



# REQUEST FOR REDEVELOPMENT PROPOSALS (RFP)

## COMMERCIAL LAND IN THE GARDEN THEATER BLOCK OF THE CENTRAL NORTHSIDE NEIGHBORHOOD IN THE CITY OF PITTSBURGH

1112 Reddour Street  
and  
1113-1115 Federal Street

**1** Federal North AGH Research Development Facility and Parking structure

**2** Northside Carnegie Library

**3** Federal Hill Housing

*Completed Projects*

**4** El Barro Mexican Restaurant

**5** Rialto House Caribbean Restaurant

**6** Crazy Shizzle Coffee and Dessert

**7** North Avenue Deli

*Recent Renovations*

**8** Garden Theater Renovation

*Ongoing Construction*

**Federal North Market Area**

**1112 Reddour Street**

**1113-1115 Federal Street**

RFP Issued: Monday, April 21, 2014

RFP Due: Friday, June 13, 2014 at 11 AM ET

## Goal of the RFP

The Urban Redevelopment Authority of Pittsburgh (URA), in coordination with the Central Northside community, is seeking a redeveloper and/or development teams to submit proposals for the purchase and redevelopment of two parcels in the Garden Theater Block. The Garden Theater Block is bounded by West North Avenue, Reddour Street, Eloise Street and Federal Street. This block is anchored by a former movie theater and former Masonic Hall. The parcels that are available for this redevelopment project are 1112 Reddour Street (aka "The Bradberry") and 1113-1115 Federal Street.

Interested redeveloper(s) should note:

- The Garden Theater Block is part of a National Register Historic District, with renovation and reuse of existing structures as the primary goal. In addition, the buildings sit among a burgeoning business district and a residential district. Reuse should take into account the historic district surrounding the building and the uses that abut them. The Bradberry is a former apartment building and any reuse should maintain the historic character of the building and residential use. Properties located at 1113-1115 Federal Street are within Federal Street's business district.
- There are limited public funds available for the Garden Theater Block. Redeveloper(s) should present plans that maximize private and equity financing. Gap financing may be available if need is properly demonstrated and funds are available. If a proposal is conditioned upon such funding, the amount and terms of such funding will be a consideration of approval.

## General Information

<b>Address:</b>	1112 Reddour Street
<b>Neighborhood:</b>	Central Northside
<b>Council District:</b>	1
<b>Councilperson:</b>	Darlene Harris
<b>District Zoning:</b>	Local Neighborhood Commercial District (LNC)
<b>Preferred Reuse:</b>	Residential, with emphasis on historic renovation and compliant with district zoning
<b>Sales Price:</b>	Redeveloper(s) should propose a price that allows for a project that is economically viable and meets a "highest and best use" standard with the least amount of public subsidy
<b>Primary Contact:</b>	Emily Jo Gaspich, P.E., LEED AP 412-255-6439 <a href="mailto:egaspich@ura.org">egaspich@ura.org</a>
<b>Address:</b>	1113-1115 Federal Street

**Neighborhood:** Central Northside

**Council District:** 1

**Councilperson:** Darlene Harris

**District Zoning:** Local Neighborhood Commercial District (LNC)

**Preferred Reuse:** First floor commercial, with upper floors as residential or office; with emphasis on historic renovation and compliant with district zoning

**Sales Price:** Redeveloper(s) should propose a price that allows for a project that is economically viable and meets a “highest and best use” standard with the least amount of public subsidy

**Primary Contact:** Emily Jo Gaspich, P.E. LEED AP  
412-255-6439  
[egaspich@ura.org](mailto:egaspich@ura.org)

### **Property Description**

#### **1112 Reddour Street aka The Bradberry**

[Parcel ID: 23-L-70\\*](#)

Lot Size 4,800 square feet

Building Size 15,548 square feet

Four Floors

The Bradberry, constructed around 1905, is a four-story, Renaissance Revival building. The building retains its architectural integrity as evidenced by design features on the front façade such as: stonework around the windows, doors and the building’s nameplate; arched window and door openings; iron work above the front entrances and basement windows; and a decorative cornice.

The building has been vacant for more than two decades and shows signs of this vacancy. The property is being sold as is.

The building was originally used as an apartment building with four units per floor. Original floor plans have been maintained. The URA has an agreement with the owners and managers of the Allegheny General Hospital Medical Complex Parking Garage to provide spaces at a cost to be determined for uses associated with this redevelopment project.

\*The URA obtains property address and parcel identification (Parcel ID) information from the deed for the property. The address referenced in this RFP for the parcel differs from that listed on the Allegheny County Property Assessments homepage. The Parcel ID is hyperlinked to the Allegheny County Property Assessments page for this property.



**Additional images of 1112 Reddour Street can be found in Exhibit “A”.**

### **1113-1115 Federal Street**

[Parcel ID: 23-L-76\\*](#)

Lot Size 4,753 square feet

Building Size 6,500 square feet

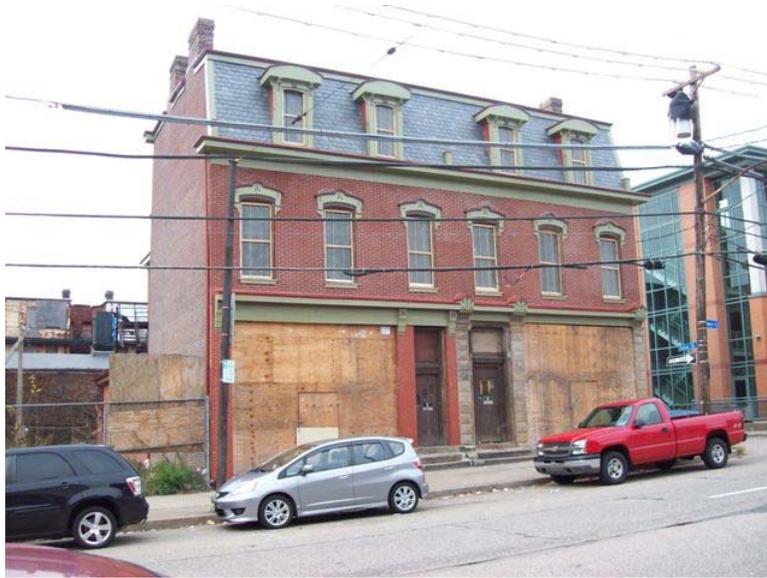
Three Floors

This red brick, Second Empire style building boasts a slate-clad mansard roof with dormers, window openings and window hoods. Allegheny City directories indicate that Frederick Schreiber operated a tobacco shop at 1113 Federal Street in 1864 and that Charles Gumbert operated a boot and shoe repair business at 1115 Federal Street in 1862. Historic maps suggest that the building was either enlarged or replaced circa 1880.

The building has been vacant for more than two decades and shows signs of this vacancy. The building is being sold as is.

The URA has an agreement with the owners and managers of the Allegheny General Hospital Medical Complex Parking Garage to provide spaces at a cost to be determined for uses associated with this redevelopment project. Metered parking is also available on Federal Street.

\*The URA obtains property address and parcel identification (Parcel ID) information from the deed for the property. The address referenced in this RFP for the parcel differs from that listed on the Allegheny County Property Assessments homepage. The Parcel ID is hyperlinked to the Allegheny County Property Assessments page for this property.



**Additional images of 1113-1115 Federal Street can be found in Exhibit “B”.**

### **Neighborhood Market Conditions**

Construction has begun in the Garden Theater Block development with the renovation of the former Garden Theater (“the Theater”). The Theater is being redeveloped into ARDE, an Italian restaurant, operated by Dominic Branduzzi who operates Piccolo Forno in Lawrenceville. The redevelopment is being done by Allegheny City Development Group. Allegheny City Development Group is comprised of Philadelphia based Zukin Realty and Pittsburgh based Collaborative Ventures.

City of Asylum Pittsburgh plans to invest \$3M in the redevelopment of the Masonic Building to create the Alphabet City literary center. It will build out 10,000 square feet at the street and basement levels. Alphabet City will include a bookstore, a flexible space for workshops and small-scale cultural events, a full service restaurant, and the organization’s offices. Market rate apartments are planned for the second and third floor of the building. It is anticipated that construction will begin this summer.

Recent developments along Federal Street include El Burro, Rasta House, Crazy Mocha, and Deli on North (which is actually on North Avenue). Allegheny City Market at 1327 Arch Street offers a selection of dry goods, produce, and deli meats. Exhibit “C” shows the Federal North Market Area. Exhibit “D” shows pertinent demographic information regarding Central Northside.

Within walking distance of the Garden Theater Block is a collection of varied cultural attractions dubbed The Charm Bracelet. Venues include New Hazlett Theater, Andy Warhol Museum, The Children’s Museum, The Mattress Factory, Photo Antiquities, Artists Image Resource, National Aviary, and the Allegheny branch of the Carnegie Library of Pittsburgh.

The neighborhood also hosts large employment anchors such as Allegheny General Hospital, PNC Operations Center, Rivers Casino, and the Community College of Allegheny County. Collectively these businesses and institutions employ over 7,000 individuals. The City of Pittsburgh's Central Business District, PNC Park and Heinz Field are within walking distance of the Garden Theater Block. The site is accessible to the region's interstate highways (Interstates 279 and 376) and major state highways (PA Routes 28 and 65).

Three of the City of Pittsburgh's best known historic districts are adjacent to, or nearby, the Garden Theater Block. The Mexican War Streets, Allegheny West and Historic Deutschtown are well established. Their recent momentum is evidenced by rising property values.

Allegheny City Central Association's (ACCA) current new \$15M housing development, Federal Hill, has sold quickly with sale prices approaching \$300,000. The project consists of three- and four-bedroom townhomes along Federal Street. Federal Hill is just two blocks from the Garden Theater Block. This project is a joint venture between ACCA and private homebuilder S&A Homes.

Click [here](#) to view the latest market data on the Central Northside, surrounding communities and all neighborhoods within the City of Pittsburgh.

Click [here](#) to view a market profile relevant to the development area, Central Northside (Federal/North).

### **RFP Timeline**

RFP Released	Monday, April 21, 2014
Preproposal Conference*	Tuesday, June 3, 2014 at 11 AM ET
<b>Proposal Due Date</b>	<b>Friday, June 13, 2014 at 11 AM ET</b>
Technical Evaluation Period	Monday, June 16 – Friday June 26, 2014
Interviews	Tuesday, June 24 and Wednesday, June 25, 2014 at TBD

\*The meeting location for the Preproposal Conference will be in front of 1113-1115 Federal Street. RSVP your attendance to Emily Jo Gaspich, [egaspich@ura.org](mailto:egaspich@ura.org).

### **URA / Community Process**

The URA sells its property through a disposition process. In this process, the redeveloper(s) must show that all funds needed for the fully-realized project are available at the time of closing. In order to give the community a level of comfort that the properties will be responsibly redeveloped, the URA will review the Opinion of Probable Cost and construction plans against the evidence of financing to determine if they coincide. The URA will not close on the property until all the terms of the disposition process are fulfilled. A review of the disposition process is included as Exhibit "E".

The RFP selection process will include input from community representatives. Selected redeveloper(s) are expected to present plans to the community as part of the process. If a redeveloper's project is a finalist for URA Board consideration, more information will be provided on meeting with the community. The URA Board must approve any and all redevelopers who purchase URA property.

Redeveloper(s) are encouraged to reference Exhibit “F”, the “Central Northside Community Plan”, prepared by the team of PFAFFMANN + ASSOCIATES, Sheila Washington, Jackson/Clark Partners, Bob Gradeck, Zenit Solutions, and Studio for Spatial Practice and dated September 2009.

## **Proposal Structure**

These requirements are designed to establish a developer’s overall capacity to complete this project.

### **1. Project Narrative**

- a. Description of development plan for the selected parcel(s) including use, number of units (for residential) and / or rentable square feet (for commercial, retail or office)
- b. Explanation of ownership entity (single owner, partnership, LLC)
- c. Prospective development timeline, including major milestones
- d. Discussion of parking needs; what parking will be sought and what parking is required, by zoning and to meet market objects
- e. Schematic drawing of proposed project, including elevations and site plan

### **2. Relevant Development Experience**

- a. Brief description of similar projects (date, location, concept)
- b. Photographs of projects
- c. Description and role of development entity
- d. References - strong references include banks, municipal entities, co-developers, tenants, and press clippings that include project narratives to describe previous work
- e. Detailed description of how the developer will engage the community to the fullest extent for this project

### **3. Financial Capacity**

- a. Detailed description of ability to finance the costs associated with project
- b. Identification of the people or entities in the proposed development team, including all joint venture, general, or limited partners, and percentage of interest
- c. Role of each development partner in the implementation of the development plan
- d. Explanation of the developer’s previous experience in attracting equity investors

### **4. Budgets**

- a. Preliminary development budget including proposed list of financing sources and project uses, including acquisition costs
- b. Prospective construction budget
- c. Operating pro forma detailing projected revenues and expenses

Proposals will be accepted on one or both of the sites. Proposals should be limited to 11 pages, plus exhibits, for each property. Five (5) paper copies, plus one (1) electronic version containing one (1) PDF file, should be sent to:

Emily Jo Gaspich, P.E., LEED AP  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street, 12th Floor  
Pittsburgh, PA 15219

**All proposals should include the attached RFP Summary Page (see Exhibit “G”) as the cover page.** This page should be fully completed by the redeveloper(s). **ALL PROPOSALS MUST BE RECEIVED BY 11 AM ET, May 30, 2014** for consideration. Any late proposals will not be reviewed.

All information submitted, including attachments, supplementary materials, addenda, etc. will not be returned.

### **Selection Criteria**

A redeveloper will be selected based on, but not limited to, the following criteria:

1. Redeveloper’s experience in completing successful development projects in an urban environment;
2. Experience with historic renovations;
3. Demonstration of ability to attract and secure financing;
4. Demonstration of commitment to community participation and interaction for the project and experience with community engagement in previous projects;
5. Experience and ability to assemble a team with the appropriate specialties for a project requiring various types of development;
6. Commitment to Minority/Women Owned Business Enterprise participation; and
7. Compliance with concepts in the Central Northside Community Plan.

Redeveloper(s) will be recommended to the URA Board based on the overall quality of the proposed project. The evaluation of the redeveloper’s qualifications, experience and capacity will be based upon information in the proposal submitted by the redeveloper, interviews, investigation of projects completed by the redeveloper, assessment of performance in previous undertakings, and other pertinent factors. The URA will follow its disposition process which includes significant design review and construction oversight.

### **Legal Information**

URA shall have the right to verify the accuracy of all information submitted and to make such investigation as it deems necessary to determine the ability of a prospective redeveloper(s) to carry out its proposal.

1. **Inspection of Parcel:** Redeveloper(s) shall be given an opportunity to inspect the property and the title to the property, among other things. If the redeveloper(s) is

selected and elects to proceed after exercising its due diligence, it shall acquire or take possession of the parcel(s) in "AS-IS" CONDITION.

2. **Building Permits, Zoning Variances and Financial Viability:** The sale of the property in no way guarantees or warrants demolition permits, building permits, zoning variances or financial viability.
3. There is no explicit commitment by the URA to provide a subsidy for this project. Prepare the response to this RFP accordingly.
4. **Minority/Women Owned Business Enterprises (M/WBE) Requirements:** All redeveloper(s) must demonstrate a good faith effort to obtain minority and women owned business participation in the project. The City of Pittsburgh's goal is 18 percent (18%) minority and seven percent (7%) female participation in predevelopment activities such as design or legal as well as construction contracts and purchases. The successful applicant will be required to submit an M/WBE plan as part of the project approval process. Any questions about M/WBE requirements should be directed to Chuck Powell, director of Diversity Affairs and Community Outreach, at 412-255-6611 or [cpowell@ura.org](mailto:cpowell@ura.org).
5. **Sustainability Requirements:** All redeveloper(s) must demonstrate a good faith effort to incorporate environmentally sustainable features and practices into their development plan.
6. The redeveloper(s), for itself and its employees, contractors and primary subcontractors, agrees not to discriminate against or segregate any person or group of persons on any unlawful basis in the construction, sale, transfer, use, occupancy, tenure or enjoyment of the property or any improvements erected or to be erected thereon, or any part thereof.
7. The URA shall be the sole judge as to which proposals best meet the selection criteria. Notwithstanding anything in this RFP to the contrary, URA reserves the right to reject any or all proposals received, to waive any submission requirements contained in this RFP, and to waive any irregularities in any submitted proposal.
8. To ensure receipt of any addenda to the RFP, please email Emily Jo Gaspich for inclusion on the list at [egaspich@ura.org](mailto:egaspich@ura.org).

### **Attached Exhibits**

- A. Images of 1112 Reddour Street aka The Bradberry
- B. Images of 1113-1115 Federal Street
- C. Federal North Market Area
- D. Demographic Information Regarding Central Northside
- E. URA Disposition Process
- F. Central Northside Community Plan
- G. RFP Summary Sheet

## 1112 Reddour Street – “The Bradberry”



Perspective from Reddour Street



Façade Details

## 1112 Reddour Street – “The Bradberry”



Perspective from Reddour Street looking south toward Eloise Street



Perspective from Eloise Street looking west toward Reddour Street

## 1113 Federal Street and 1115 Federal Street



Perspective from Federal Street



Perspective from Federal Street looking north

## 1113 Federal Street and 1115 Federal Street



Perspective from Federal Street looking south



Perspective from Eloise Street looking east toward Federal Street



1 Federal North AGH Research Development Facility and Parking Structure



FEDERAL HILL ON THE NORTHSIDE  
PITTSBURGH, PA

3 Federal Hill Housing



2 Northside Carnegie Library

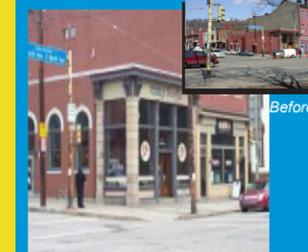
Completed Projects



4 El Burro Mexican Restaurant



5 Rasta House Caribbean Restaurant



6 Crazy Mocha Coffee and Dessert



7 North Avenue Deli

Recent Renovations



8 Garden Theater Renovation



View of Rear Construction

Ongoing Construction

Federal North Market Area



# Sector 3: Lower Northside

## Sector 3 Home



The Lower Northside is situated at the historic center of what was once the City of Allegheny. The original town plan was laid out in 1788, and consisted of 36 square blocks surrounded by a common grazing area (now Allegheny Commons Park). Old Allegheny was annexed by the City of Pittsburgh in 1907 and became known as the Northside. The character of the densely built neighborhoods of the Lower Northside reflect not only the eras in which they were constructed (mid to late 1800s), but the topography of the area--mostly flat. This

walkable area is blessed with a wealth of historic architecture, from charming rowhouses to expansive mansions, and everything in between. Several business districts exist within the sector, and are growing and improving to serve longtime residents as well as newcomers attracted by the solid and historic housing stock. A number of regional attractions exist within the Lower Northside, including the Children's Museum, the Mattress Factory Museum, and the Rivers Casino--the sports facilities of the North Shore are within close reach as well. The sector is well connected by road and transit, with major highways passing through the neighborhood. Many bus routes traverse the corridors of the sector, and the region's light rail system (the T) has two new stations in the works near the Lower Northside to provide even better transit connectivity.

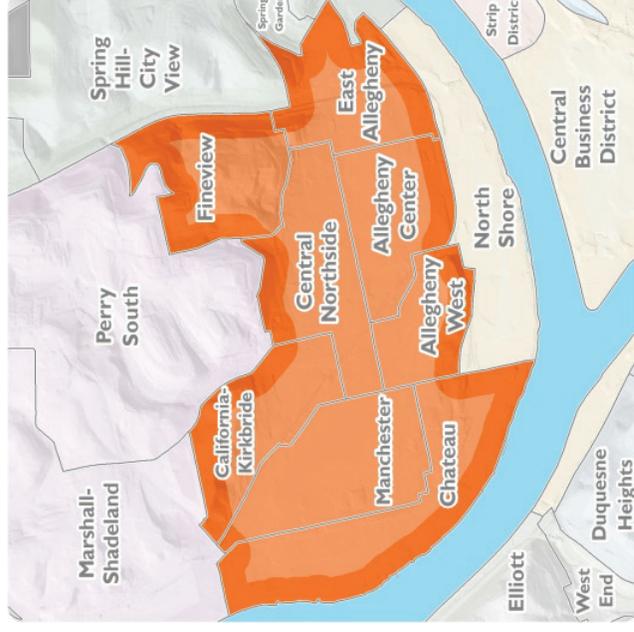
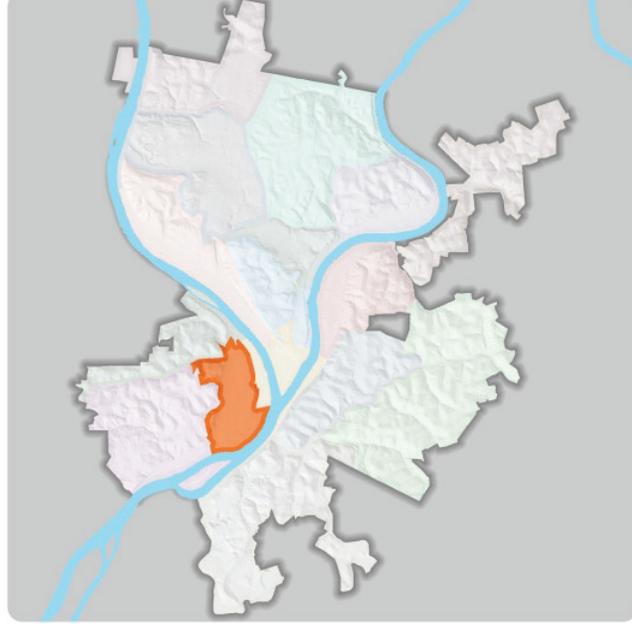
### Sector 3 Contents:

- 'Population and Density'
- 'Building Conditions and Investment'
- 'Transportation'
- 'Open Space, Parks, and Recreation'
- 'Education, Health, and Safety'
- 'Historic Assets'
- 'City Owned Public Art'

### Neighborhood Profiles:

'Allegheny Center'	'Allegheny West'	'California-Kirkbride'	'Central Northside'
'Chateau'	'East Allegheny'	'Fineview'	'Manchester'

### 'PGHSNAP Links'



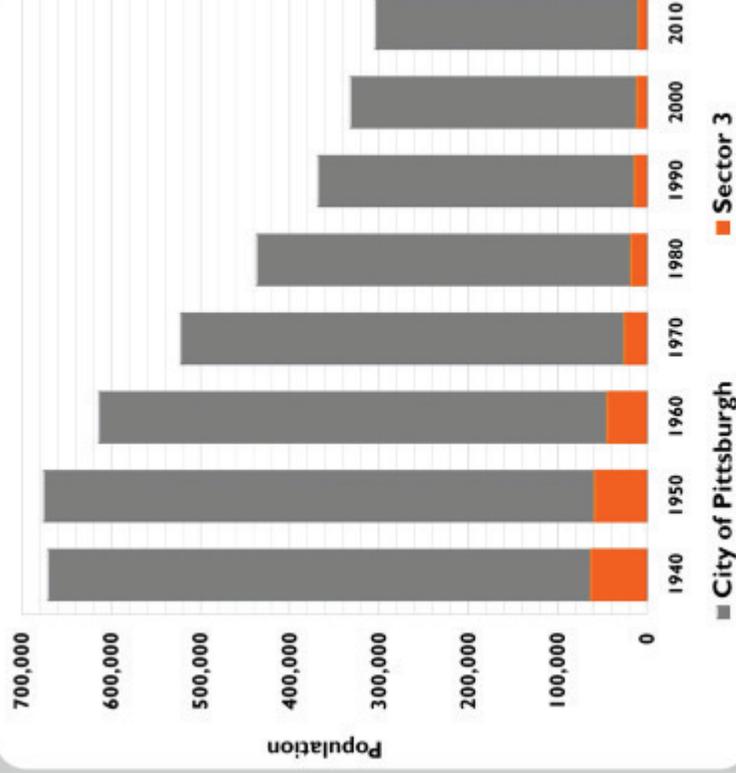
## Population and Density

City of Pittsburgh	Sector 3
<b>POPULATION:</b>	
Pop. 1940	63,337
Pop. 1950	59,185
Pop. 1960	45,661
Pop. 1970	26,130
Pop. 1980	18,823
Pop. 1990	14,879
Pop. 2000	12,498
Pop. 2010	10,641
<b>POPULATION CHANGE:</b>	
Pop. Change, 60-70	-42.8%
Pop. Change, 70-80	-28.0%
Pop. Change, 80-90	-21.0%
Pop. Change, 90-00	-16.0%
Pop. Change, 00-10	-14.9%
<b>POPULATION DENSITY:</b>	
Land Area (sq. mi)	1.98
Land Area (acres)	1,264.0
Persons / sq. mi (2000)	6,328
Persons / sq. mi (2010)	5,388
Persons / acre (2000)	9.9
Persons / acre (2010)	8.4
<b>RACE (2010):</b>	
% African American	51.5%
% Asian	1.2%
% Other	1.0%
% White	43.0%
% Hispanic (of any race)	2.5%
<b>AGE (2010 Est.):</b>	
% Under 5	5.9%
% Pop, 5-19	18.8%
% Pop, 20-34	19.8%
% Pop, 35-59	37.3%
% Pop, 60-74	13.1%
% Pop, 75+	5.0%

**Links:**

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

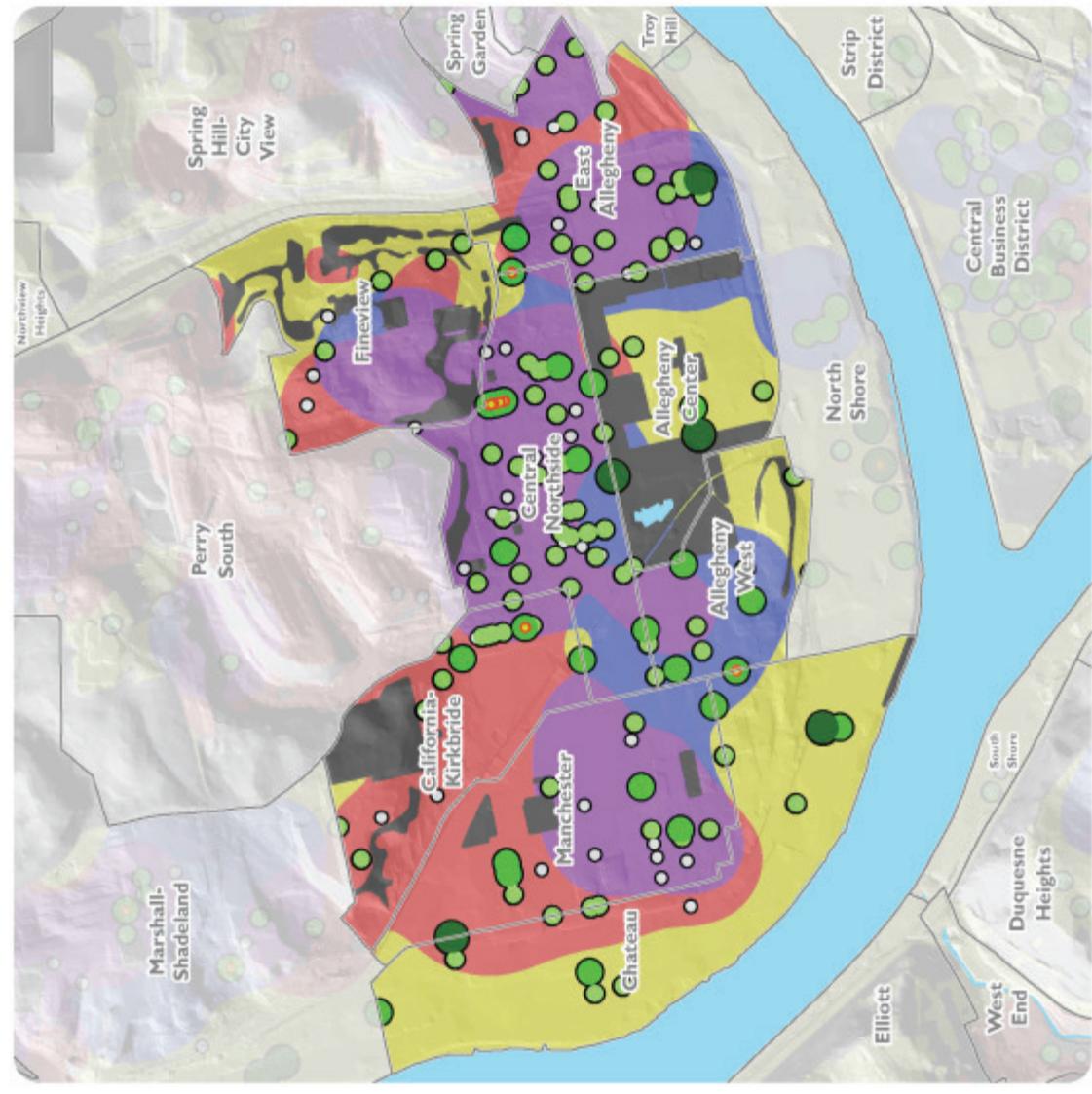
Population Change: 1940-2010



lower northside



# Building Conditions and Investment



## MAP KEY

- Prevailing Building Conditions:\***
- Good (Blue square)
  - Average (Yellow square)
  - Poor (Red square)
  - Mix of Good and Poor (Purple square)
  - Open Space (Park, Cemetery, Greenway, Woodland) (Grey square)

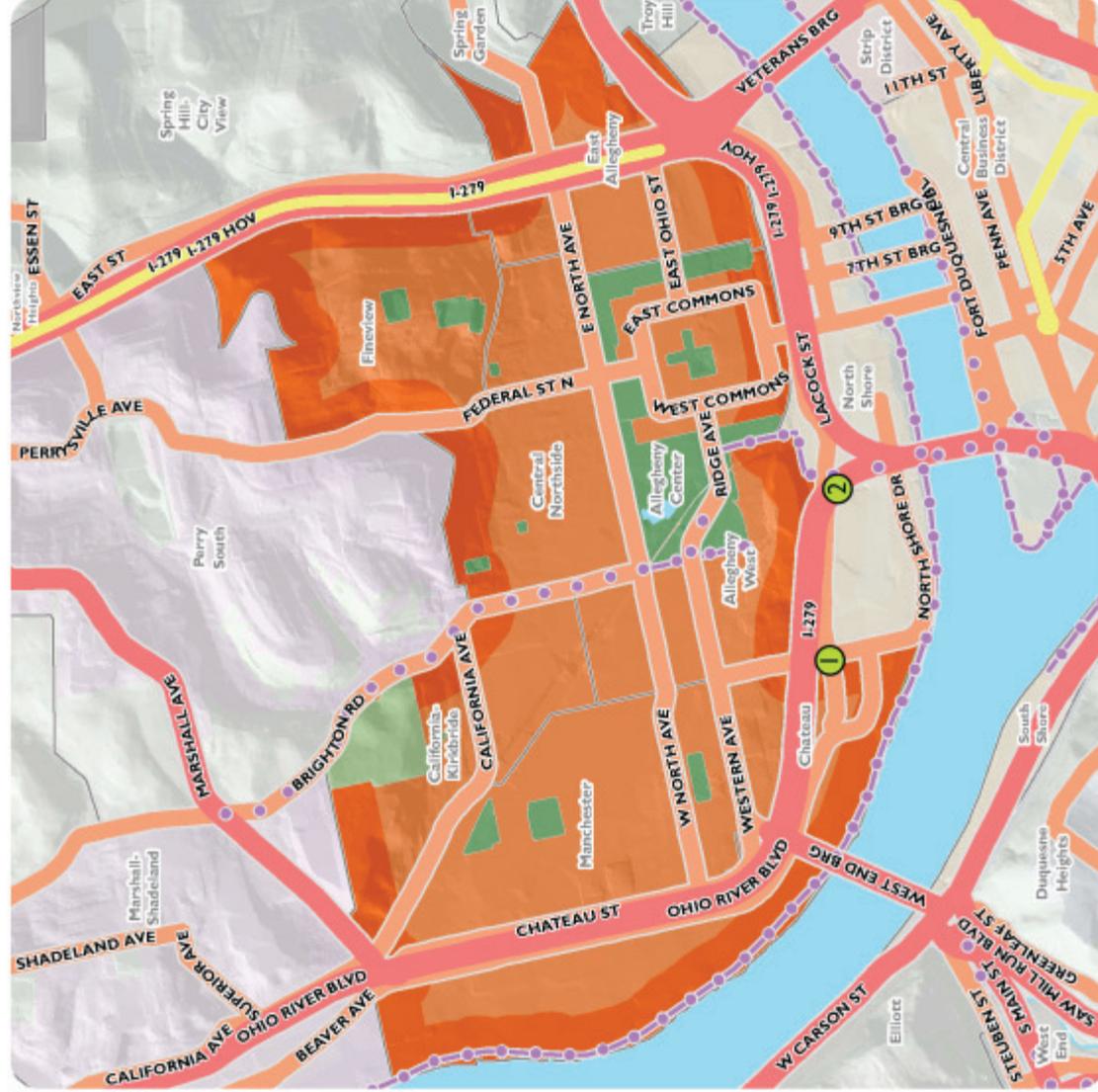
- Building Permit Investment (2010):**
- New Construction (Orange circle)
  - > \$500,000 (Large Green circle)
  - \$50,000 to \$499,999 (Medium Green circle)
  - \$5,000 to \$49,999 (Small Green circle)
  - < \$4,999 (White circle)

\* Data based on 2008-2009 CTAC Survey. Conditions shown are approximate and have no bearing on assessed values.



3

# Transportation



## MAP KEY

-  Major Roads
-  Signed State Routes
-  Light Rail and Busway Routes
-  Bike Routes (Bike Lanes and Trails)
-  Light Rail ("T") Stations:
  - 1: Allegheny (Opening 2012)
  - 2: North Shore (Opening 2012)

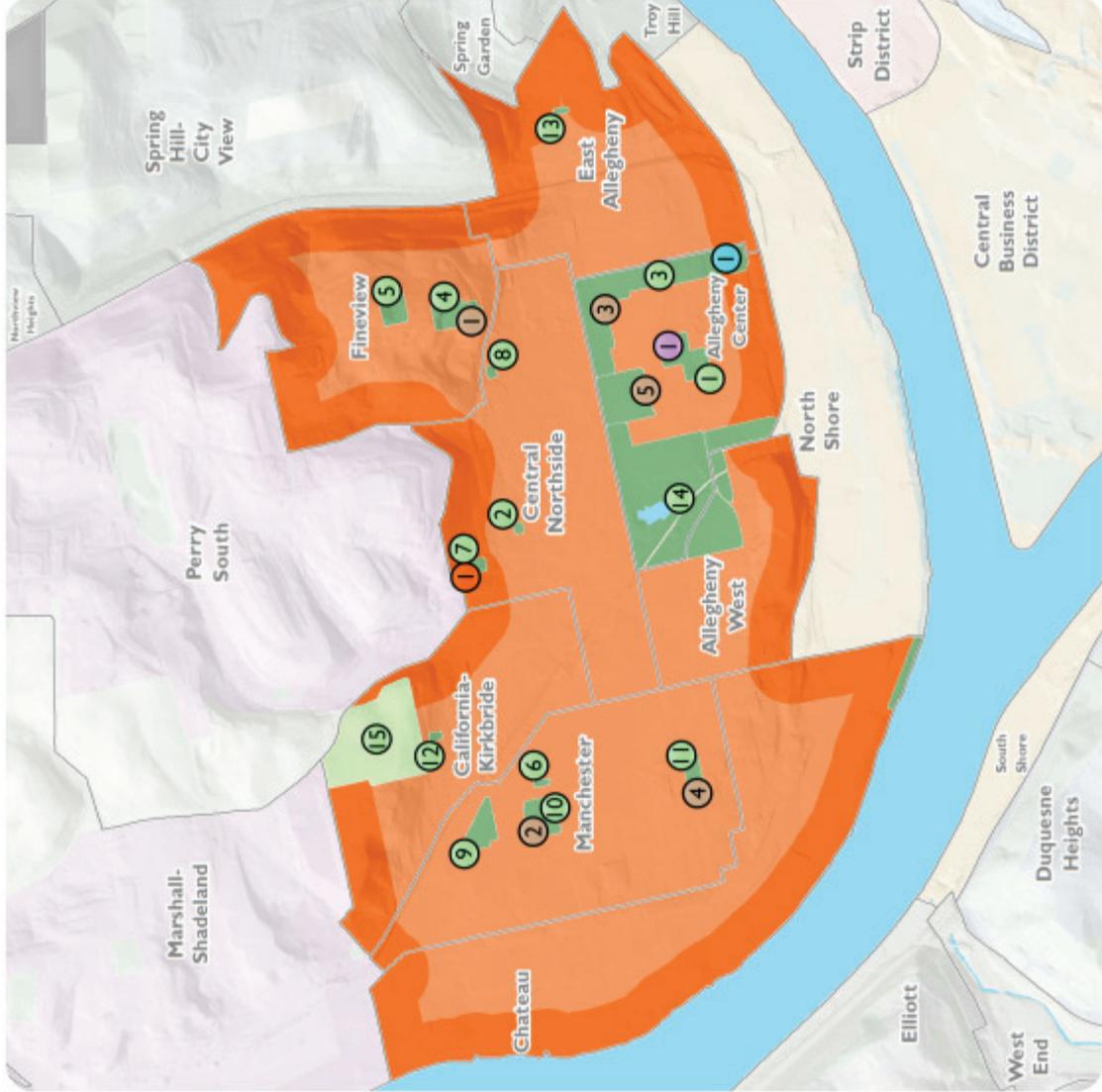


lower northside



'Sector 3 Home' | PGHGIS: Interactive Map of Sector 3 | 'PGHSNAP Links'

# Open Space, Parks, and Recreation



## MAP KEY

<b>Parks:</b>	<b>Ballfields:</b>
1: Allegheny Center Plaza	1: Fineview
2: Alpine #2 Parklet	2: Manchester Playground
3: East Park	3: Martin Luther King
4: Fineview Field	4: McKnight
5: Fineview Playground	5: Richie McCabe
6: Franklin Lot	
7: Jefferson Playground	<b>Pools:</b>
8: Loraine St Tot Lot	1: Sue Murray
9: Manchester Park	
10: Manchester Playground	<b>Recreation Centers:</b>
11: McKnight Playground	1: Jefferson
12: Morrison Tot Lot	
13: Tripoli Lot	<b>Senior Centers:</b>
14: West Park	1: North Side
<b>Open Space:</b>	
15: Uniondale Cemetery	

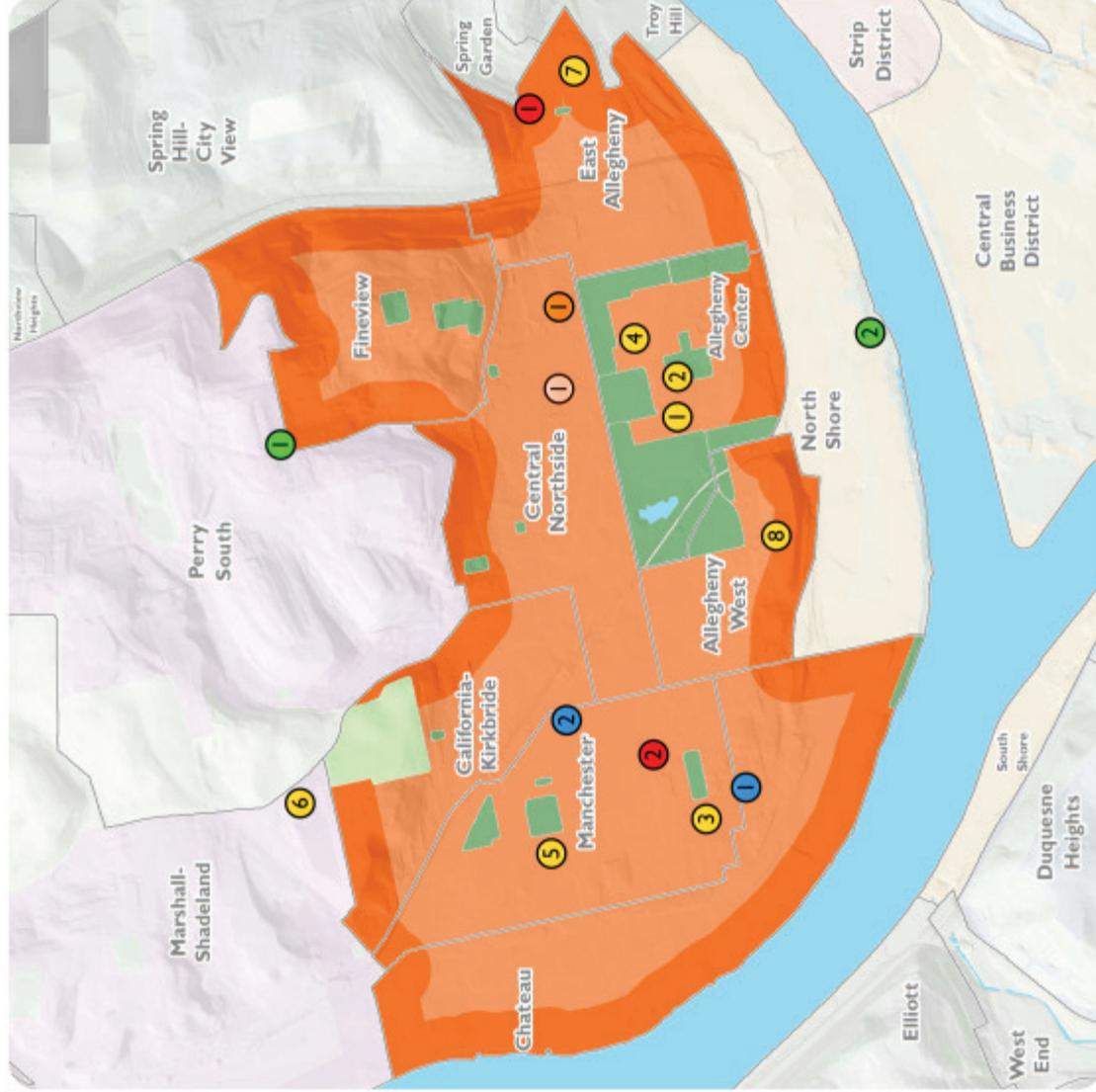


lower northside

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'Sector 3 Home' | PGHGIS: [Interactive Map of Sector 3](#) | 'PGHSNAP Links'

## Education, Health, and Safety



### MAP KEY

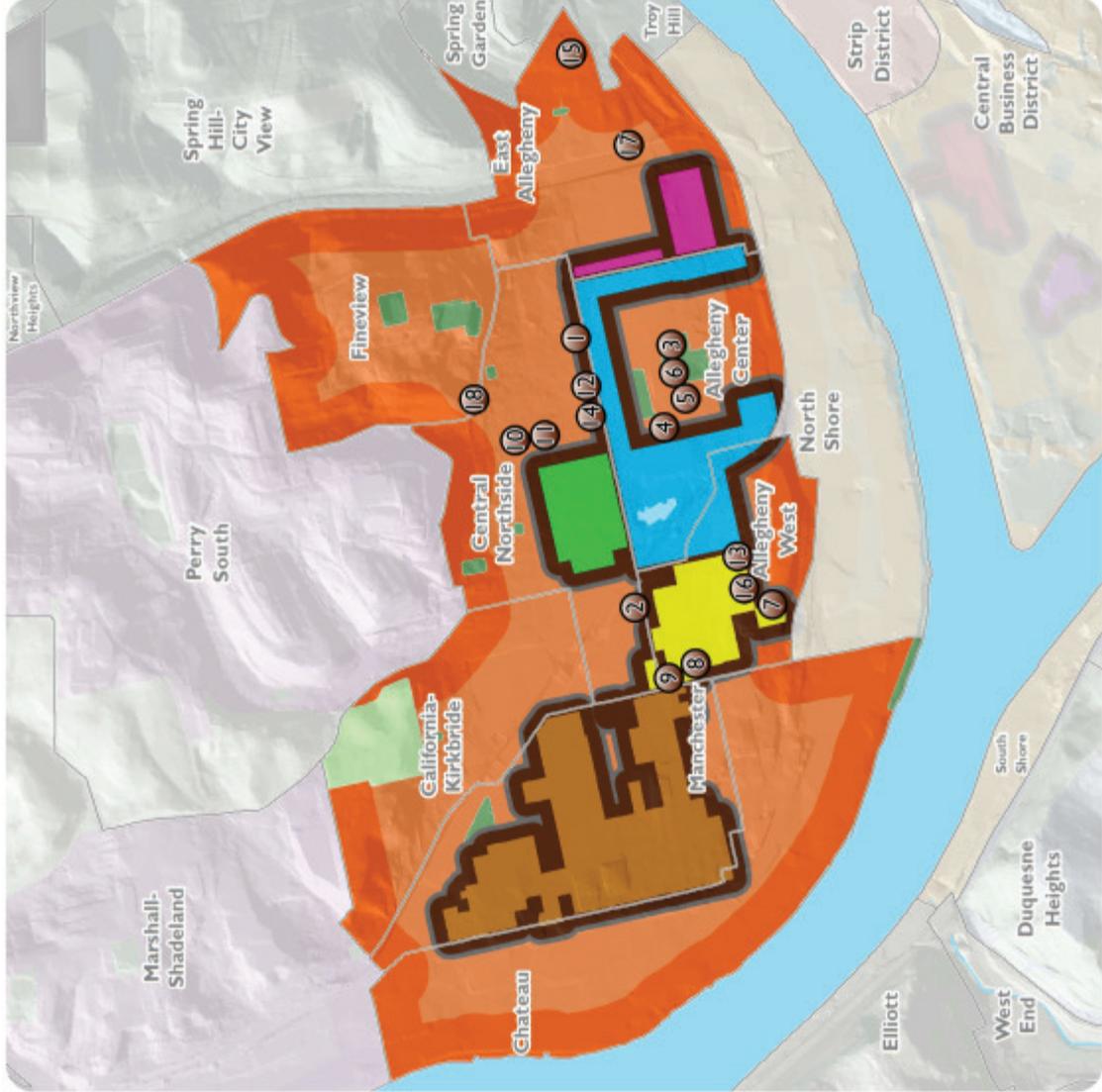
<b>Public Schools:</b>	<b>Hospitals:</b>
1: Allegheny K-8	1: Allegheny General
2: Children's Museum	
3: Early Childhood Ctr.	<b>Police:</b>
4: Conroy Early	1: Police Headquarters
5: Childhood Center	2: Zone 1 Station
6: King PreK-8	<b>Fire:</b>
7: Manchester PreK-8	1: Engine and Truck 32
8: Oliver HS	2: Engine 37
<b>Colleges and Universities:</b>	<b>EMS:</b>
1: Community College of Allegheny County	1: Medic 4 (Sector 2)
2: Allegheny County	2: Medic 14 (Sector 16)
<b>Libraries:</b>	
1: Allegheny	

lower northside

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'Sector 3 Home' | PGHGIS: Interactive Map of Sector 3 | 'PGHSNAP Links'

# Historic Assets



## MAP KEY

**City Designated Historic Properties:**

- 1: Aberlie House
- 2: Allegheny City Stables
- 3: Allegheny Library / Hazlett Theater
- 4: Allegheny Middle School
- 5: Allegheny Post Office (Children's Museum)
- 6: Buhl Planetarium and Institute of Popular Science
- 7: Byers-Lyons House
- 8: Calvary United Methodist Church
- 9: Emmanuel Episcopal Church
- 10: Engine Company No.3
- 11: Ferris House
- 12: Garden Theater
- 13: Jones Hall /B.F. Jones House
- 14: Malta Temple Building
- 15: Schiller Classical Academy
- 16: Snyder House, W.P. (Babb Insurance Co.)
- 17: Workingsmen's Savings Bank
- 18: Nunnery Hill Incline (Base Station & Retaining Wall)

**City Designated Historic Districts:**

- Allegheny Commons Plk.
- Allegheny West
- Deutschtown
- Manchester
- Mexican War Streets / Central Northside

Information for each property can be found on the following pages.

lower northside

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'Sector 3 Home' | PGHGIS: Interactive Map of Sector 3 | 'PGHSNAP Links'

## Historic Assets: Property Details

 <b>1</b>	<p><b>Name:</b> Aberlie House  <b>Designated:</b> February 13, 2001  <b>Address:</b> 122-124 E North Avenue</p>
 <b>2</b>	<p><b>Name:</b> Allegheny City Stables  <b>Designated:</b> August 1, 2007  <b>Address:</b> 836 W North Avenue</p>
 <b>3</b>	<p><b>Name:</b> Allegheny Library/ Hazlett Theater  <b>Designated:</b> March 15, 1974  <b>Address:</b> 6 E Allegheny Square</p>
 <b>4</b>	<p><b>Name:</b> Allegheny Middle School  <b>Designated:</b> November 30, 1999  <b>Address:</b> 810 Arch Street</p>

 <b>5</b>	<p><b>Name:</b> Allegheny Post Office (Children's Museum)  <b>Designated:</b> December 26, 1972  <b>Address:</b> 10 Children's Way</p>
 <b>6</b>	<p><b>Name:</b> Buhl Planetarium and Institute of Popular Science  <b>Designated:</b> July 29, 2005  <b>Address:</b> 10 Children's Way</p>
 <b>7</b>	<p><b>Name:</b> Byers-Lyons House  <b>Designated:</b> March 15, 1974  <b>Address:</b> 808 Ridge Avenue</p>
 <b>8</b>	<p><b>Name:</b> Calvary United Methodist Church  <b>Designated:</b> February 22, 1977  <b>Address:</b> 954 Beech Avenue</p>

## Historic Assets: Property Details

	<p><b>Name:</b> Emmanuel Episcopal Church  <b>Designated:</b> February 22, 1977  <b>Address:</b> 957 W North Avenue</p>
	<p><b>Name:</b> Engine Company No.3  <b>Designated:</b> April 12, 1995  <b>Address:</b> 1416 Arch Street</p>
	<p><b>Name:</b> Ferris House  <b>Designated:</b> June 28, 2001  <b>Address:</b> 1318 Arch Street</p>
	<p><b>Name:</b> Garden Theater  <b>Designated:</b> April 4, 2008  <b>Address:</b> 12 W North Avenue</p>

	<p><b>Name:</b> Jones Hall / B.F. Jones House  <b>Designated:</b> March 15, 1974  <b>Address:</b> 808 Ridge Avenue</p>
	<p><b>Name:</b> Malta Temple Building  <b>Designated:</b> August 14, 2008  <b>Address:</b> 100 W North Avenue</p>
	<p><b>Name:</b> Schiller Classical Academy  <b>Designated:</b> November 30, 1999  <b>Address:</b> 1018 Peralta Street</p>
	<p><b>Name:</b> Snyder House, W.P. (Babb Insurance Co.)  <b>Designated:</b> March 15, 1974  <b>Address:</b> 854 Ridge Avenue</p>

'Sector 3 Home' | [PGHGIS: Interactive Map of Sector 3](#) | 'PGHSNAP Links'

## Historic Assets: Property Details



17

Name: Workingmen's Savings Bank

Designated: March 7, 2009

Address: 800 E Ohio Street



18

Name: Nunnery Hill Incline (Base Station and Ret. Wall)

Designated: March 22, 2011

Address: 1530 Federal Street

# City Owned Public Art



## MAP KEY

### Public Art Pieces:

- 1: Cubed Tension
- 2: Day
- 3: Deer
- 4: Elongated Disc
- 5: Five Factors II
- 6: George Washington
- 7: Hampton Battery Memorial
- 8: Hartzell Memorial Fountain
- 9: Maine Memorial
- 10: Modern & Primitive Science
- 11: Night
- 12: Soldiers' Monument
- 13: The Earth
- 14: The Heavens
- 15: Thomas Armstrong
- 16: Untitled: Jerry Caplan

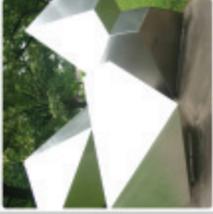
Photographs and information for each piece can be found on the following pages.



'Sector 3 Home' | PGHGIS: Interactive Map of Sector 3 | 'PGHSNAP Links'

## Public Art: Artwork Details

	<p><b>Title:</b> Cubed Tension</p> <p><b>Created:</b> 1969</p> <p><b>Artist(s):</b> Sylvester Damianos</p> <p><b>Location:</b> Allegheny Center, Near Carnegie Library</p>
<b>1</b>	
	<p><b>Title:</b> Day</p> <p><b>Created:</b> 1939</p> <p><b>Artist(s):</b> Sidney Waugh</p> <p><b>Location:</b> Façade - Children's Museum of Pittsburgh</p>
<b>2</b>	
	<p><b>Title:</b> Deer</p> <p><b>Created:</b> 1870's</p> <p><b>Artist(s):</b> Unknown</p> <p><b>Location:</b> West Park, Brighton Rd</p>
<b>3</b>	
	<p><b>Title:</b> Elongated Disc</p> <p><b>Created:</b> 1976</p> <p><b>Artist(s):</b> James Myford</p> <p><b>Location:</b> Near 8 Allegheny Center Entrance</p>
<b>4</b>	

	<p><b>Title:</b> Five Factos II</p> <p><b>Created:</b> 1977</p> <p><b>Artist(s):</b> Peter Calaboyias</p> <p><b>Location:</b> West Park, Brighton Rd</p>
<b>5</b>	
	<p><b>Title:</b> George Washington</p> <p><b>Created:</b> 1891</p> <p><b>Artist(s):</b> Eduard Ludwig, Albert Pausch</p> <p><b>Location:</b> West Park, Arch St</p>
<b>6</b>	
	<p><b>Title:</b> Hampton Battery Memorial</p> <p><b>Created:</b> 1871</p> <p><b>Artist(s):</b> Unknown</p> <p><b>Location:</b> East Park, Cedar Ave</p>
<b>7</b>	
	<p><b>Title:</b> Hartzell Memorial Fountain</p> <p><b>Created:</b> 1909</p> <p><b>Artist(s):</b> Unknown</p> <p><b>Location:</b> N. Commons, Federal St</p>
<b>8</b>	

**Public Art: Artwork Details**

	<p><b>Title:</b> Maine Memorial</p> <p><b>Created:</b> 1914</p> <p><b>Artist(s):</b> Charles Keck</p> <p><b>Location:</b> West Park - Wall of Pgh Aviary</p>
	<p><b>Title:</b> Night</p> <p><b>Created:</b> 1939</p> <p><b>Artist(s):</b> Sidney Waugh</p> <p><b>Location:</b> Façade - Children's Museum of Pittsburgh</p>
	<p><b>Title:</b> Primitive &amp; Modern Science</p> <p><b>Created:</b> 1939</p> <p><b>Artist(s):</b> Sidney Waugh</p> <p><b>Location:</b> Façade - Children's Museum of Pittsburgh</p>
	<p><b>Title:</b> Soldiers' Monument</p> <p><b>Created:</b> 1871</p> <p><b>Artist(s):</b> Peter C. Reniers</p> <p><b>Location:</b> West Park - W. of Pgh Aviary</p>

	<p><b>Title:</b> The Earth</p> <p><b>Created:</b> 1939</p> <p><b>Artist(s):</b> Sidney Waugh</p> <p><b>Location:</b> Façade - Children's Museum of Pittsburgh</p>
	<p><b>Title:</b> The Heavens</p> <p><b>Created:</b> 1939</p> <p><b>Artist(s):</b> Sidney Waugh</p> <p><b>Location:</b> Façade - Children's Museum of Pittsburgh</p>
	<p><b>Title:</b> Thomas Armstrong</p> <p><b>Created:</b> 1889</p> <p><b>Artist(s):</b> Unknown</p> <p><b>Location:</b> West Park - Near Pgh Aviary</p>
	<p><b>Title:</b> Untitled</p> <p><b>Created:</b> 1980's</p> <p><b>Artist(s):</b> Jerry Caplan</p> <p><b>Location:</b> No. 32 Fire Station, 900 Spring Garden St</p>

## Central Northside

Central Northside is located at the crossroads of the Northside. Since the demolition of the heart of old Allegheny, the intersection of Federal St and North Ave has been the center of the Lower Northside. The historic Mexican War Streets and surrounding Central Northside neighborhood were primarily developed in the 1860's and 1870's. Its streets are named after the battles and soldiers of the 1846 Mexican War. The carefully restored row houses showcase Greek revival doorways, Gothic turrets, stained glass and Richardsonian stonework.

The Brighton Road and Federal Street business districts are easily reached on foot from anywhere in the neighborhood--the latter of which is seeing a major revitalization effort with several new businesses, a new Carnegie Library branch, and many new townhomes, among other improvements.

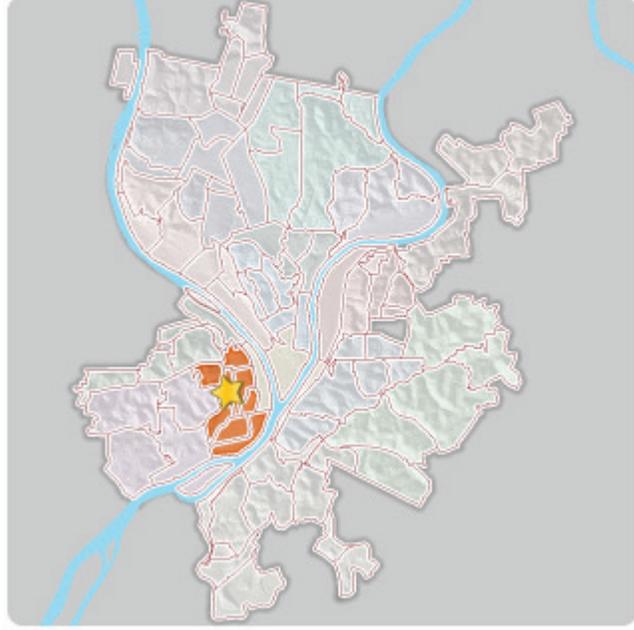


### Quick Facts:

City of Pittsburgh	Central Northside
305,704	2,923
333,527	3,200
-27,823	-277
-6.2%	-8.7%

### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'



## Central Northside: Social and Housing Vitality Indicators

### Population and Density

City of Pittsburgh	POPULATION & DENSITY:	Central Northside
671,657	Pop. 1940	12,486
676,805	Pop. 1950	11,538
615,242	Pop. 1960	9,897
520,154	Pop. 1970	6,492
423,938	Pop. 1980	4,665
369,879	Pop. 1990	3,723
333,527	Pop. 2000	3,200
305,704	Pop. 2010	2,923
-15.5%	Change, 60-70	-34.4%
-18.5%	Change, 70-80	-28.1%
-12.8%	Change, 80-90	-20.2%
-9.8%	Change, 90-00	-14.0%
-8.3%	Change, 00-10	-8.7%
-----	Pop. as % of City total (2010)	1.0%
55.42	Land Area (sq. mi)	0.26
35,466.2	Land Area (acres)	165.8
5,517	Persons / sq. mi (2010)	11,286
6,019	Persons / sq. mi (2000)	12,355
8.6	Persons / acre (2010)	17.6
9.4	Persons / acre (2000)	19.3
	<b>RACE (2010):</b>	
27.2%	% African American	46.1%
2.9%	% Asian	0.8%
2.5%	% Other	1.0%
67.4%	% White	49.2%
	<b>AGE (2010 Est.):</b>	
5.0%	% Under 5	1.2%
17.4%	% 5-19	16.0%
27.0%	% 20-34	20.6%
31.2%	% 35-59	41.8%
11.1%	% 60-74	13.6%
8.3%	% 75 and Over	6.8%

### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

### Housing

City of Pittsburgh	Population (2010)	Central Northside
305,704	HOUSING UNITS:	2,923
163,414	Total # Units (2000)	1,992
156,165	Total # Units (2010)	1,971
87.2%	<b>VACANCY (2010):</b>	80.5%
12.8%	% Occupied	19.5%
	% Vacant	
138,866	<b>TENURE (2010 Est.):</b>	1,522
52.1%	# Occupied Units	43.8%
47.9%	% Owner Occupied	56.2%
11.2	% Renter Occupied	4
	Est. Avg. Yrs. of Residence	
	<b>POPULATION TYPE (2010 Est.):</b>	
92.6%	% Household	97.0%
7.4%	% Group Quarters	3.0%
	<b>AGE OF HOUSING STOCK</b>	
	(2010 Est.):	
165,421	Est. Total Units	2,026
4,175	Built 00-09	0
4,257	Built 90-00	31
6,753	Built 80-89	31
23,092	Built 60-79	181
39,503	Built 40-59	305
87,641	Built before 1939	1,478
2.5%	% Built 00-09	0.0%
2.6%	% Built 90-99	1.5%
4.1%	% Built 80-89	1.5%
14.0%	% Built 60-79	8.9%
23.9%	% Built 40-59	15.1%
53.0%	% Built before 1939	73.0%
	<b>HOUSING VALUES / PRICES:</b>	
\$53,233	Median Value (2000)	\$63,550
\$67,409	Med. Val. '00 in '10 Dollars)	\$80,473
\$83,100	Median Value (2010)	\$124,300
23.3%	% Change Real Value 00-10	54.5%
\$75,000	Median Sale Price 2010	\$59,247
5,398	# Sales Counted 2010	117
	<b>OTHER:</b>	
1,199	Foreclosures 2008	16
950	Foreclosures 2010	14
0.6%	% Housing Units Foreclosed 2010	0.7%

## Central Northside: Social and Housing Vitality Indicators

### Employment

City of Pittsburgh 305,704	Population (2010)	Central Northside 2,923
<b>WHAT JOBS NEIGHBORHOOD RESIDENTS DO:</b>		
148,357	Total Age 16+ Employed (2010 Est.)	1,522
3.6%	Selected Employment Categories:	
5.6%	Construction	1.3%
10.1%	Manufacturing	8.1%
3.8%	Retail Trade	15.2%
2.5%	Transportation, warehousing, utilities	3.8%
7.5%	Information	4.6%
11.3%	Finance, insurance, real estate	10.2%
33.1%	Professional, scientific, admin, and waste mgmt	9.9%
10.8%	Educational, health and social services	28.4%
4.2%	Arts, entertainment, recreation, accommodation and food services	10.1%
7.6%	Public administration	1.8%
	Other	6.5%
<b>TYPES OF JOBS IN THE NEIGHBORHOOD:</b>		
283,902	Total Employment (2000)	5,483
4.6%	Selected Employment Categories:	
6.4%	Construction	5.4%
6.8%	Manufacturing	2.7%
5.3%	Retail trade	2.0%
4.3%	Transportation, warehousing, utilities	0.7%
10.9%	Information	0.2%
12.7%	Finance, insurance, real estate	2.6%
30.4%	Professional, scientific, admin, and waste mgmt	4.0%
6.4%	Educational, health, and social services	77.9%
4.7%	Arts, entertainment, recreation, accommodation and food services	0.7%
7.5%	Public administration	0.2%
	Other	3.5%

### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

### Education and Income

City of Pittsburgh 305,704	Population (2010)	Central Northside 2,923
<b>EDUCATIONAL ATTAINMENT (2010 Est.):</b>		
208,925	Total Pop. 25 and older	2,248
<b>HIGHEST LEVEL COMPLETED:</b>		
12.2%	Less than High School	11.9%
47.3%	High School Graduate	46.3%
10.8%	Assoc./Prof. Degree	8.0%
17.3%	Bachelor's Degree	25.2%
12.4%	Postgraduate Degree	8.6%
<b>INCOME AND POVERTY (2010 Est.):</b>		
\$26,563	1999 Median Income ('99 Dollars)	\$23,920
\$35,732	2009 Median Income ('09 Dollars)	\$33,004
\$35,286	1999 Median Income ('11 Dollars)	\$31,775
\$36,860	2009 Med. Income ('11 Dollars)	\$34,045
292,618	Est. Pop. for which Poverty Calc. (2010)	2,824
63,373	Est. Pop. Under Poverty (2010)	694
21.7%	Est. Percent Under Poverty (2010)	24.6%

### Public Safety

City of Pittsburgh 305,704	Population (2010)	Central Northside 2,923
<b>2010 POLICE REPORTS:</b>		
12,253	Part 1 (Major Crime) Reports	118
14,293	Part 2 Reports	246
9,120	Other Police Reports	93
4.0	Part 1 Crime per 100 Persons	4.0
4.7	Part 2 Crime per 100 Persons	8.4
<b>SELECTED 2010 REPORT CATEGORIES:</b>		
46	Murder	0
65	Rape	1
1,038	Robbery	15
955	Aggravated Assault	10
2,650	Burglary	29
1,310	Auto Theft	12
2,375	Drug Violations	58

## Central Northside: Social and Housing Vitality Indicators

### Built Environment

City of Pittsburgh	Central Northside
Population (2010)	2,923
Land Area (acres)	165.8
<b>PARCELS AND STRUCTURES:</b>	
Approx. Total # Parcels	1,802
Approx. Total # Taxable Parcels	1,592
Approx. # of Structures	770
Approx. # Unoccupied Parcels	441
<b>2008-09 BLDG. CONDITIONS SURVEY:</b>	
% Good / Excellent Buildings	42.9%
% Average Buildings	45.6%
% Poor / Derelict Buildings	11.5%
<b>BLDG. PERMIT INVESTMENT (2010):</b>	
# Residential Permits	56
\$ Residential Permits	\$2,489,462
# Commercial Permits	17
\$ Commercial Permits	\$4,327,738
<b>BBI ACTIONS (2010):</b>	
# Code Violations	86
% of all Bldgs. w/ Code Violations	11.2%
# Condemned Structures	44
% of all Bldgs. Condemned	5.7%
# Demolitions	8
<b>TAX DELINQUENCY (2010):</b>	
# Tax Delinquent Prop. (2+ yrs.)	160
% of Taxable Prop. Delinquent	10.1%



### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

## Central Northside: Social and Housing Vitality Indicators

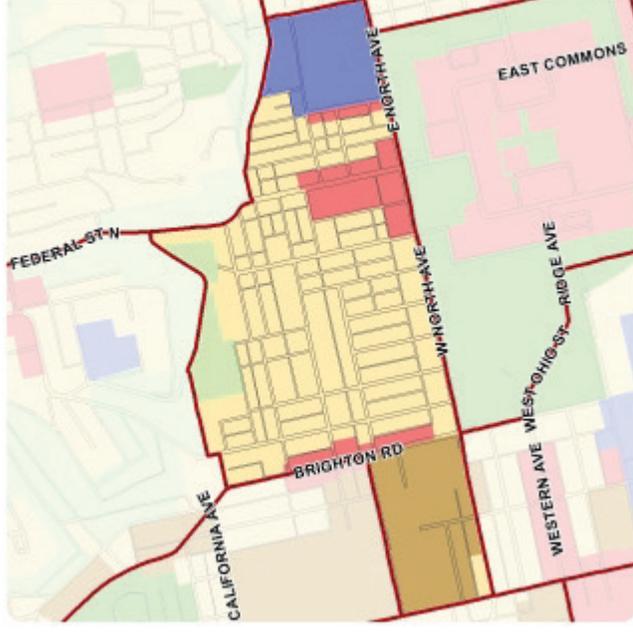
### Natural Environment



Map colors match the categories shown below.

City of Pittsburgh	Central Northside
305,704	2,923
35,318.4	165.8
<b>20.8%</b>	<b>NATURAL ENVIRONMENT:</b>
<b>26.9%</b>	<b>Landslide Prone (% land area)</b>
<b>5.3%</b>	<b>Undetermined (% land area)</b>
<b>31,595</b>	<b>Flood Plain (% land area)</b>
<b>2,780.8</b>	<b># Street Trees (dots on map)</b>
<b>7.9%</b>	<b>Park Space (acres)</b>
<b>9.1</b>	<b>Park Space (% of land area)</b>
<b>1.3%</b>	<b>Park Space (acres/1000 pers.)</b>
<b>17.9%</b>	<b>Greenway (% of land area)</b>
<b>3.3%</b>	<b>Woodland (% of land area)</b>
	<b>Cemetery (% of land area)</b>

### Land Use and Zoning



Map colors match the categories shown below.

City of Pittsburgh	Central Northside
333,527	2,923
35,318.4	165.8
<b>48.7%</b>	<b>GENERAL LAND USES:</b>
<b>4.8%</b>	<b>Residential</b>
<b>10.4%</b>	<b>Mixed Use / Commercial</b>
<b>2.3%</b>	<b>Mixed Use / Industrial</b>
<b>20.8%</b>	<b>Institutional / Edu. / Med.</b>
<b>8.3%</b>	<b>Open Space</b>
<b>4.7%</b>	<b>Hillside</b>
	<b>Special Land Use</b>

### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

## Central Northside Transportation

- Major corridors on the neighborhood periphery are North Avenue, Federal Street, Perrysville Avenue, and Brighton Road.
- Most streets through the neighborhood are narrow and one-way.
- Several bus routes link downtown Central Northside with other Northside neighborhoods, as well the North Hills and Ohio Valley - 16B, 16D, 16F, 17B. Connections to the South Side, Oakland, and the East End are available through the 54C and 500 bus routes.
- There are two on-street bike routes in Central Northside: Federal Street and Perrysville Avenue. Federal Street connects cyclists into Allegheny Center and Allegheny Commons while Perrysville Avenue connects cyclists north to trails and recreation in Riverview Park.

### Links:

- 'Sector 3 Home'
- [PGHGIS: Interactive Map of Sector 3](#)
- 'PGHSNAP Links'

### Transportation Data:

City of Pittsburgh	Central Northside
305,704	2,923
287.91	1.81
1434.41	12.18
25.9	47.0
704	4
43,993	395
28 Areas	L
<b>COMMUTING MODE (2010)</b>	
144,214	1,514
54.0%	47.9%
10.0%	8.1%
19.7%	19.7%
0.1%	0.0%
0.2%	0.0%
1.1%	2.0%
11.5%	18.1%
0.4%	0.0%
2.8%	4.2%

# Urban Redevelopment Authority of Pittsburgh

## DISPOSITION PROCESS OVERVIEW

1. Redeveloper will have an initial meeting with URA to discuss development plans.
2. URA will then establish the purchase price and send developer a **Redevelopment Proposal Package**.
3. Redeveloper then submits the completed Redevelopment Proposal Package, which shall include:
  - a. Completed and executed Redevelopment Proposal Package
  - b. Good Faith Deposit (GFD) – 10% of purchase price (refunded upon issuance of Certificate of Completion, not at closing)
  - c. Letter of Community Input
  - d. Preliminary Sources and Uses Budget
  - e. Proposal Drawings
  - f. URA Sustainability Plan.
4. **Public Financing** - If public financing is sought for project, Redeveloper should be in regular contact with the URA's Economic Development Department (for commercial developments) or Housing Department (for residential developments) to discuss financing options.
5. **City Planning and Zoning Approvals** – No later than the time of the Initial URA Board Action, Redeveloper should begin to work with City Planning to determine appropriate planning and zoning hearings and approvals. The URA provides no oversight in the permitting process.
6. **Initial URA Board Action** – The URA Board will vote on the Acceptance of Redeveloper's Proposal and, if accepted, will require the URA and Redeveloper to enter into a Contract for Disposition within 30 days. Redeveloper is requested to attend board meeting.
7. **Proposal Payments** - Monthly payments of 0.5% of purchase price, due from the first day of the month following acceptance of Redeveloper's Proposal by the URA Board. Proposal payments are credited to Redeveloper at closing.
8. **Contract for Disposition** – The URA's Real Estate Department and legal counsel will draft a Disposition Agreement. The Disposition Agreement acts as an Agreement of Sale and sets forth a timeline and construction/development program. The Disposition Contract must be executed within 30 days of the Initial URA Board Action.
9. **Prelim. Evidence of Financing** - As a condition precedent to closing on Redeveloper's purchase of the Property, the URA's Economic Development Department and/or Housing

Department must review and approve evidence satisfactory to the URA that the Redeveloper has the equity capital and financing commitments necessary for the proposed development.

10. **M/WBE** - All projects in excess of \$250,000 are required to submit a Minority and Women-Owned Business Enterprise Plan, which is analyzed by both the URA and the City of Pittsburgh's M/WBE Review Commission. Redeveloper's preliminary M/WBE Plan is due to URA no later than 60 days after the Initial URA Board Action. At this time, Redeveloper should also set up a meeting with the URA's Director of Diversity Affairs and Community Outreach (412.255.6611).

11. **Working Drawings (60%-80%)** – Including Design Development and Site Plans. URA Engineering and Construction department will review all drawings and provide comments. All drawings are to be sent to the URA Real Estate Department. The submission schedule is dictated by the terms of the Redevelopment Proposal Package and Agreement.

12. **Sustainability Plan** – Redeveloper must complete the URA Project Sustainability Worksheet and LEED checklist and submit it to the URA's Real Estate Department.

13. **City Council Action** (if required) - Pittsburgh City Council approval is required for certain sales and for some financing mechanisms. The URA will inform Redeveloper if such approval is required.

14. **Final Drawings (100%)** – Final Drawings must be submitted for URA review no later than 3 weeks prior to proposed closing date.

15. **Final Evidence of Financing** – Concurrent with Final Drawings, Redeveloper to submit detailed evidence of financing for acceptance by URA's Economic Development or Housing Departments.

16. **Final MWBE Plan** – Prior to the URA scheduling a Closing, Redeveloper must submit evidence of approvals from the City of Pittsburgh's M/WBE Review Commission and the URA's Director of Diversity Affairs and Community Outreach.

17. **URA Board Authorization Action** – The URA Board will accept Redeveloper's Final Drawings & Final Evidence of Financing (subject to final URA staff approvals), and authorize the execution of deed.

18. **Closing** - URA will credit Proposal Payments to Redeveloper at Closing.

19. **Construction Start.**

20. **Construction Period** - During the period of construction Redeveloper is required to provide the URA with construction updates, updated Evidence of Financing, and quarterly MWBE reports.

21. **Construction Completion.**

22. **Request for Inspection and Certificate of Completion** - Following completion of construction, Redeveloper should request that the URA inspect the development for purposes of issuing a Certificate of Completion.

23. **URA Inspection** – The URA inspects the completed project to confirm that it was built in a manner consistent with the Contract for Disposition and the Final Drawings.

24. **Certificate of Completion** – Upon satisfactory inspection, the URA will issue a Certificate of Completion and return the Redeveloper's GFD.



# Key Recommendation Summaries

## Central Northside Community Plan

### FINAL DRAFT FINDINGS

September 14, 2009

Working Group Summaries:

**Education Youth, Arts & Culture**

**Safety & Transportation**

**Architecture & Urban Design**

**Residential**

**Economy, Market, Jobs and Retail**

**Garden Theater Block**



PPND

cdcp

community design center of pittsburgh



# EDUCATION, YOUTH, ARTS AND CULTURE

"Our children are the future of the neighborhood"

## INTRODUCTION:

The Education, Youth, Arts and Culture working group sought to create a dialogue about the opportunities for youth to play and plan for adulthood. The Central Northside is fortunate to have many arts institutions and youth service organizations that present opportunities for collaboration. The group considered ways to connect and engage with existing programs and services geared toward youth development. The group also explored ideas for using the Arts to foster a strong, vibrant community.

### Education, Youth, Arts and Culture Discussion Topics:

- Using art as a tool for community design and neighborhood improvement
- The role of art in making positive improvements to the mind, body and spirit
- The role of the arts in education
- Art and open space/parks/green space
- Greening the arts
- The role of social services organizations in the CNS, which are both a challenge and opportunity in the community
- Kids as a catalyst for connection: activities for children and youth bring parents together

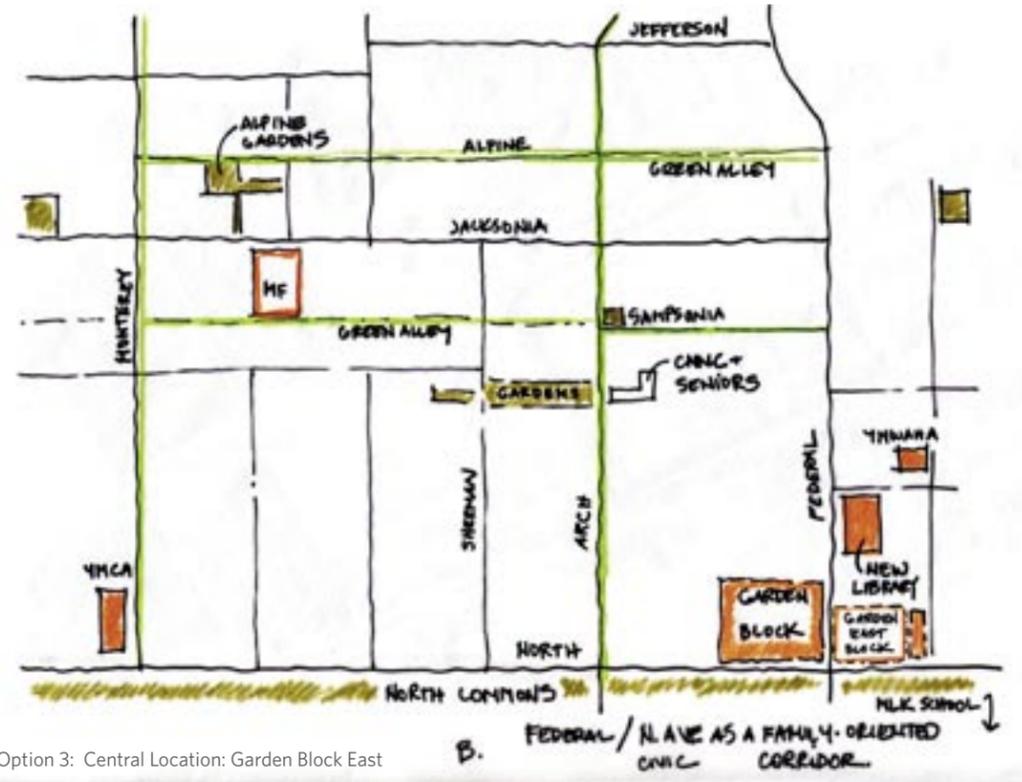
### Goals and Vision:

- Build on programs for youth and families
- Places for families and youth are also needed
- The neighborhood's diversity (but lack of social integration) needs to be addressed
- Wherever possible tap into existing resources, services and programs
- Enhance neighborhood communications
- Improve neighborhood safety in order to improve the quality of life for youth and adults alike
- Support and encourage mentorship, training and job development opportunities for neighborhood youth
- Foster programs that support parents



Option 1: Re-use Columbus Middle School Campus

Option 2: 'Distributed' Concept



Option 3: Central Location: Garden Block East

### A: Create a Youth and Family Center

#### A: Central Northside Resource Guide

- The guide would inform all community members about available programs, resources and cultural opportunities
- A dedicated staff person, paid intern, AmeriCorps volunteer or intern could collect, update and distribute information on a regular basis
- Once templates are developed (website, newsletter insert, poster, etc.) it would be relatively easy to publish and update
- A "Kids Quarterly" resource guide could be published
- Install bulletin boards in high-visibility areas; twelve locations were identified by the Youth Committee

#### B: Youth and Family Center

- A central location is critical, whether it is located on Federal Street, near the new library, in the actual geographic center of the neighborhood, or on North Avenue
- A recreation/community center should have an open-door policy with no "catches"
- A Central Northside Center should be a place for arts, recreation and social functions. The space should support intergenerational growth and learning
- Social services do not need to be located within the facility

#### C: Expand the Charm Bracelet:

- The Charm Bracelet is viewed by community members as being an institutional branding effort. It has not reached its full potential in creating community/neighborhood connections
- The Garden Theater can become a new charm in the Charm Bracelet.
- The community can explore other neighborhood charms
- These might include affordable charms for neighborhood residents
- They build on existing cultural and community organizations, rather than create new ones



### B: Create a Central Northside Resource Guide



### C: Expand the Charm Bracelet to locations in the neighborhood

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Benchmark: Harlem Baby College



Howe Neighborhood Family Resource Center



Benchmark: Community Bread Oven Park



Urban Barbecue



Charm Bracelet Benchmark: Mobile Stoop



Decatur Art Walk Guide: Map of Art Destinations

# EDUCATION, YOUTH, ARTS AND CULTURE



Toastrmasters for Youth

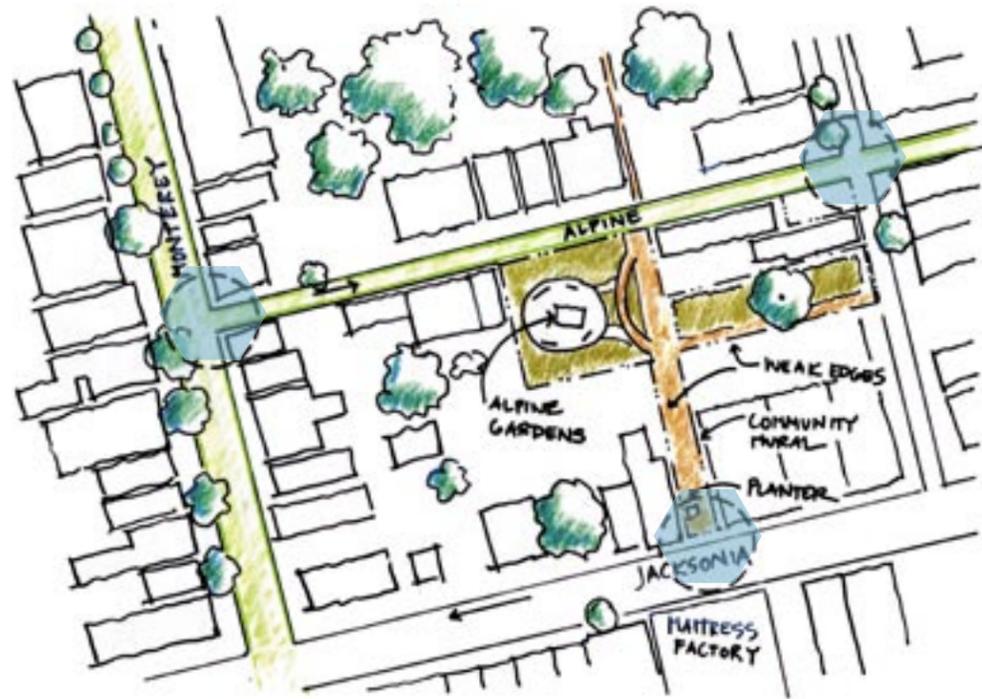


YMWAHA



Junior Achievement

## C: Support programs that promote youth skills, job training and leadership development



## D: Make Alpine Gardens celebrated community space

### D: Youth Development / Youth Forum

- A Council is needed to allow youth to discuss their needs and interests with adults to build leadership skills and strengthen community connections
- A Youth Council would help communicate what's going on with neighborhood kids
- Adult mentors would assist
- A place is needed to host the Youth Council - the Northside Leadership Council space is not viewed as being appropriate
- Tie the Youth Council into development review processes
- Would require paid coordinator

### E: Alpine Gardens Improvements

- Create gateways to Alpine Gardens at Monterey, Garfield and Jacksonia, to signal the nearby presence of recreation amenities
- Create strong gateway thresholds at entries to Alpine Gardens
- Enable the playground area to be securely closed at dusk
- Convert Alpine Ave. into a green alley with minimal through-traffic. Replace parking in front of Alpine Gardens with trees, landscaping and stormwater management
- Install additional lighting and visible security cameras to help foster safety and limit drug activity
- Organize community to maintain parklet
- Add to the diversity of activities that can occur in the park. (seating, BBQ) --would require additional maintenance to deal with litter
- Reconnect with KABOOM! to see if there are additional funds for improvements

### F: Community Building

- Bring kids together and the parents will follow; youth are connectors
- Create a "Just say 'hello' or 'yo!'" Campaign
- Kids can teach adults how to use Facebook/Twitter
- Use Tweets to let kids know about available job opportunities?
- Create "stoop" events
- Community BBQ's, food, farming
- Build on the success of the neighborhood's community gardens



Community Empowerment Association

## E: Create a Youth Council / Forum



*What happens to neighborhoods when your neighbors aren't your neighbors any more? When interviewed about his rapidly changing North Portland community, my neighbor, Charles, said he didn't mind the streets being safer, the businesses returning, or the houses being fixed up. What he did mind was that people didn't say hello anymore.*



*My idea was to work with children to seek out neighbors of all ages. I wanted to begin a dialogue about community from their point of view. The resulting artwork would be displayed throughout the children's neighborhoods. Mural-sized, black-and-white photographs with text would introduce the neighborhood to its children and neighbors to each other.*



*It all begins with a simple hello. Julie Keefe, Artist*

## F: Foster Community Building

## Action Agenda

### Projects / Places

- Create a plan to replace/upgrade the Jefferson recreation center so that the facility becomes a youth and family resource
- Make improvements to Alpine Gardens to make the park a celebrated community space--will require study and design
- Create a Central Northside Cultural Resource Guide
- Activate and secure vacant lots and parcels
- Encourage community gathering spaces throughout the CNS
- Develop a walking guide map of local arts landmarks
- Install community bulletin boards

### Policies / Regulations

- Improve dialogue with existing arts organizations
- Partner with existing neighborhood institutions
- Improve relations between residents & social services providers; mitigate negative institutional impacts
- Build on existing school and skills training programs
- Support and connect neighborhood residents with existing youth and family programs and resources
- Explore partnerships with existing arts and youth programs
- Support programs to address drugs and crime

### Programs / People

- Create a youth Council / Forum
- Coordinate events to build community
- Foster diversity through the arts
- Support Northside-specific arts programs /cultural expressions
- Support initiatives encouraging art in parks and open space
- Green the arts
- Develop a vision plan for human and social services with Northside service providers

### Long Term Vision

- The CNS builds on its arts, culture and educational institutions to provide unique neighborhood based collaborations
- The scattered sites for youth oriented services and programming become focused along the Federal Corridor, taking advantage of nearby institutions such as the Library & Garden Theater
- Families with children move to the Central Northside to take advantage of the youth, arts and educational resources
- The CNS neighborhood becomes a regional attraction

KEY RECOMMENDATIONS



Job Angels: Twittering job opportunities



National Parking Day: Parking into Temporary Parks



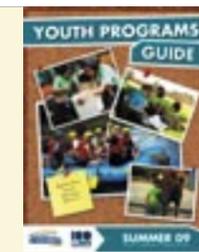
Community Bulletin Boards-Portland, OR



Flux: Art party celebrating neighborhoods in transition



Summer Youth Guide



Job Shadowing



Sampsomia Way: Marching Band

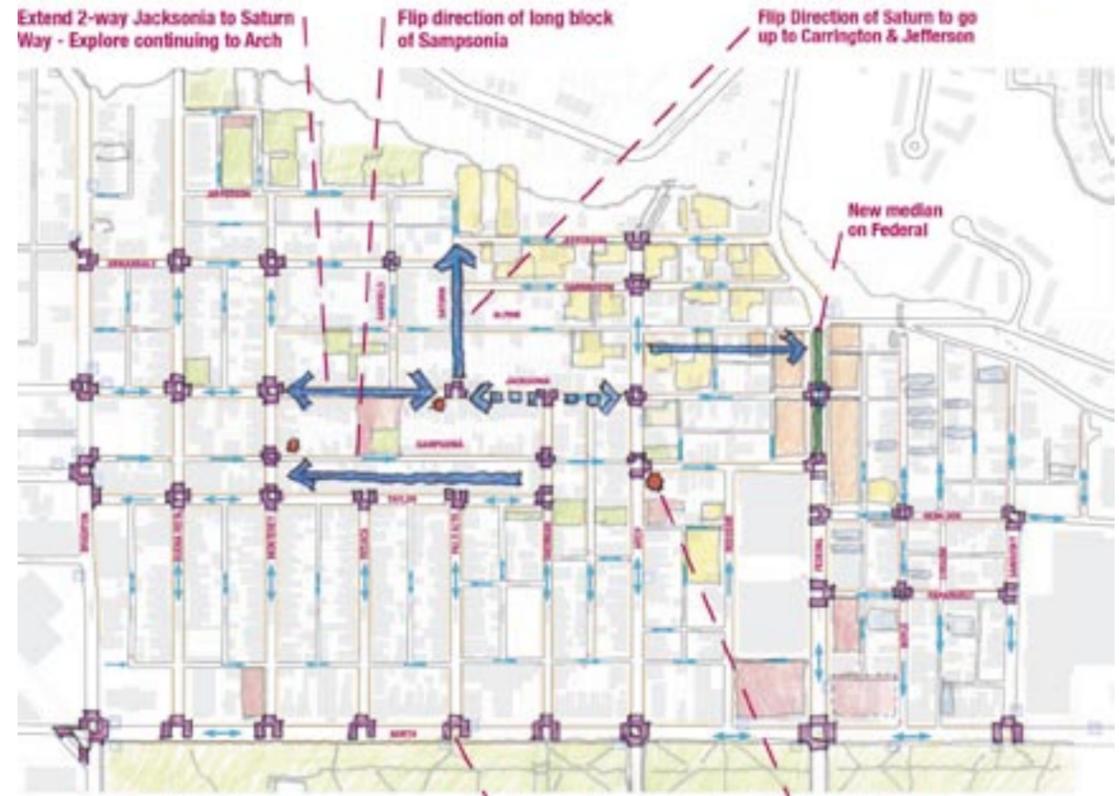
# SAFETY AND TRANSPORTATION

## INTRODUCTION:

**Public Safety**  
Recent surveys about neighborhood quality of life identified crime and public safety as one of the most important issues impacting residential quality of life in the Central Northside. The group's vision for the community is one where our residents and guests feel comfortable walking the streets day or night, where our children and families can work and play in a safe environment, and where we live in our homes without fear. To that end we will identify and prioritize those initiatives which will turn this vision into a reality.

**Transportation**  
The Central Northside Community Plan seeks to address the topic of transportation comprehensively: Walking, biking, traffic, parking, public transit and the impact of events will be considered as part of our assessment of the neighborhood's transportation needs. These issues affect the residential quality of life and the success of the neighborhood's commercial districts.

- Goals and Vision:**
- Find ways to make the Central Northside a safe place to live, work and play
  - Promote defensible space tactics to improve safety in the community
  - "Eyes on the street"
  - "Community control over public space"
  - Improve walkability in the neighborhood
  - Create resident-centered traffic patterns
  - Improve access to transportation by improving safety
  - Develop solutions for dangerous intersections with low visibility
  - Develop solutions to discourage speeding
  - Support efforts to reduce poverty



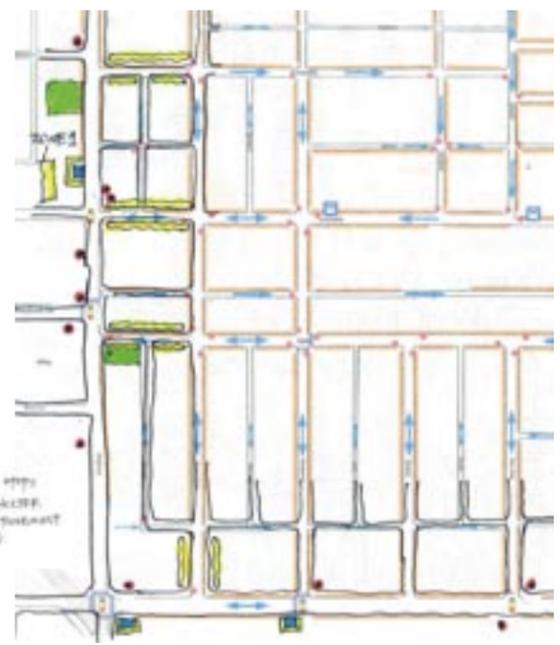
**A: Reconfigure streets to improve safety and connect lower & upper portions of the neighborhood**

- A: Street Grids, Crosswalks and Traffic Improvements**
- Work with City to find a one way street pattern that balances cut through traffic with resident access, while reducing drug traffic
  - Explore street grid options to reconnect lower and upper portions of the neighborhood
  - Consider altering east-west traffic patterns to reduce cut through with three changes:
    1. Reversing the direction of Sampsonia between Monterey and Sherman
    2. Reverse the direction of Alpine between Arch and Federal
    3. Extend the two way portion of Jacksonia from Monterey to Saturn and reverse the direction of Saturn
  - Improve pedestrian safety along North Avenue, through crosswalks and other traffic calming measures
  - New crosswalks throughout neighborhood
  - Add new stop signs in selected locations to improve safety
  - Strategize with City to enforce existing traffic regulations
  - Make sure that proposed improvements do not restrict resident access or reduce on-street parking

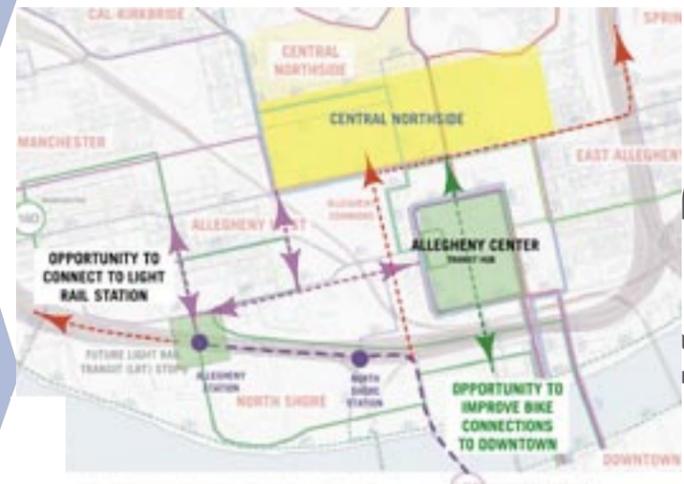
- B: Bus stop safety improvements**
- Stops along Brighton and North Ave are particular areas of concern
  - Improve lighting on connecting streets
  - Explore solar bus shelter illumination and opportunities to improve shelter visibility
  - Opportunity to relocate bus stops to better connect to the neighborhood

- C: CNS Transportation Vision**
- Support transportation initiatives that support walkability
  - Develop a strategy to connect CNS with Light Rail Transit System
  - Reduce impact of bus routes in the center of the neighborhood by working with PAT to discuss route and vehicle options
  - Improve bike routes and amenities to support biking in the neighborhood
  - Support lighting and safety improvements in park and underpasses that making walking a viable transportation option

*"There must be eyes on the street, eyes belonging to those we might call the natural proprietors of the street."*  
-Jane Jacobs



**B: Bus stop safety improvements**



**C: Northside Transportation Vision**

**KEY RECOMMENDATIONS**



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Benchmark: Seattle Duratherm Crosswalks



Crosswalk stripes with words



Allegheny Station: To be completed 2011



Bus shelters



# SAFETY AND TRANSPORTATION



Create a shared slow street on Alpine & Sampsonia (Woonerf)

Create green corridors on Monterey, Arch & Boyle



Create curb bump-outs along North to shorten crossing distance

## D: Explore long term street and safety improvements

### D: Lighting Strategies

- Improve lighting in the park, to encourage walking to and from Downtown
- The Mexican War Streets does a good job with porch lighting. Develop a program to expand porch light use in other portions of the neighborhood. This can be done in conjunction with green lighting strategies--LED, solar, etc.
- Improve lighting at bus shelters and bus stops
- Develop lighting levels that are appropriate to the historic character of the neighborhood. Retrofit Parkhurst lighting as an LED demonstration project
- Support under bridge lighting efforts currently underway

### E: Long Term Streetscape and Safety Improvements

- Create slow, shared green streets in selected areas (Dutch Woonerf example)
- Pedestrian bumpouts or medians along North Ave. would require traffic study and community consensus
- Green corridor bumpouts could provide space for street trees and calm traffic
- Provide lighting and sidewalk upgrades to support pedestrian friendly environment
- Provide spaces for bike and scooter parking
- Painting lines, and graphics on the streets and intersections can help slow traffic by changing visual perception of safe speed
- Secure and reoccupy vacant lots and blighted properties

### F: Green Transportation Improvements

- Provide spaces for bike and scooter parking
- Install bike racks at targeted locations
- Improve sidewalks in selected locations
- Where streets are narrow, encourage street design strategies that allow cars and pedestrians to share the road
- Improve lighting to encourage pedestrian activity



## E: Lighting Improvements



## F: Green Transportation Improvements

## Action Agenda

### Projects / Places

- Create a Community Safety Action Plan
- Study and reconfigure one way street system
- Develop crosswalk improvements on targeted streets
- Create safety and streetscape improvements along Brighton, including bus stop relocations, lighting improvements
- Secure and reoccupy alleys and vacant lots
- Develop a lighting improvement plan that takes advantage of/adapts City standards to the unique characteristics of the Central Northside, such as porch lights and alley lighting
- Improve safety in Alpine Gardens parklet

### Policies / Regulations

- Work with Zone 1 Police to improve communications and enforcement of crime and traffic violations in the community
- Support Green Transportation Initiatives that improve walkability, bikeability, and skatability in the CNS
- Develop neighborhood strategies and policies to support crime enforcement such as block watches, Weed and Seed
- Encourage residents to get involved with beautification efforts, cleanups
- Support mural and arts policies to reduce graffiti (Philadelphia Anti-Graffiti network)
- Develop resident-centered traffic patterns
- Improve pedestrian safety and walkability
- Educate residents about defensible space programs and techniques to improve community safety
- Connect CNS neighborhood to Light Rail Transit
- Continue programs that provide security cameras in targeted areas to reduce crime

### Programs / People

- Develop an informal program to organize residents to advocate better enforcement of existing crime and traffic ordinances (phone trees, text messages, safety walks)
- Organize the community to advocate for improved police presence/community policing on an ongoing basis

### Long Term Vision:

- The CNS becomes a model Safe Streets Community with green, well-lit streets and defensible public spaces
- The CNS mass transit options become greatly increased by improved connections to light rail through feeder loop systems

KEY RECOMMENDATIONS



Dutch Woonerf



Traffic Calming Art



Benchmark: Pedestrian Bumpouts



Benchmark: Pedestrian Bumpouts



Bus Shelter Lighting



Anti-Graffiti: Murals



Solar-Wind Lighting



Green Lighting



Neighborhood Bike Lanes

# ECONOMY AND MARKET, JOBS AND RETAIL

## INTRODUCTION:

Healthy communities contain diverse commercial services and economic opportunities for their residents. With three key corridors traversing the neighborhood and clusters of historic commercial storefronts, the Central Northside's commercial cores present opportunities to strengthen and sustain adjacent residential areas.

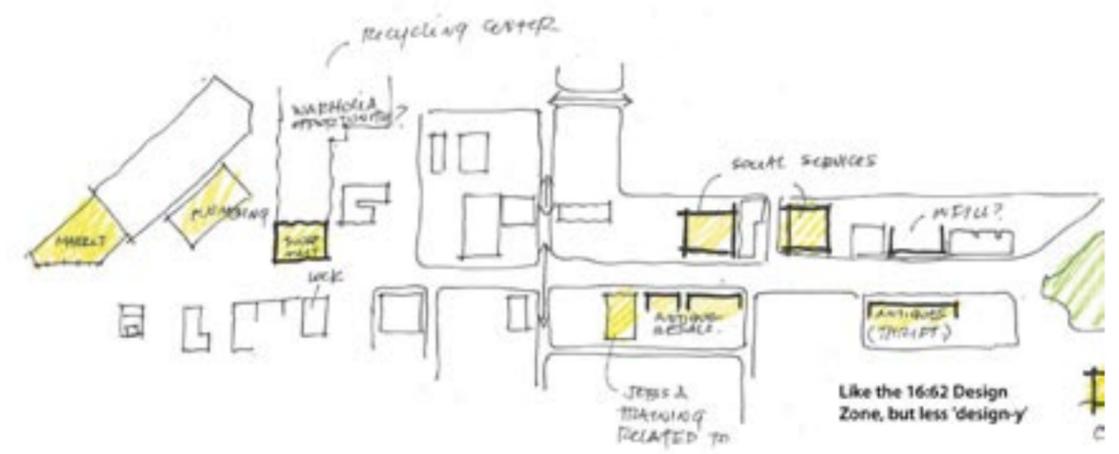
The Economy and Market Working Group worked closely with the market analysis work of Jackson Clark Partners, who undertook a detailed market assessment to assist the community and CNNC in making informed, market-based decisions in the neighborhood as an important foundation for the community plan.

### Economy and Market Discussion Topics:

- Potential economic development initiatives for commercial districts
- Relevant local and national benchmarks of other successful neighborhood commercial projects

### Goals and Vision:

- Support employment retention and growth strategies that follow the principles of sustainable growth (Economy, Ecology, and Equity)
- Attract new commercial development to the neighborhood
- Support local businesses within the Central Northside wherever possible
- Define and create walkable development strategies
- Encourage strategies for sustainable jobs for neighborhood residents
- Build upon the Central Northside's diverse culture and skills of its residents as a foundation for retail and business growth
- Address underlying concerns for safety and community image as foundations for economic growth
  - Collaborate with neighboring communities and institutions to support economic opportunity

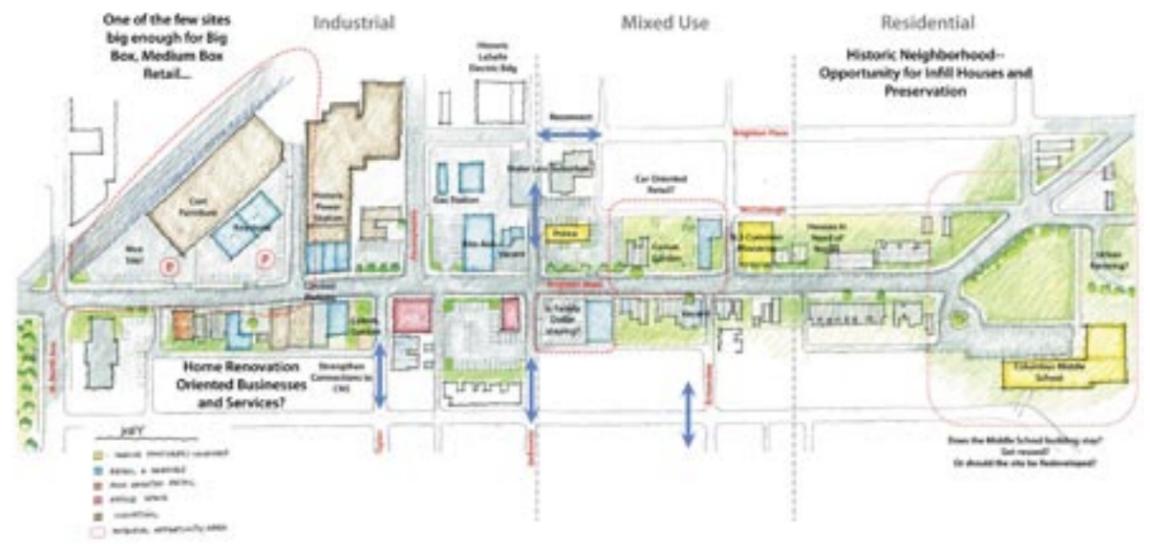


### Idea 1: Develop a 'Restoration Road' Brand

- Services and Goods Related to Historic Home Renovation
- Opportunity to integrate services and training uses
- Columbus Middle School Incubator

### Idea 2: Alternative Concept: 'Auto Oriented Retail'

- Encourage everyday goods and services retail development
- Build on what is already here, incremental improvements



### A: Develop a comprehensive vision for Brighton Road

### A: Columbus Middle School Site

- With over 99,000 S.F. building space and a large site footprint, the former school has significant redevelopment potential
- Development should be tied into Brighton Rd. redevelopment efforts
- Opportunity to create diverse incubator for small trade oriented business and related training organizations
- The building requires an environmental assessment
- Potential relocation of social services to this location while less desirable, might benefit from integration with creative economy businesses (functional arts, design, green fabrication)

### B: Brighton "Restoration Rd." Improvements

- Redevelop Brighton Rd. in the context of an overall Northside business district improvement strategy: each neighborhood business district to develop distinct identity
- Short term vision for Brighton Road might be auto-centric development
- Long term vision might be to create a retail identity for the corridor that is centered on home renovation or restoration, like the 16:62 Design Zone in Lawrenceville, but "more everyday"
- Multi-neighborhood planning strategy with Cal-Kirkbride will help to develop a shared vision for Brighton Corridor
- Utilize sales data collected (see resource guide) to focus investment on adjacent residential renewal
- Focus on customers/commerce already utilizing the Brighton Rd. Corridor

### C: Neighborhood Marketing and Branding

- Build on strength of the cultural assets of the entire Northside and the destinations and assets within the neighborhood
- Use market data from institutions and market study to refine the branding effort
- Build on the Charm Bracelet to include "micro-charms" within the CNS
- Convene a brand workshop
- Determine how the multiple brands/identities of surrounding neighborhoods and institutions relate
- Web based Design/Identity Toolkits and social networks and accessible graphics that can be used by individuals and businesses as part of their marketing efforts. (Wikipedia-type kit of parts).
- Obtain professional PR/Communications assistance to support the effort.

"One cannot understand the Central Northside's economy without considering the Northside as a whole"



B: Columbus Middle School as creative incubator



C: Market / brand the CNS neighborhood

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Three E's of Sustainability



Urban Farms



Green Retail Districts



Green Building Alliance



Renovation Businesses: Artemis

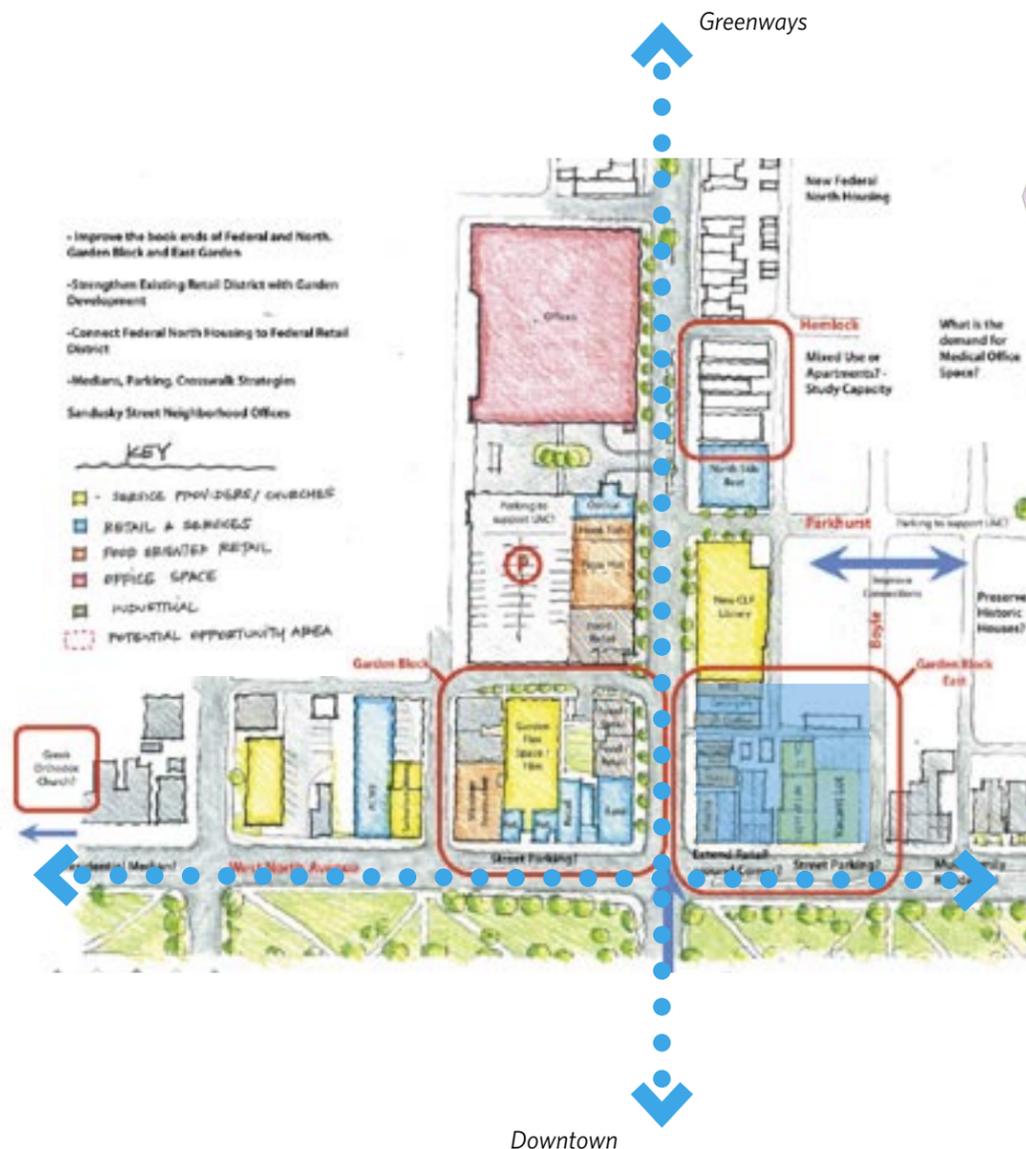


Street Banners



Lawrenceville: 16:62 Design Zone

# ECONOMY AND MARKET, JOBS AND RETAIL



## D: Create a vision for Garden Block East

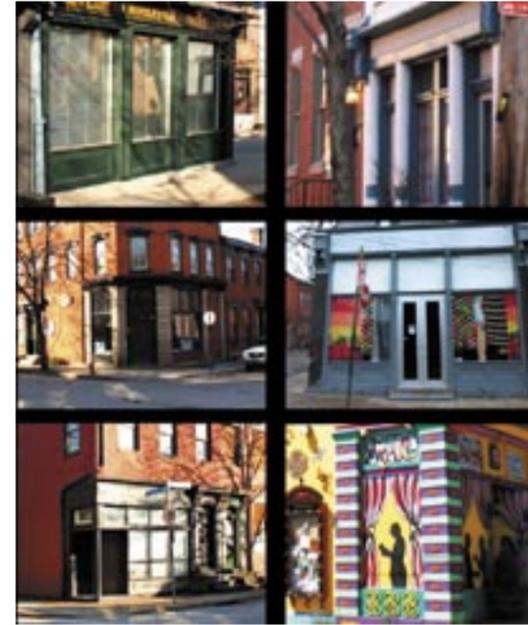
- Reinforce existing local service retail and restaurants
- Build off the library as an anchor for surrounding businesses
- Explore the possibility of new community amenities near the existing Light of Life site
- Coordinate with Garden Block retail and destinations

## E: Capitalize on live/work opportunities

- Develop initiative for "corner store" program that places a priority on compatible businesses and retail within the residential blocks (i.e. Monterey & Jacksonia)
- Engage City Planning and neighbors in discussion about how to implement in R1 zone to mitigate impact of mixed use on corners
- Review compatible and economically viable uses (family cafe, bakery, deli, green grocery, gallery, pizza shop, etc.)

## F: Support Sustainable Job Initiatives

- Close the income gap between those who live in the Central Northside and who work in the Central Northside
- Build off existing job creating assets: university, health care, construction, cultural institutions
- Restoration theme for labor market: buildings (preservation trades), landscape (farming and gardening) and people (social services)
- Support the development of a community resource center where people can access information about jobs and renovation technologies. Similar to CCI Center in the Southside



## E: Capitalize on "cornerstorefronts"



## F: Support creation of sustainable jobs

## Action Agenda

### Projects / Places

- Initiate a collaborative Brighton Corridor Plan
- Incremental renewal of the Garden East Block
- Leverage urban farming and food security initiatives
- Columbus Middle School adaptive re-use study
- Create a retail development plan that will attract:
  - Family & ethnic restaurants
  - Somewhere to eat after 10 p.m.
  - Bakery, deli, home renovation
  - Financial & personal services
- Improve communications & collaboration with job creators
- Advocate for business diversity
- Create a "walk to work" plan utilizing safe, green streets
- Support the development of large, regional events that bring newcomers into the CNS

### Policies / Regulations

- Develop and support neighborhood retail
- Support existing/local businesses, with organizational supports such as a Business Improvement District or Chamber
- Attract new commercial development that is compatible with scale and character of neighborhood and job market.
- Work to synchronize this plan with City Agencies (Planning, URA)

### Programs / People

- Leverage job training and creation founded on existing providers.
- Support bridge training, second chance programs
- Marketing/Branding/PR Program focusing on safety & image

### Long Term Vision

- The Central Northside becomes a model for diverse employment growth, with a high proportion of educated, creative workers from the neighborhood, sustaining local and regional business
- The greenest neighborhood is where you live, work and and support local businesses

## D: Create a vision for the Garden Block East



Weatherization Training: PA College of Technology

Existing Federal North Retail: To be preserved

New Library as retail anchor

Mass Avenue: Tour de Farms, Green Corridors

Green Jobs

KEY RECOMMENDATIONS

# ARCHITECTURE AND URBAN DESIGN

"The greenest neighborhood is the one that's already existing"

## INTRODUCTION:

### Architecture

The Northside shares a legacy of significant architectural styles and uses. This working group examined principal aspects of the existing architectural resources and created guidelines for ongoing construction projects throughout the Central Northside, whether the use is residential, commercial or institutional.

### Urban Design

The Northside also shares a mixed legacy of good and bad urban design. This working group examined the urban design rationales applied historically over the Central Northside grids. Best practices were discussed and better outcomes sought in our design proposals.

Below are discussion points that came out of an extensive community planning process consisting of over 18 community meetings.

### Discussion Topics:

Architecture, urban design, landscape, streetscapes, preservation/conservation and sustainable design.

### Goals and Vision:

- The historic architecture is a key community and market asset
- Utilize vacant lots and buildings for purposes appropriate to the context of the neighborhood
- New development should be sustainable by building on what is already here
- Contemporary design is compatible when it supports the scale and character of the neighborhood
- New urban infill should reflect urban not suburban patterns of development
- Encourage diversity of cultural expression that is reflected in the architecture and design of the neighborhood
- Strengthen edges/entry points to the neighborhood through high quality design



### A: Create neighborhood green streets to connect the neighborhood

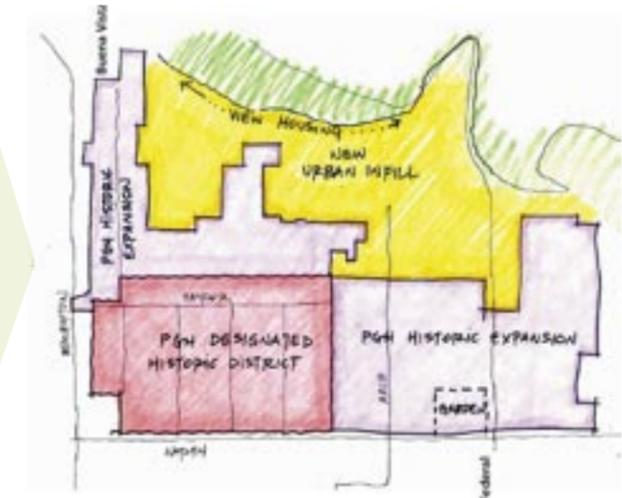
### A: Create Community Green Streets

- The green streets network can connect the neighborhood to the hillside, an under-utilized Central Northside amenity
- Potential to connect community amenities such as Jefferson Rec. and Columbus Middle School
- Integrating vacant lots, and existing community gardens, the design links the northern and southern portions of the neighborhood, and calms traffic in alleys (Alpine and Sampsonia) where speeding traffic is a danger to pedestrians
- New street tree plantings will provide habitat for birds and other urban wildlife
- The flexible design can also incorporate planters, window boxes, and green walls along streets selected as a greenway
- The street improvements can also serve as demonstration projects for permeable paving and stormwater retention designs
- New lighting and sidewalk improvements will create safe streets for youth
- Where space permits, public art and curbside planters can be incorporated
- Incorporate urban gardens and farmettes into green space plan

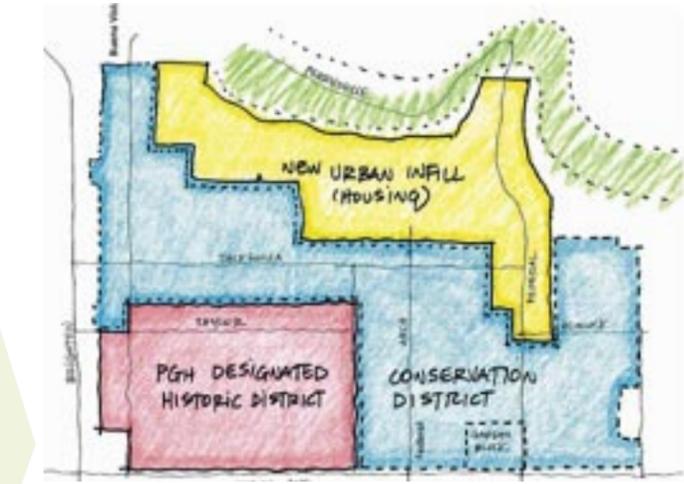
### B: Historic District Expansion

- Option 1: Expand local historic district to match National Register District
- Eliminates confusion of local and National Register district boundaries
  - Preserves edges of the neighborhood where demolition has been a problem
  - Sets uniform design review and demolition guidelines
  - Opportunity to create new historic neighborhood identity separate from MWS
  - Imposes restrictions on use of land and property
  - Enhances property values & provides incentives for investment

- Option 2: Create a Conservation District
- Will require significant legislative change
  - Typically applies when the integrity of historic buildings is lower
  - Functions as a zoning overlay
  - Effective tool in preventing demolition
  - Less rigid, fewer land prohibitions, more flexibility in new construction, less red tape
  - Supports and strengthens adjacent historic districts



Option 1: Expand current local historic district boundaries



Option 2: Create a historic conservation district in lieu of local historic district expansion

### B: Explore opportunities for historic district expansion

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Green Walls: Greening street faces



Window Boxes



Curbside stormwater retention



Curbside tree planters



Mature street trees



Raised planters



Mattress Factory: Bamboo Planters

# ARCHITECTURE AND URBAN DESIGN



## D: Connect neighborhood through new development and retail

- Reinforce existing zoning to increase density along Allegheny Commons Park, encouraging contextual new infill, adaptive reuse, higher density multi-unit, housing
- Encourage events and retail in the park to connect the CNS with other neighborhoods, and Allegheny Commons
- Develop a multi-neighborhood strategy to give each neighborhood retail area a distinct identity

## E: Preservation / Adaptive Reuse

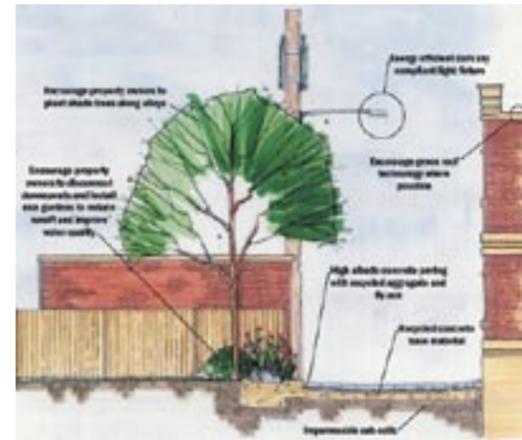
- CNC can help announce and connect residents with URA home rehabilitation programs.
- Take advantage of federal stimulus money for home weatherization
- Work with city officials to improve the transfer of tax-delinquent properties to willing buyers and developers
- Improve communications with City DPW and CNS community groups regarding demolition
- Support programs to train people how to rehabilitate old houses
- Develop a set of design guidelines, with recommendations about demolition
- Complete survey of historic structures in the CNS to identify key historic assets

## F: Alley Improvements

- Build on the successes of the City of Asylum Program/Mattress Factory residency programs and integrate art into alleys and alley houses. The block of Sampsonia between Monterey provides inspiration for integrating art into the alley streetscapes
- Opportunity to clarify zones of pedestrian and vehicular circulation through changes of materials
- There is a precedent in the neighborhood for alleys to serve as greenways. Greening the alleyways can turn potential neighborhood liabilities into assets
- Permeable paving can help reduce storm runoff and calm traffic, and make the alleys more attractive
- Integrate green lighting into the alleys and create safer spaces
- Encourage alley residents to plant trees, flowers, planters, at the edges of the alleys



## E: Encourage historic preservation and adaptive reuse.



## F: Calm traffic and green alleys with permeable paving and art

## Action Agenda

### Projects / Places

- North Avenue Corridor Plan, focusing on pedestrian and park edge safety
- Create a Brighton Corridor Visioning Plan
- Create a Federal Corridor Plan, including connection through Allegheny Center
- Implement green streets and alley improvements
- Streetscape improvements, to address street tree health / maintenance and sidewalk conditions
- Hillside greening and connection to Allegheny Commons
- Identify appropriate, specific parcels for greening and urban agriculture
- Develop parking strategies and standards in targeted areas

### Policies / Regulations

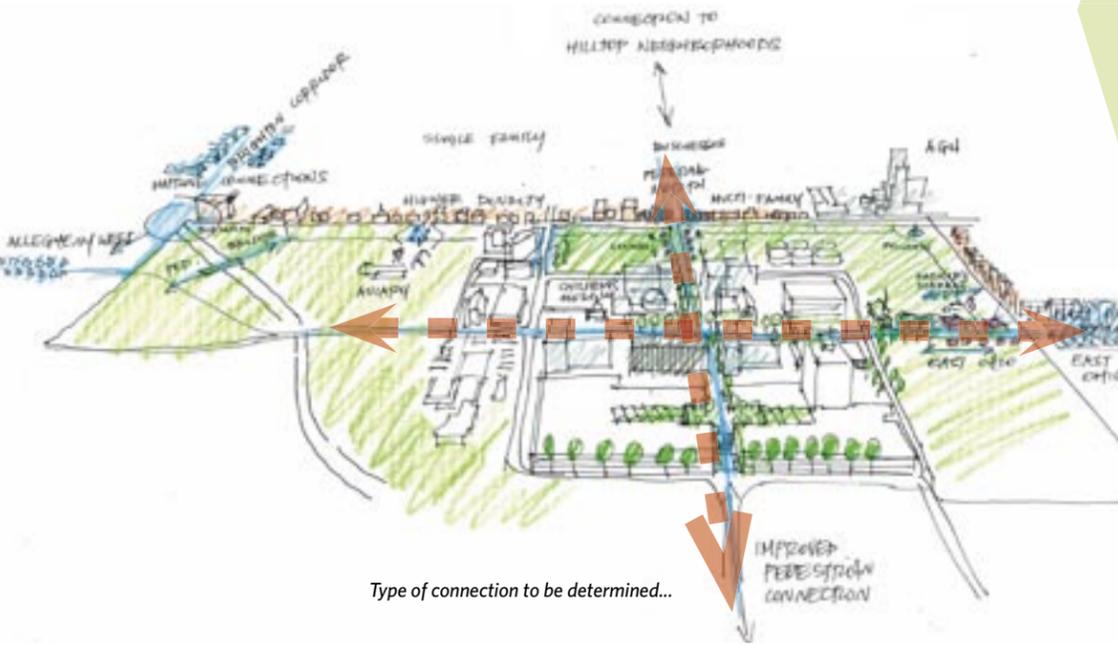
- Integrate preservation strategies with City-wide preservation planning efforts
- Develop proactive policies to address demolition
- Reinforce existing zoning mapping through new development. Explore options to encourage corner markets
- Improve development review committee process
- Coordinate sustainable design initiatives with City
- Create Residential Compatibility Guidelines
- Study historic district expansion options
- Create incentives to reoccupy vacant buildings

### Programs / People

- Encourage design education via Charm Bracelet Project
- Support job creation via historic preservation
- Build on existing beautification programs to create clean and safe environment

### Long Term Vision

- The Central Northside is a model sustainable community utilizing best practices in preservation and design
- The neighborhood becomes the first low-energy historic district
- Strong, safe connections will link the CNS with Downtown through a revitalized Allegheny Center



## D: Reconnect the CNS neighborhood to the park and other shopping districts

KEY RECOMMENDATIONS



Park vending



Art gardens



Art + Streetface



Creative paving



Baltimore alley planters



Alley permeable paving



Grow Pittsburgh



Urban Farms



Tree Lighting



# INTRODUCTION:

The Residential Development working group created a housing plan that respected and anticipated the diverse demographics of the Central Northside. Economic survey data and GIS mapping helped paint a picture of housing trends in the neighborhood, providing the team with a market basis for the planning proposals.

Below are discussion points that came out of an extensive community planning process consisting of over 18 community meetings.

### Discussion Topics:

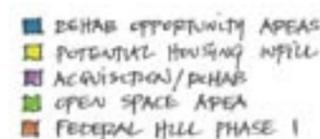
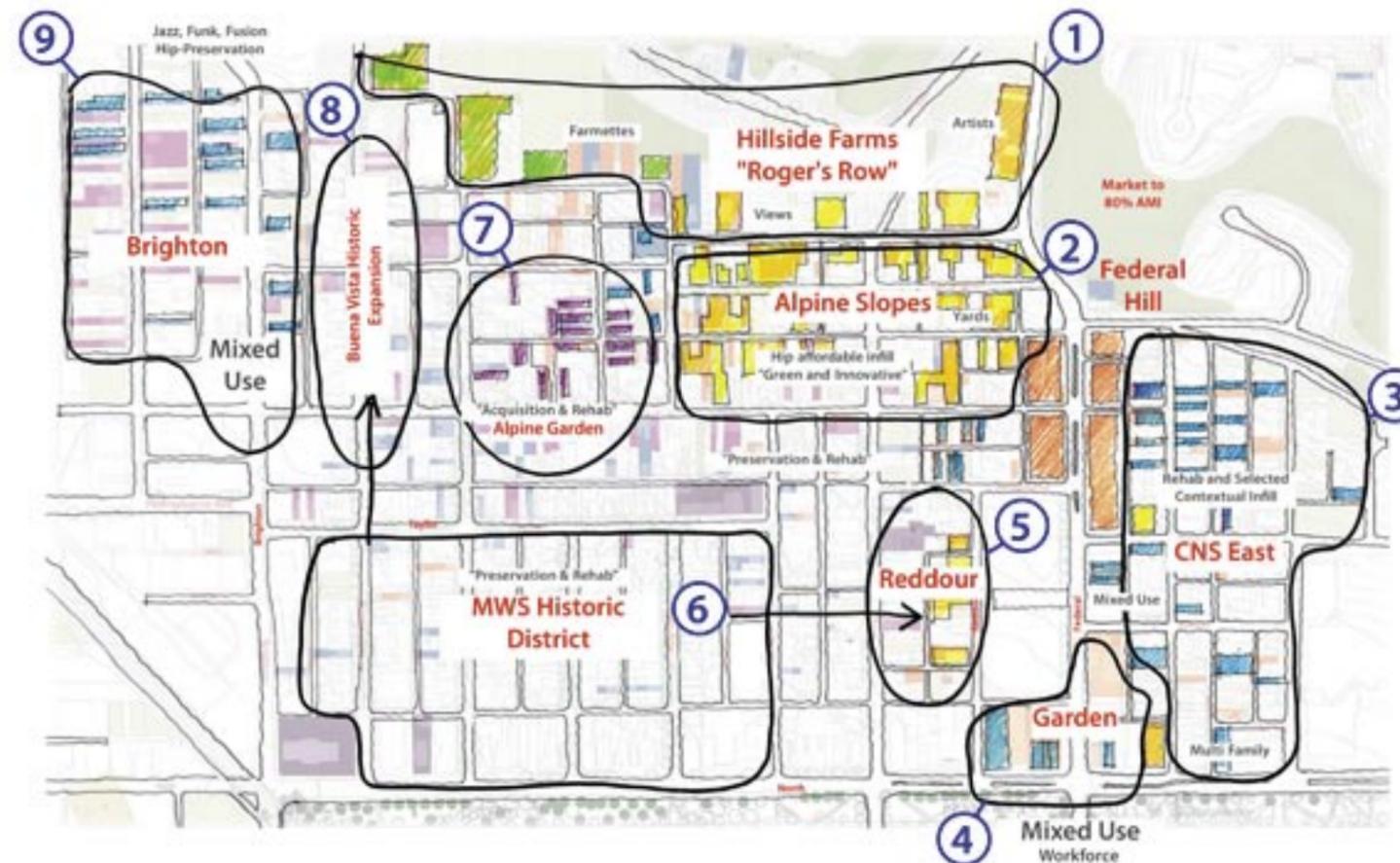
- Existing social, economic and physical context
- Demographic profile of Central Northside
- Diversity and multiculturalism in the community
- Benchmarks of a successful housing plan
- Housing types, and geography of the Central Northside
- CNS housing market mix relative to potential new residents
- Role of public and private sector partnerships
- Impact of zoning and transportation on housing
- Interrelationships between housing and businesses in the neighborhood
- Sustainable (green) housing strategies

### Goals and Vision:

- Build on the strengths of what is existing in the neighborhood and allow for new housing types
- Respect history, but allow for something new and innovative
- Establish the neighborhood as a role model for other communities to follow, especially in the realm of sustainability
- Increase home ownership in the Central Northside to create a more appropriate balance of owner and rental properties
- Conserve the existing historic housing stock
- Create a new housing prototype targeted to evolving demographics and market conditions
- Reinforce social and economic diversity
- Develop housing policies and projects that improve the quality of existing rental properties, allow residents to stay in the neighborhood and support the business district
- Improve the relationship between landlords and homeowners
- Create a sustainable distribution of subsidized housing more in line with citywide averages

# RESIDENTIAL

## Housing Opportunity Areas



### A: Central Northside Housing Vision

#### 1: Hillside Farm, "Roger's Row"

- Create view housing along hillside edge at Jefferson, "Roger's Row"
- Re-inhabit many of the vacant lots
- PA Conservatorship laws may help with vacant properties
- Integrate hillside conservation into new development proposals

#### 2: Alpine Slopes

- Build on the vernacular of the old farmstead sites, smaller houses with side yards, provide a market for folks who want a little more space to garden
- Opportunity to build on the success of the Federal Hill housing development to connect lower and upper portions of the neighborhood
- Maintain affordability by creating mix of smaller residences, able to be purchased by working to middle class families
- Opportunity to create innovative "green" housing type that will bring new people to the Central Northside

#### 3: CNS East

- Housing approach is renovation, and selected infill. Housing stock is very good in this area, in need of investment
- Good zone for rehabilitation grants, and loans, respect the scale and rhythm of existing houses
- Market forces alone may not help this area, may need incentives for development

#### 4: Garden Block

- Mixed Use development
- Workforce apartments

#### 5: Reddour

- Contextual Infill
- Potential Federal Hill Phase 3

#### 6 and 8: MWS-North and MWS-East to Arch Street

- Preservation/Conservation of historic buildings is a central element of the housing strategy
- Target area for renovation/preservation loans to help people maintain their houses
- Design assistance (Renplan®) for folks contemplating renovations
- Increase workforce rental along park and North Avenue east of Arch Street to support business district development
- Engage the residents abutting the Allegheny Commons to develop consensus regarding the future zoning of the RM districts on North Ave.

#### 7: Alpine Gardens

- Change the ownership portfolio, reduce the number of Section 8 properties through acquisition and working with property owners
- Rental okay if it is "good rental," i.e. no drugs, no crime, no nuisance
- Code enforcement, landlord / tenant registry potential tactic

#### 9: Brighton Corridor

- Need to develop a housing vision in conjunction with Cal Kirkbride neighborhood
- Rehabilitation of historic Brighton Place Homes, very important
- Maintain urban (not suburban character) of rehabilitation and infill
- Increased density okay, to support mixed use along Brighton
- Opportunity to think "outside the box" with respect to preservation, make it hip and funky

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



East Liberty Prototypes



Green Urban Neighborhood



Houses: Houston: Everyday Vernacular



Durastone



House Poem



Tom Museum



Lowes Katrina House



Mexican War Streets Row Houses

# RESIDENTIAL



**B: Priority: Alpine Slopes Infill Housing**



**C: Typical Farmette Example**



**D: Allegheny City House: Compact, affordable sustainable**

## Action Agenda:

### Projects / Places

- Implement the residential vision plan
- Develop specific residential projects, including:
  - Vacant parcels for residential development
  - Allegheny City House Prototype
  - Green Rehab Prototype
  - Central Northside "green streets" and alleys
  - Roger's Row: diverse, family friendly, arts oriented
  - Farmette Prototype
  - Historic Infill Prototype

### Policies / Regulations

- Code Enforcement / Property Maintenance policies
- Track market and demographic trends
- Adapt City lighting programs to unique character of CNS
- Create sustainable design initiatives focused on weatherization and utilization of existing building stock
- Residential design compatibility guides
- Develop historic preservation strategy that emphasizes cultural diversity and future tax credit/grant programs
- Incentives to reoccupy vacant housing

### Programs / People

- Create programs to allow elderly and long-term residents to stay in their homes (long-term senior care trends)
- Explore programs/policies to improve landlord relations
- Encourage market based programs to incent job creation in the preservation trades
- Develop a strong branding and marketing strategy for residential opportunity areas

### Long Term Vision

- The CNS becomes the neighborhood of choice for people looking for a sustainable, historic, diverse community
- The community becomes a local/national role model for urban revitalization

KEY RECOMMENDATIONS



"Shotgun House"



Green Alley Houses



Farmettes



Small Garden Houses



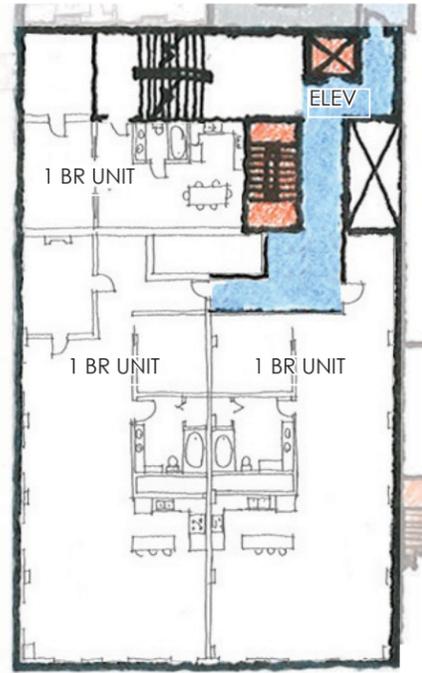
Larger Farmhouse Benchmark



Mixing the old with the new

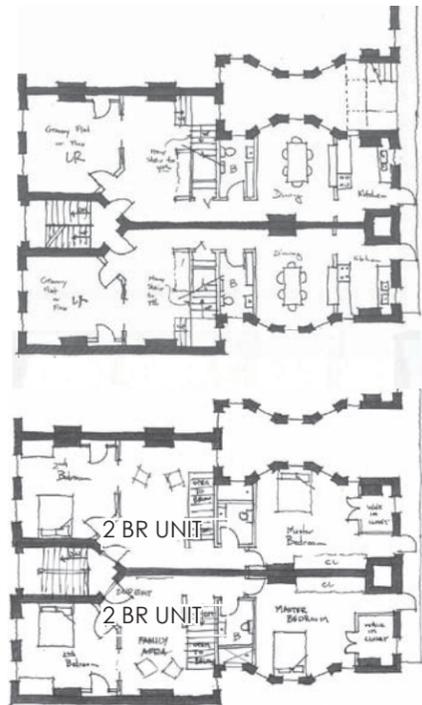


# Capacity Studies



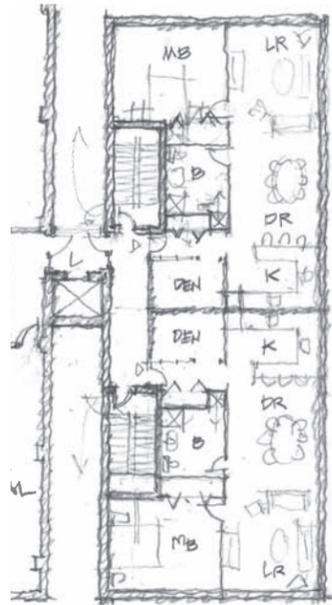
**Masonic  
Upper Floor**

**GSF: 17,502  
6-8 Units (1-2BR)**



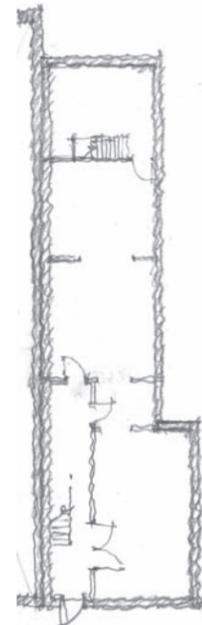
**Bradberry  
Upper Floor (Duplex)**

**GSF: 15,548  
12-16 Units (1/2BR)**



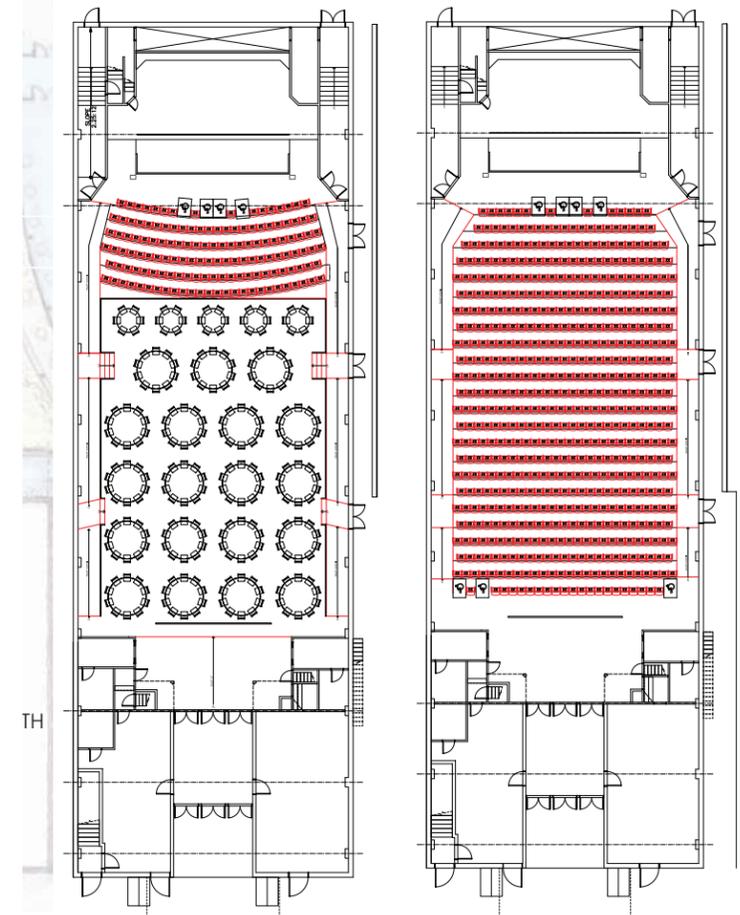
**8 West North  
Upper Floor**

**GSF: 9,600  
3 Units (lofts)**



**6 West North  
Upper Floor**

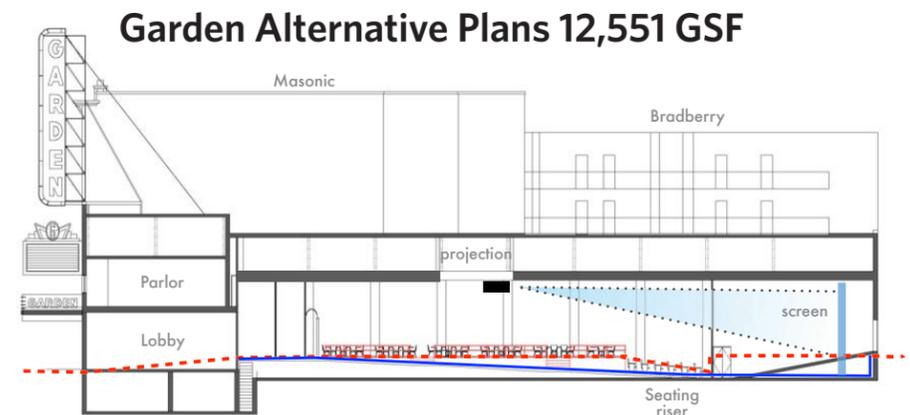
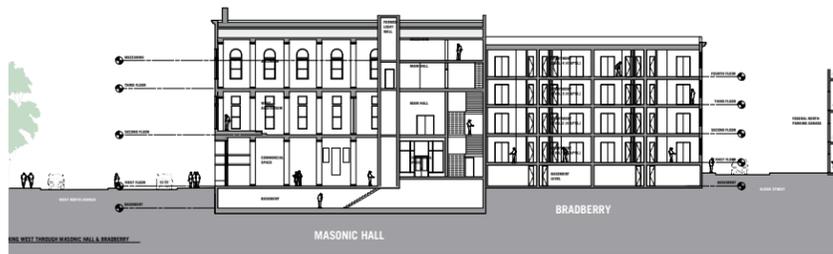
**GSF: 4,170  
1 -4BR Townhouse**



**Flexible Configuration Venue:**  
Seating: 142 for film/presentation  
Banquet: 218 table seats

**Traditional Film Venue**  
Fixed Seating: 596

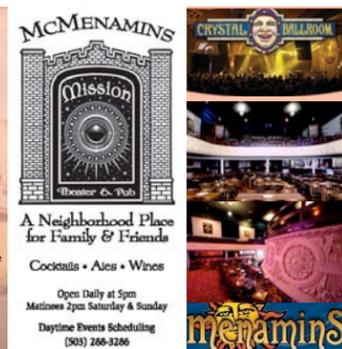
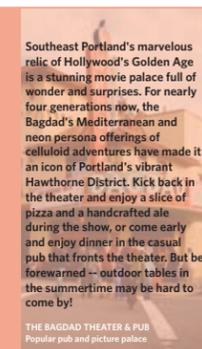
All flat Platform: Standing events  
(parties/receptions): 640



2nd Floor  
6 West North



2nd Flr. East Auditorium



The Roseway is one of the few vintage single-screen theaters in the country equipped with digital picture and sound. We do not want to give away the secrets, but we believe we have the best presentation and sound quality you can find anywhere. Come see and hear it for yourself! Update: The Roseway now has 3d capabilities!

Southeast Portland's marvelous relic of Hollywood's Golden Age is a stunning movie palace full of wonder and surprises. For nearly four generations now, the Bagdad's Mediterranean and neon persona offerings of celluloid adventures have made it an icon of Portland's vibrant Hawthorne District. Kick back in the theater and enjoy a slice of pizza and a handcrafted ale during the show, or come early and enjoy dinner in the casual pub that fronts the theater. But be forewarned -- outdoor tables in the summertime may be hard to come by!

**MCMENAMINS**  
Mission  
A Neighborhood Place for Family & Friends  
Cocktails • Ales • Wines  
Open Daily at 5pm  
Matinees 2pm Saturday & Sunday  
Daytime Events Scheduling  
(503) 286-3286



BENCHMARKS

## Exhibit A: RFP Summary Sheet

Developer: \_\_\_\_\_

Primary Contact for RFP Proposal: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Contact Email address: \_\_\_\_\_

Proposed Reuse:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Projected Development Cost:

Numbers: \$ \_\_\_\_\_ . \_\_\_\_\_

# Development Master Plan

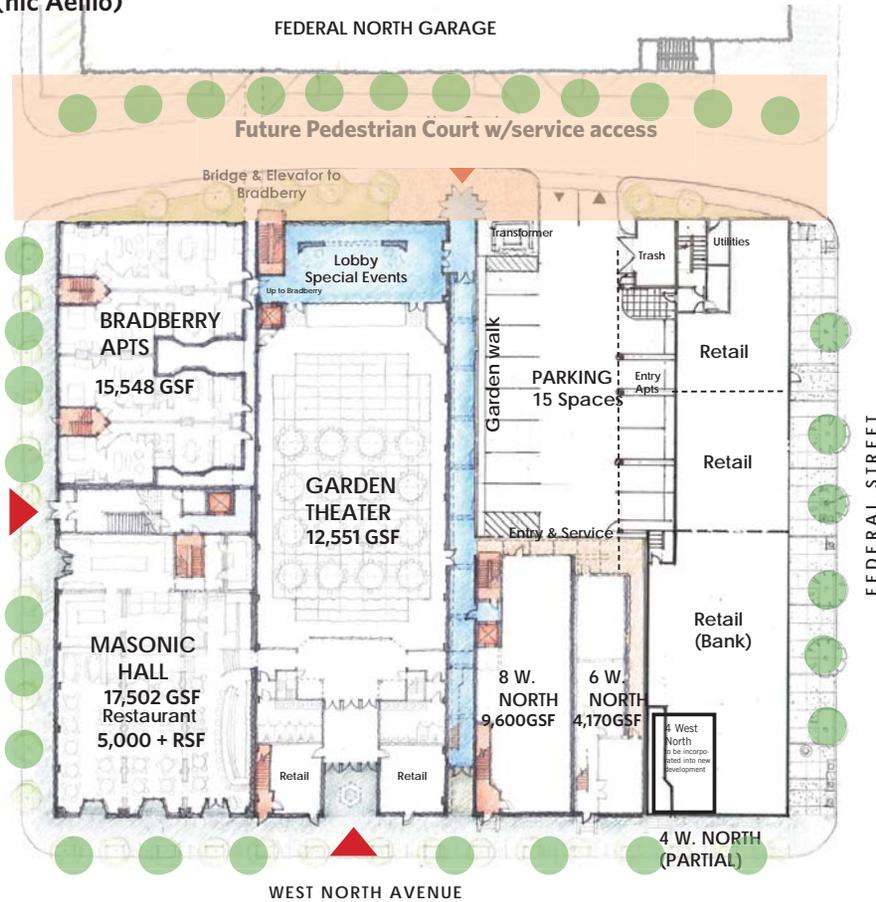
60,000 GSF of Developable Buildings (nic Aeillo)

The Garden Block is a key component of the Central Northside's renewal as an anchor for both neighborhood and destination visitors. With new connections to the city along a new Federal Street Connector through a redesigned Allegheny Center.

The Urban Redevelopment Authority of Pittsburgh currently owns or controls all the parcels in the block bounded North Avenue, Federal, Reddour and Eloise Streets. This block (called the Garden Block) contains historically significant buildings such as the Garden Theater, Masonic Hall and Bradbury Apartment Building, and anchors a major entry corridor into Pittsburgh's northern neighborhoods. When combined with new residential construction just north of the site and a new Carnegie Library across Federal St, a critical mass of development will mark positive change for the Central Northside Community.

## Goals :

- Create walkable attractions
- Activities for all ages
- Mix of entertainment & service uses
- Create a regional destination
- Flexibility in use - particularly theater
- Changes proposed should be "of the Northside" in character
- Northside community as master developer



## Garden Block Working Group

### PROJECTS / PLACES

- Garden Theater is a "Charm in the Charm Bracelet"
- Family Friendly Destination: Daytime Entertainment  
Cartoon Series, Ice Cream, Yoga etc  
Coordinate with Children's Museum
- Flexible Film/Music/Event Entertainment: Night
- Masonic: Destination Restaurant with housing or assembly space above
- Bradberry: Residential 1/2BR Affordable
- 6/8 West North: Professional 1st flr Residential lofts above

### POLICIES / REGULATIONS

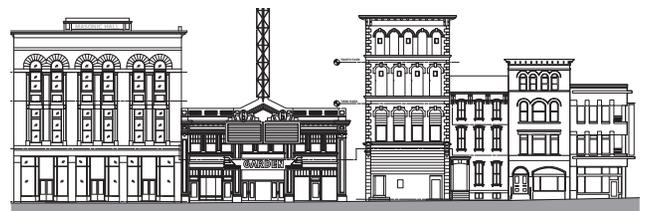
- Preservation/Historic Tax Credits
- Utilize whole site for access from garage
- Protect neighborhood from impacts

### PROGRAMS / PEOPLE

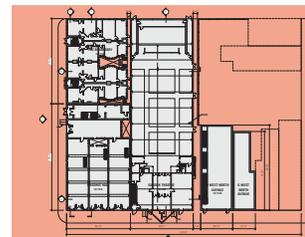
- Provide portion of project for small/local businesses
- Support preservation jobs and training

## Development Key

- 1 The Garden: Entertainment, film & events
- 2 The Masonic: Restaraunt & Residential
- 3 The Bradberry Apartments: 1/2BR
- 4 Historic Rehabs: Lofts & Professional Space
- 5 Parking Court with 4/8 West North Access Easement
- 6 JRA Development Mixed Use Retail & Rental Residential



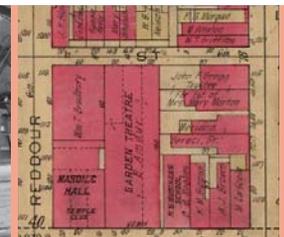
Existing Conditions Elevations



Existing Conditions Plan

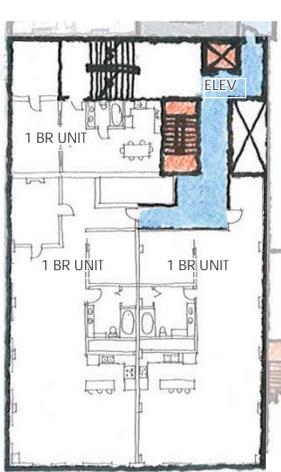


West North & Federal 1927



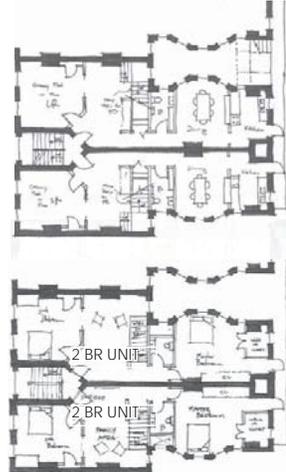
1923 Hopkins Map

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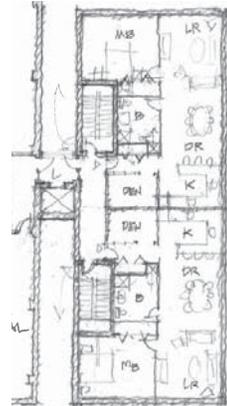
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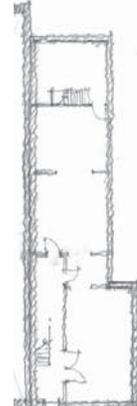
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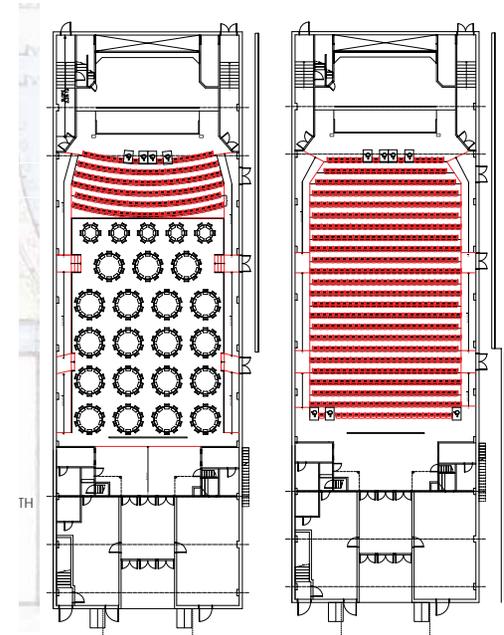
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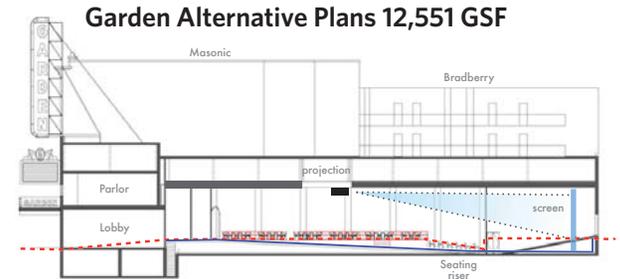
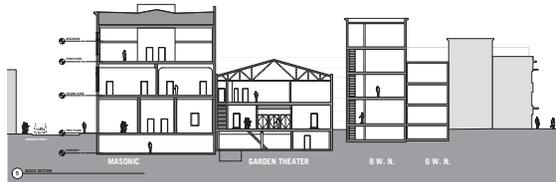
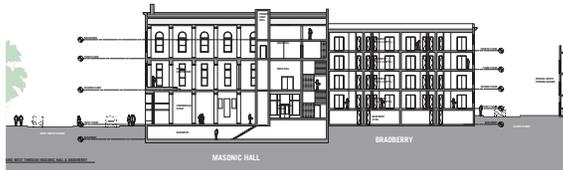
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**Garden Alternative Plans 12,551 GSF**



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6 West North



2nd Flr. East Auditorium



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BENCHMARKS