



**OFFICE OF COUNCILMAN
R. DANIEL LAVELLE**

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- Downtown
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- Hill District
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- Parts of Oakland
- Perry Hilltop
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MESSAGE FROM THE COUNCILMAN

Greetings Residents of District 6-

It is with great pleasure I present to you our spring newsletter. There have been many developments taking place throughout our neighborhoods. Our North Side Communities have welcomed a change in rank at Zone One, with the promotion of Commander Bickerstaff to head that zone. In Downtown, we have seen the opening of the first grocer in 5 years with the Market Street Grocery.

We are also now one step closer to beginning the redevelopment of the Lower Hill District. This expansive project has been years in the working and we have made large steps to begin construction. You'll find updates inside regarding that as well as how your concerns over the project are being handled.

As always, I look forward to working with you toward the betterment of our community. Should you have any additional concerns, questions, or thoughts please feel free to contact me by phone at 412-255-2134 or by email at Daniel.lavelle@pittsburghpa.gov. You can also reach us via our website at: www.pittsburghpa.gov/district6/.

LAVELLE CREATES AFFORDABLE HOUSING TASK FORCE

Pittsburgh is in the midst of an economic renaissance that has seen property values rise throughout the city. It is a positive sign of growth, but if not appropriately planned for, can lead to the displacement of mid to low income residents who are unable to keep pace with rising property values in their communities. The provision of an adequate supply of affordable housing is therefore critical to retain existing residents and

prevent the potential displacement caused by rising housing costs.

In order to address affordable housing throughout Pittsburgh, Councilman Lavelle sponsored legislation that creates an Affordable Housing Task Force. The task force will be comprised of a diverse group of stakeholders inside and outside of government who will work to make specific recommenda-

tions to the Mayor and City Council. A report will be published that identifies Pittsburgh's current housing landscape, projected future housing needs, and recommended policy responses to ensure a vibrant mix of accessible housing options for all residents in Pittsburgh.

The task force is co-chaired by Councilman Lavelle and Planning Director Ray Gastil.





LOWER HILL DISTRICT GROUNDBREAKING & UNITED STATES STEEL HEADQUARTERS

After many months of planning and negotiations between the councilman, mayor’s office, and developers, the first phases of redevelopment on the Lower Hill are preparing to take shape. The city’s iconic US Steel had announced last year their plans to find a new home for their cooperate headquarters when the lease on their Grant Street tower expires in 2017.

In March, both the Pittsburgh-Allegheny Sports & Exhibition Authority and the city’s Urban Redevelopment Authority both voted in favor of the 5 story 285,000



Second from right: Councilman Lavelle breaks ground.

square foot building that will serve as the new global headquarters for US Steel.

On Monday March 23, the Councilman along with the Mayor, Governor, and other local and national officials broke ground to begin construction of the streets. As infrastructure is built, U.S. Steel hopes to begin construction soon.

At full build out, the site is expected to include 1,100 units of housing, 632,000 square feet of office space, and 250,000 square feet of commercial retail space.

NEW GROCERY COMES TO DOWNTOWN

The Market Street Grocery, developed by Ralph Falbo, Downtown’s first grocery store in five years, opened in Market Square in the Thompson Building on April 22nd.

The store will cater to the day to day needs of Downtown residents and is styled after a European market. It will serve

fruits, vegetables, fresh meats, and seafood as well as a Deli and wine bar.

A feature will also include a branch of popular Squirrel Hill French bakery Gaby et Jules.

The grocer will be open 7am - 9 PM daily, with the wine bar staying open until 11 PM.



GARDEN THEATER BLOCK UPDATE

Development of the North Side’s Garden Theater block has been waylaid and delayed for years but recently the Urban Redevelopment Authority of Pittsburgh (URA) chose downtown’s TREK Development Group to take the lead on this project.

TREK plans to build 56 market rate apartments alongside ground level retail and restaurant space. They plan to work with the community to include a 10-15% workforce

component in the development.

Councilman Lavelle feels comfortable in the selection of TREK as TREK has a track record of successful projects in District 6, including the redevelopment of the Miller Elementary School, Dinwiddie Housing project in the Hill and their work on the Century Building downtown which was renovated into 60 residential lofts and two floors of commercial space.



GREATER HILL LOCAL ECONOMIC REVITALIZATION TAX DISTRICT

(May raise up to \$40 million over ten years)

A new program, LERTA, designed to raise upwards of \$40 million dollars has been approved by all three taxing bodies. The dollars will be raised by capturing the tax dollars created by the redevelopment of the Lower Hill District and using them for the redevelopment of the Middle and Upper Hill District.

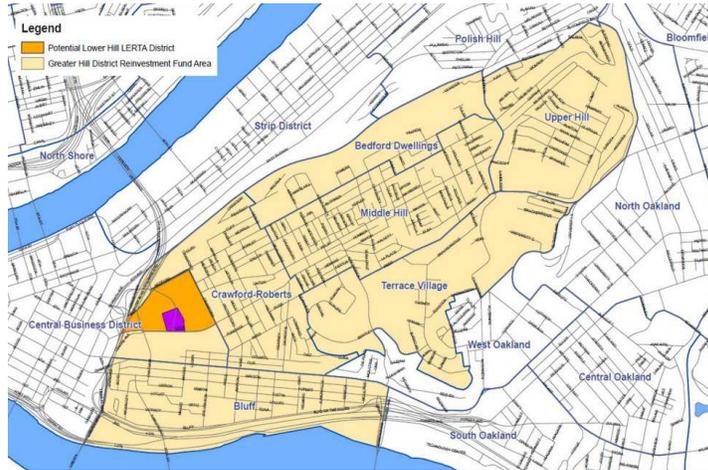
The tax dollars will be held in a special account at the Urban Redevelopment Authority. An advisory committee, comprised of mem-

bers from the Greater Hill District Growth Fund, will

make recommendations to the URA board on how to allocat-

ed the dollars in the community. They will focus primarily in two areas; capital investments, and programing to directly assist residents. As an example, there will be opportunities to utilize the dollars for new retail along Centre Avenue, new housing, work force development education, and mortgage assistance initiatives.

The goal is to ensure the benefits of the redevelopment of the Lower Hill extends to residents of the entire community.



ANNUAL DISTRICT 6 SENIOR SITE VISITS

For the past month, Councilman Lavelle has visited senior buildings throughout District 6. Each year he makes a bi-annual trip to the seniors to give them a chance to voice concerns, issues and simply to spend time with our older population

Our seniors are very important to the councilman as many have paved the way for him to be where he is now. Milliones Manor was one of the buildings the councilman went to in the past few weeks

and K. Leroy Irvis Towers is upcoming. Mr. Milliones and Mr. Irvis are two examples of men that have carried the torch and their legacy lives on.

If we have not yet come to your building, please look out for the flyers in your lobby so you can make sure you attend. Also, if you have a loved one in a senior building and you have concerns, please call our office.



DOWNTOWN DEVELOPER'S FORUM

On February 4, the Pittsburgh Downtown Community Development Corporation (PDCDC), chaired by Councilman Lavelle, hosted a forum with eight Downtown Developers to discuss the future of development in the Golden Triangle. The focus was on the growing residential population Downtown, which panelists expect to reach the marker of 20,000 residents in 10 years.

burgh Cultural Trust, noted that Downtown's entertainment venues were attended by a total of 2.5-3 million people in 2014, numbers which are expected to continue growing in the near future.

Among the challenges discussed by the invitees was the



need to address the demand for more affordable units Downtown. Another challenge mentioned was

making Downtown a community for families, which would involve the provision of amenities such as playgrounds.

The success of Downtown's growing residential base was largely attributed to a focus on the live-work-play dynamic, with a recent emphasis on the "play" component. Panelist Kevin McMahon, President and CEO of the Pitts-

CENTRE AVE CORRIDOR REDEVELOPMENT DESIGN

With the recent openings of the Shop 'N Save grocery, the Thelma Lovette YMCA, and the Kaufmann Center acting as anchors, the Centre Ave business corridor is poised to become the main business district for the Hill.

Last year, the Hill CDC received a grant from the Design Center to hire a consultant to assist in the corridor redevelopment design plan for Centre Ave from Crawford St to Reed St. After interviewing 5 of the applicants, a steering committee selected the firm EvolveEA.



They have lead the design plan project by using the Hill District Master Plan as a guide, working with the community to receive input and feedback, and ensuring that the cultural identity of the Hill District is clarified and helps shape future redevelopment efforts.

EvolveEA engaged the Hill community in a visioning and identity process to discuss identity and how identity informs design. Such an identity was then used to define the corridor's design and its future development opportunities.

EvolveEA is now in the final stages of drafting the proposal for the redesign of Centre Ave, which will be used as a template for future development in the corridor.

UPTOWN ECO-INNOVATION DISTRICT

The Uptown Eco-Innovation District Plan is a city project to revitalize the Uptown neighborhood. Uptown is strategically located between Downtown and Oakland. The Eco-District's main goal is to create a welcoming urban environment with modern technologies that help create a sustainable neighborhood.

A local core group was formed to sit as the initial Steering Committee for the Uptown Eco-District. The core group is comprised of members from Uptown Partners, Oakland Planning and Development Corp., Duquesne University, Sustainable

Pittsburgh, Remaking Cities Institute (Carnegie Mellon University), City of Pittsburgh (Department of Innovation and Performance, Department of City Planning, the Planning Commission and Councilman Lavelle), Center for Innovation and Entrepreneurship (Urban Redevelopment Authority of Pittsburgh), Port Authority of Allegheny County, and Allegheny County Economic Development.

The first phase was the creation of a vision and mission statement. The second phase will produce a first draft of the project palette with a

feasibility matrix. After this draft, specific plans for energy, stormwater, and district mobility will be worked out. This phase will also outline sources of revenues and revenue reallocations to ensure the project has proper funding. Any issues of rezoning and implementation strategies will be discussed in the fourth and final stage.

Currently, the Department of Planning is in the process of selecting a consultant with expertise in land-use planning and multimodal transportation system planning. Final selection is scheduled to take place in mid May.

OAKLAND AFFORDABLE LIVING PROJECT

Oakland is rapidly becoming one of our fastest growing neighborhoods in Pittsburgh. As its growth continues, so is a needed commitment to maintaining affordable housing.

The Oakland Planning and Development Corporation is spearheading the Oakland Affordable Living Project, which will provide affordable housing in what can be one of Pittsburgh's most expensive neighborhoods. The project helps to ensure that lower income families do not become displaced from their community.

The OPDC is seeking application approval from the Pennsylvania Housing Finance Agency on a tax credit to develop a new building on Wadsworth Street and to renovate Aliquippa Place. The result would be an



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NEW ZONE I COMMANDER: LAVONNIE BICKERSTAFF

Now leading the Zone One station, Police Commander Lavonnie Bickerstaff started her career with the Pittsburgh Bureau of Police in 1990.

Since her start, she has served the city in the Operations, Administration, and Investigations branches throughout her 25 years of service. Commander Bickerstaff has served in many leadership positions before her current role as commander. She served most notably as the community liaison for the Chief of Police in a position in which she was charged with identifying critical issues in communities and leading the charge to

help develop solutions. Bickerstaff's commitment to her community extends to wide recognition across the board. She serves as the Recording Secretary for the

local chapter of the National Organization of Black Law Enforcement Executives. She has served as an associate member since the late 1990's. She has been honored outside of Pittsburgh in receiving the

United States Attorney LEAD Award, the NOBLE Achievement Award, and the Philadelphia Leadership Award.

Commander Bickerstaff has a Bachelor's degree in Sociology and Biology from Hiram College and has received police leadership training from the Penn State University Police Executive Development Center. Our office welcomes the Commander in her new leadership role at the Zone One station, and looks forward with working with her to better serve and protect the residents of the Northside.



Photo by: J.L. Martello, Pittsburgh Courier

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additional 47 new units aimed at families and the elderly, while maintaining their access to the multitude of amenities the Oakland community provides.

The OPDC has a long history in maintaining and operating housing in the Oakland community. The Affordable Living Project would only increase the opportunities available to keep residents in an amazing community. The application approval submitted by OPDC is still awaiting approval. They hope to finalize plans to begin construction on the new Wadsworth Street building soon.



HILL DISTRICT HOUSING STUDY

Councilman Lavelle has taken steps to ensure that the redevelopment of the Lower Hill District does not occur at the expense of long standing residents of the Middle and Upper Hill District.

With that in mind an housing study for the greater Hill District has been commissioned. The purpose of this study is to better understand the demand for housing in the Greater Hill District in order to help guide

investment strategies and provide for diverse patterns of housing occupancy throughout the neighborhood, while sustaining and benefitting current residents.

The Housing study is one of the many steps being taken by Councilman Lavelle to create an anti-displacement strategy for the current residents in the Hill District.

The URA board voted to hire Randall Gross/

Development Economics. The firm has more than 25 years of international experience in real estate market analysis, community development and strategic planning. ABC Consulting and Howard Graves are also members of the team chosen.

The study, which will be conducted in conjunction with the Department of City Planning and The Housing Authority of the City of Pittsburgh.





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DISTRICT 6 COMMUNITY INPUT MEETINGS

On March 16th and 19th the District 6 office hosted what we called input meetings in the Hill District and Northside.

These meetings were designed to receive input from the community and inform residents to the services provided by the District 6 office. The office staff, together with Councilman Lavelle, attended these meetings to explain what each of our roles are and how we are here to help you.

Councilman Lavelle, Dan Wood, Chief of Staff, Bernelle Wood, the councilman's Executive Assistant and Tyler Verin, Administrative Assistant were present to see how we can better serve and communicate with the community.

As a recap; Dan Wood manages office operations as well as constituent requests. He is the person that ensures you are connected to appropriate

city services and your requests are completed and followed through on. He is also tasked with assisting the councilman in the research and drafting of legislation. During the input meetings Dan updated the community on the legislation which has been recently passed as well as some pieces that are in the pipeline.

Tyler Verin is our go to for scheduling needs. When you need one of us to attend a meeting or event Tyler is

your guy. He also is our communications manager. He is in charge of updating all social media accounts, sending e-blasts and our newsletters. Tyler currently is in the office with us on a part-time basis.

Bernelle Wood is our community liaison. She attends community meetings, events and is a part of many different boards representing Councilman Lavelle. She also is ahead of our special events and initiatives. Each year we hold a basketball tournament

and job fair which she is currently working on. She is also tasked with keeping the office aware of what is going on in the community.

Lastly, in an effort to be accessible, the councilman has hosted Remote Office Visits to allow residents to share their thoughts and concerns about the district. These visits in the past have had no type of agenda but were designed to set aside time for the councilman to be in your neighborhood to address any questions or concerns you may have.

The goal of the input meetings was to learn from you how we could better set these meetings up. The office will be using this feedback to inform a restructuring of the Remote Office Visits, which are scheduled to resume this summer. The District 6 office will be sure to keep you updated as the new schedule is finalized.

