



Hill District Master Plan Update

Development Action Team Meeting
January 18, 2022

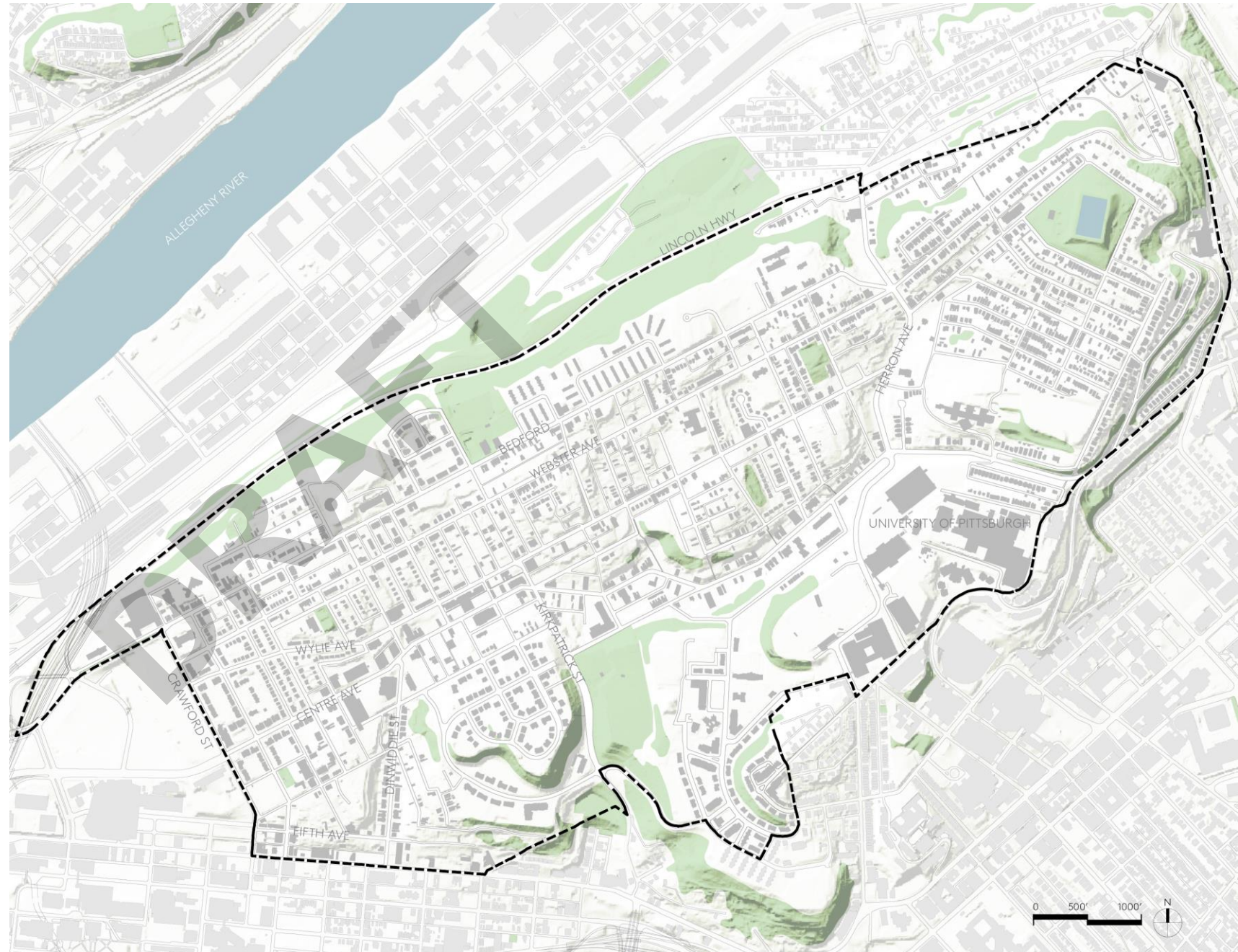
Overall Process



Purpose for Today's Meeting

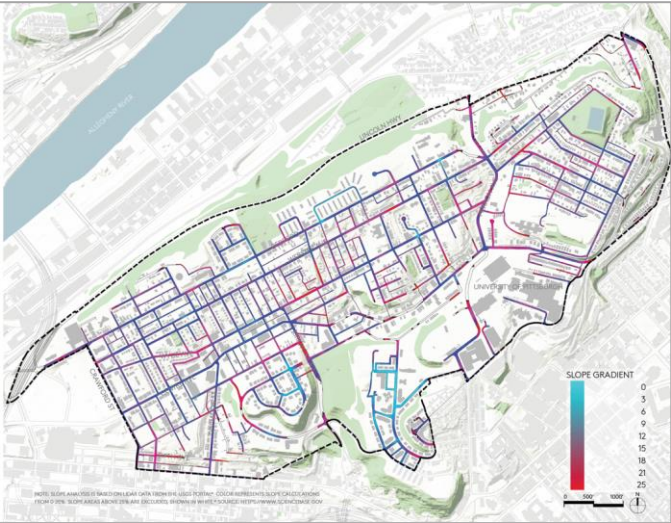
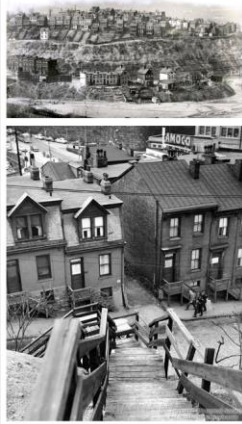
- Review relationship between **housing type feasibility** and **urban design** considerations
- Discuss concepts for **key corridors**
- Identify **additional ideas** or strategies to incorporate

Project Recap—

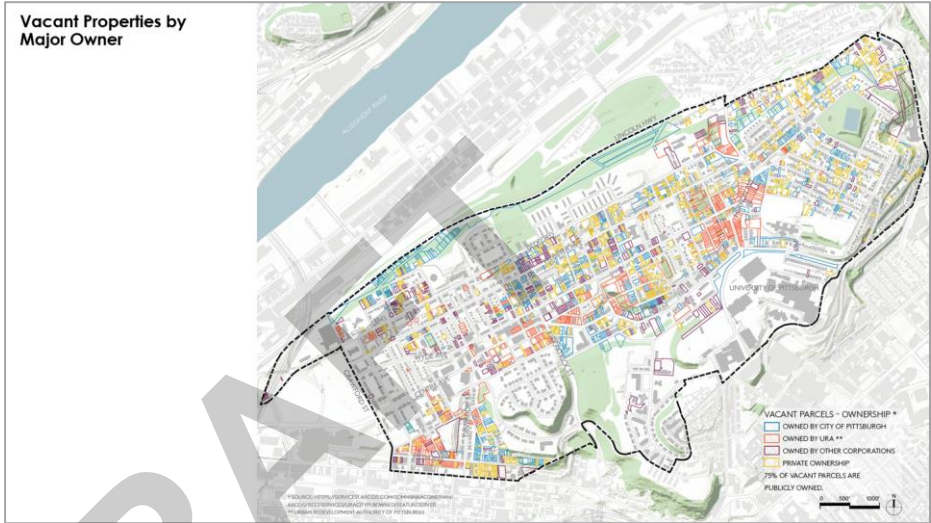


Opportunities & Constraints Analysis

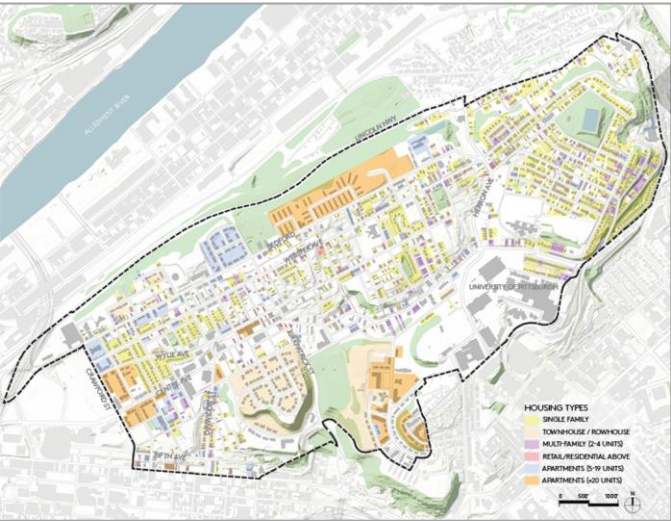
Topography Shapes Access



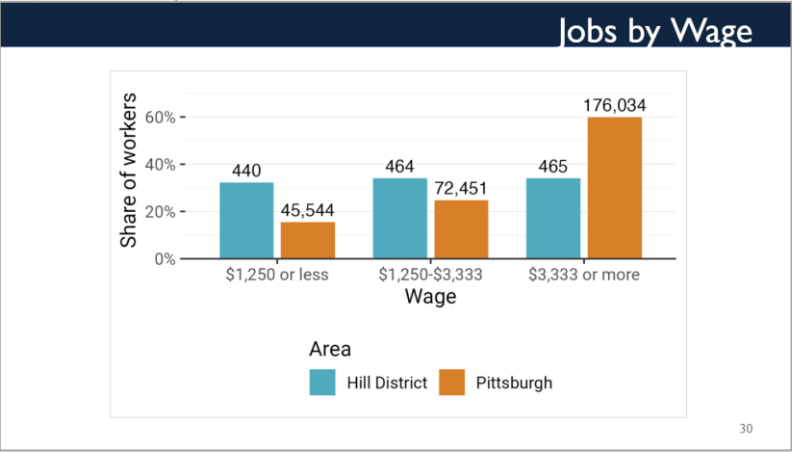
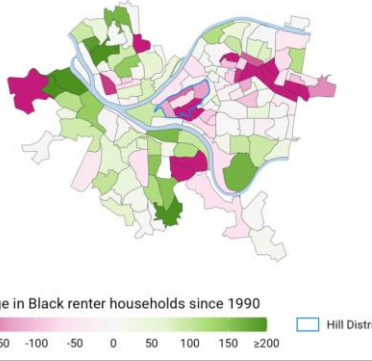
Vacant Properties by Major Owner



Housing Types Distribution



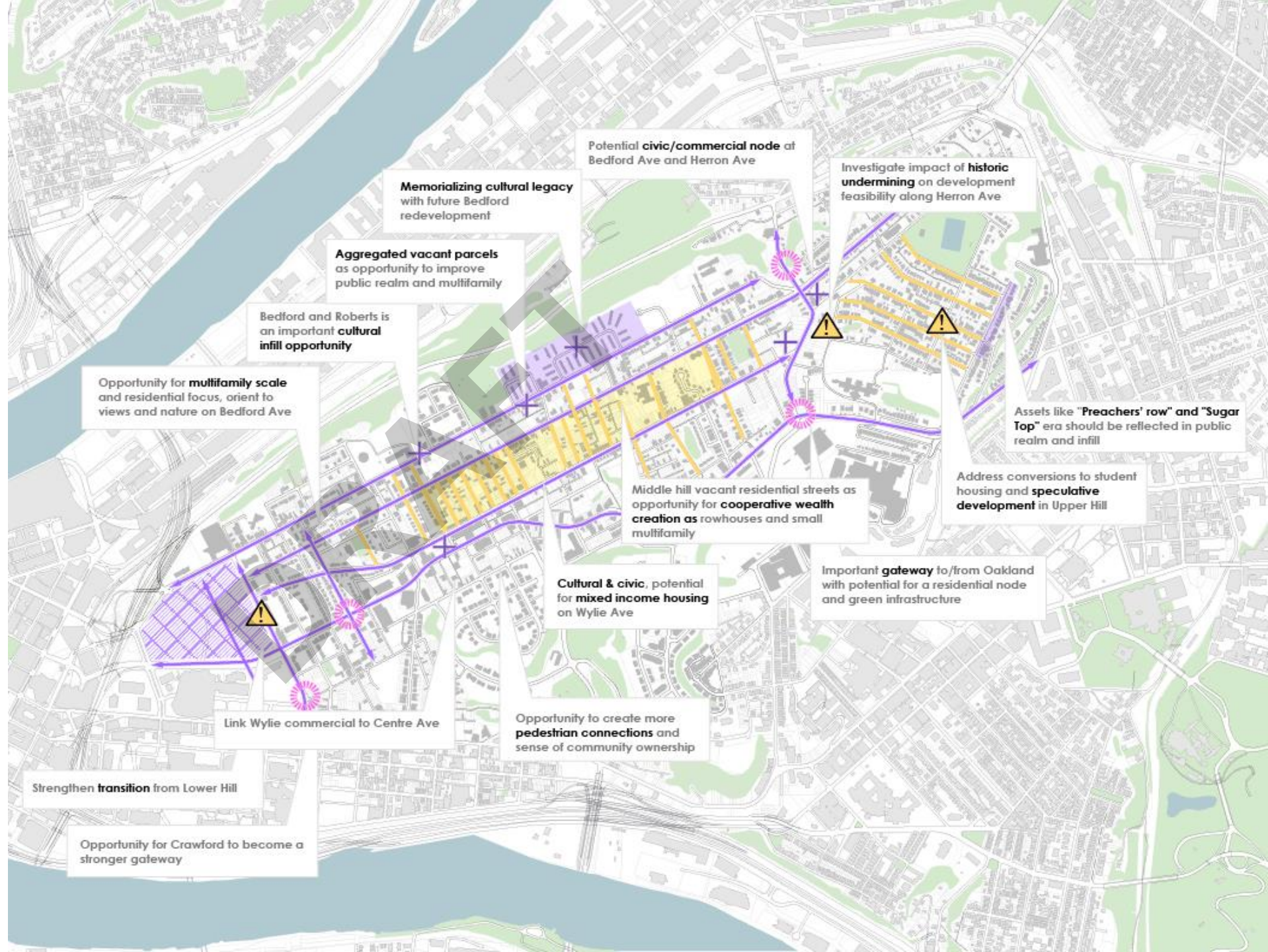
Since 1990 Black renter households decreased.



Initial Opportunities Scan

Recurring Themes

- Promote Infill Development
- Preserve Existing Housing Stock for Rehab
- Using development to build community wealth
- Public Realm & Mobility Needs
- Cultural Legacy & Identity
- Sustainability & Resilience



- Major Corridor
- Potential Development Node
- Neighborhood Gateway
- Issue to Address

Housing Types—

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Anti-Displacement / Right to Return Strategy

Support new development that meets Plan goals

- Initiate targeted code changes
- Implement new incentives
- Leverage base of vacant properties/buildings
- Create preference policy for current/former Hill residents
- Explore innovative housing

Reduce displacement risk for renters & homeowners

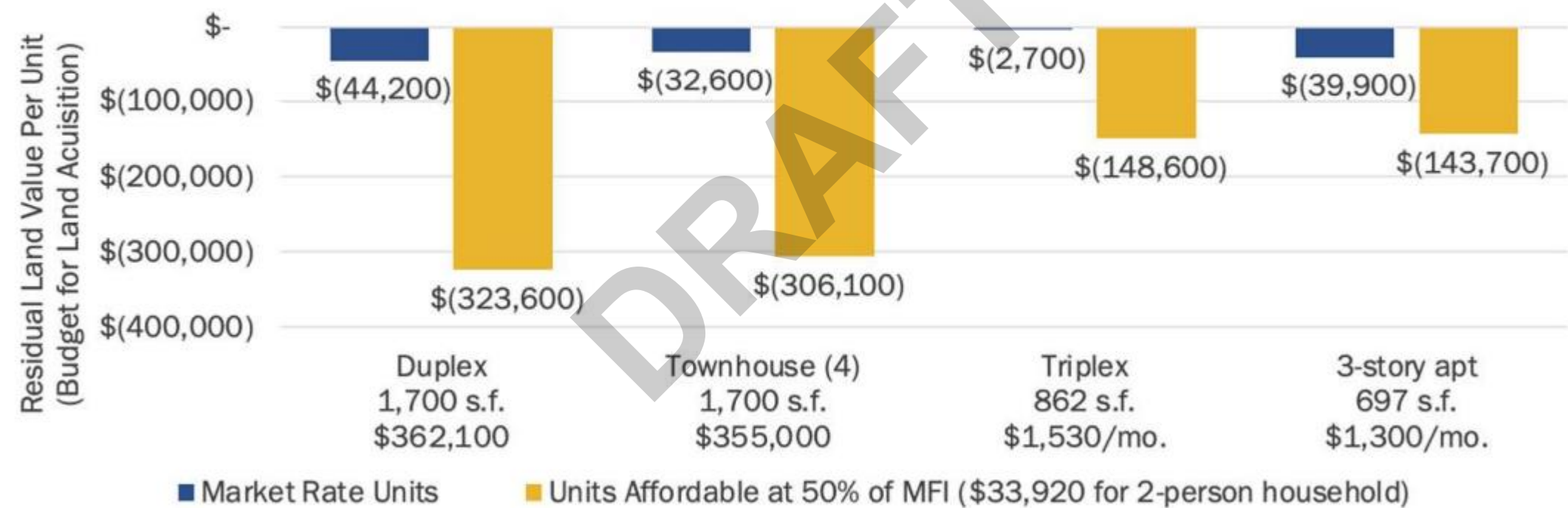
- Implement IZ policy
- Support home maintenance and legal assistance programs

Create opportunities for community ownership

- Re-engage in Hill CLT process
- Explore Neighborhood REIT as a tool

Increasing affordability of units also increases the feasibility gaps for all unit types.


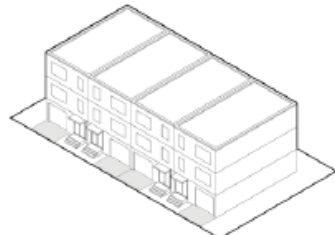
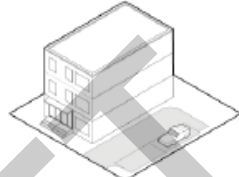
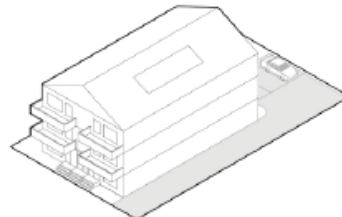
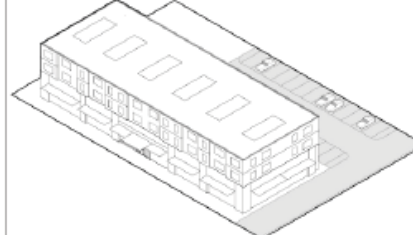
Comparing Market Rate Units to Affordable Units, Hill District Prototypes (50% AMI)



Changes to regulations could reduce the financial gap for new construction housing.

- Reduce parking requirements to 0.5 spaces per unit
- Increase allowable heights and densities
 - **Allow 3- to 4-story buildings in the C Zone**
 - **Allow middle housing types like six-plexes in the RM-M zones**
 - Explore deeper affordability density bonus (20% of units at 50% AMI)?
 - Reduce minimum lot sizes
 - **Nonconforming businesses**

Housing Types

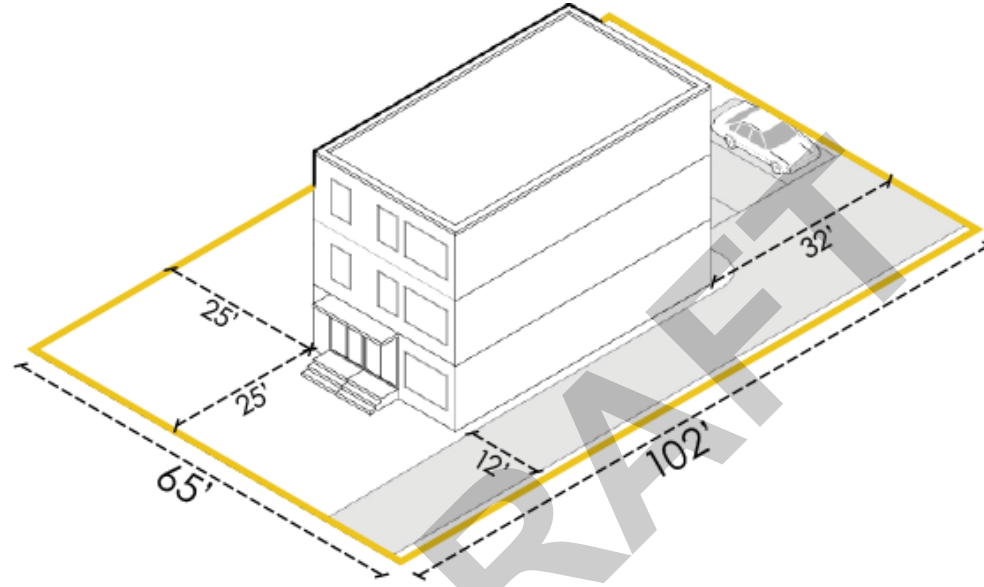
	DUPLEX	TOWNHOUSES	TRIPLEX	SIXPLEX	APARTMENTS
					
Parcel Area (SF)	4,100	7,000	3,600	7,200	32,000
Front/Side/Rear Setbacks	10', 10', 10'	10', 10', 10'	10', 10', 25'	10', 10', 10'	10', 10', 65'
Units (Unit Size)	2 (1,700 SF)	4 (1,700 SF)	3 (860 SF)	6 (1,700 SF)	50 (700 SF)
Density (Units/Acre)	22	25	36	37	68
Parking Stalls per Unit	1 (garage)	1 (garage)	0.5 (surface)	0.5 (surface)	0.5 (surface)
Lease Type	rental	ownership	rental	rental/Co-op ownership	rental
Sale/Rent Price	\$ 363,000	\$ 355,000	1,530 / month	1,500 / month	1,300 / month
Financial Gap Market/ Affordable	\$ 44,200	\$ 32,600	\$ 2,700	\$4,000* *includes 1 affordable unit	\$ 39,900

Requires zoning change to RM-M

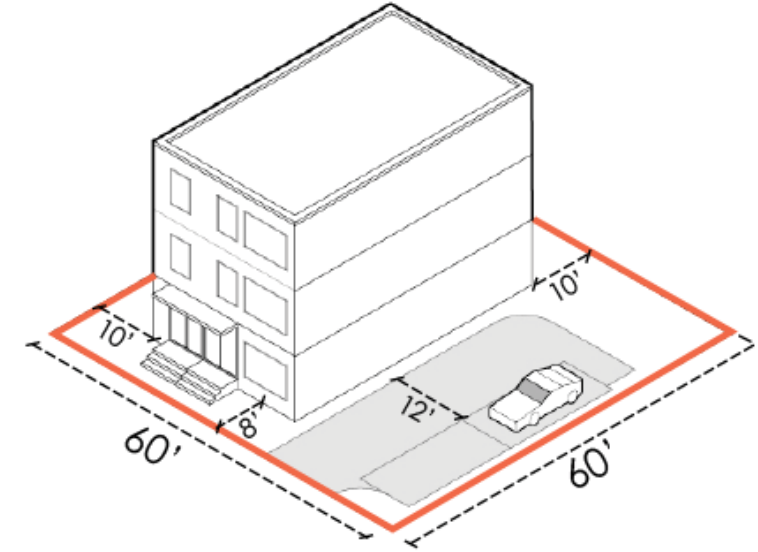
Potential Code Changes for Missing Middle Housing

- Reduced Setbacks
- Lower Parking Ratios to 0.5 / unit
- Incorporate Design Standards that reflect Hill District Character

Current RM-M Zoning



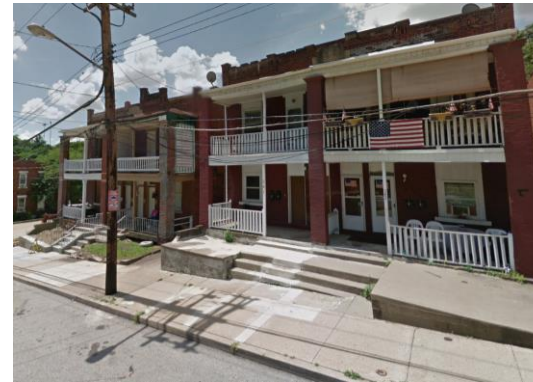
With Potential Changes



Testing Triplexes on Parcels



Examples of Existing Hill District Development Precedents within RM-M

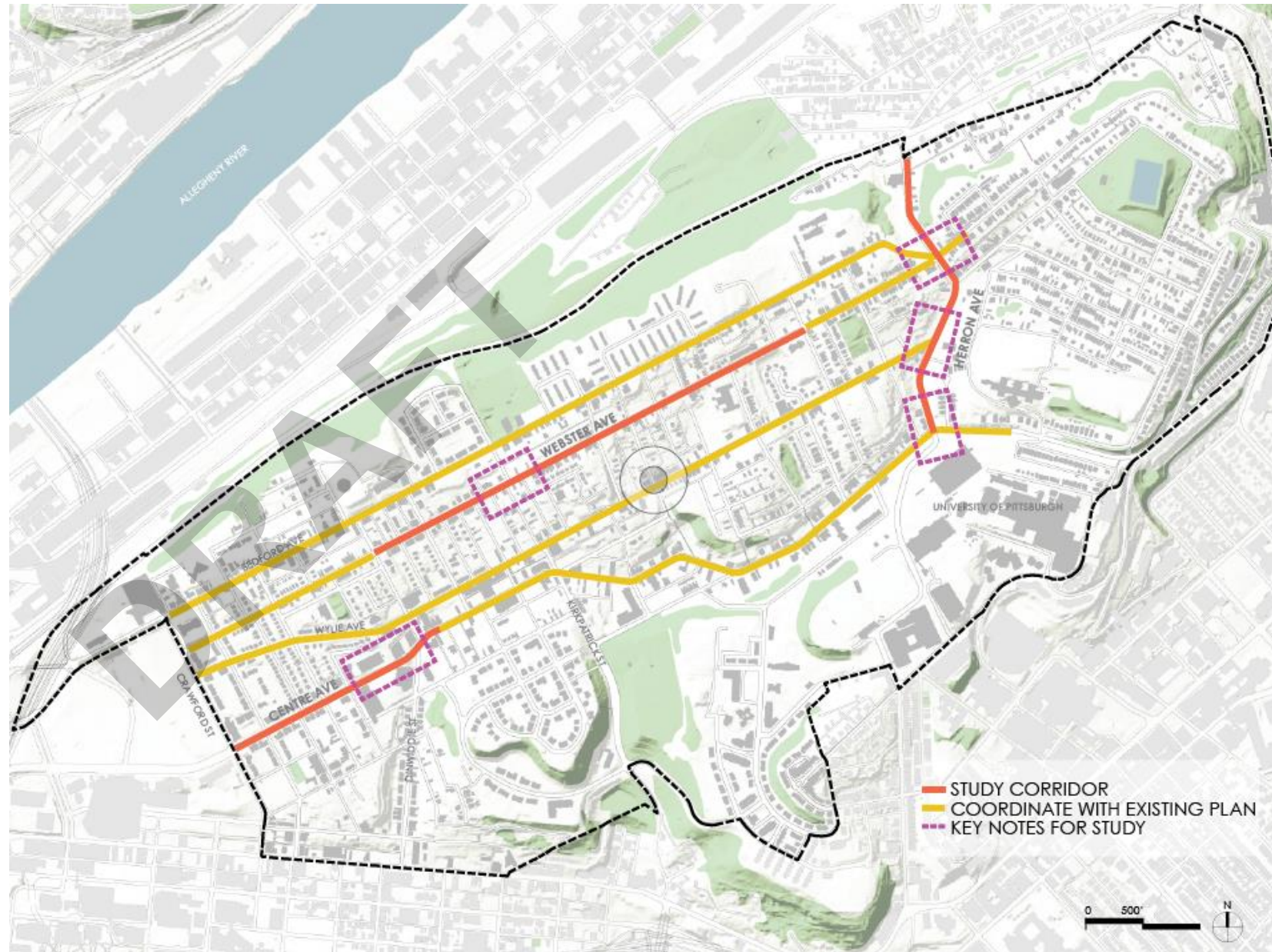


Questions/Thoughts

- What additional regulatory or market barriers make it difficult to implement these kinds of missing middle housing types?
- Are there lessons learned from previous experiences that can improve these types?
- Other thoughts or questions?

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Corridors & Nodes



Equitable Development & Land Use 11/16 Previous Development Action Team

Potential Actions



- Investment and financial literacy education for homeowners
- Create Hill District Co op Dev't Guidebook
- "Homeownership roadshow
- Training in financial planning, savings, cooperative ownership, homeownership, estate planning,

- Expand home maintenance assistance programs
- Expand legal assistance with tangled titles
- Establish Inclusionary housing policy

- Homeowner cooperative
- Owner-occupied rehab grants
- Equity protection services to resolve tax, title, mortgage issues
- Condemnation-free development
- Senior-friendly home renovation
- Demolition moratorium
- Tenant resource center
- "Build First" – building replacement housing before redevt
- Support for tenants during redevelopment
- Inclusionary affordable housing (10+ units, 10% for 50% AMI)
- One for one replacement

- Expedited process with city-owned properties URA / City Land Disposition Phasing
- Increase coordination with Pittsburgh Land Bank, consider governance structures
- Adopt-a-house grant program with existing homeowners
- Expand PHDC Rehab Investments
- PHDC Developer Partnerships for Conservatorship Properties

- Vacant property maintenance standards
- Comprehensive vacant property strategy
- Adopt-a-lot
- Side-lot transfer
- Hill District Land Bank
- Community priority for vacant property
- Co-Ownership Requirements.

- Community Land Trusts
- URA development subsidies for project that meet vision for housing mix
- Tax abatement programs
- Remove barriers to housing cooperatives
- Parking Requirement Reductions
- Increase flexibility for home-based businesses
- Density or height bonuses

- Housing innovation zone

- Neighborhood REIT/community investment trust & CRA lending investment opportunities

- Affordable space and "incubator" programming for self-employed residents, entrepreneurs, and small businesses (as part of new AH devt?)
- URA commercial space rehab fund / TI grants
- Create co-location opp's within commercial spaces (e.g. amazon drop x existing comm space)

- Nonprofit incubator space
- Arts incubator space
- Coop marketplace

- Increase flexibility for ground-floor commercial in existing and new buildings and support home-based businesses.
- Mixed-use district along X Corridors – small scale creative office rehabs that mixes housing and employment



Key Corridors & Nodes

11/16 Development Action Team Meeting

Breakout 1: Herron Nodes

Herron/Centre

- What land uses make sense on each node?
- What wealth building objectives should we focus on?
- Temp check on potential strategies
 - What's missing?
 - What questions do you still have?
 - Should we look at specific zoning interventions at this node?
 - Who should own the strategy moving forward? Community groups/URA/City?



Vision ideas: New commercial dev't that advances equitable economic development

Herron/Centre



Public office space
Mixed-use development
Commercial development

Public office space
Mixed-use development
Commercial development

Herron/Wylie



Public office space
Mixed-use development
Commercial development

Herron/Bedford/Webster



Public office space
Mixed-use development
Commercial development

Breakout 2: Webster & Centre Nodes

Herron/Centre

- What land uses make sense on each node?
- What wealth building objectives should we focus on?
- Temp check on potential strategies
 - What's missing?
 - What questions do you still have?
 - Should we look at specific zoning interventions at this node?
 - Who should own the strategy moving forward? Community groups/URA/City?

Public office space
Mixed-use development
Commercial development

Webster & Kirkpatrick



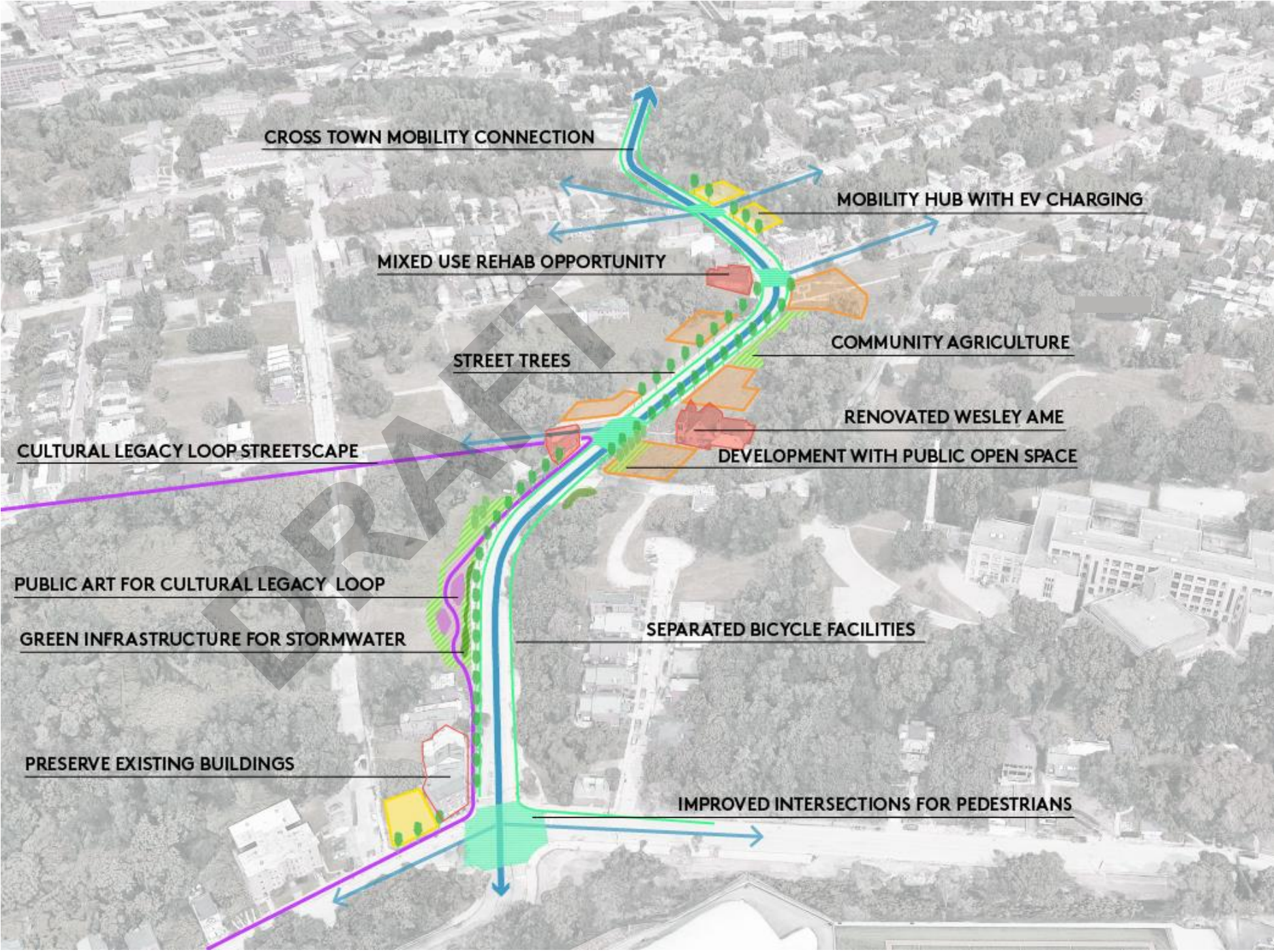
Public office space
Mixed-use development
Commercial development

Centre & Heldman



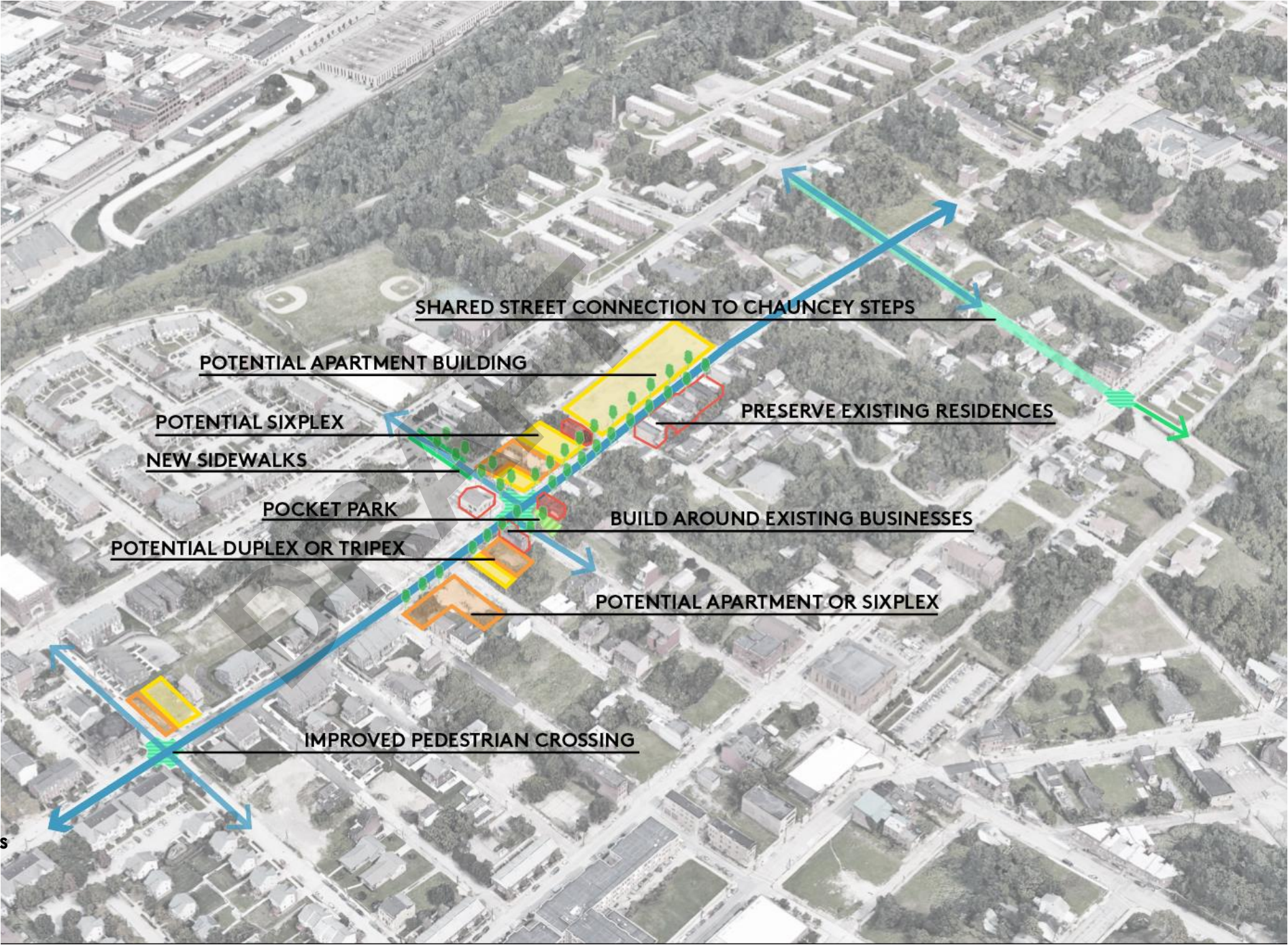
Public office space
Mixed-use development
Commercial development

Herron Avenue
“Creating Connections & Environmental Resilience”

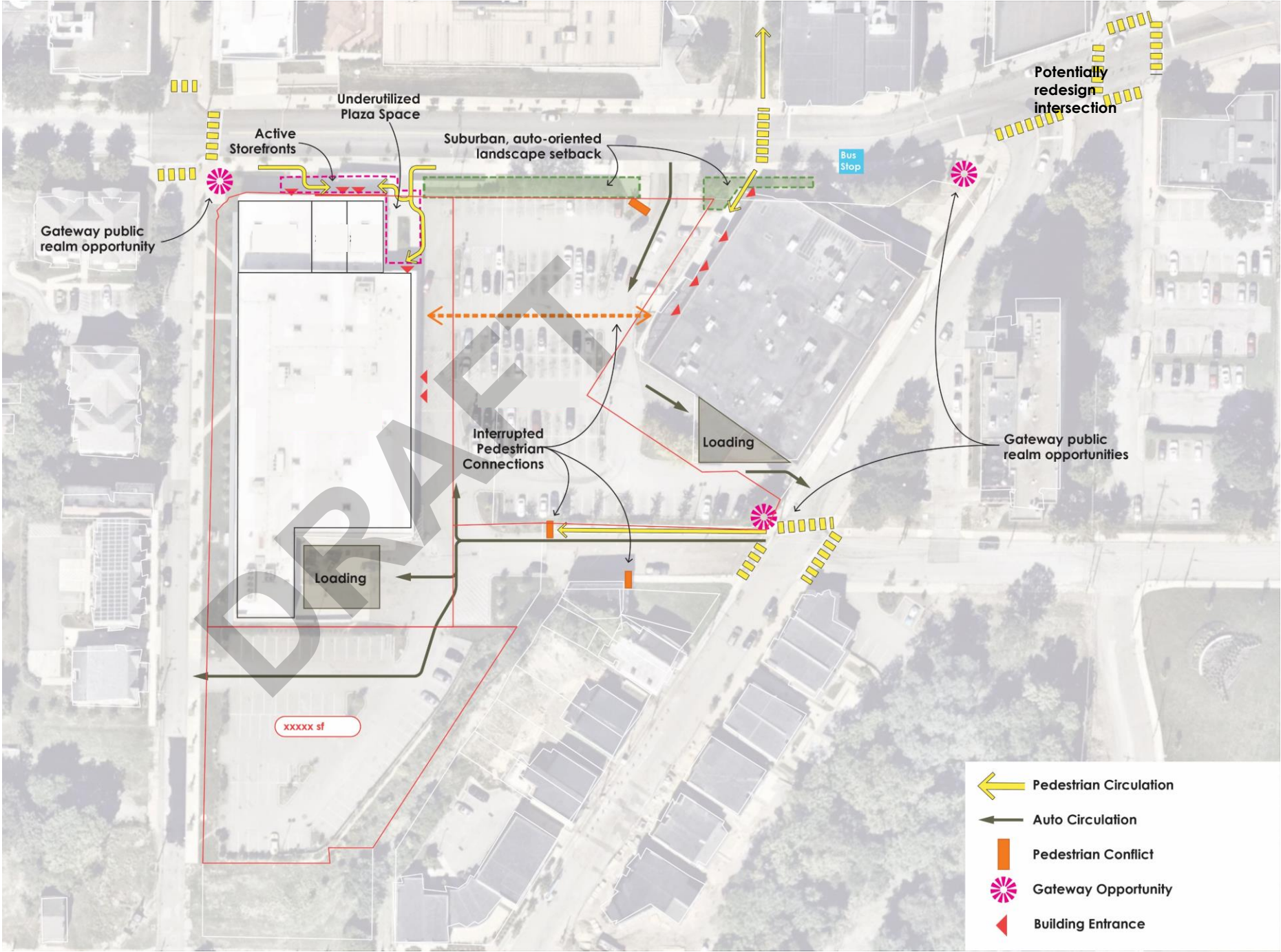


-  Potential Non-Publicly Owned Dev. Sites
-  Potential Publicly Owned Dev. Sites
-  Potential Rehab Sites

Webster Avenue
“New Housing Opportunities
& Neighborhood Resilience”



Centre Avenue
“Economic Resilience & Social Infrastructure”



Currently working on additional engagement and analysis