



THE COMMUNITY TABLE

Friday, June 14, 2013

HDCG Monthly Meeting

**Pittsburgh Green Innovators** – Pittsburgh Gateways presented about the Pittsburgh Green Innovators project to renovate the old Connelly School building and re-use it as a next generation high-tech green energy vocational training school. Dubbed the Energy Innovation Center, the project aims to forge corporate and public collaborations to promote and implement the use of sustainable and efficient energy technologies in urban regions through education, training, workforce development, research, and project facilitation.

**Bob Damewood, Regional Housing Legal Services** – Community & the Lower Hill Redevelopment

- Penguins are ready to request re-zoning of Lower Hill District. What is the process?
  - Amending the Zoning Code: general rules that govern what can be built there.
  - Preliminary Land Development Plan: detailed rules governing what can be built in Lower Hill.
  - Approval Process: Planning Commission discusses PLDP at public hearings. City Planning recommends to City Council. Council votes on adoption of new zoning text recommendations.
  - Upon PLDP and Zoning Amendment approval: Public hearings will discuss future plans for Lower Hill Redevelopment and will check whether it conforms to standards in Zoning Code Amendments and PLDP.
  - Therefore, community input is critical during approval process for Zoning Code and PLDP.
- Building height restrictions in the Preliminary Land Development Plan (PLDP) do not match up with the heights agreed upon during initial community presentations. Before the Mellon Arena demolition, the Penguins said new building heights will NOT obstruct Hill District views of Downtown, any more than the old arena did. Building heights in PLDP and Zoning Code Amendments EXCEED original promises. Some zones actually have no building height restrictions. Community input is needed at the hearings.
- Tax Increment Financing (TIF) – The Penguins want public funds to pay for infrastructure and are asking for a TIF. The city uses additional public money, in return for predicted tax benefits from development. Approval is needed from City Council, County Council, and Pittsburgh Public School Board.

**Pittsburgh Parking Authority** – The Parking Authority attended the meeting to field questions and concerns about parking in the neighborhood. Lower Hill Redevelopment will displace existing parking from surface parking lots. Residents are concerned parking will start moving into the neighborhood. Authority suggested existing city programs such as residential parking permit program and improving parking enforcement in the neighborhood.

*The mission of the Hill District Consensus Group is to work together through the differences and with the commonalities, to establish and enforce standards and processes in all aspects of community life: economic, political, spiritual, and social, for the ongoing health and prosperity of the community.*