



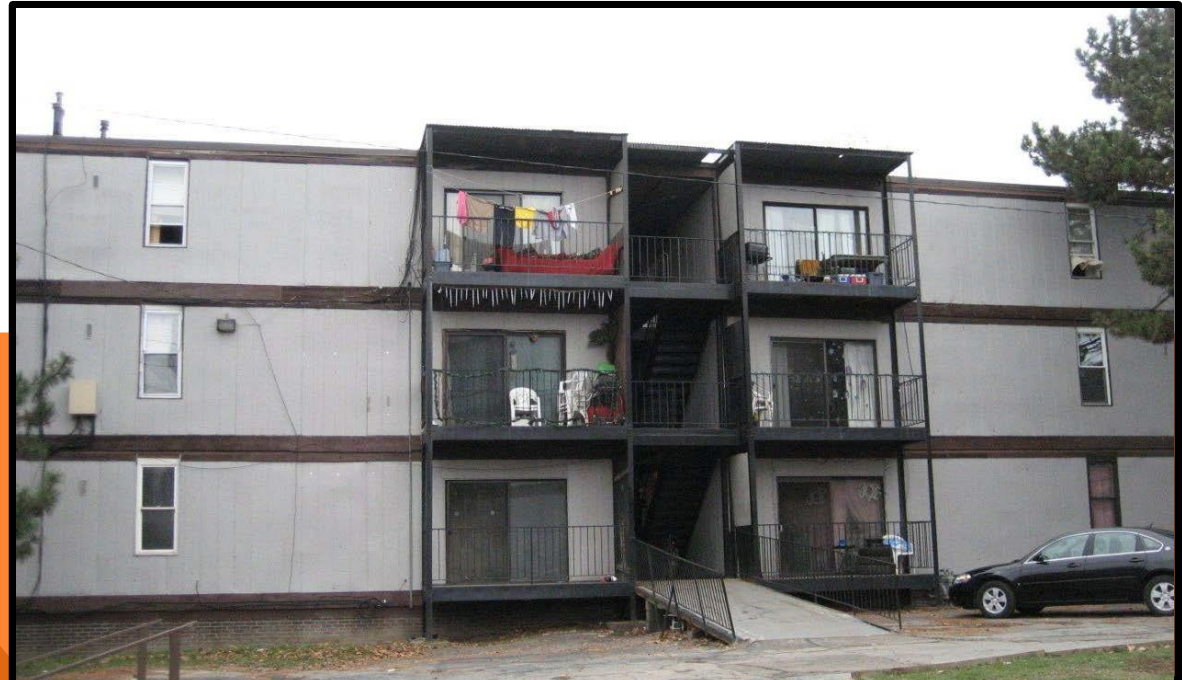
MILLER – REED
FOR SALE
DEVELOPMENT

HILL District Community Meeting – January 19, 2017

Dinwiddie Street Phases I-IV

*95 Rental Housing Units;
\$40m Investment*

TREK acquired the Reed Roberts Housing Complex to demolish the nuisance property and rebuild affordable housing within the existing street grid along Dinwiddie, Miller & Reed Streets. The completed project presents a harmonious mix of new & renovated structures that create impactful transformation. Recognizing the importance of historic preservation to a neighborhood's identity, seven existing structures were included in the Dinwiddie project.



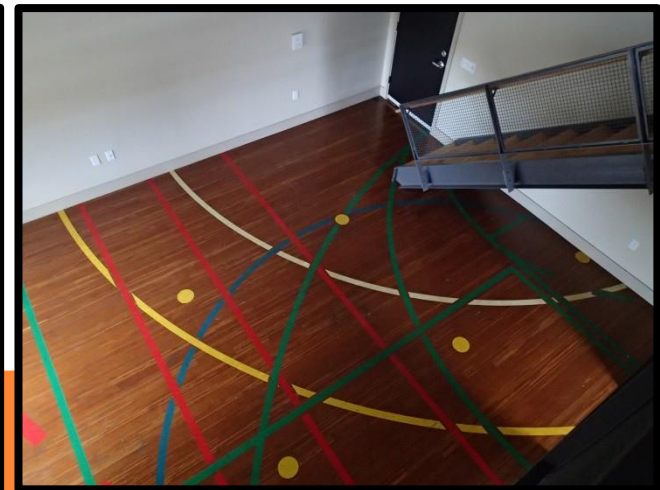
Dinwiddie Street Redevelopment – Prior Conditions



Dinwiddie Street Phases I-IV

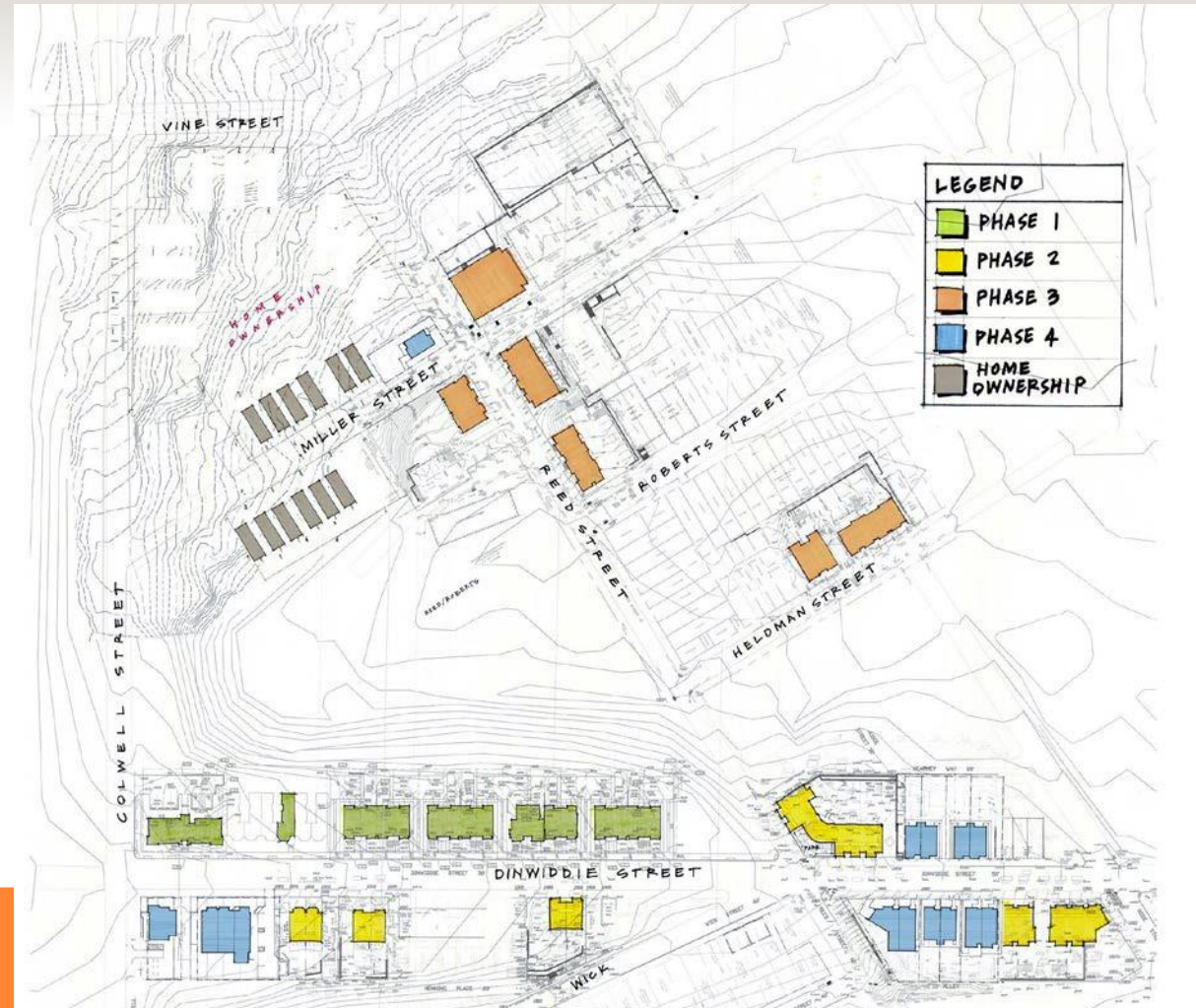
95 Rental Housing Units; \$40m Investment

Phase IV completed the transformation from a strip of abandoned buildings and vacant lots into a vibrant community. In response to community priorities, TREK has dedicated 35 of the 95 units to convert to for-sale residences after the 15 year Low Income Housing Tax Credit compliance period.



MILLER – REED FOR SALE DEVELOPMENT

Miller-Reed will add a market rate component to TREK's successful affordable rental development, Dinwiddie Street Phases I-IV, located in the Crawford Corridor district. The inclusion of homeownership will advance the goal of an integrated, stable neighborhood that is inclusive of both rental and homeownership opportunities available to a range of income levels.



MILLER-REED

Development Review Panel Comments/Questions

- Affordability – *One of the Five homes will be affordable at a price point of \$160,000 through the use of a deferred mortgage through the URA.*
- MBE / WBE Participation - *TREK is working with a minority sub-contractor and **Project RE** to design and build a more affordable unit that can be replicated in future phases.*
- Exterior Colors – *TREK and its architect will work with the DRP to select a color scheme for the new units.*
- Dinwiddie Street Affordable For Sale – *TREK will work with the Hill CDC to transition the rental units to homeownership.*

MILLER – REED FOR SALE DEVELOPMENT

IN THE NEIGHBORHOOD

AERIAL VIEW OF THE SITE



U6-28-16 © Rollinschmid Dayno Collaborative

MILLER – REED FOR SALE DEVELOPMENT

A LOOK UP AND DOWN THE STREET

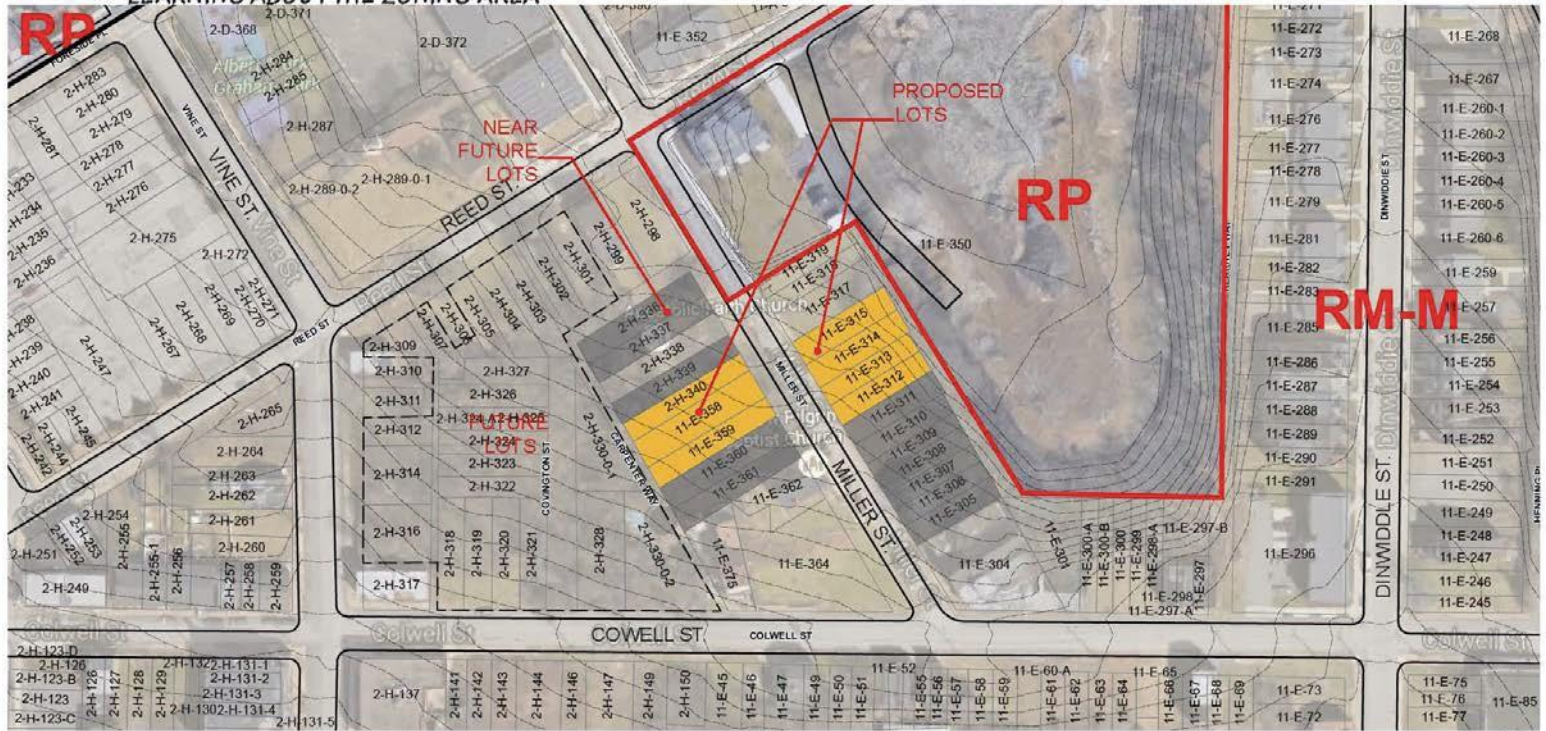
LOT VIEWS



MILLER – REED FOR SALE DEVELOPMENT

IN THE ZONE

LEARNING ABOUT THE ZONING AREA



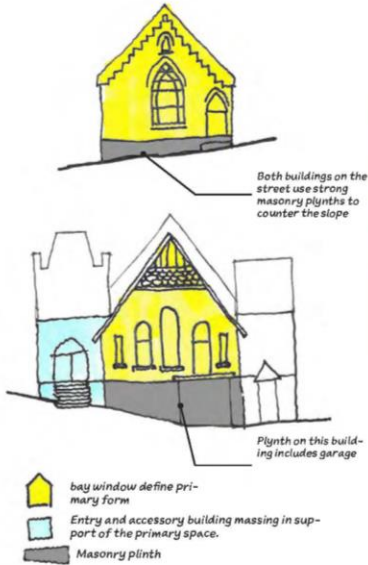
MILLER – REED FOR SALE DEVELOPMENT

LAST PLACES STILL STANDING

TWO BUILDING OF CONGREGATION ON MILLER STREET



- HISTORY:**
- 1900'S: CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 - 1920'S: CONGREGATION KANASCTS ISRAEL
 - RECENT: NEW PILGRAM BAPTIST CHURCH



- HISTORY:**
- 1900'S: EBENEZER BAPTIST CHURCH
 - 1920'S: LIBERTY HALL
 - CURRENT: ABANDON BUILDING



MILLER – REED FOR SALE DEVELOPMENT

MILLER ST. HOMES

THE MAIN CHARACTERS

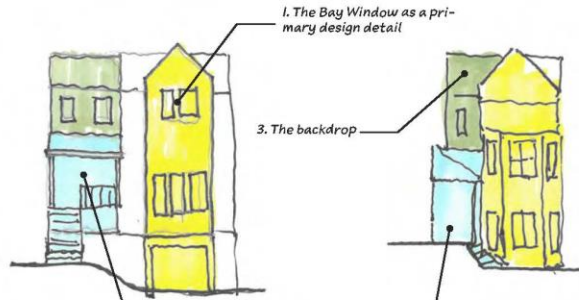
THE HOUSING STORY HAS THREE MAIN CAST MEMBERS



NEWER DEVELOPMENT UP ON ARTHUR ST. FURTHER UP HILL



NEWER DEVELOPMENT UP ON ARTHUR ST. FURTHER UP HILL



- bay window expression
- front porch detail
- backdrop house massing

Set back homes w/ garage

GREEN Repetitive house form BLUE



HISTORIC DINWIDDIE ST. 100+ YEARS OLD SHOWS BAY WINDOWS



NEW DINWIDDIE HOUSES SHOWS BAY FOCUS

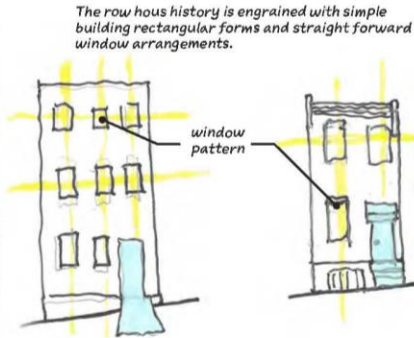
MILLER – REED FOR SALE DEVELOPMENT

A STRAIGHT FORWARD TOPOLOGY

THE FLAT ROW HOUSE



BUILDING THAT USED TO EXIST ON MILLER IN 2008



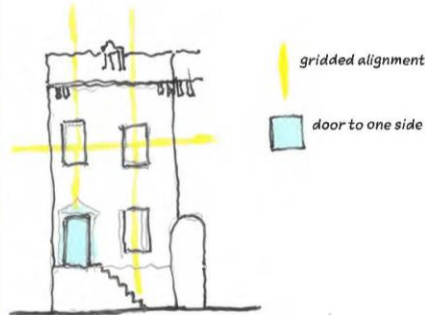
The row hous history is engrained with simple building rectangular forms and straight forward window arrangements.



ROWHOUSES ON COLWELL ST. AFTER TURNING LEFT AT BOTTOM OF MILLER ST.



BUILDING THAT USED TO EXIST ON MILLER IN 2011

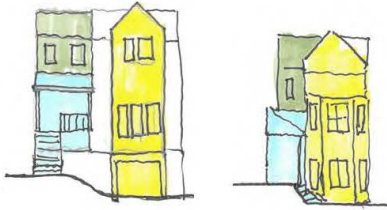


ROWHOUSES ON COLWELL ST. AT BOTTOM OF MILLER ST. MIDDLE TWO ROW HOUSE DEMOLISHED IN 2014

MILLER – REED FOR SALE DEVELOPMENT

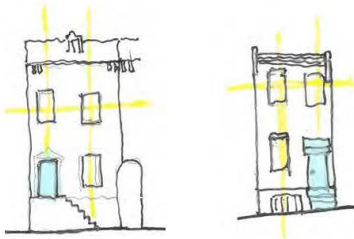
HISTORICAL CONNECTIONS

INCORPORATING WHAT WE LEARNED FROM THE PAST AND THE CONTEXT INTO A REVISED DESIGN



The proposed Miller St. Homes incorporates three recurring elements from historic and newer homes in the neighborhood illustrated on previous sheet:

- The bay window expression.
- The front porch element, justified to one side.
- a back drop to the main bay window element
- a color pallet related to new and old buildings in the area.



The proposed Miller St. Homes incorporated the simple grid format in determining window placement, much like the existing row houses on Colwell and the old row houses that used to exist on Miller St.



The proposed Miller St. Homes pays tribute to the two remaining buildings on this stretch of Miller St by incorporating a key element of these buildings:

- The strong masonry foundation that doubles as a one car garage.

MILLER – REED FOR SALE DEVELOPMENT

MILLER ST. HOMES ELEVATION

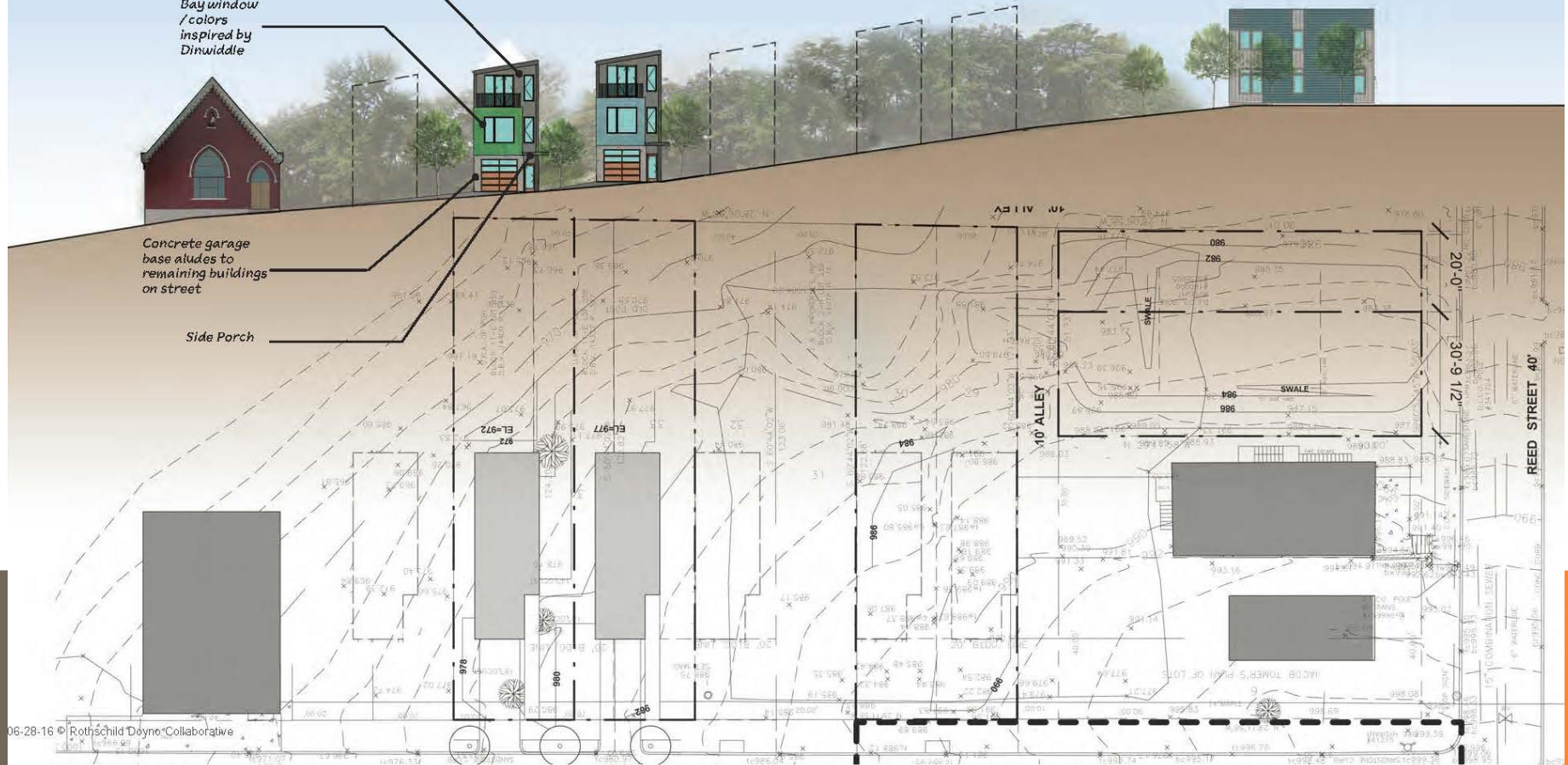
FACING DOWNTOWN

Background Material sets up backdrop for bay window

Bay window / colors inspired by Dinwiddle

Concrete garage base alludes to remaining buildings on street

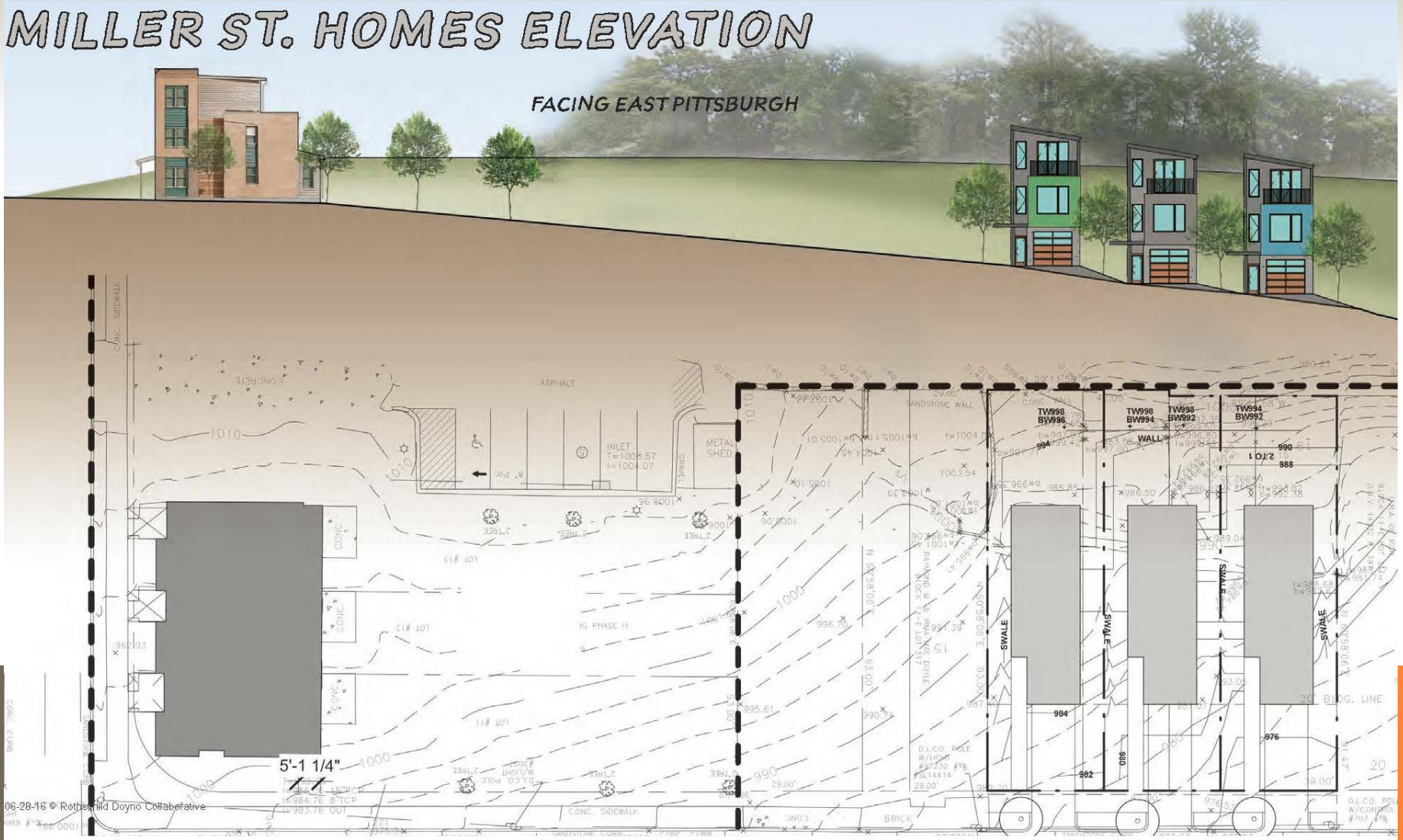
Side Porch



MILLER – REED FOR SALE DEVELOPMENT

MILLER ST. HOMES ELEVATION

FACING EAST PITTSBURGH



MILLER – REED FOR SALE DEVELOPMENT

