

MIDDLE HILL DISTRICT  
**SCATTERED SITES**

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HILL DISTRICT COMMUNITY MEETING | JULY 19, 2018

## DEVELOPMENT PARTNERS

**MACEDONIA**  
DEVELOPMENT CORPORATION



**BRIDGINGTHEGAP**  
DEVELOPMENT, LLC

**Amani**  
Christian Community  
Development Corp

PROJECT | DESIGN &  
CONSTRUCTION  
PARTNERS

INVESTMENT PARTNERS

**Communion**

**Dollar Bank**<sup>®</sup>  
Since 1855

NEIGHBORHOOD **ALLIES**



MOODY•NOLAN



**SOTA**  
CONSTRUCTION SERVICES, INC.

  
**HILL**CDC

  
**HACP**

**LISC**

# About Scattered Sites

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- Proposed 22-new construction townhome units in a partnership between Amani Christian Community Development Corporation, Macedonia Development Corporation, Bridging the Gap Development, LLC, and the Housing Authority City of Pittsburgh.
- 22 rental affordable housing units (2BR and 3BR Units)
- Upon completion HACP will own and manage the units and rent to tenants via their project-based voucher program.
- Moody Nolan, a national-black owned Architectural firm has been selected to design and engineer the units.
- The units are will be completed and delivered by Spring 2020.

SCATTERED SITES

**PROJECT INFORMATION**

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# What is Turnkey Development?

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Single-source to **develop** and **manage** the **design**  
**and construction** from inception to completion.

# PROJECTED TIMELINE

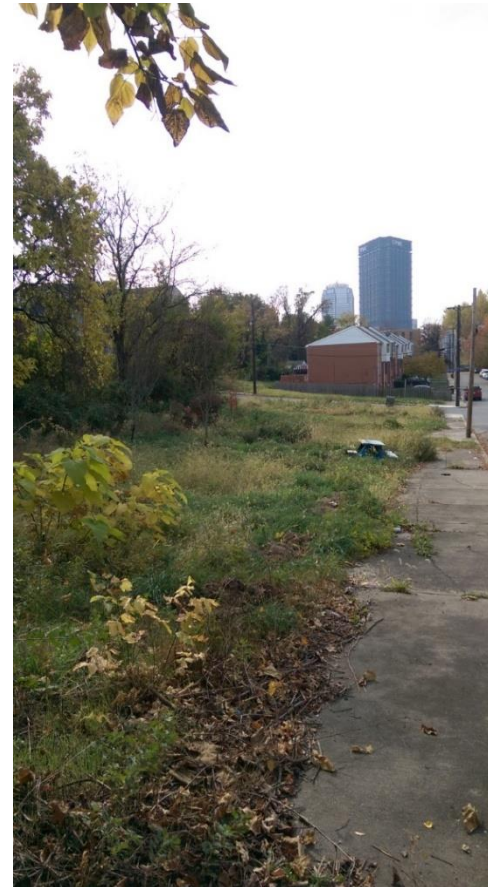
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Start Construction: **Spring 2019**

Substantial Completion: **Spring 2020**

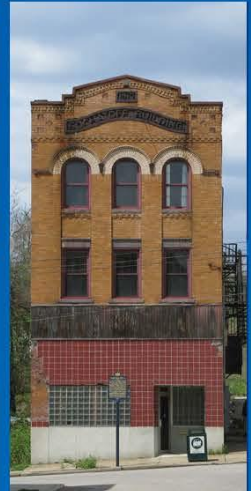
Ready for Rent: **Spring 2020**

Interested Occupants should apply  
through HACP Offices





# GREATER HILL DISTRICT Master Plan



HILL DISTRICT MASTER PLAN

## **URBAN DESIGN PROPSAL**

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Transform the **Bedford Avenue Corridor** into a fully developed residential avenue that takes advantage of the spectacular views to the north and its recreational amenities.



# **Family Friendly Housing Development without Displacement**

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- Establish a target housing mix for new projects including appropriate levels of family-friendly housing
- Provide quality rental and ownership housing opportunities for a broad range of family sizes and incomes
- Use housing development as a catalyst for economic and community development
- New housing developments will prevent displacement of existing residents and businesses

# COMMUNITY BENEFITS

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- Approx. \$6.3M of focused Community Investment
- All affordable housing units
- Lease-to-Purchase
- Infill new construction – eliminates vacant lots, trash accumulation & blight
- Energy Star certified, minimum
- M/WBE Opportunities: meet or exceed the Hill CDC goals
- Capacity-building for two (2) Hill District based non-profit organizations & two (2) Hill District based for-profit companies

SCATTERED SITES

# **SITE INFORMATION**

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# SCATTERED SITES DEVELOPMENT AREA





# OVERALL SITE AREA

9-M -143/146/147  
 - 3 Units  
 9-M-194 - 1 Unit ADA  
 9-M-187/186/186a/188  
 - 1 Unit ADA  
 9-M-131/133/137  
 - 4 Units  


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 9 Units

9-M-246 - 1 Units  
 9-M-251A/251  
 - 2 Units  

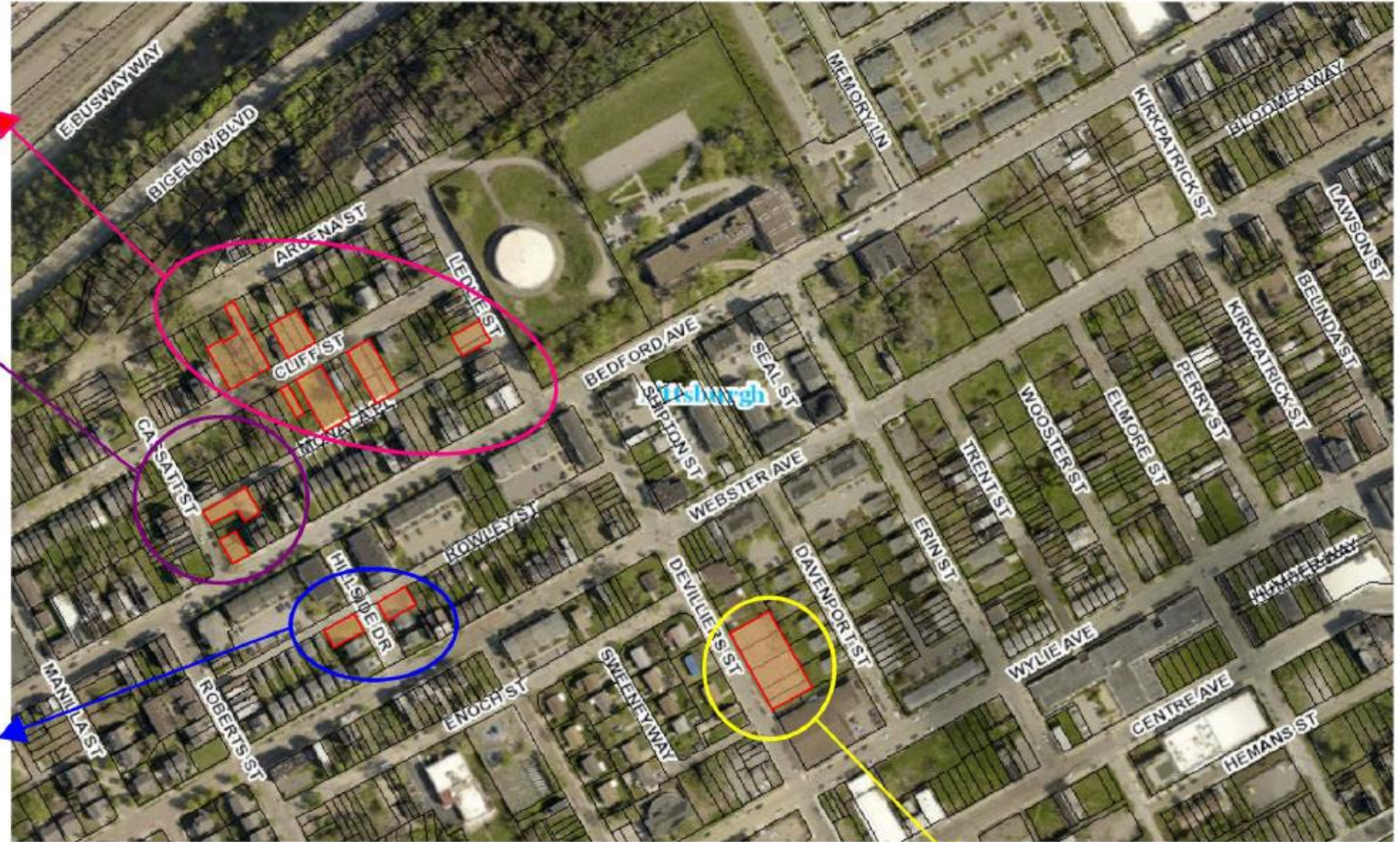

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 3 Units

9-S -181 - 1 Unit  
 9-S-187 - 1 Unit  


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 2 Units



10-N -80 - 2 Units  
 10-N-78 - 2 Units  
 10-N-76 - 2 Units  
 10-N-74 - 1 Unit  
 10-N-73 - 1 Unit  


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 8 Units





- 10-N -80 - 2 Units
- 10-N-78 - 2 Units
- 10-N-76 - 2 Units
- 10-N-74 - 1 Unit
- 10-N-73 - 1 Unit

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8 Units













- 9-M -143/146/147  
- 3 Units
- 9-M-194 - 1 Unit ADA
- 9-M-187/186/186a/188  
- 1 Unit ADA
- 9-M-131/133/137  
- 4 Units

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- 9 Units

SCATTERED SITES

# UNIT INFORMATION

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# UNIT DESCRIPTIONS

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1200 – 1400 SQ FT

Two (2) UFAs Units

2BR, 1 Bath Townhouse Units

3BR, 1 Bath Townhouse Units

Garage or Off-street Parking Pad



# TOWNHOUSE CONCEPT



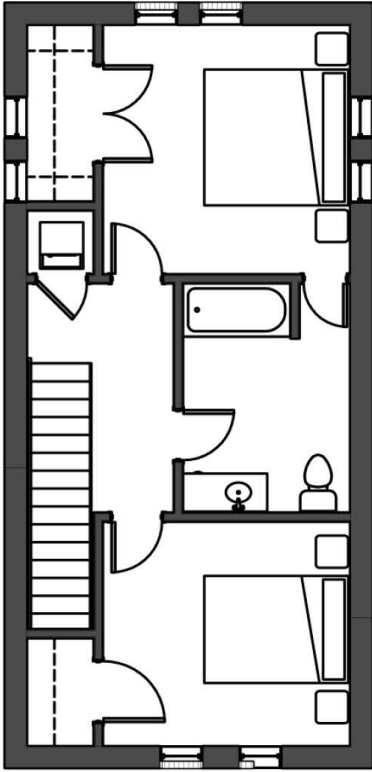
SINGLE



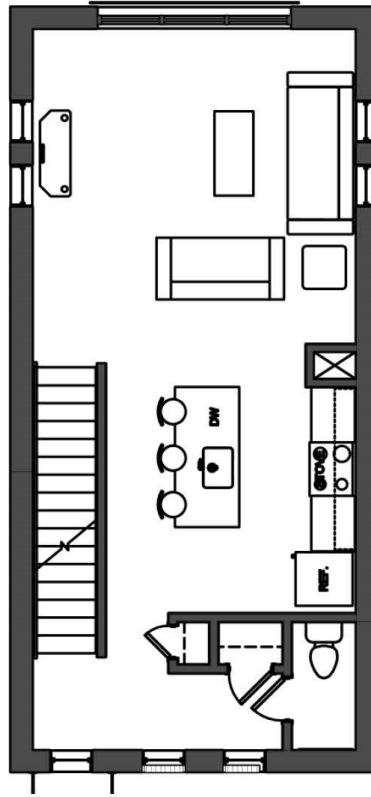
DOUBLE



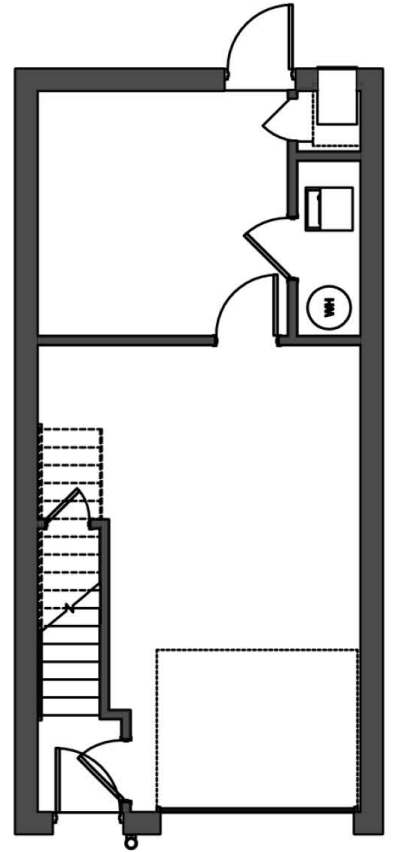
# TOWNHOUSE SINGLE UNIT PLAN



THIRD FLOOR

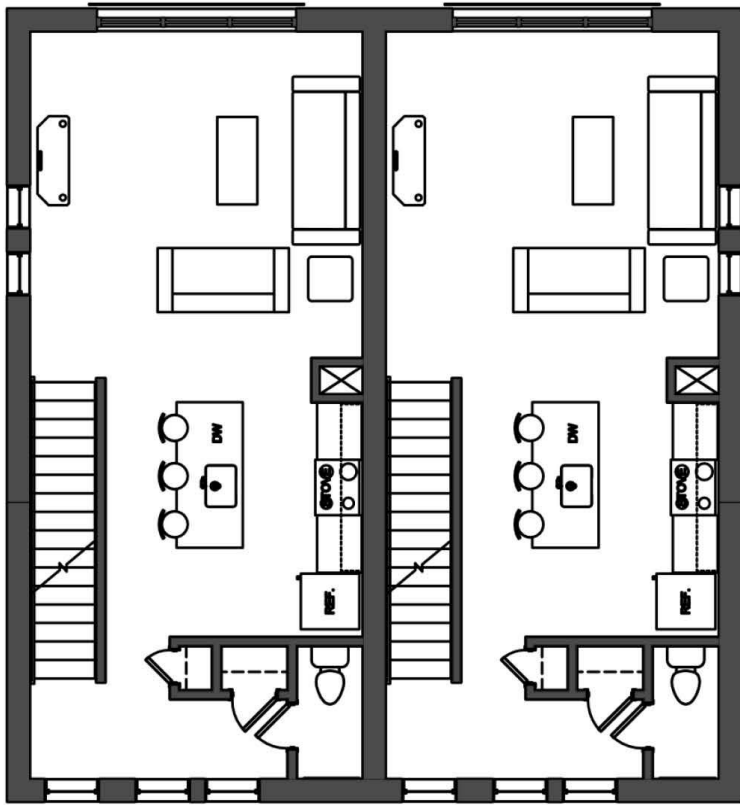


SECOND FLOOR

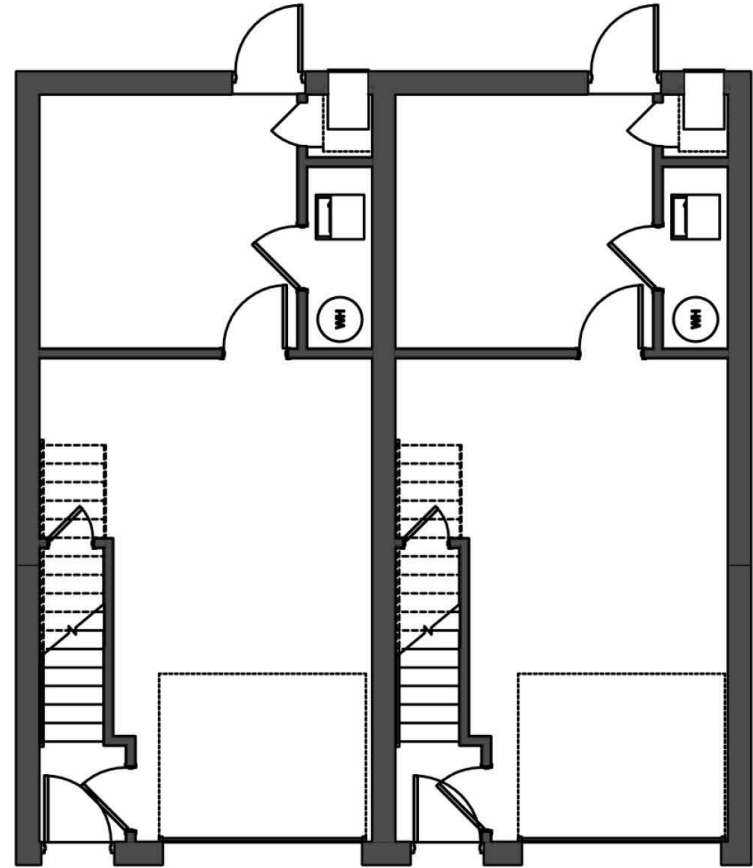


GROUND FLOOR

# TOWNHOUSE DOUBLE UNIT PLAN

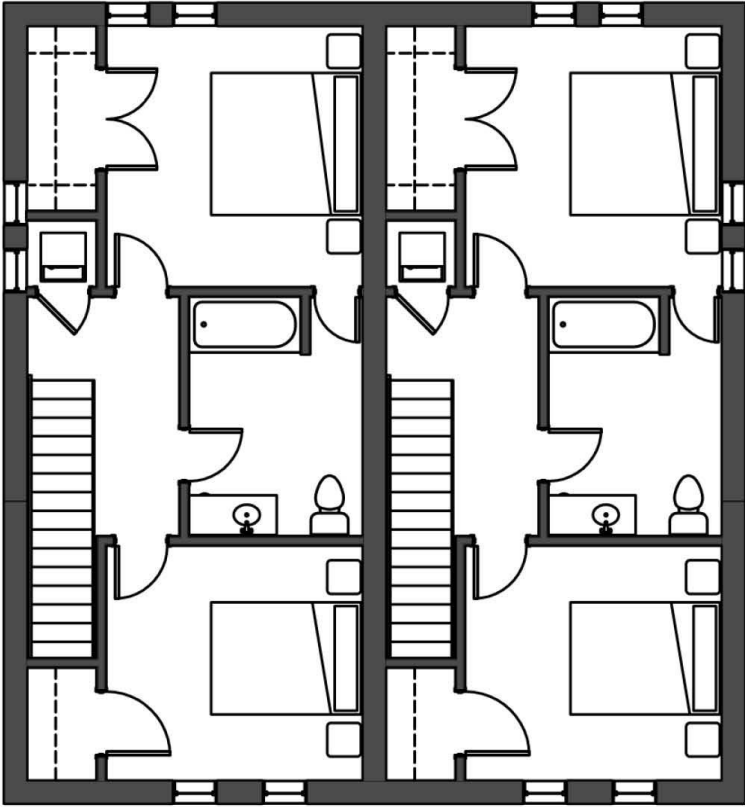


SECOND FLOOR



GROUND FLOOR

TOWNHOUSE DOUBLE UNIT PLAN

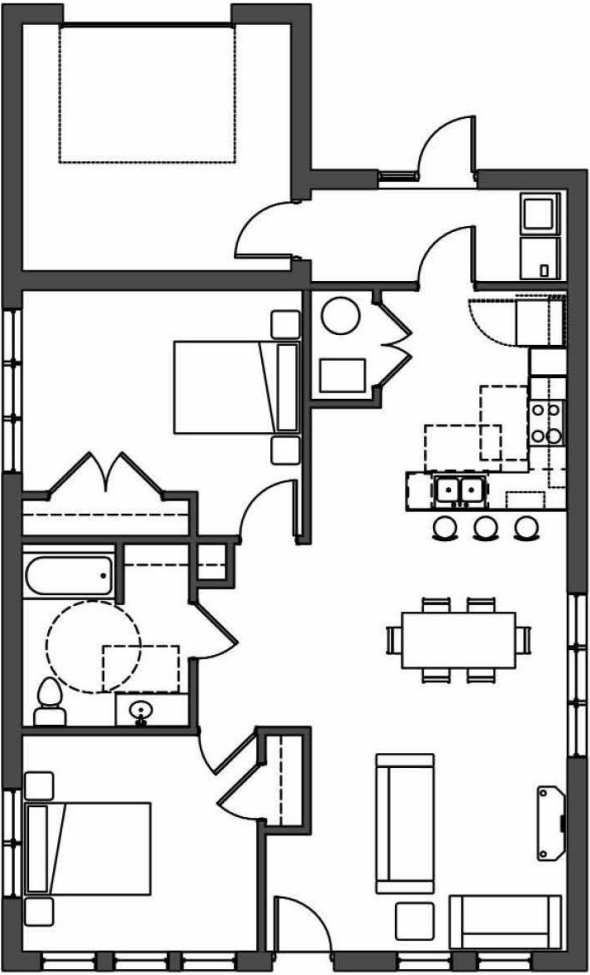


THIRD FLOOR

# UFAS UNIT PLAN AND ELEVATION CONCEPT



ELEVATION



PLAN

SCATTERED SITES

**COMMUNITY Q&A**

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