

THE STORY OF THE DINWIDDIE TRIANGLE

TREK
DEVELOPMENT GROUP

Rothschild
Doyno
COLLABORATIVE
ARCHITECTURE AND URBAN DESIGN



THE PLIGHT OF REED ROBERTS

- Reed Roberts Housing was a blight on the entire neighborhood
- It became an ineffective family housing environment
- The buildings were of physical and functional obsolescence
- It was an area of high crime



modular housing in a haphazard arrangement

∴ To fix REED ROBERTS it was necessary to 'zoom out' and develop a comprehensive strategy for the surrounding neighborhood that had been negatively affected



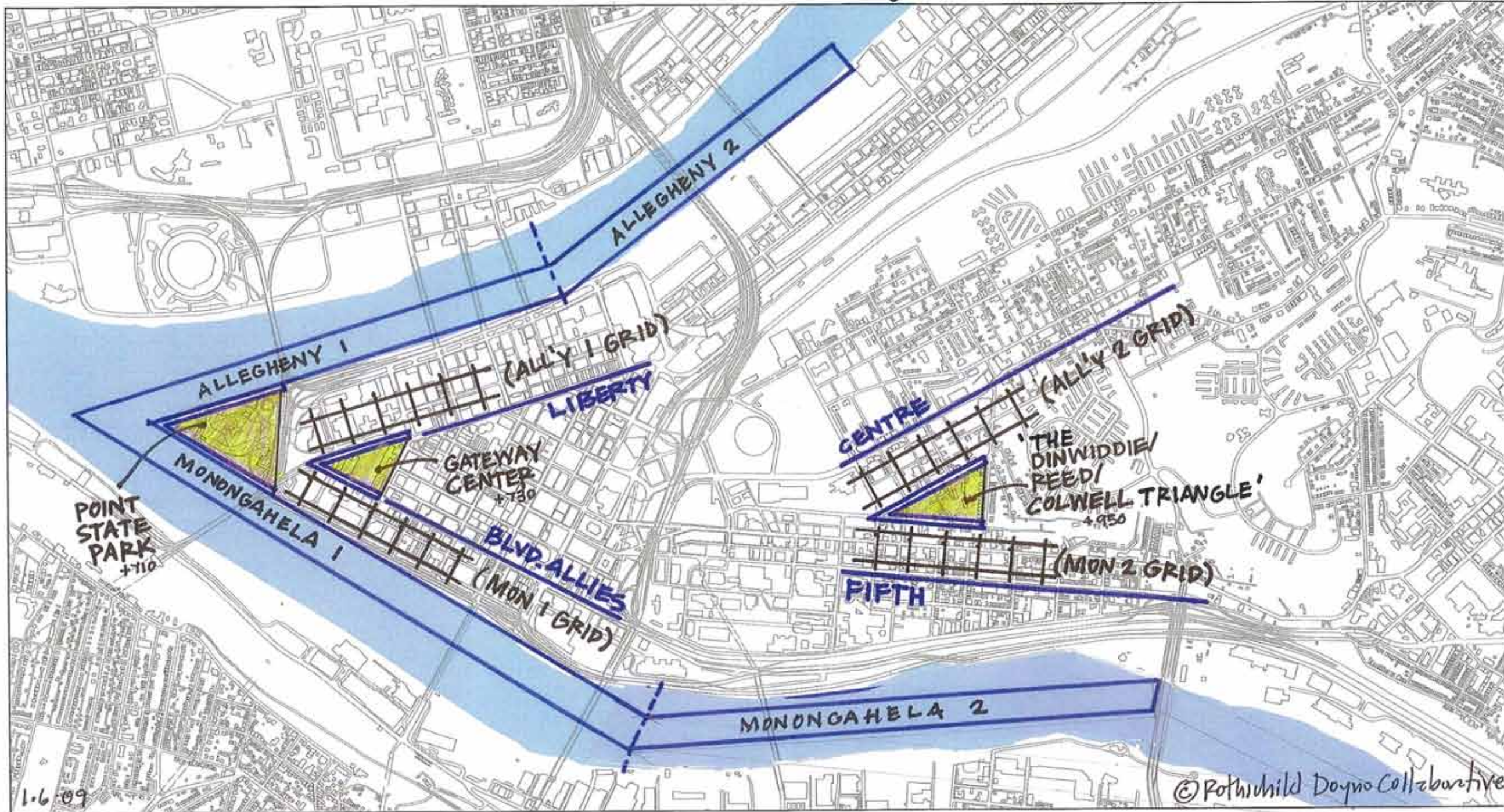
no public-oriented green space



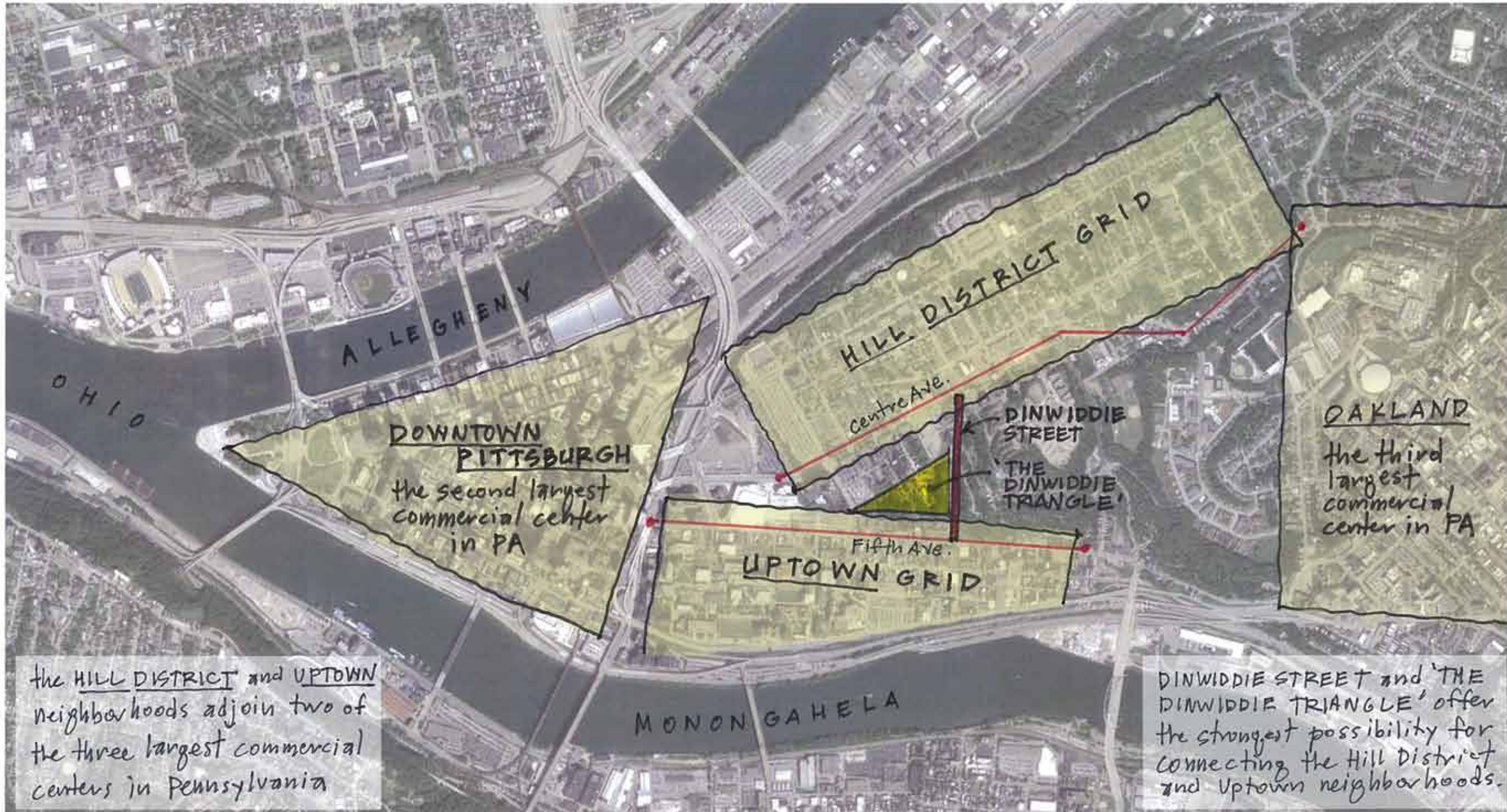
no relationship to architecture of existing neighborhood

3 GOLDEN TRIANGLES

When the grids of the Allegheny and Monongahela are projected inwards, they result in THREE special 'golden' triangles



TRIANGLE AS A CONNECTOR

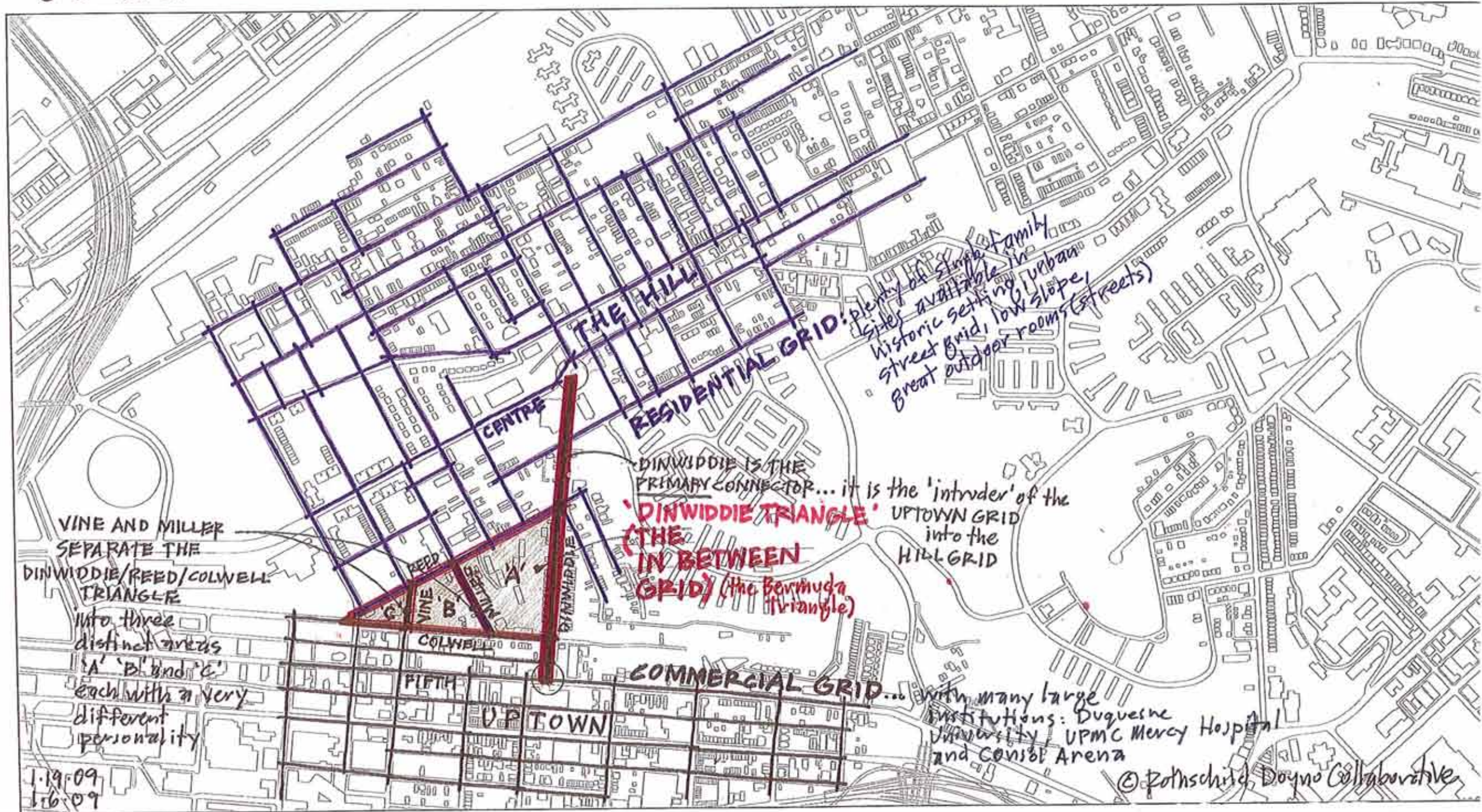


the HILL DISTRICT and UPTOWN neighborhoods adjoin two of the three largest commercial centers in Pennsylvania

DINWIDDIE STREET and 'THE DINWIDDIE TRIANGLE' offer the strongest possibility for connecting the Hill District and Uptown neighborhoods.

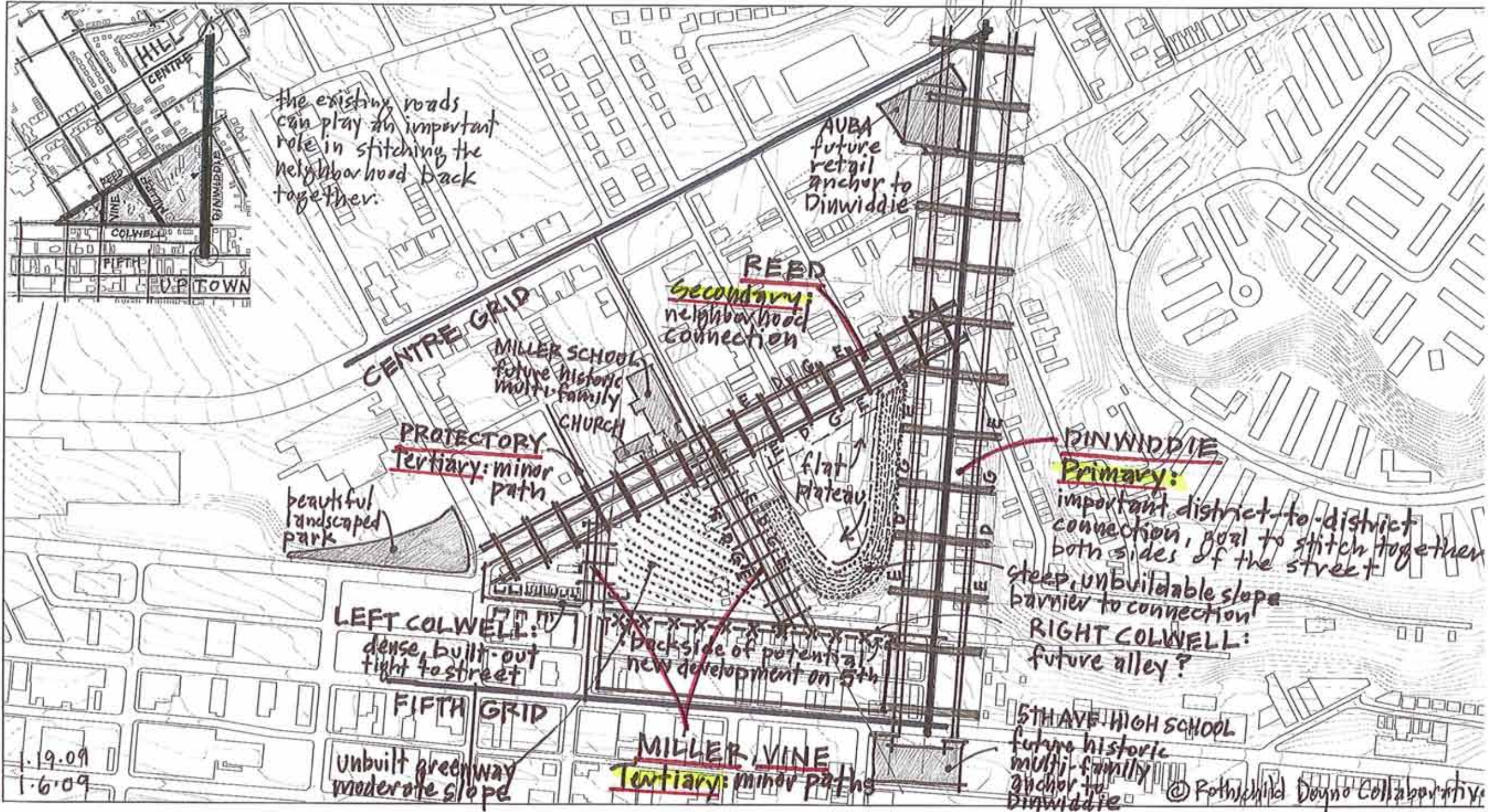
TRIANGLE in the MIDDLE

The Dinwiddie Triangle offers the best option to connect the Hill District with Uptown



EDGE DETAIL

Focus on strengthening the PRIMARY, SECONDARY, and TERTIARY edges of the triangle by infill and renovation



LOOKING BACK

THAT WAS THEN... 1906



Historical map of Dinwiddie Street of 1906 shows thick density of repetitive housing aligning both sides of the street

THIS IS NOW... 2009



Aerial photo of 2009 shows deterioration of density with an abundance of vacant lots and dilapidated buildings

DETAILS... 2009 The Dinwiddie Triangle has no coherence. It is comprised of vacant lots, buildings in poor condition, and unsafe structures.



TYPICALLY IN THE HILL DISTRICT... the solution would be to demolish the entire district and build a new neighborhood. But, is there another way?

DINWIDDIE TRIANGLE GOALS

THE 'TYPICAL' WAY:

- Demolish everything
- Build repetitive new housing that relates to the old
- Create a new place

THE DINWIDDIE WAY:

- Review the strengths and weaknesses of every parcel on an individual basis
- Retain as many existing buildings as possible
- Build new that responds uniquely to each parcel condition
- Create a new/old place



1. Restore urban density and **strengthen** existing connections

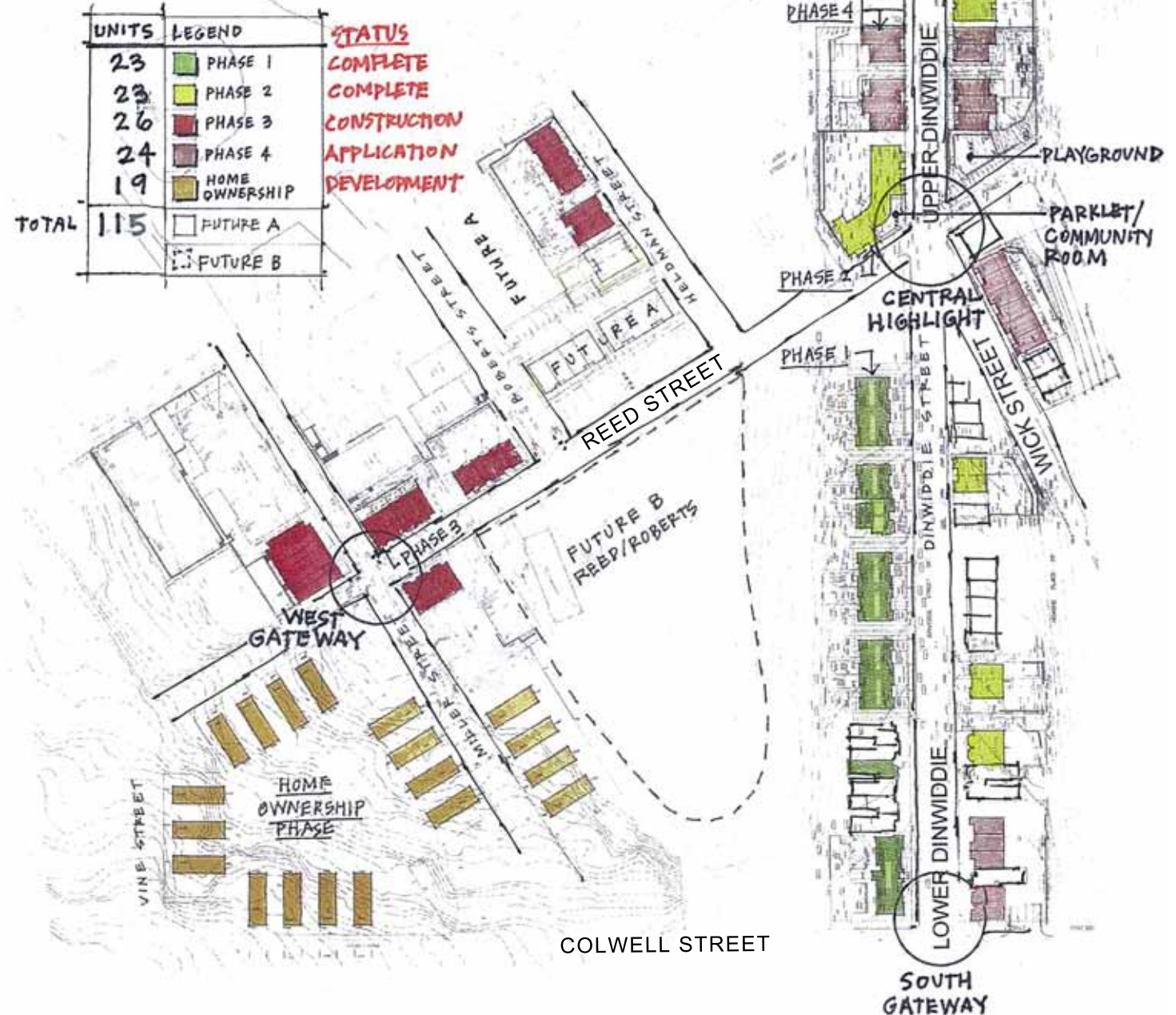
2. Retain and **restore** historical buildings, interweave with new construction

3. Reinforce sense of community and history

PHASING PLAN

■ DINWIDDIE HILL
CONCEPT
SITE PLAN 2012

UNITS	LEGEND	STATUS
23	PHASE 1	COMPLETE
23	PHASE 2	COMPLETE
26	PHASE 3	CONSTRUCTION
24	PHASE 4	APPLICATION
19	HOME OWNERSHIP	DEVELOPMENT
TOTAL	115	



■ TOTAL DEVELOPMENT COSTS

PHASE 1	Equity	\$ 6,677,876
	Public	\$ 1,290,000
	Energy Loan (CFA)	\$ 273,872
	Total Development Cost	\$ 8,241,748
PHASE 2	Equity	\$ 5,782,044
	Public	\$ 1,360,000
	Total Development Cost	\$ 7,142,044
PHASE 3	Equity	\$ 7,923,168
	Public	\$ 1,492,000
	Total Development Cost	\$ 9,415,168
PHASE 4	Equity (@7.38%)	\$ 6,940,954
	Public	\$ 2,000,000
	Total Development Cost	\$ 8,940,954

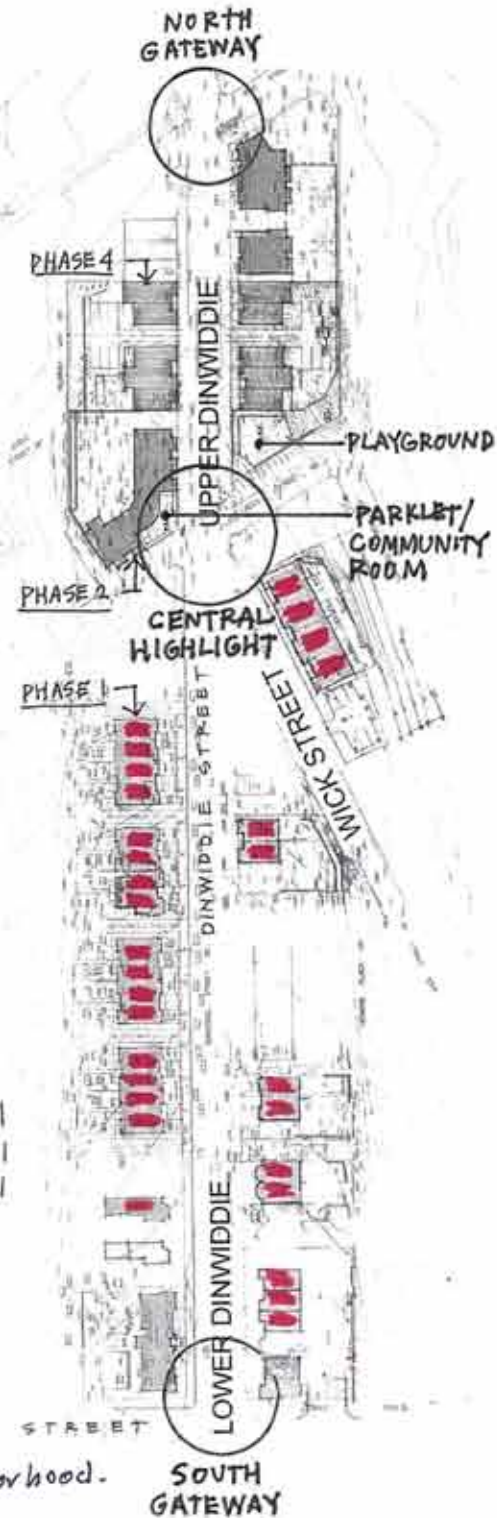
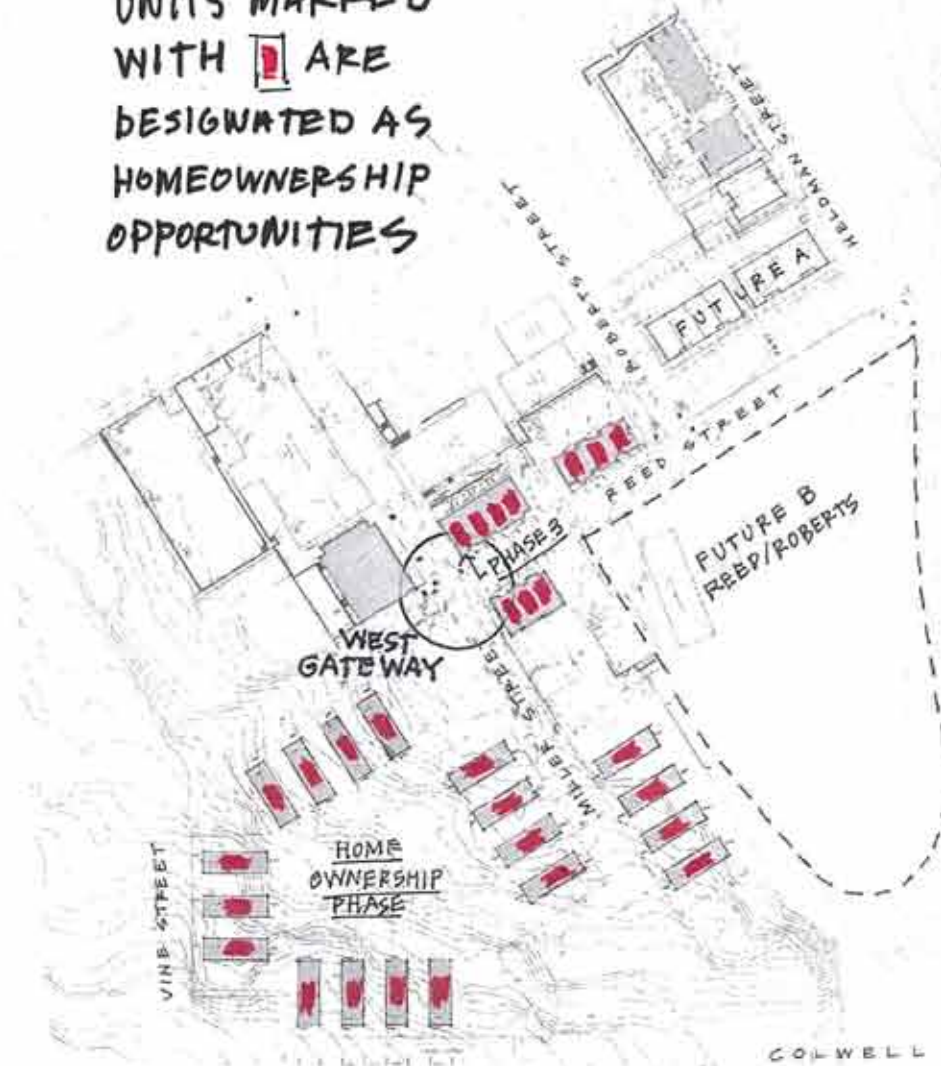
OF VOUCHERS AND HOMEOWNERSHIP



REED ROBERTS had 70 Project Based Section 8 subsidized units
 One of the goals was to disperse some of these into the new Dinwiddie development as follows:

(existing) REED ROBERTS	Project Based Section 8	Vouchers
PHASE 1	14	5
PHASE 2	14	4
PHASE 3	0	?
PHASE 4	0	?

UNITS MARKED WITH  ARE DESIGNATED AS HOMEOWNERSHIP OPPORTUNITIES



∴ As the Phases of the Dinwiddie Triangle progress, there are less subsidized and voucher-based units.

PHASE 4 will turn that corner to market-based neighborhood.

PHASE 1 EXISTING



many abandoned buildings...



many vacant lots...



deteriorated sidewalks, front yards, porches...



and buildings in deteriorated condition.

PHASE 1

DINWIDDIE HILL
CONCEPT
SITE PLAN 2012

LEGEND	
[Green Box]	PHASE 1
[Grey Box]	PHASE 2
[Light Grey Box]	PHASE 3
[Dark Grey Box]	PHASE 4
[White Box]	HOME OWNERSHIP
[Dashed Line]	FUTURE A
[Dotted Line]	FUTURE B

PHASE 1

245
247

217

NORTH
GATEWAY

CENTRAL
HIGHLIGHT

LOWER
DINWIDDIE
SOUTH
GATEWAY

PHASE 1 GOALS

- Restore density on West Side of Lower Dinwiddie.
- Create one side of **South Gateway** at Colwell Street.
- Restore, renovate and integrate 217 and 245/247 Dinwiddie.
- Enhance **pedestrian connections** with new streetscape.



• Density restored



• One side of South Gateway established



• Historic building integrated



• Pedestrian experience enhanced

PHASE 1



▸ BEFORE

- building in very poor condition, abandoned



▸ AFTER

- historic building renovated and restored
- new construction abuts and reinterprets historic building form and details (front porches, projected bays, steeply-pitched roofs...)

PHASE 2 EXISTING



vacant corner lot at center of development...



abandoned buildings in very poor condition...



gaps in density at various places...



empty lot at upper Dinwiddie.

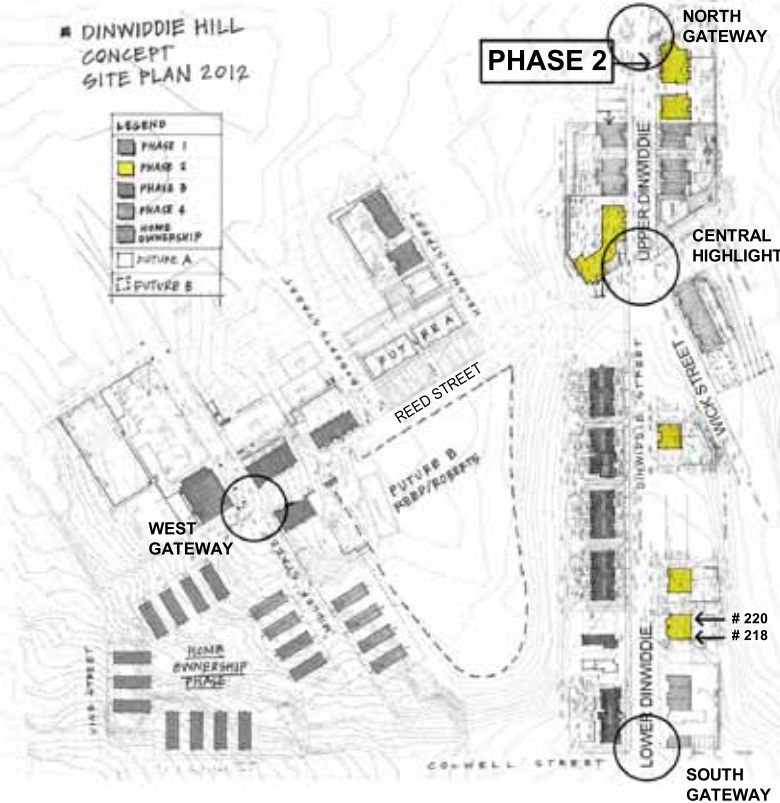
PHASE 2

PHASE 2 GOALS

- Create **central highlight** to development
- Establish **North Gateway**
- **Infill density** on East side of Lower Dinwiddie
- **Restore** 218 and 220 (by disassembling stone facade, building new units, and reassembling stone facade)



• Central highlight includes public tot lot parklet, adjoining community room, and special corner unit above
220 # 218



• North Gateway with tower highlight



• Density reestablished on east side



• Removed stone facades of 218 and 220, constructed new units, rebuilt stone facade

PHASE 3

EXISTING



vacant corner lot...



and another vacant corner lot...

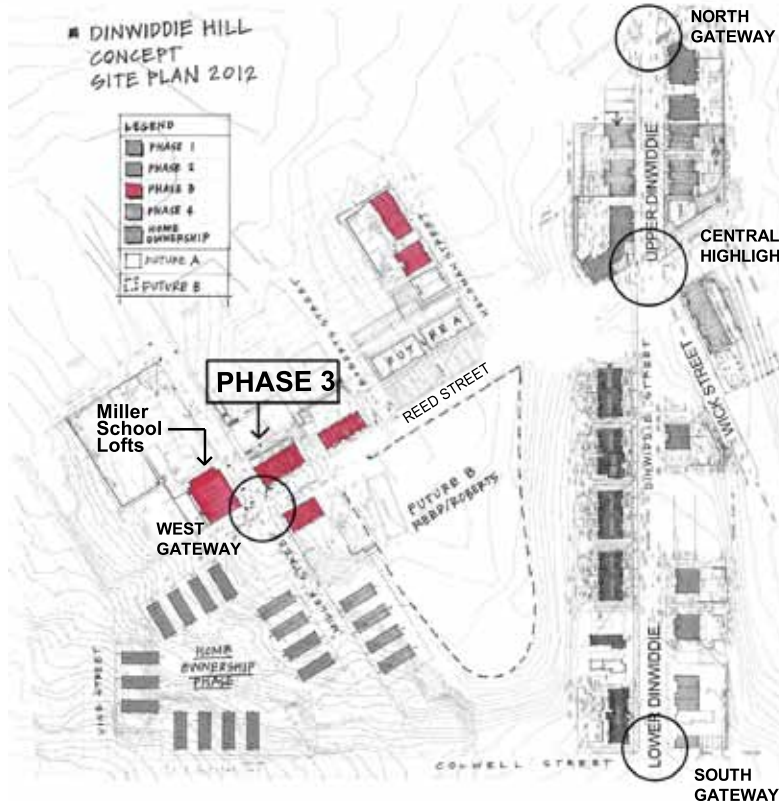


and another vacant corner lot...



existing Auditorium (below) and Gym (above)
of historic Miller School.

PHASE 3



PHASE 3 GOALS

- Integrate Reed Street into the Dinwiddie development
- Increase density on vacant land
- Establish West Gateway
- Create adaptive reuse of historic Miller School auditorium and Gym into 8 loft apartments



PHASE 3

MILLER SCHOOL AUDITORIUM/GYM

"The adaptive reuse of the historic Miller School is an exciting opportunity to breathe new life into a vacant property."



"existing Auditorium"



"existing Gym"



"these cool historical details will be incorporated into the interior design of the loft apartments"



"community celebration marking the start of construction"



"all units are two stories with sleeping lofts"



"the Auditorium and Gym will each be divided into four loft apartments"

PHASE 4 EXISTING



Vacant corner lot in foreground...



gaps in density at upper Dinwiddie...

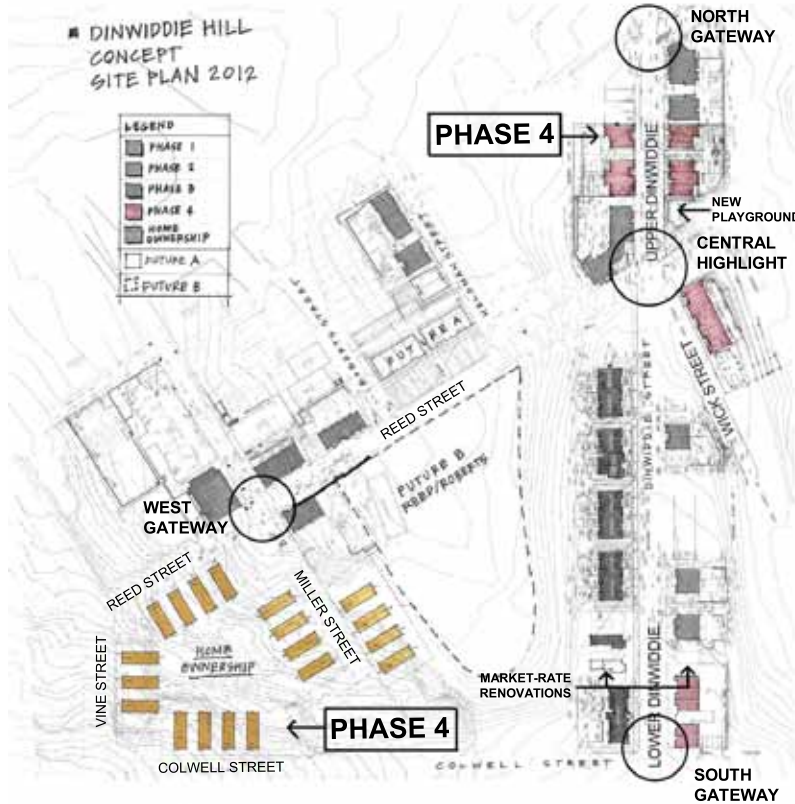


gaps and deteriorated buildings on Wick...



vacant corner lot at South Gateway.

PHASE 4



PHASE 4 GOALS

PHASE 4 is the final piece of the puzzle that completes the framework surrounding Reed Roberts

- COMPLETES **density and infill** of upper Dinwiddie
- COMPLETES **density and infill** at intersection of Dinwiddie and Reed and adds **new Playground**
- COMPLETES **South Gateway**



With the framework complete, privately-funded, market-rate housing will offer homeownership opportunities to residents in the block bordered by Reed, Miller, Colwell, and Vine.



• Upper Dinwiddie complete!



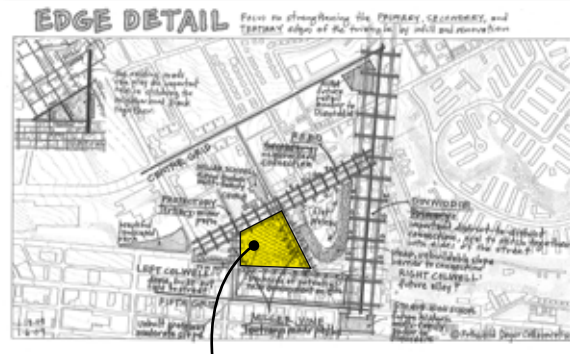
• Intersection of Reed and Dinwiddie complete!



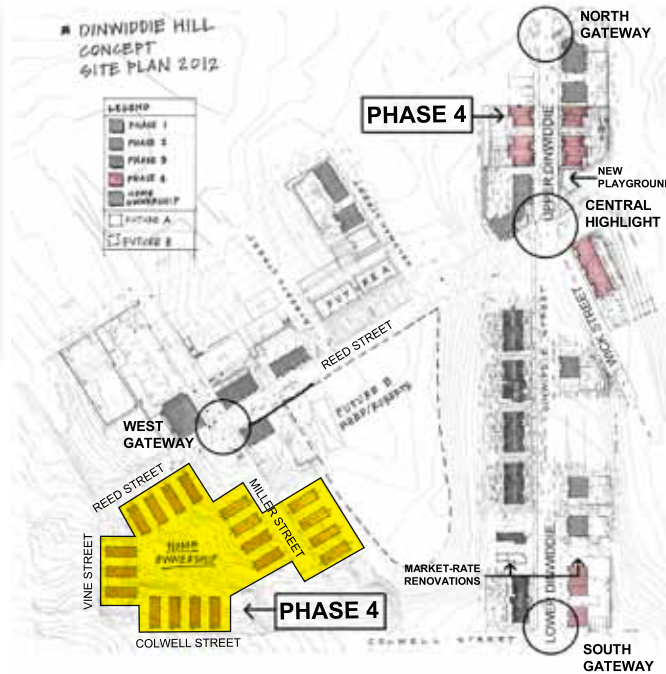
• South Gateway complete!



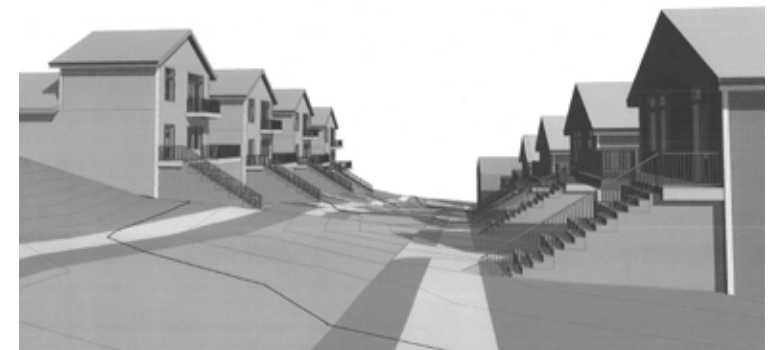
PHASE 4 HOMEOWNERSHIP



The area bounded by Reed/Miller/Colwell/Vine is a mostly vacant, moderately-sloped property



With the framework surrounding Reed Roberts complete, the Dinwiddie Triangle development can be a catalyst for surrounding properties.



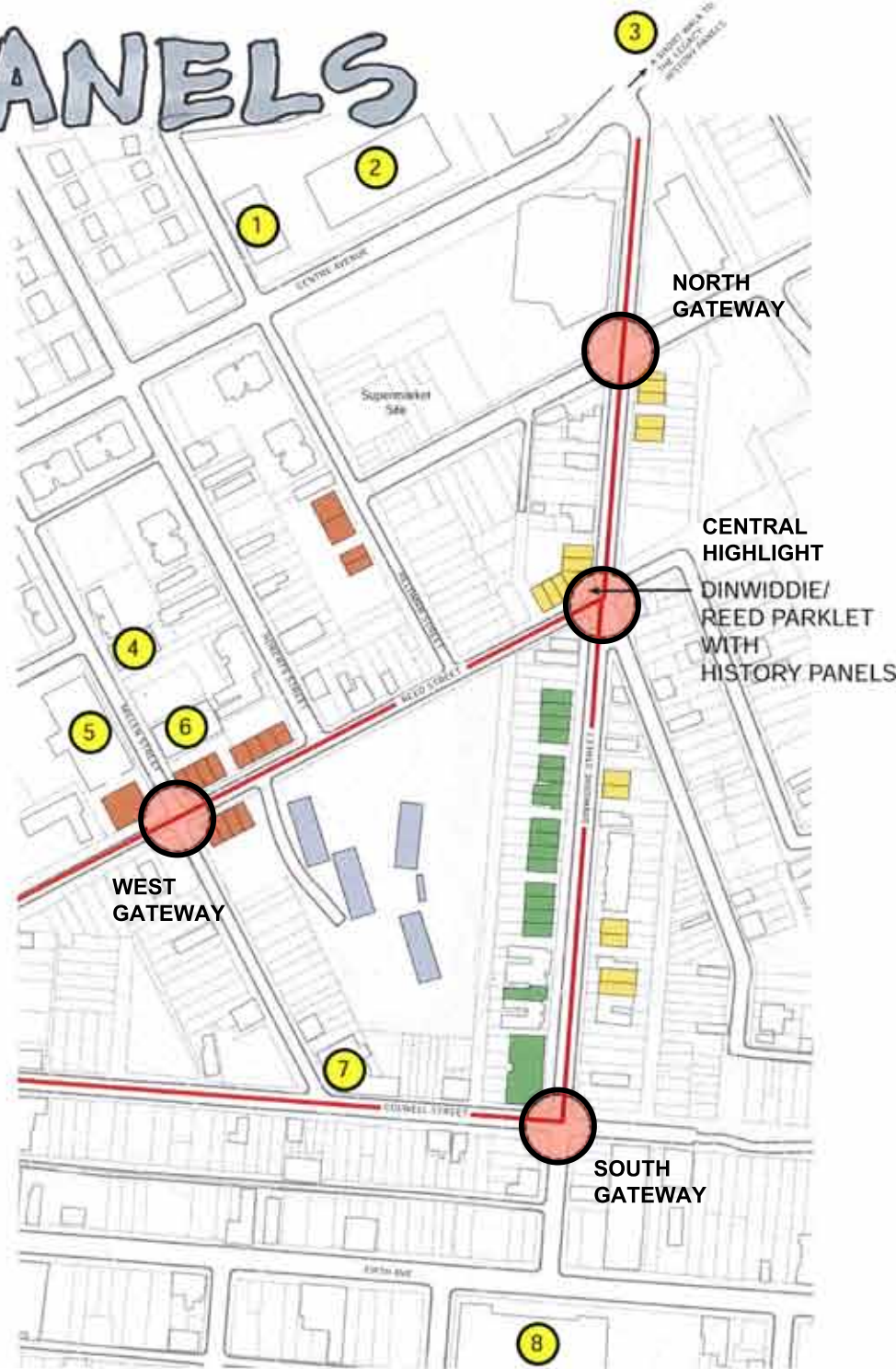
19 privately-funded, market-rate housing surrounding a large common ground.

HISTORY PANELS

- The area surrounding the Dinwiddie Triangle is rich in history.
- The Central Highlight of the Dinwiddie Triangle will feature history panels that tell the proud stories of the neighborhood.
- The history panels will reinforce the neighborhood's collective memory and increase the shared sense of community.

HISTORY PANEL LEGEND

- ① Kaufmann Center
- ② Hill House
- ③ New Granada Theatre
- ④ Jewish Temple / Synagogue
- ⑤ Miller School
- ⑥ IWW Labor Hall
- ⑦ UNIA / Garvey Meeting House
- ⑧ Fifth Avenue High School



HISTORY PANELS



COMMON ROOM
TOT LOT

HISTORY PANELS



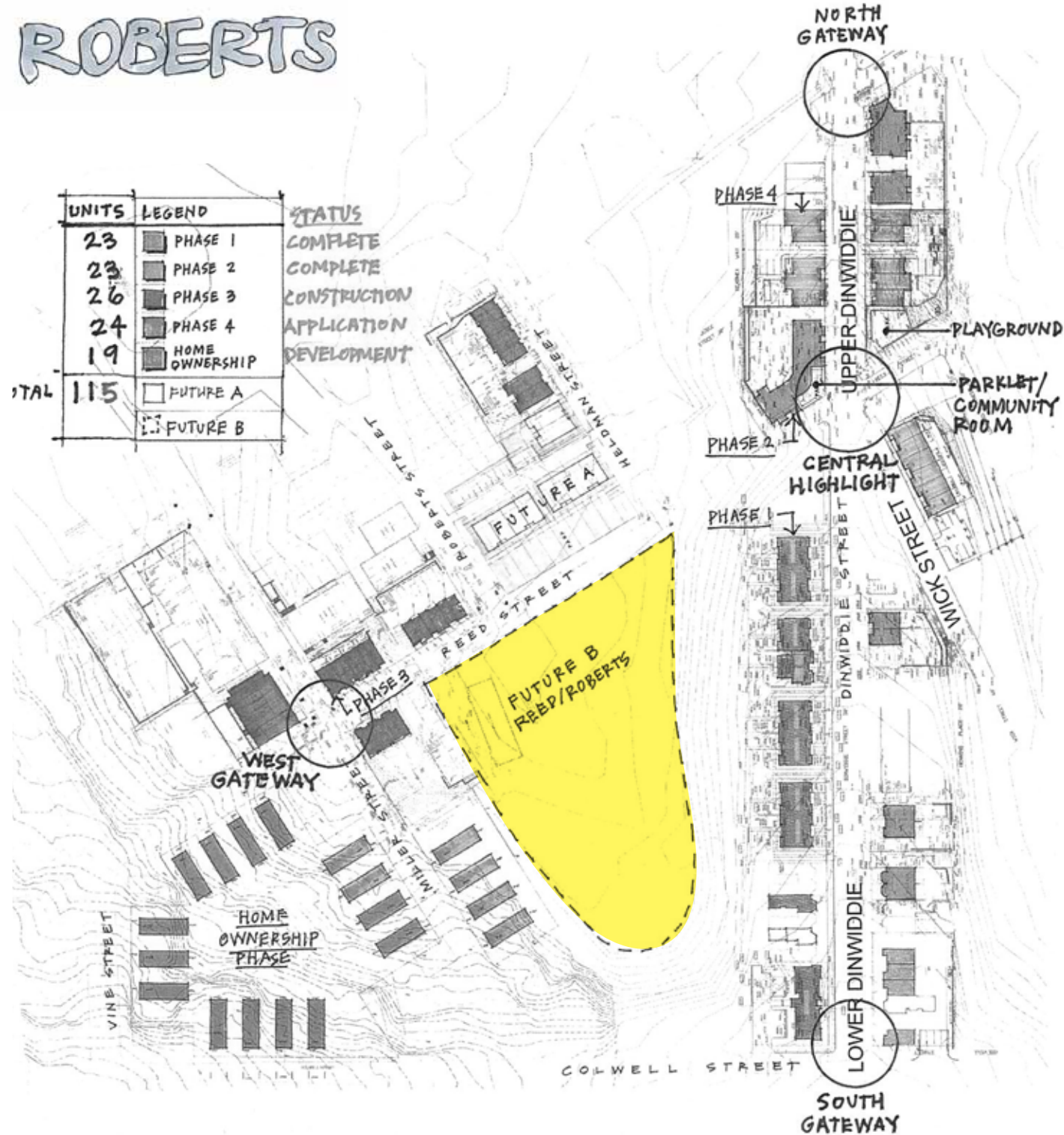
HISTORY PANELS
WILL GO HERE

THE FUTURE OF REED ROBERTS

- With the Dinwiddie Triangle goals met, and the framework surrounding Reed Roberts complete, attention can turn to filling in the heart of the area: REED ROBERTS. This elevated, large parcel with a unique shape offers dramatic views and exciting opportunities.



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TOTAL 115	FUTURE A	
	FUTURE B	



Stay tuned for future developments...