

Key Recommendation Summaries

Central Northside Community Plan

FINAL DRAFT FINDINGS

September 14, 2009

Working Group Summaries:

Education Youth, Arts & Culture

Safety & Transportation

Architecture & Urban Design

Residential

Economy, Market, Jobs and Retail

Garden Theater Block



PPND

cdcp

community design center of pittsburgh



EDUCATION, YOUTH, ARTS AND CULTURE

"Our children are the future of the neighborhood"

INTRODUCTION:

The Education, Youth, Arts and Culture working group sought to create a dialogue about the opportunities for youth to play and plan for adulthood. The Central Northside is fortunate to have many arts institutions and youth service organizations that present opportunities for collaboration. The group considered ways to connect and engage with existing programs and services geared toward youth development. The group also explored ideas for using the Arts to foster a strong, vibrant community.

Education, Youth, Arts and Culture Discussion Topics:

- Using art as a tool for community design and neighborhood improvement
- The role of art in making positive improvements to the mind, body and spirit
- The role of the arts in education
- Art and open space/parks/green space
- Greening the arts
- The role of social services organizations in the CNS, which are both a challenge and opportunity in the community
- Kids as a catalyst for connection: activities for children and youth bring parents together

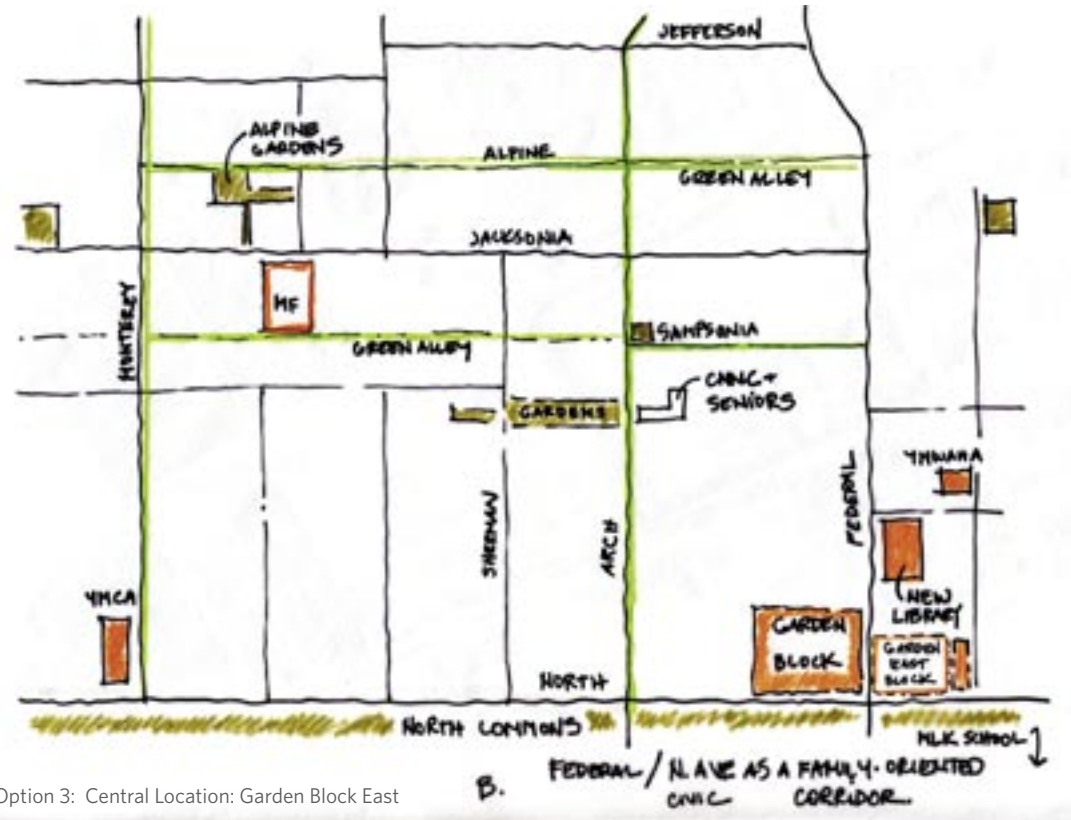
Goals and Vision:

- Build on programs for youth and families
- Places for families and youth are also needed
- The neighborhood's diversity (but lack of social integration) needs to be addressed
- Wherever possible tap into existing resources, services and programs
- Enhance neighborhood communications
- Improve neighborhood safety in order to improve the quality of life for youth and adults alike
- Support and encourage mentorship, training and job development opportunities for neighborhood youth
- Foster programs that support parents



Option 1: Re-use Columbus Middle School Campus

Option 2: 'Distributed' Concept



Option 3: Central Location: Garden Block East

A: Create a Youth and Family Center

A: Central Northside Resource Guide

- The guide would inform all community members about available programs, resources and cultural opportunities
- A dedicated staff person, paid intern, AmeriCorps volunteer or intern could collect, update and distribute information on a regular basis
- Once templates are developed (website, newsletter insert, poster, etc.) it would be relatively easy to publish and update
- A "Kids Quarterly" resource guide could be published
- Install bulletin boards in high-visibility areas; twelve locations were identified by the Youth Committee

B: Youth and Family Center

- A central location is critical, whether it is located on Federal Street, near the new library, in the actual geographic center of the neighborhood, or on North Avenue
- A recreation/community center should have an open-door policy with no "catches"
- A Central Northside Center should be a place for arts, recreation and social functions. The space should support intergenerational growth and learning
- Social services do not need to be located within the facility

C: Expand the Charm Bracelet:

- The Charm Bracelet is viewed by community members as being an institutional branding effort. It has not reached its full potential in creating community/neighborhood connections
- The Garden Theater can become a new charm in the Charm Bracelet.
- The community can explore other neighborhood charms
- These might include affordable charms for neighborhood residents
- They build on existing cultural and community organizations, rather than create new ones



B: Create a Central Northside Resource Guide



C: Expand the Charm Bracelet to locations in the neighborhood

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



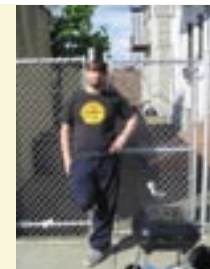
Benchmark: Harlem Baby College



Howe Neighborhood Family Resource Center



Benchmark: Community Bread Oven Park



Urban Barbecue



Charm Bracelet Benchmark: Mobile Stoop



Decatur Art Walk Guide: Map of Art Destinations

EDUCATION, YOUTH, ARTS AND CULTURE



Toastmasters for Youth

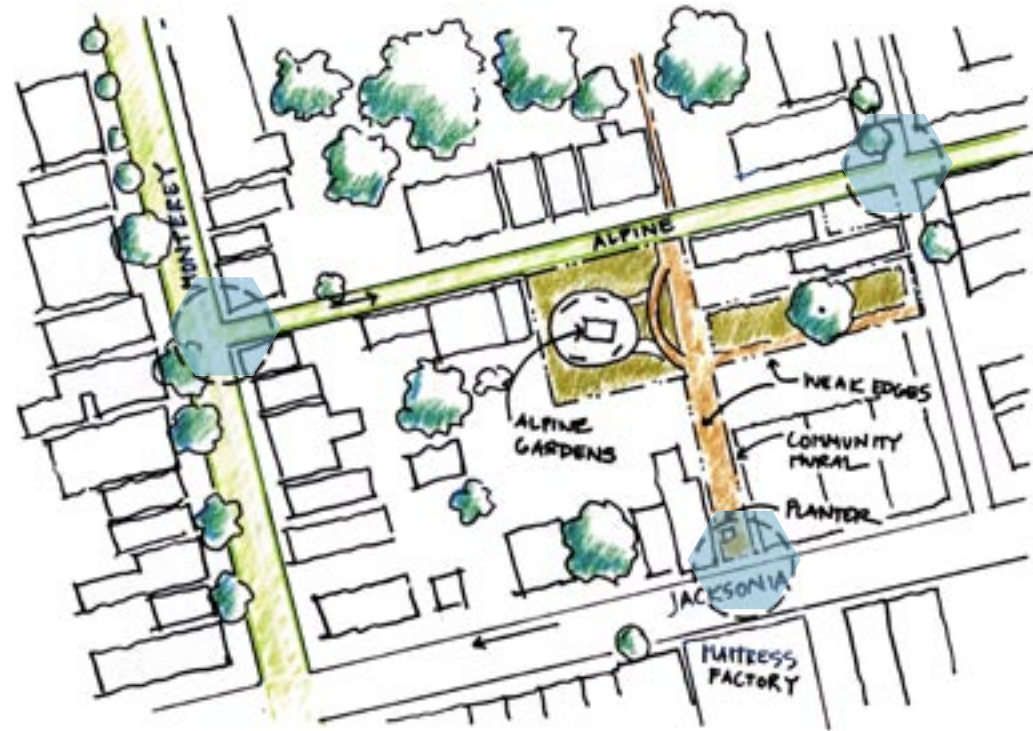


YMWAHA



Junior Achievement

C: Support programs that promote youth skills, job training and leadership development



D: Make Alpine Gardens celebrated community space

D: Youth Development / Youth Forum

- A Council is needed to allow youth to discuss their needs and interests with adults to build leadership skills and strengthen community connections
- A Youth Council would help communicate what's going on with neighborhood kids
- Adult mentors would assist
- A place is needed to host the Youth Council - the Northside Leadership Council space is not viewed as being appropriate
- Tie the Youth Council into development review processes
- Would require paid coordinator

E: Alpine Gardens Improvements

- Create gateways to Alpine Gardens at Monterey, Garfield and Jacksonia, to signal the nearby presence of recreation amenities
- Create strong gateway thresholds at entries to Alpine Gardens
- Enable the playground area to be securely closed at dusk
- Convert Alpine Ave. into a green alley with minimal through-traffic. Replace parking in front of Alpine Gardens with trees, landscaping and stormwater management
- Install additional lighting and visible security cameras to help foster safety and limit drug activity
- Organize community to maintain parklet
- Add to the diversity of activities that can occur in the park. (seating, BBQ) --would require additional maintenance to deal with litter
- Reconnect with KABOOM! to see if there are additional funds for improvements

F: Community Building

- Bring kids together and the parents will follow; youth are connectors
- Create a "Just say 'hello' or 'yo!'" Campaign
- Kids can teach adults how to use Facebook/Twitter
- Use Tweets to let kids know about available job opportunities?
- Create "stoop" events
- Community BBQ's, food, farming
- Build on the success of the neighborhood's community gardens



Community Empowerment Association

E: Create a Youth Council / Forum



What happens to neighborhoods when your neighbors aren't your neighbors any more? When interviewed about his rapidly changing North Portland community, my neighbor, Charles, said he didn't mind the streets being safer, the businesses returning, or the houses being fixed up. What he did mind was that people didn't say hello anymore.



My idea was to work with children to seek out neighbors of all ages. I wanted to begin a dialogue about community from their point of view. The resulting artwork would be displayed throughout the children's neighborhoods. Mural-sized, black-and-white photographs with text would introduce the neighborhood to its children and neighbors to each other.



It all begins with a simple hello. Julie Keefe, Artist

F: Foster Community Building

Action Agenda

Projects / Places

- Create a plan to replace/upgrade the Jefferson recreation center so that the facility becomes a youth and family resource
- Make improvements to Alpine Gardens to make the park a celebrated community space--will require study and design
- Create a Central Northside Cultural Resource Guide
- Activate and secure vacant lots and parcels
- Encourage community gathering spaces throughout the CNS
- Develop a walking guide map of local arts landmarks
- Install community bulletin boards

Policies / Regulations

- Improve dialogue with existing arts organizations
- Partner with existing neighborhood institutions
- Improve relations between residents & social services providers; mitigate negative institutional impacts
- Build on existing school and skills training programs
- Support and connect neighborhood residents with existing youth and family programs and resources
- Explore partnerships with existing arts and youth programs
- Support programs to address drugs and crime

Programs / People

- Create a youth Council / Forum
- Coordinate events to build community
- Foster diversity through the arts
- Support Northside-specific arts programs /cultural expressions
- Support initiatives encouraging art in parks and open space
- Green the arts
- Develop a vision plan for human and social services with Northside service providers

Long Term Vision

- The CNS builds on its arts, culture and educational institutions to provide unique neighborhood based collaborations
- The scattered sites for youth oriented services and programming become focused along the Federal Corridor, taking advantage of nearby institutions such as the Library & Garden Theater
- Families with children move to the Central Northside to take advantage of the youth, arts and educational resources
- The CNS neighborhood becomes a regional attraction

KEY RECOMMENDATIONS



Job Angels: Twittering job opportunities



National Parking Day: Parking into Temporary Parks



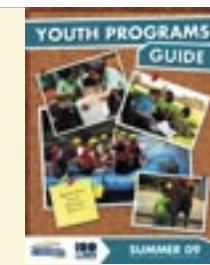
Community Bulletin Boards-Portland, OR



Flux: Art party celebrating neighborhoods in transition



Summer Youth Guide



Job Shadowing



Sampsonia Way: Marching Band

SAFETY AND TRANSPORTATION

INTRODUCTION:

Public Safety

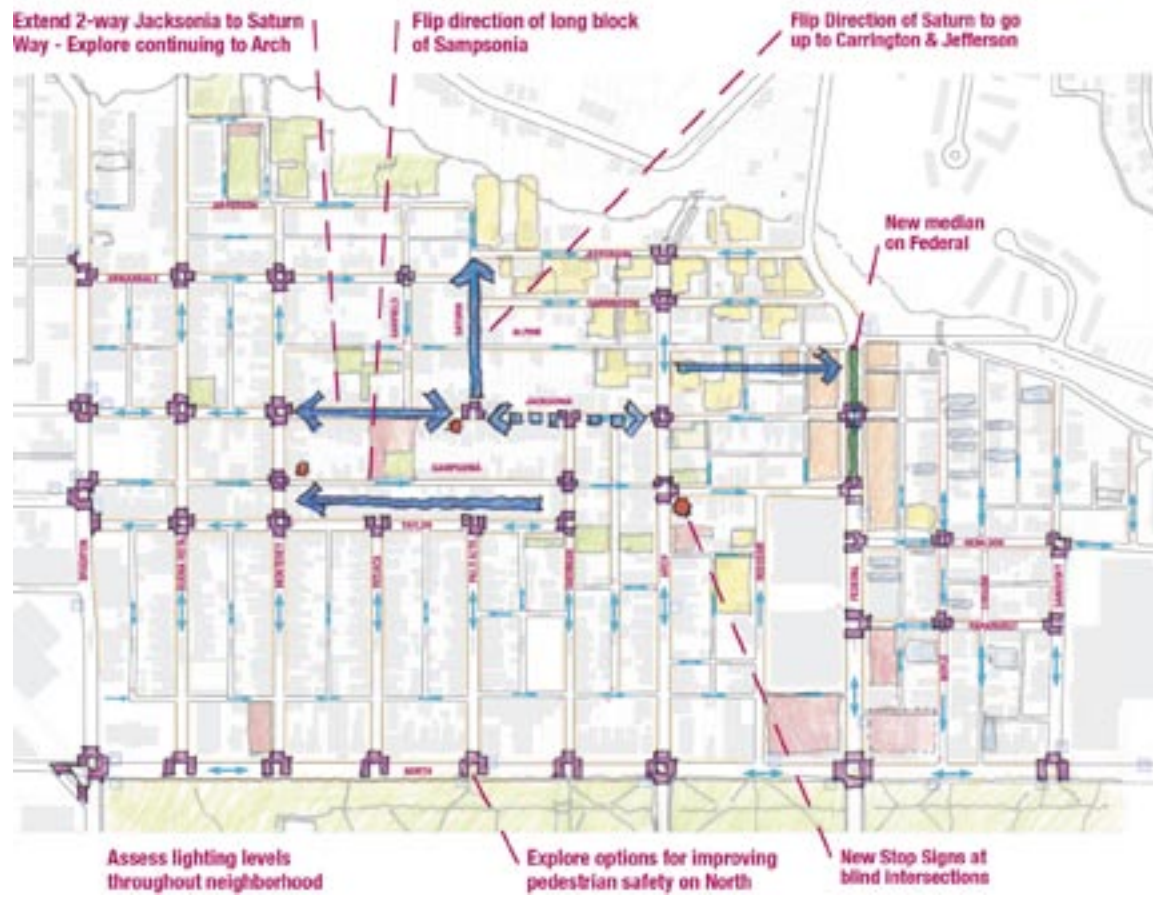
Recent surveys about neighborhood quality of life identified crime and public safety as one of the most important issues impacting residential quality of life in the Central Northside. The group's vision for the community is one where our residents and guests feel comfortable walking the streets day or night, where our children and families can work and play in a safe environment, and where we live in our homes without fear. To that end we will identify and prioritize those initiatives which will turn this vision into a reality.

Transportation

The Central Northside Community Plan seeks to address the topic of transportation comprehensively: Walking, biking, traffic, parking, public transit and the impact of events will be considered as part of our assessment of the neighborhood's transportation needs. These issues affect the residential quality of life and the success of the neighborhood's commercial districts.

Goals and Vision:

- Find ways to make the Central Northside a safe place to live, work and play
- Promote defensible space tactics to improve safety in the community
- "Eyes on the street"
- "Community control over public space"
- Improve walkability in the neighborhood
- Create resident-centered traffic patterns
- Improve access to transportation by improving safety
- Develop solutions for dangerous intersections with low visibility
- Develop solutions to discourage speeding
- Support efforts to reduce poverty



A: Reconfigure streets to improve safety and connect lower & upper portions of the neighborhood

A: Street Grids, Crosswalks and Traffic Improvements

- Work with City to find a one way street pattern that balances cut through traffic with resident access, while reducing drug traffic
- Explore street grid options to reconnect lower and upper portions of the neighborhood
- Consider altering east-west traffic patterns to reduce cut through with three changes:
 1. Reversing the direction of Sampsonia between Monterey and Sherman
 2. Reverse the direction of Alpine between Arch and Federal
 3. Extend the two way portion of Jacksonia from Monterey to Saturn and reverse the direction of Saturn
- Improve pedestrian safety along North Avenue, through crosswalks and other traffic calming measures
- New crosswalks throughout neighborhood
- Add new stop signs in selected locations to improve safety
- Strategize with City to enforce existing traffic regulations
- Make sure that proposed improvements do not restrict resident access or reduce on-street parking

B: Bus stop safety improvements

- Stops along Brighton and North Ave are particular areas of concern
- Improve lighting on connecting streets
- Explore solar bus shelter illumination and opportunities to improve shelter visibility
- Opportunity to relocate bus stops to better connect to the neighborhood

C: CNS Transportation Vision

- Support transportation initiatives that support walkability
- Develop a strategy to connect CNS with Light Rail Transit System
- Reduce impact of bus routes in the center of the neighborhood by working with PAT to discuss route and vehicle options
- Improve bike routes and amenities to support biking in the neighborhood
- Support lighting and safety improvements in park and underpasses that making walking a viable transportation option

"There must be eyes on the street, eyes belonging to those we might call the natural proprietors of the street."
-Jane Jacobs

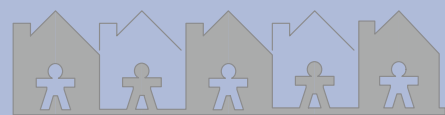


B: Bus stop safety improvements



C: Northside Transportation Vision

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Benchmark: Seattle Duratherm Crosswalks



Crosswalk stripes with words



Allegheny Station: To be completed 2011



Bus shelters



SAFETY AND TRANSPORTATION



Create green corridors on Monterey, Arch & Boyle

Create a shared slow street on Alpine & Sampsonia (Woonerf)



Create curb bump-outs along North to shorten crossing distance

D: Explore long term street and safety improvements

D: Lighting Strategies

- Improve lighting in the park, to encourage walking to and from Downtown
- The Mexican War Streets does a good job with porch lighting. Develop a program to expand porch light use in other portions of the neighborhood. This can be done in conjunction with green lighting strategies--LED, solar, etc.
- Improve lighting at bus shelters and bus stops
- Develop lighting levels that are appropriate to the historic character of the neighborhood. Retrofit Parkhurst lighting as an LED demonstration project
- Support under bridge lighting efforts currently underway

E: Long Term Streetscape and Safety Improvements

- Create slow, shared green streets in selected areas (Dutch Woonerf example)
- Pedestrian bumpouts or medians along North Ave. would require traffic study and community consensus
- Green corridor bumpouts could provide space for street trees and calm traffic
- Provide lighting and sidewalk upgrades to support pedestrian friendly environment
- Provide spaces for bike and scooter parking
- Painting lines, and graphics on the streets and intersections can help slow traffic by changing visual perception of safe speed
- Secure and reoccupy vacant lots and blighted properties

F: Green Transportation Improvements

- Provide spaces for bike and scooter parking
- Install bike racks at targeted locations
- Improve sidewalks in selected locations
- Where streets are narrow, encourage street design strategies that allow cars and pedestrians to share the road
- Improve lighting to encourage pedestrian activity



E: Lighting Improvements



F: Green Transportation Improvements

Action Agenda

Projects / Places

- Create a Community Safety Action Plan
- Study and reconfigure one way street system
- Develop crosswalk improvements on targeted streets
- Create safety and streetscape improvements along Brighton, including bus stop relocations, lighting improvements
- Secure and reoccupy alleys and vacant lots
- Develop a lighting improvement plan that takes advantage of/adapts City standards to the unique characteristics of the Central Northside, such as porch lights and alley lighting
- Improve safety in Alpine Gardens parklet

Policies / Regulations

- Work with Zone 1 Police to improve communications and enforcement of crime and traffic violations in the community
- Support Green Transportation Initiatives that improve walkability, bikeability, and skatability in the CNS
- Develop neighborhood strategies and policies to support crime enforcement such as block watches, Weed and Seed
- Encourage residents to get involved with beautification efforts, cleanups
- Support mural and arts policies to reduce graffiti (Philadelphia Anti-Graffiti network)
- Develop resident-centered traffic patterns
- Improve pedestrian safety and walkability
- Educate residents about defensible space programs and techniques to improve community safety
- Connect CNS neighborhood to Light Rail Transit
- Continue programs that provide security cameras in targeted areas to reduce crime

Programs / People

- Develop an informal program to organize residents to advocate better enforcement of existing crime and traffic ordinances (phone trees, text messages, safety walks)
- Organize the community to advocate for improved police presence/community policing on an ongoing basis

Long Term Vision:

- The CNS becomes a model Safe Streets Community with green, well-lit streets and defensible public spaces
- The CNS mass transit options become greatly increased by improved connections to light rail through feeder loop systems

KEY RECOMMENDATIONS



Dutch Woonerf



Traffic Calming Art



Benchmark: Pedestrian Bumpouts



Benchmark: Pedestrian Bumpouts



Bus Shelter Lighting



Anti-Graffiti: Murals



Solar-Wind Lighting



Green Lighting



Neighborhood Bike Lanes

ECONOMY AND MARKET, JOBS AND RETAIL

INTRODUCTION:

Healthy communities contain diverse commercial services and economic opportunities for their residents. With three key corridors traversing the neighborhood and clusters of historic commercial storefronts, the Central Northside's commercial cores present opportunities to strengthen and sustain adjacent residential areas.

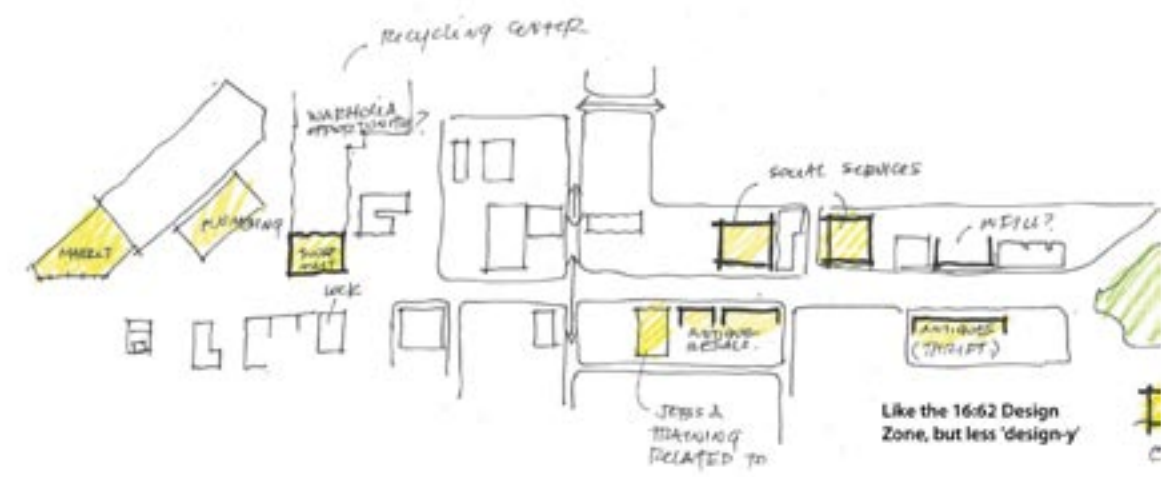
The Economy and Market Working Group worked closely with the market analysis work of Jackson Clark Partners, who undertook a detailed market assessment to assist the community and CNNC in making informed, market-based decisions in the neighborhood as an important foundation for the community plan.

Economy and Market Discussion Topics:

- Potential economic development initiatives for commercial districts
- Relevant local and national benchmarks of other successful neighborhood commercial projects

Goals and Vision:

- Support employment retention and growth strategies that follow the principles of sustainable growth (Economy, Ecology, and Equity)
- Attract new commercial development to the neighborhood
- Support local businesses within the Central Northside wherever possible
- Define and create walkable development strategies
- Encourage strategies for sustainable jobs for neighborhood residents
- Build upon the Central Northside's diverse culture and skills of its residents as a foundation for retail and business growth
- Address underlying concerns for safety and community image as foundations for economic growth
 - Collaborate with neighboring communities and institutions to support economic opportunity



Idea 1: Develop a 'Restoration Road' Brand

- Services and Goods Related to Historic Home Renovation
- Opportunity to integrate services and training uses
- Columbus Middle School Incubator

Idea 2: Alternative Concept: 'Auto Oriented Retail'

- Encourage everyday goods and services retail development
- Build on what is already here, incremental improvements



A: Develop a comprehensive vision for Brighton Road

A: Columbus Middle School Site

- With over 99,000 S.F. building space and a large site footprint, the former school has significant redevelopment potential
- Development should be tied into Brighton Rd. redevelopment efforts
- Opportunity to create diverse incubator for small trade oriented business and related training organizations
- The building requires an environmental assessment
- Potential relocation of social services to this location while less desirable, might benefit from integration with creative economy businesses (functional arts, design, green fabrication)

B: Brighton "Restoration Rd." Improvements

- Redevelop Brighton Rd. in the context of an overall Northside business district improvement strategy: each neighborhood business district to develop distinct identity
- Short term vision for Brighton Road might be auto-centric development
- Long term vision might be to create a retail identity for the corridor that is centered on home renovation or restoration, like the 16:62 Design Zone in Lawrenceville, but "more everyday"
- Multi-neighborhood planning strategy with Cal-Kirkbride will help to develop a shared vision for Brighton Corridor
- Utilize sales data collected (see resource guide) to focus investment on adjacent residential renewal
- Focus on customers/commerce already utilizing the Brighton Rd. Corridor

C: Neighborhood Marketing and Branding

- Build on strength of the cultural assets of the entire Northside and the destinations and assets within the neighborhood
- Use market data from institutions and market study to refine the branding effort
- Build on the Charm Bracelet to include "micro-charms" within the CNS
- Convene a brand workshop
- Determine how the multiple brands/identities of surrounding neighborhoods and institutions relate
- Web based Design/Identity Toolkits and social networks and accessible graphics that can be used by individuals and businesses as part of their marketing efforts. (Wikipedia-type kit of parts).
- Obtain professional PR/Communications assistance to support the effort.

"One cannot understand the Central Northside's economy without considering the Northside as a whole"

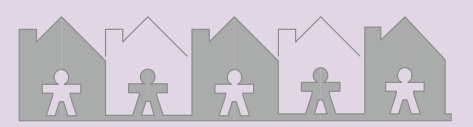


B: Columbus Middle School as creative incubator



C: Market / brand the CNS neighborhood

KEY RECOMMENDATIONS



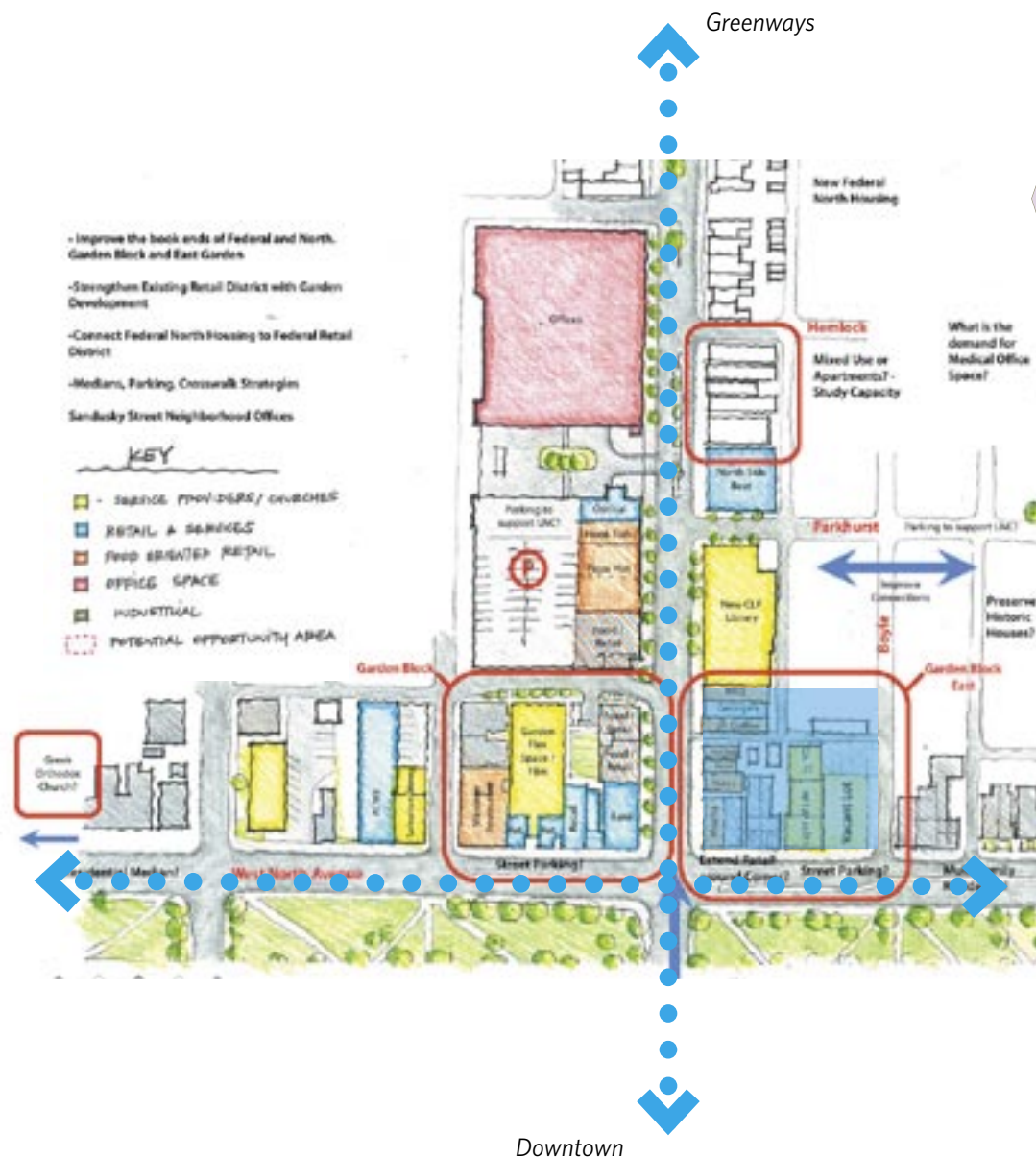
CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Three E's of Sustainability Urban Farms Green Retail Districts Green Building Alliance Renovation Businesses: Artemis Street Banners Lawrenceville: 16:62 Design Zone

ECONOMY AND MARKET, JOBS AND RETAIL



D: Create a vision for Garden Block East

- Reinforce existing local service retail and restaurants
- Build off the library as an anchor for surrounding businesses
- Explore the possibility of new community amenities near the existing Light of Life site
- Coordinate with Garden Block retail and destinations

E: Capitalize on live/work opportunities

- Develop initiative for "corner store" program that places a priority on compatible businesses and retail within the residential blocks (i.e. Monterey & Jacksonia)
- Engage City Planning and neighbors in discussion about how to implement in R1 zone to mitigate impact of mixed use on corners
- Review compatible and economically viable uses (family cafe, bakery, deli, green grocery, gallery, pizza shop, etc.)

F: Support Sustainable Job Initiatives

- Close the income gap between those who live in the Central Northside and who work in the Central Northside
- Build off existing job creating assets: university, health care, construction, cultural institutions
- Restoration theme for labor market: buildings (preservation trades), landscape (farming and gardening) and people (social services)
- Support the development of a community resource center where people can access information about jobs and renovation technologies. Similar to CCI Center in the Southside



E: Capitalize on "cornerstorefronts"



F: Support creation of sustainable jobs

Action Agenda

Projects / Places

- Initiate a collaborative Brighton Corridor Plan
- Incremental renewal of the Garden East Block
- Leverage urban farming and food security initiatives
- Columbus Middle School adaptive re-use study
- Create a retail development plan that will attract:
 - Family & ethnic restaurants
 - Somewhere to eat after 10 p.m.
 - Bakery, deli, home renovation
 - Financial & personal services
- Improve communications & collaboration with job creators
- Advocate for business diversity
- Create a "walk to work" plan utilizing safe, green streets
- Support the development of large, regional events that bring newcomers into the CNS

Policies / Regulations

- Develop and support neighborhood retail
- Support existing/local businesses, with organizational supports such as a Business Improvement District or Chamber
- Attract new commercial development that is compatible with scale and character of neighborhood and job market.
- Work to synchronize this plan with City Agencies (Planning, URA)

Programs / People

- Leverage job training and creation founded on existing providers.
- Support bridge training, second chance programs
- Marketing/Branding/PR Program focusing on safety & image

Long Term Vision

- The Central Northside becomes a model for diverse employment growth, with a high proportion of educated, creative workers from the neighborhood, sustaining local and regional business
- The greenest neighborhood is where you live, work and and support local businesses

KEY RECOMMENDATIONS

D: Create a vision for the Garden Block East



Weatherization Training: PA College of Technology

Existing Federal North Retail: To be preserved

New Library as retail anchor

Mass Avenue: Tour de Farms, Green Corridors

Green Jobs

ARCHITECTURE AND URBAN DESIGN

"The greenest neighborhood is the one that's already existing"

INTRODUCTION:

Architecture

The Northside shares a legacy of significant architectural styles and uses. This working group examined principal aspects of the existing architectural resources and created guidelines for ongoing construction projects throughout the Central Northside, whether the use is residential, commercial or institutional.

Urban Design

The Northside also shares a mixed legacy of good and bad urban design. This working group examined the urban design rationales applied historically over the Central Northside grids. Best practices were discussed and better outcomes sought in our design proposals.

Below are discussion points that came out of an extensive community planning process consisting of over 18 community meetings.

Discussion Topics:

Architecture, urban design, landscape, streetscapes, preservation/conservation and sustainable design.

Goals and Vision:

- The historic architecture is a key community and market asset
- Utilize vacant lots and buildings for purposes appropriate to the context of the neighborhood
- New development should be sustainable by building on what is already here
- Contemporary design is compatible when it supports the scale and character of the neighborhood
- New urban infill should reflect urban not suburban patterns of development
- Encourage diversity of cultural expression that is reflected in the architecture and design of the neighborhood
- Strengthen edges/entry points to the neighborhood through high quality design



A: Create neighborhood green streets to connect the neighborhood

A: Create Community Green Streets

- The green streets network can connect the neighborhood to the hillside, an under-utilized Central Northside amenity
- Potential to connect community amenities such as Jefferson Rec. and Columbus Middle School
- Integrating vacant lots, and existing community gardens, the design links the northern and southern portions of the neighborhood, and calms traffic in alleys (Alpine and Sampsonia) where speeding traffic is a danger to pedestrians
- New street tree plantings will provide habitat for birds and other urban wildlife
- The flexible design can also incorporate planters, window boxes, and green walls along streets selected as a greenway
- The street improvements can also serve as demonstration projects for permeable paving and stormwater retention designs
- New lighting and sidewalk improvements will create safe streets for youth
- Where space permits, public art and curbside planters can be incorporated
- Incorporate urban gardens and farmettes into green space plan

B: Historic District Expansion

- Option 1: Expand local historic district to match National Register District
- Eliminates confusion of local and National Register district boundaries
 - Preserves edges of the neighborhood where demolition has been a problem
 - Sets uniform design review and demolition guidelines
 - Opportunity to create new historic neighborhood identity separate from MWS
 - Imposes restrictions on use of land and property
 - Enhances property values & provides incentives for investment

Option 2: Create a Conservation District

- Will require significant legislative change
- Typically applies when the integrity of historic buildings is lower
- Functions as a zoning overlay
- Effective tool in preventing demolition
- Less rigid, fewer land prohibitions, more flexibility in new construction, less red tape
- Supports and strengthens adjacent historic districts



Option 1: Expand current local historic district boundaries



Option 2: Create a historic conservation district in lieu of local historic district expansion

B: Explore opportunities for historic district expansion

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



Green Walls: Greening street faces



Window Boxes



Curbside stormwater retention



Curbside tree planters



Mature street trees



Raised planters



Mattress Factory: Bamboo Planters

ARCHITECTURE AND URBAN DESIGN



D: Connect neighborhood through new development and retail

- Reinforce existing zoning to increase density along Allegheny Commons Park, encouraging contextual new infill, adaptive reuse, higher density multi-unit, housing
- Encourage events and retail in the park to connect the CNS with other neighborhoods, and Allegheny Commons
- Develop a multi-neighborhood strategy to give each neighborhood retail area a distinct identity

E: Preservation / Adaptive Reuse

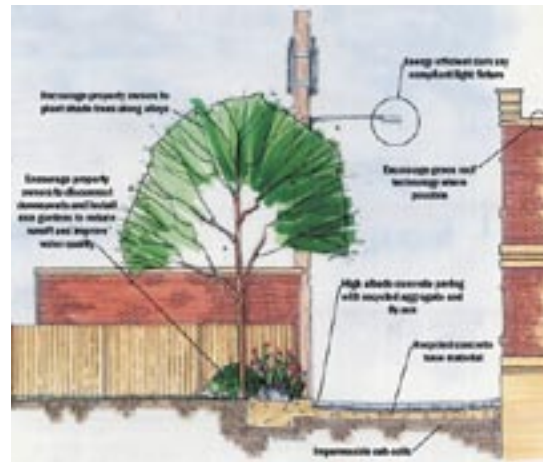
- CNC can help announce and connect residents with URA home rehabilitation programs.
- Take advantage of federal stimulus money for home weatherization
- Work with city officials to improve the transfer of tax-delinquent properties to willing buyers and developers
- Improve communications with City DPW and CNS community groups regarding demolition
- Support programs to train people how to rehabilitate old houses
- Develop a set of design guidelines, with recommendations about demolition
- Complete survey of historic structures in the CNS to identify key historic assets

F: Alley Improvements

- Build on the successes of the City of Asylum Program/Mattress Factory residency programs and integrate art into alleys and alley houses. The block of Sampsonia between Monterey provides inspiration for integrating art into the alley streetscapes
- Opportunity to clarify zones of pedestrian and vehicular circulation through changes of materials
- There is a precedent in the neighborhood for alleys to serve as greenways. Greening the alleyways can turn potential neighborhood liabilities into assets
- Permeable paving can help reduce storm runoff and calm traffic, and make the alleys more attractive
- Integrate green lighting into the alleys and create safer spaces
- Encourage alley residents to plant trees, flowers, planters, at the edges of the alleys



E: Encourage historic preservation and adaptive reuse.



F: Calm traffic and green alleys with permeable paving and art

Action Agenda

Projects / Places

- North Avenue Corridor Plan, focusing on pedestrian and park edge safety
- Create a Brighton Corridor Visioning Plan
- Create a Federal Corridor Plan, including connection through Allegheny Center
- Implement green streets and alley improvements
- Streetscape improvements, to address street tree health / maintenance and sidewalk conditions
- Hillside greening and connection to Allegheny Commons
- Identify appropriate, specific parcels for greening and urban agriculture
- Develop parking strategies and standards in targeted areas

Policies / Regulations

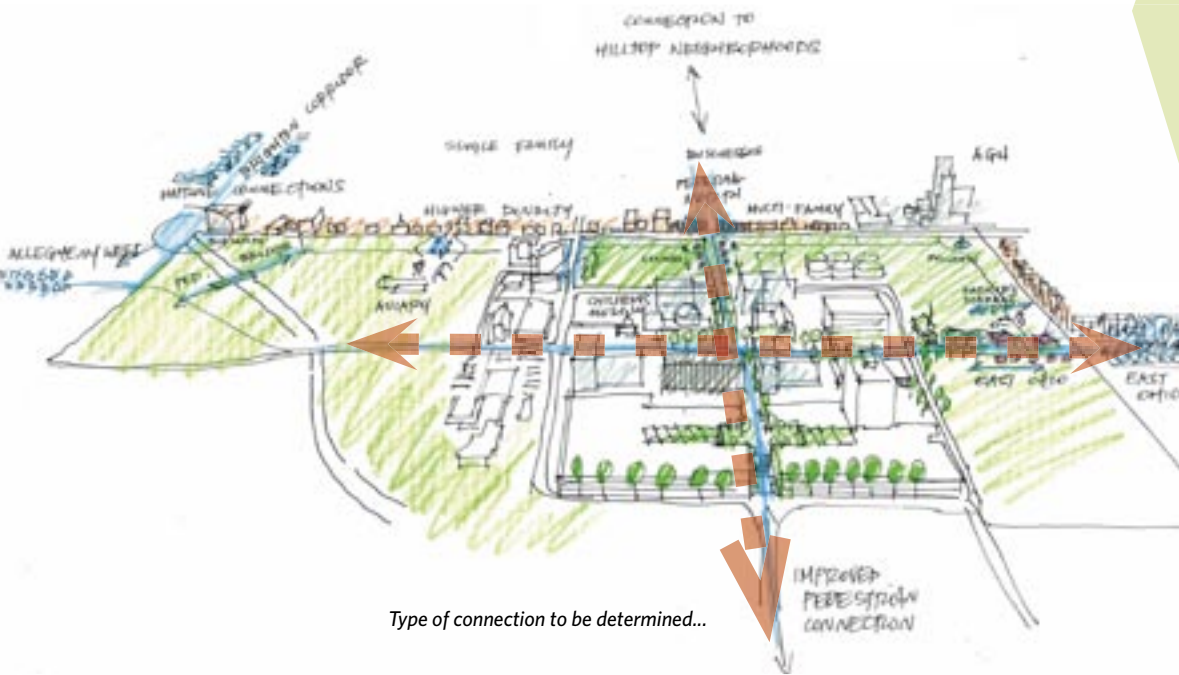
- Integrate preservation strategies with City-wide preservation planning efforts
- Develop proactive policies to address demolition
- Reinforce existing zoning mapping through new development. Explore options to encourage corner markets
- Improve development review committee process
- Coordinate sustainable design initiatives with City
- Create Residential Compatibility Guidelines
- Study historic district expansion options
- Create incentives to reoccupy vacant buildings

Programs / People

- Encourage design education via Charm Bracelet Project
- Support job creation via historic preservation
- Build on existing beautification programs to create clean and safe environment

Long Term Vision

- The Central Northside is a model sustainable community utilizing best practices in preservation and design
- The neighborhood becomes the first low-energy historic district
- Strong, safe connections will link the CNS with Downtown through a revitalized Allegheny Center



D: Reconnect the CNS neighborhood to the park and other shopping districts

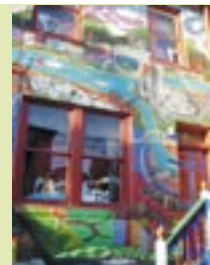
KEY RECOMMENDATIONS



Park vending



Art gardens



Art + Streetface



Creative paving



Baltimore alley planters



Alley permeable paving



Grow Pittsburgh



Urban Farms



Tree Lighting



INTRODUCTION:

The Residential Development working group created a housing plan that respected and anticipated the diverse demographics of the Central Northside. Economic survey data and GIS mapping helped paint a picture of housing trends in the neighborhood, providing the team with a market basis for the planning proposals.

Below are discussion points that came out of an extensive community planning process consisting of over 18 community meetings.

Discussion Topics:

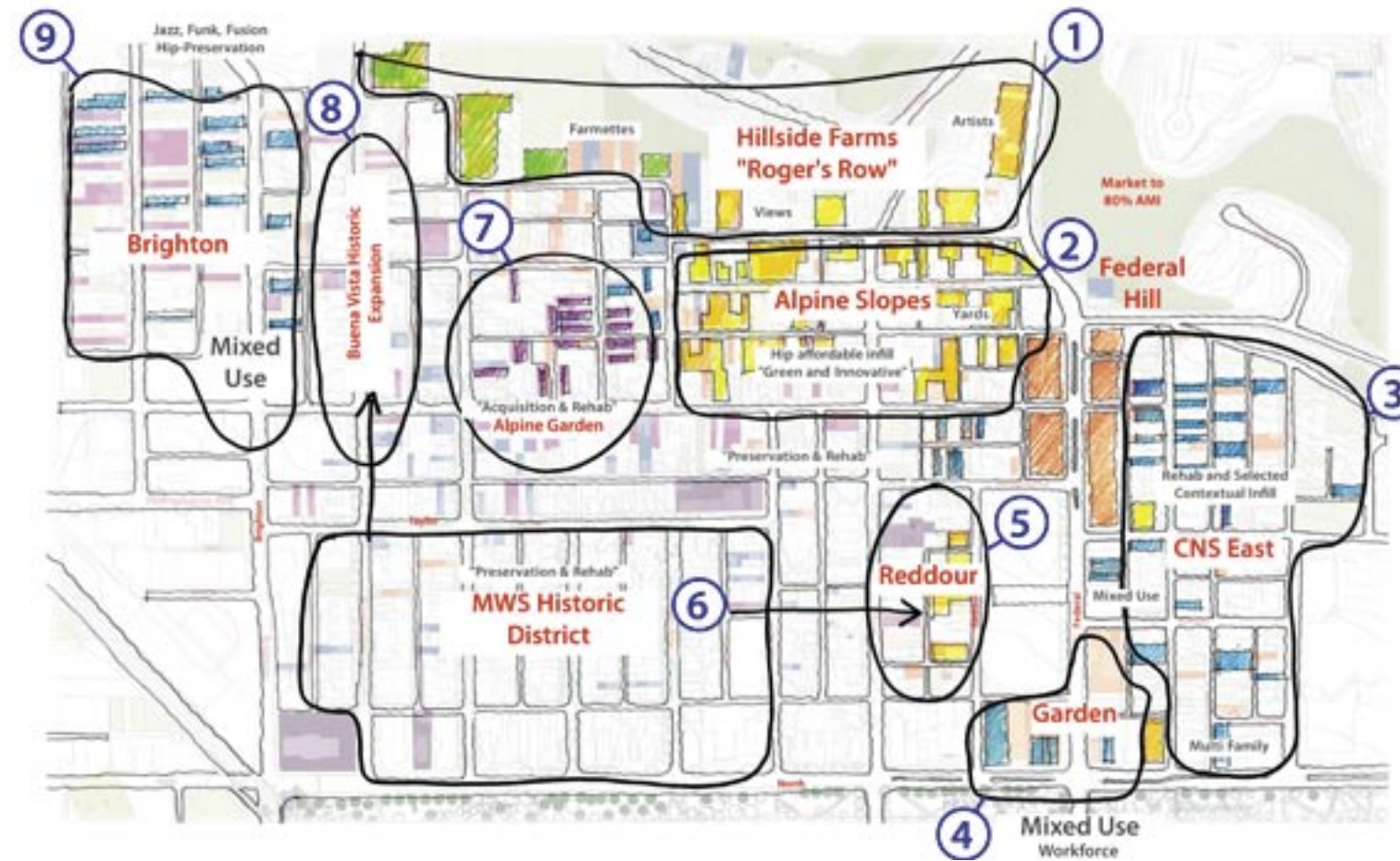
- Existing social, economic and physical context
- Demographic profile of Central Northside
- Diversity and multiculturalism in the community
- Benchmarks of a successful housing plan
- Housing types, and geography of the Central Northside
- CNS housing market mix relative to potential new residents
- Role of public and private sector partnerships
- Impact of zoning and transportation on housing
- Interrelationships between housing and businesses in the neighborhood
- Sustainable (green) housing strategies

Goals and Vision:

- Build on the strengths of what is existing in the neighborhood and allow for new housing types
- Respect history, but allow for something new and innovative
- Establish the neighborhood as a role model for other communities to follow, especially in the realm of sustainability
- Increase home ownership in the Central Northside to create a more appropriate balance of owner and rental properties
- Conserve the existing historic housing stock
- Create a new housing prototype targeted to evolving demographics and market conditions
- Reinforce social and economic diversity
- Develop housing policies and projects that improve the quality of existing rental properties, allow residents to stay in the neighborhood and support the business district
- Improve the relationship between landlords and homeowners
- Create a sustainable distribution of subsidized housing more in line with citywide averages

RESIDENTIAL

Housing Opportunity Areas



- REHAB OPPORTUNITY AREAS
- POTENTIAL HOUSING INFILL
- ACQUISITION/REHAB
- OPEN SPACE AREA
- FEDERAL HILL PHASE 1

A: Central Northside Housing Vision

1: Hillside Farm, "Roger's Row"

- Create view housing along hillside edge at Jefferson, "Roger's Row"
- Re-inhabit many of the vacant lots
- PA Conservatorship laws may help with vacant properties
- Integrate hillside conservation into new development proposals

2: Alpine Slopes

- Build on the vernacular of the old farmstead sites, smaller houses with side yards, provide a market for folks who want a little more space to garden
- Opportunity to build on the success of the Federal Hill housing development to connect lower and upper portions of the neighborhood
- Maintain affordability by creating mix of smaller residences, able to be purchased by working to middle class families
- Opportunity to create innovative "green" housing type that will bring new people to the Central Northside

3: CNS East

- Housing approach is renovation, and selected infill. Housing stock is very good in this area, in need of investment
- Good zone for rehabilitation grants, and loans, respect the scale and rhythm of existing houses
- Market forces alone may not help this area, may need incentives for development

4: Garden Block

- Mixed Use development
- Workforce apartments

5: Reddour

- Contextual Infill
- Potential Federal Hill Phase 3

6 and 8: MWS-North and MWS-East to Arch Street

- Preservation/Conservation of historic buildings is a central element of the housing strategy
- Target area for renovation/preservation loans to help people maintain their houses
- Design assistance (Renplan®) for folks contemplating renovations
- Increase workforce rental along park and North Avenue east of Arch Street to support business district development
- Engage the residents abutting the Allegheny Commons to develop consensus regarding the future zoning of the RM districts on North Ave.

7: Alpine Gardens

- Change the ownership portfolio, reduce the number of Section 8 properties through acquisition and working with property owners
- Rental okay if it is "good rental," i.e. no drugs, no crime, no nuisance
- Code enforcement, landlord / tenant registry potential tactic

9: Brighton Corridor

- Need to develop a housing vision in conjunction with Cal Kirkbride neighborhood
- Rehabilitation of historic Brighton Place Homes, very important
- Maintain urban (not suburban character) of rehabilitation and infill
- Increased density okay, to support mixed use along Brighton
- Opportunity to think "outside the box" with respect to preservation, make it hip and funky

KEY RECOMMENDATIONS



CENTRAL NORTHSIDE COMMUNITY PLAN

IDEAS & BENCHMARKS



East Liberty Prototypes



Green Urban Neighborhood



Houses: Houston: Everyday Vernacular



Durastone



House Poem



Tom Museum

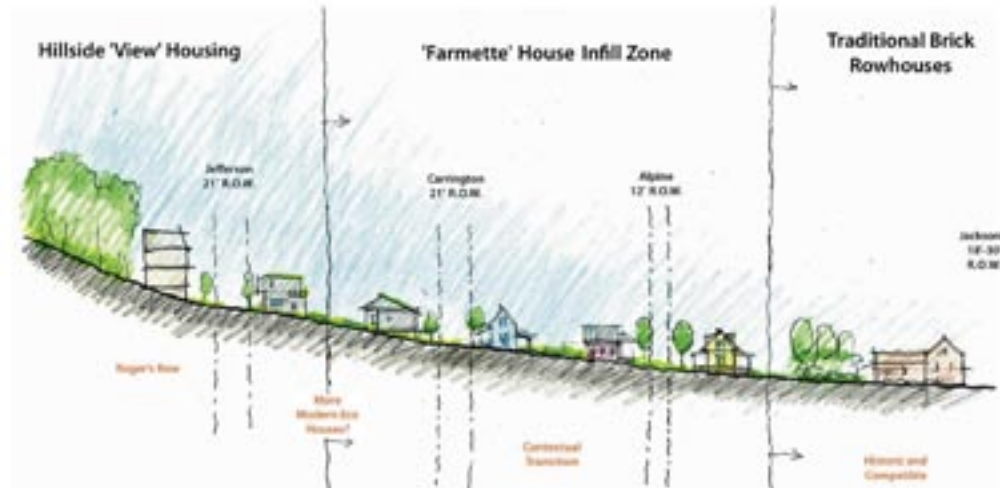


Lowes Katrina House



Mexican War Streets Row Houses

RESIDENTIAL



B: Priority: Alpine Slopes Infill Housing



C: Typical Farmette Example



D: Allegheny City House: Compact, affordable sustainable

Action Agenda:

Projects / Places

- Implement the residential vision plan
- Develop specific residential projects, including:
 - Vacant parcels for residential development
 - Allegheny City House Prototype
 - Green Rehab Prototype
 - Central Northside "green streets" and alleys
 - Roger's Row: diverse, family friendly, arts oriented
 - Farmette Prototype
 - Historic Infill Prototype

Policies / Regulations

- Code Enforcement / Property Maintenance policies
- Track market and demographic trends
- Adapt City lighting programs to unique character of CNS
- Create sustainable design initiatives focused on weatherization and utilization of existing building stock
- Residential design compatibility guides
- Develop historic preservation strategy that emphasizes cultural diversity and future tax credit/grant programs
- Incentives to reoccupy vacant housing

Programs / People

- Create programs to allow elderly and long-term residents to stay in their homes (long-term senior care trends)
- Explore programs/policies to improve landlord relations
- Encourage market based programs to incent job creation in the preservation trades
- Develop a strong branding and marketing strategy for residential opportunity areas

Long Term Vision

- The CNS becomes the neighborhood of choice for people looking for a sustainable, historic, diverse community
- The community becomes a local/national role model for urban revitalization

KEY RECOMMENDATIONS



"Shotgun House"



Green Alley Houses



Farmettes



Small Garden Houses



Larger Farmhouse Benchmark



Mixing the old with the new



Development Master Plan

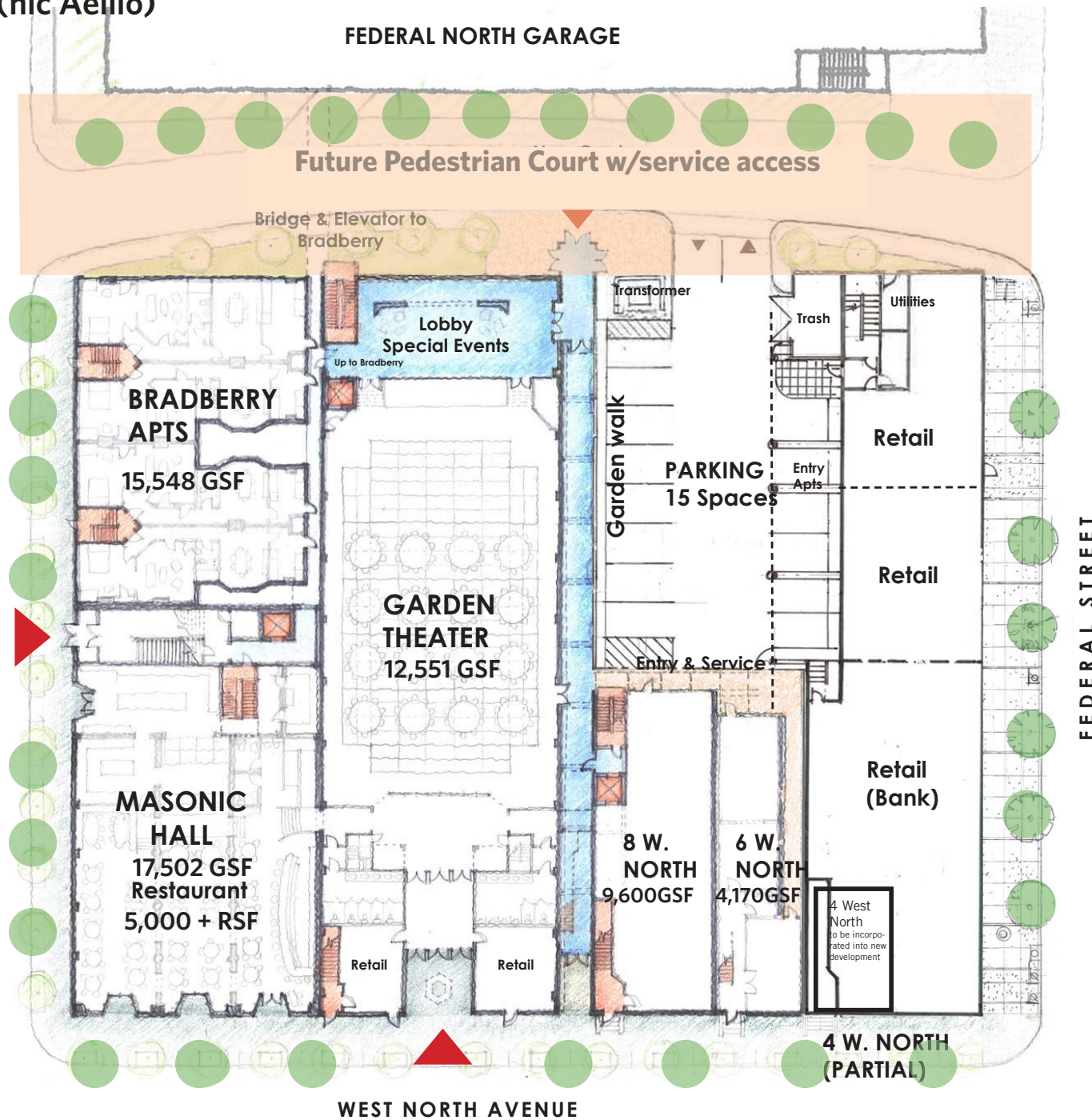
60,000 GSF of Developable Buildings (nic Aeillo)

The Garden Block is a key component of the Central Northside's renewal as an anchor for both neighborhood and destination visitors. With new connections to the city along a new Federal Street Connector through a redesigned Allegheny Center.

The Urban Redevelopment Authority of Pittsburgh currently owns or controls all the parcels in the block bounded North Avenue, Federal, Reddour and Eloise Streets. This block (called the Garden Block) contains historically significant buildings such as the Garden Theater, Masonic Hall and Bradbury Apartment Building, and anchors a major entry corridor into Pittsburgh's northern neighborhoods. When combined with new residential construction just north of the site and a new Carnegie Library across Federal St, a critical mass of development will mark positive change for the Central Northside Community.

Goals :

- Create walkable attractions
- Activities for all ages
- Mix of entertainment & service uses
- Create a regional destination
- Flexibility in use – particularly theater
- Changes proposed should be “of the Northside” in character
- Northside community as master developer



Garden Block Working Group

PROJECTS / PLACES

- Garden Theater is a “Charm in the Charm Bracelet”
- Family Friendly Destination: Daytime Entertainment
Cartoon Series, Ice Cream, Yoga etc
Coordinate with Children’s Museum
- Flexible Film/Music/Event Entertainment: Night
- Masonic: Destination Restaurant with housing or assembly space above
- Bradberry: Residential 1/2BR Affordable
- 6/8 West North: Professional 1st flr Residential lofts above

POLICIES / REGULATIONS

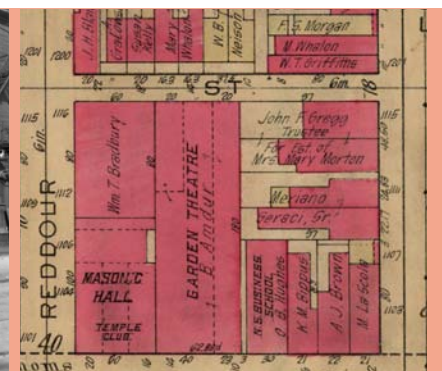
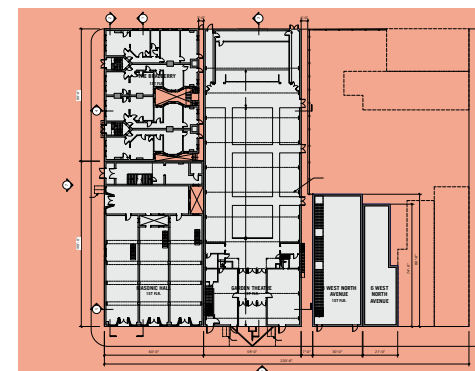
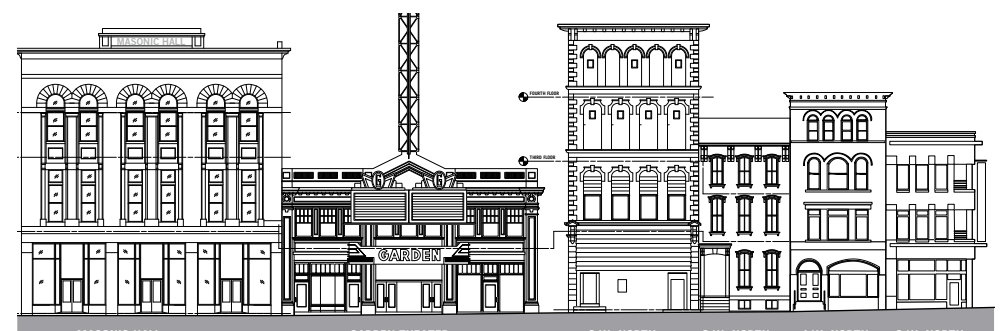
- Preservation/Historic Tax Credits
- Utilize whole site for access from garage
- Protect neighborhood from impacts

PROGRAMS / PEOPLE

- Provide portion of project for small/local businesses
- Support preservation jobs and training

Development Key

- 1 The Garden: Entertainment, film & events
- 2 The Masonic: Restaraunt & Residential
- 3 The Bradberry Apartments: 1/2BR
- 4 Historic Rehabs: Lofts & Professional Space
- 5 Parking Court with 4/8 West North Access Easement
- 6 JRA Development Mixed Use Retail & Rental Residential



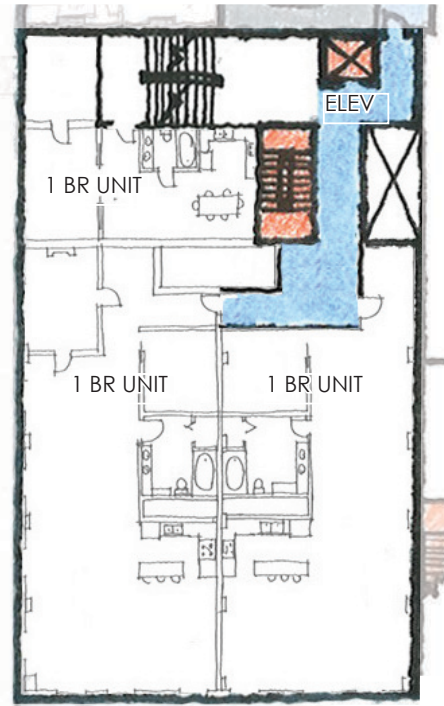
Existing Conditions Elevations

Existing Conditions Plan

West North & Federal 1927

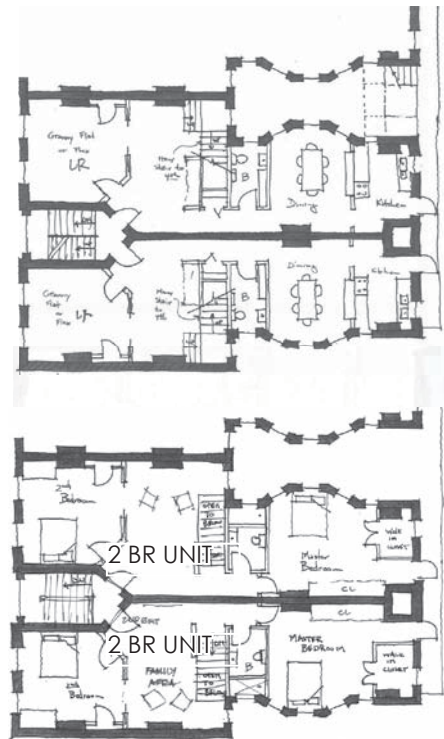
1923 Hopkins Map

Capacity Studies



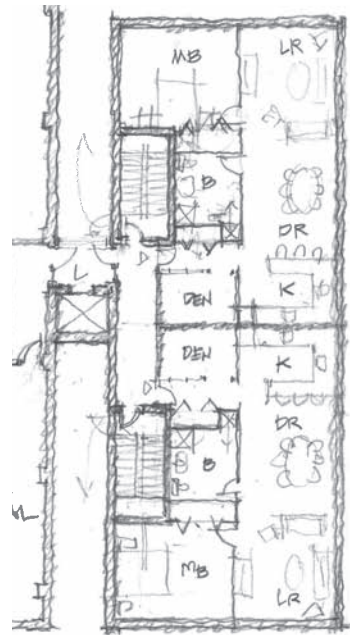
**Masonic
Upper Floor**

**GSF: 17,502
6-8 Units (1-2BR)**



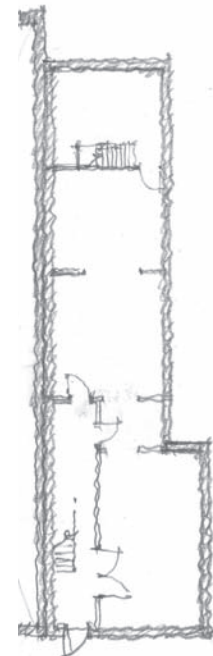
**Bradberry
Upper Floor (Duplex)**

**GSF: 15,548
12-16 Units (1/2BR)**



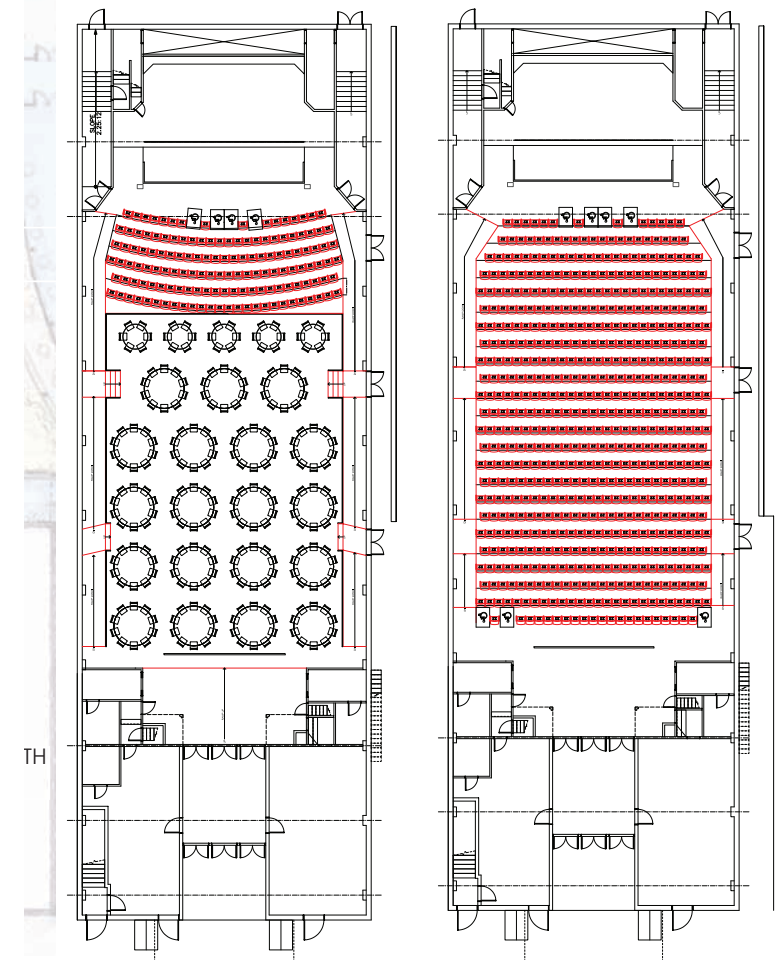
**8 West North
Upper Floor**

**GSF: 9,600
3 Units (lofts)**



**6 West North
Upper Floor**

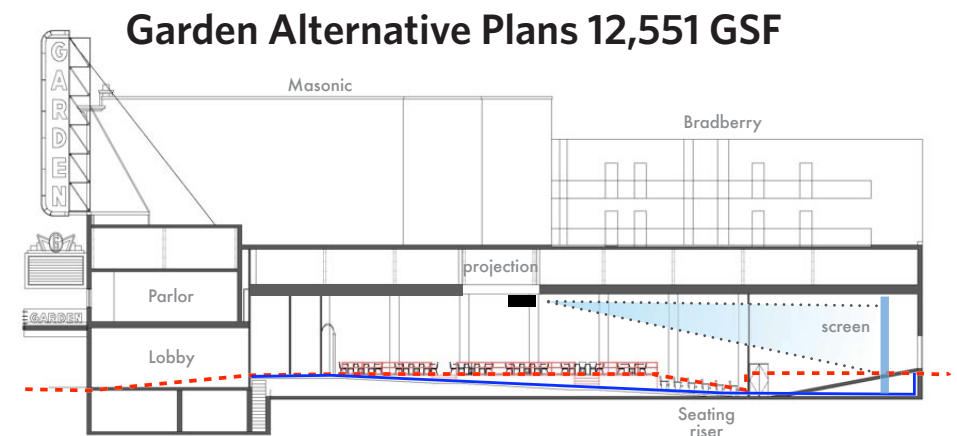
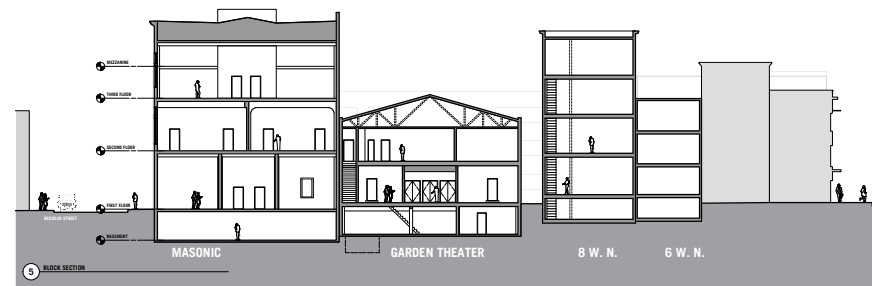
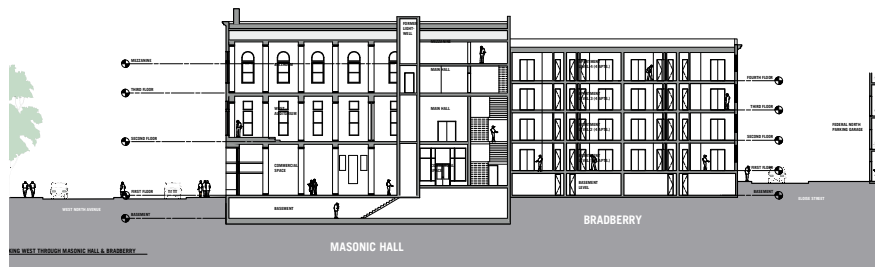
**GSF: 4,170
1 -4BR Townhouse**



Flexible Configuration Venue:
Seating: 142 for film/presentation
Banquet: 218 table seats

Traditional Film Venue
Fixed Seating: 596

All flat Platform: Standing events
(parties/receptions): 640



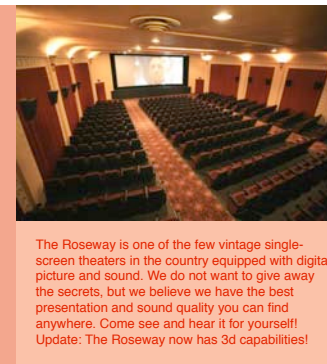
2nd Floor
6 West North



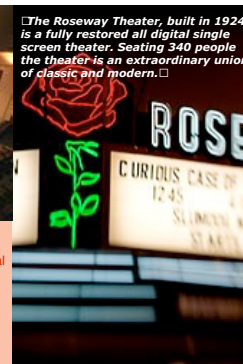
2nd Flr. East Auditorium



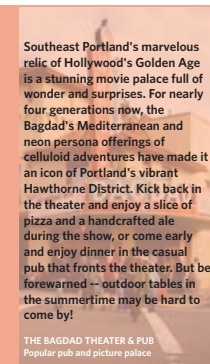
Brew & View



The Roseway is one of the few vintage single-screen theaters in the country equipped with digital picture and sound. We do not want to give away the secrets, but we believe we have the best presentation and sound quality you can find anywhere. Come see and hear it for yourself! Update: The Roseway now has 3d capabilities!



The Roseway Theater, built in 1924 is a fully restored all digital single screen theater. Seating 340 people the theater is an extraordinary union of classic and modern.



Southeast Portland's marvelous relic of Hollywood's Golden Age is a stunning movie palace full of wonder and surprises. For nearly four generations now, the Bagdad's Mediterranean and neon persona offerings of celluloid adventures have made it an icon of Portland's vibrant Hawthorne District. Kick back in the theater and enjoy a slice of pizza and a handcrafted ale during the show, or come early and enjoy dinner in the casual pub that fronts the theater. But be forewarned -- outdoor tables in the summertime may be hard to come by!



McMenamins Mission Theater & Pub
A Neighborhood Place for Family & Friends
Cocktails • Ales • Wines
Open Daily at 5pm
Matinees 2pm Saturday & Sunday
Daytime Events Scheduling
(503) 286-3286