

LARIMER:

“The Greenest Neighborhood
in the City of Pittsburgh”

A Vacant Land Acquisition and Development
Strategy

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Choice Neighborhoods Vision Plan – Topics to Be Discussed

Why should the City/URA conduct a land acquisition strategy in the neighborhood of Larimer?



How does the Strategy fit with The Choice Neighborhoods Vision Plan?



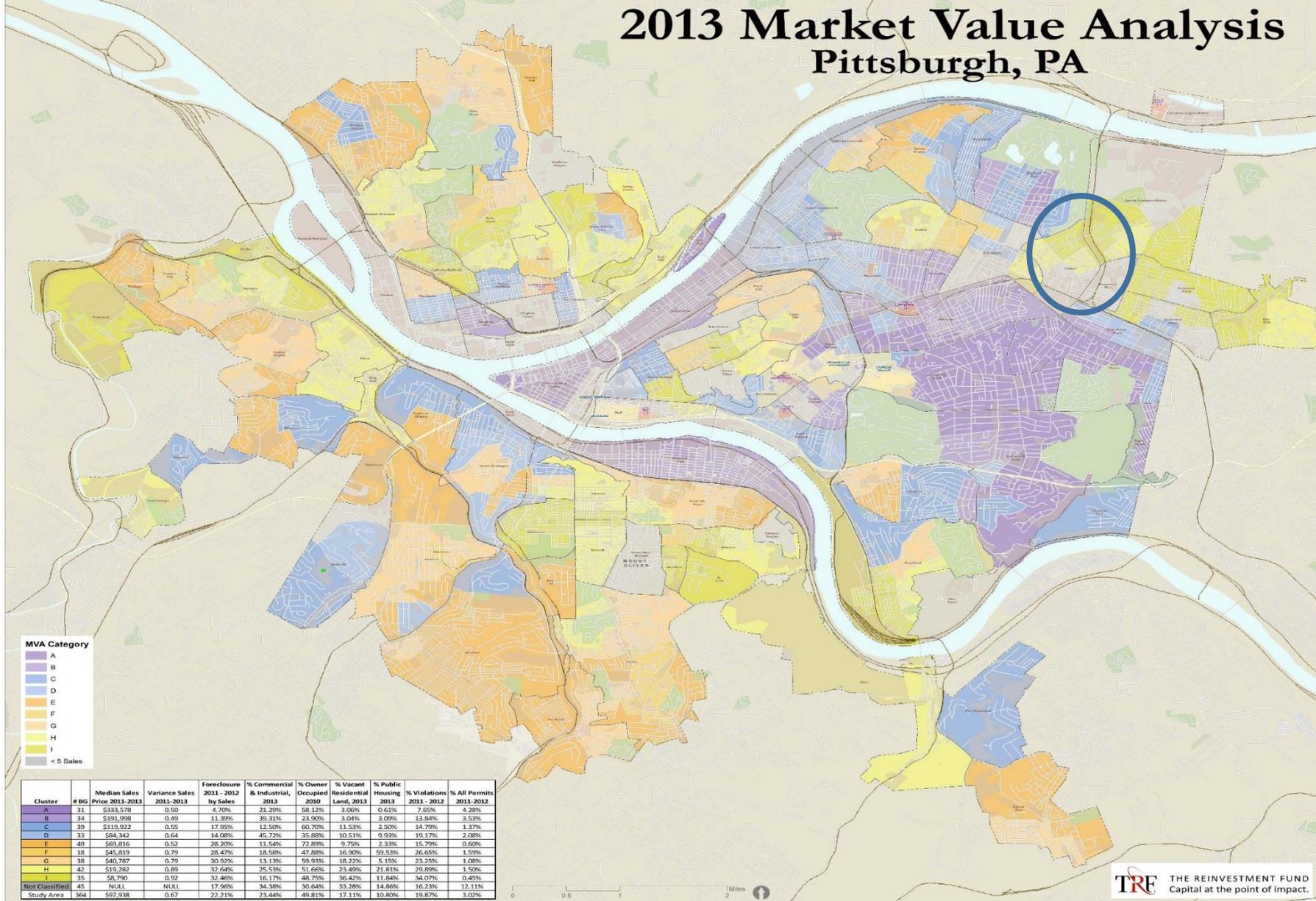
How is the Public Sector Involved?



What are Redevelopment Strategies for the Land?

Pittsburgh Markets

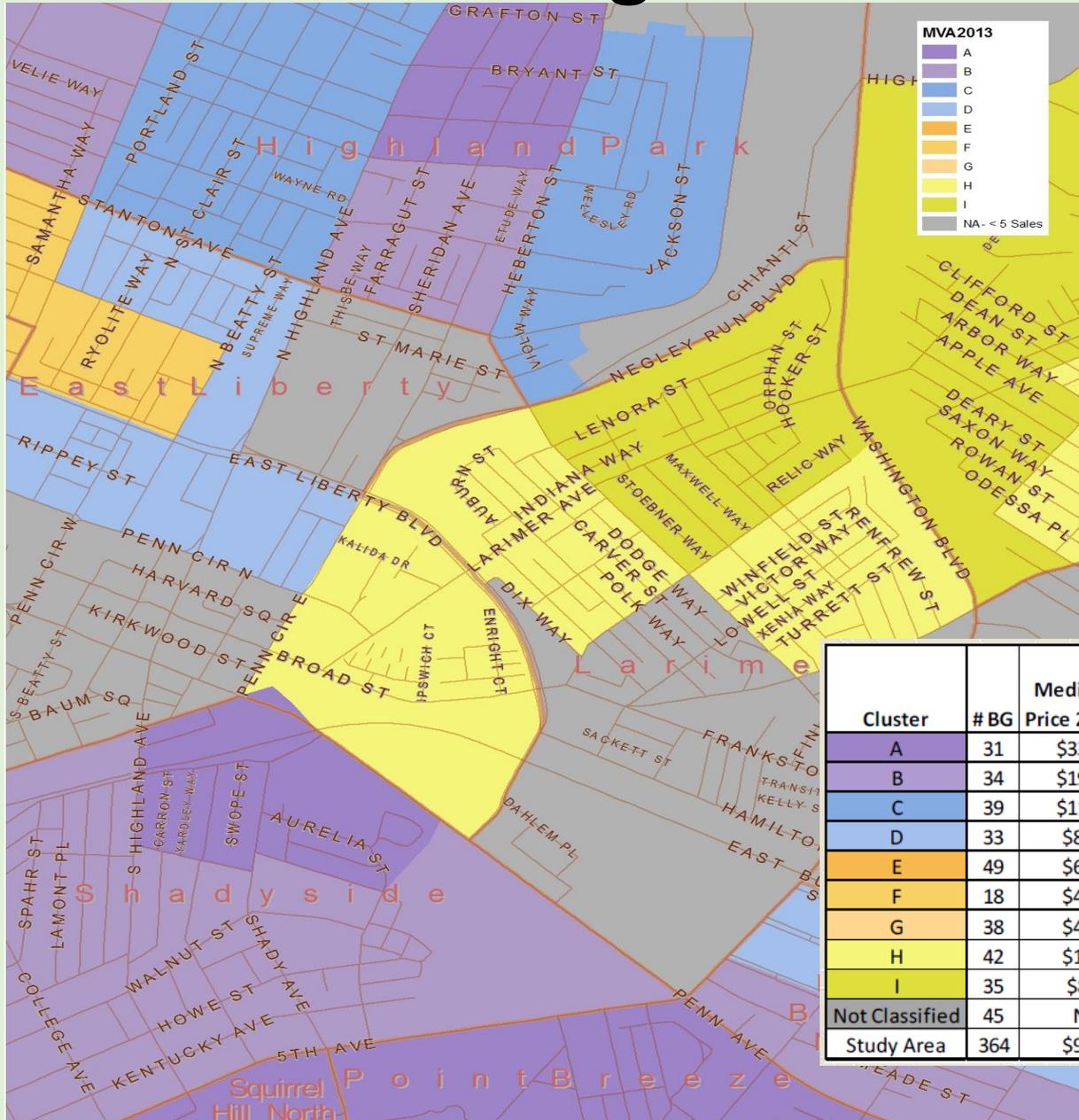
2013 Market Value Analysis Pittsburgh, PA



- This map shows Market Values in the City. The purple and blue colors have the highest market values. The yellow and yellow-greenish colors have the lowest values.
- Larimer currently has low market values but is bordered by market strength.

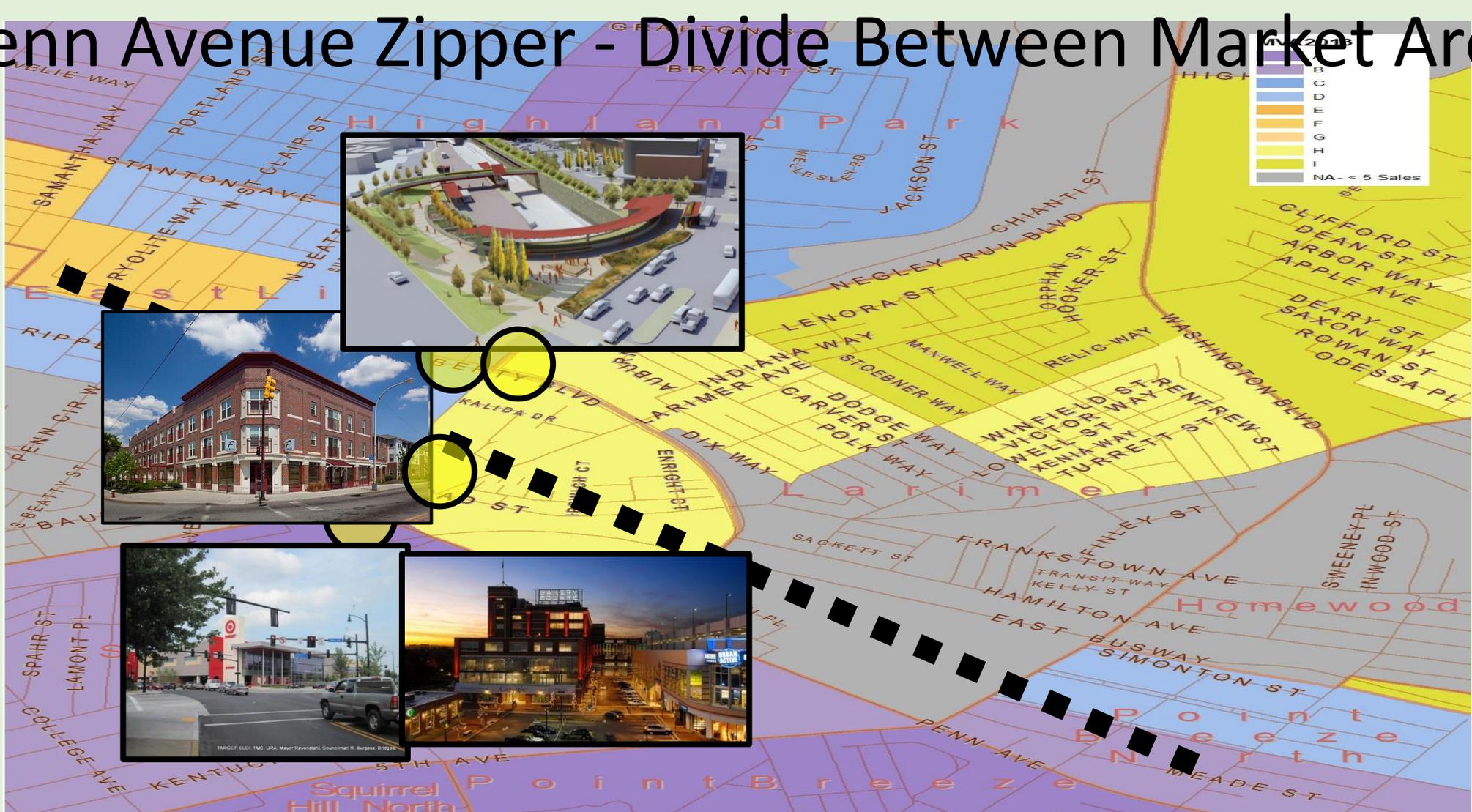
Pittsburgh Markets – Zoomed into Larimer

Low Market Values bordered by Market Strength



Cluster	# BG	Median Sales Price 2011-2013	Variance Sales 2011-2013	Foreclosure 2011 - 2012 by Sales	% Commercial & Industrial, 2013	% Owner Occupied 2010	% Vacant Residential Land, 2013	% Public Housing 2013	% Violations 2011 - 2012	% All Permits 2011-2012
A	31	\$333,578	0.50	4.70%	21.29%	58.12%	3.06%	0.61%	7.65%	4.28%
B	34	\$191,998	0.49	11.39%	39.31%	23.90%	3.04%	3.09%	13.84%	3.53%
C	39	\$119,922	0.55	17.95%	12.50%	60.70%	11.53%	2.50%	14.79%	1.37%
D	33	\$84,342	0.64	14.08%	45.72%	35.88%	10.51%	9.93%	19.17%	2.08%
E	49	\$69,816	0.52	28.20%	11.54%	72.89%	9.75%	2.33%	15.79%	0.60%
F	18	\$45,819	0.79	28.47%	18.58%	47.88%	16.90%	59.53%	26.65%	1.59%
G	38	\$40,787	0.79	30.92%	13.13%	59.93%	18.22%	5.15%	23.25%	1.08%
H	42	\$19,282	0.89	32.64%	25.53%	51.66%	23.49%	21.81%	29.89%	1.50%
I	35	\$8,790	0.92	32.46%	16.17%	48.75%	36.42%	11.84%	34.07%	0.45%
Not Classified	45	NULL	NULL	17.96%	34.38%	30.64%	33.28%	14.86%	16.23%	12.11%
Study Area	364	\$97,938	0.67	22.21%	23.44%	49.81%	17.11%	10.80%	19.87%	3.02%

The Penn Avenue Zipper - Divide Between Market Areas!



There are drastic changes in market strength North and South of Penn Avenue. Larimer is surrounded on three sides by market strength. Major investment has recently occurred along the zipper.

Larimer had vacant easily acquirable land and market potential, next came the Vision Planning



- Larimer did not receive a HUD Choice Planning Grant.
- The community did a plan in 1998 and it was updated in 2008 and 2010.
- City began acquiring land in 2008.
- The community planning laid the framework for a Housing Authority sponsored Choice Neighborhood Plan in 2012 – 2013.

The Choice Neighborhoods Vision Plan



Fig 3. Replacement Housing Site Plan

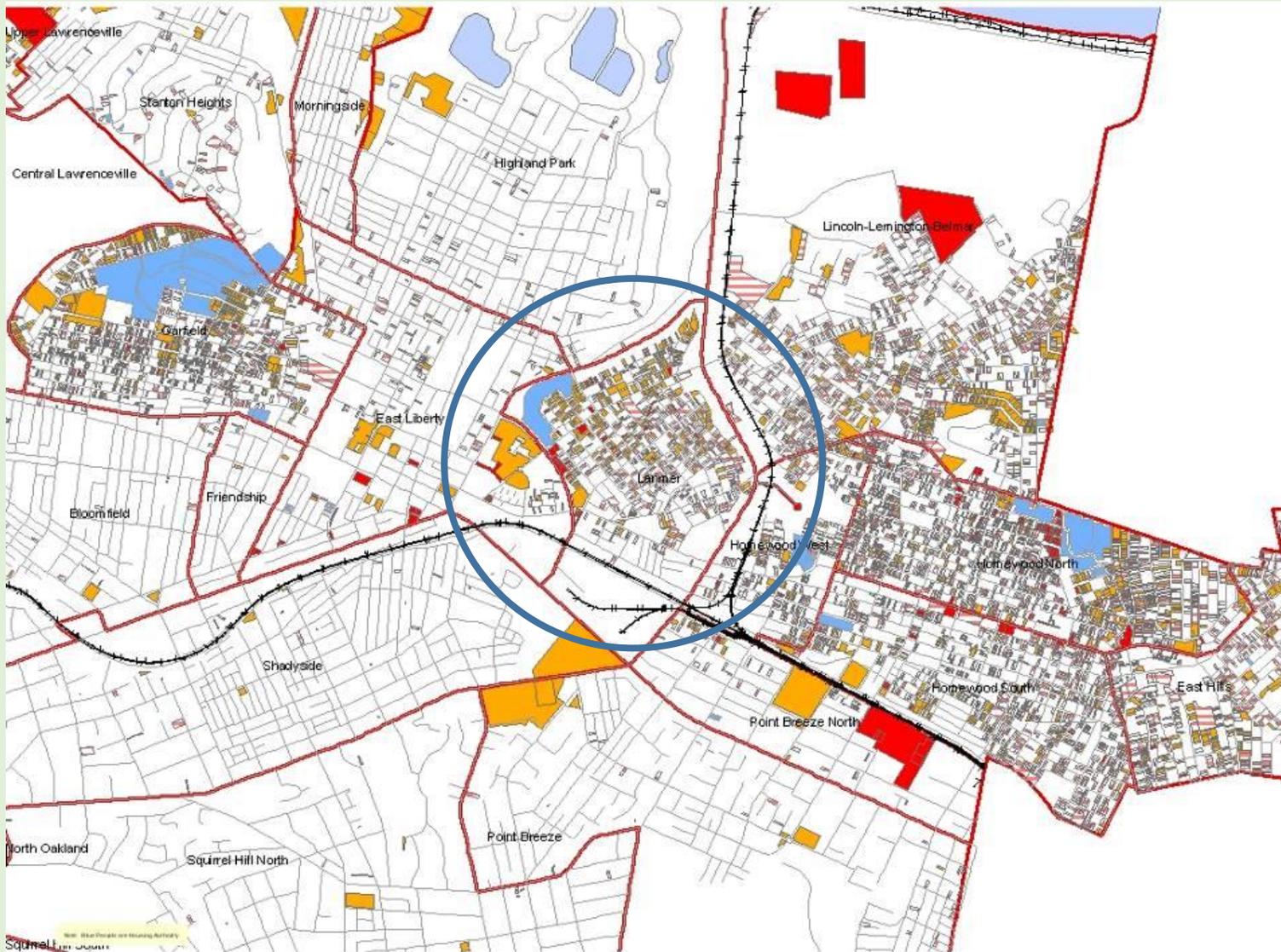
LEGEND

- TOWNHOUSES AND GARDEN APARTMENTS
- MIXED USE BUILDING WITH GROUND FLOOR MGMT.
- LIVE/WORK AND MIXED-USE BUILDINGS
- PARKS, RECREATION, AND SUSTAINABLE STORMWATER
- CHOICE NEIGHBORHOOD PLAN AREA

This is the plan submitted in the application.

- It utilizes vacant land for:
 - Active Parks
 - Passive Parks
 - Urban Farming
 - Replacement Housing
 - For-Sale Housing

Existing Market Conditions Made Larimer A Prime Candidate for a Land Banking and Acquisition Initiative



This map shows Tax Delinquent Parcels and Public Ownership!

Neighborhoods immediately adjacent to Larimer on the North, West, and South do not have very many tax delinquent parcels.

How Did the City and the URA Acquire the Land?

Tax delinquent property was identified and placed on bi-annual City Treasurer Sale Processes.



The owners had 90 days to pay the delinquent taxes.



If the owners did not pay the delinquent taxes, the properties went to the Treasurer Sale and the City took the property into its ownership.



The City began to clean the title of the property and put all the property on hold for the Urban Redevelopment Authority (URA). The URA is a redevelopment agency and disposes of all property through redevelopment law.



The URA worked with the Housing Authority, the City, and the community groups to evaluate all development proposals.

Now 40% of the Parcels in Larimer are Publicly Owned!



Now that the parcels are publicly owned, how do we redeploy the parcels?

The Neighborhood Component of CNI Will Help the Community Implement **The Vision to Action Plan Priority Projects** Which Will Fulfill Larimer's Dream of Being the Greenest Neighborhood in the City AND Being a Community that Can Be Enjoyed by EVERYONE!



Choice Neighborhood Strategies for Use of Vacant Land

Rental Housing
Strategy

Parks Strategy

Living Waters of
Larimer / Green
Infrastructure
Strategy

For-Sale Housing
Strategy

Village Green and
Gardens

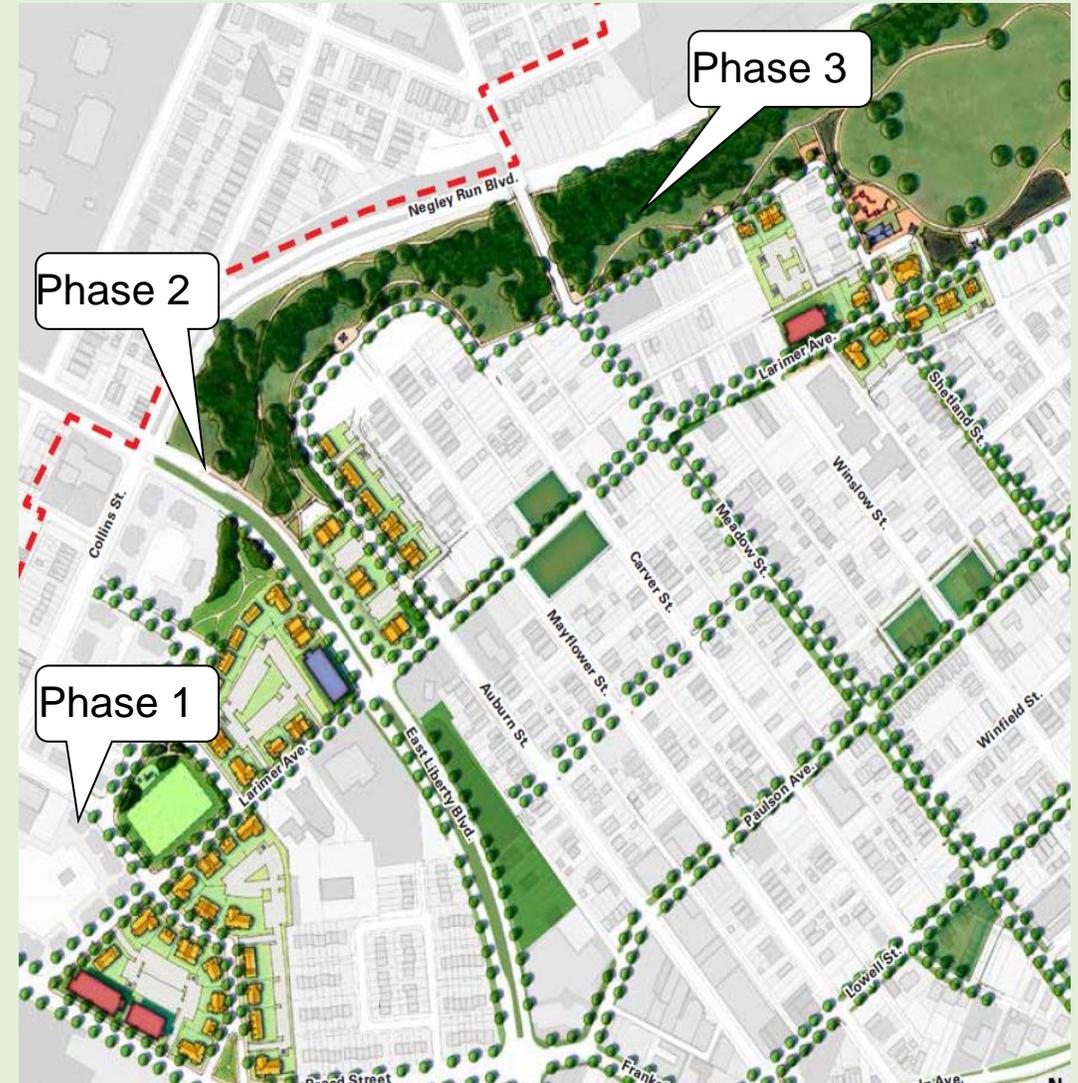
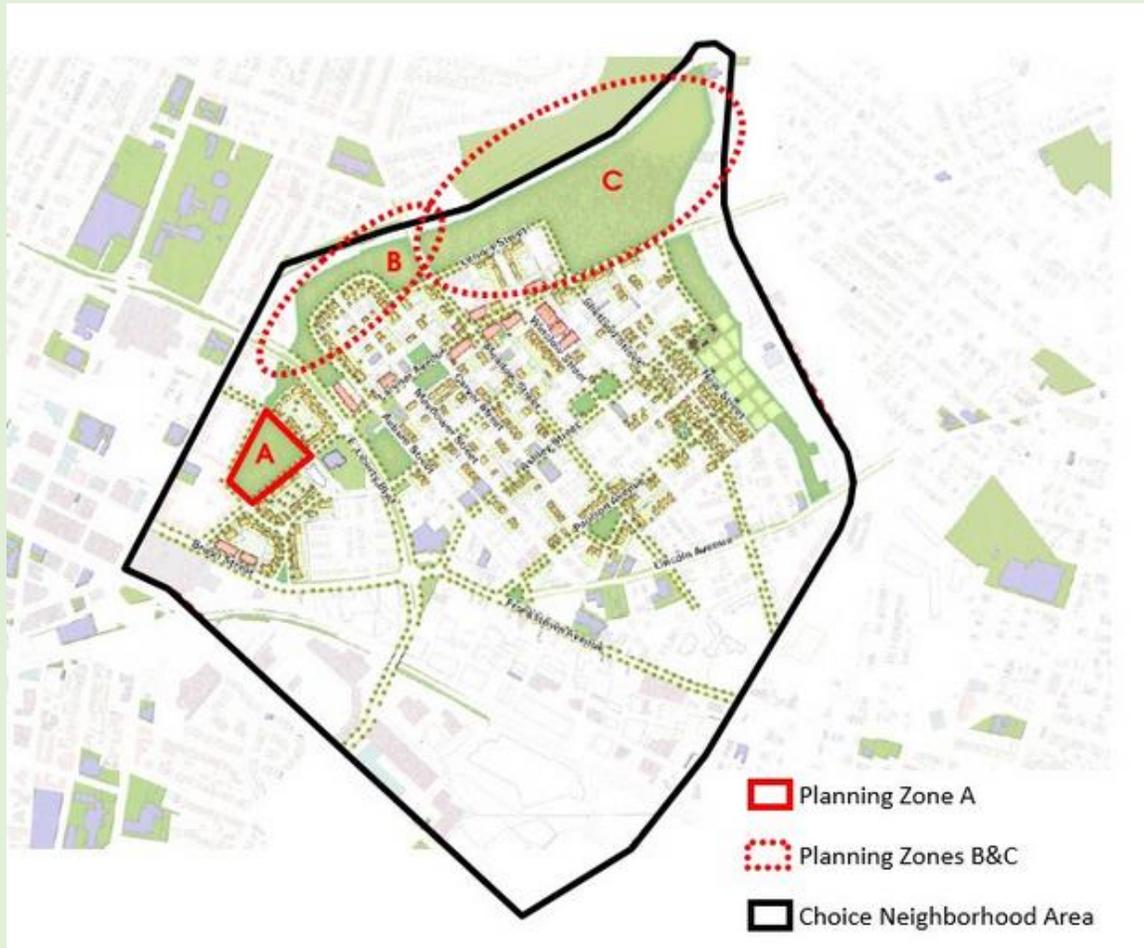
Rental Housing



Land acquisitions enabled the replacement housing to be developed on more than just the existing sites.

Parks Strategy

Developing a 3 acre active park and more than 25 acres of passive parks.



Village Green and Gardens

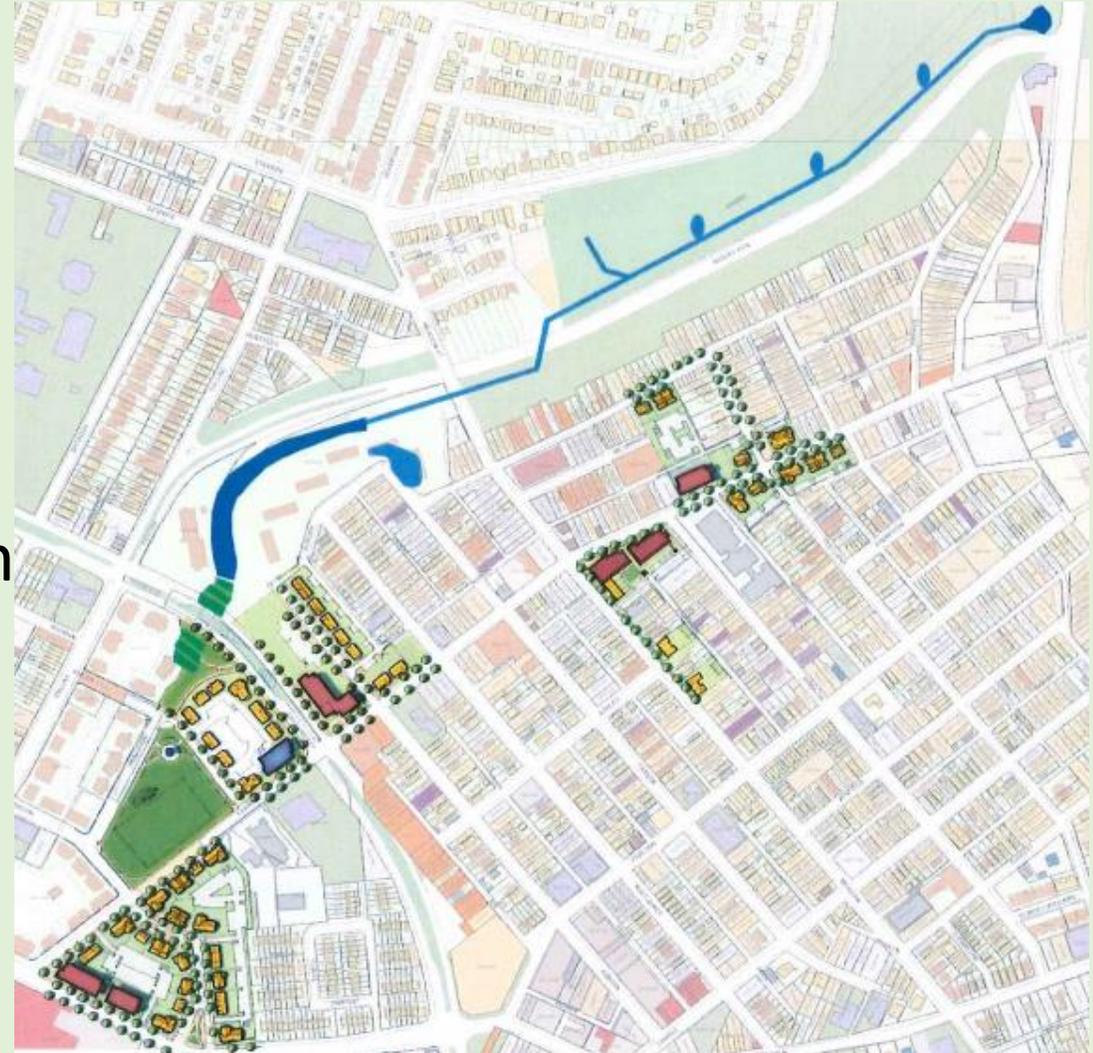
- The Village Green is the embodiment of the Larimer Community’s “Public Square”. Currently, it houses the Garden on Larimer Avenue and the performance stage across the street.

Refining and rebranding the use of the Village Green is a high priority in the strategy.



Green Infrastructure Strategy

- Goal: Address water run-off issues in the neighborhood.
- Potential Projects:
 - (1) Water/Sewer Improvements
 - (2) Bioswales
 - (3) Retention ponds
 - (4) The Extension of Little Negley Run Stream



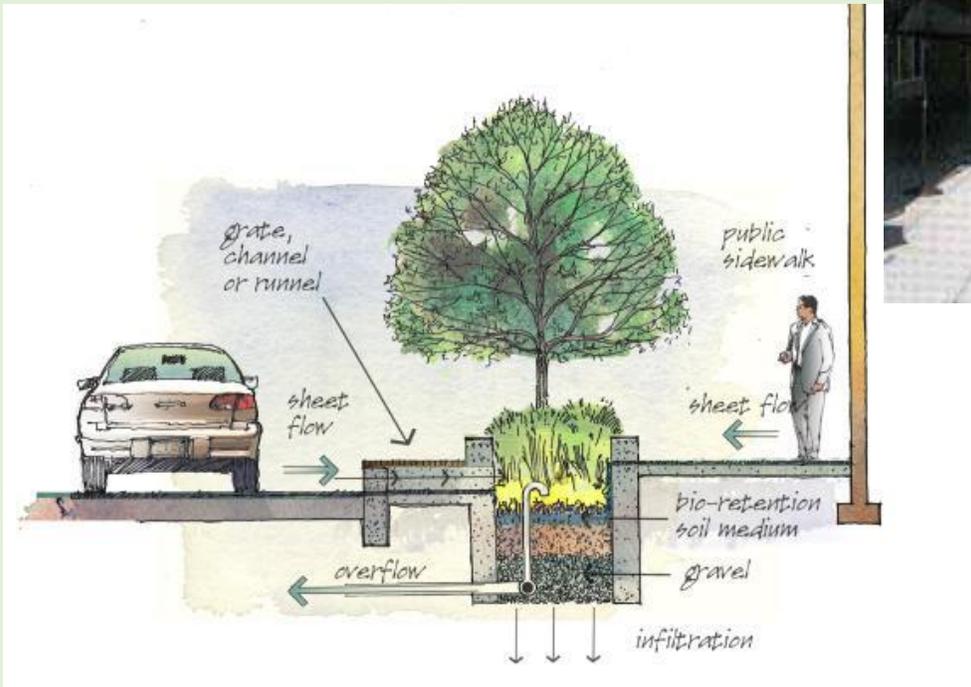
Green Infrastructure– The Community Well Project

- The Living Waters of Larimer Team applied for and was awarded \$450,000 from ArtPlace America to design and construct water runoff play equipment/art in the new park system.



Green Infrastructure - Examples

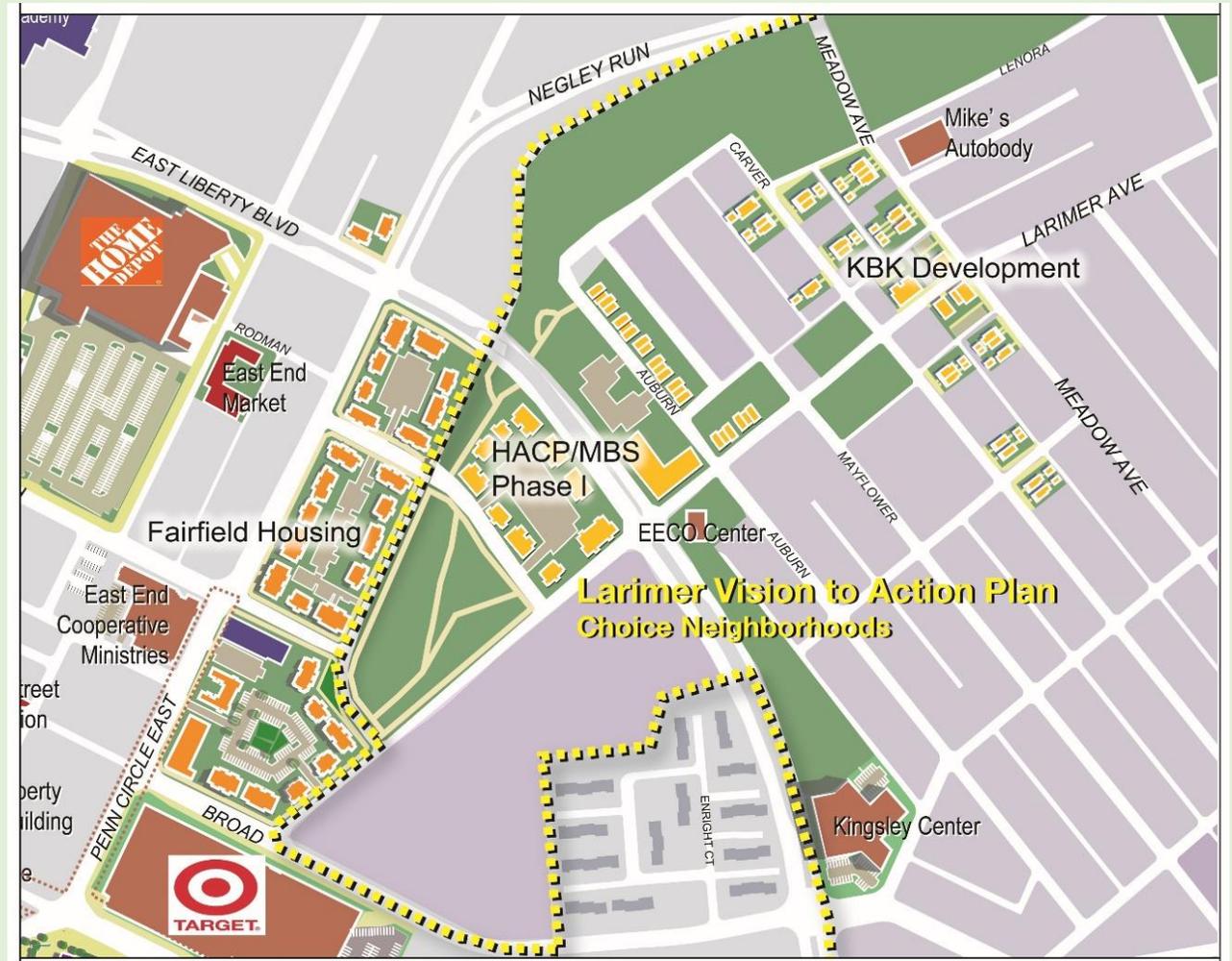
Bioswales



Retention Pond

For-Sale Strategy – Initial Components

- (1) Single-Family Rehab Strategy
- (2) Infill New Construction Housing
- (3) Co-Housing Strategy



For-Sale Housing Strategy –Rehabs

- East Liberty Development, Inc. (ELDI), a community development corporation, currently owns 21 in the project area.
- ELDI plans to rehab the homes and resale them for homeownership.
- ELDI may use the homes as part of a “House for a House Program”.



Thank You!

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