

BUSINESS AND INNOVATION PRIORITIES

Throughout the early stages of the planning process, the project team found a number of common themes related to Business and Innovation listed below:

1. The neighborhood has no grocery store which impacts many other focus areas of this plan and should be prioritized as a business opportunity.
2. Homewood currently has and needs more support from strong business support groups.
3. Lack of everyday services and businesses impacts the entire community - businesses should be incentivized that can fill these gaps.

While not every detail of the core themes is able to be addressed within this section, the themes above directly influenced the selection of the existing conditions chapter outlined by top priorities.

LEXINGTON TECHNOLOGY PARK

Located just outside of Homewood at 400 North Lexington Street, this 16-acre property is currently owned by the URA. The URA is seeking to redevelop the property into a high-quality transit-oriented development that includes both mixed-income housing and quality job opportunities. The property will be sold through the URA's disposition process, which guides the redevelopment of URA owned land. The future redevelopment of the site is in the conceptual stage. It is a significant development for area and will impact Homewood's redevelopment.

Key questions that influenced recommendations:

- What will the development mean for Homewood?
- What can Homewood do to better take advantage of this development for the community and community members?

7800 SUSQUEHANNA BUSINESSES + LOCAL BUSINESS ECOSYSTEM

Bridgeway Capital is working with local stakeholders on an economic revitalization strategy focused on 7800 Susquehanna Street with the support of the Richard King Mellon Foundation. The project has re-purposed the former industrial building into a platform for economic renewal in the neighborhood of Homewood.

In addition to offering space for lease to local businesses, educational opportunities have been available to minority-owned construction businesses during the redevelopment of the space in hopes of better equipping contractors in Homewood to take advantage of Pittsburgh's larger construction boom.

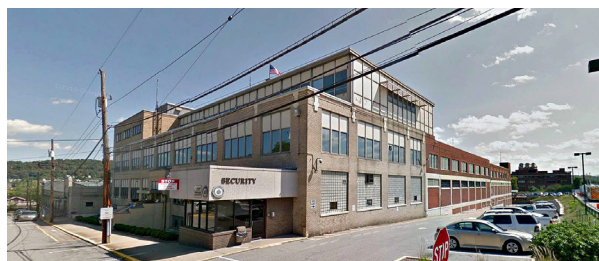


Figure 3.66 Lexington Technology Park



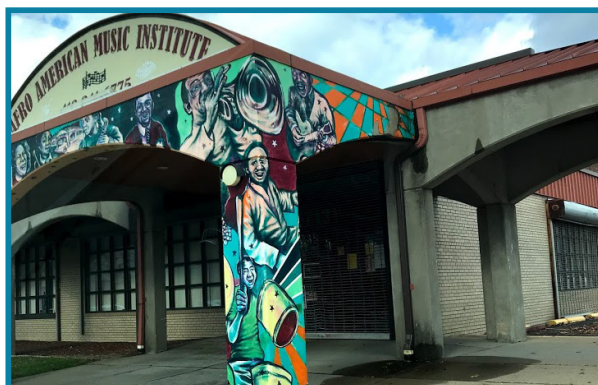
Figure 3.67 The site for Lexington Technology Park

Figure 3.68
HOMWOOD-BASED BUSINESSES

Image Sources: pittsburghmodular.com, beautyshoppe.co, rtpittsburgh.org



William Baker's Dairy



Afro American Music Institute



Rebuilding Together

Figure 3.69
7800-BASED BUSINESSES

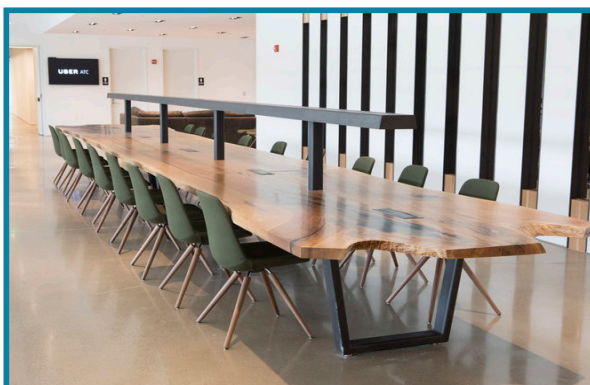
Image Sources: paintingsconservator.com, pittsburghurbantree.com, boxzy.com.



Foulke Fine Art Conservation



BoXYZ



Urban Tree

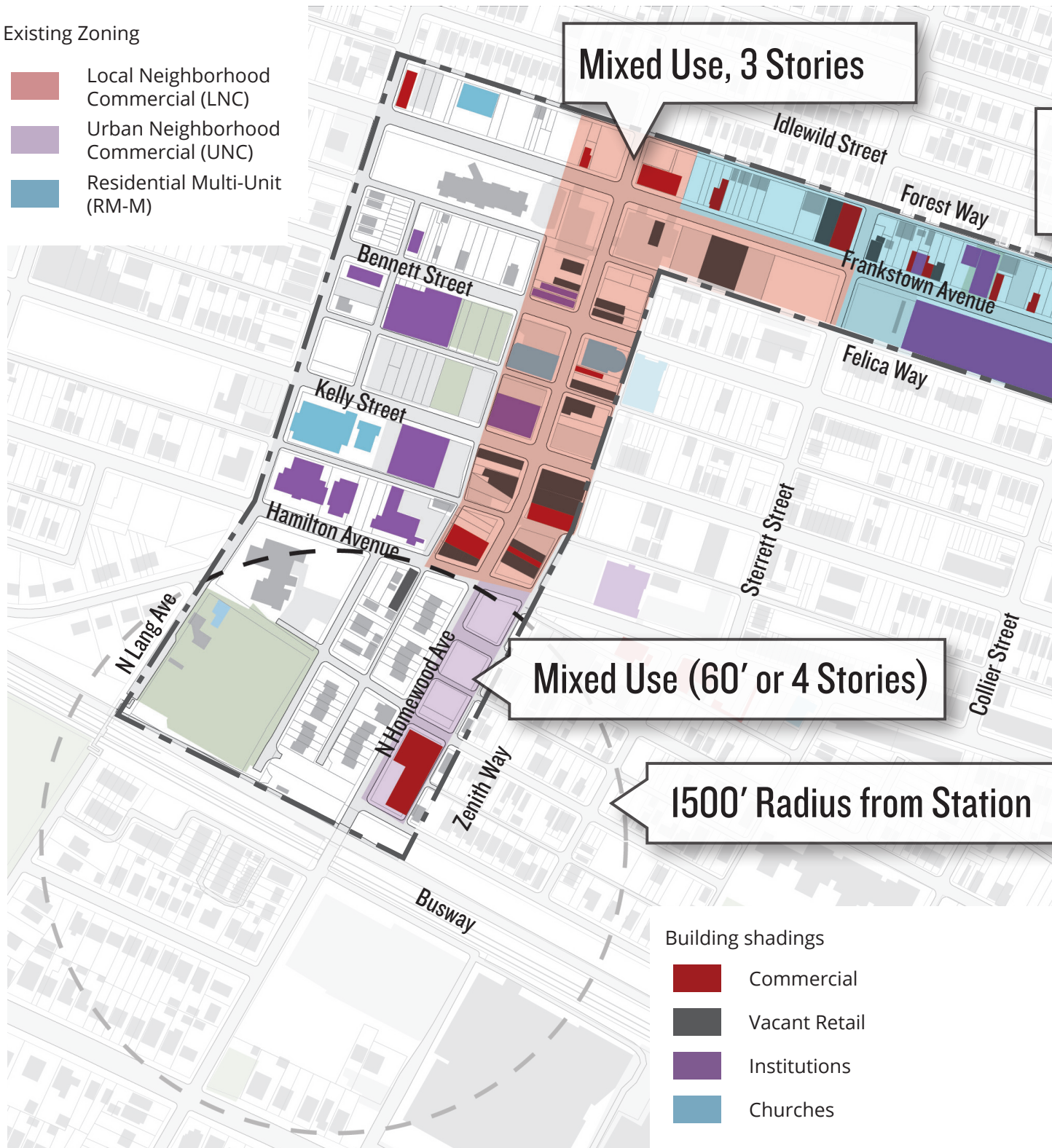
Figure 3.70

LARGE EMPLOYERS AND TECHNICAL TRAINING PROGRAMS

Source: Operation Better Block, Business & Institutional Core Cluster Plan, November 2015

Existing Zoning

- Local Neighborhood Commercial (LNC)
- Urban Neighborhood Commercial (UNC)
- Residential Multi-Unit (RM-M)





Consider Zoning Change to LNC for existing and new businesses

Mixed Use, 3 Stories

Mixed-use buildings dominate the Core with a height of 4 stories nearest to Homewood Station (zoning allows for greater height due to transit proximity) and 3 stories along Homewood and Frankstown Avenues. Consider changing zoning in the RM-M district along Frankstown to LNC to encourage new business uses.

MEANINGFUL INVESTMENT

Through outreach and meetings, residents expressed an overwhelming desire to create and see meaningful investment in Homewood. This includes business development and resources that benefit current residents.

Key questions that influenced recommendations:

- How can organizations involved in commercial development better work together to accomplish community-established goals?
- Which organizations are involved in commercial development work in Homewood?
- Do they all have the trust of community members?
- Do they work together or in silos?

VACANT + ABANDONED SPACES

Vacant and/or abandoned properties in Homewood, shown by the orange parcels on the left, are an issue throughout the neighborhood. The commercial vacancies along business corridors, however, present a different concern than residential vacancies. The blue parcels indicate the commercial vacancies along North Homewood Ave as of 2016.

When in close proximity to vacant properties, new businesses face many barriers to opening in a timely manner. Many existing buildings need significant improvements before being occupied, and vacant lots would require ground-up design and construction. Both scenarios require significant time and money. Once spaces are occupied, success is often dependent on the variety of vibrant business clustered together.

Key questions that influenced recommendations:

- Which resident-owned businesses would thrive along a commercial corridor?
- What type of businesses could anchor a commercial corridor revitalization?
- What infrastructure issues must be addressed to ensure a vibrant business corridor?
- What improvements can residents make?
- What improvements need City intervention?
- Which corridor/s should be prioritized for infrastructure improvements?