



WINTER 2025

Office of Councilman R. Daniel Lavelle

DISTRICT 6 NEWS



Greetings Residents of District 6-

As we welcome in the New Year, I wanted to take the opportunity to share with you some of the highlights from the previous year which I will work to build upon in 2025. Whether it be our efforts to strengthen the economic core of Downtown Pittsburgh, support the creation of affordable housing units via development initiatives like Bedford Choice in the Hill District, or working to guarantee community benefits from major development proposals such as the Esplanade project in Manchester-Chateau, my goal is to always ensure that the City of Pittsburgh is accessible to folks from all walks of life.

COLLECTIVE \$600 MILLION INVESTMENT TOWARDS DOWNTOWN

In a partnership between the City, Allegheny County, the State and members of the local business community, the State announced in October of 2024 a collective \$600 million investment towards the revitalization of Downtown Pittsburgh.

Ever since the COVID-19 pandemic, Downtown has struggled to recover from the negative impacts to the economy. **The proposed investments from the City and our partners will assist in the conversion of office spaces into 893 housing units (a third of those units will be affordable to low-moderate income residents)**, revitalize public spaces such as Market Square and Point State Park, provide programmatic support to small businesses, and support social and safety services Downtown.

Of the \$600 million commitment, the Commonwealth will be providing \$62.6 million, the City \$22.1 million, the County \$5 million and private sector leaders and



regional foundations \$40 million to the plan. These public and nonprofit dollars are expected to spur an additional \$376.9 million in private sector investments from Downtown real estate developers.

All projects are expected to be completed by the end of 2028. It will be a boon to Downtown and its residents, as quality of life improvements are made, public safety is improved, and Downtown is further strengthened economically.

LOWER HILL DEVELOPMENT PROGRESSES WITH LIVE NATION

The development of the Lower Hill 28 acres site continues to progress with the financial and land closing approvals by the SEA and the URA for parcel block E2, which will host the Live Nation concert venue and a parking garage.

The 95,000 square foot concert venue, with a capacity for 4,500 people, will be located at the corner of Logan and Wylie Ave. **The land transfer is predicated on a set of community benefits to be included in the disposition contract, with failure to meet the conditions allowing the SEA and URA to repossess the land. They include:**

- Retail incubator space in the concert venue space
- Monetary donation to the Ammon Rec Center
- Parking space for the New Granada Theater
- Live Nation to book 25 events a year at the New

Granada Theater

- \$2 ticket surcharge for development activities via the Greater Hill District Reinvestment Fund
- Funding for the Curtain Call project
- LERTA inclusion to support Greater Hill District Reinvestment Fund



MANCHESTER/CHEATEAU ESPLANADE PROJECT UPDATE

With support from Councilman Lavelle and the Manchester community, the Planning Commission recently approved Piatt Companies' proposed \$740 million housing, entertainment and retail complex known as Esplanade.

The 15 acres industrial site, located to the west of the North Shore in Chateau, has been in the works since 2017. Plans are to create a mixed use destination that will be an inclusive part of the Manchester-Chateau neighborhood, and that will help reconnect Manchester

with the waterfront.

The project will be built out in two or more phases. Notable features include:

- A retail, restaurant and entertainment center with a Ferris wheel on top
- Two apartment buildings with 20% of the units affordable to moderate income households
- Amphitheater by the waterfront
- Office building with public parking
- Hotel and entertainment structure
- Condominium tower

Esplanade is projected to provide 9,300 construction jobs and 4,500 permanent jobs. In addition, Piatt has committed to working with Manchester Citizens Corporation to build 100 off site affordable housing units for low-income households.



MANCHESTER/CHATEAU TRID DISTRICT APPROVED BY URA

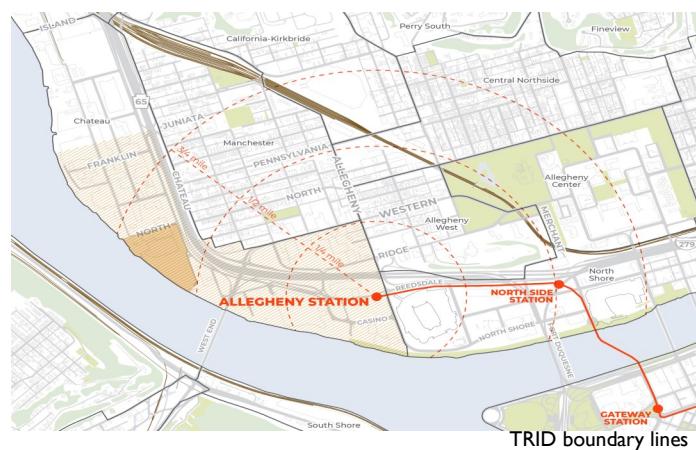
The Urban Redevelopment Authority (URA) granted approval in November of 2024 for the creation of a Transit Revitalization District (TRID) bounded by the Manchester/Chateau neighborhood.

TRIDs are a designated geographic area where increased tax revenue is captured and reinvested back within that area to fund projects such as housing and upgrades to infrastructure and public spaces. Coupled with the Esplanade project, located within the approved TRID boundary, the expected increase in tax revenue will be a boon to support critical improvements in Manchester/Chateau.

Using the Manchester/Chateau Neighborhood Plan as a guide, the goal is to use dollars generated by the TRID to reconnect Manchester with Chateau, and to support affordable housing projects in Manchester. Councilman Lavelle has stressed the critical importance of the TRID and the Esplanade project working hand

in hand, as one cannot happen without the other. With Manchester's increasing housing costs, the Councilman notes that TRID funding will be especially critical to support the creation of affordable housing units in the neighborhood.

It is estimated that over the life of the TRID approximately \$25 million will be raised to support on and off-site affordable housing.



BEDFORD CHOICE NEIGHBORHOOD UPDATE

Since the announcement in 2023 of a \$50 million grant from the Department of Housing and Urban Development for the implementation phases of the Bedford Choice Neighborhood Plan, the City of Pittsburgh, URA and Housing Authority have been hard at work developing the housing units outlined in the plan.

Bedford Choice aims to replace the 411 units of Bedford Dwellings with 425 units, and to create an additional 398 units at Reed-Roberts, Herron Ave and Fifth Ave for a total of 823 units.

The first phase of the project broke ground in October of 2024 with the Reed-Roberts site, which will see the construction of 123 units, 90 of which will be Bedford Dwellings replacement units and 99 of which will be af-

fordable. It will include 24 townhomes, a 46 unit family building, and a 53 unit senior highrise.

Building off that success, the URA voted to approve phase 2, the largest phase of the development, in November of 2024. A total of 180 units will be built at the Bedford site and on Francis St. The mix will include 147 affordable units and 33 market rate units.

Completion of the entirety of Bedford Choice is expected to take place in 2031 after 7 phases of construction. Councilman Lavelle looks forward to its progress as he continues to support the project, given its importance in providing much needed improved housing and affordable options to current and future Hill District residents.



LERTA TAX ABATEMENT PROGRAM TO REVITALIZE DOWNTOWN

Councilman Lavelle and Councilman Wilson worked together to successfully pass legislation that creates a Local Economic Revitalization Tax Assistance program

(LERTA) for Downtown Pittsburgh, with the goal of encouraging the reuse and conversion of vacant office buildings to residential uses.

Due to the COVID-19 pandemic, Downtown has witnessed a significant decrease in the occupancy rate of its office and commercial spaces. This LERTA, a state tool that provides tax breaks for commercial and industrial properties in designated areas to incentivize the redevelopment of aging and deteriorated properties, will provide developers the financial means to convert vacant office spaces into much needed housing units.

“I’m proud that Council came together after a series of

DOWNTOWN LERTA ABATEMENT LEVELS

- 100% exemption for 10% units at 50% AMI
- 95% exemption for 10% units at 60% AMI
- 90% exemption for 10% units at 70% AMI
- 80% exemption for 10% units at 80% AMI

difficult but necessary conversations to unanimously pass this critical piece of legislation”, stated Councilman Lavelle after the bill’s passage. “As Council President, I am committed to utilizing every measure available to

stabilize and revitalize the significant real estate tax base located in Downtown Pittsburgh. The financial success of this part of my Council District is crucial in the economic flourishing of the entire City of Pittsburgh.”

A unique component of the LERTA are incentives for developers to create affordable housing units. For example, if a project sets aside 10% of its units for households earning 50% of the area median income (AMI), they are eligible to receive 100% of the tax abatement. The bill also includes incentives for projects that create a certain number of permanent jobs.

HUGE INVESTMENT IN HILL INFRASTRUCTURE VIA RAISE GRANT

In 2022, the City of Pittsburgh was awarded \$11.3 million from the US Department of Transportation’s RAISE Grant to be used towards public right of way infrastructure improvements in the Hill District. A local match of \$2.83 million was approved by Council in late 2024, for a total of \$14.15 million to support the project with has been titled “New Pathways to Equity”.

Funding through New Pathways to Equity will implement several safety and place making improvements in the Hill District. These include pedestrian accessibility and crossing upgrades, restoration of city steps, smart signal infrastructure for enhanced and reliable transit service connectivity, intersection redesign, and streetscape improvements on the Centre Ave, Wylie Ave, Bedford Ave, Webster Ave and Chauncey Street corridors.

The award of the highly competitive RAISE grant

is a huge victory for Pittsburgh and the Hill District neighborhood. These dollars will serve to further reconnect the Middle Hill, Lower Hill and Downtown, improve public right of way accessibility for residents, attract new businesses to the neighborhood, and support current redevelopment efforts in the community.



PRT WORKING ON COMPREHENSIVE OVERHAUL OF BUS NETWORK

Pittsburgh Regional Transit is currently working on a comprehensive overhaul of its bus network. The study will consider where, when and how people travel in and around the region, and recommend updates to bus routes to better serve people.

An initial draft of the bus line redesign was presented to the public in September of 2024. Though the proposal includes fewer routes overall, there will be more routes running every 30 minutes or less. The goal is also to increase bus access in communities of need.

PRT expects to have a final draft of the proposal by spring of 2026, with simple changes to the network to



begin implementation that same year. The draft of the redesign can be accessed at:

engage.rideprt.org/buslineredesign

Folks can also provide feedback on the draft at:

engage.rideprt.org/buslineredesign/BLR-giveinput

2025 DISTRICT 6 BUDGET HIGHLIGHTS



The City's budget for 2025 is separated into 2 categories: the Operating Budget, which covers day to day functions and municipal employee salaries, is \$668 million, and the Capital Budget, which covers specific projects such as infrastructure improvements, is \$120 million. Some highlights which directly impact District 6 include:

- Street resurfacing: \$20.3 million, in increase of \$3.3 million from 2024
- Demolition line item: increase of \$1.8 million from 2024 for demo of properties posing a pub-

lic safety risk

- Anti litter inspectors: addition of 8 inspectors
- Bedford Dwellings Choice Neighborhoods: \$5.275 million towards development of 800 mixed income replacement housing units for Bedford Dwellings
- Fowler Field design: \$250 thousand for the redesign of Fowler Field
- Fowler Rec Center: \$300 thousand towards the redevelopment of Fowler Rec Center



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