

Project Executive Summary

Kaitlyn Turnbull seeks to acquire two vacant side lots adjacent to 8 Reed Street in Pittsburgh's Hill District to transform currently neglected, underutilized parcels into a safe, attractive, and sustainable community asset. The proposed project will replace overgrown vegetation and accumulated debris with landscaped green space, raised garden beds, and a modest off-street parking area to improve neighborhood aesthetics, enhance safety, and provide functional infrastructure for residents. As long-term property owners and community stakeholders, our team is committed to maintaining these improvements and serving as responsible stewards of the site. This investment supports the Urban Redevelopment Authority's mission by reducing blight, promoting environmental sustainability, and contributing to the continued revitalization of the Hill District through thoughtful, community-centered redevelopment.

Our Proposal:

Primary Property Address: 8 Reed Street, Pittsburgh, PA 15219 (Parcel 2-H-251)

Proposed Acquisition Parcels: 2-H-253 and 2-H-254

Neighborhood: Hill District

Planned Use Overview: The applicant, owner of 8 Reed Street, seeks to acquire the adjoining vacant side lots (parcels 2-H-253 and 2-H-254) to expand and enhance the existing property through the creation of a landscaped community space and limited off-street parking.

The primary goals of this project are to:

1. Beautify and stabilize currently vacant lots by transforming them into maintained, productive, and visually appealing spaces.
2. Promote sustainability and community engagement through the installation of raised garden planters for growing flowers, herbs, and vegetables.
3. Improve neighborhood functionality and safety by adding surface parking area to alleviate on-street congestion and provide secure parking for residents and visitors.

Site Improvements and Design

- Installation of raised planters and garden beds along the Reed Street interior and side sections of the lots.
- Addition of a compact, surface parking pad, constructed with either permeable materials, or properly sloped concrete to support stormwater management.
- Landscaping enhancements, including grass, shrubs, and seasonal plantings to create an inviting, green aesthetic that complements the surrounding homes.
- Fencing and lighting improvements in the rear and side portions to ensure safety, clear boundaries, and an attractive appearance consistent with community character.

Community Impact:

This project will eliminate two vacant and underutilized parcels, converting them into an asset for the neighborhood. Currently there are overgrown trees, trash and abandoned vehicles on the property. The planned improvements will increase property maintenance, reduce blight, and contribute to the ongoing revitalization efforts in the Hill District. The garden will serve as a private-oriented space, promoting urban greening and neighborhood pride. The applicant is committed to maintaining the lots year-round and ensuring that the design aligns with community feedback and City planning guidelines.

Project Narrative

Kaitlyn Turnbull respectfully requests the acquisition of two vacant side lots (Parcels 2-H-253 and 2-H-254) adjacent to our property at 8 Reed Street in Pittsburgh's Hill District. Our vision is to transform these currently vacant, underutilized parcels into a well-maintained green space with limited off-street parking that will enhance the appearance, functionality, and long-term stewardship of the surrounding neighborhood.

Today, these lots are characterized by overgrown vegetation, accumulated litter, and evidence of neglect. Rather than allowing these parcels to continue contributing to blight, our team is committed to investing the time and resources necessary to restore them as attractive, productive spaces that benefit nearby residents.

The proposed improvements include the installation of landscaped green space with raised garden beds for flowers, herbs, and seasonal vegetables, along with a modest permeable parking area to provide safe, off-street parking for residents of 8 Reed Street and their guests. Additional landscaping, lighting, and fencing will improve safety, define the property, and create an attractive streetscape that complements the character of the neighborhood. The design prioritizes sustainability through the use of green infrastructure and thoughtful site planning while reducing ongoing maintenance needs.

This project represents more than a property improvement—it is an investment in the long-term vitality of the Hill District. By converting abandoned land into an actively maintained community asset, we will reduce neighborhood blight, discourage illegal dumping, improve environmental quality, and demonstrate responsible stewardship of the community. The addition of green space will contribute to neighborhood beautification, while the parking area will improve accessibility and reduce congestion on surrounding streets.

Our project team combines expertise in healthcare, architecture, construction, and community development. Together, we are committed to ensuring that this project is thoughtfully designed, professionally implemented, and carefully maintained for years to come. As owners of the adjacent property, we have a vested interest in preserving the quality and appearance of these lots and serving as responsible long-term stewards of the site.

We believe this project aligns closely with the Urban Redevelopment Authority's mission to strengthen neighborhoods through strategic reinvestment and responsible redevelopment. By transforming these neglected parcels into an attractive space, we hope to contribute to the continued revitalization of the Hill District while creating a lasting improvement for current and future residents.

Project Team Information

Kaitlyn Turnbull, RN

Kaitlyn Turnbull is a Registered Nurse and the founder of Refuge Properties LLC. She currently provides care for women through the nonprofit Network of Life, supporting mothers throughout pregnancy and the postpartum period. Her experience in healthcare has given her a deep appreciation for the importance of safe, healthy, and supportive communities.

Recognizing the housing needs of healthcare professionals and graduate students, Kaitlyn established Refuge Properties LLC to provide high-quality housing for professional students throughout the Pittsburgh region. She is also an active community volunteer, serving for many years with Urban Impact Foundation and Allegheny Center Alliance Church. Her commitment to neighborhood revitalization and community well-being reflects her passion for creating environments where individuals and families can thrive.

Rev. Kenneth Turnbull

Ken Turnbull earned his bachelor's degree from the Pennsylvania State University before completing his theological education with the Christian and Missionary Alliance. He served Allegheny Center Alliance Church for more than 40 years in leadership roles, including Operations Pastor and Community Pastor.

Throughout his tenure, Ken oversaw the planning, construction, maintenance, and management of the church's North Side campus, which includes multiple buildings serving the surrounding community. Most recently, he led the development of the Community Hub, a collaborative initiative that provides shared space and infrastructure for numerous nonprofit organizations serving the Pittsburgh region. His extensive experience in construction management, facilities development, and community partnerships will guide the implementation and construction phases of this project.

Brenden Bogolin, M.Arch., LEED AP BD+C

Brenden Bogolin earned his bachelor's degree from Arizona State University and his Master of Architecture from Carnegie Mellon University. He is an architect with SmithGroup in downtown Pittsburgh and is a LEED Accredited Professional in Building Design and Construction (LEED AP BD+C).

Brenden has received professional recognition for his innovative design work, including the Young Architects Studio Competition Award of Excellence from the Pittsburgh chapter of the American Institute of Architects (AIA Pittsburgh). He was responsible for developing the architectural renderings and conceptual site design for this project, bringing expertise in sustainable design, urban planning, and community-centered development.

Financial Sources/Use of funds

Proposed Project Budget:

Category	Description	Estimated Cost
Site Preparation	Grading, debris clearing, minor leveling	\$500
Landscaping & Garden Installation	Topsoil, compost, mulch, and planting materials	\$500
Raised Planters	Lumber or composite materials, hardware, soil fill, installation labor (4-6 planters)	\$400
Surface Parking Installation	Excavation, gravel base, permeable pavers or crushed stone, edging, compaction	\$1000
Fencing	Split rail fencing	\$200
Lighting & Safety	Safety Solar or low-voltage landscape lighting, light near parking area	\$400
Permits & Fees	City of Pittsburgh permit fees, inspections and documentation (if required)	\$500
Total Estimated Project Cost		\$3,500

If you require additional information about the proposed project or would like to discuss it further, please do not hesitate to reach out to me directly at 304-216-4310 or street.kaitlyn@gmail.com. We are committed to working with the Hill District community and ensuring that this development is a positive contribution to the area.

Thank you in advance for your time and consideration. We look forward to your response and hope for your continued support in this endeavor.

Send a PowerPoint file to policy@hilldistrict.org at least 48 hours before the DRP Committee meeting and one week before the Community Meeting.