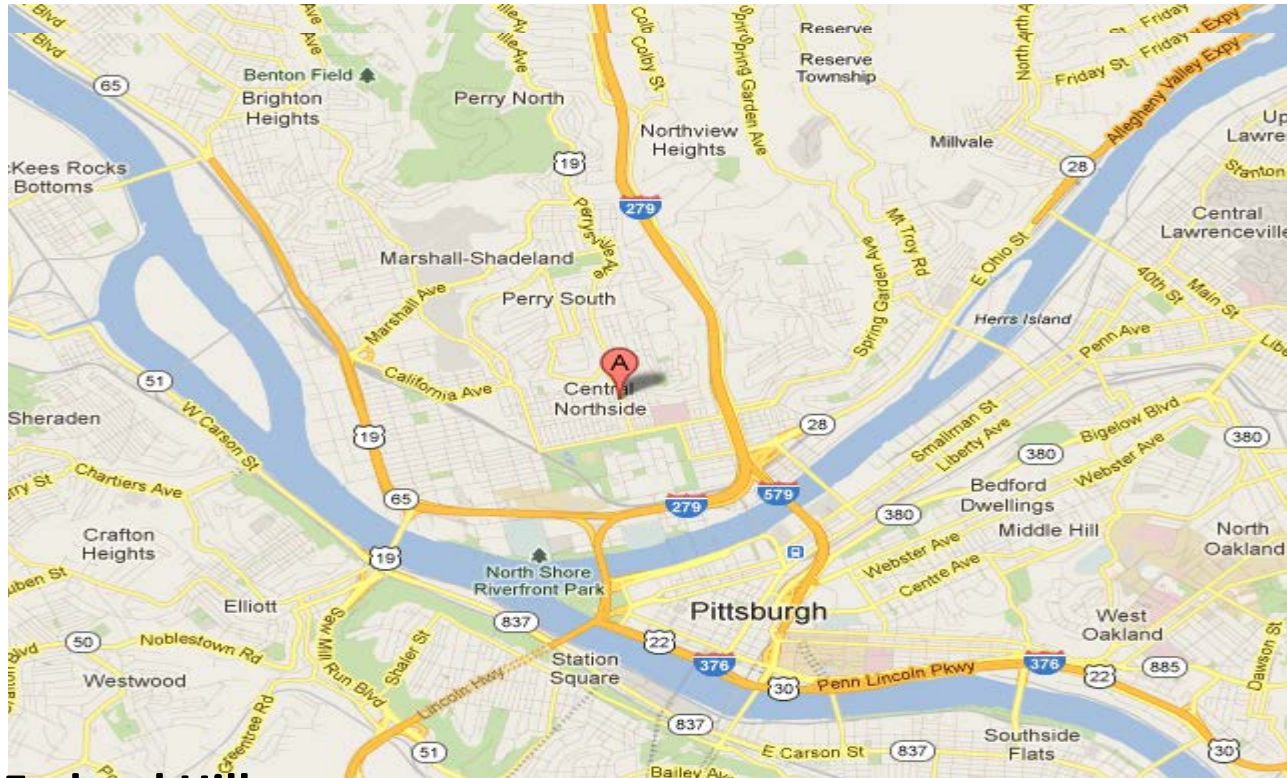


PUBLIC HEARING
Future of Pennsylvania's Cities, Large and Small
May 29, 2013 | 10:00 a.m.

Andrew Haines
S&A Homes, State College, PA



Federal Hill

Central North side, Pittsburgh PA



23-G-28, 29, 32, 36
1500-1514 Federal St



23-L-133-135



23-G-18-23
Vacant Land
City of Pittsburgh URA



23-G-1-5
1500-1514 Federal



23-G-378
1501 Federal St
City of Pittsburgh



Development Plan - Phase I

60 units of for-sale housing will be pursued in three sub-phases

Construction on Phase A will begin at Federal and Henderson Streets and continue north to Jacksonia Street.

Phase A	
Unit Type	Quantity
A	10
B	8
C	4
Subtotal	22 units

Phase B will continue along Federal to Henderson Street then move west across Alpine Street.

Phase B	
Unit Type	Quantity
A	8
B	8
C	3
Subtotal	19 units

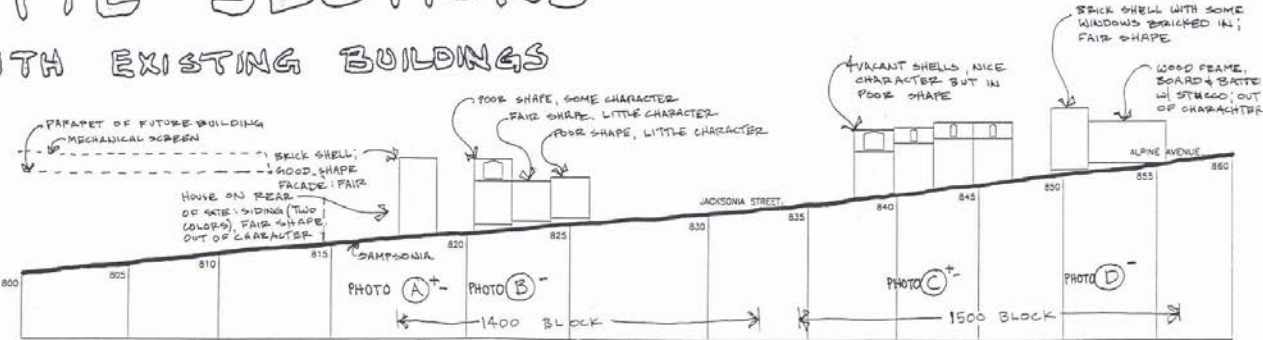
Phase C will include groupings of houses on Jacksonia and Alpine Streets extending west to Saturn Way.

Phase C	
Unit Type	Quantity
A	5
B	4
D	4
E	4
F	2
Subtotal	19
Total	60 units

The construction of a boulevard island at the center of Federal Street will contain landscaping to reinforce the pedestrian friendly qualities of the Central Northside and establish a strong urban tree canopy.

Pedestrian crossings and stop signs will be clearly marked. Attractive streetlighting will enhance the character of the sidewalks.

SITE SECTIONS WITH EXISTING BUILDINGS



• LOOKING WEST - 1" = 50'-0"





Federal Hill post construction



Federal Hill post construction





Dial Apartments, Lancaster PA

Before renovation, c 2007



Dial Apartments, post renovation



Garfield Glen, pre construction

5/28/2013



Garfield Glen pre construction

5/28/2013

Garfield Glen under construction



5/28/2013

Garfield Glen post construction



5/28/2013