

development/study committees whose products will influence the Greater Hill District.

The design of redevelopment projects should consider the social, cultural, and historic characteristics of the Greater Hill District's built and natural environment.

- 3.1. Ground level retail and street activating uses are encouraged as supported by market demand for all new development west of Crawford Street in the Lower Hill.
- 3.2. All traffic and parking plans must minimize negative impacts on existing and future neighborhood residents.
- 3.3. Traffic and parking plans must minimize noise and pollution, while also maximizing resident access to parking and the roadways leading to their homes.
- 3.4. The design of all new development should recognize that the Hill District is primarily a residential neighborhood with neighborhood business districts that are at the edge of the Pittsburgh Central Business District (See the "Bedford Hill District Pattern Book").
- 3.5. All development plans must be designed to benefit existing and future community residents and businesses, while allowing for future growth of retail, residential, and commercial spaces.

4. Promote a Green and Healthy Environment

- 4.1. All plans for the Hill District must include provisions for green and sustainable development. This includes ample green space, trees, parks and playgrounds, and LEED certified building standards, as outlined in the Hill District Green Print and other plans.
- 4.2. The design review process for all new proposed projects should seek to preserve the views from the Hill District in all directions (as per Green Print). Development of the Lower Hill must not impair views of Downtown from Crawford Street to the greatest extent possible.

5. Utilize Neighborhood Strengths and Assets

- 5.1. Land use, public art and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood. Such plans should also abide by Historic Preservation standards set by the Historical Hill Institute or other neighborhood preservation entities.
- 5.2. Community groups and service organizations based in the Hill District should have a priority to acquire vacant land and buildings as needed to improve the quality of educational, social service, and recreational opportunities for Hill District residents.
- 5.3. All future development plans for the Hill District shall incorporate existing community plans (including the Green Print, Centre Avenue Design Guidelines, and the "Bedford Hill District Pattern Book").