

# Homewood Station Transit Oriented Development Study

Meeting One  
November 13th, 2014

# Tonight's Agenda

- **Welcome**
- **Team Introduction**
- **What is Transit Oriented Development?**
- **What is TRID?**
- **How can TRID funds be used?**
- **How can TRID help implement existing community plans?**
- **Breakout discussion**

# Team Introduction

**Client: Urban Redevelopment Authority of Pittsburgh**

**Consultant Team:**

- **Delta Development Group (lead)**
- **Studio for Spatial Practice (planning & design)**
- **Fourth Economy (economic analysis)**
- **Cosmos Technologies (civil engineering)**
- **Mongalo-Winston Consulting (outreach & facilitation)**

# What is Transit Oriented Development?

- **Investing in neighborhoods close to transit**



- **Locating convenient retail, services and housing right at transit stations**

# What is Transit Oriented Development?

- **A mix of housing, public uses, jobs, retail & services**
- **A place that balances different modes of transportation and prioritizes pedestrians around the station**
- **Typically defined by a 1/2 mile walk**

# Why Transit Oriented Development?

- **Existing community plans for Homewood & Point Breeze North recommend creating transit oriented development around the Homewood Busway Station**
- **Why recommend transit oriented development (TOD)?**
  - **TOD allows more people to use transit**
  - **TOD promotes a healthy & sustainable city**
  - **TOD creates more equitable communities**

# What is TRID?

- **Transit Revitalization Investment District (TRID)**
- **A tool for implementing transit oriented development**
- **TRID Goal: Capture the value of designated new development projects to fund improvements that benefit the community**
  - **Creates a district around a transit station**
  - **Identifies “developable” sites**
  - **Identifies projects to assist for implementation**



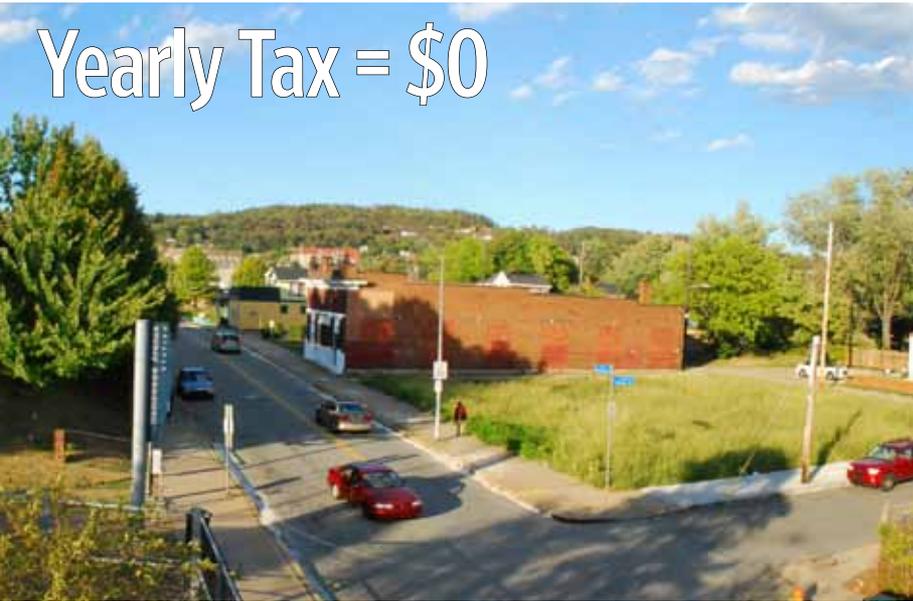
# What is TRID?

- **Captures real estate taxes from specific new larger scale development projects (not existing homes or businesses)**
- **Funds are used to implement “public improvements” in the transit station district**

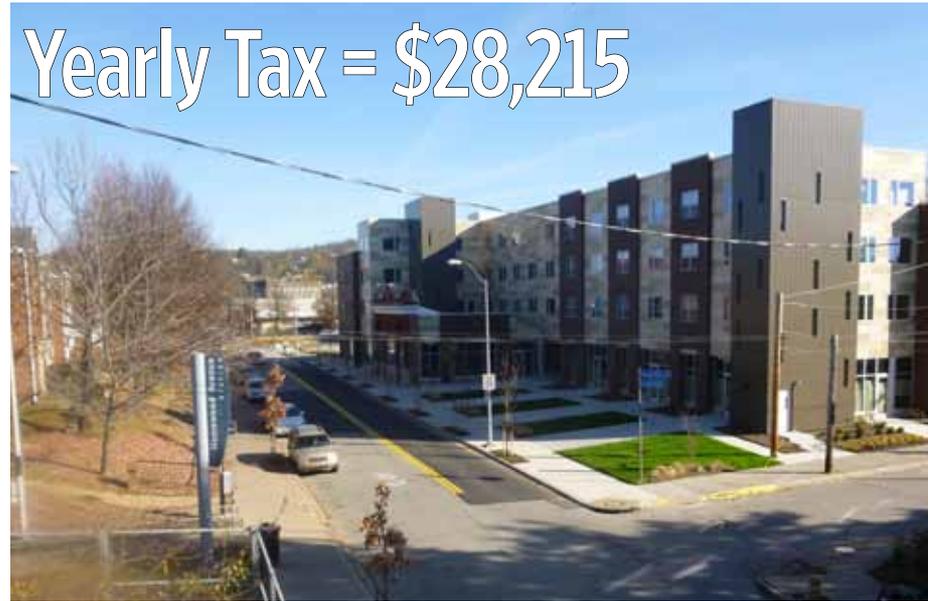
# What is TRID?

## For Example:

Yearly Tax = \$0

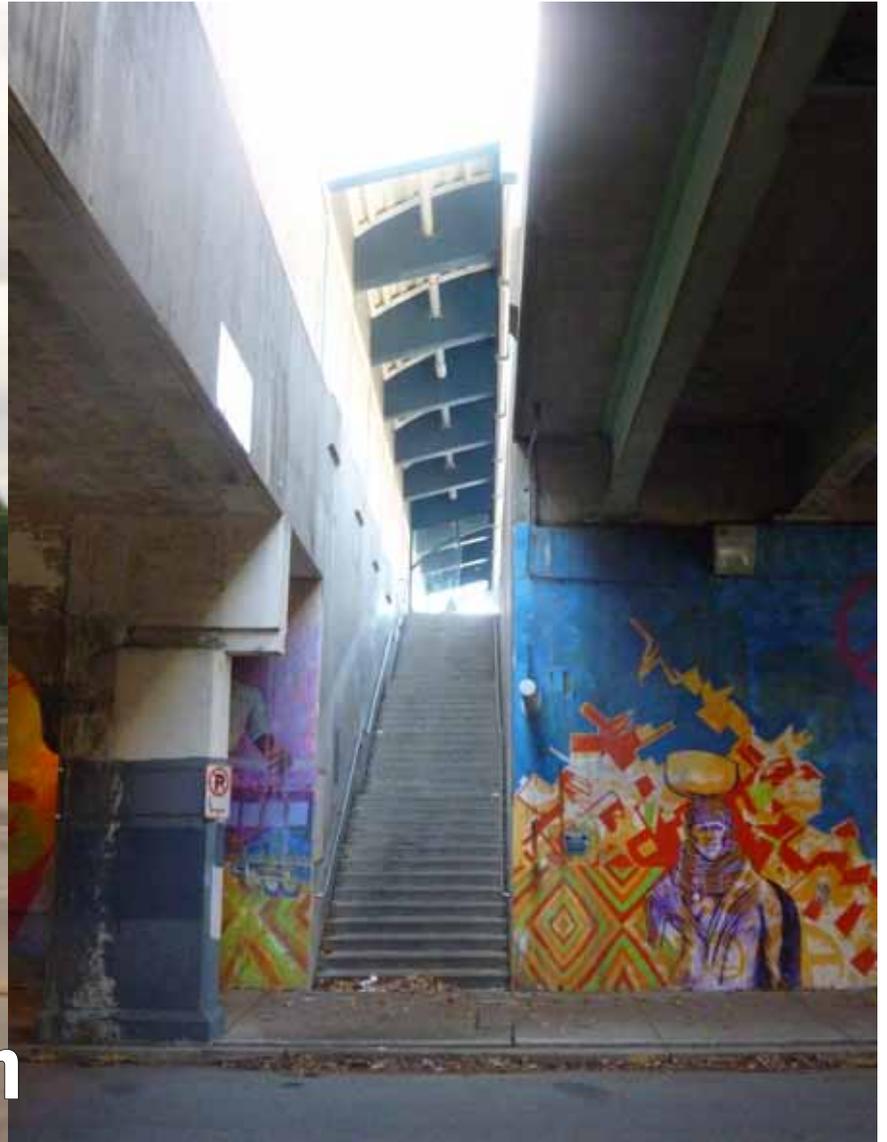


Yearly Tax = \$28,215



**The difference: \$28,215 - can be used to make “public improvements” within the station district**

# How can TRID funds be used?



**Improving Homewood Station**

# How can TRID funds be used?



**Supporting the redevelopment of vacant land**

# How can TRID funds be used?



**Improving other transit amenities**

# How can TRID funds be used?



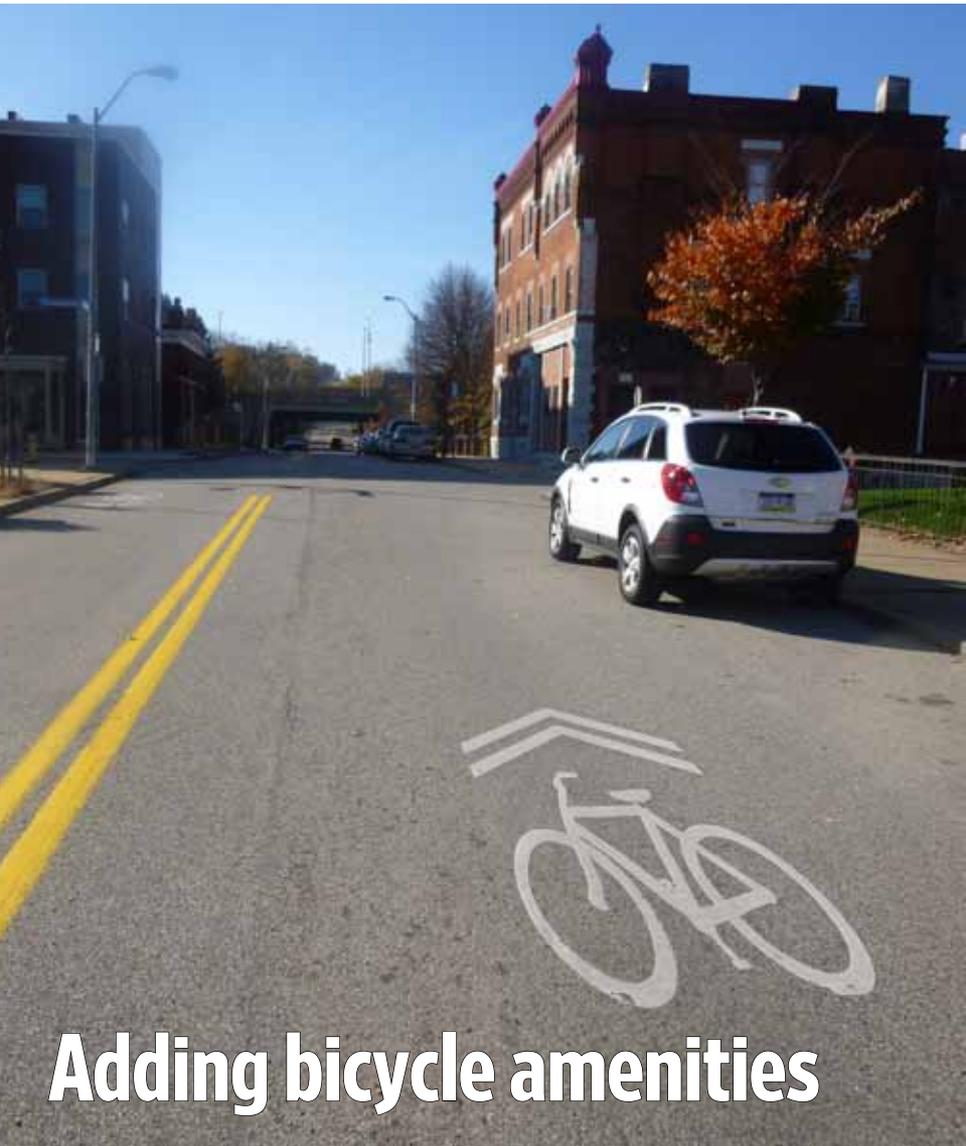
**Fixing sidewalks**

# How can TRID funds be used?



**Improving intersections, roadways & crosswalks**

# How can TRID funds be used?



**Adding bicycle amenities**

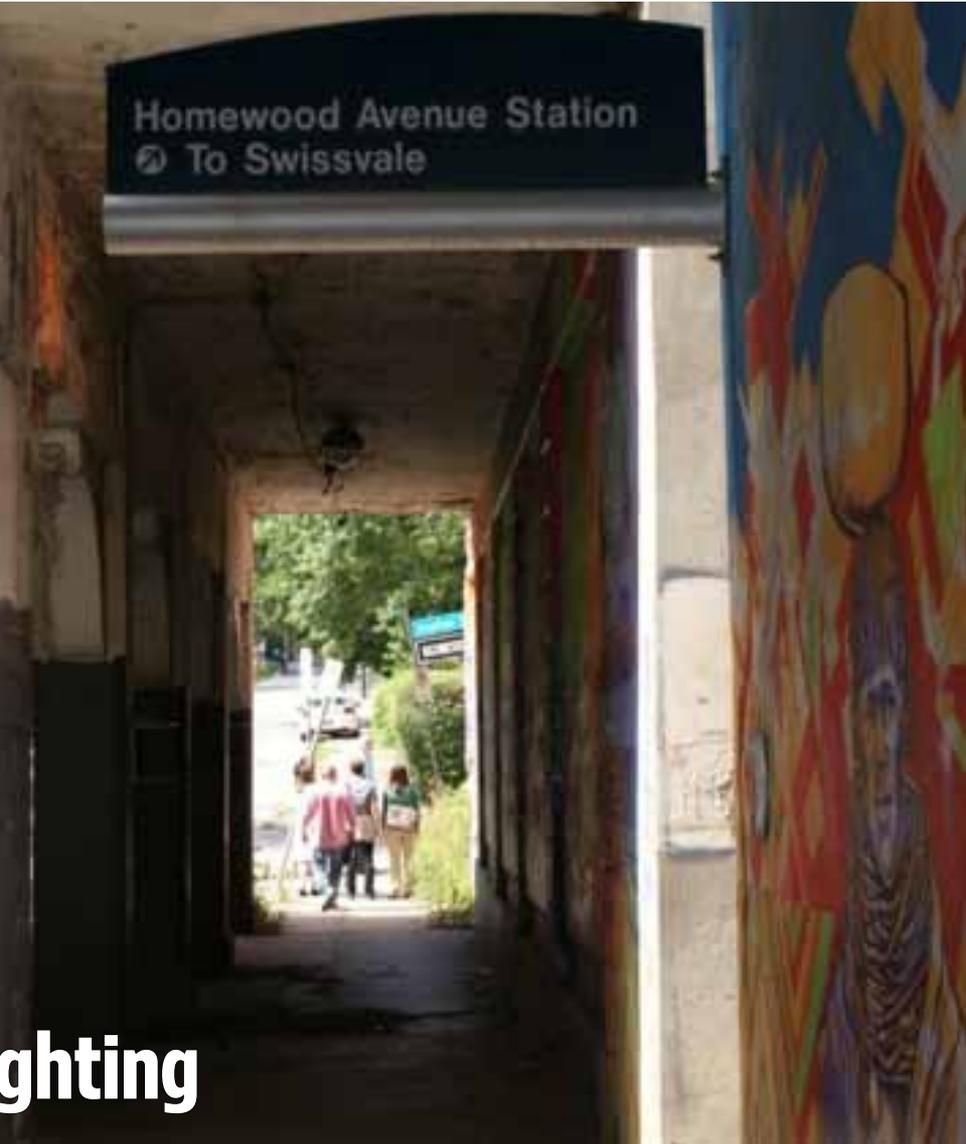
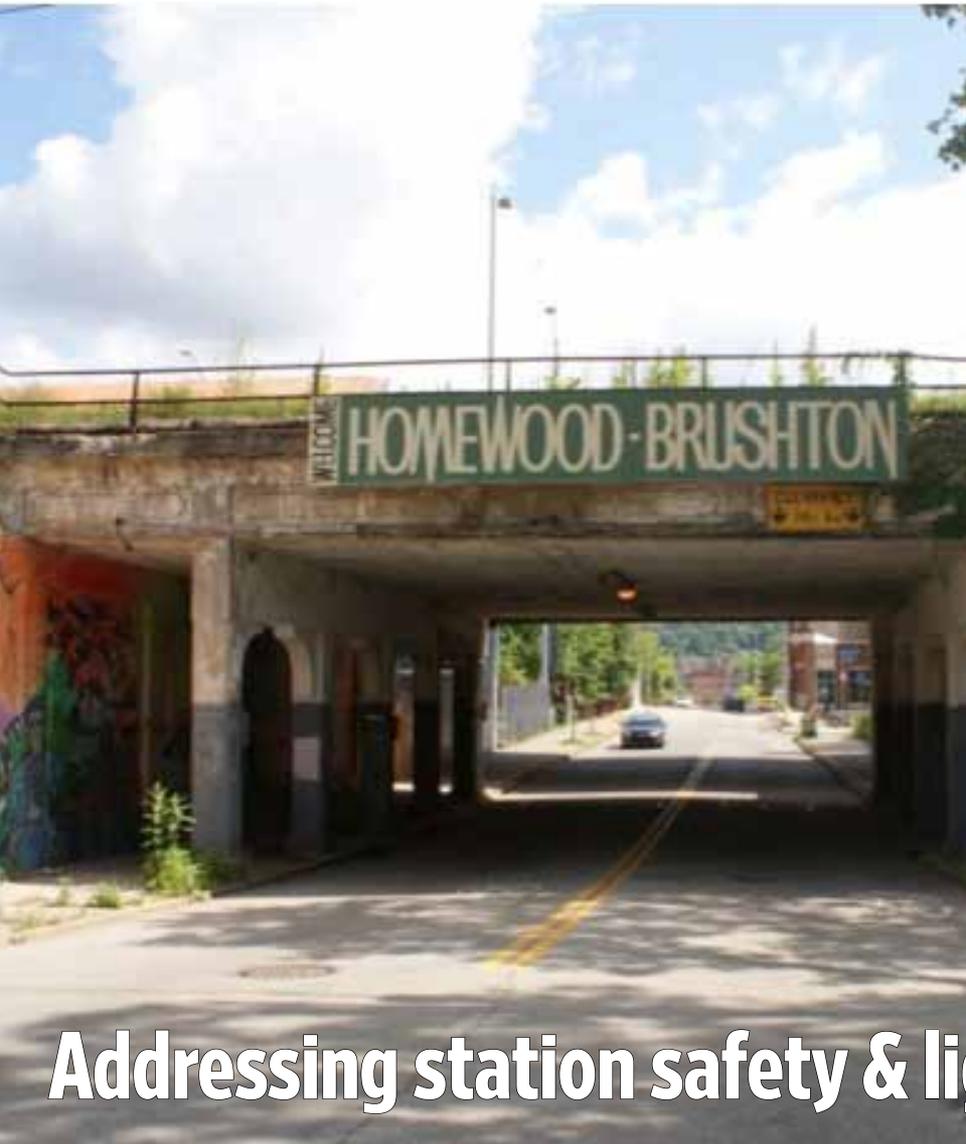


# How can TRID funds be used?



**Upgrading street lighting, landscapes & furniture**

# How can TRID funds be used?



**Addressing station safety & lighting**

# Why TRID?

- **Leverage the Busway as a community asset**
- **Use the transit station to jump start revitalization:**
  - **Help implement existing community plans**
  - **Improve access and connections to transit**
  - **Help revitalize Homewood's business district**



# Existing Community Plans

- **Homewood and Point Breeze North have existing and ongoing community plans**
- **Our study builds on:**
  - **Bridging the Busway (2011)**
  - **Homewood Cluster Planning (2014-15)**
  - **East Busway Corridor Revitalization Project (2014-2015)**

# Existing Community Plans

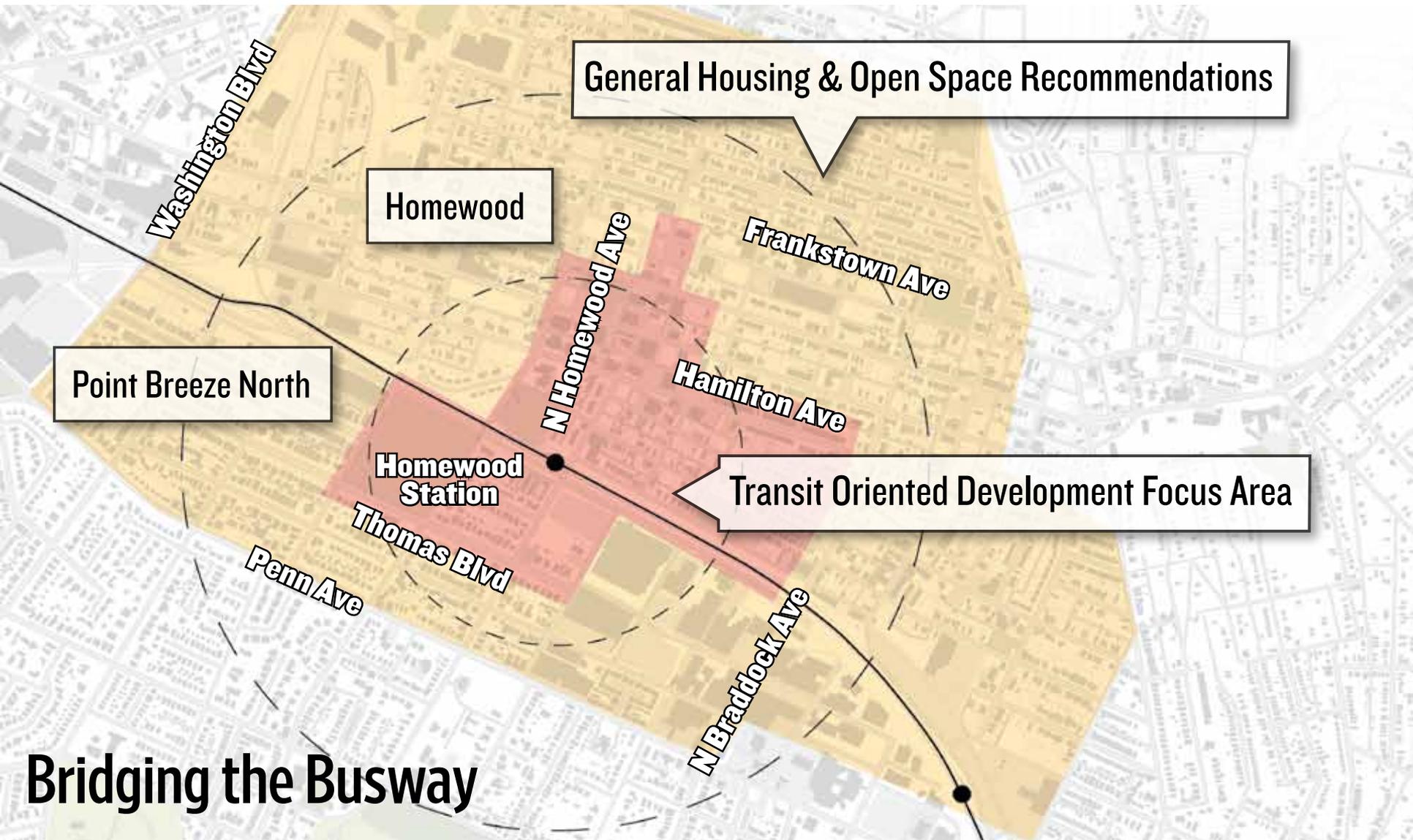
- **Bridging the Busway (2011):**
  - **URA in collaboration with community organizations**
  - **Both Homewood and Point Breeze North**
  - **Focus on: Transit Oriented Development**

**Revitalizing Homewood Business District**

**Creating new housing near the station**

**Improving Homewood Station**

# Existing Community Plans



General Housing & Open Space Recommendations

Homewood

Point Breeze North

Homewood Station

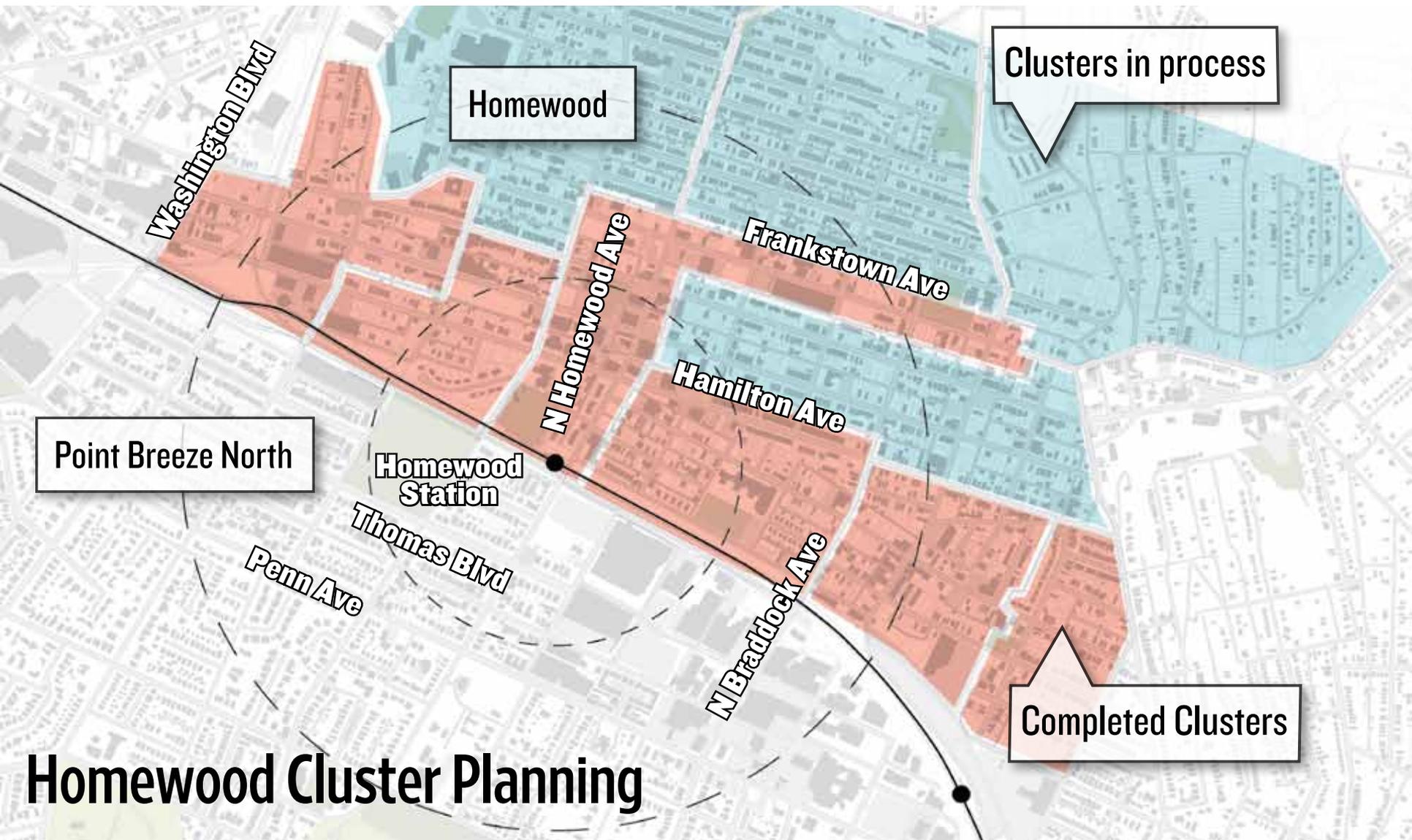
Transit Oriented Development Focus Area

Bridging the Busway

# Existing Community Plans

- **Homewood Cluster Planning (2014-15):**
  - **Operation Better Block**
  - **Detailed land use planning for Homewood**
  - **Extensive resident engagement & participation**
  - **Works on one area of the neighborhood at a time**
  - **Focus on: The future of vacant property**
    - Housing infill and renovation**
    - Revitalizing Homewood Business District**

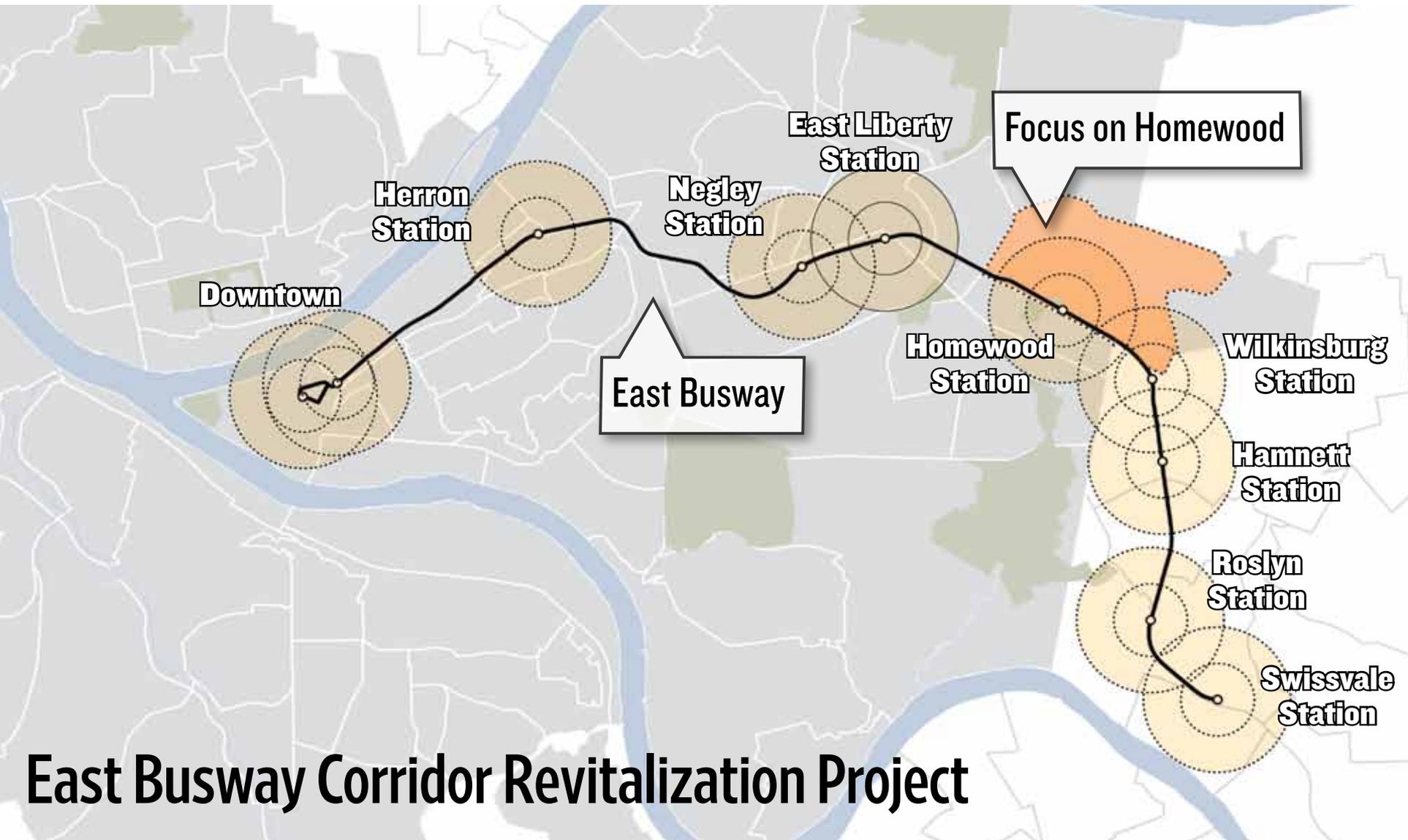
# Existing Community Plans



# Existing Community Plans

- **East Busway Corridor Revitalization Project (2014-2015)**
  - **Pittsburgh Community Reinvestment Group (PCRG)**
  - **A policy study, not a physical plan**
  - **Studying the entire Busway, with a pilot in Homewood**
  - **Focus on: Policy and principles for equitable development**
    - Preventing displacement from communities**
    - Preserving affordability & access to transit**
    - Strategies for workforce development**

# Existing Community Plans



**East Busway Corridor Revitalization Project**

# How can TRID help implement existing plans?

- **A TRID district could be a tool to help implement ideas from these plans**
- **TRID cannot do everything, but it could help fund key projects**
- **For the rest of the evening we will focus on elements from the previous plans that TRID could help implement**
- **In the breakout we will ask you to tell us which ones you think are the most important...**

# How can TRID help implement existing plans?



Help Fund New Development

Help Support Renovation & Infill

**1. Help bring new businesses to Homewood**

# How can TRID help implement existing plans?



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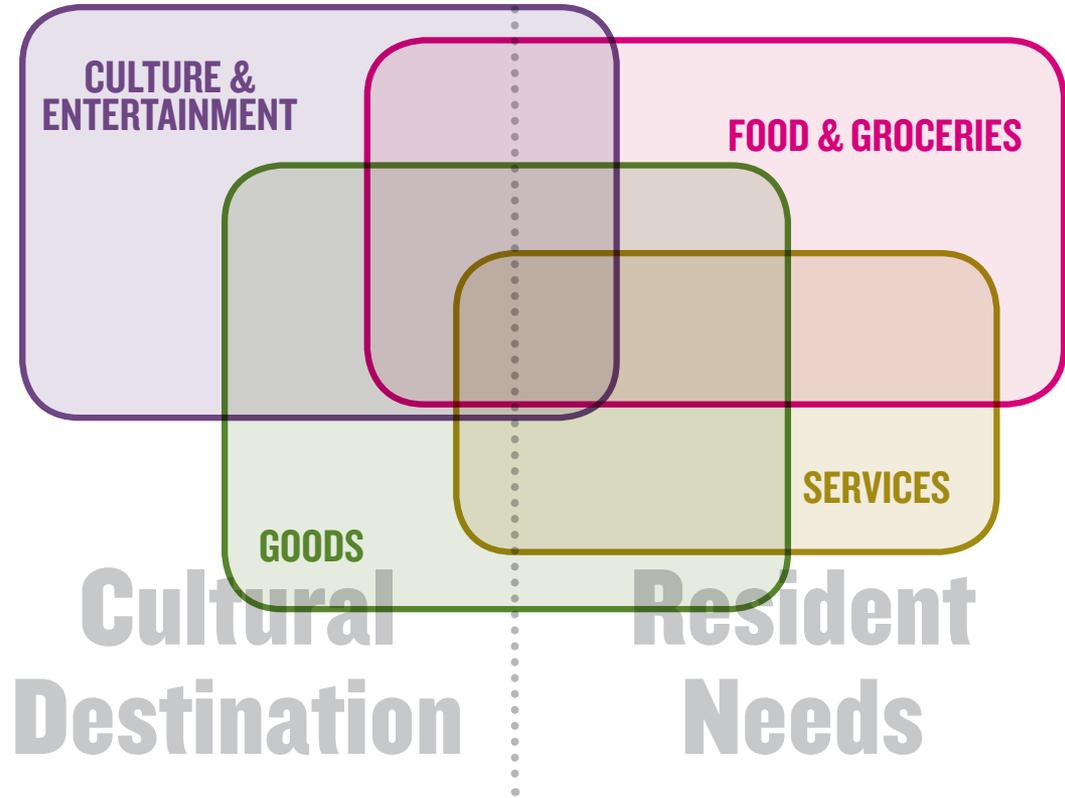
**Proposed Homewood  
Business District Identity:**

**A REGIONAL AFRICAN-AMERICAN  
CULTURAL DESTINATION**

**Source:  
Cluster Planning**

**Identifying Business District Uses:**

**Definitely**  
**Good Idea**  
**Maybe Not**



**1. Help bring new businesses to Homewood**

# How can TRID help implement existing plans?



Storefront Renovations

New Businesses & Offices

New Arts & Culture Destinations

**1. Help bring new businesses to Homewood**

**Source:  
Bridging the Busway**

# How can TRID help implement existing plans?



Help Infill Vacant Lots



Help Create Affordable Housing

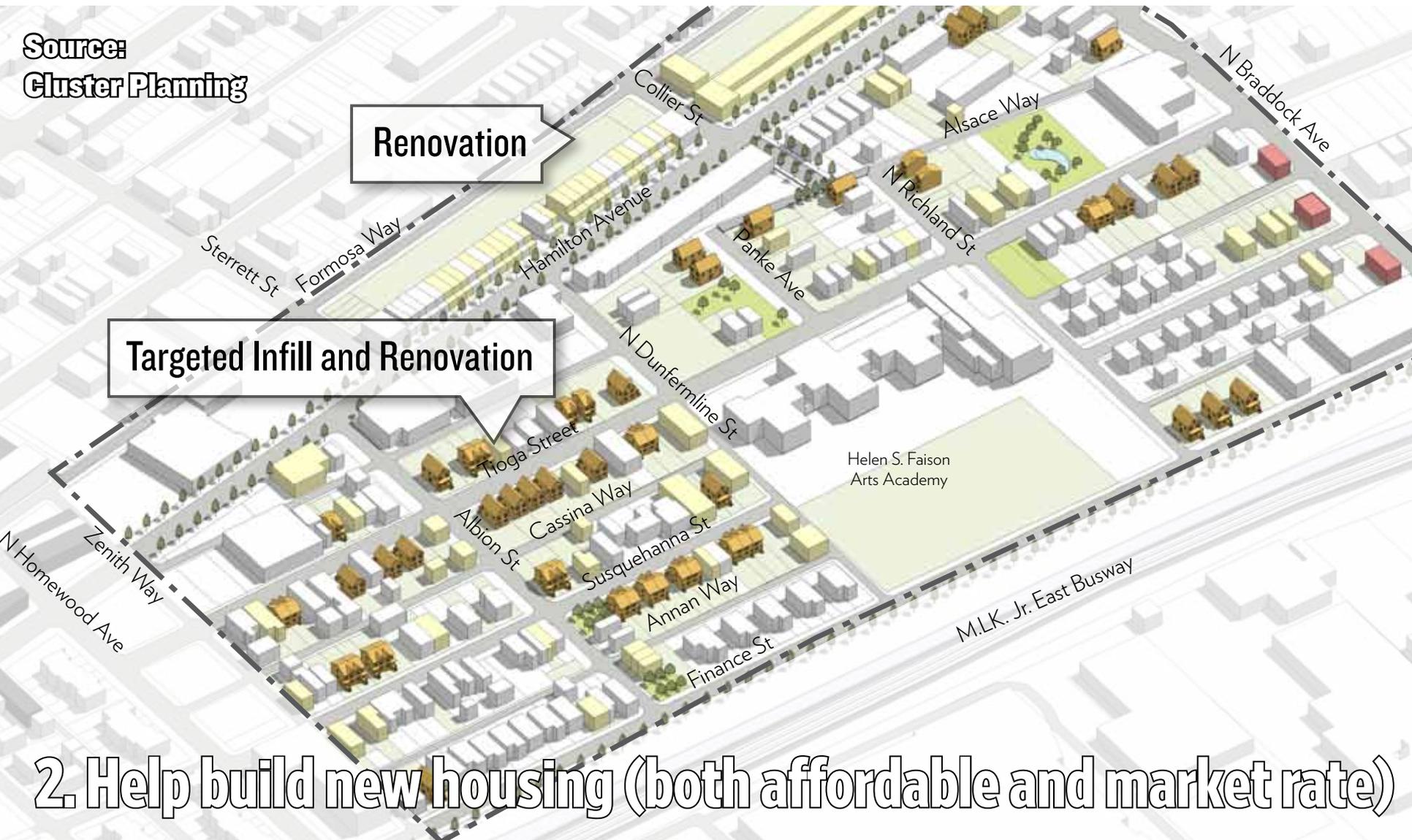
**2. Help build new housing (both affordable and market rate)**

# How can TRID help implement existing plans?



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# How can TRID help implement existing plans?



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# How can TRID help implement existing plans?

**Source:**  
**Bridging the Busway**

New Townhouses

New Single Family Houses

New Community Open Space

**2. Help build new housing (both affordable and market rate)**



# How can TRID help implement existing plans?



Help Improve Station Underpass



Help Improve Station Entry

Help Create Transit Amenities

**3. Improve the busway station and its surroundings**

# How can TRID help implement existing plans?



Source:  
Bridging the Busway

New Walkway to N Lang

Upgraded Shelters

Homewood  
Station

Reorganized Entry

Stargell  
Field

MLK Jr East Busway

N Homewood Ave

On Street Shelters

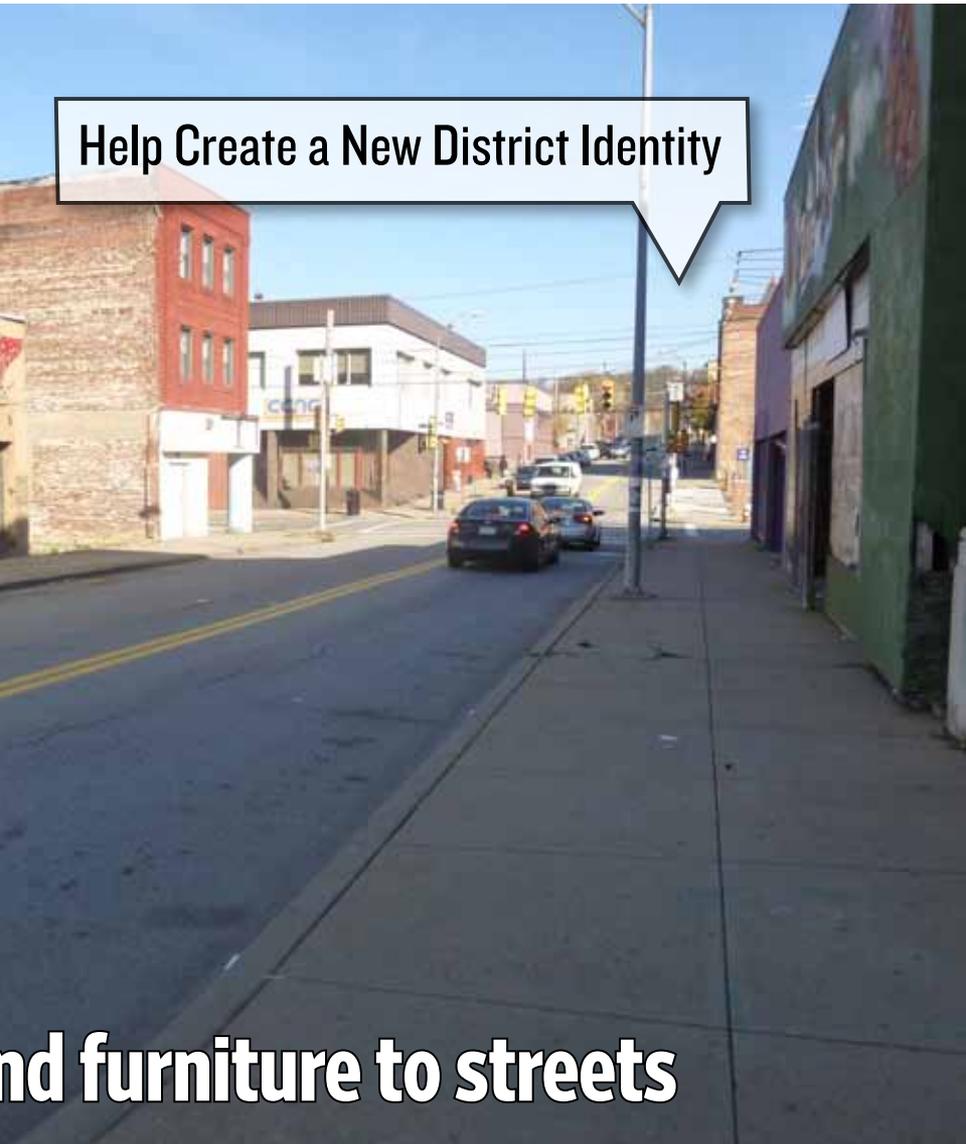
Underpass Improvements

3. Improve the busway station and its surroundings

# How can TRID help implement existing plans?



Help Create a New District Identity



**4. Add better lighting, trees and furniture to streets**

# How can TRID help implement existing plans?

Source:  
Bridging the Busway

Upgraded Street Lights

New Banners

New Street Trees

New Streetscape Plantings

New Benches

**4. Add better lighting, trees and furniture to streets**



# How can TRID help implement existing plans?



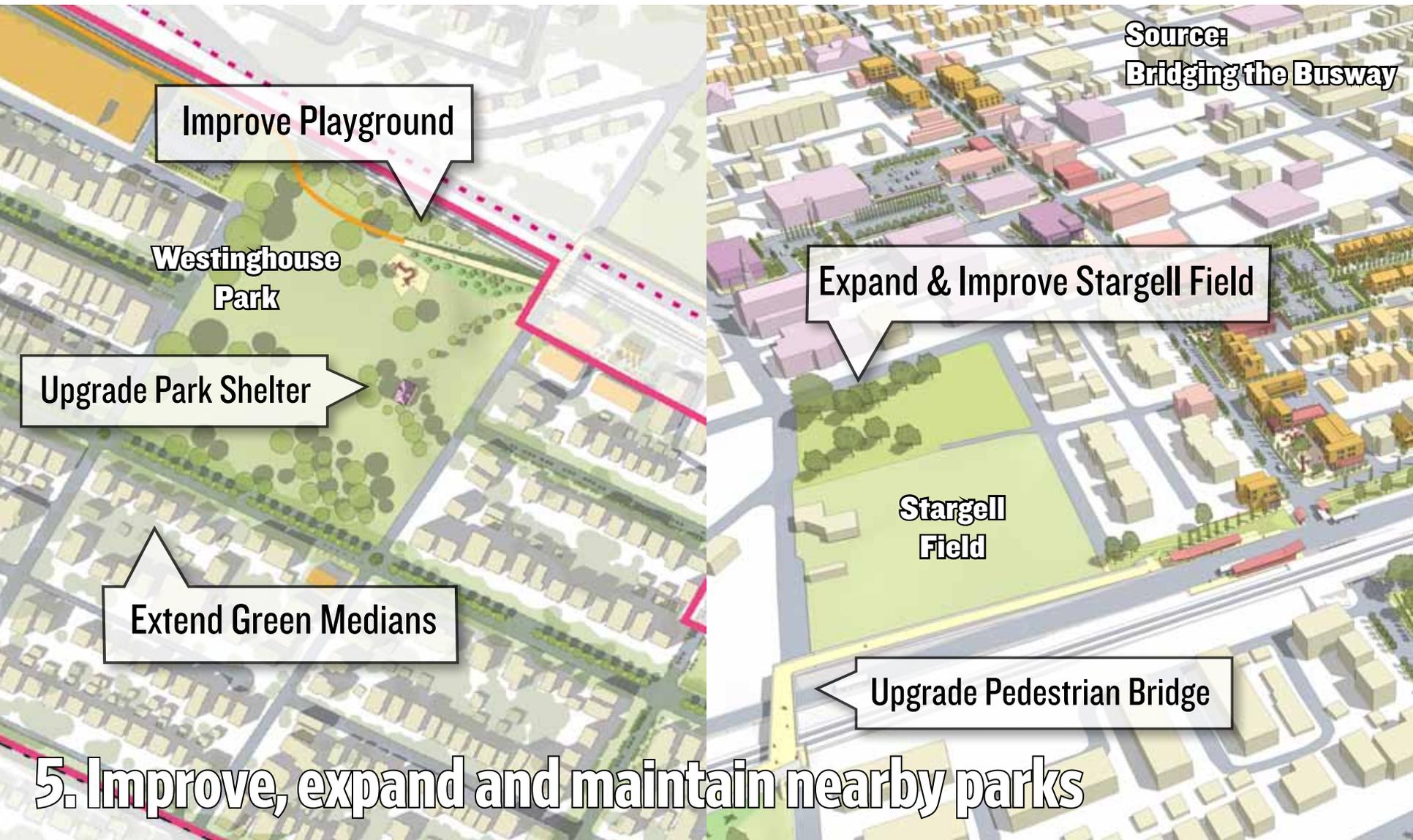
Help Improve Westinghouse Park



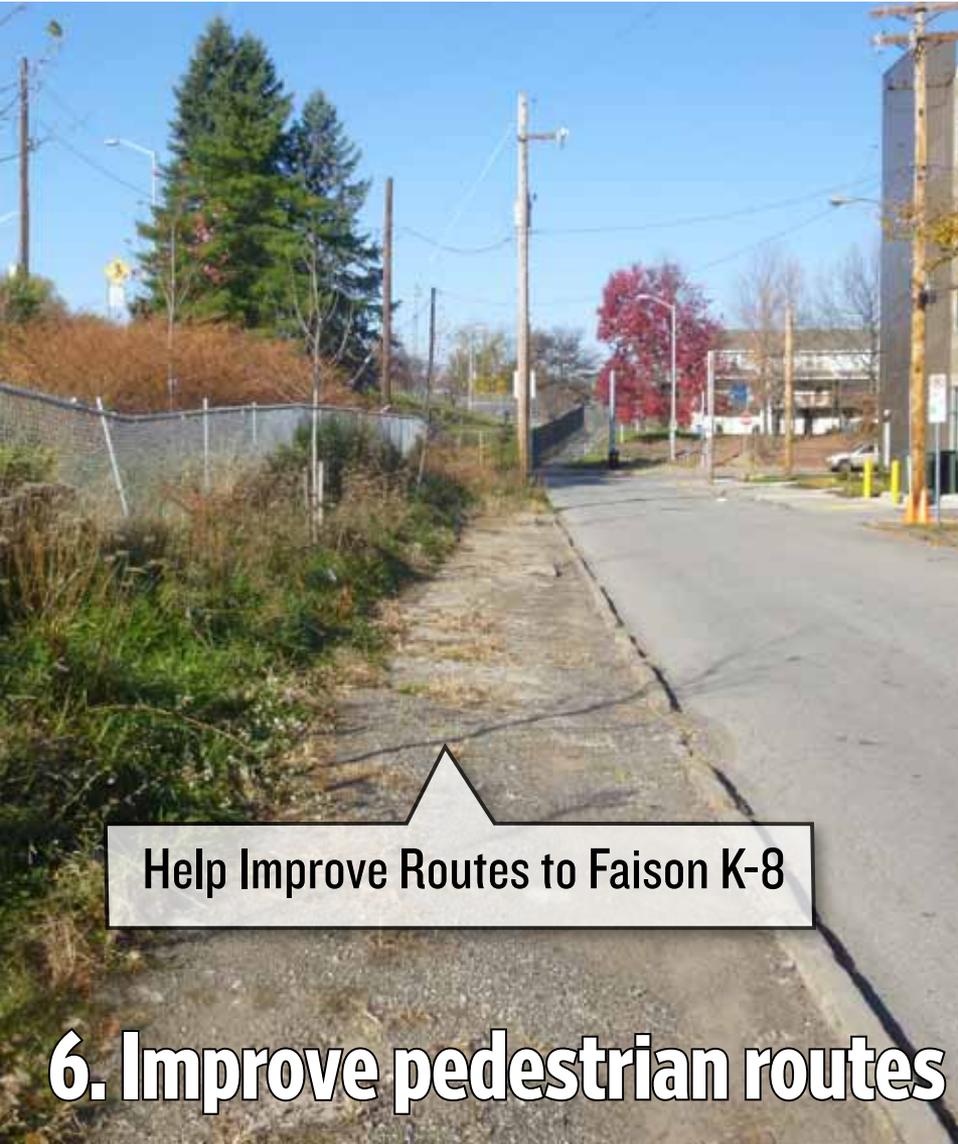
Help Improve Stargell Field

**5. Improve, expand and maintain nearby parks**

# How can TRID help implement existing plans?



# How can TRID help implement existing plans?



## 6. Improve pedestrian routes to nearby schools

# How can TRID help implement existing plans?



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# How can TRID help implement existing plans?



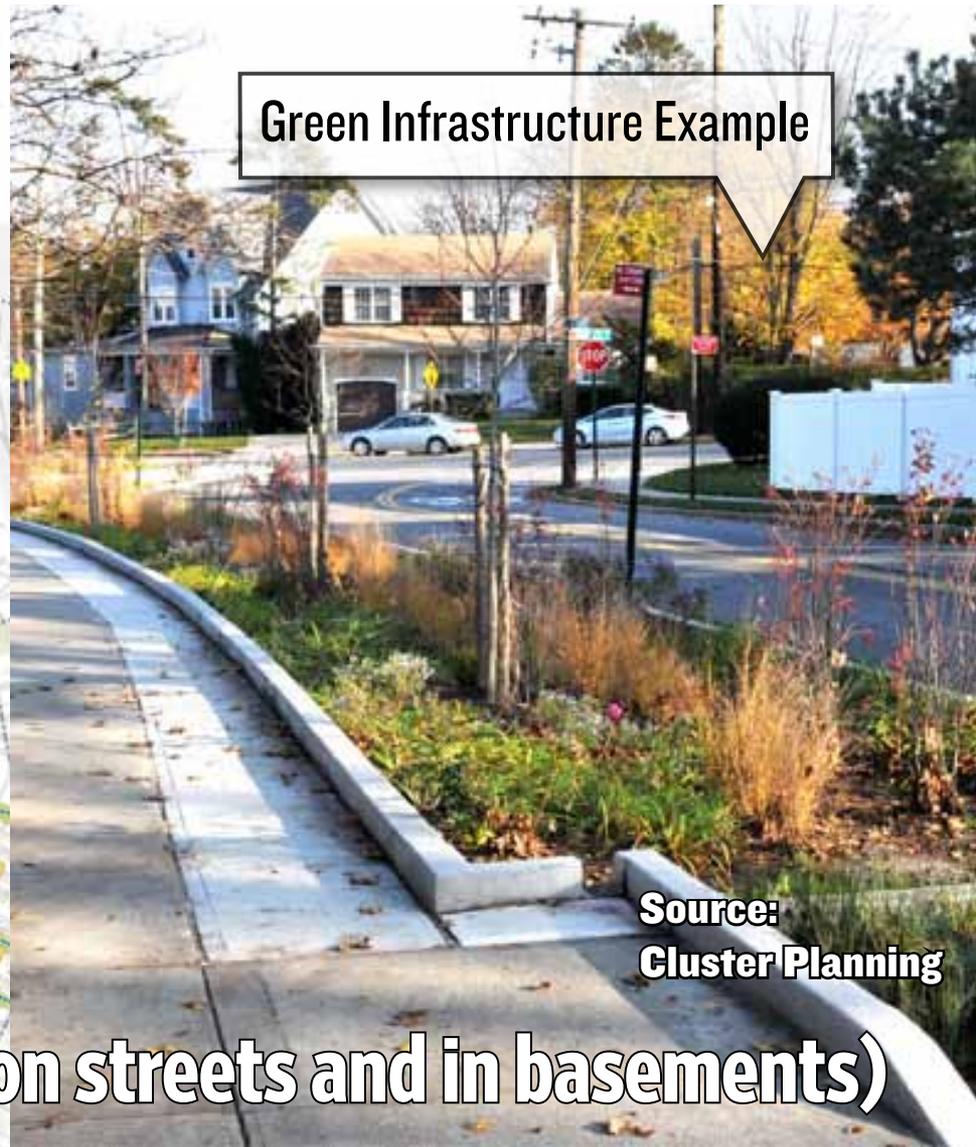
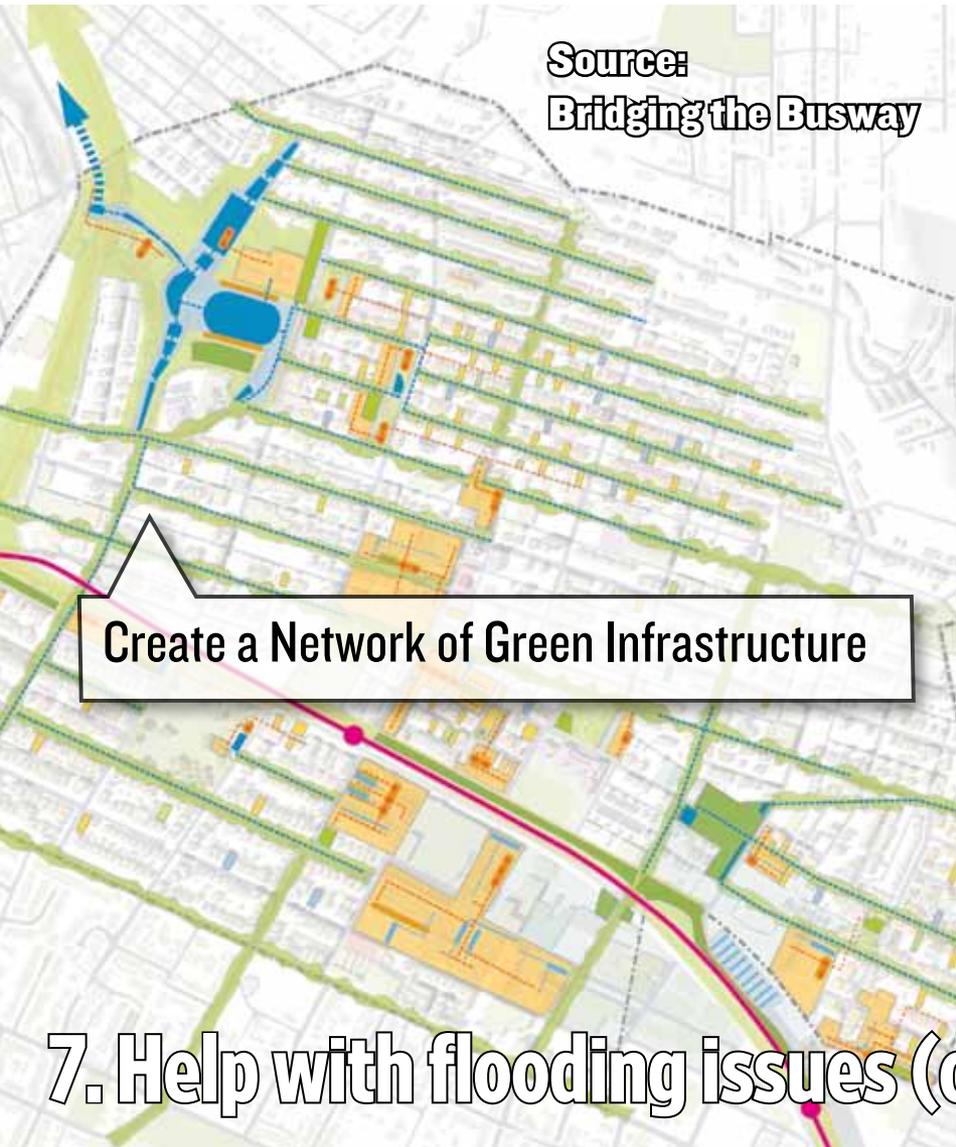
**Help Mitigate Basement Flooding**



**Help Mitigate Larger Negley Run Watershed**

**7. Help with flooding issues (on streets and in basements)**

# How can TRID help implement existing plans?



7. Help with flooding issues (on streets and in basements)

# How can TRID help implement existing plans?



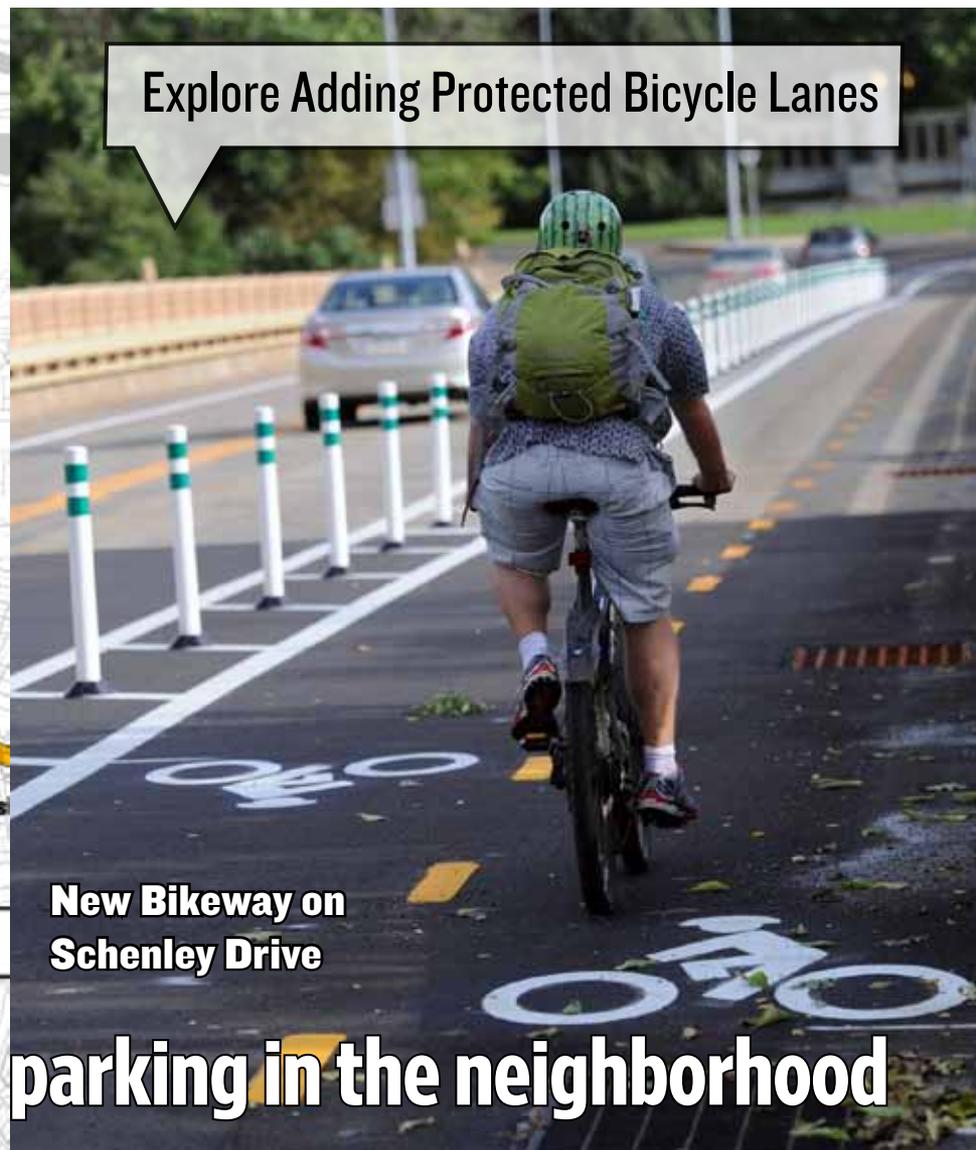
Help Upgrade Cycling Routes to Station



Help Improve Bicycle Safety

**8. Improve bicycle routes and parking in the neighborhood**

# How can TRID help implement existing plans?



8. Improve bicycle routes and parking in the neighborhood

# Breakout Discussion

- **Break into four groups**
- **Discuss:**
  - **Based on the types of things TRID can help pay for, which are most important to you?**
  - **Are there any important ideas missing in the prior planning we've described?**