

Approval Procedure for Real Estate Development Projects

Within Allegheny City Central

Ongoing real estate development activities within the boundaries of Allegheny City Central (formerly known as the Central Northside), have made it necessary for the Allegheny City Central Association (ACCA) to formalize the process of obtaining the organization's support for development projects that affect our community.

Although this support is not required to have a project approved by the municipality or zoning authority, it is highly recommended that developers receive the support of the local Community Development Corporation to move their real estate projects forward.

To that end, the ACCA board requires that a developer that is proposing a project within the ACCA boundaries (see map below) comply with the following procedure when seeking a letter of support from the organization:

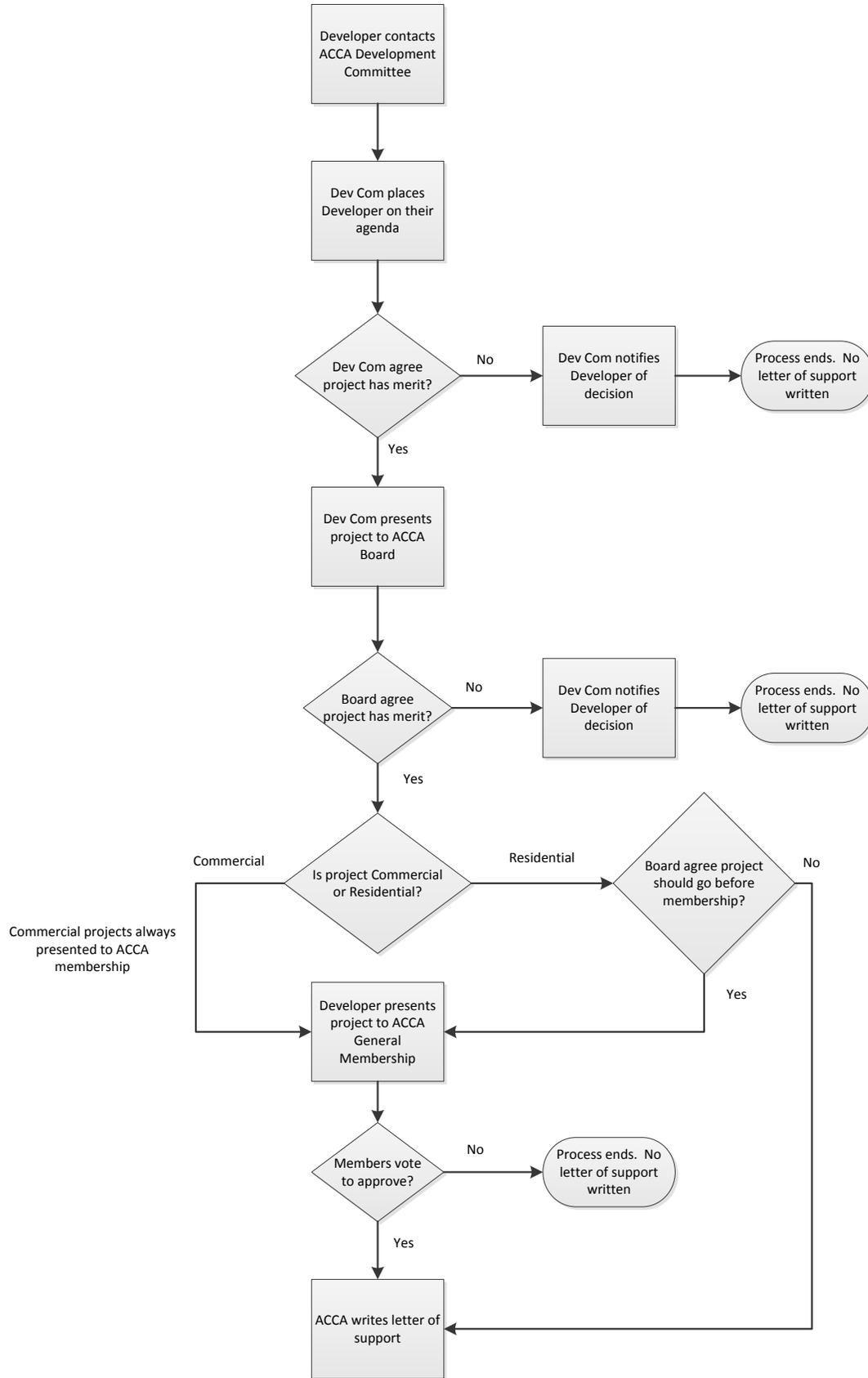
1. Contact the ACCA Development Committee at development@accapgh.org with a brief description of the project and to request time on their upcoming agenda.
2. A member of the Development Committee (Dev Com) will invite the developer to meet with the committee and present the development plan. It is highly recommended that the developer provide as much information to the committee as possible, including photos, architectural renderings, site plans and any other supporting documentation.
3. Dev Com will decide whether the project has merit, considering, among other things, whether the project is consistent with the recommendations outlined in the organization's 2009 Community Master Plan.
4. Dev Com will discuss the project at the next ACCA board meeting. The ACCA board will vote after considering the committee's recommendations.
5. If the board approves the project, and if the project is commercial in nature, the developer will be invited to present the project at an upcoming general membership meeting, at which time the board will recommend that the membership vote to approve it. If the membership approves the project, ACCA will write a letter of support.
6. If the board approves the project, and if the project is residential in nature, the board will use their discretion as to whether to invite the developer to present the project at an upcoming general membership meeting. If an appearance before the membership is not required, ACCA will write a letter of support. If the developer is asked to present the project at an upcoming general membership meeting, the board will recommend that the membership vote to approve it. If the membership approves the project, ACCA will write a letter of support.

7. If the Development Committee, the board, or the general membership rejects the project, the process ends after the decision is communicated to the developer, and no letter of support will be written.

The diagram on the next page illustrates the process.

For more information, contact development@accapgh.org, or call 412-465-0831.

Letter of Support Procedure



Allegheny City Central Association Boundaries

