

SPRING 2025



Office of Councilman R. Daniel Lavelle

DISTRICT 6 NEWS



Greetings Residents of District 6-

As winter fades and spring approaches, I'm excited to share the progress shaping District 6 in what is proving to be a transformative year. This edition highlights key city capital and housing projects that are strengthening our neighborhoods. From new affordable housing in Downtown and the Hill to park upgrades in Manchester, Downtown and Perry Hilltop. The new FNB skyscraper in the Lower Hill also marks a major milestone for our City's Growth. Together, we are creating a more inclusive, dynamic Pittsburgh. I look forward to continuing this work to ensure lasting benefits to our district.

CITY LAUNCHES PITTSBURGH 2050 COMPREHENSIVE PLAN

On February 6th, the City officially launched the Pittsburgh 2050 Comprehensive Plan, the first effort to draft a City plan that looks at all of its 90 neighborhoods.



discuss their vision for the comprehensive plan.

About 45 festivals have already been scheduled for this coming summer. Feedback will be collect-

Pittsburgh has never created an integrated comprehensive plan to guide its growth. Most plans have been completed at the neighborhood level. The citywide plan will build on these past efforts, and create a vision that connects and aligns future neighborhood plans.

Pittsburgh planners aim to get input from 30 thousand residents for the plan's blueprint. Feedback will be received through two "Summers of Engagement" events hosted this year and next year. The Summers of Engagement will be supported by the distribution of 90 mini grants, in the amount of \$1000, to support residents and community groups in hosting community gatherings, talks and festivals where people meet and

ed through September of 2025, with planning scenarios taking place between August 2025 and April 2026.

Ultimately, the 2050 Comprehensive Plan will guide where and how development happens across Pittsburgh. It will support smart decisions about land use, address environmental challenges, and create a vision through 2050 that center on voices of residents, align city investments and operations to support efficient use of assets and services.

For more information on Pittsburgh 2050, visit www.pgh2050.com.

GROUNDBREAKING OF FIRST & MARKET SENIOR LIVING FACILITY

In January, Councilman Lavelle joined Beacon Communities to break ground on the First and Market office to residential conversion project in Downtown Pittsburgh. This \$40.8 million development will transform an 11 story office building into 93 affordable one bedroom apartments for senior living.

The new facility will also include a 1000 square foot community room, on-site management, a laundry facility, exercise room, proximity to public transportation, and supportive services to connect residents with resources to assist with food insecurity, health, financial wellness and more.

“93 seniors are going to wake up with a tremendous view of Downtown Pittsburgh,” stated Councilman Lavelle at the groundbreaking event. “Thank you all to those who partnered in putting this together. This is indeed tremendous for Downtown Pittsburgh, and tremendous for our region.”



LETSCHE SCHOOL REDEVELOPMENT TO PROVIDE AFFORDABLE HOUSING OPTIONS IN HILL

A historic school building has been reimagined to meet the housing needs of Pittsburgh’s Hill District. At a ribbon cutting ceremony held on January 16, the Letsche School redevelopment will provide 46 mixed-income housing units while preserving the character of the original structure.

The \$19.2 million project brings much needed affordable and workforce housing to the Hill District community. Residents will benefit from amenities including a playground, a community room, green space and on-site services such as financial literacy programs, job training and child development support.

Councilman Lavelle has been a strong supporter of development projects like Letsche, which preserve the unique architectural fabric of Pittsburgh by adapting the reuse of historic buildings for the provision of much

needed affordable housing options to its residents.

“Letsche is a prime example of a phenomenal transformation of a historic structure to meet a critical need for affordable housing in the Hill District,” stated Councilman Lavelle at the ribbon cutting event.



Councilman Lavelle speaks at Letsche Ribbon Cutting, January 16

RIBBON CUTTING OF FNB FINANCIAL CENTER

First National Bank held a ribbon cutting ceremony on February 18 to celebrate the opening of Pittsburgh's newest skyscraper in the Lower Hill District.

The FNB Financial Center is a 26 story structure that will serve as the headquarters of FNB Corporation and First National Bank of Pennsylvania. More importantly, Councilman Lavelle notes that "FNB's decision to locate in the Historic Hill is a powerful investment in the neighborhood's future, driving economic opportunity, job growth and community revitalization while honoring the Hill's rich cultural legacy."

As a result of negotiations with the City and Councilman Lavelle, the FNB Financial Center will be providing benefits to the Greater Hill District community, which include:

- More than \$200 million in loans, investments and grants to directly benefit the Hill District
- In excess of \$7 million in LERTA generated funds

to the Greater Hill District Reinvestment Fund

- \$1 million in equity contribution to provide working capital for minority contractors, ensuring local firms can participate in the development
- Engagement with minority owned business, with a commitment of 30% minority business enterprise participation, and 15% women business enterprise participation



MANCHESTER COMMUNITY MEETING: ESPLANADE PROJECT AND TRID UPDATES

Councilman Lavelle worked with the Manchester Citizens Corporation in scheduling a community meeting on January 14 to inform residents on the Esplanade development and the Transit Revitalization Investment District (TRID).

- **Project background & timeline:** Councilman Lavelle provided an overview of the multi-year planning process that began in 2015 to rezone Pittsburgh's riverfronts and improve connectivity between Manchester and Chateau.
- **Esplanade Master Plan approval:** Planning Commission approved the Esplanade Master Plan on November 2024. No construction has been approved as of yet, as future phases must go through additional review and approvals.
- **Understanding the Manchester TRID:** the

URA provided background on the Manchester-Chateau TRID, which will be used to fund key infrastructure improvements and affordable housing initiatives.

- **Next steps for development:** developer Piatt emphasized that while planning continues, no immediate construction will begin, and the community will have multiple opportunities for input as design plans progress.
- **Commitment to Community Engagement:** the community will have ongoing involvement in project approvals, ensuring transparency and opportunities for feedback as plans evolve.

The Councilman closed out the meeting by reaffirming his commitment to keep the community engaged and informed of future Esplanade and TRID updates.

DESIGN PROCESS TO BEGIN FOR FOWLER FIELD UPGRADES

Councilman Lavelle was successful in securing funding in the City's 2025 budget to support the design process for upgrades to the Fowler Park Football Field, a project that is being managed by the Parks Conservancy. "Enhancing Fowler Field is an investment in the Northside's families and future, creating a more accessible, vibrant space for recreation, community and connection," stated Councilman Lavelle of the project plans.

Located along North Charles St, Fowler Park has been a beloved asset to the youth and families of Perry Hilltop for generations. It is also home to the Northside Steelers, a youth organization that provides children opportunities to play football and cheerlead.

The City began to engage with residents in 2022 to receive feedback on what improvements they wanted to see at Fowler Park. One of the most popular recommendations was a call for a full-sized football field, to

be supported by the addition of lighting, spectator seating, restrooms, a concession stand and a walking path around the field.

With funding now secured, the Parks Conservancy will begin a community engagement process to receive feedback that will inform the final design of Fowler Field. Work in this phase is expected to be completed by early spring of 2026.



Rendering of Fowler Park football field

UPGRADES TO MANCHESTER PARK

Councilman Lavelle has secured funding in the 2025 City Budget for improvements to Manchester Park, site of the former Manchester pool bound by Fulton St and Columbus Ave.

The Department of Public Works is currently designing the park infrastructure upgrades with feedback from the community. The scope of work includes:

- **Spray park installation:** pool to be demolished, filled and replaced with a spray park amenity
- **Park building upgrades:** updates to Manchester pool building to include restrooms, house spray park mechanical equipment and additional programming
- **Play area improvements:** relocate and reconfigure existing playground and safety surface
- **Sports Court renovation:** Relocate existing courts to accommodate park amenities, improve lighting,

install benches and fencing

- **Stormwater management:** best management practices for stormwater to be included to meet the City's stormwater management code

To provide feedback and view the 3 design proposals under consideration, visit the Manchester Park Engage Page at engage.pittsburghpa.gov/manchester.



Rendering of 1 of 3 design proposals for Manchester Park

ARTS LANDING: A NEW PARK SPACE FOR DOWNTOWN

A new park project was announced for Downtown Pittsburgh by the Cultural Trust in February. Called Arts Landing, the initiative will re-envision the space bound by 8th St, Fort Duquesne Boulevard and 9th St as a gathering and play space for all Pittsburghers.

The Planning Commission has already granted approvals for the demolition of the Goodyear building on the proposed site. Once the land is cleared, the four acre plot will be rebuilt with a great lawn, a bandshell for

concerts, a play area, a garden walk, pickleball courts and a small running track.

“Arts Landing is a transformative space that celebrates Pittsburgh’s rich cultural heritage while fostering creativity, community and economic growth,” noted Councilman Lavelle after the announcement. “Investing in the arts isn’t just about beautification, it’s about building a more vibrant, inclusive and dynamic Downtown for all.”



Rendering of Arts Landing, courtesy of the Pittsburgh Cultural Trust

MARKET SQUARE REHAB PROJECT

The Pittsburgh Planning Commission and the Historic Review Commission have both provided their approvals in February for the overhaul and rehab plans of the historic Market Square in Downtown Pittsburgh.

“The transformation of Market Square is a testament to our commitment to create dynamic, welcoming public spaces that drive economic vitality and community connection,” spoke Lavelle after the City approvals.

The project, which is being managed by the Pittsburgh Downtown Partnership, is slated to begin construction in April and completed by spring of 2026. All businesses are expected to remain open throughout the work.

Proposed changes and upgrades in the design plans include:

- An increase of 10-18 ft of outdoor dining space
- Installation of a half-moon shaped pavilion structure in the center of the square, called the “Market



Rendering of Market Square, courtesy of Field Operations

Anchor”, made of colored glass and steel

- Elimination of curbs on Market Street, and installation of lighting and seating to make it more pedestrian friendly
- Installation of medallions and interpretative elements in a nod to the history of the site, which includes its role in the Underground Railroad



Councilman Daniel Lavelle
City Council District 6
510 City-County Building
414 Grant Street 5th Floor
Pittsburgh, PA 15219

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Pittsburgh City Council District 6
414 Grant St
Pittsburgh, PA 15219
Phone: 412-255-2134