



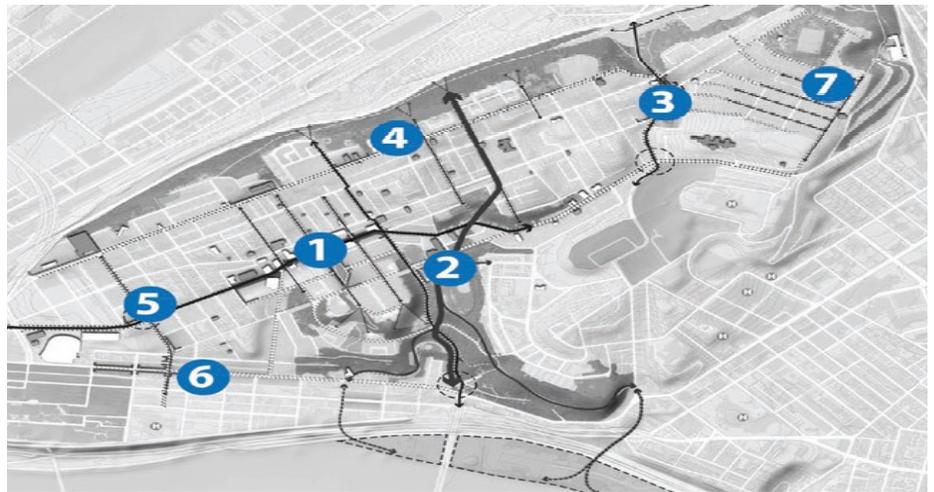
Greater Hill District Master Plan

The Greater Hill District Master Plan should be a document that will help organizations rebuild the Hill. The master plan should be built on community goals and be used to guide policy. It should also be used to guide the distribution of public money to improve the quality of life for Hill residents by improving housing, creating jobs and growing businesses in the Hill District for the next 10 to 20 years.

The Consensus Group and many of its members have been working to ensure that the master plan benefits current Hill residents and business owners and that it is driven by our community. We are working to make sure that Hill residents & businesses are not moved out of the neighborhood to make room for others -as happened when the Civic Arena was built.

We would like to see the current plan include goals that Hill residents and businesses will benefit from and we want to ensure that the Hill will be honored as an predominately African American neighborhood. To make sure that the master plan reflects community wishes, **we need more community residents and business**

owners to help shape it. This newsletter gives an overview of the plan. If you want to make sure we have the best plan possible, please come to the upcoming meetings to give your input. **Please also give your comments on the plan by April 1st** (see back page for details).



What is a Master Plan?

Master plans are a set of decisions and recommendations for future social and economic development. Social factors include housing and social services, and cultural opportunities. Economic development includes creating or supporting businesses & jobs along with training the workforce.

Master plan documents can tell organizations working to improve communities what to do, but do not make change happen. Master plans are never completed. They change as communities and policies change because of new standards of living, environmental factors, and/or technology.

Master plans guide decisions related to land use, housing, community facilities, and levels of service, transportation, economic development, social development, . The plan describes and gives images of existing and proposed physical facilities in the community based on the present and foreseeable social and economic needs of people.

There can be two types of master plans. Comprehensive plans are usually reappraised every few years and revised, when necessary, to reflect new or changed goals of the community.

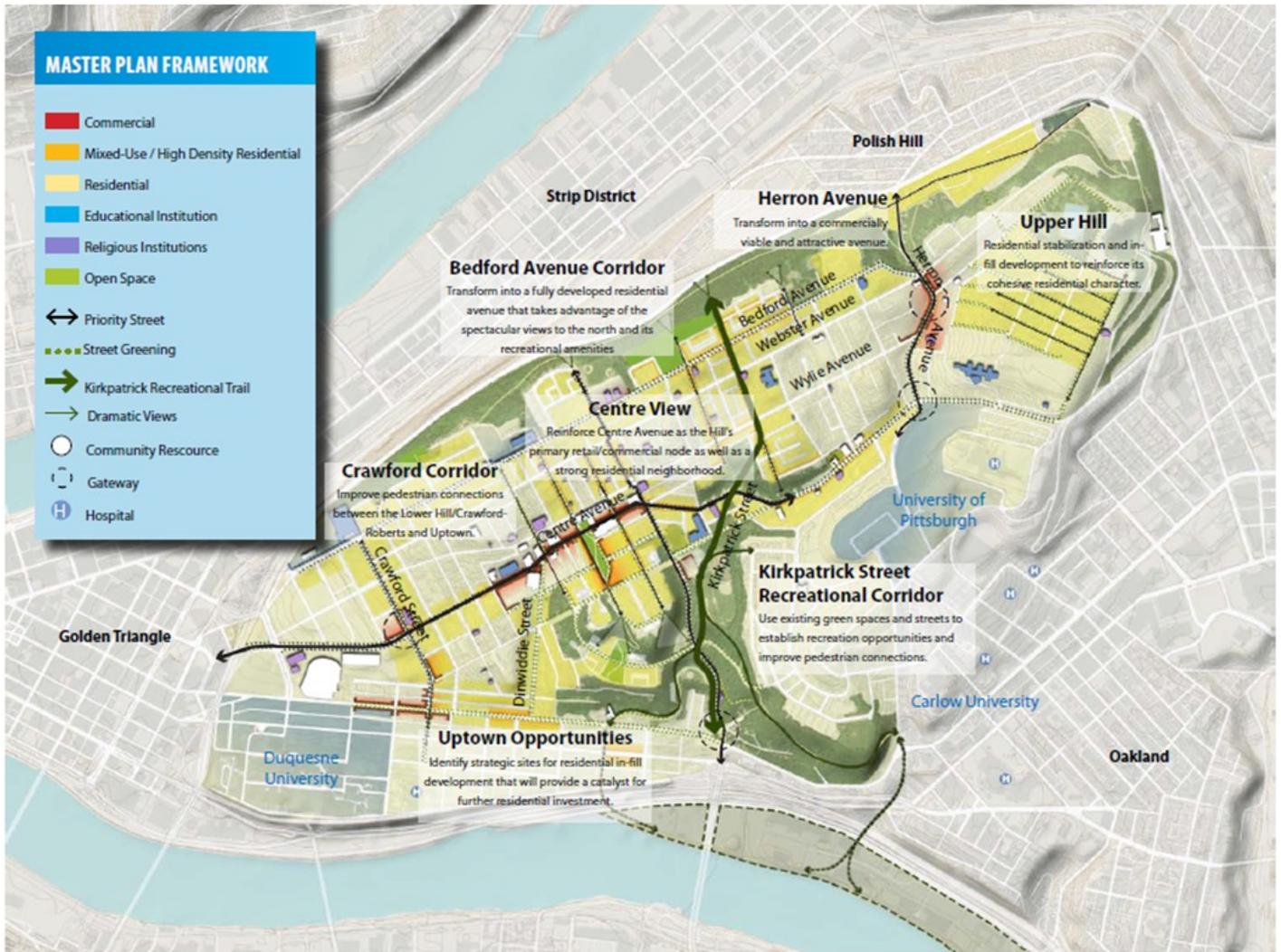
Neighborhood plans are built on resident input. Neighborhood plans result in improvements in the physical, economic and social environments of communities. These plans also aid residents and other stakeholders to identify needed services and to build the social capital necessary to gain such services.

Meetings on the Master Plan

Consensus Group Meeting
March 29th . Hill House Conference
 Room A 5:30-7pm

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Community Meeting w/Sasaki
April 26th 6-8pm . Ebenezer Baptist
 Church. 2101 Wylie Ave



The Master Plan includes seven urban design proposals. Only the top 3 proposals supported by community stakeholders will be prioritized to start right away. The current ideas are:

Centre View. Will focus on Centre Avenue, Addison Terrace and the Middle Hill. The aims is to reinforce Centre Avenue as the Hill's primary retail, institutional & cultural node and as a strong residential neighborhood.

Kirkpatrick Street Recreational Corridor. Will use existing green spaces & streets to establish recreation opportunities and improve pedestrian connections. It aims to improve Kennard Field, create a roller rink, water park and an amphitheatre.

Herron Avenue. Will create a commercially viable and attractive street.

Aims to promote mixed use housing and store spaces along Herron and Wylie Avenues, a more visually attractive Herron Avenue which can serve as a welcoming gateway to the Hill.

Bedford Avenue Corridor. Transforms Chauncey and Francis into a mixed income residential area. Includes building new housing in the remaining Bedford Dwellings, improving the look of Bedford Avenue and developing green and recreational space there.

Crawford Corridor. Improves pedestrian connections between the Lower Hill/Crawford-Roberts and Uptown. Also includes expanding Crawford Square, adding retail stores to this area and improving the look of the area.

Uptown Opportunities. Create residential in-fill development by creating or improving housing along Forbes Avenue, creates combined retail & housing spaces (mixed use) and develops a transit hub with housing and businesses from Dinwiddie to Van Braam Streets.

Upper Hill. Stabilizes existing homes and creates in-fill development. Increases housing on 'Sugartop' by building units on vacant land (in-fill). Renovates Robert Williams Park and provides support for homeowners to renovate their homes.

Are any of these your top priorities?

*Go on-line to
www.greaterhilldistrictmasterplan.org
 to give your rankings or to add new
 suggestions by April 1st.*

A master plan includes projects that should help improve the quality of life in a neighborhood that are called program initiatives. Here is a list of projects included in the Hill District Master Plan. Only those projects with strong community support will be included in the final plan.

Hill District Workforce Development. Helps youth and adults learn the skills for well-paid jobs, such as health care, green construction and services.

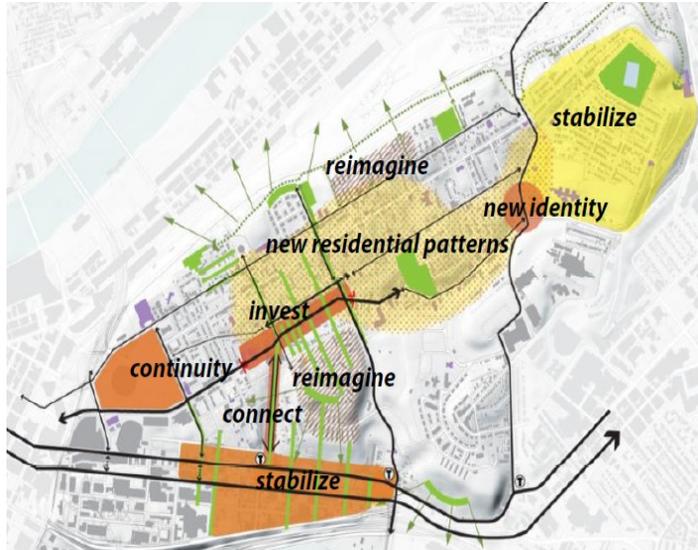
Hill District Homeowner Support. Provides mortgages, emergency loans, education and resources for home repair. Could become a cooperative where members pay in a fixed fee and then have access to a reliable contractor who will work at a reduced price.

Complete Streets. Creates streets designed for bicyclists, buses, riders, and walkers of all ages and abilities.

Urban Fellows Program. Program for college students to live in the Hill, work with a Hill organization & learn new skills by doing an internship or project.

Mobility & Transportation. Improve transportation to school/work via a shuttle, ride-sharing system, & jitney stands.

Centre Avenue Business District. Establishes a high number of stores and small businesses and public services uses to serve the residents of the Hill District. Increase retail and commercial economic activity in the Hill.



Comprehensive Vacant Property Strategy. Create a vacant property plan that considers the uses of vacant lots and buildings then recommends the next step for each. Could include maintaining lots and buildings until developed.

Urban Agriculture. Create community gardens available for growing vegetables and planting. Could use vacant lots held by a community land bank or public entity.

The Hill History Center. Use a historic building to house local historical artifacts & oral and written histories of the Hill. Could tie into school curriculums & be a starting-point for neighborhood walking tours.

Hill District Business Incubator. Helps Hill District residents start small businesses or maintain existing small businesses. Generate interest in the Hill as a place for new businesses.

Housing Innovation Zone. Create an area to demonstrate best practices in housing design, green construction/technology and repair/maintenance by using vacant lots & buildings for new construction.

Comprehensive Parking Strategy. Address the quantity and quality parking spaces, set standards for green space in parking lots or limit the construction of new parking areas.

Past, Present & Future Trail. Connect gardens and parks and ties into the coal-mining past of the Hill as a “Ecological Heritage Trail.”

Keeping Residents and Businesses in the Hill (Anti Displacement Strategies)

The Hill is prime property and some have asked, “how many poor people should we have on the Hill”. Others see opportunities to create housing for folks with more money or to create spaces for ‘upscale’ businesses to come to the Hill. The Consensus Group has been pushing to make sure the master plan helps current Hill residents and businesses prosper in the ‘new Hill’. We have shared ways that the master plan can guarantee that residents and businesses are not pushed out of the Hill (displacement) but we need residents to give input. Here are a few examples of ideas. **What do you think? Call Councilman Lavelle at 412.255.2134 with your comments** or leave feedback on the master plan website.

For Residents

Build First. Developers rebuilding where there are occupied properties can build replacement housing before asking residents to move, or by relocating residents on-site.

Inclusionary Affordable Housing. Land can be zoned to make sure that at least 30% of housing units are affordable to low-income households.

Right to Return. Developers can provide an admission preference or exclusive marketing period for current & former residents of the Hill District.

Equity Protection Services. The City and URA can fund services to help existing homeowners resolve tax, title & mortgage issues.

Right to Remain. Developers can make sure that residents in rentals who want to live in re-built housing can unless they have been evicted for ‘drugs’ or not paying rent.

For Businesses

National Chain Retail Restrictions.

Developers can limit national chains that would sell similar goods or services already available within the neighborhood business district, so local small business owners are not driven out of businesses.

Inclusionary Business Development. Developers can set aside commercial space for businesses owned by Hill District residents or that are located in the Hill.



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THE COMMUNITY TABLE

This newsletter gives you a look at some of the key ideas in the master plan and tells you how to get more information.

Once you have read through the plan, please make your voice heard!

Have Your Say On The Master Plan!

Hill District residents and stakeholders can review the current ideas in the master plan and give comments or suggest additions and/or other changes. Hard copies of the plan will be available at the Hill Consensus Group Office (suite 265 Hill House). Copies are also available on-line at (www.greaterhilldistrictmasterplan.org)

Once you have reviewed the plan you can give input several ways:

1. Give their thoughts on priority projects. Please review the descriptions below and give us your top five priorities for urban design and program initiatives.
2. You can give your rankings on-line at www.greaterhilldistrictmasterplan.org/feedback.html
3. You can write your rankings on below and return to the Consensus Group Suite 265. Hill House 1835 Centre Ave, Pittsburgh. PA 15219.

4. Residents can also give comments by calling Councilman Lavelle's Office at 412.255.2134.

Priorities

Urban Design

1. _____
2. _____
3. _____
4. _____
5. _____

Program Initiatives

1. _____
2. _____
3. _____
4. _____
5. _____

Displacement Strategies:

1. _____
2. _____
3. _____
4. _____
5. _____

Comments: