

STADIUM PROPOSAL

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URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH

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PROPOSAL FOR THE REDEVELOPMENT OF
REDEVELOPMENT AREA NO. 16

IN THE TWENTY-FIRST AND TWENTY-SECOND 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.

November 1, 1963

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A PROPOSAL

for the redevelopment of Redevelopment Area No. 16
(Stadium) in the Twenty-First and Twenty-Second Wards of the
City of Pittsburgh, submitted by the Urban
Redevelopment Authority of Pittsburgh

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STADIUM RENEWAL PROJECT

PROPOSAL

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P R O P O S A L

for the redevelopment of Redevelopment Area No. 16 in the Twenty-First and Twenty-Second 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. 16, as certified by the City Planning Commission on November 30, 1961, (Exhibit I hereof) be redeveloped as set forth in this Proposal.

INTRODUCTION

This Proposal and Redevelopment Area Plan - Urban Renewal Plan contained herein involves the acquisition, clearance, and site improvement of the portion of the North Side bounded approximately by Shore Avenue, Galveston Avenue and Reedsdale Street on the north, Cremo Street and its extension on the east, the Allegheny and Ohio Rivers on the south and Sproat Way and its extension on the west, more completely described in the Redevelopment Area Plan - Urban Renewal Plan attached to this Proposal as a part hereof as Exhibit II.

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 the Redevelopment Area Plan - Urban Renewal Plan, this Proposal also contains the following exhibits:

- (a) The form of a Cooperation Agreement to be executed between the City of Pittsburgh and the Authority for carrying out the Proposal (Exhibit III).
- (b) The form of a Cooperation Agreement to be executed between the County of Allegheny and the Authority for carrying out the Proposal (Exhibit IV).
- (c) Form of proposed Resolution to be adopted by the School District of the City of Pittsburgh (Exhibit V), which provides for the conveyance of its interest in and to certain properties located within the Project Area.
- (d) The Authority's Relocation Program (Exhibit VI) setting forth the methods by which families, commercial and industrial establishments to be displaced during the execution of the project will be relocated with a minimum of hardship.
- (e) The Resolution of the Authority approving the Proposal (Secretary's Certificate --- I).
- (f) The City Planning Commission's action upon the 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.

Redevelopment Area No. 16 is an 84.2 acre tract. Within the Redevelopment Area all properties will be acquired and all the structures located thereon will be demolished. The land will be prepared for the construction of a new Municipal Stadium, parking facilities, highways, local streets and a public park enabling the area once again to play a vital role in Pittsburgh's economic and social fabric.

THE REDEVELOPMENT PROCESS

Upon approval of this Proposal by the Council of the City of Pittsburgh, the execution and delivery of the Cooperation Agreements between the City of Pittsburgh and the County of Allegheny, and the Authority, the adoption of the Cooperation Resolution by the School District and the execution and delivery of the Loan and Grant Agreement between the Authority and the United States Government, the Authority will commence the acquisition of properties in the Redevelopment Area.

The properties will be acquired through negotiations between the Authority and the property owners involved, and the Authority will offer fair value prices based on two independent appraisals. These appraisals will be made by qualified real estate men completely familiar with real estate values throughout the North Side District, as well as the balance of the Pittsburgh area. In cases where the acquisition of properties through negotiation is impossible, the Authority will exercise its power of eminent domain to acquire project properties.

After the Authority has acquired title to the properties involved, the management of the properties prior to demolition and relocation of families into decent, safe and sanitary housing within their financial means, will be carried out by the Housing Authority of the City of Pittsburgh, as an agent of the Authority, under the terms of a contract to be entered into between the Authority and the Housing Authority. The property management and relocation activities will be carried out in an office convenient to all the people of the project.

The Loan and Grant Contract will provide that relocation costs may be paid by the Authority up to \$200 for each family or individual householder, and up to \$25,000 of the total certified actual moving expenses for each commercial or industrial establishment to be relocated. These relocation payments will be made to any family, single householder or business establishment occupying the premises at the time the Authority acquires the property.

The Authority is fully aware of the importance of a carefully supervised and successful program of relocation.

The Housing Authority proved itself to be a competent relocation agent in its successful and considerate program of relocation in other redevelopment projects. The community's obligation to secure the relocation of the affected families into decent, safe and sanitary housing, and thus carry out one of the primary goals of the entire redevelopment program will be met.

After the relocation has been accomplished, the Authority will advertise for and receive bids from qualified contractors for the demolition

of the structures. The demolition work will be carried out in an orderly and prudent manner so as to complete the work in the shortest possible time and cause the least amount of inconvenience to those people and establishments located near the Redevelopment Area.

After demolition, and as scheduling permits, the Authority will advertise and receive bids for the construction of new streets, sewer, water lines, sidewalks and parks in accordance with the site improvement program (a part of the Redevelopment Area Plan - Urban Renewal Plan). These facilities will be constructed in accordance with City standards and specifications and in such a manner as to be acceptable to the City of Pittsburgh. At the completion of the project, facilities constructed by the Authority will be turned over to the City of Pittsburgh, and the City at that time will accept the responsibility for maintenance of those facilities. In addition, as a safeguard to the interests of the City of Pittsburgh, all plans and specifications will be reviewed and approved by the departments of the City having jurisdiction over the facility or facilities contemplated for construction, and City inspectors will see that the work is performed in accordance with the plans and specifications.

The construction drawings and specifications for improvements will be prepared by an engineer acting as consultant to the Authority and actual construction work will be supervised by the consulting engineer's staff. The Chief Engineer for the Authority will be responsible for the scheduling and for the details of the construction work.

During the acquisition phase of the project, the three taxing bodies will transfer to the Authority their interests in certain properties

in the Project Area, those properties being the same as those listed in the proposed Agreements.

The second phase of the Redevelopment Process will be the construction of a new municipal stadium, parking area and other public improvements. The construction of the stadium and parking area will be carried out by the City of Pittsburgh or its official agent with the assistance of the Authority. Construction of the Fort Duquesne Bridge ramps and connections with the North Side streets will be carried out by the Pennsylvania Department of Highways.

The City or its official agent will be required to pay a fair-market price for the cleared land to be developed for the stadium and public parking areas, consistent with the uses and controls stipulated in the Redevelopment Area Plan - Urban Renewal Plan. The fair-market price will be determined by two independent real estate concerns who have performed separate appraisals of the land, taking into account its contemplated use. With respect to the right-of-way required for the Fort Duquesne Bridge ramps and connections, the Pennsylvania State Highways Department will be required to pay full acquisition and demolition costs for this land, consistent with Federal policy on Federally-aided highway and renewal projects.

All the regulations, controls and restrictions with respect to the use of the land in the Project Area, which are set forth in the Redevelopment Area Plan - Urban Renewal Plan, shall be effective for a period of forty (40) years from the date of City Council approval of this Plan, with the exception of the control with respect to restrictions upon the basis of race, color, creed or national origin, which control shall remain in perpetuity.

To finance the project, the Authority will enter into a Loan and Grant Agreement with the Federal Government. This Agreement will provide for the procuring by the Authority of temporary loan funds with which to carry out the project, and with Federal capital grant funds which, when added to the receipts from the sale of cleared land, will repay the temporary loan funds. On the basis of the Loan and Grant Agreement, the Authority will borrow funds, with the loan guaranteed by the Federal Government under the provisions of the Housing Act of 1949, as amended. With these funds the Authority will perform all the necessary functions including the acquisition of properties, relocation of families, demolition of structures, construction of site improvements, to prepare the land for redevelopment and carry out the intent of the project as set forth in this Proposal.

The net cost to carry out the redevelopment phase of the project, i.e., land acquisition, relocation demolition, construction of site improvements and public facilities, overhead and other expenses, is estimated to be \$21,100,325. Of this amount, the Federal Government will provide an outright grant of \$14,066,883 which is equivalent to two-thirds of the net cost, whereas the remaining one-third of the net cost must be provided locally. In accordance with the Cooperation Agreements between the Authority and the City and County, this local cost for carrying out the project will be met by the City and the County in the following fashion:

LOCAL CASH GRANT	\$ 2,169,742
PURCHASE OF LAND FOR PARKING	3,481,150
IMPROVEMENT OF PARKING AREAS	1,255,950
REAL ESTATE TAX CREDITS	100,000
DONATION OF PUBLIC PROPERTIES	<u>26,600</u>
TOTAL	\$ 7,033,442

In addition to the above costs, all of which were approved by the Federal Government, there are other non-creditable expenditures which the Federal Government has determined must be provided, but cannot be included in their share of project cost. These non-creditable items which must be under-written locally are as follows:

PURCHASE OF LAND FOR STADIUM STRUCTURE	\$ 2,318,850
PURCHASE OF LAND FOR BOUNDARY STREETS	200,000
IMPROVEMENT OF BOUNDARY STREETS	275,000
OTHER LOCAL STREET IMPROVEMENTS	855,000
CONTINGENCIES	<u>807,708</u>
TOTAL	\$ 4,456,558

The total local cash requirements, therefore, are \$11,490,000. This local cash requirement will be paid to the Authority by the City and County as annual installments over a three-year period.

COMMUNITY BENEFITS

The proposed location for the new Municipal Stadium on Pittsburgh's once great North Side has fallen victim to industrial and residential blight. Presently, it is a mixture of incompatible and unsightly land uses, and a decidedly poor background for the glistening newness of the Golden Triangle buildings. This prime location, across the river from the heart of Downtown Pittsburgh, and served by a new State and Federal highway network, can be another key to removing the massive blight of the North Side by clearing the slums and erecting a new regionally-oriented sports stadium in their place. It will greatly benefit the local economy, and attract additional thousands

of visitors yearly to Pittsburgh. It will further enable the City to retain its image of a "Major League" municipality. The presence of adequate entertainment facilities is considered an asset in attracting and retaining new industry and personnel.

New jobs will be created to service and maintain the structure itself. Convention business will be given added impetus, and visitors from the region will be more stimulated to travel to Pittsburgh and to patronize local establishments. The only major league ballpark in the City faces demolition to provide for the University of Pittsburgh's expansion of its graduate schools.

As a further economic stimulus, construction work on the parking facilities and the stadium will generate local employment and demand for local products over a two-year period.

The parking facilities to be provided for approximately 5,500 vehicles can be utilized by Downtown and North Side workers during idle daytime periods to produce additional municipal revenue and to provide convenient, low cost off-street parking.

SUMMARY

With the completion of the new Stadium, Pittsburgh will reassert its position of leadership among the foremost urban centers of the nation. Its image of having developed a renaissance program will be enhanced and the community will be the owner of one of the few new modern sports centers in

the country. The recreational needs of the area residents will be fulfilled. The local economy will be stimulated.

The Stadium Project is important to future renewal activities in the North Side, Downtown and in Oakland.

It is important in the construction of a new interstate expressway system providing connections from West Virginia to Erie.

It is important to the thousands of Downtown workers who need parking relief.

In summary, the Stadium Project will be another major step forward in the comprehensive development of the City and the Pittsburgh region.

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

/s/ David L. Lawrence

David L. Lawrence, Chairman

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 attached is a true and correct copy of a letter dated December 18, 1961, from the City Planning Commission of the City of Pittsburgh relating to the certification of the Stadium Redevelopment Area No. 16.

IN WITNESS WHEREOF, I have hereunto affixed my signature and seal of the Urban Redevelopment Authority of Pittsburgh this _____ day of _____, 1963.

/s/ Theodore L. Hazlett, Jr.

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

PLANNING COMMISSION CERTIFICATION

December 18, 1961

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

Re: Certification of
North Side Stadium Renewal Project
in Redevelopment Area No. 16

Dear Sir:

Pursuant to the provisions of the Urban Redevelopment Law of 1945, as amended, and at the request of the Urban Redevelopment Authority of Pittsburgh, the City Planning Commission has conducted over a considerable number of months, field inspections, studies and analyses directed toward evaluating certain characteristics of the "Southwest Allegheny (Stadium) Area".

At its Special Meeting held November 30, 1961, the Planning Commission considered the recommendation of its Committee on General Plans and in the light of the consultation held with representatives of the Urban Redevelopment Authority that day, took action as follows:

"Motion: I - That the recommendation of the Committee on General Plans, taken in meeting of July 6, 1961, be received; and that the City Planning Commission, in response to the communication dated November 22, 1961, from the Urban Redevelopment Authority, requesting the City Planning Commission to certify the North Side Stadium Project Area, receive and accept (a) the "Basic Conditions" and "Planning Considerations" reports on the "Southwest Allegheny (Stadium) Area", prepared by the Staff, dated July, 1961; (b) the conclusions and recommendations of the Committee on General Plans arrived at in meetings of February 10, 1959, November 11, 1959, November 22, 1960, and its conclusions reached on July 6, 1961, and (c) the Executive Director's recommendation that action be taken today;

December 18, 1961

II - That the City Planning Commission having examined fully all the completed analytical evaluation of existing conditions and planning needs for the "Southwest Allegheny (Stadium) Area", and having received and accepted the favorable recommendation of the Committee on General Plans and staff, recognizes the existence in this area of those conditions which the Urban Redevelopment Law of 1945, as amended, specifies as constituting blight;

III - That the City Planning Commission certifies as a "Redevelopment Area" for Stadium, Recreational, and Highway uses, under the terms of the Urban Redevelopment Law of 1945, as amended, the portion of the "Southwest Allegheny (Stadium)Area", now identified as the North Side Stadium Project Area, and bounded on the west by Sproat Way extended to the Ohio River, on the north by Shore Avenue, Galveston Avenue, and Reedsdale Street, on the east by Cremo Street and extension to the Allegheny River;

IV - That the area be designated as Redevelopment Area No. 16 - North Side Stadium Renewal Project;

V - That (a) the Urban Redevelopment Authority of the City of Pittsburgh be advised of the foregoing action; and (b) the Redevelopment Area Plan be completed for approval by the Commission, and the now-completed analytical evaluation of the surveyed and certified area, on which certification is based, be physically assembled in an orderly and edited document for transmittal to the Urban Redevelopment Authority.

CARRIED."

Yours sincerely,

/s/ Donnell D. Reed

Donnell D. Reed, Chairman
City Planning Commission

REDEVELOPMENT AREA PLAN - URBAN RENEWAL PLAN

Redevelopment Area No. 16

November, 1962

STADIUM RENEWAL PROJECT

Prepared by:

THE CITY PLANNING COMMISSION OF PITTSBURGH
100 Ross Street, Pittsburgh 19, Pennsylvania

URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH
200 Ross Street, Pittsburgh 19, Pennsylvania

WALKER & MURRAY ASSOCIATES - CONSULTANTS
1503 Chamber of Commerce Bldg., Phila., 7 Pa.

Revised
November, 1963

REDEVELOPMENT AREA PLAN - URBAN RENEWAL PLAN

STADIUM RENEWAL PROJECT

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BOUNDARY DESCRIPTION

SCHEDULE "A"

MAPS

Boundary Map	Drawing No. 1 - Dated	Nov..1962
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Land Acquisition	Drawing No. 3 - Dated	Nov. 1962
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Proposed Zoning	Drawing No. 5 - Dated	Nov. 1962
Illustrative Site Plan	Drawing No. 6 - Dated	Nov. 1962
Street Rights-of-Way Adjustment & Grading	Drawing No. 7 - Dated	Nov. 1962

REDEVELOPMENT AREA PLAN - URBAN RENEWAL PLAN

for

REDEVELOPMENT AREA NO. 16

STADIUM RENEWAL PROJECT

A. INTRODUCTION

The Planning Commission of the City of Pittsburgh, in accordance with the provisions of the Urban Redevelopment Law of the Commonwealth of Pennsylvania, Act of May 24, 1945, P.L. 991, as amended, and the Housing Act of 1949, as amended, Public Law 171, 81st Congress, approved July 15, 1949, has prepared this Redevelopment Area Plan - Urban Renewal Plan for Redevelopment Area No. 16 - Stadium Renewal Project (also known as Renewal Area No. 16) located in the 21st and 22nd Wards of the City of Pittsburgh, County of Allegheny, Pennsylvania, which area has been certified as a Redevelopment Area under the provisions of the Urban Redevelopment Law and the boundaries of which are more fully described in Schedule "A" hereof.

The Urban Redevelopment Law of 1945, Section 10, entitled "Preparation and Adoption of Redevelopment Proposal" states under item (b):

"The Planning Commission's certification of a redevelopment area shall be made in conformance with its comprehensive general plan (which may include, inter alia, a plan of major traffic arteries and terminals and a land use plan and projected population densities) for the territory under its jurisdiction."

This Redevelopment Area Plan - Urban Renewal Plan for Redevelopment Area No. 16 and the aforementioned certification are in conformance with the City Planning Commission's Comprehensive General Master Plan. The Redevelopment Area - Urban Renewal Area is hereafter referred to as the "Project Area".

B. DESCRIPTION OF PROJECT

1. Boundaries of Project Area

The boundaries of the Project Area are shown on Drawing No. 1, "Boundary Map", attached hereto and made a part hereof. Said area is more fully described in Schedule "A" attached hereto and made a part hereof.

2. Proposed Actions

This Project is planned for a combination of stadium and ancillary commercial concessions, highways, park, and parking uses. The development plan for the Project Area anticipates the acquisition, clearance, and site improvement of the parcels designated for clearance and their subsequent renewal for the planned uses. A number of public improvements will be provided within the Project Area. These include: the widening of several existing streets; the provision of new streets primarily to serve the new stadium and parking uses; construction of highway ramps from the Fort Duquesne Bridge; improved recreation facilities including a boat landing; and new sewer and water lines where improvement or replacement is necessary.

The Urban Redevelopment Authority of Pittsburgh hereinafter referred to as the "Authority" will acquire property, remove structures, construct site improvements and dispose by either selling or leasing all property acquired by it for the uses outlined in this Plan and subject to the controls and restrictions contained in the Plan and the requirements of applicable law.

C. LAND USE PLAN

1. Drawing No. 2, "Land Use", is attached hereto and incorporated by reference as a part of this Plan. This drawing indicates the boundary of the Project Area and proposed land uses, as follows:

Public Special

Public Park

Rights-of-Way

Railroad Easements

Utility Easements

2. Standards and Controls

Notwithstanding the less restrictive provisions of any city zoning or building ordinance now in force or hereafter enacted, there are hereby imposed on the sale, lease or retention by the Authority of land or properties acquired by the Authority for redevelopment within the Project Area the following general and specific controls on redevelopment and land use which shall be implemented by appropriate covenants and other provisions in the redevelopment contract and the deed for each parcel.

- a. General Standards and Controls Applied to all Parcels:

- (1) The Redeveloper shall devote each parcel to the use specified for it in this Plan.
- (2) The Redeveloper shall begin and complete the development of such land for the uses required in this Plan within a time specified in the disposition instruments.
- (3) The Redeveloper shall agree to retain the interest it acquires in the property transferred to it until it has completed the construction and development in the area required by this Plan and the disposition instruments, and it shall agree not to sell, lease or otherwise transfer the interest it acquires, or any part thereof, without the prior written consent of the Authority until the Authority shall have certified in writing

that the Redeveloper has completed the construction and development in the area.

- (4) No covenant, agreement, lease conveyance or other instrument shall be effected or executed by the Authority or by a Redeveloper (or any successor in interest) whereby the use of land in the Project Area is restricted, either by the Authority or Redeveloper (or any successor in interest) upon the basis of race, color, creed or national origin in the sale, lease or occupancy thereof. The foregoing sentence shall be implemented by appropriate covenants or other provisions in the disposal instruments as covenants running with the land.
 - (5) No Redeveloper, its successors or assigns, shall discriminate in the use, sale or lease of the Project Area or any part thereof, against any person because of race, color, creed or national origin and such provision shall be included in disposition instruments as a covenant running with the land.
 - (6) All plans for structures, site improvements, signs and landscaping must be approved in writing for conformance with the provision of this Plan by the Authority before construction is commenced.
 - (7) Easements for installation and maintenance of utilities and drainage facilities are reserved, as shown on the Drawing No. 2, "Land Use", and no buildings, temporary or permanent, shall be located on utility easements.
 - (8) No fence, wall, hedge or shrub planting which obstructs sight lines at elevation between two and six feet above the roadway shall be placed or permitted to remain on any corner within the triangular area formed by the street property line connecting them at points twenty-five feet from the intersection of the street lines, or in the case of a rounded corner from the intersection of the street property lines extended.
 - (9) No land or building shall be used for hotels or other commercial housing for transient use.
- b. Special Controls for Designated Areas: Land Uses within the Project Area shall be:
- (1) Public Special Uses provided the Council of the City of Pittsburgh approves such uses in conformity with the provisions of Article 28 of the Zoning Ordinance of the City of Pittsburgh.
 - (a) Permitted Uses
 - 1) A municipal stadium structure

- 2) Accessory uses normally incident to stadium use such as ancillary commercial concessions, parking area, boiler plant location within the stadium structure, landscaped area, and wall or fence.

(b) Standards

- 1) The stadium structure shall cover no more than 50% of the special use area.
- 2) All structures shall be setback at least thirty (30) feet from a public street.
- 3) All ancillary commercial concessions shall be within the stadium structure.
- 4) No portion of the structure shall penetrate an envelope over the zoning lot formed by inclined planes which rise from the center line of streets surrounding the block at the rate of one (1) feet horizontal to two (2) feet vertical from horizontal planes at curb level.
- 5) Off-street parking shall be provided within 1500 feet of main entrance to the stadium structure at a ratio of one space (9 x 20) for every ten seats. In addition, there shall be ample space for ingress, egress and circulation of vehicles without congestion. Parking areas shall be suitably paved with all-weather, dust-free surface, spaces shall be clearly delineated.
- 6) Adequate loading and access to loading areas shall be provided within the stadium structure so that maneuvering of trucks and buses will not interfere with either pedestrian or automobile movements. Minimum areas requirements for each facility shall be 280 square feet.
- 7) All standards and controls herein shall also apply to the ground areas noted as "Fort Duquesne Bridge and Approaches" except that necessary abutments, columns and highway structures are permitted uses in addition to those enumerated in b.(1)(a) above.

(2) Public Park Uses

In the public park use area, as shown on Drawing No. 2, "Land Use", the following shall apply:

(a) Permitted Uses:

- 1) Public park and recreation area

- 2) Boat landing
- 3) Pedestrian rights-of-way
- 4) Railroad easement
- 5) Landscaped areas
- 6) Maintenance structures and public washroom facilities to serve the public parks and recreation areas. Those structures shall be incidental to the main use; shall not exceed one story in height.

c. Additional Controls

(1) Utility Easements

All utilities shall be located underground throughout the project area.

(2) Landscaping

All lot area not covered by buildings, improved for passage by pedestrians or vehicles shall be landscaped.

d. Statement of Duration of Provisions

This Plan and/or any modification or amendment thereof shall be in force and effect for a period of forty years from the date of the Plan's initial approval by the Council of the City of Pittsburgh. The termination of this Plan under this provision shall not affect the provisions of Section B.2. a hereof, relative to the covenants respecting restrictions upon the basis of race, religion, color or national origin, which covenants shall run in perpetuity.

D. PROJECT PROPOSALS

1. Land Acquisition

- a. "Land Acquisition", Drawing No. 3 is attached hereto and made a part hereof. The Plan envisages the acquisition by purchase, eminent domain or otherwise, by the Authority, of all properties so indicated on the Land Acquisition Map.
- b. There are no special conditions under which properties not designated for acquisition on the Land Acquisition drawing may be acquired.
- c. There are no special conditions under which properties identified to be acquired on the Land Acquisition Drawing may be exempted from acquisition.

2. Redevelopers' Obligations

Purchasers of land in the Project Area will be obligated by means of appropriate covenants running with the land to (1) devote the land to the uses specified in the Plan; (2) begin and complete the building of the improvements thereon within a specified reasonable time; and (3) refrain from affecting or executing any agreement, lease, conveyance, or other instrument whereby any parcels in the Project Area owned by them are restricted upon the basis of race, creed, color, or national origin in the sale, lease or occupancy thereof.

E. OTHER PROVISIONS NECESSARY TO MEET STATE LAW AND LOCAL REQUIREMENTS

1. Existing Land Use

The existing land uses within the Project Area are shown on Drawing No. 4, "Existing Land Use", which is hereby incorporated as a part of this Plan.

2. Zoning

Drawing No. 5, "Proposed Zoning" is attached hereto, made a part hereof and clearly shows the proposed zoning districts to be established within the Project Area. This drawing also indicates changes necessary in existing zoning districts required by the Proposed Land Use Plan for the area.

3. Preliminary Site Plan

A preliminary "Illustrative Site Plan" is attached hereto and made a part hereof and marked "Drawing No. 6".

4. Right-of-Way Adjustment and Grading

A Right-of-Way Adjustment and Grading drawing is attached hereto and made a part hereof and marked "Drawing No. 7".

5. Extent and Effect of Rehousing of Families

During the three-year relocation period proposed for the project, it is estimated that approximately 63 families comprised of 29 white and 34 non-white families will be displaced as a result of clearance activities in the Stadium Renewal Project. These estimates are based on a survey conducted by the Housing Authority of the City of Pittsburgh and such survey is available for public inspection in the offices of the Redevelopment Authority. According to the 1960 Census, the 63 dwelling units from which the families will be displaced constitute .035% of the total available housing in the City of Pittsburgh. As indicated below, suitable relocation resources are available for rehousing of all these families into areas offering safe, sanitary, and decent housing at reasonable rents. In addition, all families displaced from the Project Area will not only be provided with a relocation payment to cover their moving expense, but will also be offered assistance in locating housing in neighborhoods which have adequate community facilities and utilities. Of the 63 families to be displaced, an estimated 48 are eligible for public housing. To serve as a resource for the rehousing of these families, it is estimated that approximately 3,488 units will be available during the proposed three-year relocation period through the programs of the Housing Authority of the City of Pittsburgh. These 3,488 public housing units will consist of 1,088 units to be created by new construction and the balance to be created by the regular vacancy turnover which will occur in the 8,010 existing units of public housing now in operation.

The remaining 15 families are ineligible for public housing and consist of 12 white and 3 non-white families. These families will be rehoused in either private rental or private sales housing resources during the three-year relocation period as follows:

- a. 17,850 units of rental housing will be available based upon a minimum annual turnover of 10% among the 59,500 rental units comprising the standard housing rental supply in the City of Pittsburgh (1960 Census figures).
- b. 16,458 units of sales housing will be available based upon a minimum annual turnover of 7% among the 76,944 standard sales housing supply in the City of Pittsburgh (1960 Census figures).

In view of the above, and also taking into consideration the competing demands for relocation resources which will be generated by displacement from the Authority's other urban renewal projects, i.e., Chateau Street West, East Liberty, Allegheny Center, and Bluff Street, it is anticipated that sufficient housing resources will certainly be available since all of the families to be displaced from renewal projects will constitute an impact of only 2% on the total existing standard housing supply in the City. The feasibility of relocation is further justified by the construction of such additional housing supply as the Sheridan and the East Hills projects sponsored by ACTION-HOUSING, INC.

In addition to the families to be displaced from the Project Area, it is estimated that 27 business establishments will also be displaced by project activity. These business concerns will be eligible to receive reimbursement for the expense which they will incur in their relocation.

6. Statement of Estimated Project Costs

To prepare the Project Area for redevelopment, the cost for this undertaking are estimated as follows:

Real Estate Purchases	\$ 20,577,100
Site Improvements and Supporting Facilities	\$ 7,056,200
Planning & Administration	\$ 2,441,368
GROSS PROJECT COST	\$ 30,074,668
Less: Land Disposition Proceeds	\$ 6,742,630
NET PROJECT COST	\$ 23,332,038

F. MODIFICATION OF AMENDMENT

This Plan may be modified or amended at any time upon the approval of such modification or amendment by the Council of the City of Pittsburgh, the City Planning Commission of the City of Pittsburgh, and the Urban Redevelopment Authority of Pittsburgh; provided, however, that if modified or amended after disposition by sale or lease of any land to a Redeveloper in the Project Area, such modification or amendment must be consented to in writing by such Redeveloper, its successors or assigns, directly and pecuniarily affected by the proposed modifications or amendment.

SCHEDULE "A"

BOUNDARY DESCRIPTION

STADIUM RENEWAL PROJECT

BEGINNING at a point of intersection of the northerly line of Shore Avenue and the westerly line of Galveston Avenue; THENCE, in a northerly direction along said westerly line of Galveston Avenue a distance of 325 feet, more or less, to its intersection with the northerly line of Reedsdale Street; THENCE, along said northerly line of Reedsdale Street easterly a distance of 1,470 feet, more or less, to a point of angle of said Reedsdale Street at its intersection with the easterly line of Scotland Street; THENCE, continuing along said northerly line of Reedsdale Street in an easterly direction a distance of 780 feet, more or less, to its intersection with the easterly line of Cremo Street; THENCE, along said easterly line of Cremo Street in a southerly direction a distance of 528 feet, more or less, to its intersection with the southerly line of General Robinson Street; THENCE, along said line of General Robinson Street in a westerly direction a distance of 50 feet, more or less, to a point, said point being 100 feet west of the property line dividing Block 8-L, Lot No. 20, and Block 8-L, Lot No. 10, as shown in the records in the Office of the Deed Registry of Allegheny County; THENCE, southerly crossing Block 8-L, Lot No. 10, a distance of 284 feet, more or less, to a point at its intersection with the northerly line of property now or formerly the General Electric Company designated as Block 8-L, Lot No. 200, as shown in the records in the Office of the Deed Registry of Allegheny County; THENCE, westerly along said northerly line of the General Electric Company a distance of 12 feet, more or less, to a point at the northwesterly corner thereof; THENCE, continuing along the westerly property line of the General Electric Company projected, a distance of 380 feet, more or less, to its intersection with the north bank of the Allegheny River at pool level; THENCE, westerly along the north bank of the Allegheny River a distance of 3,700 feet, more or less, to its intersection with the westerly line of Sproat Way projected; THENCE, in a northerly direction along said Sproat Way projected a distance of 470 feet, more or less, to its intersection with the northerly line of Shore Avenue; THENCE, easterly along said northerly line of Shore Avenue a distance of 1,340 feet, more or less, to its intersection with the westerly line of Galveston Avenue the place of BEGINNING.

BY: Sidney F. Galvin - DATE: November 15, 1962