



Memorandum

To: Hill District Residents & Stakeholders
From: Preliminary Land Development Plan (PLDP) Review Committee
Date: October 3, 2014
Re: Lower Hill Preliminary Land Development Plan & Specially Planned District

This memo serves as an outline of issues and concerns identified by the Hill CDC's PLDP Review Committee regarding the Lower Hill development plan and the proposed Specially Planned (SP) Zoning Text. Issues may be added through the public meeting process, or removed if addressed by the Penguins et al.

Current Issues

- **Community Collaboration and Implementation Plan (CCIP)**
- **Hill District Housing Study**
- **Building Heights**
- **Open Space and Public Art**
- **Signage**
- **Community Charrette**

Community Collaboration and Implementation Plan (CCIP)

Goal of the PLDP Review Committee: To ensure the Lower Hill PLDP creates a favorable social impact on the Greater Hill District and City of Pittsburgh.

Recommendation: Attach and reference the CCIP throughout the PLDP, and specifically in the Implementation Section, as well as the SP Zoning Text. Language should assure future accountability of agreed upon CCIP commitments.

Hill District Housing Study

Goal of the PLDP Review Committee: To encourage equitable and inclusive neighborhood development practices that will have a favorable social impact on the Greater Hill District and City of Pittsburgh.

Recommendation: Incorporate the Hill District Housing Study (referenced in the CCIP) within the PLDP as a supporting report, and begin conducting the Housing Study immediately to assure that it impacts all forthcoming developments within the Lower Hill District.

Building Heights

Goal of PLDP Review Committee: To ensure the design of the Lower Hill is appropriately scaled, honoring significant cultural and historic elements of the Middle Hill and overall residential character of the neighborhood.

Recommendation: Lessen the proposed height maximums at the northeastern (Crawford St. and Bedford Ave. – Energy Innovation Center and K. Leroy Irvis Towers) and southeastern (Crawford St. and Centre Ave. – Freedom Corner and St. Benedict the Moor Church) sections of the site to encourage contextually sensitive design that transitions appropriately from a medium-density residential neighborhood to a high-density, mixed-use neighborhood. Additionally, clearly articulate height limitations for all structures on the lower northeastern part of the site which are currently designated as “unlimited”.

Open Space and Public Art

Goal of the PLDP Review Committee: Encourage placemaking activities that honor the Historic Hill District throughout the development of the Lower Hill District.

Recommendation: Reference the Curtain Call project through text and renderings in Section 7.3 of the PLDP. Also, incorporate sound urban design practices that encourage formal and informal gathering, often called “Third Space”. These spaces promote social equality by leveling the status of guests and creating space for public association which in turn strengthens the social connection of individuals and communities.

Signage and Branding

Goal of PLDP Review Committee: To encourage cohesive neighborhood development within the Lower Hill that honors the significant cultural and historical legacy of the Greater Hill District.

Recommendation: Incorporate a comprehensive signage plan within the Lower Hill PLDP. Assure that street naming occurs in tandem with the community as outlined in the CCIP. Assure that branding, including development-related communications and media, honor the significant cultural legacy of the Lower Hill District.

Community Charrette

Goal of PLDP Review Committee: To enhance the discourse and input of the Lower Hill PLDP review process and development through a community charrette (a technical and formal model of community input into a development process).

Recommendation: Incorporate the community charrette(s) as an implementation strategy within the Lower Hill PLDP, as agreed upon within the CCIP.