What’s an “HPCDC”?  

- The Highland Park Community Development Corporation is an all volunteer, community development corporation, composed of community residents.
- Formed in 1993 to “assist in renewal and redevelopment” of Highland Park including the elimination of blight.
- Engages in residential, recreational, and commercial redevelopment.
What is the Relationship of the HPCDC and the HPCC?

The Highland Park Community Council is the broad membership organization for the entire neighborhood. The HPCC sets the neighborhood vision.

The Highland Park Community Development Corporation is a smaller board tasked with “bricks and mortar” improvements. The HPCDC implements the development goals set by the neighborhood.
Highland Park Community Plan
Final Report

2004 Community Plan

Prepared for the Highland Park Community
by Brean Associates
in association with Highland Park Community Development Corporation
and Highland Park Community Club

April 2004
Strategy #1: Reverse Residential Blight in SW Corner of Highland Park
First project: 5635 Stanton Avenue


Highland Park Community Council
Highland Park Community Development Corporation

Photos courtesy of David Hance and Rudolph T. Maceyko
www.highlandparkpa.com
923 N Negley Avenue

HPCDC Rehab of 923 N. Negley Avenue (2005, 2006)
Highland Park Community Council
Highland Park Community Development Corporation

Photo courtesy of Rudolph T. Maceyko
www.highlandparkpa.com
Strategy #2: Leverage Historic & Recreational Assets Unique to Highland Park
Highland Park Welcome Entry Garden

Highland Park National Register District

The Ecological and Recreational Restoration of Heth’s Run
Strategy #3: Revitalize Bryant Street
5800 Block of Bryant Street

Bryant Street

Before
Before

Bryant Street
Bryant Street- Past Efforts

1980’s- Masloff administration promotes “street face” façade improvement program on Bryant Street.

1993- URA conducts market study for Highland Park Business District

2000- Alton Properties prepares Bryant Street Revitalization Evaluation

2000- Highland Park becomes part of the East End Mainstreet Program, focused on business district promotion and building of store owner capacity

2004- Highland Park Community Plan
2000 Revitalization Report- Findings

“Major and fundamental disconnect” between Bryant Street and demand potential in Highland Park

Indicators of economic and physical distress:
• Vacant Lots
• Poorly maintained storefront facades
• Distressed residential properties
• Businesses deemed “nuisances”
2000 Revitalization Report - Recommendations

- Focus on “commercial core”
- New construction and marketing - eliminate streetface “gaps”
- Revitalized mix of neighborhood serving retail and personal service and care
- Public improvements - Signage, street trees, banners, lighting
- Revitalize image within and without Highland Park
- Collaborative ownership and organization of business owners
2004- Community Plan
Recommendations

Renovate dilapidated buildings

Identify and recruit services and goods missing from community: family restaurant, professional offices

Physical improvements (lighting, etc.)
HPCDC Activity on Bryant Street

2001- Purchase of deteriorated and poorly managed residential property at 5803 Bryant and vacant lot at 5805 Bryant

2001- Neighborhood Needs Grant sponsored by Councilman Ferlo to purchase additional properties

2005-2012- Acquire & hold additional problem properties to stabilize street and protect & encourage new investment

2011- Phase 1—Park Bruges Bldg—opens

2016/17- Phase 2 Bldg opens

2020- Phase 3 Bldg opens
5801 Bryant Street - Park Bruges + 2 apartments

Before

Today
Bite Of Bryant + New Banners
Bryant Street Phase 2: Today
Phase 2 Site Plan

Remaining 1st Floor Space

AZIMUTH WAY 20'-0"
SILE YARD 0'-0"
REAR YARD 5'-0"
NORTH ST. CLAIR ST. 50'-0"
REAR SETBACK 5'-0"
EXISTING 1 STORY BUILDING
EXISTING 3 STORY BRICK BUILDING
FIRST FLOOR GARAGES 3,824 SF, 11 PARKING SPOTS
ONE CONSOLIDATED SITE
FIRST FLOOR RETAIL 3,400 SF
2ND & 3RD FLOOR TOWNHOUSES
EXISTING 2 STORY BRICK DWELLING
PROPOSED CONSOLIDATION:
82-L-297
82-M-113
82-M-115
82-M-117
SIDE YARD 4'-0"
Bryant Street Today

Phase 3 Bldg

Vacant Lots at 5804 & 5902 Bryant
1st Floor: 1600 s.f. available
2nd Floor: 1600 s.f. available
Comments?