

Quarter 2, 2021

# Hill District

# Updates



Urban Redevelopment Authority  
of Pittsburgh

[ura.org](http://ura.org)

# INTRO

The Urban Redevelopment Authority of Pittsburgh (URA) is committed to keeping stakeholders and residents up to date with the current status of projects throughout the Greater Hill District. In the last year, the Hill District community has made great strides in advancing its shared vision and Greater Hill District Master Plan, which will transform the community in a way that will create job opportunities for residents, rebuild a once-thriving main street, build upon the African American cultural legacy, and create homeownership opportunities. Here you will find updates on various projects happening in the community and recent accomplishments.

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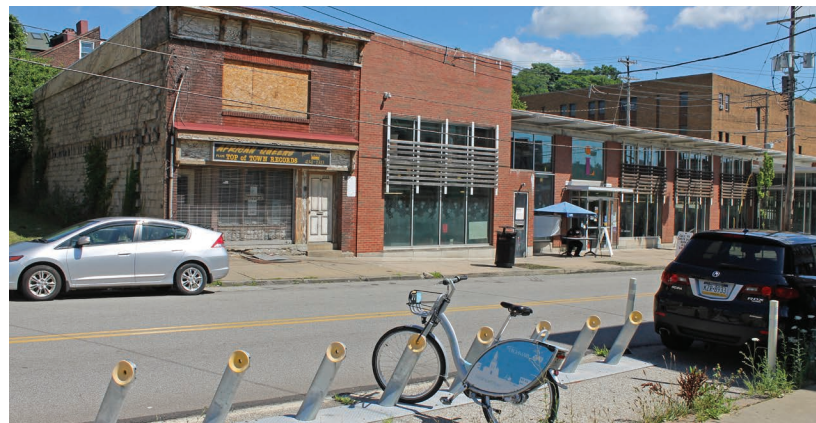
# Centre Avenue

## Money Getting to the Street

As part of the [Centre Avenue Corridor](#) project in the Middle Hill neighborhood, the URA will be administering the **Centre Avenue Pre-development and Infrastructure Fund** to the Centre Avenue Phase 1 developers to support predevelopment and PWSA infrastructure activities. The fund will provide grant funding up to \$20,000 for eligible PWSA infrastructure costs and up to \$50,000 for predevelopment costs for each Centre Avenue Phase 1 developer for Phase 1 Centre Avenue developments. Funding will be disbursed at key project milestones, allowing the URA to inject funding into the developments at critical stages.

The fund intends to:

- Lower barriers to development for local and minority developers
- Increase accessibility to funding to address outdated infrastructure and stormwater systems in the historic Hill District
- Address developers' and stakeholders' needs for pre-development funding to support the ongoing implementation of the neighborhood plan
- Provide developers with equitable development tools to realize the goals of their project(s) and the larger neighborhood plan
- Assist in the production of comprehensive, sustainable, and quality design for the projects being implemented in the Hill District
- Facilitate infrastructure improvements needed for areas of the Hill District that have been neglected to have development ready parcels



# New Granada Square



## New Apartments and Storefronts!

The Hill CDC and CHN Housing Partners have started construction of the New Granada Square Apartments and Retail, which will be a new five-story mixed-use commercial and residential building on the New Granada Square block on Centre Avenue.

The project is a 9% Low Income Housing Tax Credit (LIHTC) development that will provide a total of 40 affordable, artist-preference housing units. All of the units will be affordable for households ranging from 20% of Area Median Income (AMI) to 80% AMI. The first floor will have 4,800 square feet of leasable commercial space fronting Centre Avenue.

The total development cost is \$16.2 million. The URA is providing a total of \$2,060,000 in loans and grants to support the project. Other partners include Pennsylvania Housing Finance Agency (PHFA), the Housing Authority of the City of Pittsburgh (HACP), and McAuley Ministries.

[Watch the digital groundbreaking](#) and [learn more about the project](#) on the Hill CDC's website.





# Centre Heldman

In November 2019, the URA Board voted to acquire the Centre Heldman Plaza to protect the future of an important community asset in the Hill District. Since acquiring the Centre Heldman Plaza, the URA has been working with community stakeholders to fill the vacant storefronts along Centre Avenue and find new, creative ways to engage with the Hill District community.



## Another retail space filled!

The URA has signed a lease with Rev. Glenn G. Grayson, Sr. to locate a shoe store, G's Closet, in one of the four Centre Heldman Plaza retail spaces facing Centre Avenue. G's Closet plans to open in its new 777 square foot space in August 2021.

“ We [the Center That CARES] were the first entity to take the risk in the process of leasing at the plaza, with CARES CommuniTEA Cafe. The Cafe is doing phenomenal as a community asset, and from there we are excited to launch G's Closet,” said Rev. Grayson, Sr. who is opening the store as a separate business venture with his family. “Because of the energy that's already there with the coffee shop and because we know right now that the resale tennis shoe industry is booming, we want to bring that to the Hill. ”

# Upcoming Events

## Weekend Community Skate

On Saturday, July 17 and Sunday, July 18, the URA, Highmark Community Blue, UPMC Children's Hospital of Pittsburgh, and Kohl's Hard Head Program are partnering with Roller Sk8 Connection and All Year Sports Galaxy to bring a pop-up roller rink to the Centre Heldman Plaza. Saturday will be an adult night skate and Sunday afternoon will be dedicated to youth and families. Skates will be available for rental. Admission is \$5 for adults and \$3 for youth (ages 5-15). For tickets, call 412-389-9448 or 412-758-6862.

[Download the flyer](#) for more details.



## COVID-19 Vaccine Clinic

The URA, UPMC, and the Neighborhood Resilience Project are partnering to bring a free COVID-19 vaccine clinic to the former SHOP 'n SAVE at Centre Heldman Plaza on July 23 from 11 AM – 3 PM. The clinic is open to Hill District residents and the surrounding communities. Walk-ins are welcome, though appointments are encouraged. [Schedule your appointment online](#), or by calling 833-653-0518 and asking for the URA Clinic. [Download the flyer](#) for more details.





# Catapult: Startup to Storefront Program

On June 26, Catapult Greater Pittsburgh kicked off its Summer Sidewalk Vendor Sales at the Gallery on Centre. Pittsburghers enjoyed great deals from the vendors and got to see a sampling of one-of-a-kind items from current and past Catapult participants. Vendors included:

- Clean & Classy Candle Co.
- Helen's Soul Food Kitchen
- Kenz N' Co.
- Minnie and Me LLC
- Naptural Beauty Supply
- Natures Crown
- Northern Scents Candle Company
- PA June's Divine Designs
- PDG Crafts and Gifts
- Royally Fit, LLC
- Safaa Life Wellness LLC
- Se'Aylor Accessories
- Shirtz and Thangz
- SimpleeMee Collection
- Switch It Up Boutique
- The Art of Natiq

Follow Catapult on [Facebook](#) to stay updated on summer events.





# Upper Hill Housing

The [Pittsburgh Housing Development Corporation](#) (PHDC), an affiliate of the URA, is working with the Schenley Heights Collaborative to rehab homes in the Upper Hill and sell them for homeownership.



**802 Bryn Mawr Road**  
3 Bedroom, 2 Bath For-Sale Rehab  
2 off-street parking spaces  
Status: Construction complete



**804 Bryn Mawr Road**  
3 Bedroom, 1.5 Bath For-Sale Rehab  
Large rear deck, 2 off-street parking spaces  
Status: Completion by August 31



**811 Bryn Mawr Road**  
3 Bedroom 1.5 Bath For-Sale Rehab  
Status: Construction to start soon



**818 Shawnee Street**  
2 Bedroom For-Sale Rehab  
Status: Under construction



**819 Shawnee Street**  
2 Bedroom, 2 Bath For-Sale Rehab  
Status: Under construction



**830 Adelaide Street**  
4 Bedroom, 2.5 Bath For-Sale Rehab  
Status: Construction to start soon



Have questions? Contact Jarnele Fairclough, PHDC program assistant, at 412.255.6573 for more information.



# Affordable Housing Walking Tour

On July 13, the City of Pittsburgh, [Pittsburgh Housing Development Corporation](#) (PHDC) and Schenley Heights Collaborative (SHC) hosted a walking tour of PHDC's home rehabilitation projects in the Upper Hill District. The tour featured 15 homes along Anaheim, Cherokee, Camp and Shawnee Streets and Bryn Mawr Road, some of which are pictured on the previous page.

PHDC has been working with SHC to identify and complete housing projects in the Upper Hill to preserve a balance of market rate homes, rental units and for-sale houses affordable to residents at or below 120% of the area median income (AMI). In total, the PHDC has developed 21 affordable homes in the Upper Hill investing \$4.6 million, with current plans for an additional 11 units in the neighborhood.

Financial support for these projects was provided by Dollar Bank, First Commonwealth Bank, Neighborhood Allies and the Heinz Endowments, with the support of Mayor Peduto, Councilman R. Daniel Lavelle, State Senator Wayne Fontana, State Representative Jake Wheatley Jr., and Allegheny County Executive Rich Fitzgerald. Developments are also made possible through strong and committed partnerships with Lowes, Home Depot and IKEA. [Read more here.](#)

**“Nothing is more satisfying than seeing the pride in the face of a client who is now a homeowner – a dream they never thought possible.”**

**- PHDC Deputy Executive Director Richard Snipe**



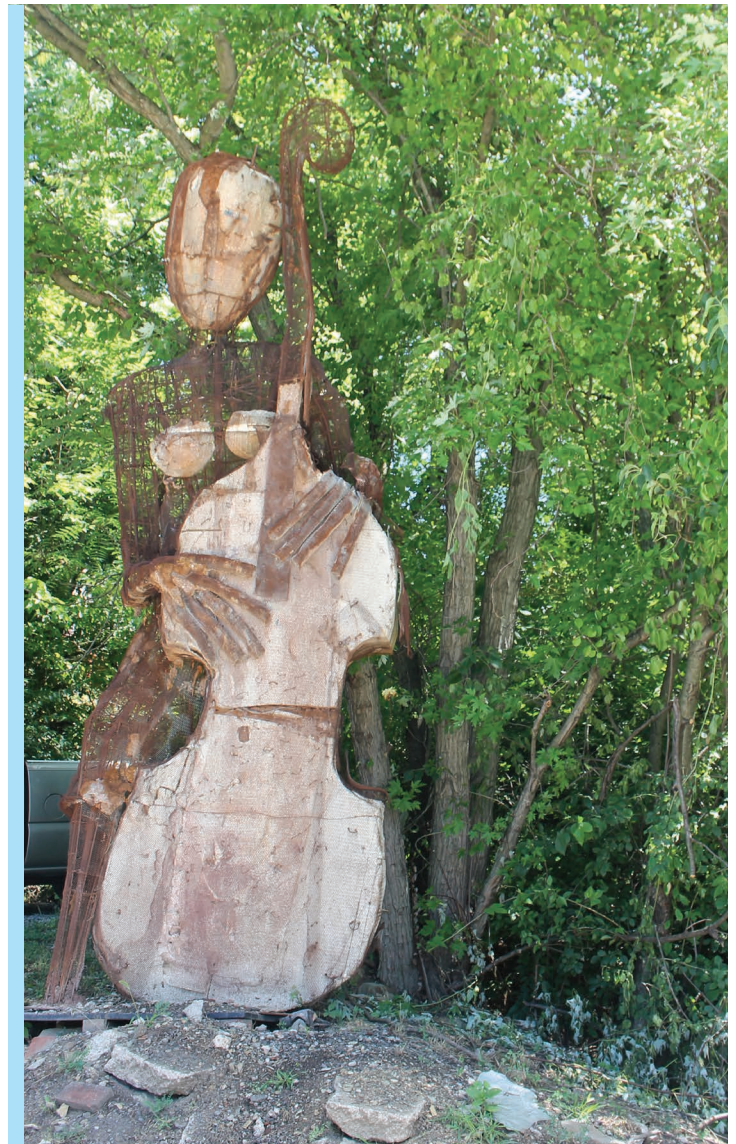
# Greater Hill District Master Plan

The City of Pittsburgh is working with the Hill District community to update and enhance the existing neighborhood plan so it can be adopted by the City of Pittsburgh's Planning Commission. Once adopted by the Planning Commission, the Hill District Plan will become City policy and guide public and private investments in the area. New land use regulations, transportation and infrastructure improvements, and public programs may also be recommended in the plan. The plan area generally includes the neighborhoods of Crawford-Roberts, Middle Hill, Terrace Village, Bedford Dwellings, Upper Hill, and the Lower Hill.

The City of Pittsburgh hosted a virtual open house on July 13 via the [EngagePGH platform](#) to:

- Reintroduce the original Greater Hill District Master Plan
- Affirm the vision and goals as requested by the steering committee
- Present the NPG gaps identified through analysis
- Offer input/engagement activities for existing NPG gaps
- Inquire regarding additional gaps/needs
- Introduce staff and consultants

For questions or additional information, please contact Ose Akinlotan in the Department of City Planning at [ose.akinlotan@pittsburghpa.gov](mailto:ose.akinlotan@pittsburghpa.gov).





# Neighborhood Initiatives Fund

The URA's Neighborhood Initiatives Fund (NIF) Program assists nonprofit and community-based organizations with neighborhood-scale project that improve the quality of life and maintain the neighborhood as a desirable place to live. Current NIF projects underway in the Hill District include the ACH Clear Pathways Art Center in the former Kaufman Center Building, the Amani Christian Community Development Corporation's architecture and design accelerator development, the Hill CDC's Wylie Avenue Restaurant project, and the Hill District Federal Credit Union's facility and services expansion.

The 2021 NIF application round is currently open. This year, priority will be given to projects in Avenues of Hope corridors. These projects include efforts that encourage neighborhood investment through vacant property reclamation and stewardship, historic preservation, brownfield redevelopment, public infrastructure improvements, and/or other eligible efforts. Nonprofit organizations with for profit development partners are also eligible to apply.

Applications are due August 31, 2021 at 5:00 PM. There are two upcoming NIF Information/Technical Assistance Sessions on July 27 and August 10 for interested applicants. For more information, visit the [Neighborhood Initiatives Fund webpage](#).



*Rendering of the Hill District Credit Union front of building, courtesy of Hill District Federal CU*

## What you need to know:

- Applications are due August 31!
- Info sessions will take place July 27 and August 10.

# Lower Hill

## Blocks G-1 and G-4

On June 10, 2021, the URA and Sports and Exhibition Authority of Pittsburgh and Allegheny County (SEA) Boards voted to grant final approval to Office Partners XXIII Block G-1 LLC (Office Partners) as a Redeveloper for the conceptual development plans for F.N.B. Corp.'s new headquarters on Block G-1, and the public open space on Block G-4, of the [Lower Hill Redevelopment](#) site. Office Partners is working towards real estate closing in early July and a financial closing shortly thereafter.

The total development costs for Blocks G-1 and G-4 are estimated at \$233M and will set the way for significant community benefits, including the monetization of the Greater Hill District Reinvestment Fund, funded through the Lower Hill LERTA District. Construction is expected to begin in Q3 2021 and will last for approximately 36 months. Visit the URA's [Lower Hill webpage](#) for ongoing updates, an explanation of community benefits, and more resources.

*Rendering courtesy of the Lower Hill development team*







## Meet the Team

**Q: What is your role on the Lower Hill Project?**

**A:** E. Holdings is contracted by the Buccini/Pollin Group to communicate with and **coordinate efforts for minority and women-owned businesses** interested in the Lower Hill development project. My role is to lead our efforts and **help connect MWBE firms with partners, resources and any information needed** to provide services and/or perform work as part of the Lower Hill development efforts.

**Q: What impact will your work have on the project?**

**A:** We will be successful if we are able to **provide opportunities for wealth building by maximizing inclusion in redevelopment efforts** – that will be our impact.

**Q: Why is this work important?**

**A:** This work matters – **access to opportunity and wealth matters** – this community matters. As a Hill District based business, owned by current and former residents, we are committed to meaningfully contributing to our community. **We are passionate about connecting minority and women-owned businesses to fruitful projects that can change or grow their business.** How and who helps rebuild and reconnect the Lower Hill matters.

**“This work matters - access to opportunity and wealth matters - this community matters.”**



*Janai Williams Smith, EVP/Managing Director, E. Holdings*

# Lower Hill Opportunities

## Bid Opportunities

If you are interested in bidding on construction work for the Lower Hill site, please fill out the form at the [Construction & Bidding Opportunities page](#) on the Lower Hill Redevelopment website.



## Wealth Building Wednesdays

The Lower Hill team is hosting a six-part, monthly web series hosted by Buccini/Pollin's VP of Business Development - Pittsburgh, Bomani Howze. Subscribe to the [Lower Hill Redevelopment YouTube Channel](#) to view episodes as they are released.



## First Source Center

The First Source Center held its grand opening on June 8, 2021. Located at the Hill House, the Center is bringing job opportunities, career connections, and many more workforce development services to the Hill District community as part of the Lower Hill Redevelopment. Onsite and virtual resources are available for those seeking career exploration, job training, construction training, financial literacy and wealth building. The center is open Tuesday-Thursday. For more information, call: 412-223-7890.



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