



Development Review Panel (DRP) Project Summary



Please click the box above and upload the architectural drawing, project illustration or site location

<p>Project Description: Rose Street Ventures, LP in partnership with the Pittsburgh Housing Development Corporation (PHDC) is proposing 6 new construction homes consisting of: 1) re-use of 5 vacant URA-owned parcels 2) 2 80% AMI for-sales homes 3) 4 market rate</p>
<p>Location/Street(s): The 2100 block of Rose St. At the intersection of Elmore St. (Middle Hill District)</p>

Development Type: Three story attached townhomes	Key Amenities: <small>Mixed income; off-street parking. Kitchen appliances, rear decks, private yards; views into Lower Hill / Centre Ave</small>
Total Number of Units: 6 # at Market Rate: 4 # of Affordable: 2 Percent Affordability: 33%	If applicable, number of residents displaced: 0
First Source Procurement Requirement: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	MBE/MWE Commitment: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>RSV & PHDC have committed to meeting the standard MBE/WBE participation as per the Greater Hill District Master Plan and has significant experience working with M/WBE general contractors and sub-contractors.</small>
Use of Publicly Owned Land*: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No *If yes, explain on next page	Greenspace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Homes will have both front landscaping and individually fenced backyards
Public Art Involvement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Parking Spaces:
Do you have a community partner that holds equity stake? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Existing Community Partners:	

Additional Information:
 Currently, the five vacant parcels are owned by the URA and will follow their land disposition process. One parcel will be subdivided to accommodate one additional home. The project will create 6 new homes (3bd / 3ba - 1,500 sqft); both the affordable and market rate homes will all have same exterior facades, but the interior fit / finishes will vary across the group. Each home will offer one off-street parking pad, rear deck off of kitchen and front porches for public realm engagement. Community engagement / RCO is on-going was facilitated by URA led meeting (Councilman LaVelle, Sept. 29, 2020); Development team received 88% approval for project aligning to GHMP. The goals of the project are to provide development without displacement, economic empowerment, but more importantly, continue to build upon the cultural legacy of the Hill District.

Please email any additional attachments to fwilliams@hilldistrict.org