

~~870~~ 809 PET # 790



RVE

10-19-16

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
ZONING • DEVELOPMENT REVIEW
200 ROSS STREET • THIRD FLOOR
PITTSBURGH • PENNSYLVANIA • 15219

PAID 10.20.16

ZONE CHANGE PETITION

Address	5515 Butler Street, Pittsburgh, PA-15201
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Owner: Ace Auto Wrecking

Address: 4550 Verona Road, Verona, PA 15147-1733

Phone: (412) 795-4700

Applicant / Agent: Craft Acquisitions Corporation

Address: 2-10 Queen Elizabeth Boulevard, Etobicoke, ON M8Z 1L8

Phone: (416)204-0730

Property owners or representatives of property described who join this petition.

Owner's Name	Property

If additional space is required, list on a separate sheet and attach.

Block & Lot:	<u>120-N Lot 15</u>	Ward:	<u>10</u>
	<u>120-J Lot 70</u>	or, number of acres:	<u>2.818</u>
	<u>119-S Lot 191</u>	Proposed Zoning:	<u>LNC</u>
Sq. ft. of site:	<u>122,745</u>		
Existing Zoning	<u>UI</u>		

Present use of site:

Abandoned/Leased Auto

Proposed use & improvements: *(attach map of proposed zone change area)*

Single Unit Attached Residential

Development will consist of demolition of existing buildings and pavement and subsequent construction of single family residences including roadways and landscaping.

(if additional space is required, attach a separate sheet)

The proposed Zone Change is appropriate and desirable and that this use will not be detrimental to the immediate neighborhood because:

LNC is the predominant form of zoning along Butler Street and the surrounding properties. Off-street parking will be provided for each residence which will minimize any impacts of the increase in traffic.

The proposed application will comply with the conditions specified in the Code by:

The proposed development will comply with the setbacks and use regulations specified by the City of Pittsburgh Planning and Zoning Department.

NOTICE TO ANYONE WHO JOINS THIS PETITION:

Despite any statements of proposed use made above, enactment of this ordinance will permit involved property to be used for any of the uses listed in the classification table of the Zoning Ordinance.

STATEMENT OF TRUTH

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF ALLEGHENY

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 Arine Kramer, Notary Public
 City of Pittsburgh, Allegheny County
 My Commission Expires 12/31/2019
 MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Deponent, being duly sworn, says that they are the: City of Pittsburgh, Allegheny County

- Owner of record of the property for which this application is made, and that all the statements and data furnished with this application are true and correct.
- Authorized agent for the owner of record of the property for which this application is made and as such has express authority to bind such owner to all terms and conditions of any Occupancy permit issued pursuant to this application, and that all the statements and data furnished with this application are true and correct.

Sworn to and subscribed before me this 12th day of October 2016.

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 BENJAMIN R. SYPUT, NOTARY PUBLIC
 TOWN OF WEXFORD, ALLEGHENY COUNTY
 MY COMMISSION EXPIRES JULY 15, 2019

[Signature]
 Applicant (signature)

ROBERT L. SMITH
 Applicant (printed)

RECORD OF ACTIONS (to be completed by City Planning)

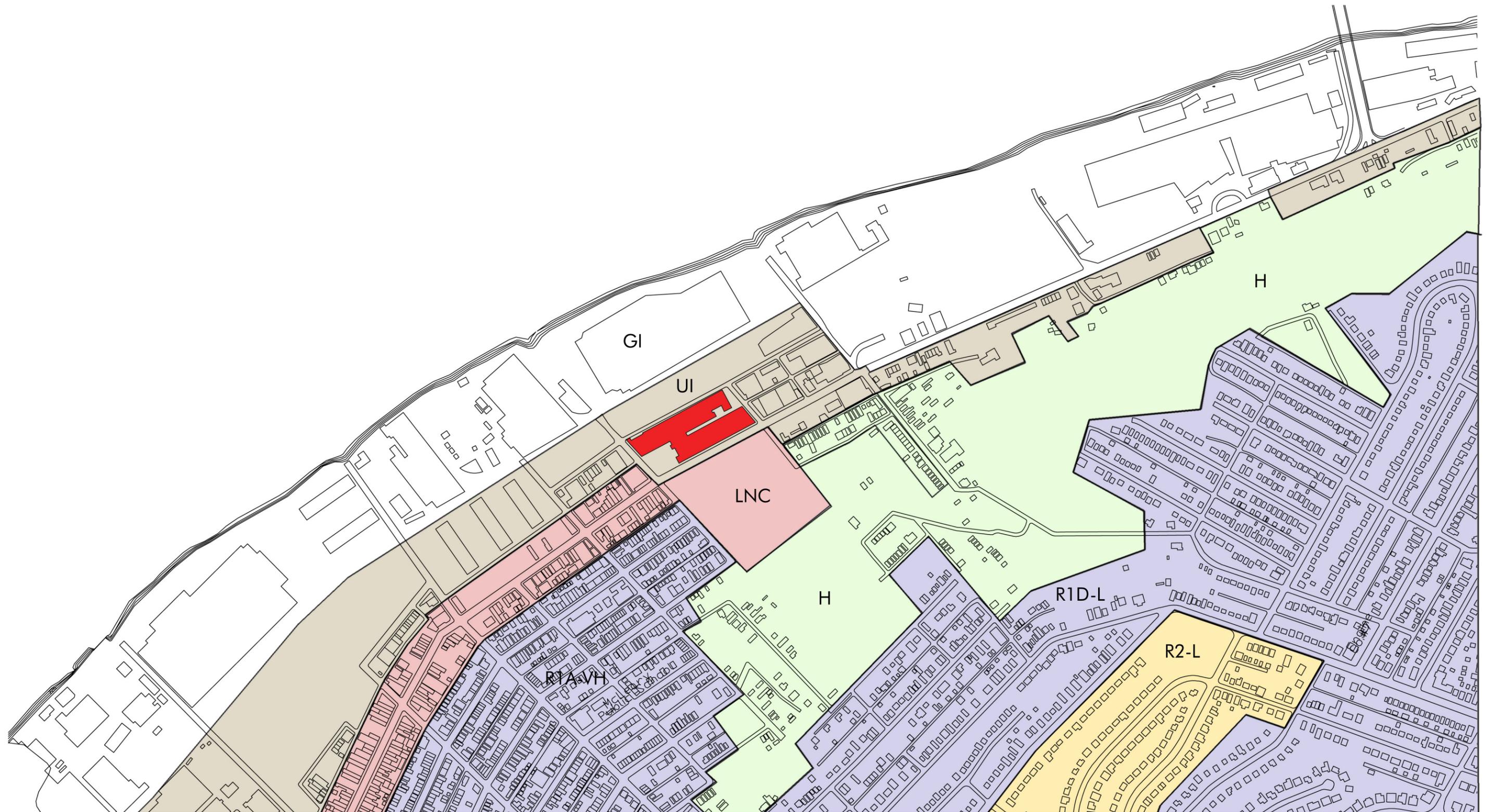
Address	<input type="text"/>	Check #	PAID \$
Date Filed	<input type="text"/>	Land Use #	<input type="text"/>
Zoning District	<input type="text"/>	Zone Change #	<input type="text"/>
Proposed Zoning	<input type="text"/>		
Planning Commission recommendation			
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>
City Council action			
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	DATE OF ACTION	<input type="text"/>



Mews on Butler - Residential Development

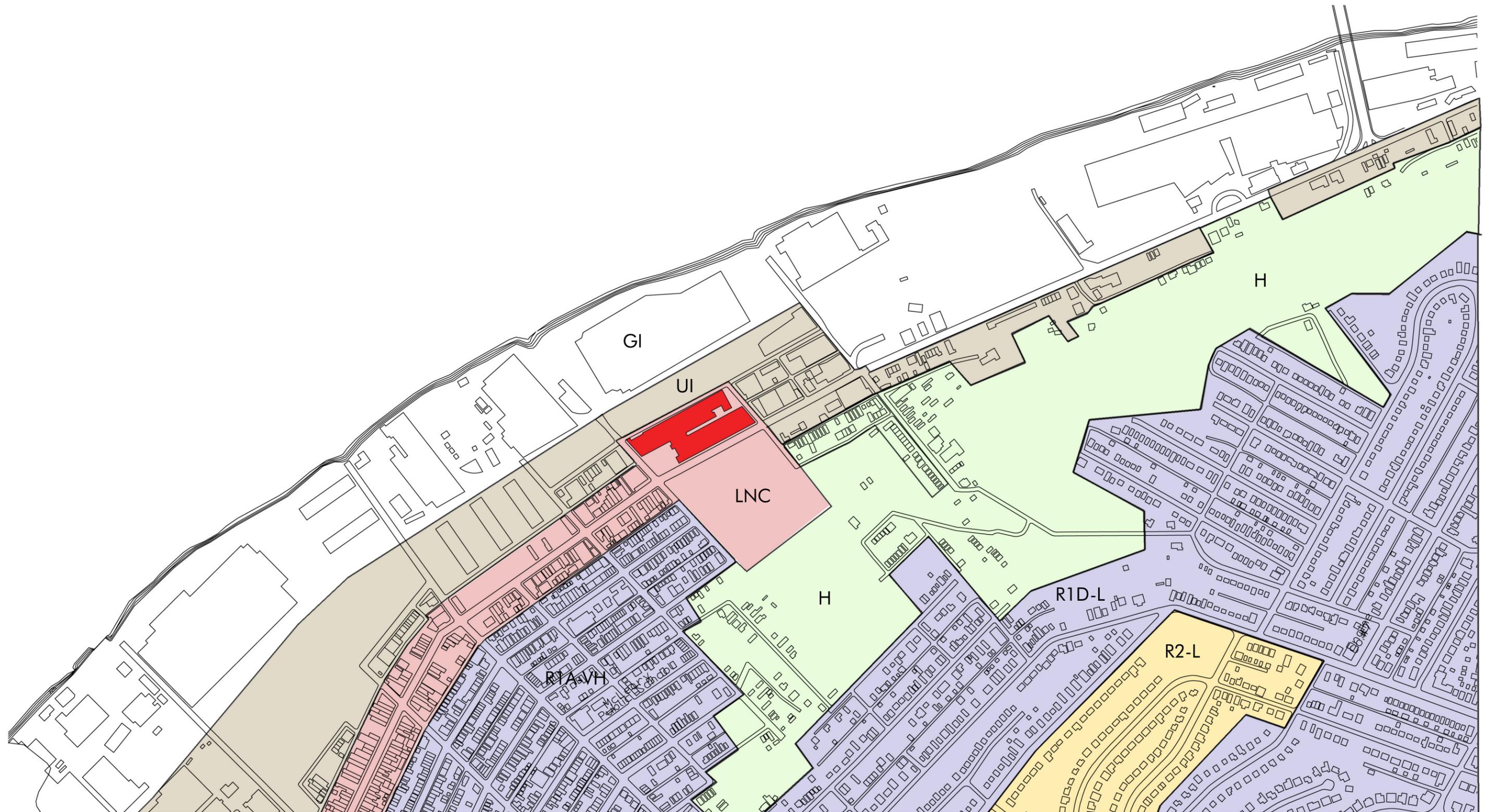
Craft Group

City of Pittsburgh Planning Commission Submission



Zoning District Overlay - Existing

Residential Development - Mews on Butler



Zoning District Overlay - Proposed

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission





Existing Heavy Industrial

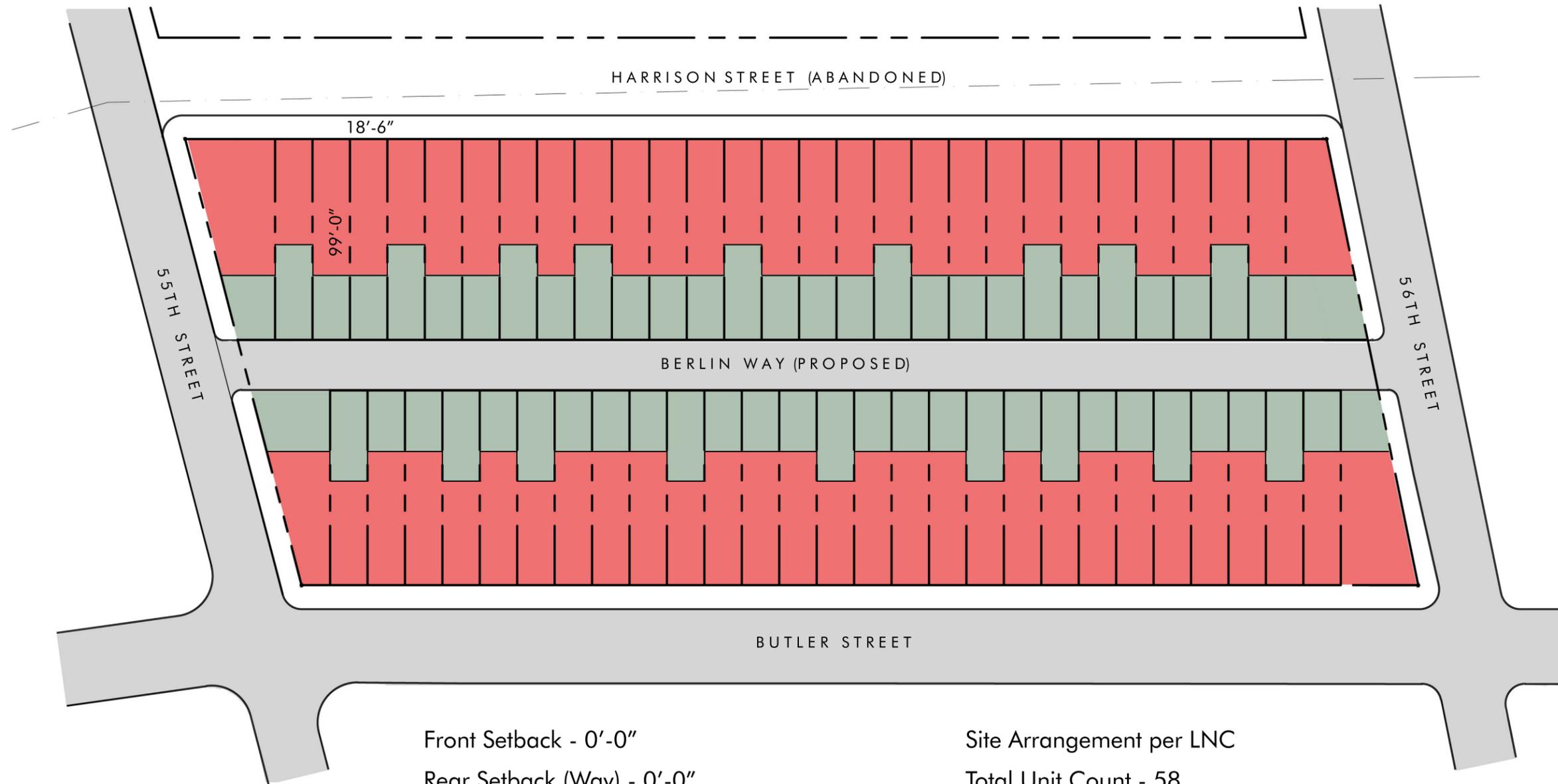


Proposed High Density Residential (Adjacent Conditions)

Typology Comparison

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



Front Setback - 0'-0"
 Rear Setback (Way) - 0'-0"
 Side Yard Setback - 0'-0"
 Height - 40'-0" (3 Stories)

Site Arrangement per LNC
 Total Unit Count - 58
 Single Family Attached - Permitted by Right
 Lot Size - 18'-6" x 99'-0"

Zoning District Plan - LNC (Proposed)

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



Site Images - Butler Street and 55th Street

Residential Development - Mews on Butler

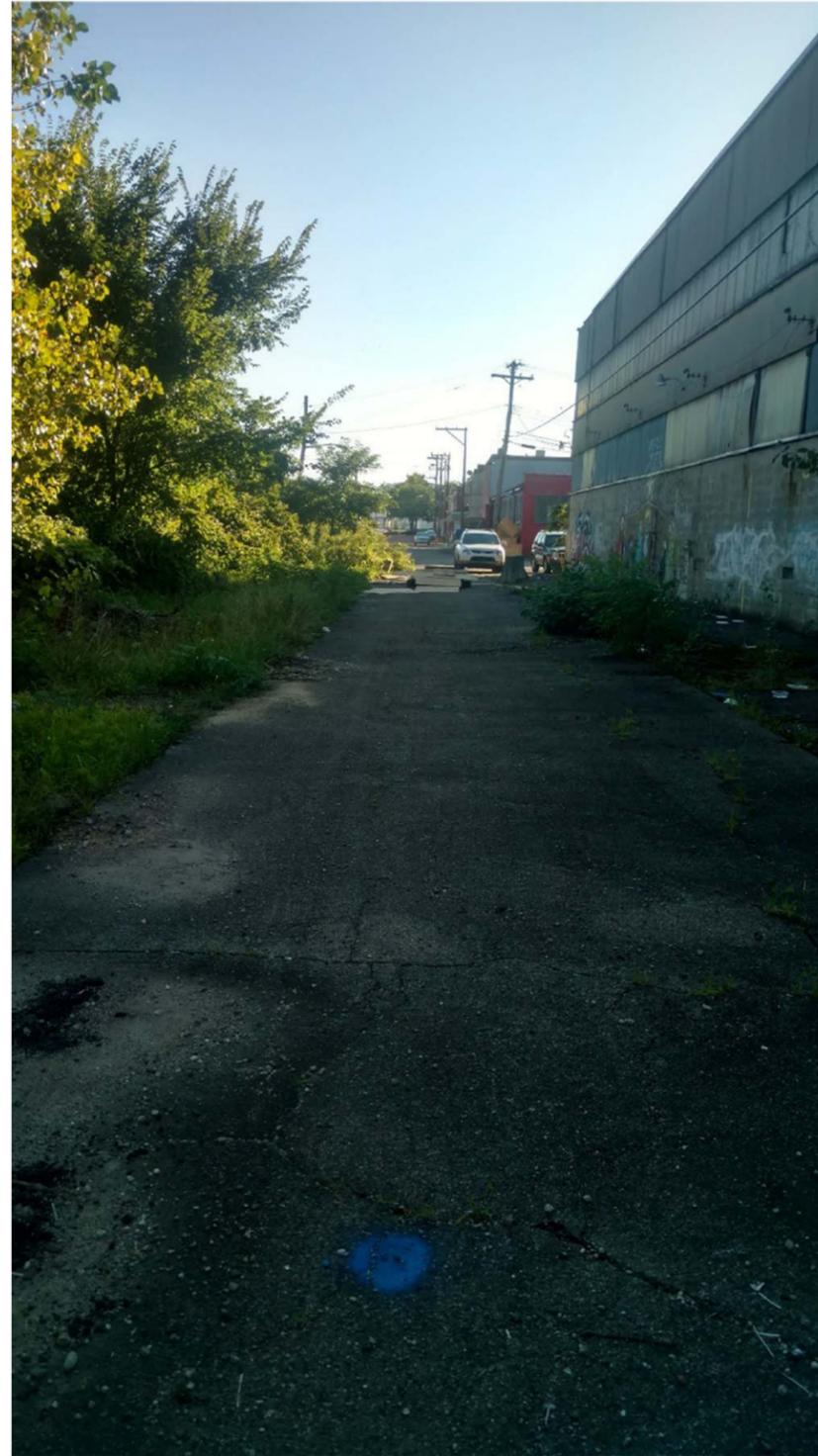
City of Pittsburgh Planning Commission Submission



Site Images - Butler Street and 56th Street

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



Site Images - Harrison Street

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission



HELLO
my name is
UPPER
LAWRENCE
VILLE



UPPER
LAWRENCEVILLE
COMMUNITY VISIONING
TARGETED DEVELOPMENT
STRATEGY STUDY | APRIL 2013

...and I can bring
LOCAL
VALUES
to
LAWRENCEVILLE

Community Outreach

Residential Development - Mews on Butler

City of Pittsburgh Planning Commission Submission





**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Radical Duquesne Investments, LP C/O Walnut Capital Management, Inc.		Phone Number: ()	
Address: 550 Walnut St. Suite 300	City: Pittsburgh	State: Pennsylvania	Zip Code: 15232
2. Applicant/Company Name: Strada LLC		Phone Number: (412) 263-3800	
Address: 611 William Penn 7th Floor	City: Pittsburgh	State: Pennsylvania	Zip Code: 15219
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: 632-634 Fort Duquesne Renovations			
4. Development Location: Pittsburgh CBD			
5. Development Address: 632-634 Fort Duquesne Boulevard, Pittsburgh, PA			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required: N/A - complete change of use.			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: 03/ 01/ 2017	Occupancy Date: 06/ 01 /2018	Project Cost: \$ 30,000,000

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list):	Floor 1: (104) Restaurant (liquor license), (82) Office
	Floors 2-5: (82) Office
	Floors 6-9: (5) Multi-unit residential
10. Select the Type of Work:	
<input type="checkbox"/> New Construction, New	<input type="checkbox"/> Renovation, Interior
<input type="checkbox"/> New Construction,	<input type="checkbox"/> Renovation, Exterior
<input type="checkbox"/> Change in Use Only	<input checked="" type="checkbox"/> Renovation, Change in Use
11. Describe the Development: Complete renovation and change of occupancy of existing warehouse building - see proposed uses above.	
Replacement of existing windows, addition of new windows, new ground level storefront, and new balcony.	
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)	



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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

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DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	162,000	sq ft
Retained Area to be Renovated:	162,000	sq ft
To be Constructed:	0	sq ft
Building Footprint:	16,000	sq ft

	<u>Existing</u>		<u>Proposed</u>	
	<u>Stories</u>	<u>Feet</u>	<u>Stories</u>	<u>Feet</u>
Main Structure	9	137'-0"	9	137'-0"
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: 0 Proposed: 72

17. Lot Area: 16,000 sq ft

18. On Site Parking: N/A

	<u>Existing</u>	<u>Proposed</u>
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A 2 proposed
 Actual: _____
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

Demolition HVAC (Interior) HVAC (Exterior) Electrical Fire Alarm
 Fire Protection/Sprinklers Deck Construction Commercial Cooking Hood Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

_____ New Water Service Connection(s)	_____ Termination of Existing Water Service Tap(s)
_____ New Sewer Service Connection(s)	_____ Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
 Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature: Kevan Rutledge / Strada



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200 ROSS STREET ♦ THIRD FLOOR ♦ PITTSBURGH ♦ PENNSYLVANIA ♦ 15219

Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning

200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

**Department of City Planning
Zoning Office Counter**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code

<http://www.municode.com/index.aspx?clientId=13525>

**Department of Public Safety
Bureau of Building Inspection (BBI)**

200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

**Department of Public Works (DPW)
Bureau of Engineering and Construction**

City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

**Department of Public Works (DPW)
Public Space Management**

Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)

Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)

Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)

Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



Project Description:

Constructed 1917 for Pittsburgh Plate Glass
Part of Penn-Liberty Historic District
GT-C Zoning District
137' overall building height
9 stories with full basement
16,000 s.f. per floor

Proposed Use:

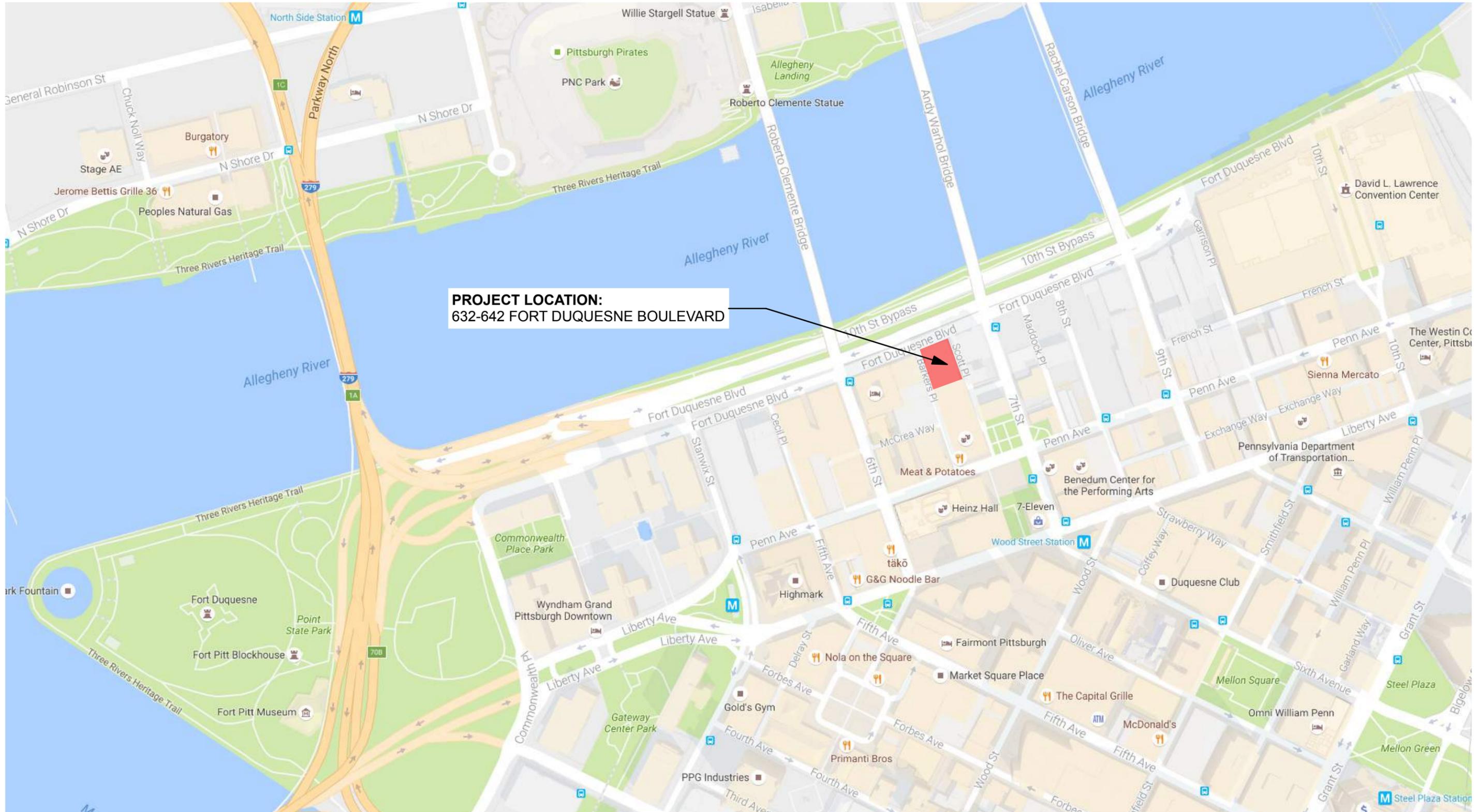
Ground Floor:	Lobby, Restaurant, Meeting Rooms.
Floors 2-5:	Co-working office space.
Floors 6-9:	Apartments.
Roof:	Occupiable green roof & HVAC equipment.

632-642 Fort Duquesne Boulevard

Planning Commission Presentation - November 1, 2016

Strada

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PROJECT LOCATION:
632-642 FORT DUQUESNE BOULEVARD

632-642 Fort Duquesne Boulevard Renovation

Location Map & Context

October 26, 2016



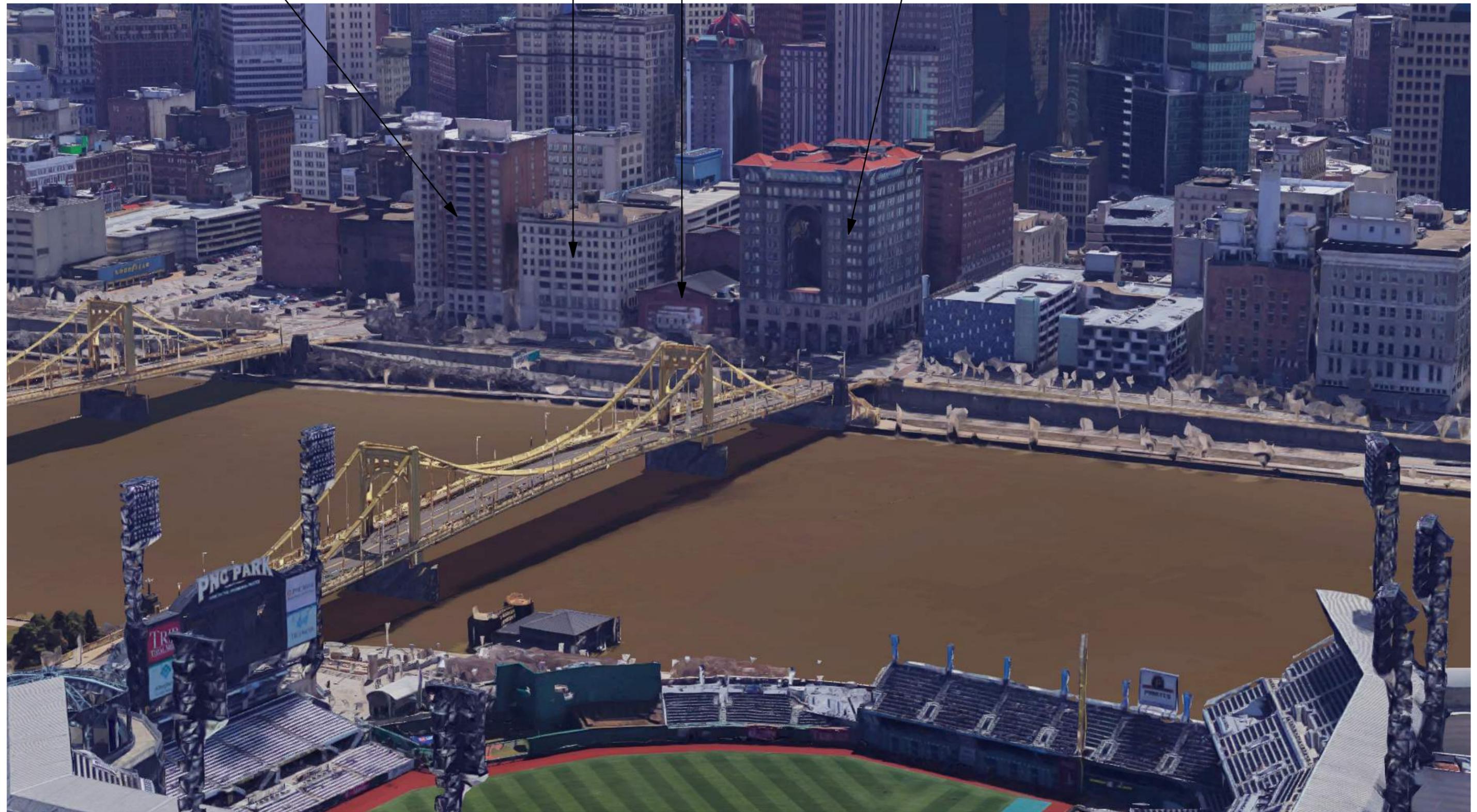
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ENCORE ON 7TH

PROJECT LOCATION:
632-642 FORT DUQUESNE

BYHAM THEATER

RENAISSANCE HOTEL



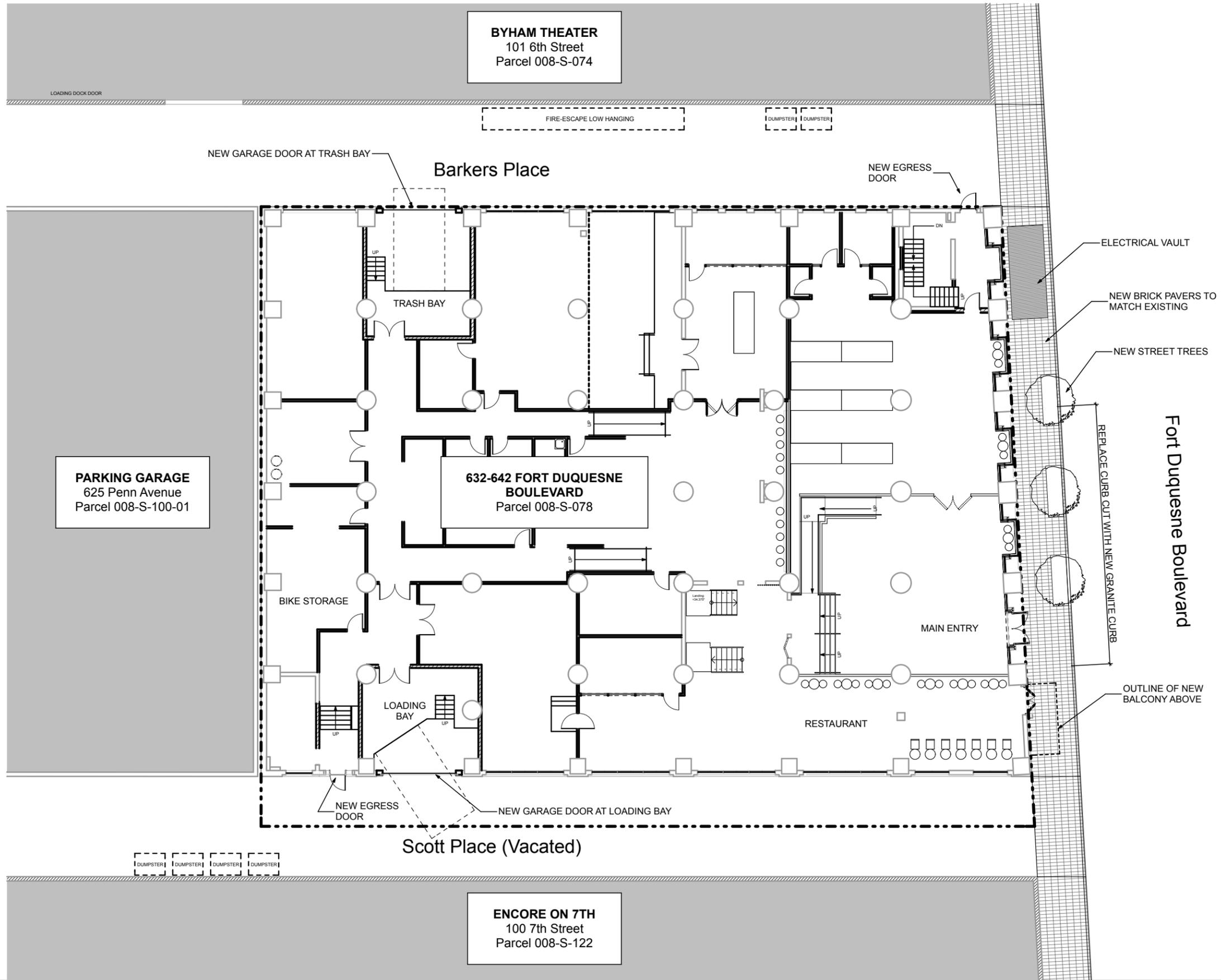
632-642 Fort Duquesne Boulevard Renovation

Site Context

October 26, 2016

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632-642 Fort Duquesne Boulevard Renovation

Site Plan

October 26, 2016 Scale: 1" = 20'-0"



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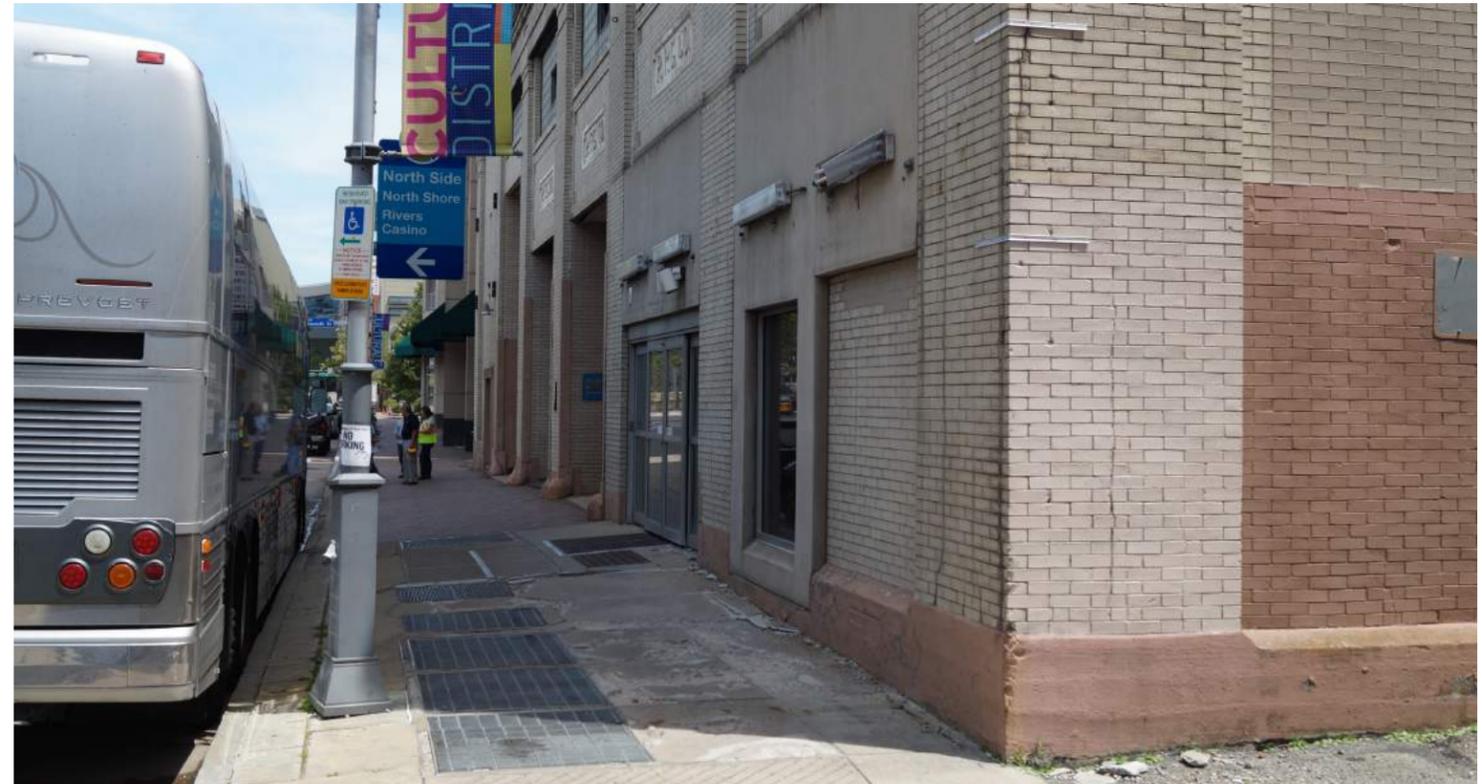
Street level view with Scott Place and Byham Theater.



North facade - upper floors with signage support structure.



Street level view looking west towards Byham Theater.



Street level view looking east towards Encore on 7th.

632-642 Fort Duquesne Boulevard Renovation

Site Context

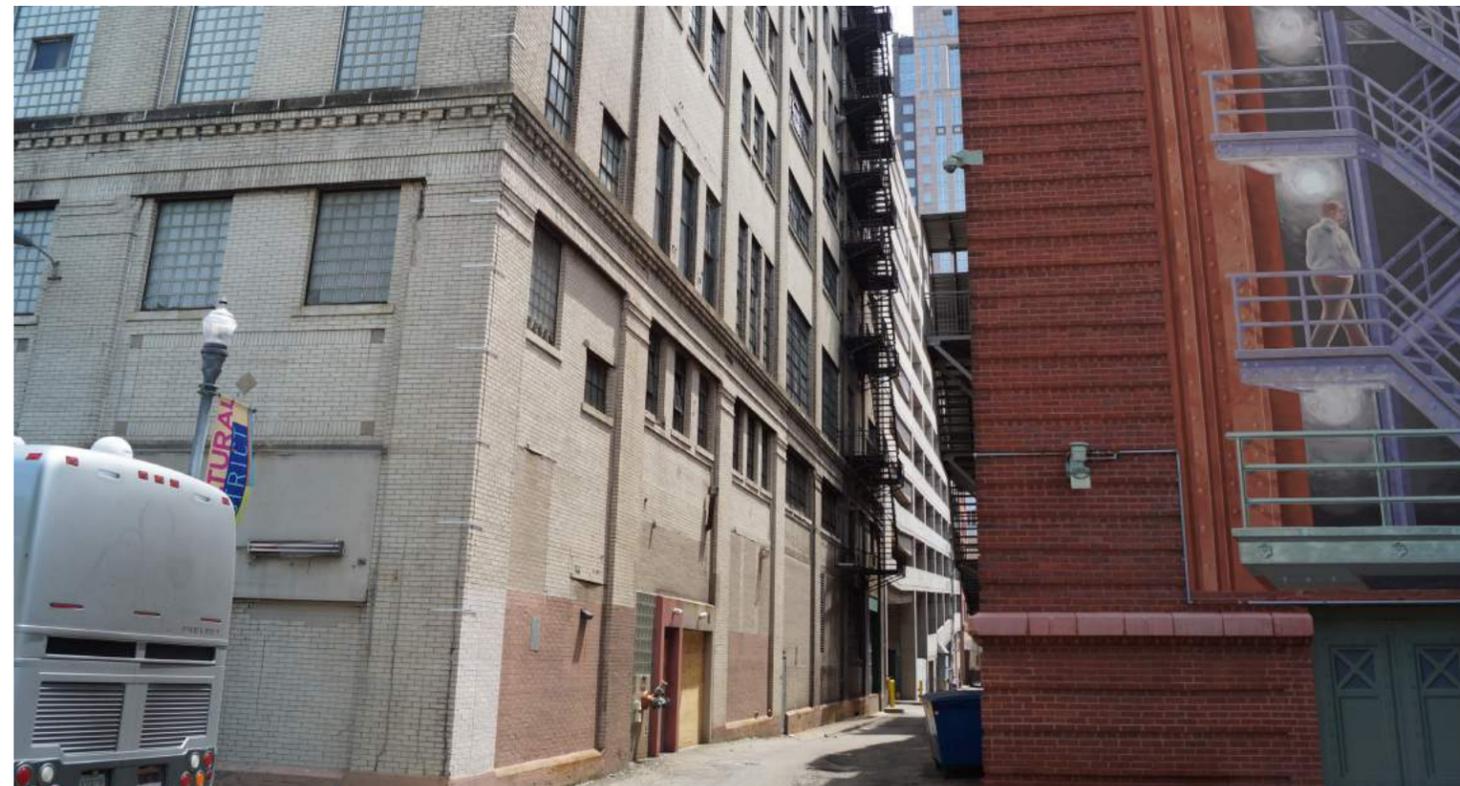
October 26, 2016

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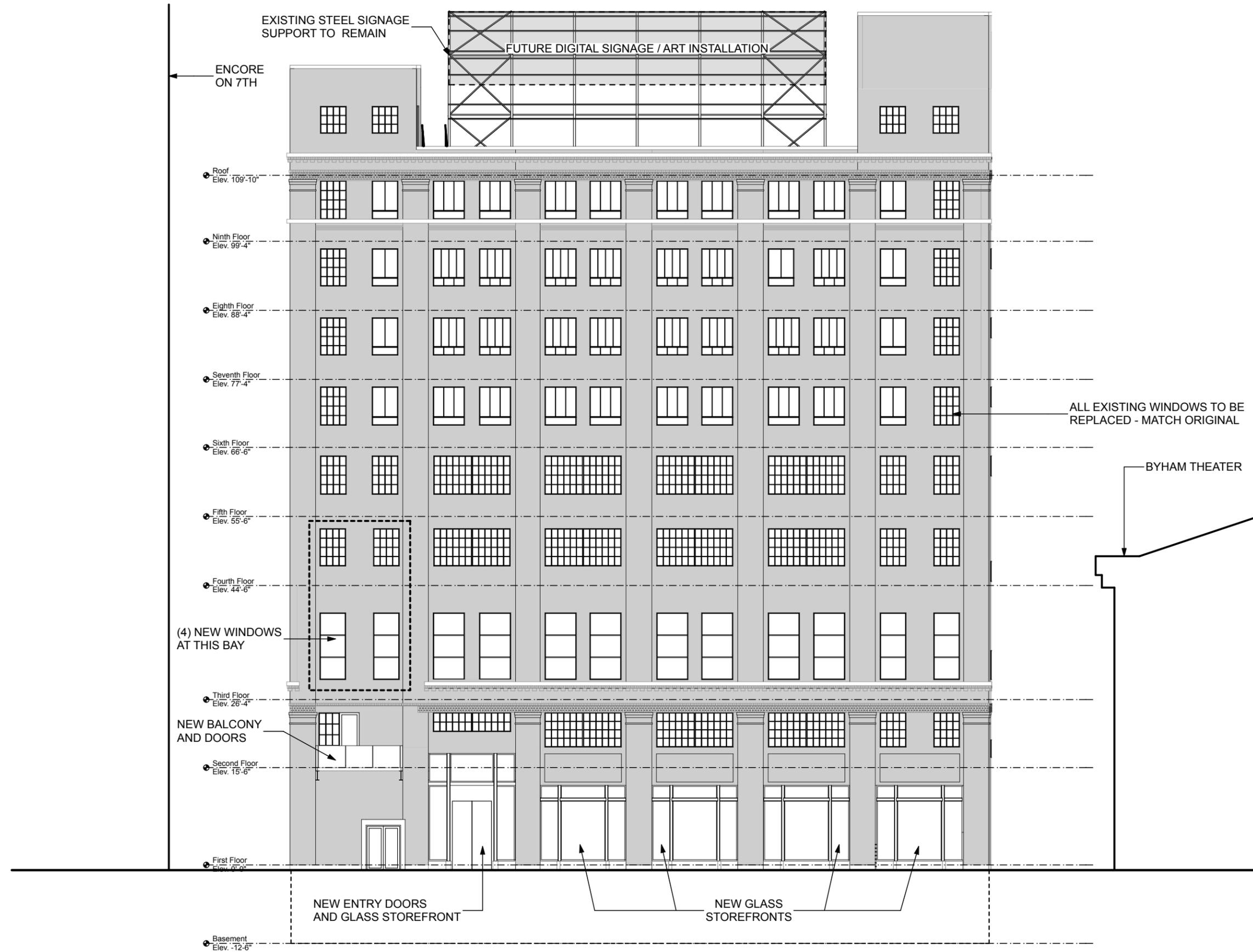
View of east alley (Scott Place) looking south towards parking garage.



View of west alley (Barkers Place) looking south towards parking garage.



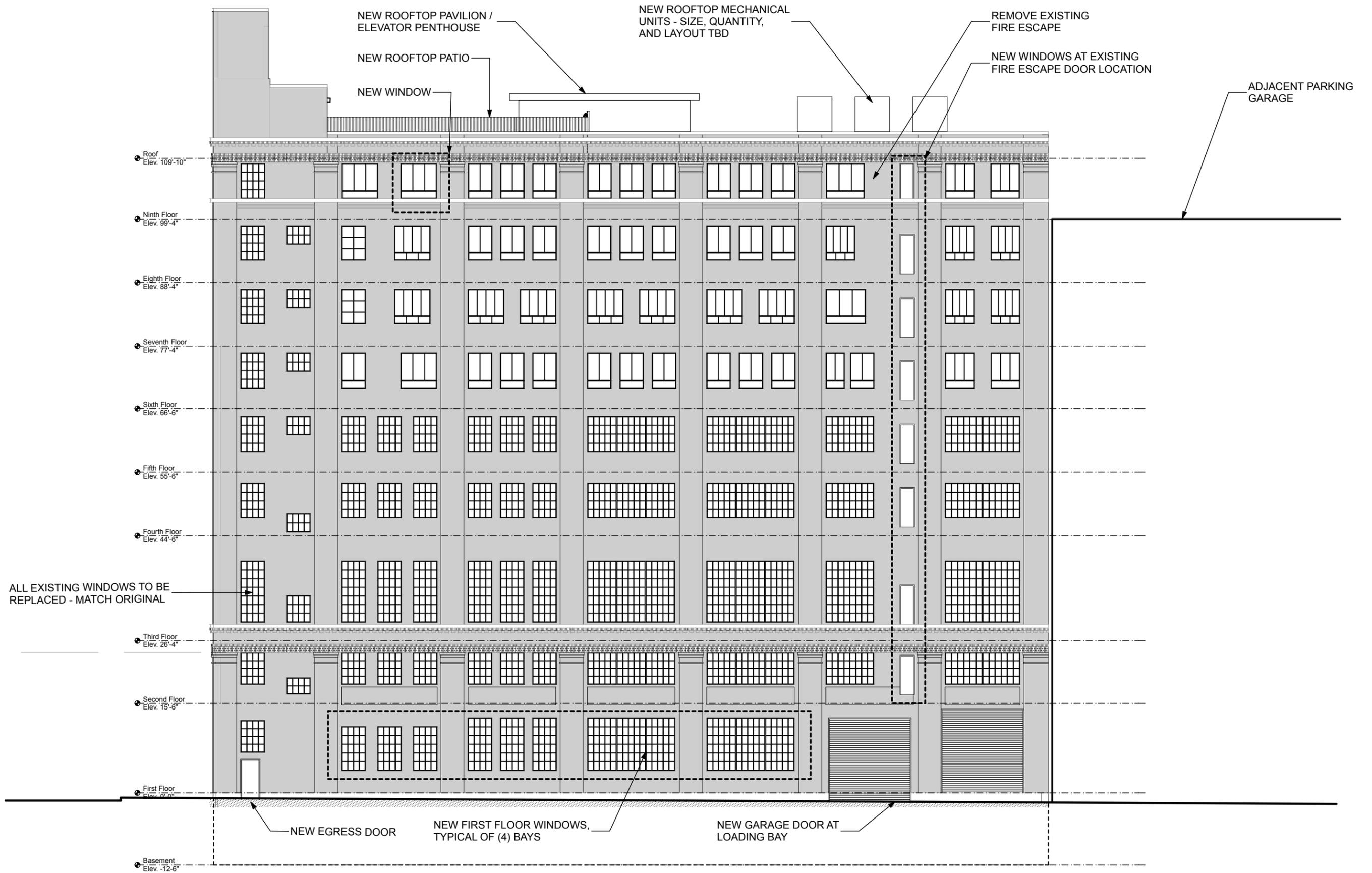
View of west alley (Barkers Place) looking north towards Fort Duquesne Boulevard.



632-642 Fort Duquesne Boulevard Renovation

North Elevation - Fort Duquesne

October 26, 2016 Scale: 1/16" = 1'-0"



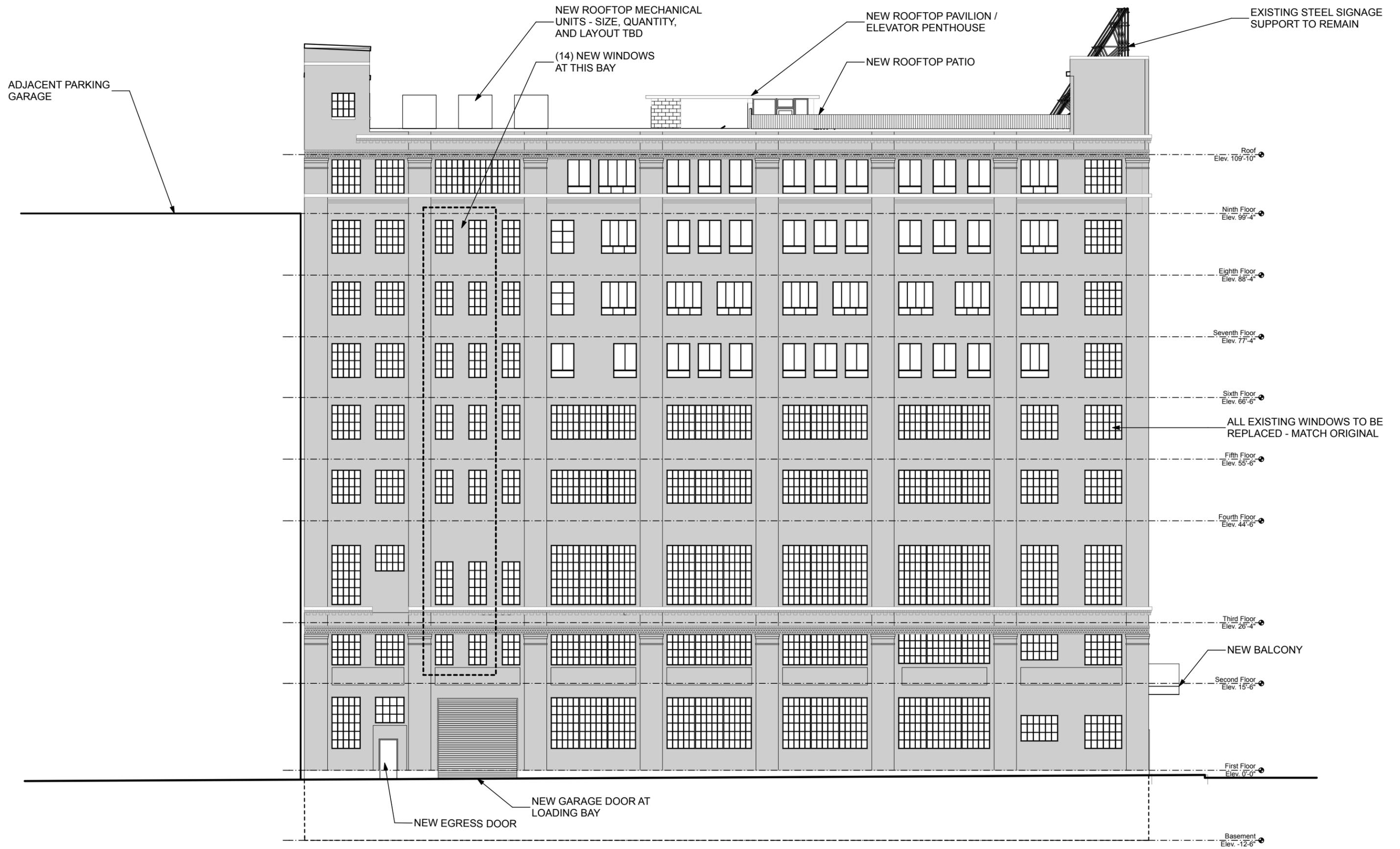
632-642 Fort Duquesne Boulevard Renovation

West Elevation - Barkers Place

October 26, 2016 Scale: 1/16" = 1'-0"

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632-642 Fort Duquesne Boulevard Renovation

East Elevation - Scott Place

October 26, 2016 Scale: 1/16" = 1'-0"

ACCESSIBILITY FEATURES

Fully accessible main entrance and public spaces.

Accessible route to all areas of the building.

Fully accessible public toilet rooms on public and office floors, including single-occupant Assisted Use / Family toilet room.

New elevators serving all floors and rooftop patio.

Accessible apartment units provided per code requirement - Two Type A accessible units for 76 total units.

SUSTAINABILITY FEATURES

Architectural:

Existing building reuse.

Envelope improvements - wall insulation, windows, roof insulation.

Green roof system currently being studied for rooftop patio.

MEP:

Indoor water use reduction - anticipated 25%-30% savings over baseline.

LED lighting throughout.

Optimize energy performance.

Fundamental refrigerant management.

STORMWATER MANAGEMENT

Stormwater management plan not required by Zoning code: total new development less than 50,000 s.f. No increase in impervious surfaces.

New street trees along Fort Duquesne Boulevard (pending coordination with electrical vaults).

Separation of storm and sanitary lines, reduces combined sewer overflow events during heavy rains.



632-642 Fort Duquesne Boulevard Renovation

Street Level Perspective

October 26, 2016

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632-642 Fort Duquesne Boulevard Renovation

Bird's Eye Perspective

October 26, 2016

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Benefits of Redevelopment Areas

Receive priority for certain public funding sources

- Can facilitate the ability to secure grants used for affordable housing and public infrastructure

Leverage commercial bank loans

- Banks receive Community Reinvestment Act credits for lending to redevelopment area projects
- Banks can receive a waiver of HVCRE Capital Requirements for projects in Redevelopment Areas

Gain access to the Strategic Investment Fund (SIF), Program Related Investment (PRI)

- SIF - Private sector source of financing for real estate projects with significant impact
- PRI – Foundation funding of development projects

Additional Public Input Within Land Disposition

- Any sale of URA property will require approval from City Council

Prerequisite for a Tax Increment Financing (TIF) District

- The URA can help invest in public infrastructure by issuing TIF bonds

Common Questions

Does this affect my taxes?

- No

Does this go on my deed/affect my title?

- No

Does this give the City or URA additional powers to acquire property?

- No, in fact it forces the URA to get City Council approval for any sales of property in those areas.

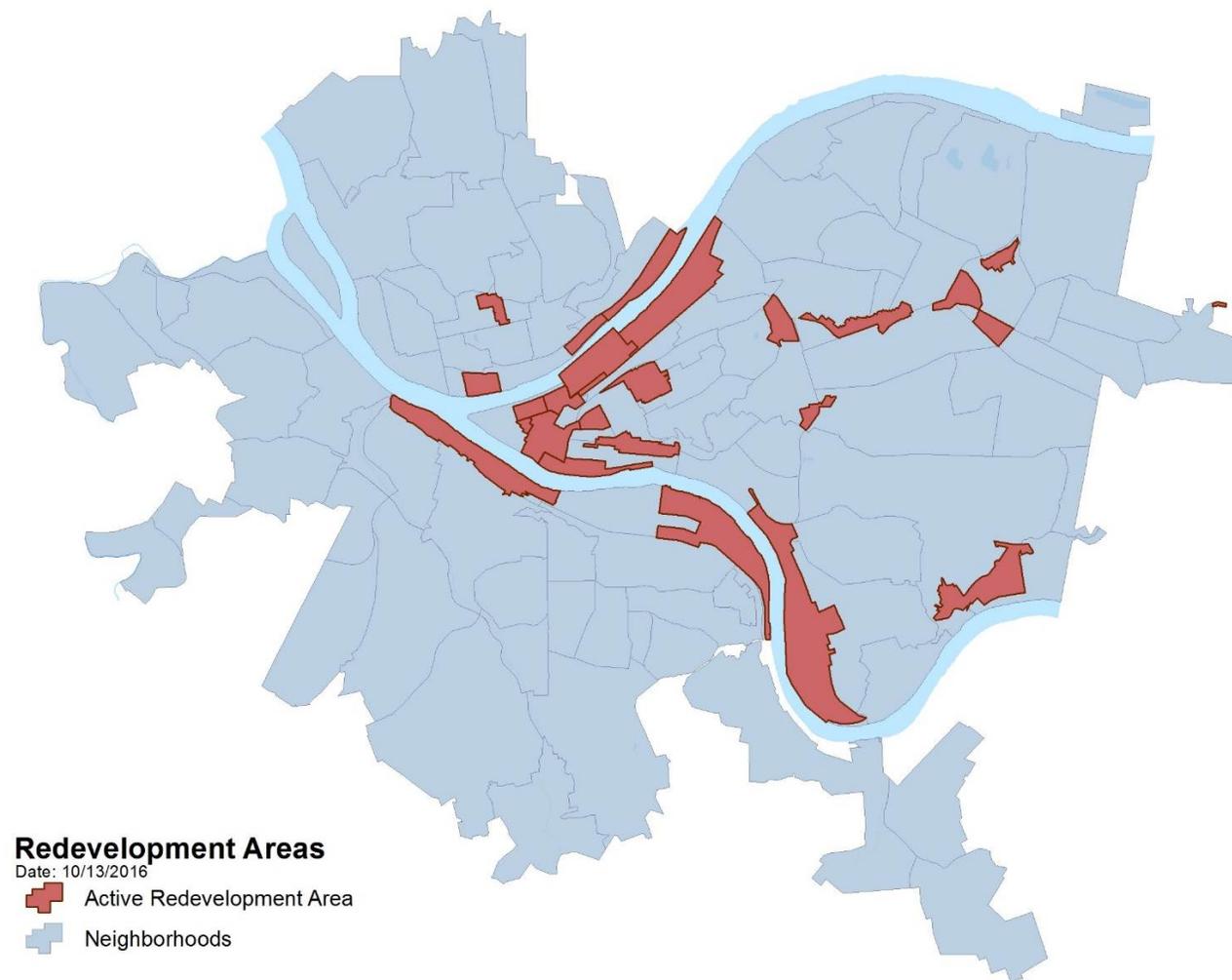
Does this change zoning?

- No

Why was this area selected?

- Potential for future projects, whether they be public space additions, infrastructure improvements, potential infill development in a commercial district or affordable housing developments

Existing Redevelopment Areas – 8% of the City



Meetings Attended – Hill District

- April 23, 2015 - Briefing with Councilman Lavelle
- June 25 2015 - Hill District Quarterly Meeting
- September 2, 2015 – Hill District Quarterly Meeting
- September 11, 2015 - Hill Consensus Group Meeting
- April 4, 2016 - Hill CDC Development Review Panel
- July 8, 2016 - Hill Consensus Group Meeting
- September 23, 2016 - Hill CDC meeting
- October 14, 2016 - Hill Consensus Group Meeting



Basic Conditions Report Greater Hill Study Area

**City of Pittsburgh Planning Commission
November 15, 2016**

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Background



- The Basic Condition Report focuses on existing conditions in the Greater Hill Study Area within the City of Pittsburgh as they relate to the criteria for an area in need of redevelopment pursuant to the Pennsylvania Urban Redevelopment Law



PA URL Finding of Blight

- A finding of blight under Section 2 of the PA URL does not afford the power to condemn property in the Study Area through the power of eminent domain.
- PA Act 34 of 2006, the Property Rights Protection Act, amended the PA URL and the Eminent Domain Code to limit the eminent domain powers and lists several conditions that must be met before condemnation may take place.
- These conditions were not studied or applied to the Study Area. Rather, the original PA URL definitions set forth in Section 2 of the PA URL, as further reiterated in the Tax Increment Financing Act, were employed.



PA URL Finding of Blight

- The PA URL outlines seven characteristics of blight, the documented presence within a designated Study Area of any one of such conditions of blight as defined in the PA URL is sufficient to warrant certification of the defined area.
 - Inadequate Planning of the Area
 - Excessive Coverage of Land by Buildings
 - Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions of Dwellings
 - Lack of Proper Light, Air, and Open Space
 - Defective Design and Arrangement of Buildings
 - Faulty Street or Lot Layout
 - Economically or Socially Undesirable Land Uses



Greater Hill Study Area



- The Study Area encompasses all of the Hill District neighborhoods including Crawford-Roberts, the Upper Hill, the Middle Hill, Bedford Dwellings, and Terrace Village, a significant portion of the Bluff neighborhood, and small portions of the West Oakland, and Polish Hill neighborhoods,.
- The Study Area includes 5,609 separate parcels of land according to Allegheny County real property records, and encompasses approximately 675 acres of total parcel area.

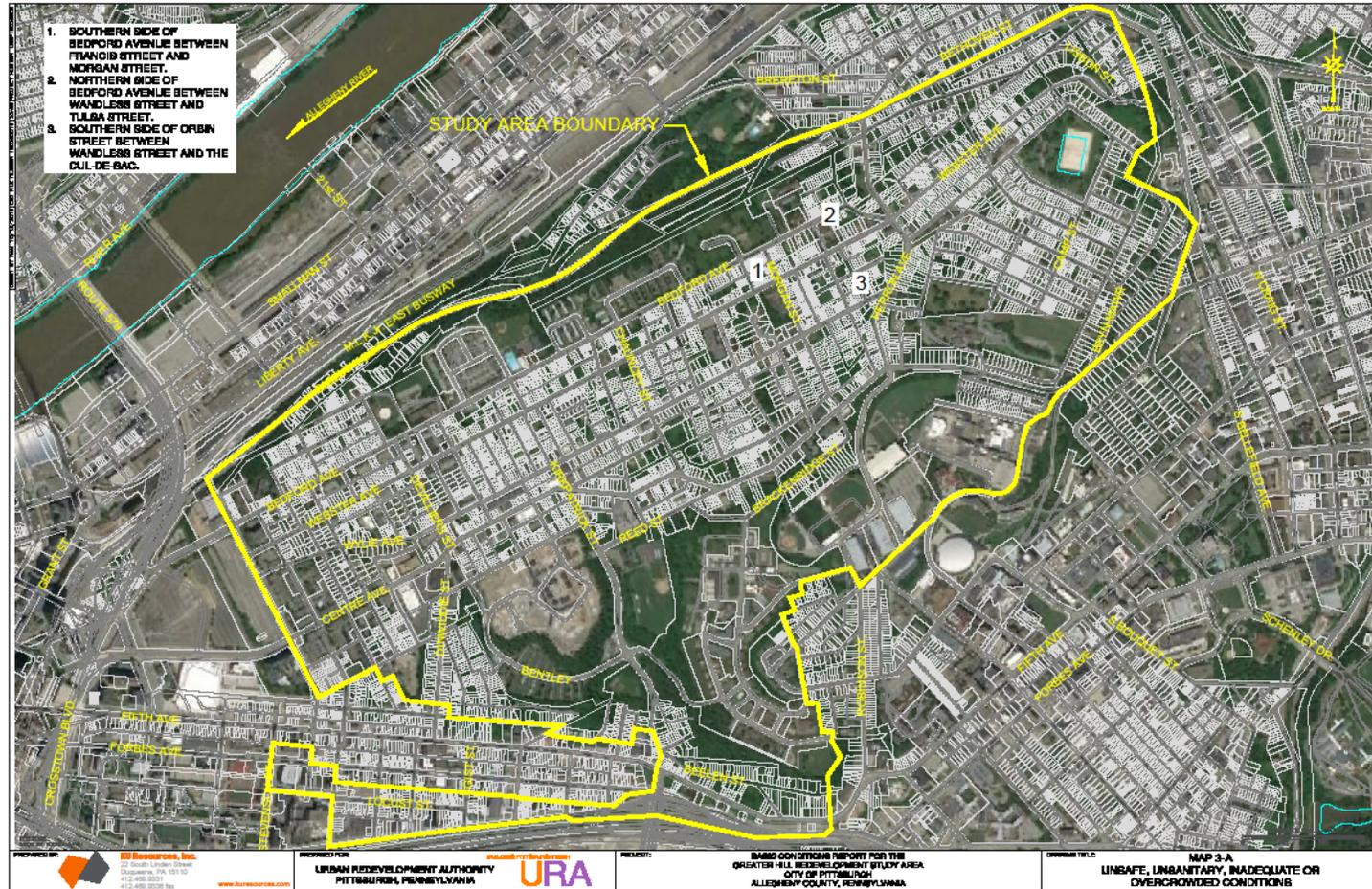


Unsafe , Unsanitary, Inadequate or Overcrowded Conditions

- Vacant, unsecured properties represent unsafe, unsanitary, and inadequate conditions within the Study Area.
- Examples in the Study Area include the southern side of Bedford Avenue between Francis Street and Morgan Street; the northern side of Bedford Avenue between Wandless Street and Tulsa Street; and the southern side of Orbin Street between Wandless Street and the cul-de-sac.
- Open, unsecured row houses attract criminal activity and are potentially targets for arson which puts all houses in the row at risk. The properties are littered with debris of all sorts.



Unsafe , Unsanitary, Inadequate or Overcrowded Conditions— Locations of Example Conditions



Faulty Street or Lot Layout

- Conditions typically associated with faulty street layouts include:
 - Poor vehicular access and/or internal circulation;
 - Offset or irregular intersections;
 - Substandard circulation, defective intersections, truncated streets, and poor, obstructed, or non-existent circulation.

These faulty street conditions are present in several locations in the Study Area.

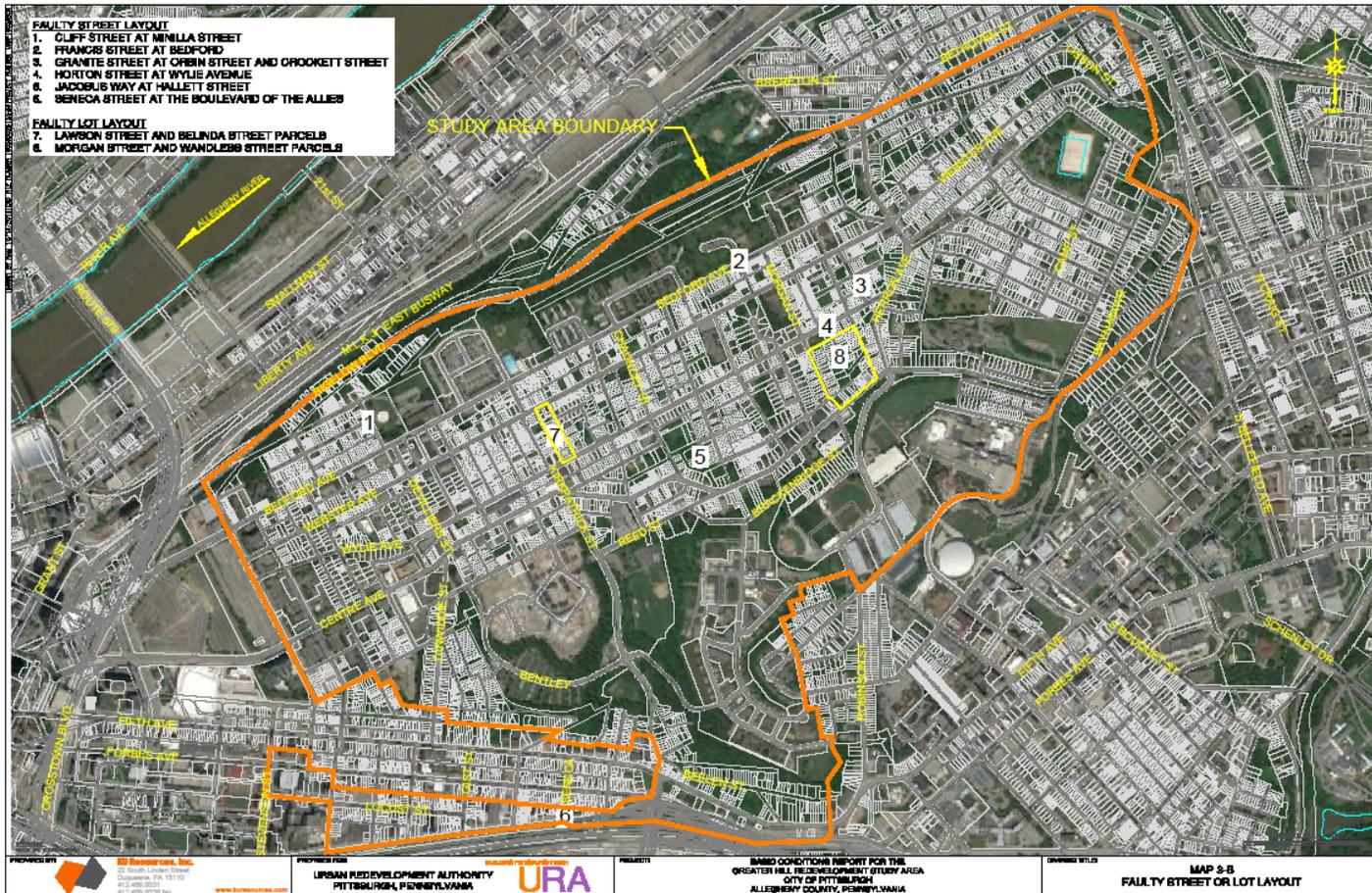


Faulty Street or Lot Layout

- Unimproved or Abandoned Streets - Unimproved or abandoned streets are themselves a product of ongoing blight. As the purpose of the road disappears, to access improved properties along the right-of-way, so too does the road itself.
- Barricaded Streets - There are several streets in the Study Area that have had barricades placed to block access. These streets no longer provide through access or a useful function, and as currently configured represent a faulty layout.
 - Examples of this condition in the Study Area include Cliff Street at Manilla Street, Francis Street at Bedford Avenue, Granite Street at Orbin Street and Crockett Street, Horton Street at Wylie Avenue, Jacobus Way at Hallett Street, and Seneca Street at the Boulevard of the Allies



Faulty Street or Lot Layout – Locations of Example Conditions



Faulty Lot Layout

- Inadequately sized lots are found throughout the Study Area, and are especially prevalent where extensive demolition activities have been conducted. A multiplicity of ownership, combined with liens and other title encumbrances often makes consolidation of these lots challenging.
 - Lawson Street and Belinda Street Parcels
 - Approximately twenty small vacant residential parcels located between Lawson Street and Belinda Street in an area bounded by Wylie Avenue and Webster Avenue. Some of the lots are privately owned and others are publicly owned. Each of the parcels is approximately 2,000 sf in size and there are multiple owners.
 - Morgan Street and Wandless Street Parcels
 - Approximately eighty-five lots. Ownership is a mix of public and private. The lots in the center of this bounded area are landlocked with no current street frontage or access. Some of the lots are less than 2,000 square feet in size.



Economically or Socially Undesirable Land Use

- Abandoned buildings and vacant land in the Study Area represent economically and socially undesirable land uses.
 - Vacant buildings and land impact adjacent areas socially and increases the potential for vandalism, arson, and other crime.
 - Vacant institutional structures that were once key threads in the social fabric of the community are tax exempt and contribute no new revenue to the community.



Economically or Socially Undesirable Land Use

- *The Pittsburgh Neighborhood Distress and Health Study* released by the University of Pittsburgh's Center for Social and Urban Research in July 2015 provided profiles on each of the 90 neighborhoods in the City of Pittsburgh. The profiles the neighborhoods in the Study Area indicate that the average percentage of tax delinquent parcels in each is higher than the overall percentage for the City of Pittsburgh which is 20.5%.

Neighborhood	% of Tax Delinquent Parcels
Bedford Dwellings	42.48%
Bluff	21.86%
Crawford Roberts	40.34%
Middle Hill	49.91%
Terrace Village	32.23%
Upper Hill	38.55%
City of Pittsburgh Overall	20.50%

Source: The Pittsburgh Neighborhood Distress and Health Study, July 2015



Economically or Socially Undesirable Land Use

- Vacant Buildings
 - There are vacant homes, schools, churches and commercial buildings throughout the Study Area. These vacant and mostly unsecured structures are not only unsafe, but are economically and socially damaging to the community. Prominent examples in the Study Area include:
 - Madison Elementary School -3401 Milwaukee Street
 - Former Crawford Grill -2141 Wylie Avenue
 - New Granada Theater, located at 2007 Centre Avenue
 - Central Mission CME Church - 1539 Bedford Avenue
 - St. Michaels Archangel Russian Orthodox Cathedral and Parsonage House 43 Reed Street



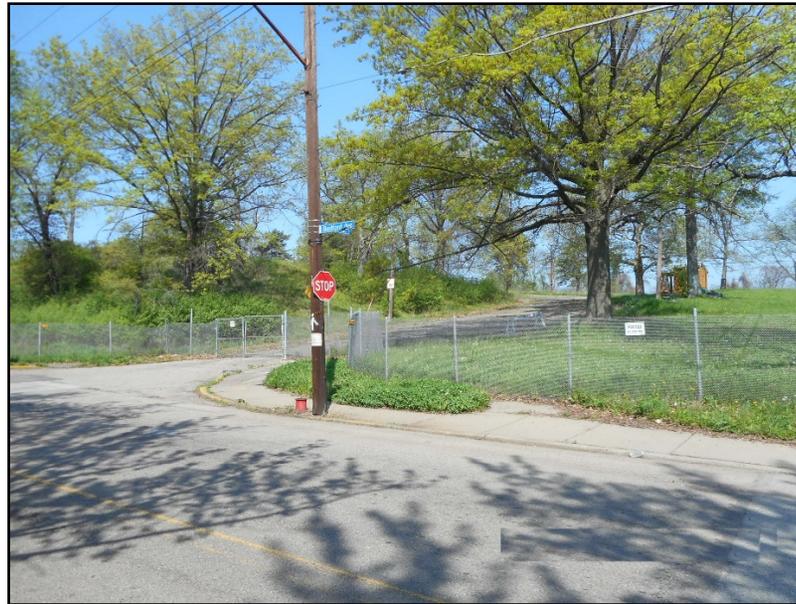
Economically or Socially Undesirable Land Use

- Vacant Land
 - A survey of the area and a review of current Allegheny County property records indicate that approximately 1,500 parcels, comprising approximately 27% of the total parcels in the Study Area are currently vacant residential, commercial, or industrial land.



Economically or Socially Undesirable Land Use

- Vacant Land
 - Former Francis Street Housing Project Site
 - Located on Bedford Avenue at Francis Street in the eastern portion of the Bedford Dwellings, the former Francis Street Housing Project property is the largest vacant site within the Study Area.



Economically or Socially Undesirable Land Use

- Surface Parking Lots
 - Surface parking consumes large amounts of land for small economic or social gain.
 - Examples include two lots in the Bluff neighborhood across Marion Street from Mercy Hospital, and another large surface parking lot is located at the corner of Crawford Street and Reed Street.



Economically or Socially Undesirable Land Use - Locations of Example Conditions



Greater Hill Study Area Review of Findings

- Based on the analysis of the existing conditions in Study Area, and the aforementioned findings of fact, conditions are present which address three of the seven characteristics of blight outlined in the PA URL:
 - Unsafe, Unsanitary, Inadequate, or Overcrowded Conditions
 - Faulty Street and Lot Layout
 - Economically and Socially Undesirable Land Uses

