

# Homewood Station Transit Oriented Development Study

Meeting Two  
December 9th, 2014

# Tonight's Agenda

- 1. Welcome and Introduction - 10 min**
- 2. How does TRID work? - 20 min**
- 3. Public Meeting One: What We Heard - 20 min**
- 4. Policy Issues: Questions and Discussion - 30 min**
- 5. Potential for a TRID around Homewood Station - 25 min**
- 6. Next Steps and Final Questions - 15 min**

# Introduction

# Study Goal

- **Identify key public improvements to support the implementation of transit oriented development around Homewood Station**
- **Assess the viability of a Transit Revitalization Investment District as a financing tool**

# 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)**

# Team Introduction **Advisory Committee:**

Matt Barron - Policy Manager - Office of the Mayor

Jamil Bey - Pittsburgh Community Reinvestment Group

Rev. Ricky Burgess - City Council - District 9

Marita Bradley - Councilman Burgess's Office

Haesha Cooper - Urban Innovation 21

Melvin Hubbard El - Representative Gainey's Office

Grant Ervin - Sustainability Manager - Office of the Mayor

Ed Gainey - Pennsylvania House of Representatives - District 24

Marteen Garay - Homewood Business Association / Urban Innovation21

Elwin Green - Save Race Street Committee / Homewood Nation

Alex Hanson - Pittsburgh Community Reinvestment Group

Seth Hufford - Point Breeze North Development Corporation

Jerome Jackson - Operation Better Block

Ronald J. Joseph - Pittsburgh Board of Education

Kilolo Lockett - Point Breeze North Development Corporation

Breen Masciotra - Port Authority of Allegheny County

Emily Mitchell - Urban Redevelopment Authority of Pittsburgh

George Moses - East Liberty Family Healthcare Center

# Team Introduction **Advisory Committee: (continued)**

Steve Novotny - Pittsburgh Community Reinvestment Group

Ann Ogoreuc - Allegheny County Economic Development

Blyden O'Terry - Point Breeze North Development Corporation

Justin Pizzella - East End Food Co-op

Dennis Puko - PA Department of Community & Economic Development

Henry Pyatt - Small Business and Redevelopment Manager - Office of the Mayor

Patrick Roberts - Department of City Planning

Chris Sandvig - Pittsburgh Community Reinvestment Group

Rebecca Schenck - Urban Redevelopment Authority of Pittsburgh

Michael Smith - Department of City Planning

Dianne B. Swann - Rosedale Block Cluster

Dave Totten - Southwestern Pennsylvania Commission

Ted Vasser - Pittsburgh Board of Education

Chelsea Wagner - Point Breeze North Resident

Rev. John Wallace - Bible Center Church

Rev. Samuel Ware - Building United of Southwestern Pennsylvania

Jeff Wetzel - Point Breeze North Development Corporation

David Wohlwill - Port Authority of Allegheny County

# Study Process & Timeline

## Homewood Station TOD Study:



### Phase 1 Analysis

- Public Meeting 1  
November 2014

### Phase 2 Exploring Scenarios

- Public Meeting 2  
December 2014

### Phase 3 TRID Plan

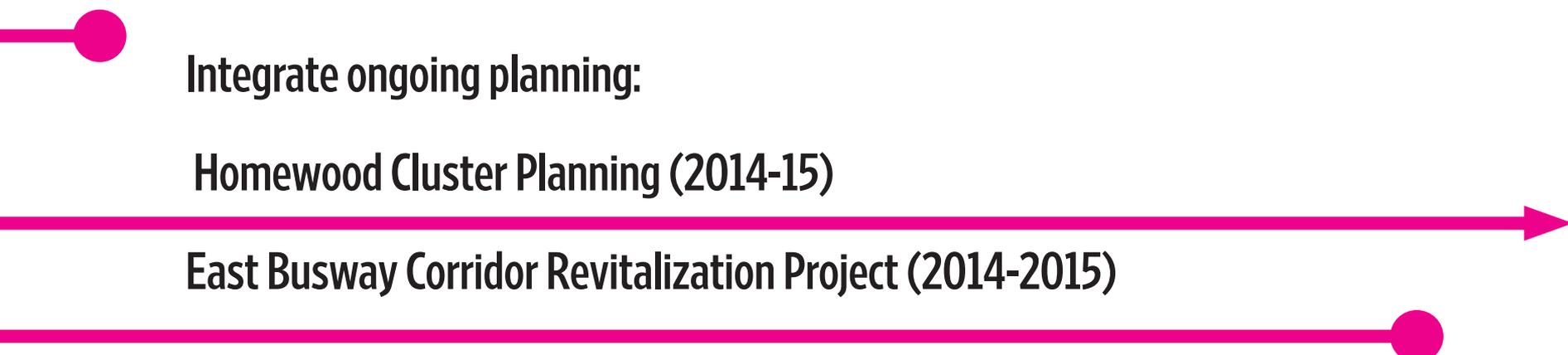
- Public Meeting 3  
January 2015

**Build on past planning:  
Bridging the Busway (2010-11)**

**Integrate ongoing planning:**

**Homewood Cluster Planning (2014-15)**

**East Busway Corridor Revitalization Project (2014-2015)**



# Next Steps

- **Finalize Market Analysis Report**
- **Identify likely developable parcels and uses**
- **Estimate costs of priority public improvements**
- **Develop TRID sources and uses budget**
- **Make final recommendations**

**Final Public Meeting: January 29th, 2015  
Homewood YMCA - 6:30pm**

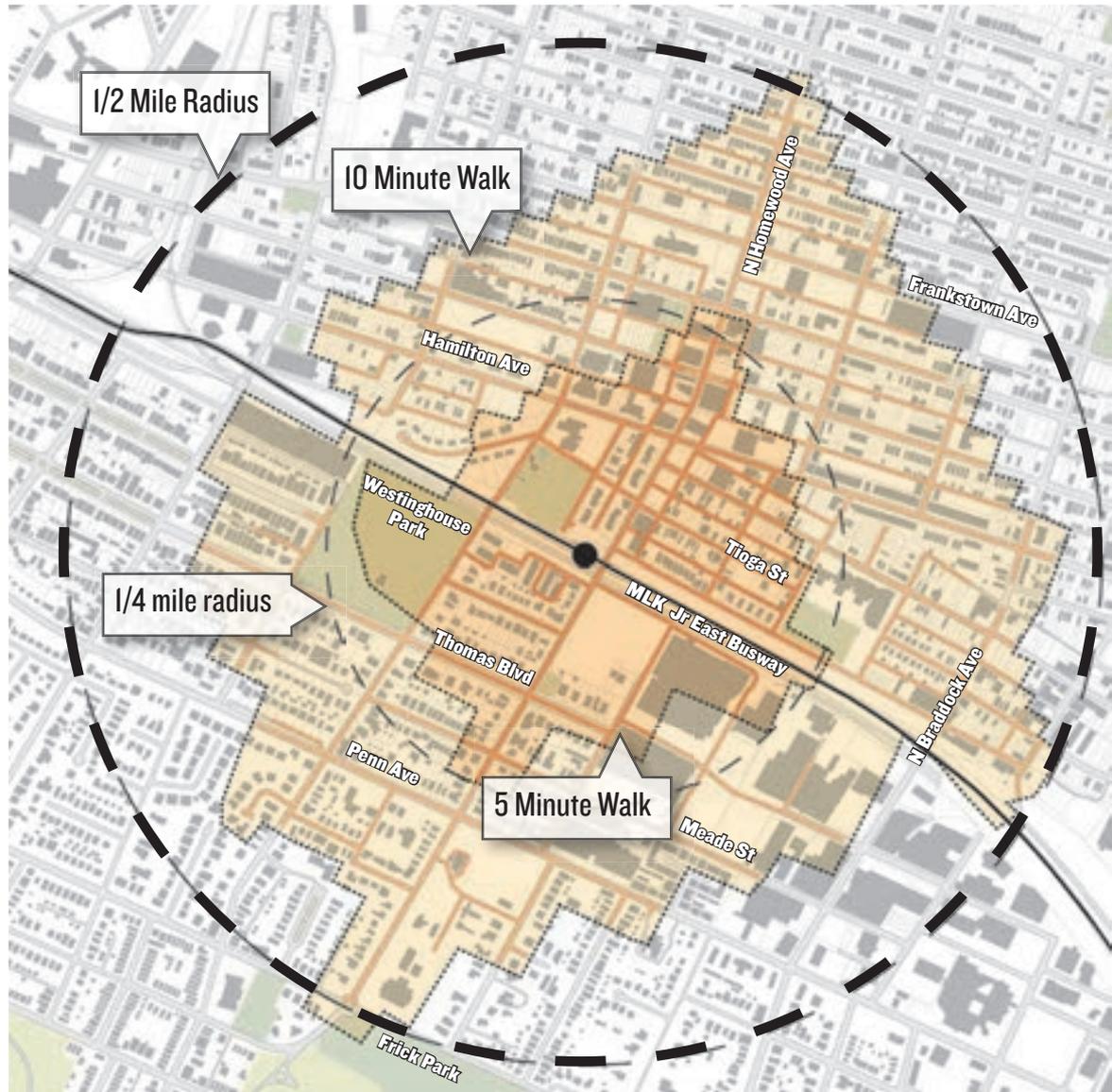
**How does TRID work?**

# 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?

- **TRID focus:**  
projects within a  
1/2 mile radius of  
the station



# 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?

Real Estate Taxes from Assigned  
Development Projects



TRID Fund  
(20 Year period)

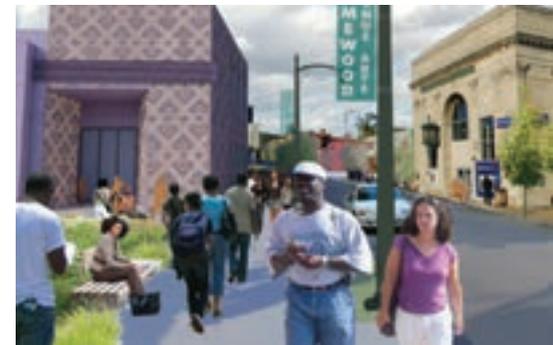


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City, Schools  
& County

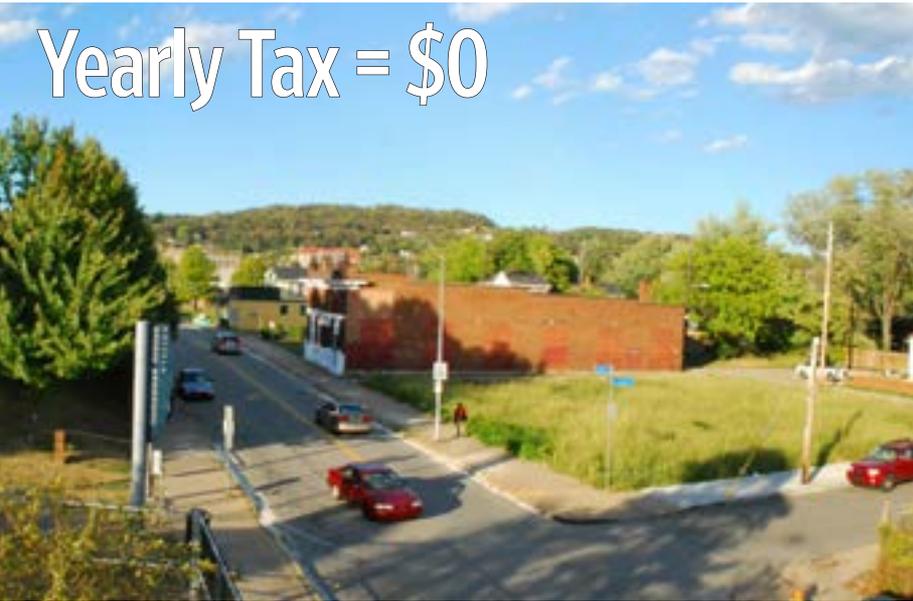
Priority Public Improvements



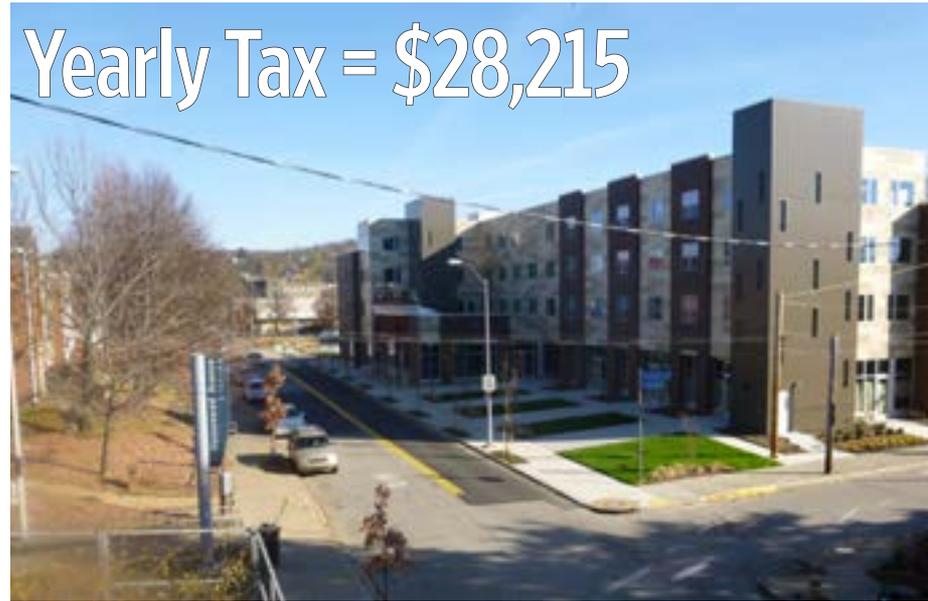
# What is TRID?

## For Example:

Yearly Tax = \$0



Yearly Tax = \$28,215



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

# 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**
  - **Help build more housing close to transit**

# How can TRID funds be used?

- **Pay for improvements to public spaces like the Busway station and the streets around it**



**Help Improve Station Underpass**

**Help Create Transit Amenities**

# How can TRID funds be used?

- **Support development on vacant land around the station**



Help Fund New Development

# How can TRID funds be used?

- **A TRID district could be a tool to help implement ideas from the existing community plans**
- **TRID cannot do everything, but it could help fund key projects**

# Public Meeting One

## What We Heard

# Public meeting one summary

- **Overview of TOD & TRID**
- **Discussion of past planning proposals**
- **Focus on how TRID could help implement past planning**
- **Breakout focused on 8 potential uses of TRID funds to help implement past planning ideas**

# Potential uses of TRID funds

- **Help bring new businesses to Homewood**
- **Help build new housing (both affordable and market rate)**
- **Improve the busway station and its surroundings**
- **Add better lighting, trees and furniture to streets**
- **Improve, expand and maintain nearby parks**
- **Improve pedestrian routes to nearby schools**
- **Help with flooding issues (on streets and in basements)**
- **Improve bicycle routes and parking in the neighborhood**

# Activity: Which uses of funds are most important?

**QUESTIONS:** 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?

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



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



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



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



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



**6. Improve pedestrian routes to nearby schools**



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



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



Homewood Station Transit  
Oriented Development Study  
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# Potential uses of TRID funds - Rank: 1st



Help Improve Station Underpass



Help Improve Station Entry

Help Create Transit Amenities

**Improve the busway station and its surroundings**

# Potential uses of TRID funds - Rank: 2nd



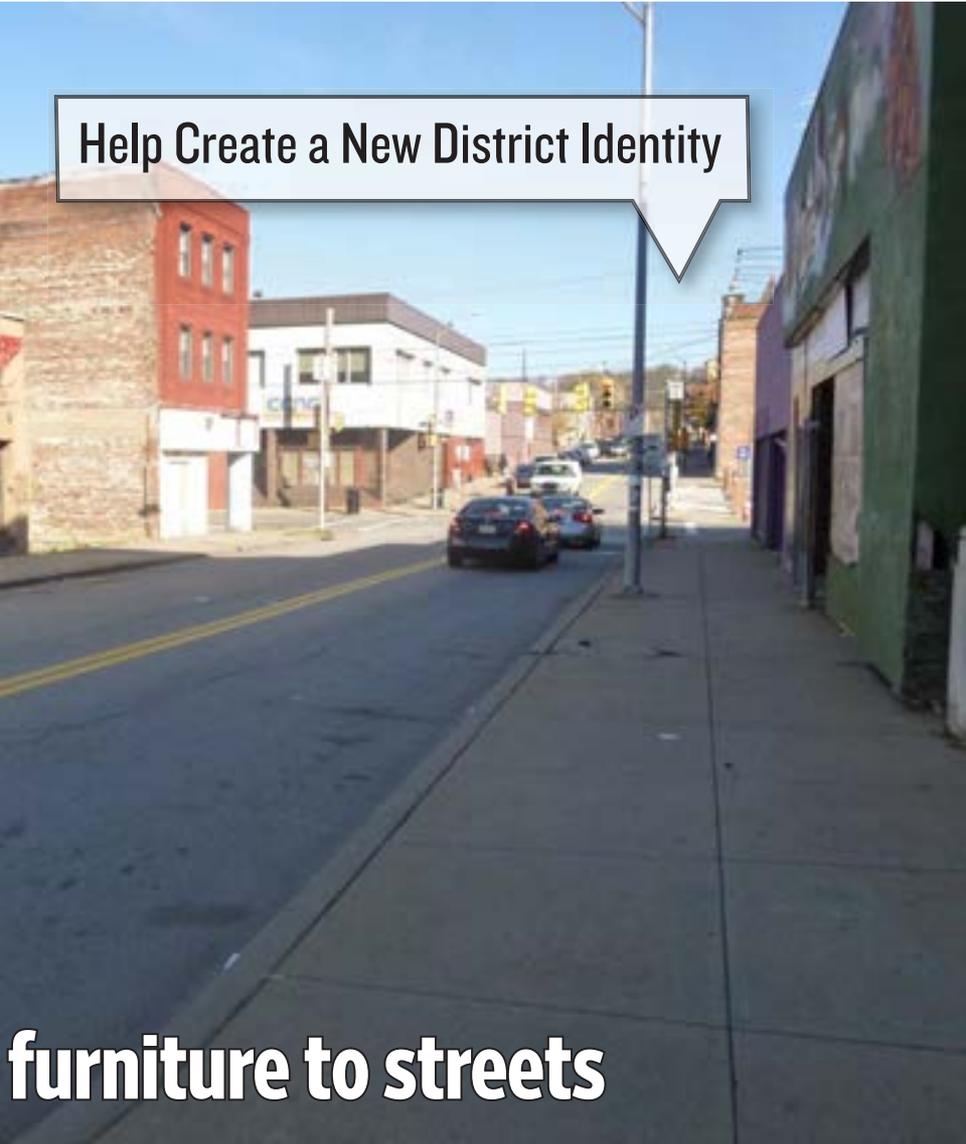
Help Fund New Development



Help Support Renovation & Infill

**Help bring new businesses to Homewood**

# Potential uses of TRID funds - Rank: 3rd



Help Create a New District Identity

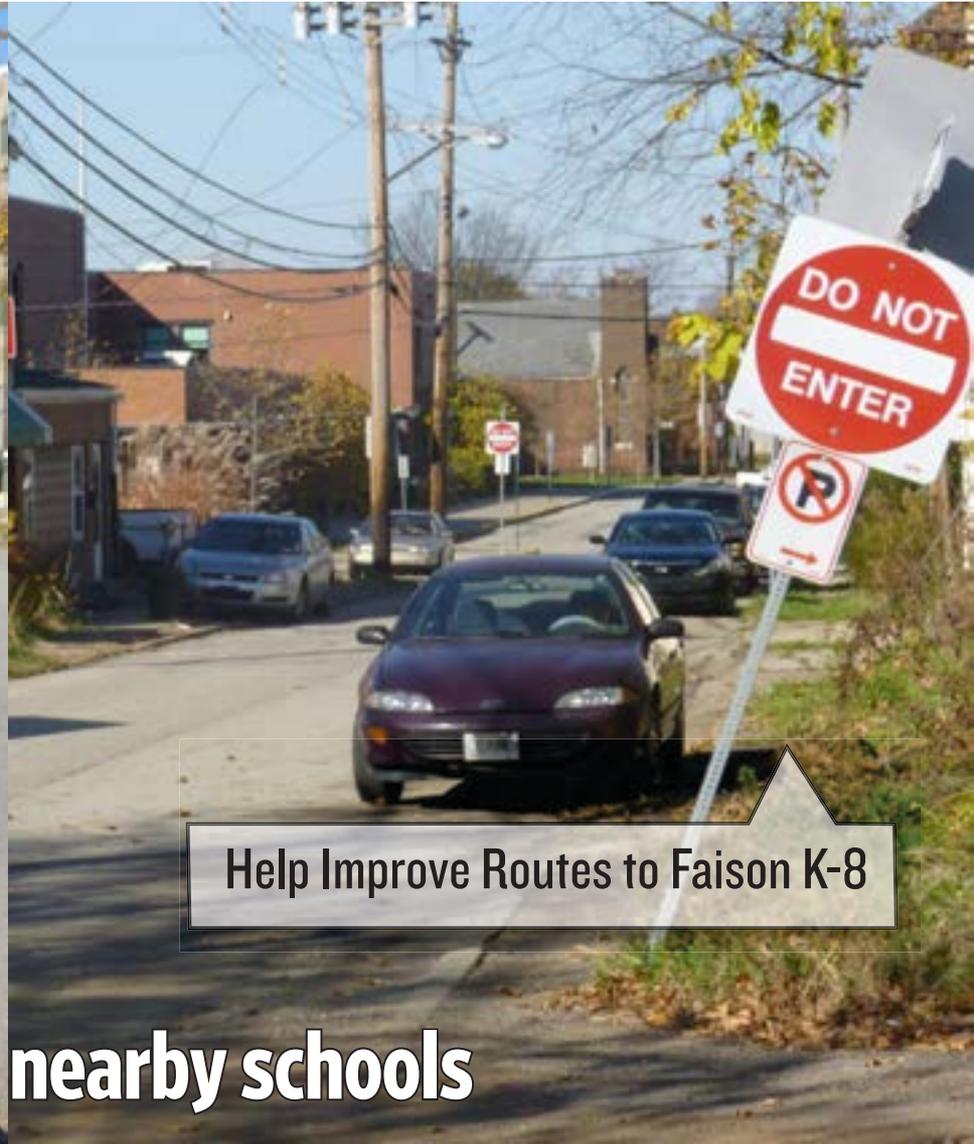
Help Improve the Pedestrian Environment

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

# Potential uses of TRID funds - Rank: 4th



Help Improve Routes to Faison K-8



Help Improve Routes to Faison K-8

**Improve pedestrian routes to nearby schools**

# Potential uses of TRID funds - Rank: 5th



Help Infill Vacant Lots



Help Create Affordable Housing

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

# Potential uses of TRID funds - Rank: 6th



Help Improve Westinghouse Park



Help Improve Stargell Field

**Improve, expand and maintain nearby parks**

# Potential uses of TRID funds - Rank: 7th



Help Mitigate Basement Flooding



Help Mitigate Larger Negley Run Watershed

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

# Potential uses of TRID funds - Rank: 8th



Help Upgrade Cycling Routes to Station



Help Improve Bicycle Safety

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

# Public meeting one

- **At the first public meeting a number of concerns were also raised about the broader implications of new development occurring in Homewood and Point Breeze North.**

# Public meeting one

- **Concerns about the displacement of residents and businesses resulting from development activity**
- **Concerns about impacts on property owners resulting from increasing property values**
- **Concerns about the availability of affordable housing**

**Policy Issues:**

**Questions and Discussion**

# Discussion Topics:

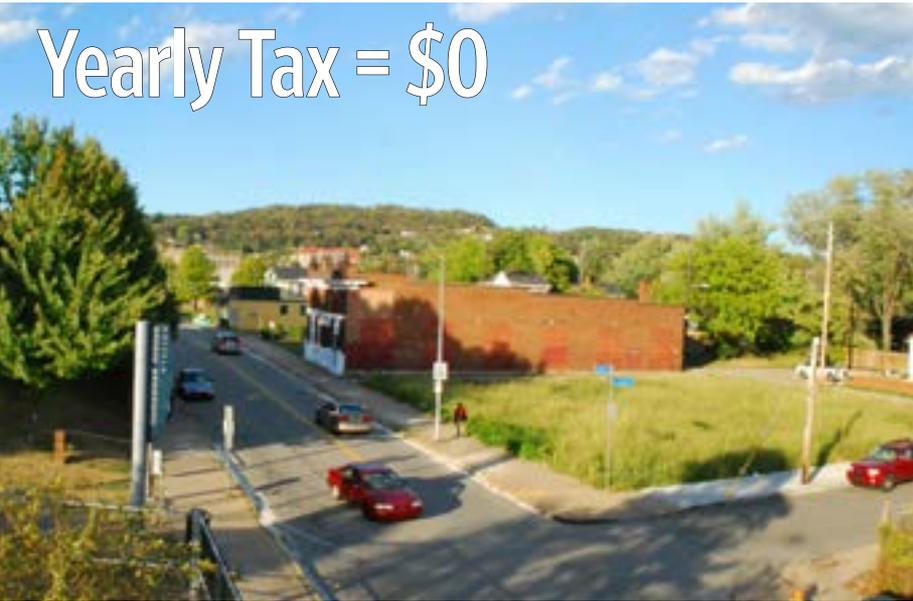
- **General Questions about TRID and the study (10 min)**
- **Concerns about the displacement of current residents and the preservation of affordable housing (10 min)**
- **Preservation of existing businesses and job creation (10 min)**

# Potential for a TRID around Homewood Station

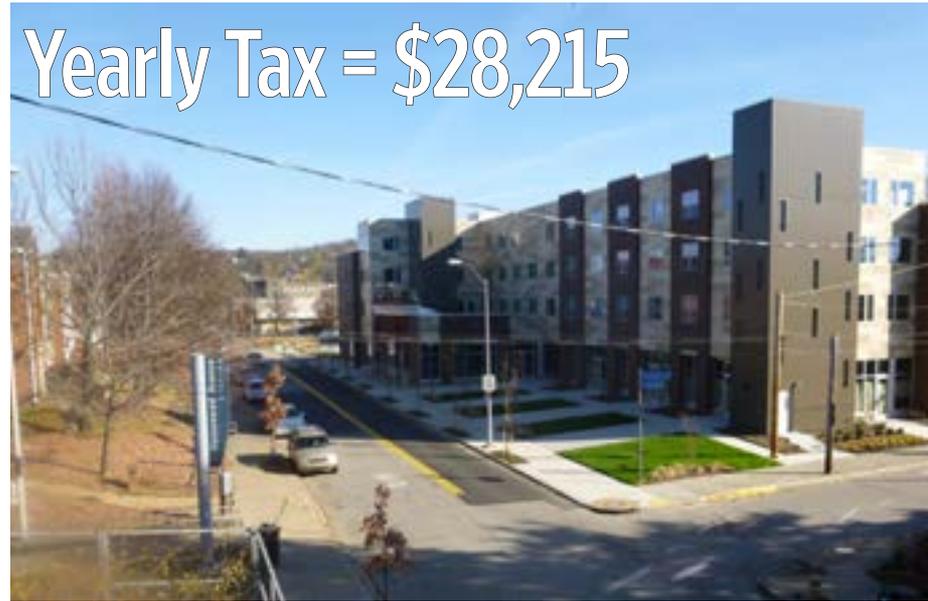
# Exploring development potential

## For Example:

Yearly Tax = \$0



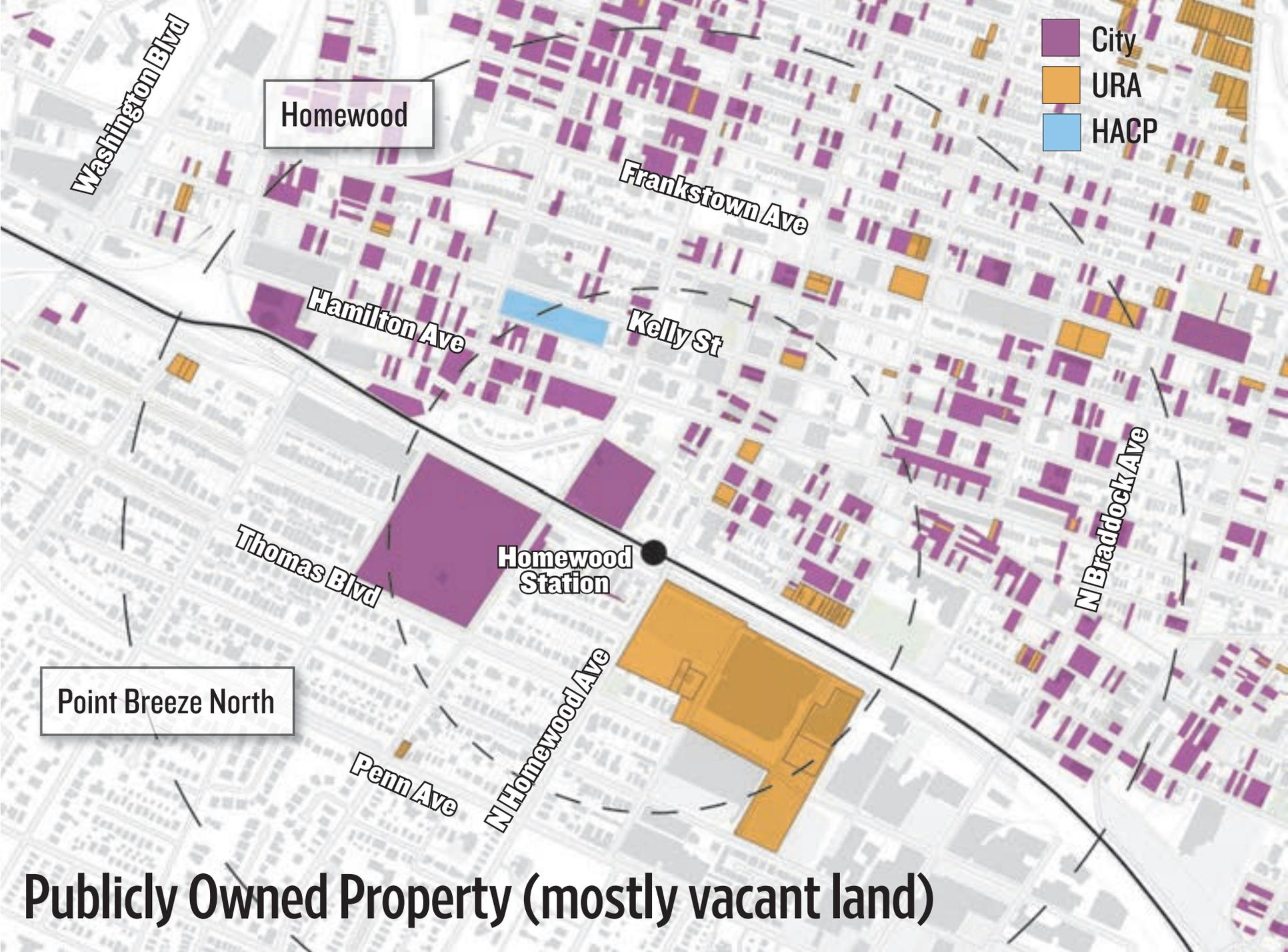
Yearly Tax = \$28,215



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

# Exploring development potential

- **Identify development potential based on active projects and past planning recommendations**
- **Focus on vacant publicly owned land**
- **Development classified as very likely, likely and potential**
- **Development potential determines the viability of creating a TRID district and fund**

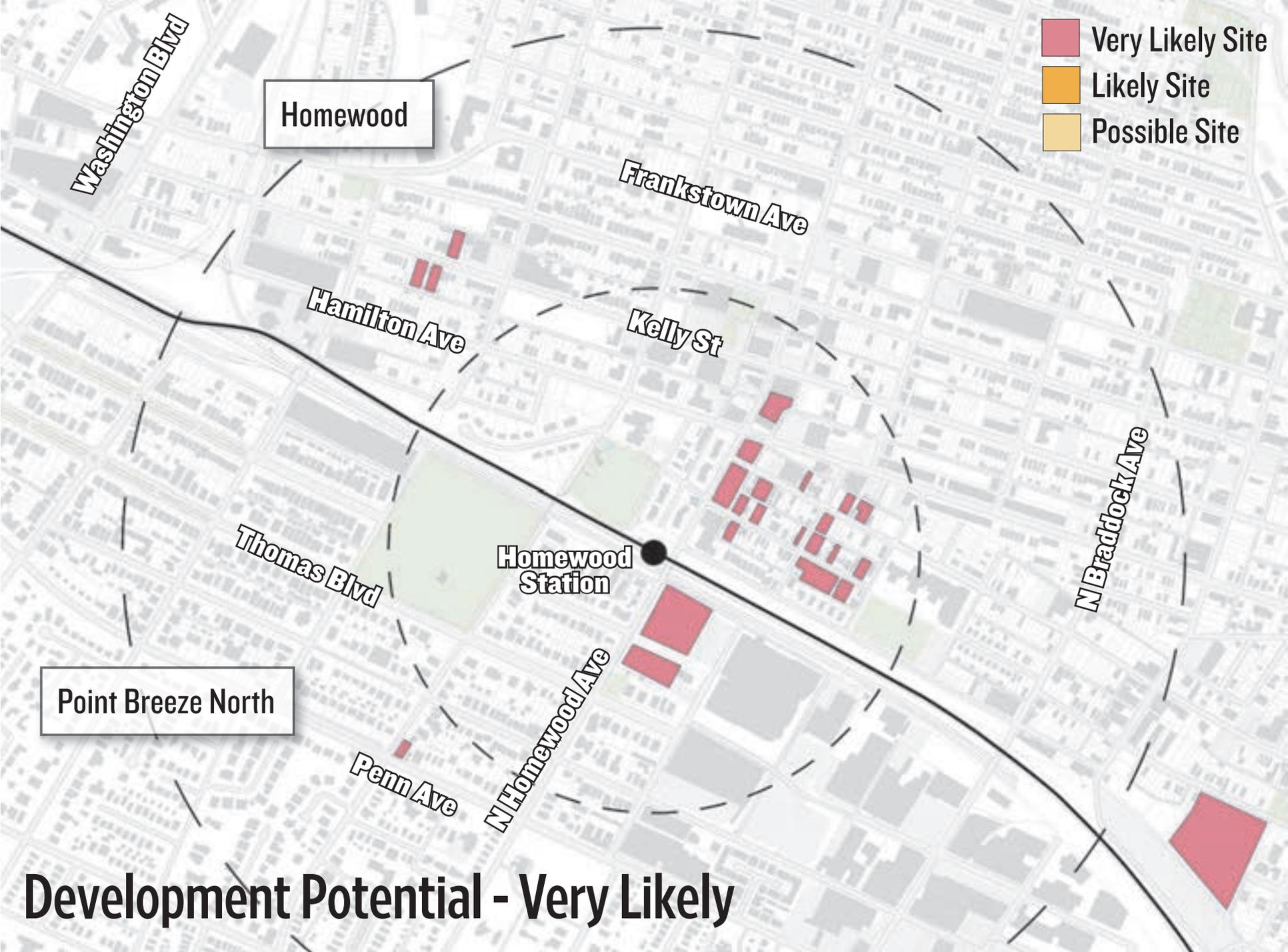


- City
- URA
- HACP

Homewood

Point Breeze North

Publicly Owned Property (mostly vacant land)



- Very Likely Site
- Likely Site
- Possible Site

Homewood

Point Breeze North

# Development Potential - Very Likely

Washington Blvd

Frankstown Ave

Hamilton Ave

Kelly St

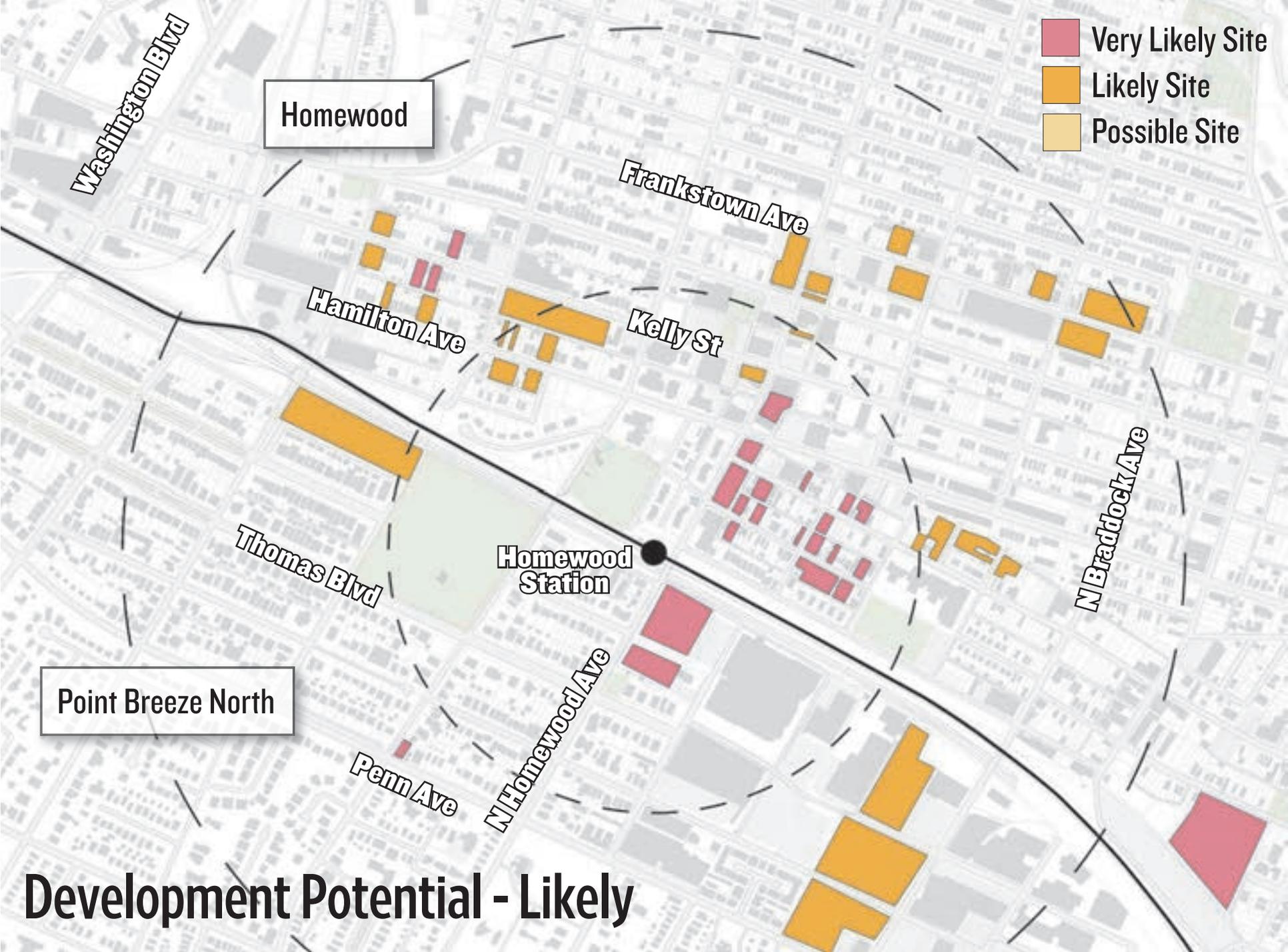
Thomas Blvd

Homewood Station

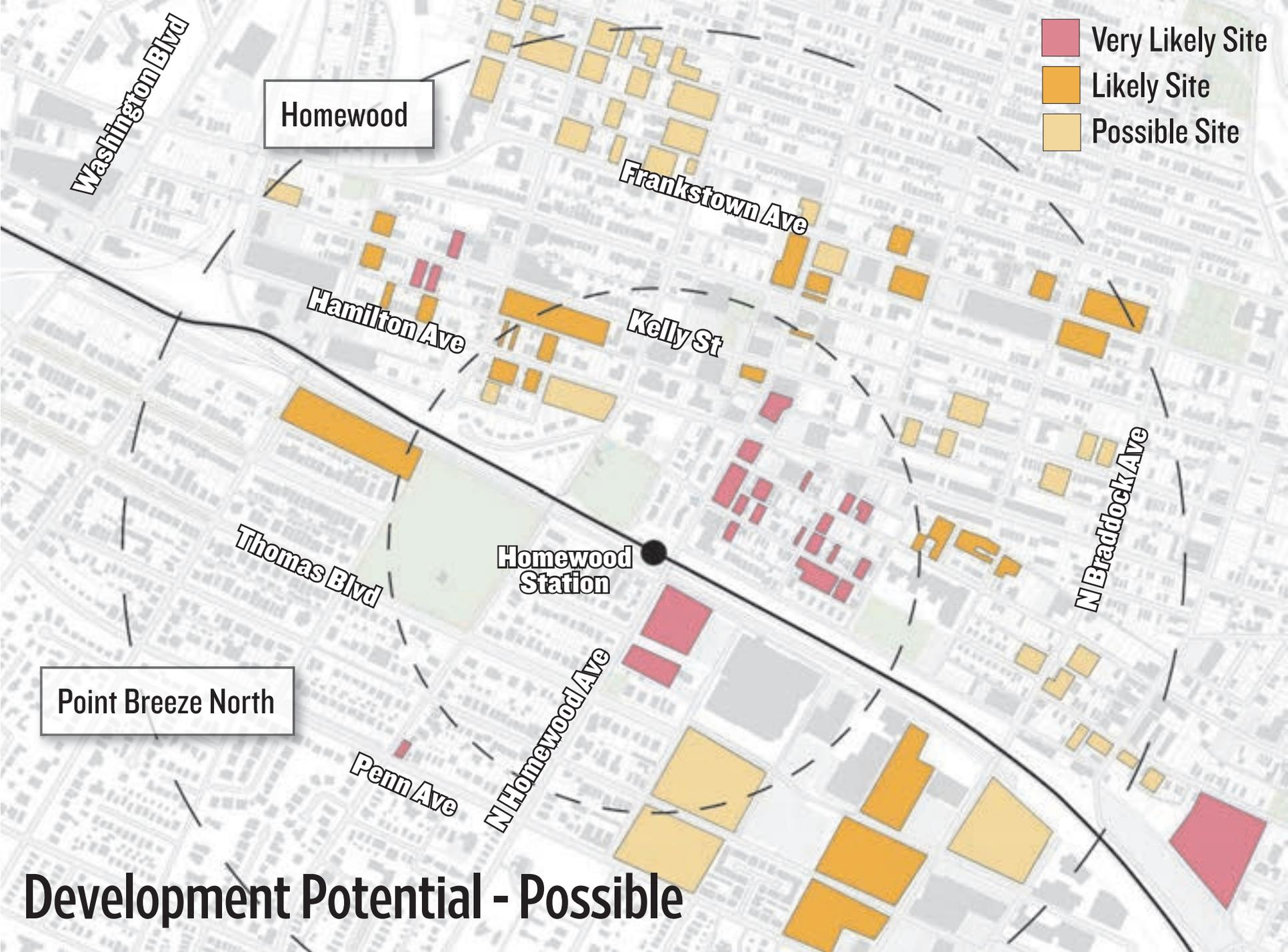
Penn Ave

N Homewood Ave

N Braddock Ave



# Development Potential - Likely



# Implementing Priority Public Improvements

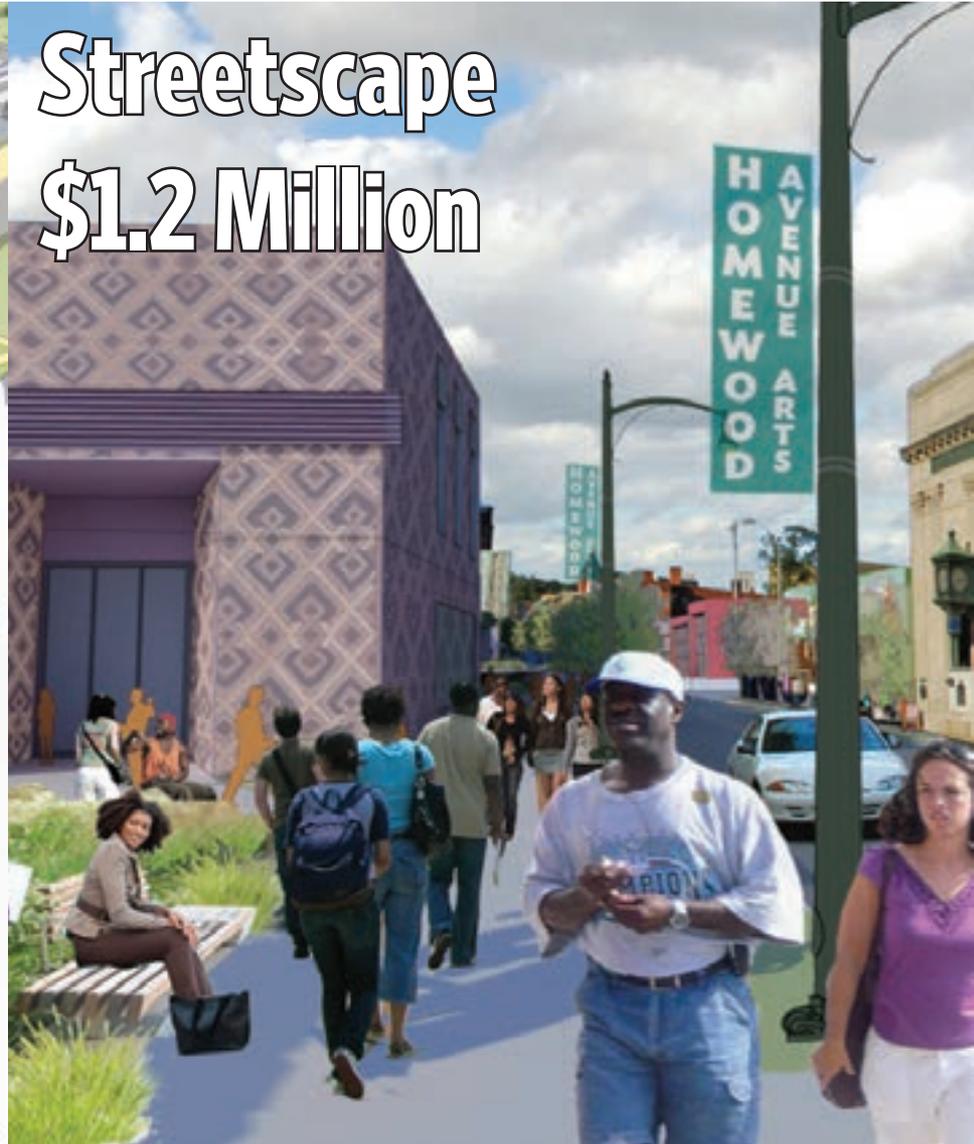
- **Potential TRID funds are then compared to the cost of:**
  - **Upgrading the Station**
  - **Improving streets near the station**
  - **Creating new connections and / or shared parking near the station**
  - **Assisting development projects in weaker market areas**

# Example of TRID Revenue vs. Priority Projects

**Station Upgrade**  
**\$5 Million**



**Streetscape**  
**\$1.2 Million**



# Example of TRID Revenue vs. Priority Projects

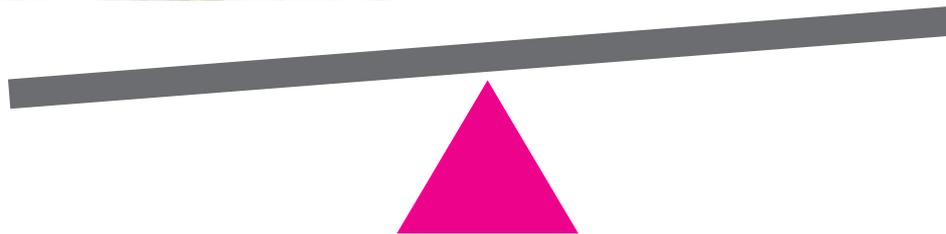


Annual Real Estate Tax  
Increment: \$528,000

# Implementing Priority Public Improvements

- **TRID borrowing power**
- **Using TRID to leverage other funding sources**

# Balancing Potential Tax Increment with funds required to pay for public improvements



# Next Steps and Final Questions

# Next Steps

- **Finalize Market Analysis Report**
- **Identify likely developable parcels and uses**
- **Estimate costs of priority public improvements**
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**Final Public Meeting: January 29th, 2015  
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