

# Appendix A

## DEVELOPMENT PRINCIPLES

The Hill District Planning Forum has adopted the following Development Principles which will serve as a foundation for the Master Plan and guide all land use, project approval and subsidy allocation decisions affecting the Greater Hill District:

### **1. Address/Right Historical Wrongs**

- 1.1. The Mellon Arena and the Melody Tent sites sit on the Lower Hill District, thus these sites are part of the Greater Hill District. Going forward, these sites will be referred to as the Lower Hill District.
- 1.2. Any development plan for the Lower Hill District should aim to restore the pre-Arena street grid as part of creating a new mixed use neighborhood that is connected into adjacent Hill District neighborhoods..
- 1.3. Land use and development plans for the Lower Hill will preserve no physical remnant of Civic Arena/Mellon arena and the resulting displacement of 8,000+ Hill Residents and businesses.
- 1.4. New developments in the Lower Hill must include 'right of return' preferences for individuals, families, organizations, and businesses displaced by urban renewal to the greatest extent possible.
- 1.5. New development in the Lower Hill must include space for Hill District businesses (see Non-Displacement Strategies) to the greatest extent possible.
- 1.6. New development in the Lower Hill must include affordable housing (see Non-Displacement Strategies) to the greatest extent possible.

### **2. Promote Economic Justice**

- 2.1. All housing developments within the Hill District must minimize the displacement of residents and businesses.
- 2.2. All development plans must include first source hiring provisions within the project labor agreements for all stages of work at any development site.
- 2.3. All development contracts must require a minimum MBE participation rate of 30% and WBE participation rate of 15%. Compliance with this principle will be monitored by a 5 person committee; 3 of the 5 committee members will be Hill District Residents/Stakeholders.
- 2.4. All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District Community-Based organizations and/or Hill District Faith-Based organizations (see Non-Displacement Strategies).

### **3. Reflect Neighborhood Driven Civic Design**

Community residents should have ready access to all developing and finalized plans, proposals, and studies regarding the Greater Hill District. Input from community residents must be included in the development stages of any plan or study affecting the neighborhood and community residents must have seats on