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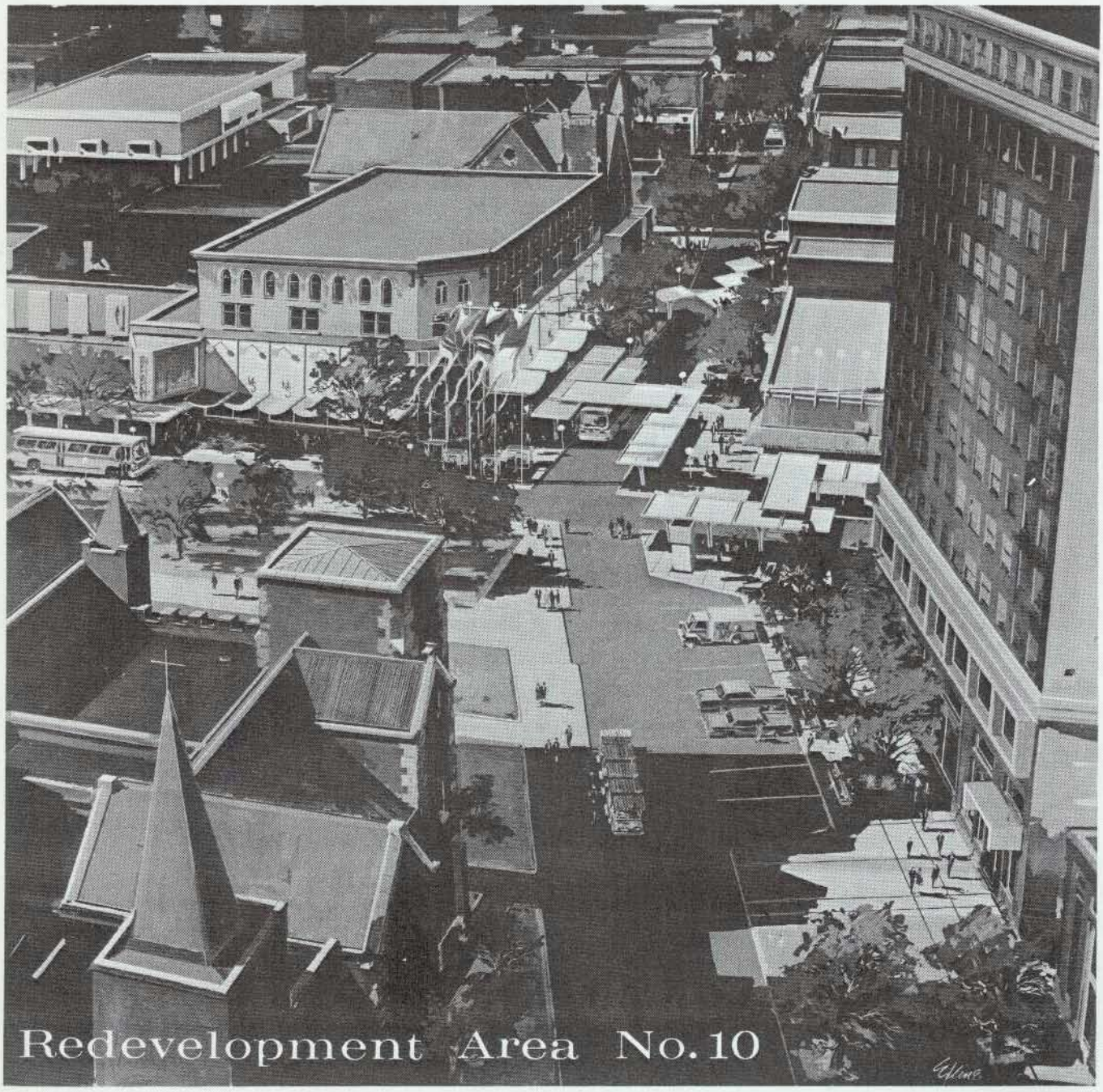
Held for public hearing
Aug 1; 1961

PROPOSAL



EAST LIBERTY

PROPOSAL FOR THE REDEVELOPMENT OF

REDEVELOPMENT AREA NO. 10

IN THE SEVENTH, EIGHTH, ELEVENTH AND TWELFTH WARDS

OF THE CITY OF PITTSBURGH, COUNTY OF ALLEGHENY

PENNSYLVANIA

Submitted by the Urban Redevelopment Authority of Pittsburgh to the Council of the City of Pittsburgh, Allegheny County, Pennsylvania, in accordance with Section 10 of the Urban Redevelopment Law, Act of May 24, 1945, P. L. 991.

June 1966

A PROPOSAL

for the redevelopment of Redevelopment Area No. 10 (East Liberty)

in the Seventh, Eighth, Eleventh and Twelfth Wards of the

City of Pittsburgh

submitted by the Urban Redevelopment Authority of Pittsburgh

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EAST LIBERTY RENEWAL PROJECT

PROPOSAL

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June 1966

P R O P O S A L

amending the East Liberty Proposal dated April 5, 1963, as amended, for the redevelopment of Redevelopment Area No. 10 in the Seventh, Eighth, Eleventh and Twelfth Wards of the City of Pittsburgh, submitted by the Urban Redevelopment Authority of Pittsburgh.

TO CITY COUNCIL

The Urban Redevelopment Authority of Pittsburgh (hereinafter referred to as the "Authority") hereby proposes that Redevelopment Area No. 10, as certified by the City Planning Commission on May 26, 1959, and as amended January 12, 1960 (Exhibit I hereof) be redeveloped as set forth in this Proposal.

INTRODUCTION

By Ordinance No. 162 approved June 6, 1963 and recorded in Ordinance Book Volume 65, page 254, The Council of the City of Pittsburgh approved a substitute proposal dated April 5, 1963 for the redevelopment of Redevelopment Area No. 10 in the Seventh, Eighth, Eleventh and Twelfth Wards of the City of Pittsburgh. In accordance with the provisions of the aforesaid substitute Proposal, the Urban Redevelopment Authority has proceeded to acquire property in the project area as therein designated, to demolish the structures located thereon and to dispose of the property for the uses contained in the Redevelopment Area Plan (Urban Renewal Plan) approved by the aforementioned ordinance. After further study the Authority deems it advisable to modify the aforementioned substitute Proposal and to undertake the redevelopment of Redevelopment Area No. 10 as set forth herein.

The proposed modifications to the Redevelopment Area Plan (Urban Renewal Plan) are included herewith and made a part hereof, as Exhibit II to this Proposal.

The original concept of the Redevelopment Area Plan (Urban Renewal Plan) embodied in the Proposal dated April 5, 1963, still pertains. The modifications herein proposed are essentially in the nature of changes in detail, which have arisen as a result of later knowledge gained during the execution of this Project to date. The specific plan changes are attached to this Introduction as Exhibit "A".

In addition to the changes identified above, the following properties which were not originally contemplated for acquisition in the substitute Proposal of April 5, 1963, as amended, and which are fully indentified on the attached Property Map are now contemplated for acquisition: 7-13; 10-21; 12-14; 12-25; 12-28; 13-3; 14-1; 14-4; 14-15; 15-8; 15-13; 16-6; 21-13; 24-3; 26-13; 28-1; 41-10; 42-2 through 6; 44-5 through 9; 44-11 through 13; 46-14; 69-9; 69-10; 69-12 through 15. The Modification also embodies the deletion from acquisition of the following properties: 4-20; 6-3; 12-9; 17-3; 24-11 through 15; 24-17; 24-20; 34-9; 37-4; 65-1; 65-2; 86-1; 91-26.

The Redevelopment Area meets the eligibility requirements of the Federal Government for Federally aided urban renewal projects and is eligible for Federal financial assistance under the Housing Act of 1949, as amended.

In addition to the Planning Commission's certification and Modification No. 2 to the Redevelopment Area Plan (Urban Renewal Plan) this Proposal also contains the following Exhibits:

(a) The form of an Ordinance authorizing an amendment to the Cooperation Agreement between the City of Pittsburgh and the Authority. (Exhibit III)

(b) The Authority's Relocation Program (Exhibit IV) setting forth the latest methods by which families, commercial and industrial establishments, displaced during the remaining execution period of the project, will be relocated.

(c) The Resolution of the Authority approving this Proposal

(Secretary's Certificate -- I)

(d) The City Planning Commision's action on this Proposal

(Secretary's Certificate -- II)

Taken together, these documents show in detail the properties affected, the proposed method of redevelopment, and the public safeguards to be imposed.

THE REDEVELOPMENT PROCESS

Upon approval of this Proposal by the Council of the City of Pittsburgh, the execution and delivery of the Amendment to the Cooperation Agreement between the City of Pittsburgh and the Authority, and the execution and delivery of an Amended Loan and Grant Agreement between the Authority and the United States Government, acting through the Department of Housing and Urban Development, the Authority will continue with the execution of the project and begin the undertaking of Modification No. 2.

Previously, the Cooperation Agreement between the City and the Authority made available only those funds necessary to carry out the provisions of the substitute Prqposal dated April 5, 1963 and enabled the Authority to enter into a Loan and Grant Agreement which provided for necessary Federal aid for the execution of the substitute Proposal. To obtain the authorization of the Federal Government for the expenditures of funds for carrying out the provisions of Modification No. 2, this Authority has requested City Council to amend the Cooperation Agreement to provide the local funds necessary to bring the redevelopment of East Liberty to final completion.

This Proposal reflects changes in the Project costs and in the local grant-in-aid required by Modification No. 2 to the Redevelopment Area Plan (Urban Renewal Plan). The present estimated gross costs of carrying out the

project including land acquisition, relocation activities, demolition, construction of site improvements, overhead and other expenses necessary to prepare the land for redevelopment, and the activities in connection with rehabilitation, is $58,077,567. The Authority expects to regain $8,277,317 from the sale of properties to redevelopers, leaving a net project cost of $49,800,250. This net cost will be shared two-thirds by the Federal Government and one-third by the City of Pittsburgh. This local share is $15,557,917, an increase of $2,135,617 over the previous estimate.

The City will provide its share from several sources. The donation of taxing-body owned property to the project and the construction, by the City of Pittsburgh, of site improvements and supporting facilities which serve the project are eligible as credits toward the local share in the amount of $3,935,493. The City will also receive credits in the amount of $411,100 for taxes not paid while land is owned by the Authority.

The balance of $11,211,324 will be provided in cash. Of this amount the Commonwealth of Pennsylvania has already contributed cash grants of $4,100,000. The City of Pittsburgh, to date, has contributed $1,850,000. The Urban Redevelopment Authority of Pittsburgh has contributed $825. The balance of cash required to complete the project is $5,260,499. The proposed schedule of City payments is as follows:

Anticipated Date of Receipt	Amount
10-1-66	$1,540,000
10-1-67	1,440,000
10-1-68	1,300,000
10-1-69	980,499
TOTAL	$5,260,499

Progress continues in the East Liberty Project. Well in excess of 70% of the land has been acquired and a number of the occupants of the structures have been rehoused in homes and places of business. Demolition is moving apace. Over the past two years significant strides have been made in the construction of new street sewers and water lines. During the ensuing two years it is anticipated that more than 80% of all the site improvements will be completed. Virtually all of the land available to redevelopers has been spoken for. In fact, much of it has already been rebuilt. Beginning in 1967, the conversion of Penn Avenue, Highland Avenue and Broad Street to shopping malls will commence with the result that East Liberty will become an even greater attraction for shoppers and people seeking entertainment.

On behalf of my colleagues and the Urban Redevelopment Authority, and for myself, I respectfully urge the approval of the Proposal herewith submitted.

/s/ David L. Lawrence

David L. Lawrence, Chairman

DOCUMENTATION OF PLAN CHANGES
TO REDEVELOPMENT AREA PLAN (URBAN RENEWAL PLAN)

The attached drawing "Proposed Plan Changes, Modification No. 2", together with the following text identify the specific land use and right-of-way changes included in Modification No. 2. The changes listed below correspond to the numbered changes on the drawing:

1. LAND USE CHANGE FROM COMMERCIAL TO RESIDENTIAL:

   An existing gasoline station, originally not to be acquired, is to be acquired for purposes of widening N. Negley Avenue and to eliminate a detrimental spot commercial use in the middle of the new Pennley Park North apartment site.

2. LAND USE CHANGE FROM RESIDENTIAL TO COMMERCIAL PARKING (PRIVATE):

   An existing small superette to remain requires off-street parking for its local customers. This change would allow for the disposition by sale to the superette owner of a 60-foot parcel on Rural Street to allow for parking. Adequate controls will be placed upon this disposition to assure complete landscape and buffer treatment abutting residential parcels.

3. LAND USE CHANGE FROM RESIDENTIAL TO PUBLIC RECREATIONAL:

   An old residential property, originally not scheduled for acquisition, has been examined in detail and determined to be infeasible of rehabilitation. It would be the Authority's intent to acquire the parcel and construct thereon a small tot lot, as the parcel is too small to accommodate a single family house.

4. LAND USE CHANGE FROM RESIDENTIAL PARKING (PUBLIC) TO RESIDENTIAL:

   This parcel was to have been severed from an existing apartment property which fronts on N. Negley Avenue. The purpose of the severance was to create a public residential-related parking lot at this location. The property is now used by the apartment residents for parking; therefore, the Authority does not wish to sever private parking from that parcel in order to create public parking in this area. The remainder of the public parking lot will be adequate to meet the needs of residents of this area who do not have their own off-street parking.

5. LAND USE AND RIGHT-OF-WAY CHANGE:

   The Authority proposes to acquire an additional property adjacent to a previously designated acquisition property. The reuse of the total

disposition parcel would be for a single or double house. In order to achieve adequate yard space, it is necessary to reduce the width of Weldin Street to its original dimension of 20 feet. Weldin Street is an alley which serves the rears of residences to remain and the new public residential parking lot referred to in 4. above.

6. LAND USE CHANGE FROM RESIDENTIAL TO PUBLIC RECREATIONAL:

This situation is identical to that referred to in 3. above.

7. LAND USE CHANGE FROM PUBLIC PARKING (RESIDENTIAL-RELATED) TO RESIDENTIAL:

This parcel is an L-shaped property at the end of a residential block. It is difficult to develop for parking and is proposed for disposition as a residential parcel to be in keeping with the predominant use of the block.

8. LAND USE CHANGE FROM RESIDENTIAL TO PRIVATE PARKING:

To provide adequate off-street parking for the commercial redeveloper who will purchase the disposition parcel at the corner of Margaretta Street and North Highland Avenue. Similar controls to those in the case of 2. above will be placed upon this parcel. Further, the reuse of this parcel for residential is questionable, given its small depth and its frontage on Margaretta Street (a major four-lane boulevard in the plan).

9. RIGHT-OF-WAY CHANGES:

In an effort to eliminate through traffic from residential areas, it is proposed to close the portions of N. Beatty Street and Rippey Street as indicated on Drawing 2. A new street will be constructed between N. Beatty and Selma Street to provide access to the new residential parcel C-21 (see Map G). Rippey Street, between Selma and North Highland, originally to be vacated, will now remain open as part of the traffic circulation requirements from this neighborhood. These right-of-way changes will enable the development of Parcel C-21 in a single site plan instead of three separate parcels as would otherwise be required.

10. LAND USE CHANGE FROM PUBLIC PARKING TO RESIDENTIAL:

It has been deemed to be undesirable to permit public parking serving commercial uses to penetrate into a residential area as was originally planned. Therefore, it is the Authority's desire to combine this parcel with the above mentioned Parcel C-21 to provide a more developable residential site.

11. LAND USE CHANGE FROM NON-RESIDENTIAL PARKING (PRIVATE) TO COMMERCIAL:

This parcel, originally not to be acquired, was proposed for a substantial severance along North Highland Avenue and Rural Street to accommodate a realignment of the Loop Road at this point. The damages to the property

resulting from the severance were found to be extremely high; further, the Authority desires to create retail frontage on North Highland to minimize the isolation of the Sears and Roebuck Company's store on North Highland from the center of business activity in the core. Therefore, it is proposed to acquire the entire parcel and dispose of it for shopping use with accessory parking.

12. RIGHT-OF-WAY CHANGE:

We propose a redesign of this important intersection to improve traffic flow pattern, reduce amount of land in right-of-way, and increase amount of disposable land.

13. RIGHT-OF-WAY CHANGE:

This portion of Rodman Street, originally to be vacated, is to remain open for a distance of approximately 140 feet to continue rear loading access to 7 properties remaining on North Highland Avenue which not enjoy such access. To vacate this street in its entirety would result in substantial damages to the Authority, additional costs to the project, and create a requirement for front loading to these stores on North Highland Avenue.

14. LAND USE CHANGE FROM COMMERCIAL TO NON-RESIDENTIAL PARKING (PRIVATE):

The Lorraine Hotel, a property not to be acquired and which has been rehabilitated completely by its owner for efficiency and one-bedroom apartments, requires off-street parking. It is proposed that this parcel be changed in its land use category to enable the Authority to provide for this parking around the building. Further, the provision of light and air to existing windows in the building is a factor. This parcel would be disposed of to this adjacent owner who would develop this parking privately.

15. LAND USE CHANGE:

This situation is identical to 3. and 6. cited above.

16. RIGHT-OF-WAY CHANGE:

Friendship Avenue and Baum Boulevard at S. Euclid Avenue were to have been vacated as part of the overall traffic plan for the project. It is now felt that these vacations will not be required to effect the desired movement pattern. These street areas will be treated with curbs, sidewalks, and landscaping to prevent or control traffic flow, but they will remain as rights-of-way.

17. EASEMENT CHANGE:

The utilities lying in the bed of vacated Prince Street are proposed to be relocated as shown to increase the developability of Parcels B-19 and B-27 as a combined residential group.

18. RIGHT-OF-WAY CHANGE:

This change will eliminate a stub end of a street which was to serve one isolated property. As the property is now to be acquired, the street need not remain. An easement originally scheduled to remain will be abandoned.

19. RIGHT-OF-WAY CHANGE:

The present plan anticipated the closing of Dix Way and the severance of several rear yards of residential properties which front on Auburn Street. These residences are basically sound structures and believed to be capable of rehabilitation as a result of LPA surveys and interviews with owner-occupants. Therefore, it is now proposed to retain Dix Way and extend it to new Hamilton Avenue to provide rear access for service. Also, severances will not be taken in order that rehabilitation standards with respect to lot area and off-street parking may be met.

20. LAND USE CHANGE FROM RESIDENTIAL TO PRIVATE INSTITUTIONAL:

Originally planned as a housing area, this parcel would be made available to the abutting religious use for redevelopment as a campus-type seminary and boys' school. This is a much-needed facility for the local diocese, and there is insufficient land on the church's present site to accommodate this complex. Given the location on Broad Street and Hamilton Avenue, both of which are to be four-lane streets, and the patterns of utility easements which must remain, it is felt that development of a religious institutional nature would be appropriate.

21. LAND USE CHANGE FROM RESIDENTIAL TO LIMITED INDUSTRIAL:

Due to the relationship of this parcel to Broad Street, a widened four-lane road in the plan, and the main through line of the Pennsylvania Railroad, it is felt that the environment of the site mitigates against a residential use. The shape of the property is not conducive of the layout of housing units. Under the controls of the plan, limited industrial uses would be restricted to a maximum of two-stores in height, would be required to provide a setback from Broad Street to be in keeping with the setback established for the residential parcel abutting it, would be required to provide a large side yard abutting the residential area with landscaping and buffering elements within it, and would be restricted to those uses permitted under the plan for M1 zoning district (the City's most restrictive industrial classification).

There are three relocatees from East Liberty who have been discussing new locations on this site, all of whom are compatible uses with the area. It is believed that these or similar new limited industrial uses would be a logical termination to the light industrial area located to the right of this site.

22. LAND USE AND RIGHT-OF-WAY CHANGE:

Due to the proposed acquisition of an abandoned church and single-family house, it is possible to redesign this entire intersection in the manner shown on Drawing 2. The existing plan allows for Paulson Avenue to connect with Luna Street, resulting in an awkward and dangerous intersection with new Hamilton Avenue. Further, the parcels left for redevelopment are of small and odd shapes resulting in a clumsy development of left-over slivers and pieces of land. This proposed change will enable a much better connection of Paulson Avenue to Frankstown Avenue and a comprehensive treatment of the parcel for public recreation use. It is presently in the mind of the Authority to redevelop this parcel for playground facilities for the residents of this area, it being felt that the large park across Hamilton Avenue is inaccessible for the residents on the other side.

23. LAND USE CHANGE FROM PUBLIC PARKING TO COMMERCIAL:

These two sites, at the corners of the major Loop Road around the commercial core, are proposed to be service station locations. The Authority recently concluded a design competition among displaced oil companies in East Liberty and selected a developer based on his site and architectural proposal. A sketch of the proposed service stations, together with the competition program which all of the oil companies followed, was submitted at an earlier date.

24. RIGHT-OF-WAY AND LAND USE CHANGES:

The new street between Harvard and Station is proposed to be located approximately 35 feet to the east of its original location. This will allow the Authority to dispose of off-street parking parcels for abutting properties to remain in the plan; namely, the Eastminster Presbyterian Church and the Thoerner Awning Company. The other road change in this area calls for the realignment of Harvard Street between Sheridan Avenue and Collins Avenue which, in addition to providing more weave distance between Broad and Harvard for that traffic which is coming to the core area, will provide a parcel of ground to the rear of existing stores fronting on Broad Street for off-street parking and loading in the rear.

25. RIGHT-OF-WAY CHANGE:

This change is a basic change in the design of public parking lots abutting existing property to remain. It was thought originally that loading to the rear of such property could occur on public parking lot property. Due to problems of legality, responsiblility, and construction, it is now desired to provide permanent, right-of-way access to the rear of these properties. The Authority will, therefore, construct these alleys as part of its site improvement work.

26. RIGHT-OF-CHANGE:

This is a pedestrian walkway which will allow the pedestrian who parks in the public parking facilities to walk directly to the Mall. It is proposed that this construction be similar in character and quality to that of the Mall. This 15-foot walk is in fact a portion of a disposition parcel; said parcel has been reduced in frontage by 15 feet to accommodate the walk.

27. LAND USE CHANGE FROM PRIVATE INSTITUTION TO COMMERCIAL:

This is the site of a former church structure which has since been privately acquired, demolished and redeveloped as a private office structure.

28. LAND USE AND RIGHT-OF-WAY CHANGE:

An obsolete church structure, located on this site and originally scheduled for retention, has been found to be infeasible of rehabilitation. Its congregation has decided to relocate elsewhere in the City. It is the Authority's desire to acquire this property and combine it with the public parking lot in order to increase number of available spaces for the shopping district as well as to effect a realignment of N. Euclid Avenue. The particular church structure occupies a portion of the proposed widened N. Euclid and presents a serious construction (and dog leg situation) in the major loop road.

29. LAND USE CHANGE FROM PUBLIC PARKING TO COMMERCIAL:

These two parcels, originally scheduled for off-street parking lots, have been found to be of inadequate size for an effective parking layout. Further, accessibility to these lots was only possible from Euclid Avenue, the loop road. The traffic volumes at this point preclude curb cuts to provide ingress and egress to these lots. Provision will be made in the disposition instruments for these parcels that adequate parking be made available for these parcels by either the redeveloper or the Parking Authority by means of parking structures if the need for parking exceeds the available area.

30. LAND USE CHANGE FROM RESIDENTIAL TO PRIVATE INSTITUTIONAL:

The congregation from three churches in East Liberty have formed a common congregation and are desirous of constructing a new edifice in the East Liberty project area. This site, originally planned to be high-rise residential, is proposed as the location for the new church. It is believed that a structure of this type is suitable at this location due to the limited size of the parcel for a residential use and can be readily absorbed into the plan due to the presence of public parking facilities across the street.

31. RIGHT-OF-WAY CHANGE:

This small portion of Kirkwood Street, which was to have been vacated, will now remain open to serve the fire and police vehicles entering and leaving the existing police station abutting this street.

32. RIGHT-OF-WAY CHANGE:

Auto Way, which now extends down to Baum Boulevard and makes an awkward acute angle with that street, will be realigned in the manner shown. This will provide for more convenient traffic movements as well as a more efficient layout for the public parking lot abutting this Way.

33. RIGHT-OF-WAY CHANGE:

Commerce Street, which allows for truck service to the rears of properties fronting on Baum Boulevard, was to have dead-ended just short of S. Euclid Avenue. This would have made the turnaround of semi-tractor trailer rigs impossible. It is proposed to construct a space for such vehicles to reverse direction and return on Commerce Street to S. Beatty Street. For traffic reasons, it is imperative that no curb cut or other access be available between Commerce Street and the loop road on this sweeping curve.

34. RIGHT-OF-WAY CHANGE:

The existing plan calls for the elimination of Ellsworth Avenue within the project area. This decision was made in order that a dangerous and congested five point intersection at S. Highland and Centre could be eliminated. However, Ellsworth Avenue beyond the project area serves a large residential population which relies upon East Liberty for its shopping. That population would have found it difficult to approach East Liberty, given the narrow and awkward street pattern which exists in the neighborhood south of the Pennsylvania Railroad. Further, the local mass transit authority investigated the alternatives to their bus routes which would be required if Ellsworth Avenue were vacated, and concluded that service would be extremely difficult if not impossible between East Liberty and the Ellsworth neighborhood. The plan change calls for Ellsworth Avenue to be reconstructed on the new alignment as shown and to make an intersection with S, Highland Avenue at a point approximately 200 feet south of the S. Highland-Centre intersection. This will allow for accessibility to East Liberty from the large residential neighborhood on Ellsworth as well as relieve a bad traffic condition at the S. Highland-Centre intersection.

35. RIGHT-OF-WAY AND LAND USE CHANGE:

A fault of the original plan was the incompleteness of the service loop within the business core area. This service loop is formed from the streets; Baum Boulevard, Beatty Street, Harvard Street and Sheridan Avenue. The block under question is one of the most congested in the entire East Liberty area and it has been deteremined by City Planning and Bureau of Traffic Planning that a connection between Sheridan Square and S. Highland Avenue

is required. This would enable the completion of the service loop as well as provide some much needed off-street parking in this area.

36. RIGHT-OF-WAY CHANGE:

The original plan called for the acquisition of a parcel at the corner of Dahlem and Hamilton to effect a widening of Dahlem. Due to the fact that the Dahlem Street Tunnel cannot be widened, and because the parcel was found to contain a portion of a structure located on an adjacent parcel not to be acquired, the plan is being changed to allow the Dahlem right-of-way to remain.

37. LAND USE CHANGE FROM COMMERCIAL TO LIGHT INDUSTRIAL:

To eliminate a fragment of commercial usage at the important intersection of Frankstown Avenue and new Hamilton Avenue that could have developed in a use detrimental to the adjacent area.

38. LAND USE CHANGE FROM PUBLIC PARKING TO COMMERCIAL:

It is desired to utilize the City's new CP (Planned Commercial) zoning classification for the comprehensive redevelopment of the entire superblock bounded by Euclid Avenue, Eva Street, Beatty Street and Broad Street. The controls of the plan will require off-street parking spaces to be provided in proper numbers as necessary to serve the planned uses in the block.

See map titled: ***Proposed Plan Changes***

See map titled: ***Property Map***

CERTIFICATE OF PLANNING COMMISSION'S ACTION

I, Theodore L. Hazlett, Jr., do hereby certify that I am the Secretary of the URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, Pennsylvania, and that as such have access to said Authority's records.

And I do further hereby certify that the following are true and correct copies of excerpts from a letter dated May 27, 1959, from the City Planning Commission of the City of Pittsburgh relating to the certification of Redevelopment Area No. 10, and a letter dated January 13, 1960, also from the City Planning Commission amending said certification.

May 27, 1959

Hon. David L. Lawrence, Chairman
Urban Redevelopment Authority of Pittsburgh
13th Floor - 200 Ross Street
Pittsburgh 19, Pennsylvania

Certification and other action
on East Liberty Redevelopment Area
Penna. R-18

Dear Sir:

At its regular meeting of May 26, 1959, the Planning Commission took the actions herewith quoted from the minutes of that meeting:

"MOTION: I - That the City Planning Commission receive (a) the conclusion and recommendation of the Committee on General Plans today; (b) the communcation dated May 25th from the Urban Redevelopment Authority of Pittsburgh, requesting consideration and approval of the plan developed for them by the Pittsburgh Regional Planning Association; and (c) the Planning Director's recommendation that action be taken today.

II. - That the City Planning Commission, having examined fully the "East Liberty Preliminary Site Plan", and other data submitted by the Urban Redevelopment Authority, the proposed City Planning Commission's "Redevelopment Area Plan of Land Use - East Liberty," dated 5-26-59, of the Commission's "Redevelopment Area Plan - Major Streets - East Liberty," dated 5-26-59 for the area bounded by Negley Avenue; Margaretta Street; Hoeveler Street; Collins Avenue; Negley Run Boulevard (to opposite Carver Street); Hamilton Avenue; Larimer Avenue; Tyler Way; Ashley Street; Dix Way; Paulson Street; Dahlem Street (and its projection to Paulson Street); and Pennsylvania Railroad Right-of-Way to South Negley Avenue, and having received the favorable recommendations of its Committee on General Plans and Staff, recognizes the existence in this area of conditions which the Urban Redevelopment Law of 1945 specified as consituting blight;

III. - That the City Planning Commission certifies this area as a Redevelopment Area for residential, commercial, and limited industrial purposes under the terms of the State Urban Redevelopment Law of 1945, and (approves (a) the Commission's Redevelopment Area Plan of Certified Boundary , Land Use and Streets, as modified today; and (b) the detailed site plan within those areas, shown on the Urban Redevelopment Authority Submission;)

IV. - That this area of apprximately 259 acres be designated as REDEVELOPMENT AREA NO. 10 - EAST LIBERTY DISTRICT (also known as Renewal Area No. 1);

CARRIED."

Yours very truly,

/s/J. P. Watson, Chairman
City Planning Commission

January 13, 1963

Mr. E. Earl Newkirk, Assistant Director
Urban Redevelopment Authority of Pittsburgh
13th Flr., Civic Bldg., 200 Ross St.,
Pittsburgh 19, Penna.

Dear Mr. Newkirk:

The City Planning Commision, at its regular meeting held January 12, 1960, considered your request of January 8th and the recommendation of its Committee on General Plans thereon, and the following action was taken:

> "MOTION: That the communication dated January 8, 1960 from the Urban Redevelopment Authority, and the recommendation of the Committee on General Plans of this date BE RECEIVED; that Part II of the motion adopted by the Planning Commission on May 26, 1959 BE AMENDED to include the three (3) properties at the northwest corner of N. Highland Avenue and Margaretta Street and bounded by the Peabody High School property.
>
> CARRIED."

Yours very truly,

/s/ C. Ronal Woods
Planning Director

IN WITNESS WHEREOF, I have hereunto affixed my signature and seal of the Authority this 15th day of April, 1963.

/s/ Theodore L. Hazlett, Jr.
Theodore L. Hazlett, Jr.
Secretary of Urban Redevelopment
Authority of Pittsburgh

MODIFICATION NO. 2 -- Redevelopment Area Plan - Urban Renewal Plan

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EAST LIBERTY
Redevelopment Area No. 10
(Penna. R-84)
January 31, 1966

The Redevelopment Area Plan - Urban Renewal Plan for Redevelopment Area No. 10 -- EAST LIBERTY -- dated December, 1962, modified January 15, 1965, approved by the Urban Redevelopment Authority of Pittsburgh on April 5, 1963 by Resolution No. 76 (1963) and January 8, 1965 by Resolution No. 26 (1965), and approved by the City Planning Commission of the City of Pittsburgh on March 15, 1963 and January 22, 1965, and by the Council of the City of Pittsburgh on June 6, 1963 by Ordinance No. 162 and recorded in the Recorder's Office of Allegheny County in Ordinance Book Vol. 65, page 254 and February 10, 1965 by Resolution No. 34 and recorded in Resolution Book Vol. 16, page 236, is further modified and amended as set forth hereafter.

Insertion. A new paragraph is inserted immediately after the second paragraph of 2. Types of Proposed Renewal Actions on page 1 of the Plan to read as follows:

"A unique type of proposed public improvement is the mall or other special treatment right-of-way, as shown on Drawing 2 "PROPOSED LAND USE". These are rights-of-way to be developed for pedestrian walkways, transit and emergency vehicle pathways, and traffic control elements to meet the objectives of the renewal plan. They will be retained as rights-of-way for maximum flexibility and control over the long-term life of the renewed area."

Change 1. A new Subparagraph C.2.b.(1)(a)1 c is inserted immediately after Subparagraph C.2.b.(1)(a)1 b on page 8 of the Plan to read as follows:

"c Residential-related uses including:

-- Schools, provided they have front and side yards of not less than forty (40) feet, a rear yard of not less than seventy (70) feet, and a height not exceeding three stories or forty-five (45) feet.

-- Churches and supporting facilities thereto.

-- Parks, playgrounds, landscaped buffer areas.

-- Off-street parking areas for only automobiles.

-- Local retail and service uses as specified in C.2.b.(3)(a) herein, including dwelling units in second floor, when in an "RP" zoning district.

-- Accessory uses customarily incidental to the above uses.

The above uses are subject to approval of City Planning Commission, Board of Adjustment, and/or City Council, as required by Zoning Ordinance, and shall conform to the standards and controls of this Plan for such uses."

Change 2. Paragraph C.2.b.(1)(a)2 on pages 8 through 10 inclusive of the Plan is deleted in its entirety except for Table B on page 11 which shall remain unchanged, and the following is inserted in its stead:

"2 All new residential uses shall conform to the standards of development set forth in Tables A and B following, and the more restrictive of the provisions in these tables shall apply:

TABLE A

Standards of Development for New Residential Uses

(This table does not apply for Residential-Related Uses specified under C.2.b.(1)(a)1 c)

Parcel No.	Zoning District	Overall Parcel Densities in D.U.'s Per Net Acre[a] Minimum	Maximum	Maximum Coverage Per Net Acre (%)	Maximum Floor Area Ratio	Recommended Percentage Distribution of Dwelling Units By Size[b] Efficiency & One-Bedroom	Two-Bedroom	Three-Bedroom and Over	Permitted Housing Type[c]
A-5a,b,c,d[d]	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]
A-8	R5-H	50	90	25	2.5	70	20	10	HR
A-11a,b,c	RP	30	45	20	1.5	50	35	15	G2,G3,HR
A-11[d]	R4	15	30	30	1.0	none permitted	50	50	R,G2,G3
A-17d	RP	30	45	20	1.5	50	35	15	G2,G3,HR
A-19a,b,c	RP	30	45	20	1.5	50	35	15	G2,G3,HR
A-20	R4	--	17	30	1.0	any amount	any amount	any amount	S,D,R[e]
A-37	R4	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]
B-8	RP	--	17	40	1.0	none permitted	any amount	any amount	S,D,R[e]
B-9	RP	10	25	30	1.0	any amount	any amount	any amount	D,R,G2[e]
B-10	R3	10	25	30	1.0	any amount	any amount	any amount	D,R,G2[e]
B-11	R3	To be used for expansion of existing adjacent residential uses to remain							
B-13a	R3	10	25	30	1.0	any amount	any amount	any amount	D,R,G2[e]
B-13b	R3	--	17	40	1.0	none permitted	any amount	any amount	D,R,G2[e]
B-15	R4	--	17	40	1.0	none permitted	any amount	any amount	S,D,R[e]
B-19	RP	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]
B-23a	RP	50	90	25	2.5	70	20	10	HR
B-24	RP	30	45	25	1.5	50	30	20	R,G2,G3,[illegible]
B-27	RP	30	45	25	1.5	50	30	20	R,G2,G3,[illegible]
B-28	RP	--	17	30	1.0	any amount	any amount	any amount	S,D,R[e]
B-30	RP	30	45	25	1.5	50	30	20	R,G2,G3,[illegible]
B-33	RP	30	45	25	1.5	50	30	20	G2,G3,HR
B-44	RP	--	25	30	1.0	any amount	any amount	any amount	R,G2,G3
B-45	RP	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]
B-46	RP	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]

[illegible] the following page.

TABLE A

Cont'd

Parcel No.	Zoning District	Overall Parcel Densities in D.U.'s Per Net Acre[a] Minimum	Maximum	Maximum Coverage Per Net Acre (%)	Maximum Floor Area Ratio	Recommended Percentage Distribution of Dwelling Units By Size[b] Efficiency & One-Bedroom	Two-Bedroom	Three-Bedroom and Over	Permitted Housing Type[c]
C-1a	R4	To be used for expansion of existing adjacent residential uses to remain							
C-1c	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]
C-2	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]
C-4	R4	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]
C-6	R4	--	17	30	1.0	none permitted	any amount	any amount	S,D,R[e]
C-7a,b	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D,R[e]
C-8	R4	To be used for expansion of existing adjacent residential uses to remain							
C-9	R4	15	30	30	1.0	any amount	any amount	any amount	D,R,G2,G3[e]
C-21	RP	15	75	25	1.5	any amount	any amount	any amount	R,G2,G3[e][f]
C-40	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]
C-41a,b,c,d[d]	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]
C-45	R4	--	14	30	0.75	none permitted	any amount	any amount	S,D[e]

Footnotes:

(a) Portions of a parcel may be developed up to the "Maximum Densities by Housing Type" in Table B provided the overall density of a parcel shall not exceed the maximum density specified in this column.

(b) Plus or minus ten per cent (10%).

(c) See Table B for explanation of symbols.

(d) These standards are for new construction in event of infeasibility of rehabilitation.

(e) On these parcels three-family and four-family houses are permitted providing the maximum density as specified is not exceeded.

(f) Four-story structure permitted, but not to exceed forty-five (45) feet in height."

Change 3. Paragraph C.2.b.(1)(b)1 on page 11 of the Plan is modified and amended so that the sentence therein which reads:

"Each parking space shall be an area of at least one hundred eighty (180) square feet plus access lanes."

shall read:

"Each parking space shall be an area of at least one hundred sixty (160) square feet and a minimum width of eight and one-half (8½) feet."

Change 4. Subsection C.2.b.(1)(d) on page 12 and 13 of the Plan is deleted in its entirety and the following is inserted in its stead:

"(d) Yard Requirements: The following minimum yards shall be provided:

1 Single-family, two-family, three-family, four-family, row house* and two-story garden apartment

Abutting major public street with front or rear of dwelling unit or building	25 feet
Abutting major public street with end or side of dwelling unit or building	15 feet(1)
Abutting minor public street with front or rear of dwelling unit or building	15 feet(1)
Abutting minor public street with end or side of dwelling unit or building	10 feet(1)
Abutting private property with front or rear of dwelling unit or building	30 feet
Abutting private property with end or side of dwelling unit or building	10 feet(2)
Abutting public park property with front or rear of dwelling unit or building	30 feet
Abutting public park property with end or side of dwelling unit or building	10 feet

2 Three-story garden apartment and High-rise apartment

Abutting major public street with front or rear of dwelling unit or building	25 feet
plus 1 foot for every 3 feet over 45 feet in height.	
Abutting major public street with end of dwelling unit or building	20 feet(1)
plus 1 foot for every 3 feet over 45 feet in height.	
Abutting minor public street with front or rear of dwelling unit or building	20 feet(1)
plus 1 foot for every 3 feet over 45 feet in height.	

Abutting minor public street with end of dwelling unit or building ..... plus 1 foot for every 3 feet over 45 feet in height.	15 feet(1)
Abutting private property with front or rear of dwelling unit or building ..... plus 1 foot for every 3 feet over 45 feet in height.	30 feet
Abutting private property with end of dwelling unit or building ..... plus 1 foot for every 3 feet over 45 feet in height.	20 feet
Abutting public park property with front or rear of dwelling unit or building ..... plus 1 foot for every 3 feet over 45 feet in height.	30 feet
Abutting public park property with end of dwelling unit or building ..... plus 1 foot for every 3 feet over 45 feet in height.	20 feet

* For row house structure, end of dwelling unit or building is defined as end of row house structure.

(1) Subject to Board of Adjustment approval in other than RP Districts.

(2) For interior lot, may be reduced to five (5) feet for single-family dwelling.

NOTE: Major public streets, for the purpose of determining yard requirements herein, shall be those streets or portions thereof planned for two or more lanes of moving traffic in one direction or four or more lanes of moving traffic in both directions. All other streets shall be defined as minor public streets."

Change 5. A new subsection C.2.b.(2)(e) shall be inserted immediately after Subsection C.2.b.(2)(d) on page 17 of the Plan to read as follows:

"(e) Alternate Land Use

The parcels herein designated for public residential-related parking facilities, Parcels C-1b and C-5, may be redeveloped for residential or residential-related use in event of infeasibility, impracticability, or undesirability of redevelopment for parking. If so redeveloped, the standards and controls applying to the below-listed related residential parcel shall be in effect for such areas.

Public Parking Parcel (Residential-Related)	Related Residential Parcel (see Tables A and B, and Section C.2.b.(1)(a))
C-1b	C-1c
C-5	C-9 "

Change 6. The designation of existing Subsection (a) entitled "Permitted Uses - C3" on page 17 of the Plan is changed to (b).

Change 7. A new subsection C.2.b.(3)(a) shall be inserted immediately before redesignated C.2.b.(3)(b) on page 17 of the Plan, and said new Subsection shall read as follows:

"(a) Permitted Uses - C1

The following uses only may be permitted:
Bake shop
Barber or beauty shop
Clothes pressing and repair
Custom dressmaking, millinery, tailoring
Financial institution, branch only
Laundry or cleaning agency
Laundry operated by customers
Office of physician, dentist, or minister of religion
Repairs of electrical or household appliances, radios and the like, shoes or timepieces
Restaurant
Shops or stores for the sale of books, beverages, confections, drugs, dry goods, flowers, foodstuffs, gifts, hardware, household appliances, jewelry, notions, periodicals, radios and the like, stationery, sundry small household articles, tobacco, or wearing apparel.
Accessory uses customarily incidental to any of the above uses, and including off-street parking and loading, fence or enclosure wall, landscaping and sign.
Dwelling units, only in the second floor of a structure and to a density not exceeding seventeen (17) dwelling units per net acre."

Change 8. The designation of existing Subsection (b) on page 19 of the Plan is changed to (c).

Change 9. A new Subsection C.2.b.(3)(d) is inserted immediately after redesignated Subsection C.2.b.(3)(c) on page 19 of the Plan to read as follows:

"(d) Permitted Uses - CP

All those permitted in C3 and C4 above, with the addition of the following:

Residential uses, including accessory uses clearly incident to such residential uses, as a secondary use to the principal commercial use of the parcel. Dwelling unit density may not exceed sixty dwelling

units per acre including that portion of Penn Avenue over which the structure may span, three off-street parking spaces shall be provided for four dwelling units, and one off-street loading space shall be provided for each 100,000 square feet of floor area (or fraction thereof) in residential or accessory use."

Change 10. The designation of existing Subsection (c) on page 20 of the Plan is changed to (e).

Change 11. The designation of existing Subsection (d) on page 20 of the Plan is changed to (f).

Change 12. Table C on page 21 of the Plan is deleted in its entirety and the following new Table C is inserted in its stead:

"Table C
Standards of Development for New Commercial Uses

Parcel No.	Zoning District	Max. Ht. (St.)	Max. Ht. (Ft.)	Min. Yards (Ft.) Abutting ROW	Min. Yards (Ft.) Not Abutting ROW	Max. Coverage (%)
A-15a,b,c,d	C3	2	35	0(a)	0	(b)
A-26	C4	6(c)	65	0(d)	0	100
A-28	C4	9(c)	85	0(d)(e)	0	(b)
A-29	CP	13	145	25(f)	20(d)(h)(k)	(b)
A-30(g)	CP	13	145	25(f)	20(d)(h)(k)	(b)
A-31(g)	CP	13	145	25(f)	40(d)(h)(k)	(b)
A-33	C4	2	35	0(d)	0	100
A-34	C4	3	45	0(a)	0	(b)
A-35	C4	3	45	0(a)	0	(b)
B-3	C3	2	35	25	15	(b)
B-6a	C3	3	45	(h)	0(d)	(b)
B-50	C4	2	35	0	0(d)	100
C-10	C3	2	35	25	15	(b)
C-13	CP	13	145	25(f)	40(d)(h)(k)	(b)
C-15	CP	7	85	0	30(d)	(b)
C-16	C3	3	45	0	0(d)	100
C-20	C3	3	45	0(d)	0	100
C-26	CP	3	45	0(d)	0	100
C-28	CP	7	85	10(i)	0	(b)
C-30	CP	7	85	0	0(d)	100
C-31	C3	2	35	0	0(d)	100
C-32	C3	2	35	0	0	100
C-34	C3	3	45	0(d)	0	100
C-36	C3	2	35	0(d)	0	100
C-37	C3	2	35	0(d)	0	100

Footnotes to Table C on the following page.

(a) Fifteen-foot rear yard required abutting alley.
(b) As implied by yard requirements.
(c) There shall be provided one off-street parking space for every five hundred twenty (520) square feet of commercial floor area on each floor above the third floor.
(d) Provision shall be made on the site for off-street truck loading space in the rear of the parcel.
(e) Total of twenty feet required for front (Penn Avenue) and rear (Mignonette Way) yards.
(f) No setback is required along Penn Avenue. Setback along Beatty Street may be reduced to 0'-0" for the first two stories or thirty-five feet, provided that there be a twenty-five foot setback for that portion of the structure above said height.
(g) A-30 and A-31 may be redeveloped as a unit with one building spanning over Penn Avenue, provided that the distance from top of curb on Penn Avenue to the lowest point of any such structure spanning over Penn Avenue shall be not less than fifteen (15) feet.
(h) No setback required on Broad Street or Collins Avenue; rear building line to be on northerly right-of-way line of vacated Palma Way.
(i) Twenty-five feet on Sheridan Avenue.
(j) No yard required if A-29, A-30, A-31 and C-13 developed as one structure or complex under single ownership or control."

Change 13. The designation of existing Subsection (e) on page 22 of the Plan is changed to (g) and the text of said Subsection is modified and amended to read as follows:

"(g) Off-street Parking

For Parcels A-15, A-29, A-30, A-31, B-3, C-10 C-13, C-15, C-28, and C-30 there shall be provided a minimum of one off-street parking space for each five hundred twenty (520) square feet of floor area over twenty-four hundred (2400) square feet. Such off-street parking spaces shall be constructed in accordance with the standards and controls for nonresidential parking specified in Paragraph 4, "PARKING-COMMERCIAL-RELATED" herein."

Change 14. The designation of existing Subsection (f) on page 22 of the Plan is changed to (h).

Change 15. The designation of existing Subsection (g) on page 23 of the Plan is changed to (i) and paragraph 5 therein is modified and amended to read:

"5 No sign(s) or other graphic material intended to convey information shall be of an area greater than eight (8) per cent of the facade of the structure upon which displayed, and in no case greater than three hundred (300) square feet."

Change 16. The designation of existing Subsection (h) on page 24 of the Plan is changed to (j).

Change 17. Paragraph C.2.b.(4)(a)3 on page 25 of the Plan is modified and amended to read:

"3 Permitted commercial or light industrial uses, on parcels designated on Dwg. 2 hereof for public non-residential parking, as permitted in Sections C.2.b.(3) and C.2.b.(5) herein, provided that one off-street parking space is provided for every five hundred (500) square feet of commercial use, or for every two employees in combined employment of the two largest successive shifts of plant operation for limited industrial uses, in addition to the replacement of any surface parking preempted by such commercial or industrial uses."

Change 18. Table D on page 30 of the Plan is deleted in its entirety and the following new Table D is inserted in its stead:

"TABLE D

Standards of Development for New Limited Industrial Uses

Parcel No.	Zoning District	Max. Ht. (St.)	Max. Ht. (Ft.)	Min. Yards (Ft.) Abutting ROW	Min. Yards (Ft.) Not Abutting ROW	Max. Coverage (%)
A-2	M2	3	45	25	10	(a)
A-7	M1	2	30	0(b)(c)	0	(a)
A-23	M1	2	30	10(d)(g)	0	(a)
A-24	M1	2	30	10(d)	0	(a)
A-36a	M1	2	30	25(b)(c)	0	(a)
A-36b	M1	2	30	25(b)(c)(e)	0	(a)
A-43	M1	1	20	10(b)	0	(a)
B-18	M2	2	30	10	0	(a)
B-20	M2	2	30	10	0	(a)
B-23b	M1	2	30	50	(f)(h)	(a)
B-23c	M1	2	30	50	15(h)	(a)
B-23d	M2	2	30	35	15(h)	(a)

Footnotes to Table D

(a) As implied by yard requirements.
(b) Subject to Board of Adjustment approval.
(c) Fifteen-foot yard required abutting alley in rear.
(d) Approximate; front building line to align with existing structures on S. Euclid, subject to Board of Adjustment approval. No yard required in rear abutting Auto Way, subject to Board of Adjustment approval, but provision must be made for off-street loading on the site from Auto Way.
(e) Ten-foot yard required abutting alley along westerly property line.
(f) Fifty feet where abutting residential use; fifteen feet where abutting limited industrial use.
(g) Thirty-five foot yard required abutting Eva Street.
(h) Party-wall construction permitted, provided one side yard of at least fifteen (15) feet is retained on Parcel B-23c."

Change 19. Subsection C.2.b.(5)(d) on page 31 of the Plan is modified and amended so that the first sentence therein which reads:

"One off-street parking stall shall be provided for every four (4) of the total number of employees engaged during the peak shift of plan or business operation."

shall read:

"One off-street parking stall shall be provided for every three (3) employees in combined employment of the two largest successive shifts of plant operation, plus one stall per twenty employees for visitors, plus one stall for each company vehicle, all such spaces to be specifically reserved and designated for the above purposes."

Change 20. Subsection C.2.b.(6)(a) Permitted Uses on page 33 of the Plan is modified and amended to add the following item 4 to the list therein:

"4 Extension of adjacent conforming use."

Change 21. The title of Section C.2.b.(7) on page 33 of the Plan is changed from SEMI-PUBLIC (PRIVATE INSTITUTIONAL) to PRIVATE INSTITUTIONAL USES and all references in the Plan to semi-public shall apply to private institutional.

Change 22. Subsection C.2.b.(7)(a) Permitted Uses on page 33 of the Plan is modified and amended to add the following items 4, 5, and 6 to the list therein:

"4 Private school.
5 Alternate residential use. See (f) hereunder.
6 Accessory uses customarily incident to any of the above permitted uses."

Change 23. Subsection C.2.b.(7)(d) Height Limitations on page 34 of the Plan is deleted in its entirety and the following new subsection C.2.b.(7)(d) is inserted in its stead:

"(d) Height Limitations

1 When in an R district other than R4, R5, R4-H, R5-H, or RP, 2½ stories or 35 feet.

2 When in an R4, R5, R4-H, R5-H, or RP district, 3 stories or 45 feet.

3 When in a C district, 3 stories or 45 feet."

Change 24. A new Subsection C.2.b.(7)(f) is inserted immediately following Subsection C.2.b.(7)(e) on page 35 of the Plan to read as follows:

"(f) Alternate Residential Use

The parcels herein designated for private institutional use may be redeveloped for residential use in event of infeasibility, impracticability, or undesirability of redevelopment for private institutional use. If so redeveloped, the standards and controls applying to the below-listed related residential parcel shall be in effect for such areas.

Private Institutional Parcel	Related Residential Parcel (see Tables A and B and Section C.2.b.(1)(a))
A-22	A-11d
B-14	B-13a
B-25	B-24
B-26	B-24
B-48	B-30"

Change 25. Section D.2. Rehabilitation and Conservation on pages 39 through 82 inclusive of the Plan is deleted in its entirety and a new Section D.2. Rehabilitation and Conservation is inserted in its stead to read as follows:

2. Rehabilitation and Conservation

a. Objectives

(1) GENERAL

(a) Level of Restoration

The residential buildings and dwelling units in the Project Area are to be restored to, and maintained at, a level which achieves reasonable rehabilitation, health, safety, social, and economic conditions for the residents of the area.

(b) Goal

The objectives, standards, and controls set forth herein have as a goal, and should assure, a sustained sales and rental market for the dwellings after rehabilitation. These standards shall also provide the minimum to be met in the rehabilitation of existing properties in the urban renewal area and shall not be less than that necessary to obtain insurance under the National Housing Act.

(2) PLANNING

(a) Land uses within the Project Area should be complimentary; i.e., the presence of any one type of use should not adversely influence other uses in the area.

1 Nonresidential traffic generators, uses which are likely to create traffic problems, must be excluded from residential streets.

2 Uses within the area must not produce noise, odors, air pollution, glare, heat, vibration, dirt, etc., which are detrimental to the health, safety, and general welfare of the residents.

(b) The physical character of all buildings must harmonize with their surroundings.

(c) All dwelling units must be structurally sound.

(3) HEALTH AND SAFETY

(a) Sanitation Objectives

1 Adequate daylight and ventilation must be provided for each habitable room.

2 Adequate space in terms of persons/room, families/dwelling and dwellings/lot must be provided to insure against overcrowding of dwellings and land.

3 Conditions in dwellings or in yards which promote disease and cause nuisances must be eliminated.

4 Adequate plumbing facilities must be available in every dwelling unit.

5 Adequate facilities for heating rooms and water must be available.

(b) Safety Objectives

1 Structural conditions of each dwelling unit must be such as to ensure that failures which might cause injuries to persons or damage to adjacent property do not occur.

2 Potential fire hazards must be eliminated.

3 Nuisances and unsafe yard conditions must be eliminated.

4 All rooms, passages, stairs, etc., both inside and outside of buildings, must be maintained so as to be safe for the occupants of all dwelling units, including children, elderly, and infirmed persons where appropriate.

(4) ECONOMIC OBJECTIVES

(a) Dwellings must be rehabilitated so as to make them usable for a period of twenty to thirty years.

(b) The costs of rehabilitation must be reasonable in relation to the value of the improved dwelling.

b. Specific Standards and Controls for Residential and Non-Residential Rehabilitation.

The following Standards and Controls for the rehabilitation of residential and non-residential properties situated within the Project Area supplement the Housing and Building Codes of the City of Pittsburgh and the County of Allegheny establishing minimum standards of health, sanitation and safety relating to residential and non-residential structures, and have been established in order to help achieve the overall objectives of rehabilitation. These Standards and Controls are applicable to all structures and lands, (1) within the rehabilitation area which are not to be acquired for clearance, (2) which are permitted to remain within the clearance areas, or (3) which are acquired by the Authority for rehabilitation and/or re-sale.

(1) DEFINITIONS

The following terms, whenever used herein, have the meaning indicated below, except where the context indicates a clearly different meaning:

(a) Accessory Building

A secondary building, the use of which is incidental to that of the main building and which is located on the same plot.

(b) Basement

A story partly below ground of which one-half or more of the clear floor to ceiling height is above the average level of the adjoining ground.

(c) Cellar

A story of which more than one-half the clear floor to ceiling height is below the average level of the adjoining ground.

(d) Commercial Structure

Any building, a structure, or part thereof occupied or intended or designed to be occupied for the purpose of conducting business and/or service. A commercial structure may include one or more commercial uses or may contain incidental other residential uses.

(e) Dwelling Unit

A dwelling or portion thereof, providing complete living facilities for one family, including

permanent provisions for living, sleeping, eating, cooking and sanitation.

(f) Floor Area

The total area of all stories or floors finished as living accommodations. This area includes bays and dormers but does not include space in garages or carports or in attics. Measurements are taken to be outside of exterior walls.

(g) Foundation

Construction, below or partly below grade, which provides support for exterior walls or other structural parts of the building.

(h) Habitable Room

A room or enclosed floor space occupied or intended or designed to be occupied for living, sleeping, cooking, and eating purposes, excluding bathrooms, water closet rooms, laundries, pantries, foyers, public halls, corridors, closets and storage spaces.

(i) Infestation

The presence within or around a dwelling, dwelling unit, or rooming unit of any insects, rodents or other pests.

(j) Kitchen

Space, 50 sq. ft. or more in area, used for cooking and preparation of food.

(k) Multiple Dwelling

A dwelling containing more than two dwelling units.

(l) Occupant

Any person who lives, sleeps, cooks or eats in a dwelling unit or who lives and sleeps in a rooming unit.

(m) Owner

A person, who alone or jointly or severally with others:

1 Has title to a dwelling, either with or without possession of the dwelling; or

2 Has charge, care, or control of a dwelling, either as agent of the owner or as administrator, executor, or guardian of the estate of the owner; or

3 Is the lessee of the whole dwelling where the dwelling is a two-family dwelling or multiple dwelling.

(n) Person

A natural person, corporation, partnership or association.

(o) Premises

The ground, yard, lawn or court, or the private way, walk, alley, or approach used or intended to be used in connection with a dwelling.

(p) Property

A lot or plot, including all buildings and improvements thereon.

(q) Public Hall

Any enclosed passageway between dwelling units connecting one dwelling with another or providing access from and egress to the exterior of the structure.

(r) Refuse

"Refuse" includes "garbage and rubbish"; "garbage" means the animal and vegetable waste resulting from the handling, preparation, cooking, and consumption of food; and "rubbish" means any household waste materials other than garbage, ashes and cinders, and building materials.

(s) Repair

To restore to a sound and acceptable state of operation, servicability or appearance. Repairs shall be expected to last approximately as long as would the replacement by new items.

(t) Replace

To remove an existing item or portion of a system and to construct or install a new item of similar or improved quality as the existing item when new. Replacement will ordinarily take place where the item is incapable of repair or where repair would be more costly.

(u) Residential Structure

Any building or structure, or part thereof, occupied or intended or designed to be occupied or the home, residence, or sleeping place of one or more persons. A residential structure may include one or more dwelling units or rooming units or a combination of both or may contain incidental other non-residential uses.

(v) Rooming Unit

A room or group of rooms located within any dwelling and forming a single habitable unit with facilities for living and sleeping, but not for cooking or eating purposes.

(w) Street

A public or private way which affords principal means of vehicular access to properties which abut thereon.

(x) Waterproofing

A treatment of a surface or structure which prevents the passage of water.

(2) RESIDENTIAL REHABILITATION STANDARDS

(a) Access and Egress

1 Access to a Residential Structure. Each residential structure shall be provided with access

directly to the street and to the rear yard. For a row dwelling, the access to the rear yard may be by means of an alley, easement or open passage through the structure or other acceptable means.

2 Access and Egress from Each Dwelling Unit. A means of access to and egress from each dwelling unit shall be provided which does not require passing through any other dwelling unit.

3 Egress from a Multiple Dwelling. Two means of egress from each dwelling unit of a multiple dwelling shall be provided as required by laws of the Commonwealth of Pennsylvania, Allegheny County and/or the Building Code of the City of Pittsburgh.

4 Access to Rooms. Access between habitable rooms of a dwelling unit shall be other than through a bathroom, toilet compartment, or public hall.

(b) Building Construction

1 Structural Soundness - General. All structural components of the residential structure shall be in sound condition and considered serviceable for the remaining economic life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practicable

to a level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced and all necessary protective measures shall be taken to protect structural members from damage by termites. Loose joining of structural members shall be restored to original rigidity.

2 Exterior Members. Every foundation, exterior wall and roof shall be weathertight and watertight. Every window, exterior door and basement or cellar areaway shall be weathertight and watertight, rodent proof and shall be maintained in good repair and working condition.

3 Floor Construction. All floor construction components shall provide safe and adequate support for all intended or likely loads in conformance with the Building Code of the City of Pittsburgh and shall eliminate objectionable vibration. Floors of all basement or cellar spaces shall be finished as described in Section (d) 3 c herein.

4 Chimneys and Vents. Chimneys and vents shall be structurally safe, durable, smoketight, and capable of withstanding the action of flue gasses.

c Exterior Condition

1 Exterior Walls and Surfaces. Every foundation, exterior wall and roof shall be weathertight and watertight. Every window, exterior door and basement or cellar areaway shall be weathertight and watertight, rodent-proof, and shall be maintained in good repair and working condition. Cracks, breaks, obvious patches, erosion, spalling or other such faults, irregularities, or other deterioration in exterior surfaces, walls, sills, cornices, etc., shall be repaired and maintained in such a way as to match similar adjacent elements, if any, in good repair. The property owner should consult with the staff of the Urban Redevelopment to select a finish material that will be compatible with the overall development and site improvement plans for the Project Area.

2 Roofs. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces which will prevent the entrance of moisture and shall be watertight.

3 Gutters and Downspouts. All structures shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property.

4 Windows, Doors, and Other Openings. Existing windows and doors, including hardware, shall be in good working condition and shall be weathertight and watertight.

5 Exterior Appurtenances. All exterior appurtenances or accessory structures which serve no useful purpose, or those which are not in economically repairable condition, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, and miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be replaced with a structure that conforms with the Rules and Regulations of the Allegheny County Health Department and the Building Code of the City of Pittsburgh.

6 Drainage and Site Improvements. The open space of each property shall (a) provide for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and

lot use, (c) all downspouts, yard and/or area drains shall be connected to existing sewer facilities whenever possible and shall be maintained in good repair and working condition, and (d) provide where needed, appropriate paved walks, exterior steps, and landscaping.

(d) Interior Condition

1 General Repair. All interior trim, woodwork, doors, and windows shall be kept free from flaking or peeling paint and all deteriorating, loose, broken or missing materials shall be replaced.

2 Interior Wall and Ceiling Finish. All interior walls and ceilings of rooms and hallways shall be maintained in a condition that will provide; (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, (c) there shall not be gross surface irregularities or cracking.

3 Finish Floors.

a Kitchens and Bathrooms. Floors in kitchens and bathrooms shall be of a durable, waterproof, non-absorbent material. Wood finish flooring for these rooms is not acceptable.

b Other Habitable Rooms. Finish floors in other habitable rooms shall be smooth, firm and level and shall be painted, varnished, waxed, carpeted, or in some manner protected from deterioration.

c Cellars and Basements. All cellars and basements shall have at the minimum a finished concrete floor and shall be adequately ventilated.

4 Painting and Decorating. A protective finish material and/or decorative finish coating shall be maintained in a condition that will provide; (a) adequate resistance to wear, (b) protection of finish surfaces from moisture and corrosion, (c) an attractive appearance, and (d) reasonable durability.

(e) Occupancy

1 Each living unit shall be provided with space necessary to provide suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities: also, to provide space of such size and dimensions so as to permit placement of furniture and essential equipment. Rooming units which do not provide all the facilities of a living unit cannot be considered as living units and are prohibited in all properties insured by the Federal Housing Administration and in all properties within the boundaries of this renewal area.

2 No new dwelling units shall be created in any building formerly in total usage as a commercial structure.

3 Dwellings in commercial structures will be allowed to remain under the following conditions:

a The units must conform to the residential rehabilitation standards.

b They are restricted to second and higher floors of existing buildings.

c Any spaces below the residential portions of the building in which combustible goods are stored shall be equipped with an automatic sprinkler system or a three-hour fire separation or both when required by the Pittsburgh Building Code and the Rules and Regulations of the Allegheny County Health Department.

(f) Dwelling Unit Rooms and Spaces - General Requirements.

1 Minimum Room Sizes. Room sizes shown in Table 1 shall be the minimum permitted for any subdividing of existing spaces, or for the construction of any new rooms. Existing rooms, where considered to be of adequate size and arrangement for the intended use may be considered acceptable. Room sizes shall not include space occupied by stairs or closets.

TABLE 1

Name of Space(1)	1 and 2 BR DU	3 or more BR DU	Least Dimension(4)
LR	140	150	10'-0"
DR	80	100	7'-8"
K	50	60	3'-0"
K'ette(2)	40	NP	3'-4"
BR	70	70	7'-0"
Total BR	1 BR, 100 2 BR, 170	3 BR, 240 4 BR, 340	8'-0"
OHR	70	70	7'-0"
LR-DA	160	180	(5)
LR-DR	200	220	(5)
LR-DA-K	210	240	(5)
K-DA	80	100	(5)
K-DR	120	140	(5)
K'ette - DA	60	80	(5)
LR-DA-BR(3)	220	--	(5)
LR-BR(3)	190	--	(5)

Notes

(1) Abbreviations

DU = Dwelling Unit
LR = Living Room
DR = Dining Room
DA = Dining Area
K'ette = Kitchenette
K = Kitchen
BR = Bedroom
OHR = Other Habitable Room
NP = Not Permitted

(2) Permitted in Dwelling Unit of no bedroom or one bedroom only.

(3) Permitted only in a Dwelling Unit having no separate bedroom.

(4) Least dimension shown shall apply for 90 percent of the required room area. Minor variations to these dimensions may be permitted when existing partitions preclude compliance.

(5) Least dimension of appropriate room function applies.

(6) Ceiling heights shall be in conformance with the Rules and Regulations of the Allegheny County Health Department which establishes the ceiling height of habitable rooms at (7'6") and regulates the ceiling height on all multiple dwellings by the Acts of March 25, 1903, P.L. 54, Section 5, and March 30, 1903, P.L. 110, Section 5.

2 Habitable Rooms - Multiple Dwellings. In addition to the minimum room sizes shown above (5)(a), every habitable room (excepting kitchen spaces) in a multiple dwelling shall contain at least 700 cubic feet of space. No room in any multiple dwelling shall be so occupied that the allowance of space to each person living in such room shall, at any time, be less than 400 cubic feet for each person over 12 years old, and 200 cubic feet for each person 12 years or under.

3 Kitchens. Each dwelling unit shall have specific kitchen space, which contains a sink with counter work space and having hot and cold running water, waste connections and adequate space for installing cooking and refrigeration equipment, and for storage.

4 Bathrooms.

a Complete bathing and sanitary facilities shall be provided within each dwelling unit consisting of a water-closet, a tub or shower, and a lavatory. An adequate supply of hot water to the tub or shower and lavatory, and cold water to all fixtures should be provided. Arrangement of fixtures shall

provide for the confortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars. The type of bathing and sanitary fixtures shall be in conformance with the Rules and Regulations of the Allegheny County Health Department.

b Every water closet, bathtub or shower of a dwelling unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

c A bathroom location is not acceptable if it is used as a passageway to a habitable room, hall, basement or to the exterior. Also, the only access to a single bathroom is not acceptable through a bedroom in dwelling units having more than one bedroom. Structures containing two or more dwelling units must provide access to bathroom facilities for each dwelling unit without passing through any space which is not part of the dwelling unit.

5 Cellars. No cellar shall be occupied as a dwelling unit or habitable room. This restriction does not prohibit location in cellars of workrooms,

playrooms, or other recreation rooms provided they comply with the following requirements:

a The floors and walls shall be impervious to leakage of underground and surface runoff water and protected against dampness. The floors shall be constructed of material which is easy to keep in a clean and sanitary condition; and

b There shall be adequate lighting and ventilation and a safe and unobstructed means of egress.

6 Basements. No basement shall be occupied as a dwelling unit or habitable room unless there is compliance with the following requirements:

a The floors and walls shall be impervious to leakage of underground and surface runoff water and protected against dampness. The floors shall be constructed of material which is easy to keep in a clean and sanitary condition;

b Each dwelling unit shall be adequately lighted and ventilated in conformance with the Rules and Regulations of the Allegheny County Health Department, the Building Code and the Zoning Ordinance of the City of Pittsburgh and shall have a safe and unobstructed means of egress.

c The ceiling height shall be in conformance with the Rules and Regulations of the Allegheny County Health Department which establishes the ceiling height of habitable rooms at seven (7) feet six (6) inches and regulates the ceiling height on all multiple dwellings by the Acts of March 25, 1903, P.L. 54, Section 2, and March 30, 1903, P.L. 110, Section 6.

d There shall be accessible from every dwelling unit a water-closet room conforming in design and materials to the laws of the Commonwealth and the Rules and Regulations of the County of Allegheny.

e These restrictions shall not be construed to prohibit workrooms, play rooms or other recreational rooms in a basement provided there is compliance with the provisions above.

7 Storage.

a Clothes closet space shall be provided within each dwelling unit in at least the following approximate amounts:

	Floor Area
1 BR	12 sq. ft.
2 BR	18 sq. ft.
3 BR	24 sq. ft.
4 BR	30 sq. ft.

This space shall be located within the dwelling unit but not in a kitchen.

b Each dwelling unit shall have a designated closet or other suitable space within the unit or elsewhere within the building or other structure on the property, conveniently accessible for general storage. The minimum volume of general storage space for each living unit shall be 100 cu. ft. and should be appropriately increased for 3 or 4 bedroom living units.

8 Laundry Facilities. Adequate space for laundry facilities should be provided in either of the following locations:

a Within each dwelling unit having two or more bedrooms, and located in the kitchen or other suitable service space, or

b In basement, cellar, or other suitable public space within the building for the use of all occupants.

(g) Light and Ventilation

1 Habitable Rooms.

a Every habitable room shall have at least one window facing directly to the outdoors. The minimum total window area measured between stops for every habitable room shall be 10 percent of the floor area. Whenever walls or other portions of structure face a window of any habitable room and a condition exists which constitutes an obstruction to natural illumination, such window shall not be deemed to face directly to the outdoors and shall not be included as contributing to the required total minimum window area. For a room with a window or windows facing onto a porch which obstructs natural illumination, the total window area shall be at least 15 percent of the floor area. A skylight-type window is acceptable in meeting the requirements above except in a living room or a sleeping room.

b An acceptable means of natural ventilation shall exist or be provided for all habitable

spaces, except that for kitchens and bathrooms, a mechanical ventilation system may be substituted. A ventilation area of 4 percent of the floor area of the space shall be provided.

c Artificial light shall be provided and so distributed as to assure a minimum of 15 foot candles in all rooms or spaces.

2 Kitchens.

a Artificial light shall be provided, and distributed as to a minimum of 30 foot candles throughout.

b Ventilation shall be provided by natural means in amounts as calculated for habitable rooms and not less than 3 sq. ft., or by mechanical ventilation. Where a kitchen is not separated from the living room by partitions and door or permanent screen, mechanical ventilation shall be provided for the kitchen.

3 Bathrooms and Toilet Compartments.

a Artificial light shall be provided.

b Ventilation shall be provided by either natural means in amounts as

calculated for habitable rooms but shall be not less than 1½ sq. ft. in area or by an approved mechanical ventilator.

(h) Utilities and Services

1 General. Utilities shall be independent for each property without dependence upon other properties. Each residential structure shall be provided with a main trap and cleanout facility in accordance with the Rules and Regulations of the Allegheny County Health Department.

Each dwelling unit shall contain provisions for each of the following:

a A continuing supply of safe potable water.

b Sanitary facilities and a safe method of sewage disposal in accordance with the Rules and Regulations of the Allegheny County Health Department.

c Heating adequate for healthful and comfortable living conditions in accordance with the Rules and Regulations of the Allegheny County Health Department.

d Domestic hot water in accordance with the Rules and Regulations of the Allegheny County Health Department.

e Electrical service for lighting and for electrical equipment used in the dwelling in accordance with the Building Code of the City of Pittsburgh.

f Provisions for the removal of trash and garbage or refuse and its sanitary storage pending removal in accordance with the Rules and Regulations of the Allegheny County Health Department.

2 Electric Fixtures, Outlets, and General Requirements.

a Every dwelling unit shall have electrical facilities, the materials and component parts of which are properly installed, maintained in safe and good working condition and shall be in accordance with the requirements of the National Electric Code, CL-1956 (Standard of the National Board of Fire Underwriters for Electric Wiring and Apparatus) as recommended by the National Fire Protection Association and approved by the American Standards Association and adopted by the Building Code of the City of Pittsburgh.

b Every habitable room in a dwelling unit shall contain at least two baseboard or wall type convenience outlets and one switch operated ceiling or wall type outlet, or such other fixtures or devices as will provide equivalent electric service. One outlet shall be controlled by a wall switch located conveniently near the entrance thereof.

c Every kitchen, bathroom, corridor, public hall, stairway, furnace and laundry room is to be provided with adequate ceiling or wall lighting fixtures.

d Every public hall and stairway in every multiple dwelling shall be adequately lighted at all times. Every public hall and stairway in every other dwelling shall be adequately lighted at all times or shall have conveniently located light switches which can be turned on when needed.

3 Heating.

a Every dwelling shall have heating facilities which are properly installed, maintained in safe and good working condition, and capable of consistently providing to all habitable

rooms, bathrooms and corridors a minimum temperature of 70° F. at a distance of three feet above floor level when the outside temperature is 10° F.

b All fuel burning devices shall be properly vented, and shall be safely installed and maintained in accordance with the Rules and Regulations of the Allegheny County Health Department and the Building Code of the City of Pittsburgh.

c Every dwelling shall have water heating facilities which are properly installed, maintained in safe and good working condition, and which are capable of supplying adequate hot water at all times to all sinks, lavatories, showers, and bathtubs in accordance with the Rules and Regulations of the Allegheny County Health Department. No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

4 Refuse. Every single family dwelling unit shall have adequate refuse storage facilities to be supplied and maintained by the occupant. Multiple dwelling units shall have adequate refuse storage facilities to be supplied and maintained by the owner or operator. Refuse storage facilities shall be made of metal or equivalent material, shall be watertight and provided with tight covers which shall be kept securely closed at all times. The type and location of refuse storage facilities shall be in accordance with the Rules and Regulations of the Allegheny County Health Department.

(i) Rodent and Pest Control

1 Rodent Proofing. Every structure and dwelling unit must be free from unprotected openings large enough to permit the entry of rodents. Basement and cellar windows, used or intended to be used for ventilation, which may permit the entry of rodents shall be supplied with a protective device such as No. 22 U.S. gauge perforated steel sheets or No. 20 B & S gauge aluminum or No. 16 U.S. gauge expanded metal or wire mesh screens with no more than one-half (½) inch mesh openings which will effectively prevent the entry of rodents.

2 Every operable window in a residential structure shall be provided with a screen and every exterior door shall be provided with a screen door and self-closing device to provide protection against insects.

3 Protection against moisture attack, decay and protection against termites and other wood destroying insects shall be provided in accordance with the specifications of the National Lumber Institute.

(j) Fire Hazards

1 Fire Hazards. Potential fire hazards which might cause injury to persons or damage to adjacent buildings are to be eliminated. All potential fire hazards shall be eliminated and shall comply with Ordinance No. 139 of 1930 and Ordinance No. 341, 1915 of the City of Pittsburgh and administered by the Department of Public Safety.

(k) Off-Street Parking

1 Where space is available and when that space is accessible on a parcel with residential uses, one off-street parking space shall be provided for each dwelling unit. All parking surfaces

shall be constructed with a permanent base and a hard impervious, dust-free permanent material.

(l) Mixed Uses

1 Whenever any building or structure is occupied in part as a dwelling and in part for industrial or commercial purposes, that part of the building or structure occupied as a dwelling shall comply with the applicable requirements contained herein and that part occupied for industrial or commercial purposes shall comply with the applicable requirements contained in Section (3) NON-RESIDENTIAL REHABILITATION STANDARDS.

(m) Applicability of Existing Codes, Ordinances and Other Regulations

1 Building Code of the City of Pittsburgh. Certain requirements of the Building Code of the City of Pittsburgh establishing standards of health sanitation, and safety relating to residential structures have been restated and included herein as minimum rehabilitation standards. Other requirements of the Building Code of the City of Pittsburgh shall be applicable to the rehabilitation of residential structures in the Project Area in accordance

with the provisions of the Code, Chapter 1, Sections 109 and 110, and Chapter 13.

2 Allegheny County Health Department Rules and Regulations. Except as otherwise provided in this plan, the Rules and Regulations of the Allegheny County Health Department and such amendments thereto as may from time to time be made shall be applied retroactively for the rehabilitation of residential and non-residential structures within the Project Area regardless of when they were built. In the event that future amendments to the said Rules and Regulations shall require a higher standard than those set forth in this plan, the said amendments shall be controlling.

3 Zoning Ordinance. Certain requirements of the Zoning Ordinance of the City of Pittsburgh establishing control of land use have been restated and included herein as minimum rehabilitation standards. Other requirements of the Zoning Ordinance shall be made applicable to the rehabilitation of residential structures in the Project Area in accordance with the provisions of the Urban Renewal Plan.

4 Department of Public Safety.

a Fire Hazards. Potential fire hazards which might cause injury to persons or damage to adjacent buildings are to be eliminated. All potential fire hazards

shall be eliminated and shall comply with Ordinance No. 139 of 1930 and Ordinance No. 341, 1915 of the City of Pittsburgh and administered by the Department of Public Safety.

5 Minimum Property Standards for Urban Renewal Rehabilitation. Requirements of the Minimum Property Standards for Urban Renewal Rehabilitation have been restated and included herein as minimum rehabilitation standards. (Those properties proposed to be rehabilitated by use of FHA Urban Renewal Financing may, after review of the proposed rehabilitation program, be subject to additional specific requirements by FHA prior to obtaining an insurance commitment.)

(3) NON-RESIDENTIAL REHABILITATION STANDARDS

(a) Access and Egress

1 All non-residential buildings shall have means of egress adequate to allow the occupants of the building to leave safely and quickly without

confusion in case of fire, panic or other emergency. The adequacy of exits, including passages, stairs, ramps and fire escapes shall be determined by the requirements of the Building Code of the City of Pittsburgh, Chapter 28.

2 Access to dwelling units within non-residential structures and to rooms within dwelling units shall comply with the requirements for residential properties.

(b) Building Construction

1 Structural Soundness - General. All structural components of a non-residential structure shall be in sound condition and considered serviceable for the remaining economic life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position; and supported or braced so as to prevent a reoccurrence of these conditions. Stair railings shall be rigid. Individual structural members in a seriously deteriorated condition shall be replaced and all necessary protective measures shall be taken to protect structural members

from damage by termites. Loose joining of structural members shall be restored to original rigidity.

2 Exterior Members. Every foundation, exterior wall and roof shall be weathertight and watertight. Every window, exterior door and basement cellar areaway shall be weathertight and watertight, rodent proof and shall be maintained in good repair and working condition.

3 Floor Construction. All floor construction components shall provide safe and adequate support for all intended or likely loads in conformance with the Building Code of the City of Pittsburgh and shall eliminate objectionable vibration. Floors of all basement or cellar spaces shall be paved or finished in an acceptable manner.

4 Chimneys and Vents. Chimneys and vents shall be structurally safe, durable, smoketight, and capable of withstanding the action of flue gasses.

5 Required Submissions. Site plans, all elevations, and floor plans of each floor indicating all modifications of existing buildings and all new auxiliary buildings shall be submitted to Urban Redevelopment Authority for its approval to assure

compatible development with the Urban Renewal Plan for the Project Area.

6 General Building Soundness. All buildings shall be certified to be structurally sound by a registered architect or registered engineer.

(c) Exterior Condition

1 Exterior Walls and Surfaces. Every foundation, exterior wall and roof shall be weathertight and watertight. Every window, exterior door and basement or cellar areaway shall be weathertight and watertight, rodent-proof, and shall be maintained in good repair and working condition. Cracks, breaks, obvious patches, erosion, spalling or other such faults, irregularities, or other deterioration in exterior surfaces, walls, sills, cornices, etc., shall be attractively repaired and maintained in such a way as to match similar adjacent elements, if any, in good repair. The property owner should consult with the staff of the Urban Redevelopment Authority to select a finish material that will be compatible with the overall development and site improvement plans for the Project Area.

2 Roofs. All roofs shall have a suitable covering free of holes, cracks, or excessively worn surfaces which will prevent the entrance of moisture and shall be watertight.

3 Gutters and Downspouts. All structures shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property.

4 Windows, Doors, and Other Openings. Existing windows and doors, including hardware, shall be in good working condition and shall be weathertight and watertight.

5 Exterior Appurtenances. All exterior appurtenances or accessory structures which serve no useful purpose, or those which are not in economically repairable condition, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences and miscellaneous sheds. Where a structure is needed for utility or privacy and the existing one requires removal, it shall be replaced with a structure that conforms with the Rules and Regulations of the Allegheny County Health Department and the Building Code of the City of Pittsburgh.

6 Drainage and Site Improvements. The open space of each property shall (a) provide for the immediate diversion of water away from buildings and disposal from the lot, (b) prevent soil saturation detrimental to structures and lot use, (c) all downspouts, yard and/or area drains shall be connected to existing sewer facilities whenever possible and shall be maintained in good repair and working condition, and (d) provide where needed, appropriate paved walks, exterior steps and landscaping.

(d) Interior Condition

1 General Repair. All interior trim, woodwork, doors, and windows shall be kept free from flaking or peeling paint and all deteriorating, loose, broken or missing materials shall be replaced.

2 Interior Wall and Ceiling Finish. All interior walls and ceilings of rooms and hallways shall be maintained in a condition that will provide; (a) a suitable base for decorative finish, (b) a waterproof and hard surface in spaces subject to moisture, and (c) there shall not be gross surface irregularities or cracking.

3 Finish Floors.

a Kitchens and Bathrooms. Floors in kitchens and bathrooms shall be of a durable, water-proof, non-absorbent material. Wood finish flooring for these rooms is not acceptable.

b Other Habitable Rooms. Finish floors in other habitable rooms shall be smooth, firm and level and shall be painted, varnished, waxed, carpeted, or in some manner protected from deterioration.

c Cellars and Basements. All cellars and basements shall have at the minimum a finished concrete floor and shall be adequately ventilated.

4 Painting and Decorating. A protective finish material and/or decorative finish coating shall be maintained in a condition that will provide; (a) adequate resistance to wear, (b) protection of finish surfaces from moisture and corrosion, (c) an attractive appearance, and (d) reasonable durability.

(e) Occupancy

1 All occupancy required for non-residential structures shall conform to zoning requirements of the Urban Renewal Plan and of the City of Pittsburgh.

(f) Sanitary Facilities

1 Toilets. Toilet facilities shall be provided in every non-residential building, based on the number of persons normally employed or in attendance. Where both men and women are employed, and there are normally more than seven employees working at any time, separate toilet rooms shall be provided for each sex. These rooms shall be separated from each other and from all other spaces by walls extending to the ceiling and to a height of 9'-0" and enclosed over. The minimum number of water closets provided shall comply with the requirements of the following table:

Persons	Water Closets
1 to 15	1
16 to 30	2
31 to 50	3
each additional 25	1 additional

Where urinals are provided they may be substituted for water-closets on a one for one basis up to a maximum of one-third of the required number of water-closets. No privies shall be allowed.

2 Washing Facilities. Wash basins of a number equivalent to the required number of toilets shall be provided within the same room or immediately adjacent to the toilet facilities. They shall be supplied with hot and cold running water and shall have adequate waste and vent connections in accordance with the Rules and Regulations of the Allegheny County Health Department.

3 Facilities for Customers. Adequate toilet and washing facilities shall be provided for customers of retail business and service establishments in accordance with the Rules and Regulations of the Allegheny County Health Department.

4 Sewers. All sanitary facilities shall be connected to a public sewer.

(g) Ventilation

Adequate natural or artificial ventilation shall be provided in accordance with the Building Code of the City of Pittsburgh and the Rules and Regulations of the Allegheny County Health Department.

(h) Utilities and Fixtures

1 Heating.

a Every structure shall have heating facilities which are properly installed, maintained in safe and good working condition, and

capable of consistently providing to all rooms, toilet rooms, and corridors, a minimum temperature of 70° F. at a distance of three feet above floor level when the outside temperature is 10° F. This requirement shall be waived where heating is impracticable and/or detrimental to materials or processes employed.

b All fuel burning devices shall be properly vented and shall be safely installed and maintained in accordance with the Rules and Regulations of the Allegheny County Health Department, Department of Public Safety and the Building Code of the City of Pittsburgh.

2 Lighting.

a A minimum lighting intensity of 1.0 foot candles on the floor shall be provided in all hallways, stairways, at exits and passages leading to exits and in toilet, wash, and dressing rooms. All other rooms and spaces which can be occupied shall have a minimum lighting intensity of 0.25 foot/candles.

b All lighting and electrical facilities, the materials and component parts of which shall be properly installed, maintained in safe and good working condition and shall be in accordance with the requirements of the National Electric Code, CL-1956 (Standard of the National Board of Fire Underwriters for Electric Wiring and Apparatus) as recommended by the National Fire Protection Association and approved by the American Standards Association.

3 Utilities.

a Where the local electrical utility company converts its overhead service to underground, affected properties shall provide all necessary and suitable underground electrical conversions to re-establish electrical service thereto.

(i) Signs

1 All signs shall conform to the Standards for signs for new non-residential uses as set forth in Section C.2 of the Standards and Controls.

2 All signs painted on building surfaces shall be removed. The surface of the building

shall either be restored to match the existing facade, or the entire surface of the facade on which the sign was painted shall be refaced, cleaned or painted.

3 Black or gold lettering on windows stating an address, business or professional name, and/or nature of business or profession shall be permitted, providing that such lettering does not exceed four inches in height.

4 No signs shall be displayed behind upper story windows; nor shall signs be painted on windows, except as provided above and no signs shall be permitted behind upper story windows other than on street frontages or publicly maintained frontages.

(j) Site Facilities

1 Off-street Loading. Off-street loading facilities shall be provided for all non-residential uses where existing space can be made available on the site. On-street loading shall not be permitted for any non-residential use which under the proposed plan will have access to a public alley or way at the rear or side property lines.

2 Accessory Buildings and Open Storage. Open storage and accessory buildings shall not be allowed in conjunction with non-residential buildings, with the exception of those required by the Rules and Regulations of the Department of Public Safety and the Building Code of the City of Pittsburgh for the storage of dangerous materials. When so required, the storage areas shall be enclosed or screened from view from any street, and buffered from any adjacent residential zone by a solid wall to a height of four (4) feet or dense evergreen plant material.

3 Landscaping.

a All areas on the lot not covered by buildings, improved for passage of pedestrians, vehicles, or for parking, or used for storage in accordance with the regulations stated above, shall be landscaped with ground cover and plant material. All plans and details of any proposed landscaping shall be submitted to the Urban Redevelopment Authority for approval to assure compatible development with the site improvement plans for the Project Area.

b. All walks, paved areas, and driveways providing access to the structure shall be constructed with a permanent base and a hard, impervious, dust free, permanent material. Broken surfaces shall be repaired or replaced.

4. Screening.

a. Where a commercial lot abuts a residential zone, or faces a residential zone across a street or open space, there shall be a wall of a design and material approved by the Urban Redevelopment Authority, at least four (4) feet high or a buffer area planted with evergreen material at least four (4) feet high and ten (10) feet deep. All such screens or walls shall be on the property of and provided by the owner of the commercial use.

b. All parking areas shall be buffered and screened from adjacent properties, streets, and public walkways by a landscaped buffer area at least 5'-0" deep.

c. All plans for planted buffer areas, walls, etc. shall be submitted to the Urban Redevelopment Authority for approval to assure compatible development with the site improvement plans for the Project Area.

5 Illumination. All exterior illumination shall be directed toward the interior of the lot and away from lot lines.

(k) Rodent Control

1 Every non-residential structure must be free from unprotected openings large enough to permit the entry of rodents. All openings intended for ventilation which are accessible to rodents shall be supplied with a protective device which will effectively prevent the entry of rodents.

(l) Fire Hazards

1 Fire Hazards. Potential fire hazards which might cause injury to persons or damages to adjacent buildings are to be eliminated. All potential fire hazards shall be eliminated and shall comply with Ordinance No. 139 of 1930 and Ordinance No. 341, 1915 of the City of Pittsburgh and administered by the Department of Public Safety.

(m) Mixed Uses

1 Whenever any structure is occupied in part for non-residential purposes and in part for residential purposes, that part of the structure

occupied for non-residential purposes shall comply with the Standards and Controls contained herein and that part occupied for residential purposes shall comply with the standards and controls for residential uses contained in Section 2 b RESIDENTIAL REHABILITATION STANDARDS.

(n) Applicability of Existing Codes, Ordinances and Other Regulations

1 Building Code of the City of Pittsburgh. Certain requirements of the Building Code of the City of Pittsburgh establishing standards of health sanitation and safety relating to non-residential structures have been restated and included herein as minimum rehabilitation standards. Other requirements of the Building Code of the City of Pittsburgh shall be applicable to the rehabilitation of non-residential structures in the Project Area in accordance with the provisions of the Code, Chapter 1, Sections 109 and 110, and Chapter 13.

2 Allegheny County Health Department, Rules and Regulations. Except as provided in the plan, the Rules and Regulations of the Allegheny County Health Department shall be applied retroactively for the

rehabilitation of non-residential structures within the Project Area regardless of when they were built.

3 Zoning Ordinance. Certain requirements of the Zoning Ordinance of the City of Pittsburgh establishing control of land use have been restated and included herein as minimum rehabilitation standards. Other requirements of the Zoning Ordinance shall be made applicable to the rehabilitation of non-residential structures in the Project Area in accordance with the provisions of the Urban Renewal Plan.

4 Department of Public Safety.

a Fire Hazards. Potential fire hazards which might cause injury to persons or damage to adjacent buildings are to be eliminated. All potential fire hazards shall be eliminated and shall comply with Ordinance No. 139 of 1930 and Ordinance No. 341, 1915 of the City of Pittsburgh and administered by the Department of Public Safety.

5 Minimum Property Standards for Urban Renewal Rehabilitation. Requirements of the Minimum Property Standards for Urban Renewal Rehabilitation have been restated and included herein as minimum rehabilitation standards. (Those properties proposed to be rehabilitated by use of FHA Financing may, after a review of the proposed rehabilitation program, be subject to additional specific requirements by FHA prior to obtaining an insurance commitment.)

Change 26. Table E on page 84 of the Plan is deleted from the Plan and a new Table E is inserted in its stead to read as follows:

"TABLE E
Standards of Development for Reversion Parcels

Parcel No.	Zoning District	Permitted Land Use	Max. Height St.	Max. Height Ft.	Minimum Yards Abutting ROW	Minimum Yards Not Abutting ROW	Other Restrictions
RA-1	M2	PNR*	--	--	--	--	Utility easement
RA-3	M1	Ind.	1	20	10(a)	0	
RA-38	CP	Comml.	(c)	(c)	(c)	(c)	
RA-39	R4	PNR*	--	--	--	--	Utility easement
RA-40	M2	PNR*	--	--	--	--	
RA-41	C4	PNR*	--	--	--	--	
RA-42	R5-H	Open Space	--	--	--	--	Landscaping and driveways permitted
RB-4	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RB-21	M2	PNR*	--	--	--	--	No curb cut permitted
RB-31	R4	Priv. Inst.	3	45	25	10	Development shall
RB-32	R4	Priv. Inst.	3	45	25	10	conform to C.2.b.(7) herein.
RB-34	M2	PNR*	--	--	--	--	Utility easement
RB-35	R4	Open Space	--	--	--	--	One-story accessory structure permitted
RB-37	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RB-38a,b	M2	Ind.	2	30	10	0	
RB-39	M2	Ind.	3	45	0	0	
RB-40	RP	Priv. Inst.	--	--	--	--	Utility easement
RB-41	S,RP	Open Space	--	--	--	--	Park and landscaping
RB-42	R4	Priv. Inst.	--	--	--	--	Landscaping required
RB-43	M2	Ind.	2	30	10	0	
RB-51	C4	Comml.	2	35	0	0	
RC-18	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RC-19	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RC-24a	C3	PRR*	--	--	--	--	
RC-24b	C3	PNR*	--	--	--	--	
RC-33	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RC-35	C4	Comml.	9(b)	85(b)	0	0	Landscaping permitted
RC-39	R3	Open Space	2	35	25	10	
RC-43a,b	CP	Comml.	3	45	10	0	
RC-44	C3	PRR*	--	--	--	--	

Footnotes on the following page.

*PNR: Parking, Non-Residential; PRR: Parking, Residential-Related
(a) Subject to Board of Adjustment approval.
(b) Or fifteen (15) feet above roof of principal abutting structure whichever results in the lesser height.
(c) If developed as a part of A-29, standards and controls for A-29 shall apply.

GENERAL NOTE: When above parcels are occupied and used by adjacent and contiguous properties, the yards specified above shall not be required between the above parcels and such adjacent and contiguous parcels."

Change 27. Drawings 2 through 7, revised to December 31, 1962, as listed in the left-hand column below, are deleted from the Plan, new Drawings 2 through 7, dated January 31, 1966, as listed in the right-hand column below, are hereby inserted into and made a part of the Plan, and all references made in the Plan to drawings listed in the left-hand column below shall apply to the appropriate new drawings listed in the right-hand column below:

DELETED DRAWINGS		NEW DRAWINGS	
Substandard Structures,	Drawing 2	Proposed Land Use,	Drawing 2
Proposed Land Use,	Drawing 3	Existing Zoning,	Drawing 3
Zoning,	Drawing 4	Proposed Zoning,	Drawing 4
Land Acquisition,	Drawing 5	Land Acquisition,	Drawing 5
Rights-of-Way Adjustment Plan,	Drawing 6	Rights-of-Way Adjustment,	Drawing 6
Preliminary Site Plan,	Drawing 7	Preliminary Site Plan,	Drawing 7
(all revised to December 31, 1962)		(all dated January 31, 1966)	

Change 28. A new Map G "Preliminary Plat of Disposition Parcels," dated January 31, 1966, is hereby inserted into and made a part hereof of the Plan for the purpose of identifying the parcel numbers referred to in the Plan.

See map titled: ***Proposed Land Use***

See map titled: ***Existing Zoning***

See map titled: ***Proposed Zoning***

See map titled: ***Land Acquisition***

See map titled: ***Rights of Way Adjustments***

See map titled: ***Preliminary Site Plan***

See map titled: ***Preliminary Plat of Disposition Parcels***

AN ORDINANCE

AMENDING ORDINANCE NO. 163 OF 1963, AS AMENDED BY ORDINANCE NO. 7 OF 1964, ENTITLED, "COOPERATION ORDINANCE--CITY OF PITTSBURGH, AUTHORIZING THE MAYOR, THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS, THE DIRECTOR OF THE DEPARTMENT OF PARKS AND RECREATION, THE DIRECTOR OF THE DEPARTMENT OF WATER AND THE DIRECTOR OF THE DEPARTMENT OF LANDS AND BUILDINGS, FOR AND ON BEHALF OF THE CITY OF PITTSBURGH, TO ENTER INTO A COOPERATION AGREEMENT WITH URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, IN FURTHERANCE OF THE REDEVELOPMENT OF REDEVELOPMENT AREA NO. 10 IN THE 7TH, 8TH, 11TH AND 12TH WARDS OF THE CITY OF PITTSBURGH, PROVIDING FOR THE VACATION OF CERTAIN STREETS AND ALLEYS, THE INSTALLATION OF CERTAIN STREETS, THE RELOCATION AND INSTALLATION OF SEWER LINES AND WATER LINES, THE CONVEYANCE OF ALL THE CITY'S RIGHT, TITLE AND INTEREST IN SAID VACATED STREETS AND ALLEYS AND OTHER REAL PROPERTY TO URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH, THE ACCEPTANCE BY THE CITY OF CONVEYANCE OF CERTAIN REAL PROPERTY AND THE MAKING OF PAYMENTS BY THE CITY OF PITTSBURGH TO URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH AND SETTING FORTH THE TERMS OF THE AGREEMENT; PROVIDING FOR NONDISCRIMINATION IN THE USE OF PUBLIC FACILITIES AND SETTING FORTH THE TERMS OF THE CONTRACT," BY PROVIDING FOR SPECIAL TREATMENT OF CERTAIN RIGHTS-OF-WAY, PUBLIC RECREATION AREAS AND ELECTRICAL DISTRIBUTION SYSTEM AND CHANGING THE AMOUNTS OF GRANTS TO THE AUTHORITY.

WHEREAS, in accordance with the provisions of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991, the City Planning Commission of the City of Pittsburgh certified to the Urban Redevelopment Authority of Pittsburgh (hereinafter called "Authority"), a redevelopment area in the 7th, 8th, 11th and 12th Wards of the City of Pittsburgh, referred to in said certification as "Redevelopment Area No. 10," and said Commission has prepared a Redevelopment Area Plan (Urban Renewal Plan) dated December, 1962, (herein called the "Plan") for the aforesaid area, and said Commission has prepared Modification No. 1 to said Plan, dated January 15, 1965, and approved by the Council of the City of Pittsburgh by Resolution No. 34 of 1965, and said Commission has prepared Modification No. 2 to said Plan, dated January 31, 1966, and approved by the Council of the City of Pittsburgh by Ordinance No. of 1966; and

WHEREAS, in conformity with the Plan, as modified aforesaid, the Authority prepared a Proposal dated June, 1966, for the redevelopment of Redevelopment Area No. 10 and the Proposal was approved by the City Planning Commission of the City of Pittsburgh on July , 1966, and said Proposal was approved by the Council of the City of Pittsburgh on August , 1966, by Ordinance No. of 1966; and

WHEREAS, the City of Pittsburgh and the Authority entered into a Cooperation Agreement dated January 27, 1964, under the authority of Ordinance No. 163 of 1963, as amended by Ordinance No. 7 of 1964; and

WHEREAS, the Proposal requires the aid and cooperation of the City of Pittsburgh as empowered by the terms of the Redevelopment Cooperation Law, Act of May 24, 1945, P.L. 982, as amended; and

WHEREAS, the Council of the City of Pittsburgh desires to further aid and cooperate in the redevelopment of Redevelopment Area No. 10 in accordance with the Proposal and the terms and provisions hereinafter set forth.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PITTSBURGH HEREBY ENACTS AS FOLLOWS:

Section 1. That Section 1, A, 6; Section 1, A, 11; Section 1, A, 14; Section 1, A, 15; and Section 1, C of Ordinance No. 163, approved June 6, 1963, as amended by Ordinance No. 7, approved January 27, 1964, are amended to read as follows:

"6. To accept the dedication by the Authority to the City of Pittsburgh of the new streets, malls and other special treatment rights-of-way and the widened portion of existing streets, after the same have been graded, paved, curbed, and sidewalks installed by the Authority or otherwise improved, as shown on Drawing No. 6 to the Plan, provided all of the aforesaid work is done in accordance with plans and specifications approved by the Director of Public Works of the City of Pittsburgh.

"11. (a) To acquire, at their fair market value, disposition parcels A-14 and A-21 as shown on "Preliminary Plat of Disposition Parcels" attached to the Plan and designated Map G, for "Public Institutional and Recreational" use purposes and to develop and maintain such property for such purposes as set forth in the Plan.

(b) To acquire, at the fair market value for the land only, disposition parcel B-29 as shown on the "Preliminary Plat of Disposition Parcels" attached to the Plan and Map G as improved by the Authority for "Public Institutional and Recreational" use and to maintain said property for such purposes as set forth in the Plan.

"14. To accept the conveyance by the Authority, without consideration, of disposition parcels A-9, A-13, B-16, B-22 and C-29, designated as "Public Institutional and

Recreational" property on Drawing No. 2, "Proposed Land Use" attached to the Plan, and to maintain them for that purpose.

"15. (a) To reimburse the Authority of the total cost of converting the existing overhead electrical distribution system to an underground distribution system the following proportions on boundary streets: fifty per cent (50%) of the cost of conversion on South and North Negley Avenue and thirty-one and seventy-five hundredths per cent (31.75%) of the cost of conversion on Margaretta Street, Hoeveler Street and Hamilton Avenue.

(b) To reimburse the Authority fifty per cent (50%) of the fair market value of land necessary for the widening or opening of Negley Avenue from Centre Avenue to Margaretta Street; Ashley Street from Dix Way to Tyler Way; Dix Way from Ashley Street to Paulson Avenue and Collins Avenue from New Hamilton Street to a point 300 feet north therefrom; and thirty-one and seventy-five hundredths per cent (31.75%) of the fair market value of land necessary for the widening or opening of that part of the following boundary streets: Hoeveler Street from Highland Avenue to Collins Avenue; New Hamilton Street from Old Prince Street to Larimer Avenue and from Hamilton Avenue to Pennsylvania Railroad property line and Margaretta Street from Negley Avenue to Highland Avenue; and to reimburse the

Authority the improvement costs of said boundary streets above set forth, including the sewers, water lines and street lights contained therein, in the proportions for said streets as set forth above. The payment required by this paragraph shall be made upon the request of the Authority, which request may be prior to the undertaking of the actual work to be reimbursed for hereunder.

"C. The City of Pittsburgh further agrees, in addition to payments required by agreements heretofore entered into with the Authority, in order to comply with the Local Grants-in-Aid requirements of Title I of the Federal Housing Act of 1949, as amended, or any similar Federal legislation, and to assist the Authority in carrying out its public purposes, to appropriate from its current revenues, and the proceeds of bonds or other obligations issued by the City of Pittsburgh, and to pay to the Authority the total sum of Seven Million One Hundred Ten Thousand Four Hundred Ninety-Nine Dollars ($7,110,499.00) to be paid in installments as follows: Three Hundred Thousand Dollars ($300,000.00) on September 21, 1960; Three Hundred Thousand Dollars ($300,000.00) on August 28, 1961; One Million Two Hundred Fifty Thousand Dollars ($1,250,000.00) on March 20, 1964 (receipt of the above grants in the total amount of One Million Eight Hundred Fifty Thousand Dollars ($1,850,000.00) is hereby acknowledged

by the Authority); One Million Five Hundred Forty Thousand Dollars ($1,540,000.00) on October 1, 1966; One Million Four Hundred Forty Thousand Dollars ($1,440,000.00) on October 1, 1967; One Million Three Hundred Thousand Dollars ($1,300,000.00) on October 1, 1968; Nine Hundred Eighty Thousand Four Hundred Ninety-Nine Dollars ($980,499.00) on October 1, 1969."

Section 2. That Section 1, B, 1 of Ordinance No. 163, approved June 6, 1963, as amended by Ordinance No. 7, approved January 27, 1964, is amended to read as follows:

"1. To construct or reconstruct at its cost and expense and dedicate to the City of Pittsburgh, the new streets, malls and other special treatment rights-of-way and the widened portion of the existing streets within Redevelopment Area No. 10, as shown on Drawing No. 6 to the Plan, within a reasonable time after the said streets have been so constructed or reconstructed."

Section 3. That any ordinance or part of ordinance, conflicting with the provisions of this Ordinance, be and the same is hereby repealed so far as the same affects this Ordinance.

Ordained and enacted into a law in Council, this _____ day of _____ A.D. 19___.

_____
President of Council

Attest: _____
Clerk of Council

Mayor's Office _____, 19___

Approved _____
Mayor

Attest: _____
Mayor's Secretary

Recorded in Ordinance Book Vol. _____, Page _____, _____ day of _____, 19___.

RELOCATION PROPOSALS

Administrative Organization

The staff of the Housing Authority of the City of Pittsburgh, under contract to the Urban Redevelopment Authority, will continue to carry out the Relocation Program. The professionally trained staff of the Housing Authority will provide all services listed herein from the relocation office within the project area. The activities of the relocation staff will continue to be personally supervised by the Administrator of the Housing Authority. Whenever necessary, staff members of the Housing Authority, other than those directly assigned to the field office, will be utilized to accomplish specific tasks.

Relocation Standards

1. Physical and occupancy standards:

   Physical standards for decent, safe and sanitary relocation housing are as follows:

   a. The Allegheny County Housing Regulations are adopted as minimum requirements for all housing used as a relocation resource. Additional and specific standards for dwellings into which families are relocated appear in the following sections:

      The same standards applied to relocation resources for families and individuals are applied to non-housekeeping units which may be occupied by individuals. The requirements for separate cooking facilities and bath may be waived when such facilities are absent or shared in non-housekeeping units. Sanitary facilities must, however, be standard and adequate on the basis of individual inspections made by the Housing Authority as relocation agents.

   b. A structure which is safe and sound, weather-tight and in good repair, free of sagging floors and/or roofs and bulging and/or cracked walls and/or foundations.

   c. A bath and kitchen for the exclusive use of each family with proper facilities to provide hot and cold water and properly sewered to a public or private disposal system.

   d. An adequate system of wiring for the use of lighting and other needs.

   e. Adequate heating either by a central heating plant or properly flued and adequate room space heaters.

f. Proper ventilation with at least one window in every room.

g. The size and number of rooms in adequate proportion to provide privacy and to avoid overcrowding.

h. Properly placed and covered garbage and trash containers, large enough to prevent overflowing.

i. No housing may be used as a relocation resource which would be classified as "structurally substandard to a degree requiring clearance" as applied to this project.

2. Standards for Displacees' Ability to Pay:

The standards for the families' ability to rent with respect to rent-income rations will be the same as those which have been applied traditionally in the Pittsburgh Area; i.e., the gross rent not to exceed one-fourth of gross income. With regard to public housing, the Housing Authority of the City of Pittsburgh has based its rents on anticipated net annual income and the number of persons in the family composition.

The criteria for evaluating family ability to purchase are the same as the "rule of thumb" applied to real estate groups and lending institutions -- that the purchase price of a home should not exceed two and one-half times the annual income of the purchaser.

3. Location Standards:

Relocation housing will be reasonably accessible to places of employment of displacees and in areas generally not less desirable in regard to public utilities and commercial facilities than areas in which they currently reside.

4. Temporary Relocation:

During the execution of this project extensive temporary relocation techniques are not being used. If, however, such techniques become necessary, the housing accommodations temporarily offered will be no less desirable than the on-site unit which is being vacated. Before being offered, such temporary accommodations will be determined to be safe, sanitary and habitable. Rentals charged on properties utilized

for temporary relocation will not exceed twenty per cent of the relocatee family income. Temporary relocation will not dimish the obligations of the LPA with respect to permanent relocation.

Proposals for Obtaining Relocation Housing

As a continuation of the policies initiated thus far, the Housing Authority will administer all field relocation activites under contract to the Urban Redevelopment Authority.

Staff members of the Housing Authority are utilizing every available avenue in developing listings of both rental and sales housing; classified sections of newspapers, real estate brokers, and real estate multiple listings services are consulted regularly and updated constantly. The Authority is making every effort to assure that relocation housing is available on a non-discriminatory basis.

To assist in providing relocation resources the services of ACTION-Housing, Inc., and the other civic agencies listed in the Workable Program will be available, as well as those of the East Liberty Chamber of Commerce, the East Liberty Citizens Renewal Council, labor organizations, and industrial, financial, and civic leaders.

With reference to public housing facilities, the Housing Authority operates approximately 9,160 units and will continue to extend preference to relocatees and, in addition, will extend special admission limits to displaced individuals, families and elderly persons as follows: Maximum annual income limits are: two persons - $5,000; three and four persons - $5,400; five and six persons - $5,600; seven or more persons - $6,000. A $100 allowance for each minor is used in determining eligibility. The minimum rent to individuals in public housing in Pittsburgh is $32.80 per month.

Although it is anticipated that existing housing will accommodate the East Liberty Project relocatees, actions are being taken to provide new housing which will be available for relocatees during the anticipated displacement period.

ACTION-Housing's East Hills Park is planned to provide an additional 1,000 housing units to be built in four phases. The final stage of Phase I, consisting of 91 rental apartments, is scheduled for construction in the spring of 1966. Approximate monthly rents will be $107 and $123 for two and three bedroom apartments, respectively.

The second phase of East Hills Park will supply an additional 322 rental units -- 192 apartnents and 130 townhouses. This development is to be FHA insured under Section 221(d)(3) of the Redevelopment and Housing Act of 1949, as amended. Construction is scheduled to begin in the summer of 1966. Monthly rents for the 322 units are to be approximately as follows:

48	One-bedroom apartments	$ 96.50
100	Two-bedroom apartments	114.00
44	Three-bedroom apartments	126.50
110	Three-bedroom townhouses	131.50
20	Four-bedroom townhouses	148.50

(Rents include all additional and exterior maintenance)

ACTION-Housing's Sheraden Park development is providing 188 housing units to be available by early summer of 1966. Currently, approximately half are available for relocatees at moderate rentals. Approximate monthly costs are as follows:

Two-bedroom houses	$107.00
Three-bedroom houses	123.00
Four-bedroom houses	140.00

Sheraden Park has also employed 221(d)(3) financing.

An additional 500 units of housing assisted under the Section 221(d)(3) are scheduled for construction in the East Liberty Project Area in summer 1967.

Federal rent assistance will be used for eligible low-income families and individuals as this program becomes operational and funds become available.

The majority of relocation activity has already occurred in East Liberty, but to the extent that the new facilities become available, they will be utilized.

Relations with Site Occupants

The Housing Authority will continue to provide relocation assistance through the relocation office. Site occupants who find accommodations without assistance of the relocation staff are requested to

make their new address known so that the dwelling may be inspected to determine whether or not it is standard.

Families who move without leaving a new address are traced at the earliest possible time for the purpose of determining compliance of the new dwelling with standards.

Families requiring special assistance due to unusual problems may be referred to an appropriate social agency for the required aid.

The field office staff is prepared to refer eligible residents to private real estate firms or landlords, sponsors and builders of Section 221 housing and other FHA-insured housing. They are also prepared to assist prospective home buyers in obtaining mortgage financing, and others in obtaining priority for admission to Section 221(d)(3) rental housing in the locality. The FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act, will be provided to prospective buyers of Section 221 housing and to prospective tenants of any Section 221(d)(3) rental housing.

LPA Eviction Policy

The proposed eviction policy to be applied to occupants of acquired property and proposals for obtaining landlord cooperation in notifying the LPA of contemplated evictions related to code enforcement and rehabilitation activities is:

1. The occupant is able but refuses to pay rent.

2. The occupant maintains a public nuisance or uses the premises for illegal purposes, or otherwise requires eviction under State or local law.

3. The occupant fails to cooperate with the relocation services.

4. The occupant unreasonably refuses to accept a permanent dwelling which meets the standards set forth in item "B" of the report, i.e., decent, safe and sanitary, or a temporary dwelling which is habitable.

5. The occupant materially breaches the lease agreement.

A negligible amount of eviction is expected to arise from code enforcement, rehabilitation or acquisition activities of other public bodies. Cooperation has been promised by the other agencies to inform the Authority prior to evictions. Complete relocation services will be offered to a family so affected.

Relocation Payments

Conditions under which Relocation Payments are proposed to be made include:

1. Categories of occupants:

   All families, individuals, businesses and non-profit institutions found qualified under Section 114 of the Housing Act of 1949, as amended, and the regulations promulgated thereunder will be eligible to receive a relocation payment.

   For families and individuals, payments include reimbursement for moving expenses, storage costs, loss of property, settlement costs, and others as specified in administrative directives utilized by the Authority. Each relocatee is individually assessed as to eligibility for assistance under one or more of these categories, provided qualifications are met.

   Certain families and elderly individuals not able to secure low-rent public housing are also entitled to a Relocation Adjustment Payment for a limited period of time.

   For businesses and nonprofit organizations, each organization or business is entitled to receive moving expenses, including storage costs, property loss payment, and other costs up to $3,000. If moving expenses exceed $3,000, actual moving expenses may be reimbursed up to $25,000. An additional Small Business Displacement Payment of $2,500 may be made to properly qualified small businesses. Low interest loans are also available to small businesses displaced from renewal projects; this program is handled entirely by the Small Business Administration, to which businesses are referred in relocation notices and by the Field Office.

2. Time limit for submission of a claim of the related moving expense incurred or direct loss of property suffered:

   All claims must normally be submitted within six months of the date of move or direct loss in order to be honored.

3. Method of payment to families and individuals; i.e., for actual expenses, fixed payments, or optional:

   The payments will be disbursed on either a fixed payment plan or on the basis of reasonable and necessary moving costs, depending

on which method the relocatees prefer. Fixed payments to individuals and families will be based on the following per-room schedule:

Rooms	Amount
1	$ 42.00
2	63.00
3	81.00
4	99.00
5	117.00
6	135.00
7	154.00
8	176.00
9 or more	200.00
Individuals without furniture	5.00
Families without furniture	10.00

Payments will not exceed the amount stipulated by Federal legislation.

Services to be Rendered to: (1) Individuals Occupying Separate Housekeeping Units and (2) Business Concerns

The Relocation Office will maintain a list of standard furnished room and unfurnished room rental units. In addition, single persons who meet age requirements will be eligible for public housing with the Housing Authority of the City of Pittsburgh. The age requirements are 62 years old for women and 65 for men. All individuals who live in the area and who do not comprise a family will be given relocation assistance upon request of the individual.

Assistance to business concerns will be limited to referrals to vacancies in those instances where a business activity seeks assistance. They will also be adequately instructed in preparing a Claim for Relocation Payment.

City of Pittsburgh

Pennsylvania

DEPARTMENT OF CITY PLANNING
PUBLIC SAFETY BUILDING
FIRST AVENUE AND GRANT STREET
PITTSBURGH, PENNSYLVANIA 15219

JOHN T. MAURO, Director
EDWARD E. SMUTS, Deputy Director

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Dir.
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Exec. Asst.
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Remarks:

DAVID OLBUM, Chairman
DONNELL D. REED, Vice Chairman
LINN B. WASHINGTON, Secretary
DAVID W. CRAIG
STEVEN L. OSTERWEIS
JOHN PEKRUHN
THOMAS F. QUINN
WILLIAM H. REA
DAVID STAHL

June 17, 1966

Mr. Robert B. Pease
Executive Director
Urban Redevelopment Authority
200 Ross Street
Pittsburgh, Pa. 15219

Re: East Liberty Renewal Project - Redevelopment Area No. 10
Modification No. 2 of the Redevelopment Area Plan dated 1/31/66, including the Urban Renewal Plan dated December 1962. (Code R-214)

Dear Mr. Pease:

The City Planning Commission at its meeting held June 17, 1966 considered the Modification No. 2 for the Redevelopment Area Plan, including the Urban Renewal Plan for the East Liberty Renewal Project dated January 31, 1966 which was submitted by your letter of June 16, 1966. The Commission took the following action which is here quoted from the minutes:

"Motion: I. That the recommendation of the Committee on General Plans today be received; that revisions in the Redevelopment Area Plan, including the Urban Renewal Plan, as incorporated within the Revised Redevelopment Area Plan, including the Urban Renewal Plan, submitted by the Urban Redevelopment Authority by letter of June 16, 1966 and included in these minutes as part of the official record, BE APPROVED; and,

II. That the revised Redevelopment Area Plan for the East Liberty Renewal Project be officially declared to be in conformance with the Master Plan for the City of Pittsburgh and be recorded on the official Master Plan Documents of the City.

Carried."

Yours very truly,

John T. Mauro

John T. Mauro
Director, Planning & Development

JTM/mb

URBAN REDEVELOPMENT AUTHORITY

RESOLUTION APPROVING PROPOSAL

I, MARY E. VOGEL, Assistant Secretary of the Urban Redevelopment Authority of Pittsburgh, do hereby certify that the following is a true and correct copy of an excerpt from the minutes of a regular meeting of the Urban Redevelopment Authority of Pittsburgh, held on July 1, 1966 at which meeting a quorum was present and acting throughout.

"The Executive Director presented a Proposal for the Redevelopment of Redevelopment Area No. 10 (East Liberty) dated June, 1966, prepared by the staff of the Authority in conformity with and incorporating Modification No. 2 dated January 31, 1966, which Modification No. 2. modifies and amends the Redevelopment Area Plan (Urban Renewal Plan) dated December, 1962, as amended, for the aforesaid area.

He reviewed in detail the provisions of the Proposal and the several exhibits thereto, the latter including the following:

I. Certification
II. Modification No. 2 to Redevelopment Area Plan (Urban Renewal Plan)
III. Amendatory Cooperation Ordinance (City of Pittsburgh)
IV. Relocation Program
V. City Planning Commission Motion approving Modification No. 2

The Executive Director read the Introduction to the Proposal which outlines the plans under which the redevelopment of the East Liberty Project has been and will be undertaken. He further stated that the Authority hopes to set August 1, 1966 as the date for the Council Hearing.

After discussion, upon motion duly made, seconded and unanimously carried, the following resolution was adopted:

RESOLUTION NO. 197 (1966)

RESOLVED:

1. That the Proposal for the Redevelopment of Redevelopment Area No. 10 (East Liberty) in the Seventh, Eighth, Eleventh and Twelfth Wards of the City of Pittsburgh, County of Allegheny, Pennsylvania dated June, 1966 (hereinafter in this resolution called the "Redevelopment Proposal") be and the same is hereby approved and adopted as a Redevelopment Proposal prepared by this Authority for Redevelopment Area No. 10, for which area the City Planning Commission of the City of Pittsburgh had made a Redevelopment Area Plan dated December, 1962, as amended, and Modification No. 2 to said Plan dated January 31, 1966; and

2. That this Authority submit, and the Executive Director be and he is hereby authorized, empowered and directed, on behalf of the Authority, to submit the Redevelopment Proposal to the City Planning Commission of the City of Pittsburgh for review; and

3. That upon receipt of said Planning Commission's recommendation or at the expiration of forty-five (45) days from the date of adoption of this resolution, if no such recommendation shall be made by the Planning Commission, this Authority shall submit, and the Chairman be and he is hereby authorized, empowered and directed, on behalf of the Authority, to submit to the City Council of the City of Pittsburgh the said Redevelopment Proposal with the recommendation, if any, of said Planning Commission thereon; and

4. That the Redevelopment Proposal in the form submitted to this meeting be and the same is hereby ordered to be filed by the Secretary with the records of this meeting."

I FURTHER CERTIFY that the foregoing Proposal dated June, 1966, is a true and correct copy of the Proposal for the Redevelopment of Redevelopment Area No. 10 in the Seventh, Eighth, Eleventh and Twelfth Wards of the City of Pittsburgh approved at the above meeting.

IN WITNESS WHEREOF, I hereunto affix my signature and the seal of the Urban Redevelopment Authority of Pittsburgh.

/s/ Mary E. Vogel, Assistant Secretary

Dated this 1st day of July, 1966.

Mary E. Vogel, Assistant Secretary
Urban Redevelopment Authority
of Pittsburgh