



Development Subcommittee

Status and 2019 Workplan

ADOPTED August 2019

The EcoInnovation District Plan (EID) is comprised of four main chapters that address strengths, weaknesses, and opportunities to be built upon in order to help reinvest in Uptown and support current and future residents. Each of these chapters – *Community*, *Development*, *Mobility*, and *Infrastructure* - are focus areas, each of which has its own subcommittees comprised of City of Pittsburgh staff, property owners, community leaders, nonprofit organizations, and other stakeholders.

The Development Subcommittee is tasked with helping guide implementation of the EID Plan in the following focus areas:

1. Diversify Housing Options

- Make housing options available and affordable to a diverse income range
- Look for opportunities to create new senior housing
- Create student housing to relieve pressure on existing housing

2. Create Space for Innovation

- Connect startups with flexible spaces to fit their needs
- Work with developers to provide workspace
- Support office typologies that allow for collaborative creative production and innovation

3. Revive Commercial Corridors

- Oversee corridor management efforts as part of EID Management
- Retain existing businesses
- Encourage existing and new business to improve curb appeal
- Attract new retail and commercial tenants

4. Implement Policies to Promote Sustainable and Affordable Development

- Encourage density and mixed use in targeted areas
- Manage parking district wide and create community infrastructure hubs
- Rewrite zoning for the EID as needed

Purpose

The Uptown Taskforce Development Subcommittee spearheads initiatives and projects that foster a thriving inclusive innovation economy, preserve Uptown's existing character, and encourage development that is equitable, dense, sustainable, and mixed-use.

Participants

The broad topics included in purview of the Development Subcommittee call for its members to represent a diverse set of stakeholders. As of June 2019, active member organizations include:

- Avenu
- City of Pittsburgh Department of City Planning
- Duquesne University
- Green Building Alliance
- Port Authority of Allegheny County
- PPG Paints Arena
- UPMC Mercy
- Uptown Partners
- Urban Redevelopment Authority of Pittsburgh

Additional agencies, organizations, and stakeholders have previously been invited to participate and will be invited to participate in the future as they are identified. The Development Subcommittee also anticipates including other stakeholders as needed for focus area meetings in 2019.

2019 Priorities

General

- Collect indicator-specific baseline information for year to year tracking
- Develop and maintain a diverse and relevant subcommittee membership group
- Continuously work to advance development goals and strategies listed within the EID Plan

Diversify Housing Options

- Work with the Uptown Partners to track housing stock, availability, and future housing potential in Uptown
- Understand supply of and continuously advocate for senior, student, and low-income housing in proportion with overall housing stock of Uptown

Create Space for Innovation

- Encourage development of new coworking spaces, office, and housing typologies that support startups, entrepreneurs, creative production, and innovation space in Uptown
- Identify amenity gaps in Uptown that are necessary to help foster and support startups and entrepreneurs in Uptown
- Prioritize and outline programs/incentives to recruit and develop minority startups and entrepreneurs in Uptown
- Create new and grow existing innovation and entrepreneurial opportunities for neighborhood residents (including youth)

Revive Commercial Corridors

- Support construction coordination efforts by DOMI and other necessary entities to mitigate the negative effects of Uptown development
- Assist with the Fifth Avenue Corridor Planning

Implement policies to promote sustainable and affordable development

- Secure new 2030 District commitments
- Promote and distribute the Uptown Development Guidelines as appropriate
- Engage and communicate development strategies and efforts to Uptown citizens

Indicators

General

- 2030 District metrics for Uptown – data to establish baselines
- Building percentage of Uptown committed to 2030 District
- Number of developers provided with the Uptown Development Guidelines

Diversify Housing Options

- Percentage of home ownership rates in Uptown
- Number of housing units rehabilitated and constructed in 2019
- Percentage of dwelling units priced at affordable levels in 2019 (AMI)
- Number of off campus beds for students in 2019
- The district's Housing and Transportation Affordability Index score
- Percentage of dwelling units buildings within a ¼ mile walk of a bus, or ½ mile walk of the proposed BRT

Create Space for Innovation

- Number of identified amenities delivered to help foster and support startups
- Total square feet of coworking/office space rehabilitated in 2019
- Total square feet of coworking/office space constructed in 2019

Revive Commercial Corridors

- Number of vacant/parking lot parcels transitioned to commercial space in Uptown in 2019
- Number of new businesses opened in Uptown in 2019
- Current number of parking spaces (on street vs. off street)
- Parking spaces per 500 square feet of commercial uses (Transit Oriented Development Guidelines)
- Square footage of new Uptown retail space occupied in 2019

Promote sustainable and affordable development

- Number of 2030 District commitments
- Percentage of on-street parking on both sides of all new and existing streets, including the project side of bordering streets (LEED)
- Residential density (dwelling unit/acre) (LEED)
- Square footage of civic or passive-use space (park, plaza, etc.) that lies within a ¼ mile walk (LEED)

2019 Meetings

The Development Subcommittee convenes at 8:30 am on the second Thursday of the month at the Paramount Building.

June

Focus: Work session of 2019 Priorities and Indicators

Further recommend and edit priorities and indicators via email and in-person.

July

Focus: Present and Finalize Workplan and 2019 Calendar

Review and incorporate suggestions from the Uptown Task Force following presentation of draft workplan, purpose statement, etc.

August

Focus: Goal Prioritization/Stakeholder Identification

Brainstorming session to ensure all relevant stakeholders and organizations are invited to participate at scheduled September – December discussions. Also, a survey will be sent out for each committee member to prioritize goals for the rest of the year.

September

Focus: Innovation

Review existing efforts to stimulate innovation and entrepreneurship in Uptown. Identify missing amenities for innovators and developing intentional invitations/outreach to engage minority and youth residents in the Uptown entrepreneurship ecosystem.

Additional stakeholders: Forward Cities, Black Tech Nation, All In Pittsburgh, Riverside Center for Innovation, Ascender

October

Focus: Commercial Corridors

Update from Duquesne University on the work of the Fifth Avenue Corridor Planning effort. Review best practices in commercial district management from other Pittsburgh neighborhoods and establish realistic strategies for implementing a corridor management plan for Uptown.

Additional stakeholders: Duquesne University Community Engagement, Hill District CDC, Pittsburgh Downtown Partnership, Councilman Lavelle's Office, Pittsburgh Penguins

November

Focus: Housing

Review Uptown housing pipeline and identify current/projected gaps in needs for priority populations identified in the EID plan (students, low income, elderly).

Additional Stakeholders: NeighborWorks, Bethlehem Haven, ACTION-Housing, Inc., Duquesne University Student Life, UPMC Healthy Communities

December

Focus: Sustainable and affordable development

Presentation of the Uptown Development Guidelines and progress related to distribution of the guidelines to developers.

Additional Stakeholders: NAIOP, ULI Pittsburgh

January

Focus: 2019 Priorities Revisit (Housing, Innovation, Commercial Corridors, Sustainable Development, Public/Green Space)

Circle back on the previous four months of 2019 priorities to update progress; identify major successes and gaps to better inform 2020 meeting calendar.