













# Hill Collaborative Development Projects Reviewed 2022-2023




Project	Date/Description	Outcome
<p>Studio Volcy-Rhythm Square</p> 	<p><b>Project reviewed prior to March 2022 RCO approval</b></p> <p>Project will provide include five (5) apartment units affordable at 80% AMI and will anchor a black-owned business as an early catalyst for the equitable redevelopment of the Centre Avenue corridor.</p>	<p><b>Project Supported</b></p> <p><b>Review again in 2023 DAM meeting</b></p>
<p>Amani Centre Avenue Apartments</p> 	<p><b>January 2022</b></p> <p>A 12 unit four-story building on 2159 Centre Avenue in the heart of the Hill District business district. This will provide entrepreneurship opportunities on the first floor of this building for Hill District business owners.</p>	<p><b>Project Reviewed-No support requested</b></p>
<p>Bethlehem Haven/Action Housing</p> 	<p><b>May 2022-June 2023</b></p> <p>Full renovation of 1410 Fifth Avenue to preserve use as affordable housing for women. Renovations will address needed building upgrades and convert all rooms to SROs. Demolition and new construction of 1400-1406 Fifth Avenue of a LIHTC housing project. 34 affordable housing units and office space for Bethlehem Haven services.</p>	<p><b>Project Supported</b></p> <p>Reviewed by Real Estate Committee May 2022. Presented at DAM June 2023</p>

<p>Trek-Reed Roberts</p> 	<p><b>April 2022</b></p> <p>Phase I a 120 one-, two-, three-, and four-bedroom units 25% market rate units and 75% affordable including project-based voucher replacement housing .</p> <p>Affordable units will be at 30%-60% of area median income. Units will be a one for one replacement of the existing public housing units.</p>	<p><b>Project Reviewed by Real Estate Committee after it had been through City approval process.</b></p> <p>Presentation informational only. No support requested</p>
<p>Olmec and PHDC</p>	<p><b>May 2022</b></p>	<p><b>Concept Presented to Real Estate Committee</b></p>
<p>BTG Apartments- THE MILLER SCHOOL PROJECT</p> 	<p><b>August 2022</b></p> <p>33 market rate apartments and 8 affordable apartments.</p>	<p><b>Project Supported</b></p> <p>BTG received a 3.6 weighted average score out of a highest possible score of 4 on the Crawford Square (6 for-sale single family houses) and Miller School (41 apartments) projects. Below are the scores for each section of the Development Review Rubric.</p>
<p>BTG Crawford Square IV</p>	<p><b>August 2022</b></p> <p>Homeownership opportunity (2 affordable subsidized units, 4 market rate units). Mixed-income housing for sale to create homeownership opportunities for minority families and or who want to move back to the Hill or for current families who are looking for a larger home for their family</p>	<p><b>Project Supported</b></p> <p>BTG received a 3.6 weighted average score out of a highest possible score of 4 on the Crawford Square (6 for-sale single family houses) and Miller School (41 apartments) projects. Below are the scores for each section of the Development Review Rubric.</p>

		
<p><b>B. Tate Bedford Ave Side Lot</b></p>	<p><b>September 2022</b></p> <p>Resident request to purchase side lot on Bedford maintained by the resident for years.</p>	<p><b>Project Supported</b></p> <p>Letter of Support requested and was provided. Project deemed to be exempt from the need for a full community meeting and scoring.</p>
<p><b>Olmec Development-Rose Street</b></p> 	<p><b>September 2022</b></p> <p><b>Requested Parking Variance For Multi-unit apartment building</b></p>	<p><b>Letter of Support Provided</b></p> <p>Olmec Development Rose street parking variance reviewed by real estate committee.</p>
<p><b>BPG-Live Nation/Parking</b></p> 	<p><b>October 2022</b></p> <p>A 90,000-square foot live entertainment venue on the former Civic Arena development site in the Lower Hill and underground 850-space public parking garage at the intersection of Wylie Avenue and Logan Street.</p> <p>This will be a mid-sized live music venue that has a 6,600 maximum capacity.</p>	<p><b>Project Supported</b></p> <p>BPG Live Nation project received a 2.7 out of a possible score of 4 Resident Only Voters</p> <p>2.9 out of a possible score of 4 Score From All Voters</p>

<p><b>BPG-PLDP</b></p> 	<p><b>October 2022</b></p> <p>A modification to the preliminary land development for the lower hill. Modified prior plan by eliminating some streets and including the Curtain Call landscape art project in this phase.</p>	<p><b>Project Supported</b></p> <p>BPG PLDP received a 2.5 out of a possible score of 4 Resident Only Voters and a 2.8 out of a possible score of 4 Score From All Voters</p>
<p><b>Beacon Communities</b></p>		
<p><b>Jubilee Kitchen Renovation</b></p> 	<p>Renovation of facility at 2005 Wyandotte Street to address age and deterioration in their existing building. Includes adding a new building addition on an adjacent site., supports a soup kitchen,</p>	<p><b>Reviewed at DAM Only</b></p> <p>Presented at a City Planning DAM meeting. Feedback provided to encourage use of MBEs. Project was not opposed.</p>
<p><b>Pittsburgh Playwright's Theatre/Mark Southers</b></p> 	<p><b>February 2023</b></p> <p>Madison School Building at 3401 Milwaukee Street redevelopment of former Madison School into a black box theatre, offices, artists' studios and classrooms. Project supported</p>	<p><b>Reviewed by Real Estate Committee then again at DAM.</b></p> <p>Deemed to align with African American cultural and economic empowerment principles. Letter of support for DAM meeting requested and provided. Full community review occurred in Feb 23 DAM meeting.</p>
<p><b>Orbital Engineering, Inc</b></p>	<p><b>April 2023</b></p> <p>1334 Fifth Ave project</p>	<p><b>In Progress</b></p> <p>Project presented to Real Estate Committee</p>

		
<p><b>Ebony Development-Rhythm Square</b></p> 	<p><b>2023</b></p> <p>Office and eatery space.</p>	<p><b>Reviewed in again in DAM meeting</b></p> <p><b>Supported/No Opposition</b></p> <p>Meets Masterplan Economic Empowerment and African American Cultural Legacy Goals</p>
<p><b>Curtain Call</b></p> 	<p><b>June 2023</b></p> <p><b>Supported Meeting-Ongoing</b></p>	<p><b>Reviewed as part of Lower Hill Final Land Development Plan.</b></p> <p>Overall Plan Supported 2.5/4 Presented at again at 9/2023 DAM-Meets Green and well planned community and African American cultural Legacy goals.</p>
<p><b>1505 Fifth Ave-Demolition Permit</b></p>	<p><b>July 2023</b></p>	<p><b>Deferred to Uptown Partners who opposed demolition</b></p>
<p><b>214 Seneca St-Demolition Permit</b></p>		<p><b>Deferred to Uptown Partners</b></p>

<p>Alpha Residential-1700 Fifth Ave</p> 	<p>November 2022</p>	<p><b>Reviewed by Real Estate Committee and at 2023 DAM.</b></p> <p>Recommendations made to increase the number of affordable housing units.</p>
<p>HACP/TREK Development Bedford Dwellings Phase 2</p> 	<p>November 2022 Trek Herron Ave development</p>	<p><b>Review by Real Estate Committee and again at 2023 DAM.</b></p> <p>Letter of Support Requested and was provided.</p>
<p>Pittsburgh Area Real Estate Development</p>	<p>December 2023 Block F2 Open Space Plan</p>	<p><b>Reviewed at DAM</b></p> <p>Supported-viewed as having been reviewed previously under the October 2022 meeting on Lower Hill PLDP</p>
<p>HDAT</p> 	<p>January 2024 Morgan-Lee Arts Center</p>	<p><b>Expedited Review by Real Estate Committee and again at 1/2024 DAM.</b></p> <p>Support</p> <p>Sponsored by residents. Honors cultural legacy and economic empowerment goals (of Master Plan). Permanently anchors a black-owned organizations. Serves as a catalyst for equitable development in the Upper Hill District</p>

HACP/TREK



Bedford Dwelling Temporary  
Community Space

**Expedited Review by Real  
Estate Committee 12 2023 and  
again at 1/2024 DAM**

No Opposition. Part of Choice  
Neighborhood Overall  
Development Plan that has  
broad community support.

Benefits Hill Residents