Development Review Panel (DRP)
Project Summary

In attachments

Please click the box above and upload the architectural drawing, project illustration, or site location.

Project Description:

The project consist of preservation and renovation of 15 attached rowhomes in the 2700 block of Bedford Avenue. The block contains a mixture of publicly and privately owned attached single-family rowhome housing and represents years of fundraising, planning, and coordination now made feasible in large part by a 50 million dollar HUD Choice Neighborhoods Implementation Grant.
Nine units in the row will be completely gutted and renovated as single family house to be sold to household beotween 50% and 80% AMI. The remaining six privately owned units are privately owned and the owners will revieve grant funding and project management to make shell improvements to their property through the Choice Facade Grant Program. Private units will receive new roofs, windows, doors, porches, sidewalks, landscaping, and masonry restoration. All 15 units will preserve the historic character of the units.

Location/Street(s):

Homeowner Facade Improvements will take place at 2700, 2706, 2714, 2716, 2718, 2722 Bedford Ave
Rehab for Affordable Resale will take place at 2702, 2704, 2708, 2710, 2712, 2720, 2724, 2726, and 2728 Bedford Ave.

Development Type: Residential Rehab	Key Amenities: Affordablity, 2 bed, 1 bath, laundry
Total Number of Units: 15	Percent Affordability: 100%
# At Market Rate: 0	
# Of Affordable: 15	If applicable, number of residents displaced: 0
First Source Procurement Requirement: ☐ Yes ☑ No	MBE/MWE Commitment: ☑ Yes ☐ No
Use of Publicly Owned Land*: Yes ☑ No *If yes, explain on next page	Greenspace: ■ Yes ☐ No private rear yards
Public Art Involvement: ☐ Yes ☑ No	Number of Parking Spaces: 0
Do you have a community partner that holds equity stake? ☑ Yes ☐ No Hill CDC	
Existing Community Partners: Hill CDC	

Please email any additional attachments to policy@hilldistrict.org

Additional Information:
"Yes" to use of publicly owned land.
- 8 vacant units were acquired from the City of Pittsburgh - 5 are owned by Hill CDC. 3 are owned by URA

Self-Evaluation Form

General Information

Project Name: Bedford Townhomes	Address: 2700 - 2728 Bedford Ave
Developer Name: PHDC & Hill CDC	Phone Number: 412-255-6688
Primary Contact: Justin Belton	Email: jbelton@ura.org
Website: phdchomes.org	

Developers should be aware of the **Registered Community Organizations (RCO)** ordinance, which the city passed in September 2018, and that the **Hill CDC is an RCO for the Greater Hill District**. The ordinance requires the RCO to establish "orderly and democratic means for forming representative public input" on development proposals, as well as a "clear method for reporting to the city, actions which accurately reflect the community's position." The Hill District's vehicle for this is the DRP, which you are in the process of completing now. The ordinance also requires that the RCO hold what is called a public Development Activities Meeting ("DAM" for short) with any applicants. **We have worked with City Planning to have DRP presentations at public community meetings count as a "DAM" meeting.** This should reduce delays and unnecessary meetings for you as a developer.

In order to meet the requirements of a Development Activities Meeting (DAM), per the RCO ordinance, **please include in your presentation any approvals you will be seeking from the City that:**

1. Require a Public Hearing at the Art Commission, Historic Review Commission, Planning Commission or the Zoning Board of Adjustment, **and**

2. Meet one of the following project thresholds (Please Highlight):

- 2,400 sq. ft. of new or expanded structure
- 4+ new residential units
- New or enlarged parking area with 10+ stalls
- Use Variances
- Zoning Map Amendments
- Project Development Plans
- Planned Developments - PDP
- Planned Developments - FLDP
- Master Development Plans
- Institutional Master Plans
- An application to Historic Review Commission
- An application to Art Commission

Self-Evaluation Form (continued)

The following evaluation criteria were established to use as a filter to assess both existing plans and future plans for the Greater Hill District. Evaluation criteria are a benchmark or standard against which the community can measure aspects of current plans and future proposals for development. The evaluation criteria can be weighted as necessary to ensure a balanced evaluation based on community priorities.

The community can use the evaluation criteria to assess the benefits and challenges associated with future projects according to how well the plan or project meets:

1. Community Goals
2. Project Market Viability
3. Urban Design Best Practices

A. Development Principles

(See Appendix A of the 2011 Greater Hill District Master Plan for more details.)

The following Development Principles serve as a foundation for the Master Plan and guide land use, project approval, and subsidy allocation decisions affecting the Greater Hill District:

Address/Right Historical Wrongs

- ☐ The Mellon Arena and the Melody Tent sites sit on the Lower Hill District and will be referred to as the Lower Hill District.
- ☐ Any development plan for the Lower Hill District should aim to restore the pre-Arena street grid as part of creating a new mixed-use neighborhood that is connected into adjacent Hill District neighborhoods.
- ☐ Land use and development plans for the Lower Hill will preserve no physical remnant of Civic Arena/Mellon Arena and the resulting displacement of 8,000+ Hill residents and businesses.
- ☑ New developments in the Lower Hill must include 'right of return' preferences for individuals, families, organizations, and businesses displaced by urban renewal to the greatest extent possible.
- ☐ New development in the Lower Hill must include space for Hill District businesses and affordable housing to the greatest extent possible.

Self-Evaluation Form (continued)

Promote Economic Justice

- ☑ All housing developments within the Hill District must minimize the displacement of residents and businesses.
- ☑ All development plans must include first source hiring provisions within the project labor agreements for all stages of work at any development site.
- ☑ All development contracts must require a minimum MBE participation rate of 30% and WBE participation rate of 15%.
- ☑ All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District Community- Based organizations and/or Hill District Faith-Based organizations.

Reflect Neighborhood Driven Civic Design

- ☐ Ground-level retail and street-activating uses are encouraged, as supported by market demand for all new development west of Crawford St. in the Lower Hill.
- ☑ All traffic and parking plans must minimize negative impacts such as noise and pollution on existing and future neighborhood residents, while also maximizing resident access to parking and the roadways leading to their homes.
- ☑ 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.
- ☑ 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.

Promote a Green and Healthy Environment

- ☑ 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.
- ☑ The design review process for all new proposed projects should seek to preserve the views from the Hill District in all directions. Development of the Lower Hill must not impair views of Downtown from Crawford St. to the greatest extent possible.

Self-Evaluation Form (continued)

Utilize Neighborhood Strengths and Assets

- ☑ Land use, public art, and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood.
- ☑ 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.
- ☑ All future development plans for the Hill District shall incorporate existing community plans.

B. Non-Displacement Strategies

(See Appendix B of the 2011 Greater Hill District Master Plan for more details.)

To ensure that the Greater Hill District is developed in a way that benefits the existing residents, the Management Committee has adopted the following Non-Displacement Strategies to govern development activities in the Greater Hill District:

Economic Opportunities

- ☑ All developers must meet with a Hill District-based employment center or program to review project based job descriptions and establish realistic, mutually agreed upon hiring goals. Developers must agree to interview pre-qualified Hill District residents before advertising to the public at large and to provide a hiring priority for Hill District residents.
- ☑ All developers must commit to a MBE participation rate of 30% and WBE participation rate of 15% on all contracts, including but not limited to pre-construction services, supply contracts, and construction. Particular consideration must be given to Hill District businesses in fulfilling these requirements.

Self-Evaluation Form (continued)

Homeowner Support

- ☑ In allocating housing and community development resources for the Hill District, the City and URA should prioritize the rehabilitation of owner-occupied homes through grants to low-income homeowners.
- ☑ In allocating housing and community development resources for the Hill District, the City and URA should prioritize "equity protection" services to help existing homeowners resolve tax, title and mortgage issues.
- ☑ Except in the case of a substantial and imminent threat to health or safety, eminent domain may not be used to acquire occupied property for redevelopment.

Renter Support

- ☐ Except in the case of a substantial and imminent threat to health or safety, all proposals for the redevelopment of an occupied rental property must minimize the involuntary displacement of residents to the greatest extent feasible.
- ☐ All plans to redevelop publicly subsidized housing in the Hill District must include a comprehensive plan to support existing tenants in the transition to new, mixed-income housing. At a minimum, the plan should provide for multi- disciplinary services to respond to the multiple needs of families in transition.

Preserving Affordability

- ☑ Overall housing development plans must include a mix of owned and rental housing suited for all income levels. For rental housing developments of 10 or more units, at least 30% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources be utilized, and affordable to very low-income households (at or below 50% AMI). For for-sale housing developments of 10 or more units, at least 10% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, be affordable to low-income households (at or below 80% AMI). In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.
- ☐ All plans to redevelop publicly subsidized housing in the Hill District must include, to the greatest extent feasible, a plan to preserve the existing project- based rental subsidy.

Self-Evaluation Form (continued)

Community Ownership/Equity

- ☑ In disposing of vacant and publicly-owned property, the City and the URA should give priority to community groups and service organizations based in the Hill District with the capacity to develop such properties in a timely manner.
- ☑ All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District community- based organizations (CBOs) or Hill District faith-based organizations. The CBOs or faith-based organizations should have an interest in the ownership, profits, developer fee, and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee, and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions and retain a right of first refusal to acquire the project if it is sold.

ONLY IF APPLICABLE

C. Strategies for Reclaiming the Lower Hill

(See Appendix C of the 2011 Greater Hill District Master Plan for more details.)

In the 1950s and early 1960s, much of the Lower Hill District was demolished to make way for a planned cultural district for more affluent Pittsburghers. 1,300 on 95 acres of land were demolished. 413 businesses and over 8,000 residents were forced to relocate, receiving little to no compensation. The Hill District lost its commercial core, much of its population, and its connection to downtown. It was left isolated, disconnected from job opportunities, and starved for capital investment.

The Hill District now has a rare opportunity to correct this legacy. A 28-acre portion of the Lower Hill will soon become available for development. The Management Committee has adopted the following strategies to govern development activities in the Lower Hill, in order to ensure that the Lower Hill is developed in a way that reintegrates the area into the cultural fabric of the community, provides housing and job opportunities for Hill District residents, and serves as a catalyst for market-driven investment throughout the neighborhood:

Self-Evaluation Form (continued)

Design Strategies

- ☐ Development in the Lower Hill District should reflect the social, cultural and historical characteristics of the Greater Hill District.
- ☐ The western entrance to the neighborhood should be marked at the intersection of Centre Avenue and Washington Place – with a prominent structure that honors the history and culture of the Hill District.

Housing Strategies

- ☐ All housing development plans for the Lower Hill must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, provide that at least 30% of all units must be affordable to very low-income households (at or below 50% AMI).
- ☐ If public funding is used or if a project-based subsidy is available, at least half of the affordable units must, to the greatest extent feasible and subject to the regulations of any housing assistance resources utilized, be affordable to extremely low-income households (at or below 30% AMI).
- ☐ In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.
- ☐ To the extent possible, and subject to funding availability and HUD approval, HACP should consider making project-based subsidy available for mixed-income housing development in the Hill District, particularly in the Lower Hill.
- ☐ All housing development plans for the Lower Hill District must provide an admissions preference for displaced persons to the greatest extent possible, including persons displaced in the Lower Hill urban renewal effort and their descendants.

Business Development Strategies

- ☐ All commercial or retail development plans for the Lower Hill District must include market-tested strategies to achieve a goal of at least 20% of the commercial or retail floor area for businesses that are a majority owned by Hill District residents or are currently located in the Hill District, and for businesses that were displaced from the Lower Hill by urban renewal.
- ☐ All commercial or retail development plans for the Lower Hill must commit best efforts to achieve a balanced mix of local, regional, and national companies.