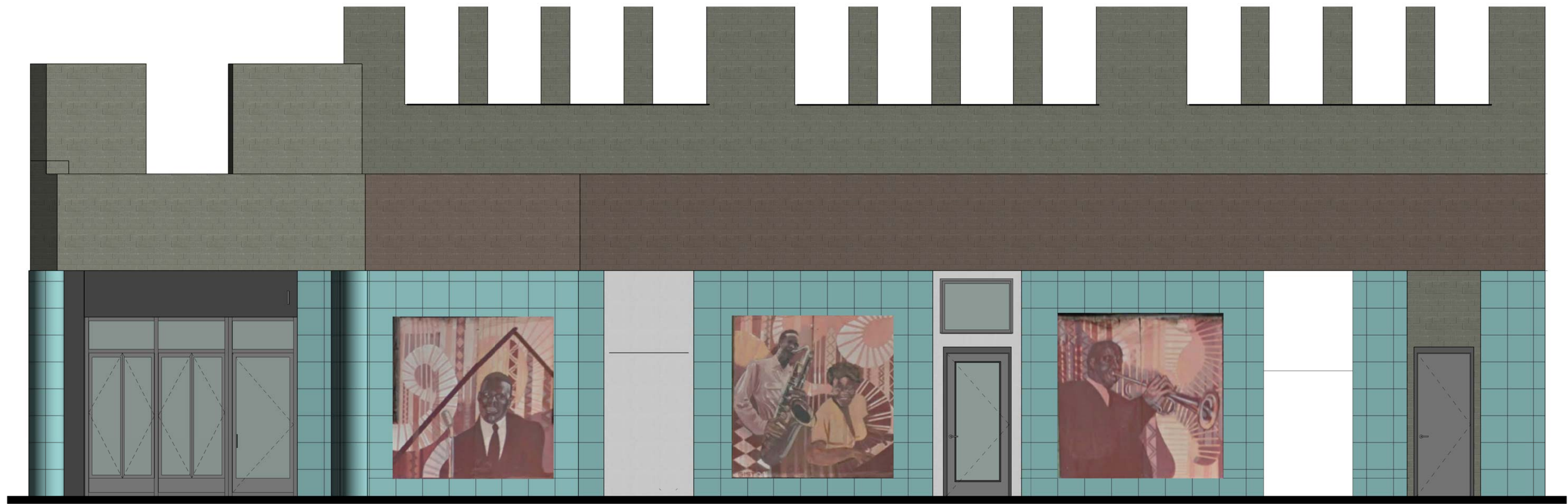
APPRX. 25' = 0 HRS GROUP A, GROUP M

**SEAL**

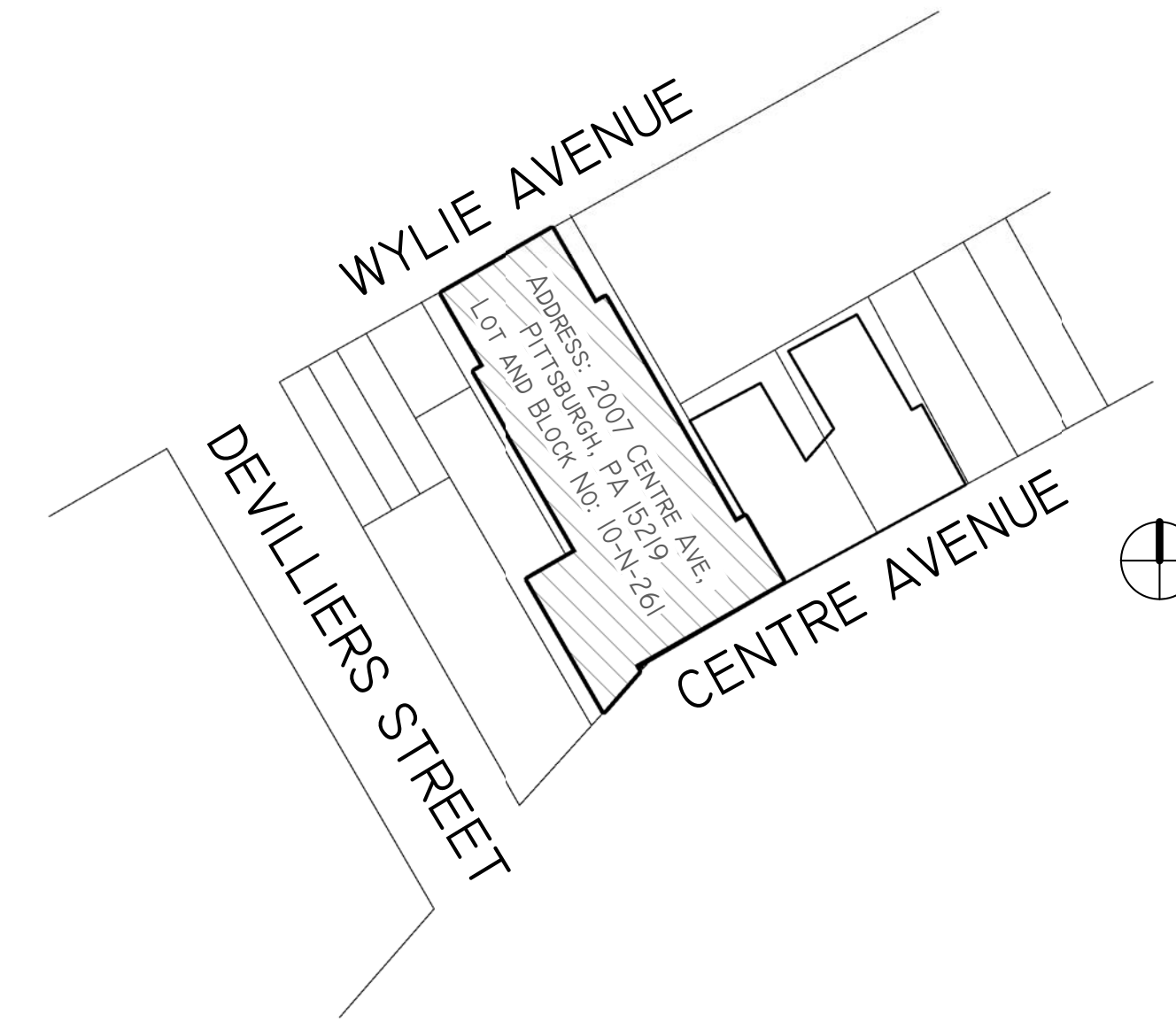
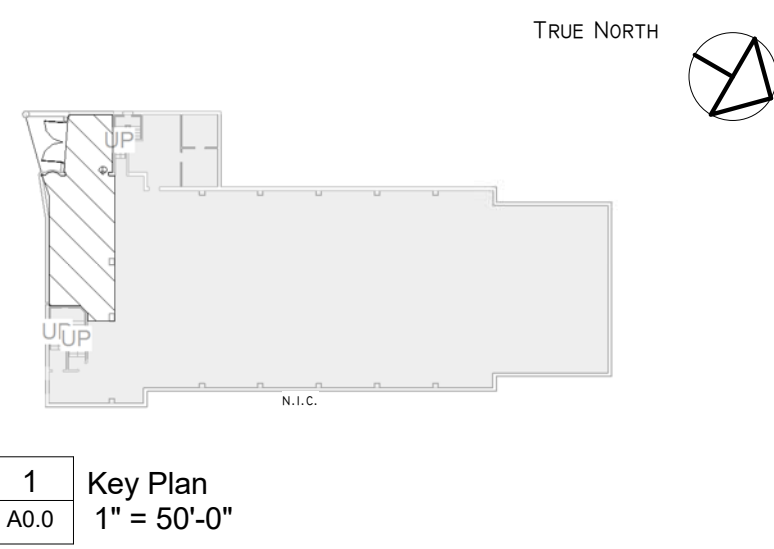
**ABBREVIATIONS**

ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AND	AND/OR
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BSMT	BASEMENT
BM	BEAM
BYND	BEYOND
BLK	BLOCK
BLDG	BUILDING
B/	BOTTOM OF
CP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CAPREI
CT	CERAMIC TILE
CTYD	COURTYARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
E	EAST
EA	EAST
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ	EQUAL
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN OR FIRE DEPARTMENT
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FN	FINISH
FIXT	FIXTURE
FLR	FLOOR
FM	FILED METAL
FO	FACE OF
FND	FOUNDATION
FT	FOOT OR FEET
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GND	GROUND
GR	GRADE
GYP	GYPNUM
GWB	GYPNUM WALL BOARD
HAND	HAND LAPPED
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
ID	INSIDE DIAMETER
IN	INCH
IRGWB	IMPACT RESISTANT GYPNUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
INV	INVERT
KD	KNOCK DOWN
KIT	KITCHEN
KO	KNOCKOUT
KWATT	KILOWATT
KWH	KILOWATT HOUR
LO	LOW
LG	LONG
LL	LIVE LOAD
LT	LIGHT
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MIRGWB	MOISTURE-RESISTANT GYPNUM WALL BOARD
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OP	OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLUMB	PLUMBING
PLYD	PLYWOOD
PT	PRESSURE TREATED
PNT	PAINT OR PAINTED
PVC	POLYVINYL CHLORIDE
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
REIN	REINFORCED
REV	REVERSE
RD	ROOF DRAIN
REGD	REQUIRED
RM	ROOM
RR	RESTROOM
RO	ROUGH OPENING
S	SOUTH
SEC	SCHEDULE
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SK	SINK
SP	SQUARE
SQFT	SQUARE FEET
SS	STAINLESS STEEL
STD	STANDARD
STC	SOUND TRANSMISSION COEFFICIENT
STL	STRUCTURE OR STRUCTURAL
STRCT	STRUCTURE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TLT	TILE
TL	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TOS	TOILET PAPER DISPENSER
TPD	TELEPHONE/DATA
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UNO	UNDERSIDE
US	VERTICAL
VER	VERIFY IN FIELD
VIF	VOLUME
VOL	VISION PANEL
VP	WEST
W	WITH
WC	WATER CLOSET
WD	WOOD

**NEW GRANADA THEATRE LOBBY ALTERATION**

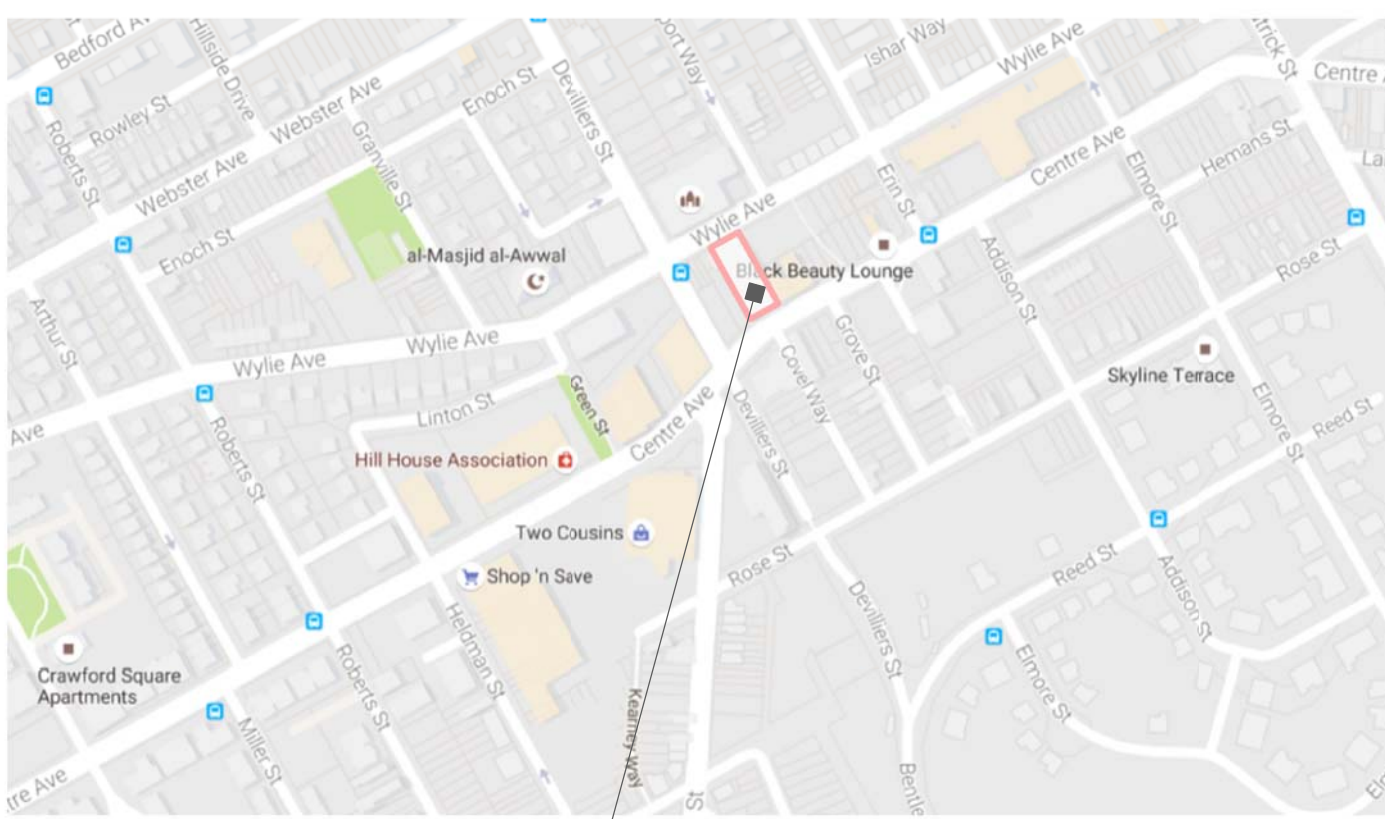


**KEY PLAN**



**2 Site**  
1" = 60'-0"

**VICINITY PLAN**



**SYMBOLS AND LEGEND**

	EXISTING MASONRY
	NEW DRYWALL PARTITION, INT.
	SECTION TAG
	DOOR TAG
	WINDOW TAG
	VIEW TITLE

**PROJECT SUMMARY**

PROJECT NAME:	NEW GRANADA THEATRE LOBBY ALTERATION
PROJECT ADDRESS:	2007 CENTRE AVE., PITTSBURGH, PA 15219
LEGAL JURISDICTION:	CITY OF PITTSBURGH
LOT AND BLOCK NO.:	10-34-20
ZONING DISTRICT:	(LNC) LOCAL NEIGHBORHOOD COMMERCIAL
BUILDING CODE:	2009 INTERNATIONAL BUILDING CODE
BUILDING HEIGHT:	65'-0"
BUILDING AREA:	32,740 SQ. FT.
ALTERATION AREA:	975 SQ. FT. (FIRST FLOOR ONLY)
OCCUPANCY TYPE:	(A-3) ASSEMBLY, (M) MERCANTILE
CONSTRUCTION TYPE:	TYPE VB
SPRINKLER SYSTEM:	NO
FIRE ALARM SYSTEM:	YES

**PROJECT DESCRIPTION**

THIS PROJECT IS LIMITED TO THE ALTERATION OF THE ENTRY AND LOBBY AREAS OF THE NEW GRANADA THEATRE, AN EXISTING STRUCTURE. THE PROJECT AREA WILL BE MINIMALLY ALTERED TO INCREASE THE SAFETY AND ACCESS, AS TECHNICALLY FEASIBLE, FOR LOW OCCUPANCY ASSEMBLY AND MERCANTILE ACTIVITY.

**PROJECT DIRECTORY**

- OWNER:**  
**HILL COMMUNITY DEVELOPMENT CORPORATION**  
 2005 CENTRE AVENUE, SUITE 200  
 PITTSBURGH, PA 15219  
 CONTACT: MARINA MILLONES  
 P: 412-765-1820  
 E: MILLONES@HILLDISTRICT.ORG
- ARCHITECT:**  
**MILTON OGOT ARCHITECT**  
 320 ANTHON DRIVE  
 PITTSBURGH, PA 15235  
 CONTACT: MILTON OGOT  
 P: 412-519-2897  
 E: MILTONOGOT@OGOTARCHITECT.COM
- DESIGN CONSULTANT:**  
**COMUNION LLC**  
 2105 ROBINSON STREET #12  
 PITTSBURGH, PA 15213  
 CONTACT: LAKE BYRD  
 P: 412-589-9518  
 E: LBYRD@COMUNIONLLC.COM
- CONSTRUCTION MANAGER:**  
**MISTICK CONSTRUCTION**  
 1300 BRIGHTON ROAD  
 PITTSBURGH, PA 15233  
 CONTACT: LEO MAMOSKY  
 P: 412-994-1015  
 E: LEO@MISTICKCONSTRUCTION.COM

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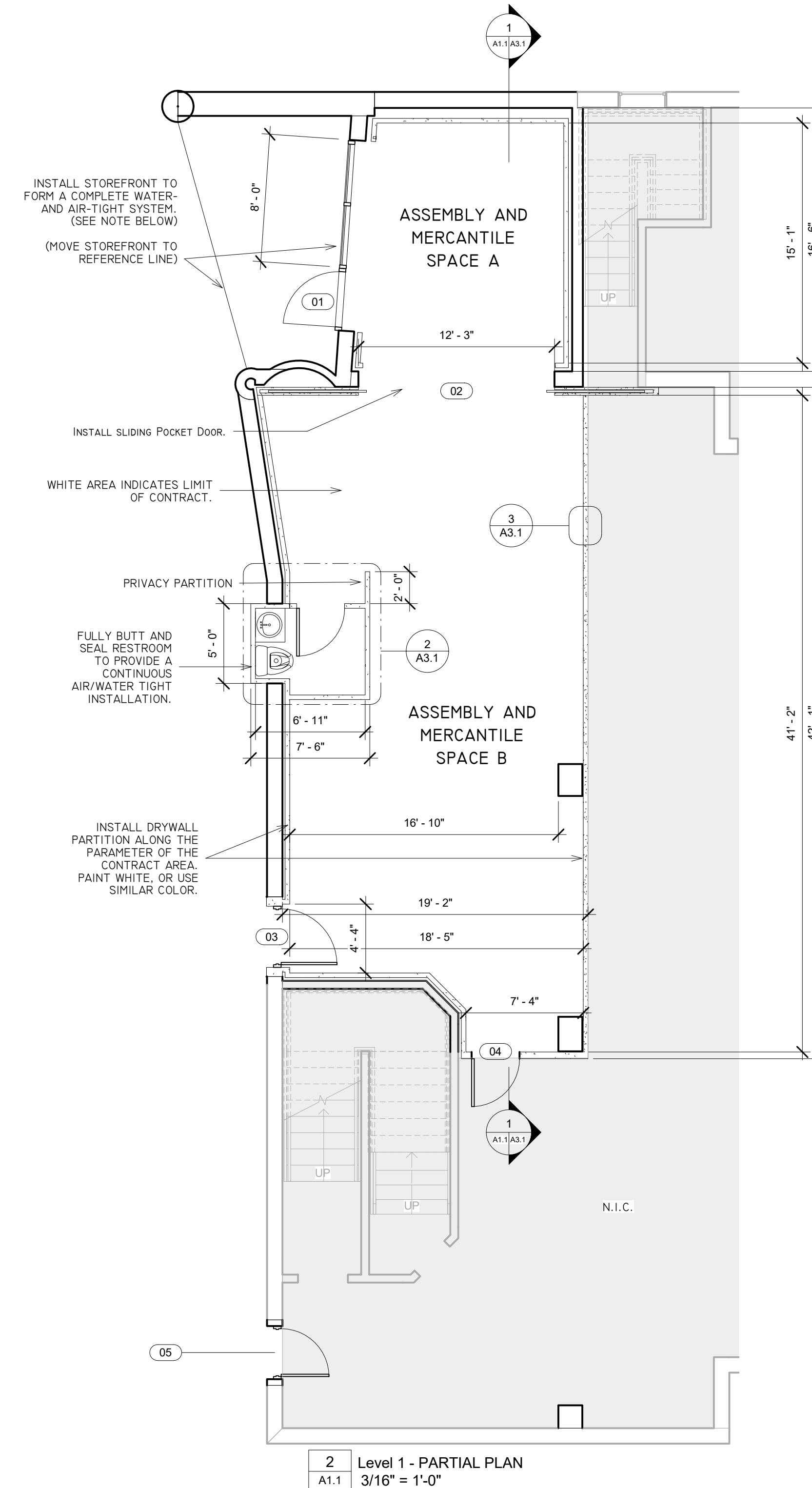
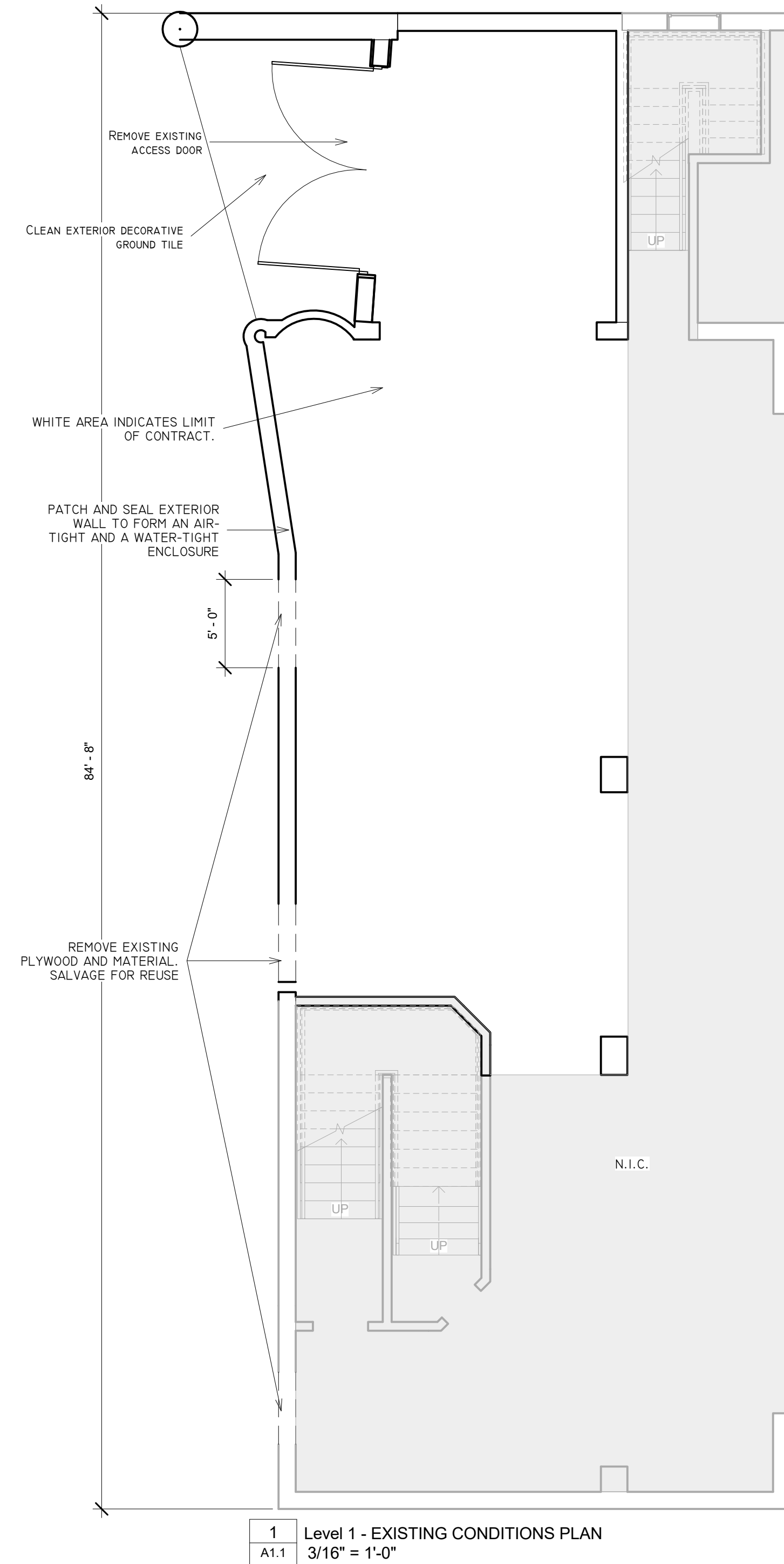
**GENERAL INFORMATION**

DECEMBER 6, 2016



# CONSTRUCTION NOTES:

01. ALL REFUSE AND DEBRIS SHALL BE REMOVED FROM WITHIN THE CONTRACT LIMIT.
02. ALL ITEMS WITHIN AREAS TO BE REMOVED ARE NOT SHOWN. FIELD VERIFY EXISTING CONDITIONS. TEMPORARILY OR PERMANENTLY REMOVE ITEMS AS NECESSARY FOR ALTERATION.
03. ITEMS INDICATED TO BE REMOVED BUT ARE OF SALVAGEABLE VALUE SHALL BE SALVAGED AND STORED AS DIRECTED BY OWNER.
04. DO NOT STORE OR STOCK DEBRIS, MATERIALS OR EQUIPMENT IN ONE LOCATION IN EXCESS OF DESIGN LOADS.
05. PROTECT EXISTING MATERIALS AND SURFACES THAT ARE TO REMAIN IN PLACE.
06. REMOVE ALL TEMPORARY WALLS, DOORS AND OTHER ITEMS SHOWN DASHED. FIELD VERIFY CONSTRUCTION OF ALL WALLS TO BE REMOVED.
07. PATCH AND SEAL ANY OPENINGS TO FORM AN AIR-TIGHT AND WATER-TIGHT EXTERIOR WALL ENVELOPE.
08. WHETHER SPECIFICALLY SHOWN, OR NOT, ALL JOINTS AND PENETRATIONS SHALL BE FULLY SEALED AND CAULKED WITH SEALANT AND/OR ADHESIVE TO PROVIDE A CONTINUOUS AIR- AND WATER-TIGHT INSTALLATION AND ENCLOSURE.
09. ALL WORK IS GENERALLY INDICATED ON THE DRAWINGS, HOWEVER, THE SCALE MAY NOT INDICATE ALL OFFSETS AND FITTINGS. THE CONTRACTOR SHALL INVESTIGATE THE CONDITIONS AFFECTING THE WORK, AND INSTALL AND FURNISH OFFSETS, FITTINGS, ETC. AS MAY BE REQUIRED TO MEET THE CONDITIONS ACCORDINGLY.
10. ALL LOCATIONS SHOWN FOR MATERIAL, EQUIPMENT, AND OTHER ITEMS ARE GENERALLY SCHEMATIC ON THE DRAWINGS BECAUSE OF THE SCALE. THE CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT IF THERE IS ANY DOUBT ABOUT SPECIFIC LOCATIONS.
11. INSTALL ELECTRICAL LIGHT FIXTURES IN SUSPENDED CEILING, AND IN MAIN ASSEMBLY SPACE.
12. INSTALL GFI OUTLETS THROUGH ASSEMBLY SPACE AS REQUIRED PER NEC REQUIREMENTS
13. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
14. GENERALLY, ALL FIXTURES AND EQUIPMENT SHALL BE INSTALLED IN SUCH A MANNER AS TO PERMIT ACCESS, SERVICING, WALK SPACE, AND OTHER TOLERANCES AS NECESSARY.



**OWNER:**

HILL COMMUNITY DEVELOPMENT CORPORATION  
2015 CENTRE AVENUE, SUITE 200  
PITTSBURGH, PA 15219  
CONTACT: MARIMBA MILLIONES  
P: 412-765-1820  
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**ARCHITECT:**

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320 ANTHON DRIVE  
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**DESIGN CONSULTANT:**

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205 ROBINSON STREET #12  
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**CONSTRUCTION MANAGER:**

MISTICK CONSTRUCTION  
1300 BRIGHTON ROAD  
PITTSBURGH, PA 15233  
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E: LEO@MISTICKCONSTRUCTION.COM

**REVISIONS**

No.	DESCRIPTION	DATE

**PROJECT STATUS**

- PRELIMINARY SET
- CLIENT/BID SET
- CONSTRUCTION SET
- RECORD SET

**SEAL**



NEW GRANADA THEATER  
2007 CENTRE AVENUE,  
PITTSBURGH, PA 15219

## LOBBY ALTERATION

FLOOR PLANS AND NOTES

PROJECT NUMBER 002  
DATE 12/6/2016 1:45:27 PM  
DRAWN BY COMMUNION  
CHECKED BY M.O.

**A.I.**

SCALE: AS NOTED

12/6/2016 1:45:27 PM

# Lower Hill

As the historic marketplace for the Hill, the Lower Hill has not yet recovered from the 1950s demolition for urban renewal. However, with the new Consol Center already in use and an exciting plan for reuse of the Lower Hill site, the neighborhood is poised to rebound. Successful growth will include strong connections to the surrounding blocks and a mix of uses.

## GUIDING CONCEPTS

1. Create a continuous and connected street network—complete the grid
2. Develop a mix of uses, with a retail node at Centre Avenue and Crawford Street that reinforces the identity of Centre Avenue as a retail street
3. Improve streetscape along Centre Avenue (lighting, signage, and vegetation)



## **Lower Hill District** *(former Civic Arena site)*

### **Community & Economic Development Focus Areas**

#### **Minority & Women Business Enterprise Inclusion**

Opportunities for African American, minority and women owned businesses to participate in the ownership, development, design, construction, operation, and management of the redevelopment of the Site.

#### **Workforce Development, Job Inclusion and Local Hiring**

Train and provide opportunities for professional, skilled and unskilled laborers from the Hill District Community and other predominately African American and minority communities to be employed in association with all aspects of the redevelopment of the Site.

#### **Housing Inclusion and Home Ownership**

Opportunities for homeownership and affordable housing on the Site and throughout the Hill District community.

#### **Wealth Building Initiatives**

Research, identify and cultivate opportunities for residents and organizations to form their own businesses that could benefit from: A.) The redevelopment of the Site (e.g. retail establishments) in the near term and/or B.) Future development and ownership opportunities that may arise in the Hill District community. Also, research and identify other public-private partnership opportunities that can create sustainable wealth for Hill District community residents.

#### **Coordinated Community Development Strategies**

Coordinate all community development efforts, including communication and marketing efforts with respect to Lower, Middle, and Upper Hill District to present an inclusive community and to maximize economic benefit for all residents and stakeholders. Also, to operate in tandem with the Greater Hill District Masterplan.

#### **Cultural & Community Legacy Initiatives**

Work with the community to preserve and incorporate the history of the Hill District community in the design of the public (and other) areas within the Site.





## Organizational Programs

- Affordable / Mixed-Income Housing
- Economic & Business Development
  - Workforce Development
  - Development Review Panel
  - Policy and Communication



## About the Hill District 100

Home ownership is key in wealth and community building! The time is now for current residents and newcomers alike to realize the dream of owning their own home in the Hill District. The Hill District 100 is an initiative of the Hill CDC that embraces the Hill District's rich cultural legacy while advancing revitalization. The Hill District 100 provides relevant and meaningful education and support to potential home buyers to systematically grow the Hill District, increase wealth and transform the community. This initiative provides a variety of services such as:

- Recruitment of Home Buyers
- Housing Counseling
- Home Financing Workshops
- Assistance in Navigating the Lending Process
- Assistance with Home Customization\*
- Identification of Available/Suitable Properties\*
- New Development & Restoration of Vacant, Tax Delinquent, and Foreclosed Structures\*

These services offer a comprehensive approach to home buying in the Hill District for first-time buyers, as well as those who have been in the market before. Through the Hill District 100, renters may even realize that their monthly rent is more costly than a typical home mortgage and that homeownership is a possibility! As Pittsburgh grows and property values increase, so will the value of the Hill District community. So claim your share of the 1,000+ acres of the Hill District, and enjoy its vibrant culture and picturesque views of Pittsburgh's skyline.

To learn more, or if you are interested in becoming a partner or sponsor of the Hill District 100, please contact the Hill CDC today!

\* A fee may be associated with these services.



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## BizLab & BizU

Space + Support x Strategy = Success

The Hill Community Development Corporation operates a cost-effective business incubator on the third floor of its offices located at 2015-2017 Centre Avenue. Our incubator provides residents, entrepreneurs and institutions who want to do business in the Hill with space and the technical support necessary to grow a business. The physical incubator space, BizLab, is comprised of three private offices, two semi-private offices, and up to 10 co-working desk spaces on the third floor. The business center is a flexible meeting space on the first floor used to conduct small business capacity building and education-based initiatives under the BizU (Business University) program. Currently, the BizLab & BizU spaces support five businesses and the Hill CDC is actively pursuing more businesses.

### About the Space and Program

- Offices are leased for up to two years starting at \$350 per month. The co-working space can be leased on a monthly membership basis starting at \$75 per month. Both models include 24/7 security card access to the facility.
- The space affords a welcoming lobby, break-room and rest rooms. In addition to the third floor, tenants are able to use the second floor conference room and the first floor business center for meetings and other business related gatherings.
- The first floor business center is a flexible space used by the community and incubator tenants at no cost. The Hill CDC also uses the space to conduct programmatic activities such as small business workshops, MW/DBE certification consultation, and as a temporary retail pop-up store under the scope of BizU and HillWorks.
- In addition to physical space, the Hill CDC, in collaboration with community partners, provides business consultation services to entrepreneurs and established businesses to facilitate the transition from temporary support in the incubator to a permanent location in the Hill District.

### Strategic Outlook:

With a focus on the revitalization of the Hill District's commercial core, the Hill CDC offers support to small and prospective business owners in: entrepreneurial leadership development, business structure & modeling, market viability, financing, site identification, ownership & development, technology, innovation & sustainability.



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ENTREPRENEURIAL  
EXCELLENCE



CHATHAM UNIVERSITY  
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## HillWorks

HillWorks is a Hill CDC initiative in the Hill District neighborhood of the City of Pittsburgh, designed to activate empty storefronts and vacant spaces. The initiative aims to make no- and low-cost temporary space, training, and technical assistance available to artists, creative entrepreneurs, organizations, and community groups in order to nurture successful projects that transform the Hill District into a stronger, more commercially-active neighborhood. For this initiative, the Hill CDC is seeking individuals or groups who:

- have an idea for a creative business (for-profit or non-profit) that benefits the Hill District community, but do not currently have the resources to rent a space and develop a full-fledged business;
- are able to hold set business hours and special events or open houses determined by HillWorks or the participant;
- can create an enticing visual display for passersby.

Galleries, museums, performing arts, boutiques, and retail shops are all great examples of HillWorks enterprises. These enterprises can occupy the designated space for up to nine months, dependent on space availability and project success. This opportunity also provides relevant and meaningful business training and support to the participants to systematically grow the Hill District and generate destination quality activities that will engage and transform our community.

To learn more, or if you are interested in becoming a partner or sponsor of HillWorks, please contact the Hill CDC today!

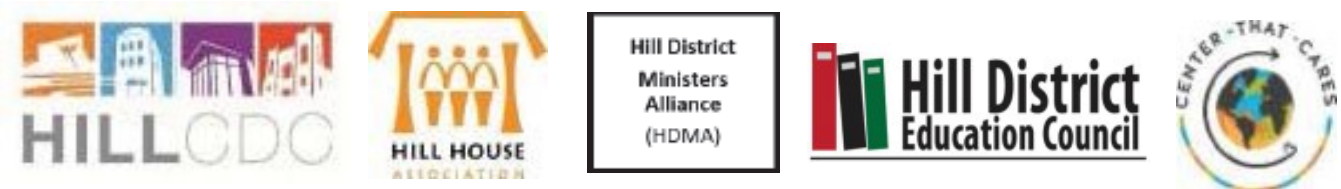


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## Development Review Panel (DRP)



The DRP is an 11-member body of residents appointed by organizations that represent social, faith-based, educational, cultural and residential communities within the Hill District. The main function of the DRP is to review proposals for new development, and provide feedback and any recommendations for improvement. The goal is to facilitate development in alignment with the Greater Hill District Master Plan (GHMP) by establishing a working mutual relationship between developers and the community.

After presenting to the DRP, DRP members score proposals on how well they align with the evaluation criteria. A project can only move on to the community presentation portion of the DRP process if it receives a score of 80% or higher. After the community presentation, each resident scores the project. Overall, the project must receive a **cumulative score of 80%** or higher to pass the community review process.



To learn more or to submit a project proposal, please visit our website at [www.hilldistrict.org/drp](http://www.hilldistrict.org/drp).



## Policy and Communication

### **Greater Hill District Master Plan**

The Hill District Master Plan has grown out of the sustained efforts of numerous residents, community groups and stakeholders. Two community meetings each drew over 75 participants who provided valuable input to the goals and content of the Plan.

With ongoing guidance and feedback from these many entities, the Hill District Master Plan is informed by the development principles, non-displacement strategies/ strategies for reclaiming the Lower Hill, and community goals described in the Greater Hill District Master Plan. The Plan itself has two components: Program Initiatives and Urban Design Proposals.

### **Bedford Dwellings Choice Neighborhoods Planning Grant**

In 2016, the Housing Authority of the City of Pittsburgh (HACP), the City of Pittsburgh and Bedford Dwellings community partners applied for and secured a \$500,000 Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD).

The Hill CDC currently serves as the convening Housing Committee partner, as well as the co-convening Neighborhood Committee partner for the Choice process.

### **Lower Hill District: Community Collaboration and Implementation Plan (CCIP)**

The Hill CDC is part of a working group responsible for negotiating the redevelopment of the Lower Hill District to establish socio-economic agreements for the 28-acres. Through the working group, the Hill CDC ensures community feedback and involvement with the redevelopment process.

### **Communication Strategy**

The Hill CDC has established effective ways to engage the local community, including tracking attendance for events and meetings through a larger database, utilizing an e-blast system to send out mass e-mails, engaging local media for events and important matters in the Hill District, and maintaining an active and responsive social media presence on Facebook and Twitter. Additionally, the Hill CDC holds quarterly community meetings to keep the community up-to-date and ensure that community input is heard and incorporated into all relevant projects and proposals.



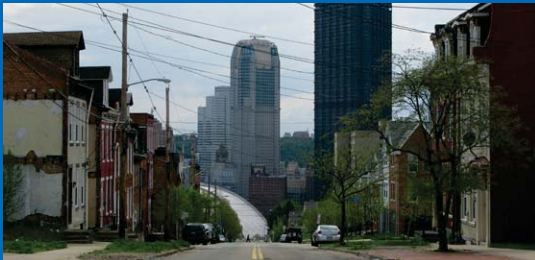
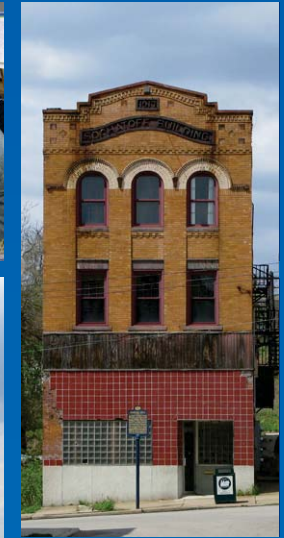
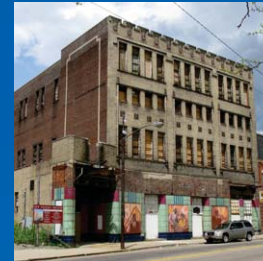
# Master Plan Facilitation & Implementation

- Urban Design Proposals
  - Program Initiatives
  - List of Funders

*The Hill CDC serves as the lead organization for “Urban Design Proposals”  
and partnering organization for “Program Initiatives”.*



# GREATER HILL DISTRICT Master Plan





# The Master Plan

## URBAN DESIGN PROPOSALS

The Greater Hill District Master Plan's Urban Design Proposals address opportunities to improve the physical environment and to leverage recent and near term development activity in the Hill.

Each Urban Design Proposal is comprised of discrete projects that address community goals both individually

and collectively. The Urban Design Proposals are designed to be site specific and capable of independent implementation, while complementing previous planning initiatives. The Proposals vary in scale and complexity from the redevelopment of existing public housing projects to the creation of new gateways at important intersections.

### **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**

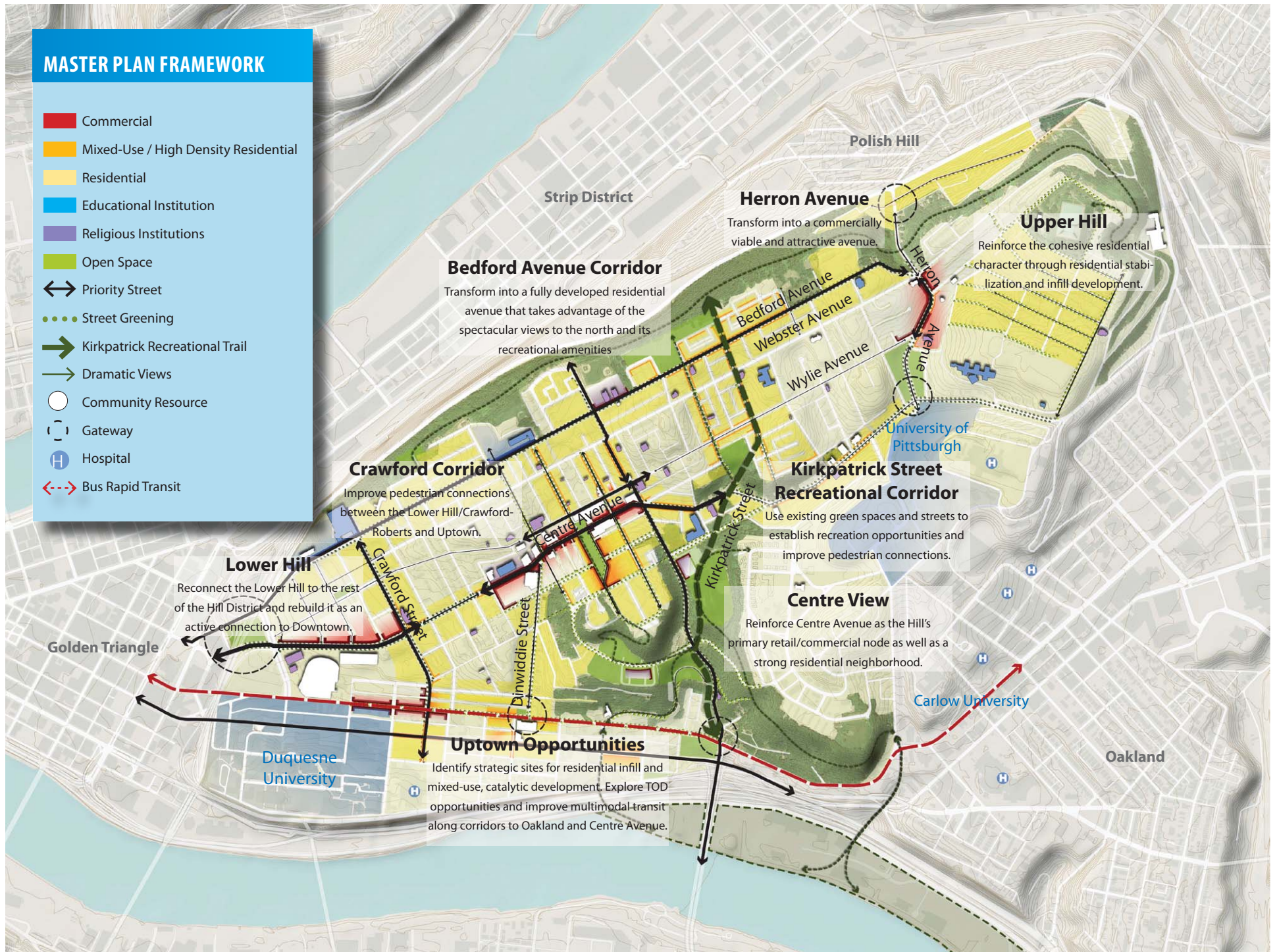
Transform Herron Avenue into a commercially viable and attractive avenue and a gateway into the neighborhood.

### **Upper Hill**

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

# MASTER PLAN FRAMEWORK

- Commercial
- Mixed-Use / High Density Residential
- Residential
- Educational Institution
- Religious Institutions
- Open Space
- Priority Street
- Street Greening
- Kirkpatrick Recreational Trail
- Dramatic Views
- Community Resource
- Gateway
- H Hospital
- Bus Rapid Transit





# MASTER PLAN PROGRAM INITIATIVES



*The Hill CDC works with various community partners to implement complimentary program initiatives.*

Centre Avenue Business District  
Complete Streets Pilot  
Comprehensive Parking Strategy  
Housing Innovation Zone  
Hill District Business Incubator  
Comprehensive Vacant Property  
Hill District Workforce Development  
District Identity  
Greenprint Implementation  
The Hill History Center  
Historic Preservation  
Hill District Homeowner Support  
Neighborhood Transportation  
Streetscape Improvements  
Quality Education Initiative  
Hill District Arts Plan  
Neighborhood Safety  
Urban Agriculture  
Play Spaces  
Ride-to-work



## Hill CDC Funders



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