

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Bedford Dwellings Phase 3, 2227 Somers Drive	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hill District Consensus Group Hill District Collaborative Uptown Partners Hill CDC Trek Development WRT Design Department of City Planning
Parcel Number(s): 10-F-210	
ZDR Application Number: BDA-2025-08528	
Meeting Location: Zoom	
Date: 11/17/2025	
Meeting Start Time: 6PM	
Applicant: Addy Cullen (Trek Development), Casey Huntington (WRT Design)	Approx. Number of Attendees: 22
Boards and/or Commissions Request(s): Zoning Board of Adjustment	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

Registered Community Organizations (RCOs) Hill District Consensus Group: Supports the project Hill District Collaborative: Supports the project Uptown Partners: Have not interacted with this project and yields to the Hill District RCOs Hill CDC: Supports the project
Applicant(s) In summer of 2023, Bedford Dwellings was awarded the Choice Neighborhood Implementation (CNI) grant. Each resident of Bedford Dwellings will have access to a Community Care Coach, who can help them get their primary needs and health, education and workforce outcomes met. In addition, they health, education, and workforce liaison on site, as well as a behavioral health support team. They have four critical community improvements that they're working on as part of this project, including an updated public park, a URA program for current homeowners in the Hill to have work done on their house, new homeownership opportunities , and a program to work with businesses along Centre and Herron Avenues to help activate those corridors. There are 411 units total in Bedford Dwellings, and the applicant will be creating a one-to-one replacement of each existing unit, plus additional affordable units. The entire grant must be spent by 2032. Phase 3 includes 65 total units, including 33 CNI Replacement Units. Residents within this area have either been relocated, taken a voucher, or been temporarily relocated before they move to their long-term residence.

There will be greenspace incorporated amongst the housing, and parking will be off-street. There is a lot of grade change and vegetation at the back of this site, so instead of continuing the park space that will run throughout the new developments at Bedford Dwellings, they will widen the tree lined boulevard with the intent of eventually connecting this to Ammon Park.

There will be a mix of 1, 2, and 3-bedroom units with varying levels of affordability (20, 50, 60, and 80% of area median income). The applicant showed renderings of the townhomes, which are a mix of 2 and 3 story red brick and various colored lap-siding structures. Seven of the units are fully accessible. Units that are not fully accessible, are still visitable, meaning that all guests will be able to access the first floor. The applicant presented the interior layout of the townhomes.

There are several sustainability components to the project, including Enterprise Green Communities certification and Zero Energy Ready Homes. There have also been additional opportunities for employment throughout this project, and this is planned to continue in future phases. In Phase 1, the applicant had 104 total Section 3 placements, including 25 from the Hill and 16 from Bedford Dwellings, and these positions paid \$25/hour. There was \$23 million spent with MWBE firms during Phase 1 and they aim to continue this in future phases.

There was a series of resident and RCO engagements throughout 2025. Following the DAM meeting, the applicant plans to apply for PHFA 4% Low-Income Tax Credits by the end of the year. ... They plan to begin demolition early in 2026, begin construction mid-2026, and finish construction and begin leasing by mid-2027.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
(From DCP) On our Engage page, you'll find a copy of the Parks Master Plan for the Hill District and it may serve you well with planning your landscaping and seeing what Hill District residents want to see for these areas.	Thank you. On the parks side, we are working with the URA and DPW, but we will continue to work with City Planning and the community groups during that process.
I grew up on Francis Street and it's wonderful to see this development and growth. I'm curious if you've had any communication with Pittsburgh Public Schools given the recent school closing announcement and the population change that may be coming to the Hill.	We do have an Education Liaison who has been coordinating with PPS and has been involved in the conversation around school closures. I can follow-up with you on the details of that.

Planner completing report: AJ Herzog