



Hill District Consensus Group
Monthly Membership Meeting
May 10, 2013
Meeting Minutes

THE COMMUNITY TABLE

- **Announcements**

- Introducing new HDCG staff members
 - Micah Taylor – former board member and now new community organizer
 - Brian Brown – new community organizer, with focus on youth organizing
- Hill House Update on Grocery Store
 - Aug 31st building completion, then turned over to Shop ‘n Save to furnish
 - 3 new tenants signed for other retail spaces: possibly sandwich, coffee, and other services.
- Pittsburghers for Public Transit
 - New state transportation bill offers better alternative to Governor’s transportation plan. More details at www.pittsburghforpublictransit.org
- 2013-2014 Youth Organizers for Educational Change Program
 - The program is training a core group of high school students to become youth organizers.
 - Youth organizers will engage other students to address issues with the public education system.
- Tom Sumpter, Pittsburgh Public School Board
 - Announced upcoming School Board meetings
 - Community Festival at Robert E. Williams Memorial Park on June 29th from 12noon – 4pm. Questions or tabling, call 412-687-1819.

- **Pittsburgh Penguins – Update on the Lower Hill Redevelopment process**

- Overview of physical design plan (roads, utilities, reconnect middle and upper hill with downtown area), covered at first set of community meetings. Next meetings will focus on social and economic plan.
- Ownership structure – who’s who in the redevelopment process
 - URA & SEA – owners of Lower Hill 28 acres, will construct infrastructure, hold public call for bids
 - Penguins – The auctioneer in agreement with SEA and URA. Over 10 year period, Pens have exclusive development rights to site. They have lead responsibility for preparing master plan, attracting developers, and bringing in planners and engineers onto the project. Currently, seeking out developers for different parts of the plan, residential, commercial, etc.
- Overview of Project Timeline – Oct 2012 Civic Arena demolition began 1 year grace period before formal 10 year auction period. In that year, Pens worked on master redevelopment plan. SEA worked on building public infrastructure. First public bid for road construction should be out this summer.

- Two primary documents
 - Preliminary Land Development Plan (PLDP) – PLDP covers roads, buildings, open space, sets foundation for more detailed plans. Needs approval from Planning Commission.
 - Special Plan District (SPD) – Zoning document created for large scale projects. Grants more control over site and ability to create unique conditions, specifically related to rivers, hillsides, proximity to certain areas. Requires approval from Planning Commission and then City Council.
- Goals Moving Forward – Finish primary planning documents, next series of community meetings featuring social and economic plan, submit redevelopment plans to City Planning by June 2013.
- Overview of Preliminary Land Development Plan (PLDP)
 - Building Heights – Seek to preserve views and landscape, basic concepts, physical constraints, noting steep gradation from Crawford St. to Downtown
 - Buildings - Near Crawford: less dense, more residential; Near Downtown: more dense, more commercial
 - City open space requirement – 10% of site distributed on each block or combined to make larger open spaces. Planning for three different park spaces with three different characteristics.
- Sustainability – Working towards LEED certification for Neighborhood Design, could be the first in the state and one of a handful in the country
- Pedestrians & Vehicles – walkable streets, stop signs, bump outs, two new intersections with signals proposed, lower traffic volume, lower speeds
- Parking – will have structured and surface parking, separation of commercial and residential parking
- Shared energy systems – water, electricity, possibly more efficient energy production on site
- Conceptual images – featuring tree-lined street networks, open space, courtyards, building types
- ABC Consulting – working on getting local residents employed on project, assessment, preparation, training, MBEWBE participation, wealth building, preserving cultural legacy of community

- **Open Question & Answer Session with Pittsburgh Penguins**

- Parking – The neighborhood is already experiencing issues with parking related to events at the new Arena. How will you address these issues during and after the redevelopment?
 - *Penguins: Still working through the exact number of parking spaces. Still at the conceptual plan stage. Total number of spaces will be slightly smaller than today. Investigating opportunities for off-site parking. Aware of concerns about event parking overflowing into residential areas.*
- Parking revenue – Who will control the revenue from the parking lots after the redevelopment?
 - *Pens won't have parking rights after redevelopment, ownership and administration uncertain*
- 30% Affordable Housing – What are your thoughts on the community's vision for 30% affordable housing in the Lower Hill Redevelopment?

- *Still evaluating the idea and talking to residential developers, still committed to a percentage of affordable housing, no exact numbers yet, still market driven, if there is no market for it, it will be difficult, have to balance market realities with willingness of Pens and developers to work with community, are looking at the Hill District Master Plan in mind when we think about these things*
- **Curtain Call project – Do you support the Curtain Call Project?**
 - *Curtain Call was part of Consol Energy Center master plan. Penguins required to build two pedestrian walkways connecting Centre Ave to Fifth Ave, east side and west side of new arena. On east side, topography made steps difficult so the hotel and parking garage made an easement to let people reach Fifth Avenue. Other side, plain concrete steps. The requirements depended on available funding. Overall budget forgot to include walkways. No public money available so condition went away. Penguins realized they would not be able to attract funding for a bunch of concrete steps. Created competition to design community and sustainability oriented walkway, with hopes that those features would attract dollars to build it. Walter Hood's team won the design bid with the "Curtain Call." Pens paid Walter Hood to create schematic design and generated a price tag of \$1.2 million beyond just concrete steps. Pens sought out funding from private and public sponsors. To date, supporters have been unable to raise enough money for the project. If the money is raised, Pens still committed to doing it.*
- **Parking – What will happen to all those cars during and after construction? Where will they go?**
 - *During construction, alternative parking options will be available. Not all the parking is lost Day 1, redevelopment will be gradual process based on what's being built. After redevelopment, parking spaces will be pretty close, but not exact.*
- **20% Hill Businesses – Do you support the goal of 20% Hill Businesses in the Lower Hill Redevelopment?**
 - *Hill District and minority businesses will have the opportunity to participate in the development. Pens are looking for commercial and retail tenants. Lots of opportunities for space and for jobs to serve tenants. Focusing on identifying and building capacity today.*
- **Social and economic impact committee – Who is in the committee? When do they meet?**
 - *Membership for committee is still open. There are sub-committees still open. Contact Hill CDC.*

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.