GREEN TOOLBOX REPORT

HILLTOP COMMUNITIES • 2012

Prepared for the Hilltop Alliance by

WESTERN PENNSYLVANIA CONSERVANCY • GTECH STRATEGIES

INTRODUCTION

Research, data and technology are all pointing toward "green" as a crucial strategy for local, national and global prosperity and security. Green buildings, energy-saving technologies and sources of new energy production are important components. Just as important, however, are the very landscapes of our cities, towns, and all the spaces in between.

HOW GREENING CAN PROVIDE THE GATEWAY TO COMMUNITY QUALITY OF LIFE

Mounting evidence underscores the tremendous value of greenery — whether street trees, parks, open spaces or even civic landscapes, such as the grounds surrounding public schools, libraries, hospitals and other such institutions. We are learning that softening or even replacing hard surfaces such as paving, fencing, parking lots or roofs with living plants can make a measurable difference in such diverse factors as ambient temperatures, energy consumption for heating and cooling, air quality, mental health and mood, asthma rates, rate of healing for hospital patients, and attention spans of children. The result is significant economic savings and benefits, as well as improved environmental conditions. Furthermore, there is evidence that greener landscapes actually strengthen social interactions, building cohesion, stability and civility within communities.

Research also proves that a greener environment including tree-lined streets, ample well-tended open spaces, a mix of active and passive green recreation resources, green views and touches of colorful living accents like window boxes or street plantings make a tremendous difference in the perception of a place as a good location to live or work or shop. Such a shift can prompt new investment and even lead to new development.

One of the surprising things about green resources is that they almost always provide multiple benefits—health, economic, aesthetic, social and environmental. Few investments that communities undertake offer so many dimensions of value. Greening works in numerous ways to improve overall quality of life. Using the Green ToolBox process can offer a clear path to reaching key multifaceted "green" elements of local quality of life.

WHAT IS THE GREEN TOOLBOX?

The Green ToolBox is a compendium of strategies that Western Pennsylvania Conservancy has been implementing for years in the region's cities and towns. Working with partners that had special expertise in vacant land management, WPC

developed the ToolBox to offer guidance to communities that are interested in developing a comprehensive approach to greening strategies, with guidance on costs, timing, and prioritization to help make sure efforts are doable, sensible and affordable.

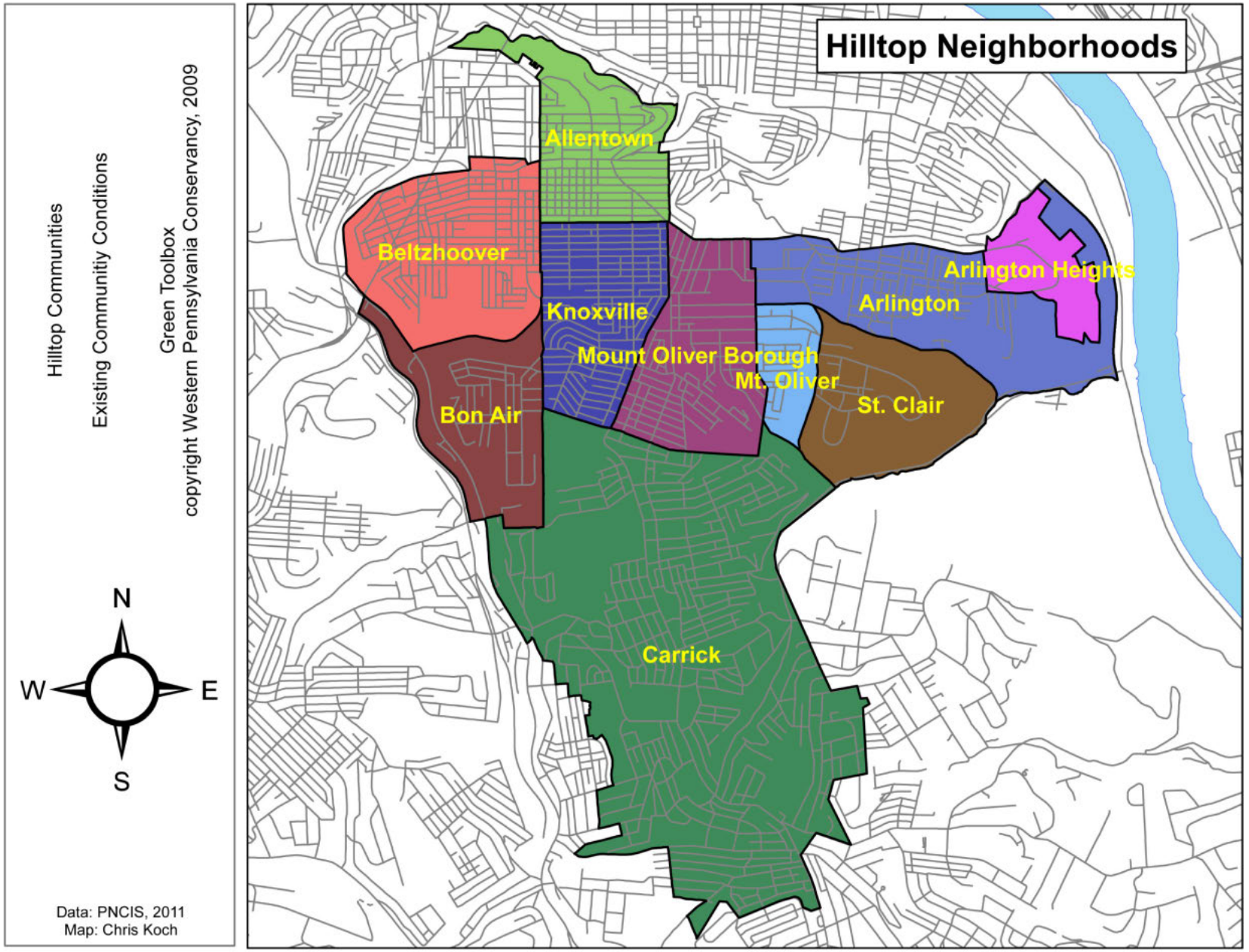
The ToolBox provides a structure for gathering data, analyzing the information, soliciting and processing input from a variety of stakeholders and developing a plan of action tailored to specific communities. The ToolBox document offers a variety of information about the specific benefits of different types of greening, details about current best practices for various green strategies, costs of different approaches to greening and some guidelines for ranking and choosing among different options. All of these tools are used with the assistance of an advisory group that brings a local perspective to the work. The outcome of using the ToolBox process is a plan of action designed to support local efforts to reach a comprehensively greener future.

HILLTOP TOOLBOX PROCESS

The specific goals of the Hilltop Green ToolBox have been to develop a set of recommendations and an action plan outlining approaches to the recommended actions. The action plan is intended to provide support and context for other important initiatives in the Hilltop communities including youth development, housing assessment, commercial revitalization and others. In particular, this process was designed to complement other elements of a comprehensive Quality of Life Plan to address a variety of factors indicating the livability of the Hilltop Communities.

The Hilltop Alliance, the sponsor of this project, was funded through the Pittsburgh Partnership for Neighborhood Development for the Green ToolBox. The Alliance, founded in 2010, was created to foster cooperation and coordination of community improvement efforts among the ten (recently expanded to twelve) communities designated as the “Hilltop” area. This report focuses on the original ten neighborhoods: Allentown, Arlington, Arlington Heights, Beltzhoover, Bon Air, Carrick, Knoxville, Mt. Oliver Borough, Mt. Oliver (city), and St. Clair. Its mission is to: "bring together, serve as a resource, and promote a common vision within the Hilltop neighborhoods."

To support the ToolBox process, a team of representatives from the original ten member neighborhoods was assembled and met five times to guide and participate in the assessment, development of options and review of recommendations. Each meeting was held in a different community location to make it as easy as possible for people to attend. Light meals were provided to ease the schedule of busy community members who have so many meetings to attend. The agenda of meetings was held to no more than two hours, again to accommodate busy community schedules. Representatives of the City Planning department attended many meetings to provide


Hilltop Neighborhoods
Allentown
Beltzhoover
Knoxville
Mount Oliver Borough
Mt. Oliver
Arlington Heights
Arlington
St. Clair
Bon Air
Carrick
N
W
E
S
Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Data: PNCIS, 2011
Map: Chris Koch

their perspective. Representatives of the Mayor's office attended one meeting to review recommendations. The final meeting was held with the board of the Alliance as well as ToolBox team members, to discuss final recommendations.

Between meetings the ToolBox technical team made numerous visits to the 10 communities, visiting for tours by vehicle, on foot and bicycle. The team was comprised of a city planner, an expert on community revitalization, an urban forester, a streetscapes expert, a community specialist and a community data analyst. The team also reviewed aerial maps, analyzed existing data on demographics and physical characteristics of the community, and developed dozens of GIS maps to help the community committee to review and comment on specific needs, options and ideas. The maps were prepared first to present existing community characteristics (demographic and physical), then to assess existing green assets, and finally to present a variety of opportunities for additional greening that became evident from all the site surveys and input by community members. Many of these maps appear in this final report.

All recommendations are accompanied by suggestions of good partners and possible funding for implementation. A level of effort required is noted and key steps needed to assure sustainability are also included. As the Alliance or its constituent communities decide to act on recommendations, the ToolBox will provide the starting point for action.

HILLTOP PROFILES

HILLTOP COMMUNITIES

Newly installed entrance garden at Mountain St and Wagner Ave, Carrick/Mt. Oliver City/St. Clair, WPC, 2012

The Hilltop communities comprise ten neighborhoods: Nine City of Pittsburgh neighborhoods and Mt. Oliver Borough, the only borough completely surrounded by Pittsburgh neighborhoods. With Mt. Oliver Borough included, these ten neighborhoods comprise 8.4% of the City of Pittsburgh's population and 7.8% of the City's land area. The Hilltop Communities sit on the high ridge south of and above the South Side Flats and the South Side Slopes. The Hilltop area is adjacent to Pittsburgh neighborhoods Mt. Washington, Brookline and Overbrook to the west; Brentwood Borough sits farther to the south; and Baldwin Borough and the Hays neighborhood sit to the east. The Monongahela River runs along the eastern edge of the Hilltop neighborhoods and can be seen from Arlington Heights. There are spectacular views of much of the City of Pittsburgh looking north along the northern edge of Allentown, especially in Grandview Park.

Knoxville Incline, approximately 1935 Allegheny Conference on Community Development Photographs, 1892-1981, MSP 285, Thomas & Katherine Detre Library and Archives, Senator John Heinz History Center

Though adjacent to many neighborhoods, there are few roadways that bring travelers in and out of the Hilltop due to the steep drop-offs on the north, and much of the west and east borders. As a result, there are a few main arteries serving these neighborhoods. Brownsville Road provides a north-south axis; Warrington Avenue and Arlington Avenue cut east-west across the top edge of the area, and there is some access to the ten communities from Agnew Road (off Glass Run Road) to the east, from Beck's Run Road off of E. Carson Street also to the

east and via Bausman Street from the west off Route 51. Aside from Allentown's business district along Warrington Avenue, the small area along Arlington on the edge of Mt. Oliver Borough, and the business district that splits Mt. Oliver Borough from Knoxville and runs through Carrick on into Brentwood along Brownsville Road, there are no other significant business or commercial areas aside from a peppering of small businesses and corner stores. Over the years, since European settlement, these neighborhoods have been considered parts of various municipalities, including Birmingham, Ormsby, Lower St. Clair, West Liberty Borough, and Carrick Borough.

Carrick street car, June 28, 1916. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

There are many similarities that unite these ten neighborhoods, but there are also many features that make each location unique. We will continue to explore each respective neighborhood in the following section.

These profiles were compiled using information from City of Pittsburgh Department of City Planning SnapPGH v2.02 October 2011, 2010 United States Census data, "Allegheny County's Americans by choice: descriptive material about the foreign born of Allegheny County" by Margaret E. Hartford, and information found from the Mt. Oliver Borough homepage.

Neighborhood	Total Acres	Total Vacant Acres	Percent Vacancy
Allentown	188.8	20.8	11%
Arlington	300.8	30.1	10%
Arlington Heights	84.5	83.7	99%
Beltzhoover	269.4	35.0	13%
Bon Air	200.3	12.0	6%
Carrick	1070.7	74.9	7%
Knoxville	193.3	9.7	5%
Mt. Oliver Borough	204.0	8.2	4%
Mt. Oliver	64.0	5.8	9%
St. Clair	198.4	129.0	65%
Total	2774.2	409.0	15%

ALLENTOWN

Allentown street scene, October 10, 1921 Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Allentown was once farmland, purchased by Joseph Allen in 1827. The farm operated until the 1860s, when the firm of McLain and Maple purchased it, along with the Beltzhoover farm, and laid out plots and streets. Allentown was incorporated as a borough in 1870 and annexed by the City of Pittsburgh in 1872. German immigrant mill workers bought lots and built homes similar to those they had known in their homeland. The earliest settlers of Allentown were those workers who were able to escape the then-crowded living conditions of Birmingham (Southside Flats and Slopes). Travel up and down the steep hillside to the mills below was difficult until the construction of the Mt. Oliver and Knoxville Inclines, the latter of which had a distinctive curve in the track. Despite having lost the inclines in the 1960s, until recently the neighborhood is one of only a handful that had been served by a street-level trolley (The "T"). The Port Authority is keeping the trolley tracks operable in case of needs to reroute the T coming from suburban locations into Downtown Pittsburgh. Allentown is a relatively mixed neighborhood racially with 35% African American and 59% Caucasian. Allentown is bordered by Mt. Washington, Beltzhoover, Knoxville, and South Side Slopes. Part of Grandview Park is its border, overlooking Downtown and the rest of the city.

Entering the Hilltop, Arlington Avenue, Brownsville Road, Warrington Avenue, Allentown. WPC, 2012

Community Profile Statistics - Allentown

Hilltop Communities Total		Allentown Total
25974	Population (2010)	2,500
30,255	Population 2000	3,220
-4281	Population Change since 2000	-720
-14.10%	Population Change %	-22.4%
2,774	Land Area (acres)	188.8
10.91	Persons / acre (2000)	17.1
9.36	Persons / acre (2010)	13.2
	Race %	
25.3%	African American	35.1%
69.9%	White	59.4%
4.8%	Other Affiliated	5.5%
	Age %	
24.2%	Under 20	18.6%
18.0%	20-34	24.1%
37.0%	35-59	35.3%
12.2%	60-74	14.4%
8.6%	75+	7.7%
21.1%	Est. % Under Poverty Level	28.5%
83.7%	% Occupied	80%
16.3%	% Vacant	20%
64.4%	% Owner Occupied	59.2%
35.6%	% Renter Occupied	40.8%

ARLINGTON

The neighborhood of Arlington consists primarily of densely-packed detached housing, as well as classic Pittsburgh row houses along Arlington Avenue. Sitting above the South Side Slopes, Arlington also borders Arlington Heights, St. Clair, and both Mt. Oliver neighborhood and Mount Oliver Borough. Though South Side Park is on the other side of Arlington Avenue, the neighborhood also has Devlin Field, a baseball diamond, and Loretto Cemetery. This neighborhood has a majority Caucasian population of 77% to 20% African American.

Spring St at Dengler St, Arlington, WPC, 2012

Community Profile Statistics - Arlington

Hilltop Communities Total		Arlington Total
25974	Population (2010)	1,869
30,255	Population 2000	1,999
-4281	Population Change since 2000	-130
-14.10%	Population Change %	-6.5%
2774	Land Area (acres)	300.8
10.91	Persons / acre (2000)	6.6
9.36	Persons / acre (2010)	6.2
	Race %	
25.3	African American	19.9%
69.9	White	76.5%
4.8	Other Affiliated	3.6%
	Age %	
24.2%	Under 20	25.8%
18.0%	20-34	19.4%
37.0%	35-59	31.5%
12.2%	60-74	8.9%
8.6%	75+	14.3%
21.1%	Est. % Under Poverty Level	20.3%
83.7%	% Occupied	86.6%
16.3%	% Vacant	13.4%
64.4%	% Owner Occupied	65.4%
35.6%	% Renter Occupied	34.6%

ARLINGTON HEIGHTS

3118 Arlington, 1924. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Arlington Heights was originally composed of 660 housing units built by the Housing Authority of Pittsburgh in 1942. Initially, the residents of these units consisted solely of war workers who had lived too far from their jobs or were living away from their families. These units later turned into public housing, though nearly all of them were demolished in 1999. The few residents still residing in the neighborhood are almost entirely African American (84%). The land currently sits as a large vacant open space. Arlington Heights is completely surrounded by the larger neighborhoods of Arlington and the South Side Slopes; it is one of Pittsburgh's smallest neighborhoods. Devlin Field and Loretto Cemetery are just outside the City-designated border in Arlington.

Housing Authority-owned open space in Arlington Heights WPC, 2012

Arlington Ave from Cordell Pl, Arlington Heights WPC, 2012

Community Profile Statistics - Arlington Heights

Hilltop Communities Total		Arlington Heights Total
25974	Population (2010)	244
30,255	Population 2000	238
-4281	Population Change since 2000	6
-14.10%	Population Change %	2.5%
2,774	Land Area (acres)	84.5%
10.91	Persons / acre (2000)	2.8%
9.36	Persons / acre (2010)	2.9%
	Race %	
25.3%	African American	84%
69.9%	White	9.4%
4.8%	Other Affiliated	6.6%
	Age %	
24.2%	Under 20	43.3%
18.0%	20-34	16.4%
37.0%	35-59	30.7%
12.2%	60-74	3.4%
8.6%	75+	6.1%
21.1%	Est. % Under Poverty Level	57.7%
83.7%	% Occupied	91.2%
16.3%	% Vacant	8.8%
64.4%	% Owner Occupied	18.7%
35.6%	% Renter Occupied	81.3%

BELTZHOOVER

Beltzhoover was named for Melchor Beltzhoover, a German landowner and member of a prominent family which settled the area. The Beltzhoover family farmed the large plot of land, and the area retained a rural character until the late 1800s, when the firm of McLain and Maple bought the farms and subdivided it into lots. Streets were laid out and were originally named after Thomas Maple's children. Beltzhoover was annexed into the City of Pittsburgh in 1898. Much of the sturdy brick and frame housing in Beltzhoover dates from 1850 to 1900. Beltzhoover has a connection to Downtown via the "T," with a key station on the edge of the neighborhood along Warrington Avenue. The demographic makeup of the neighborhood is largely African American (88%) and has a significant young population – 33% under the age of 20. It is bordered by Mt. Washington, Allentown, Knoxville and Bon Air. Beltzhoover Elementary School at 320 Cedarhurst is a registered historic landmark. Most of McKinley Park sits along the southern part of the neighborhood.

Construction of Estella St toward Sylvania Way, March 1908. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Montooth St, Beltzhoover, July 1919 Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Beltzhoover Ave and Manton Way, Beltzhoover. WPC, 2012

Community Profile Statistics - Beltzhoover

Hilltop Communities Total		Beltzhoover Total
25,974	Population (2010)	1,925
30,255	Population 2000	2,783
-4281	Population Change since 2000	-858
-14.10%	Population Change %	-30.8%
2,774	Land Area (acres)	269.4%
10.91	Persons / acre (2000)	10.3%
9.36	Persons / acre (2010)	7.1%
	Race %	
25.3%	African American	35.1%
69.9%	White	59.4%
4.8%	Other Affiliated	5.5%
	Age %	
24.2%	Under 20	18.6%
18.0%	20-34	24.1%
37.0%	35-59	35.3%
12.2%	60-74	14.4%
8.6%	75+	7.7%
21.1%	Est. % Under Poverty Level	28.5%
83.7%	% Occupied	73.5%
16.3%	% Vacant	26.5%
64.4%	% Owner Occupied	73.5%
35.6%	% Renter Occupied	26.5%

BON AIR

Bon Air was originally part of West Liberty Borough in 1876—in 1898 the Bon Air Land Company was formed, advertising their lots as the “prettiest, cleanest, healthiest place about Pittsburgh." Bon Air became part of Pittsburgh in 1907 when West Liberty Borough was annexed. The 1940s and 1950s saw the number of homes in Bon Air increase from the original 30 to over 200. Though the neighborhood grew, it still retains a level of seclusion not commonly found in Pittsburgh. The style of homes is mostly mid-twentieth century suburban, and almost exclusively single-family; in fact, Bon Air has one of the highest owner-occupied percentages of any neighborhood in Pittsburgh. The population is largely Caucasian (93%). Bon Air is bordered by Beltzhoover, Knoxville, Carrick and Brookline. McKinley Park sits along the northern edge of the neighborhood.

Bon Air Conniston St from Calle St, November 1923. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Caperton St, Bon Air WPC, 2012

Community Profile Statistics - Bon Air

Hilltop Communities Total		Bon Air Total
25974	Population (2010)	808
30,255	Population 2000	889
-4281	Population Change since 2000	-81
-14.10%	Population Change %	-9.1%
2774	Land Area (acres)	200.3
10.91	Persons / acre (2000)	4.4
9.36	Persons / acre (2010)	4.0
	Race %	
25.3%	African American	4.3%
69.9%	White	93.4%
4.8%	Other Affiliated	2.3%
	Age %	
24.2%	Under 20	19.9%
18.0%	20-34	20.2%
37.0%	35-59	25%
12.2%	60-74	22.8%
8.6%	75+	12.1%
21.1%	Est. % Under Poverty Level	11%
83.7%	% Occupied	94.1%
16.3%	% Vacant	5.9%
64.4%	% Owner Occupied	84.9%
35.6%	% Renter Occupied	15.1%

CARRICK

Carrick Business District, 1818 Brownsville Road looking West, Outbound, November 1, 1927. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Carrick, a large, hilly neighborhood, was originally part of a land grant to Major John Ormsby from King George III in 1763 for his service during the French and Indian War. Carrick and Mt. Oliver were once known as Ormsby and were also part of the City of Birmingham. The borough of Carrick was established in 1904 but voted to become a part of the City of Pittsburgh in 1926. Once home to sprawling mansions and wealthy families, the neighborhood currently consists of affordable and stable housing stock. Along Brownsville Road, Carrick has the most diverse and extensive business district in the Hilltop communities. This corridor stretches into Brentwood Borough and beyond. The neighborhood is bordered by the neighborhoods of Overbrook, Brookline, Bon Air, Knoxville, Mount Oliver, St. Clair, Mount Oliver Borough, Brentwood Borough, and Baldwin Borough. Phillips Park, as well as three large cemeteries, reside in Carrick. Carrick is named after Dr. John H. O'Brien's home town, Carrick-on-Suir, Ireland. Dr. O'Brien was given the task of naming the area after his work to establish a United States Post Office there in 1853. Carrick is the sixth most populous Pittsburgh neighborhood, and the fifth largest by area; it also has the longest resident longevity of any neighborhood in Pittsburgh; 86% of its residents are Caucasian. Concord Elementary and the Wigman House are both designated historic locations in Carrick.

Looking down Copperfield Ave off of Brownsville Ave, Carrick. WPC, 2012

Carrick Business District along Brownsville Rd WPC, 2012

Community Profile Statistics - Carrick

Hilltop Communities Total		Carrick Total
25974	Population (2010)	10,113
30,255	Population 2000	10,685
-4281	Population Change since 2000	-572
-14.10%	Population Change %	-5.4%
2774	Land Area (acres)	1,070.7
10.91	Persons / acre (2000)	10.0
9.36	Persons / acre (2010)	9.4
	Race %	
25.3%	African American	9.6%
69.9%	White	86%
4.8%	Other Affiliated	4.4%
	Age %	
24.2%	Under 20	21.1%
18.0%	20-34	16.6%
37.0%	35-59	40.6%
12.2%	60-74	12.4%
8.6%	75+	9.4%
21.1%	Est. % Under Poverty Level	14.8%
83.7%	% Occupied	88.2%
16.3%	% Vacant	11.8%
64.4%	% Owner Occupied	68.4%
35.6%	% Renter Occupied	31.6%

KNOXVILLE

Knoxville was named for Reverend Jeremiah Knox, an early Methodist minister. His strawberry farm, itself on land formerly owned by the Beltzhoover family, served as the site for a town planned in 1872. At the time of its founding, Knoxville was agricultural, but industries developed, including mining, stained glass manufacturing, and shoe making.

Knoxville business district, Brownsville Ave, November 1938. Pittsburgh City Photographer Collection, 1901-2002, AIS.1971.05, Archives Service Center, University of Pittsburgh

Knox Avenue and Zara St, Knoxville, WPC, 2012

The neighborhood, primarily residential, grew rapidly following the construction of the Knoxville Incline in 1890, the first curved incline. Knoxville was annexed to Pittsburgh in 1927. Most Knoxville homes are brick, built with the product of a neighborhood brickyard. Knoxville is one of the most densely populated neighborhoods in the city and has a very mixed population at 52% African American and 43% white.

Community Profile Statistics - Knoxville

Hilltop Communities Total		Knoxville Total
25974	Population (2010)	3,747
30,255	Population 2000	4,432
-4281	Population Change since 2000	-685
-14.10%	Population Change %	-15.5%
2,774	Land Area (acres)	193.3
10.91	Persons / acre (2000)	22.9
9.36	Persons / acre (2010)	19.4
	Race %	
25.3%	African American	51.5%
69.9%	White	42.8%
4.8%	Other Affiliated	5.7%
	Age %	
24.2%	Under 20	35.6%
18.0%	20-34	14.9%
37.0%	35-59	34.4%
12.2%	60-74	9.6%
8.6%	75+	5.6%
21.1%	Est. % Under Poverty Level	28.6%
83.7%	% Occupied	78.6%
16.3%	% Vacant	21.4%
64.4%	% Owner Occupied	65.8%
35.6%	% Renter Occupied	34.2%

MT. OLIVER BOROUGH

Otilla St looking west down Church Ave, Mt. Oliver Borough WPC, 2012

Mt. Oliver Borough, separate from but surrounded entirely by the City of Pittsburgh, is named for Oliver Ormsby, son of John Ormsby, who held the original land grant for the area from King George III. Incorporated in 1892, the area actually has historical ties back to 1769, when John Ormsby, an officer under the command of General Forbes, was granted 249 acres in an area located in the south hills along the banks of the Monongahela River. In 1892, when the area was part of the Township of Upper St. Clair, the citizens of the area developed and circulated petitions to incorporate the area into a borough. The area described was bounded to the north by Arlington Avenue to St. Peter's Cemetery; and the southern boundary reached Otillia and Wade Streets to the intersection of Margaret Street and Brownsville Road. After the petition reached over 140 signatures, the proposal was passed by the Quarter Courts and Mount Oliver officially became a borough by the end of 1892. Mt. Oliver was once known as Dutchtown for the many Dutch-German families living there. The initial boundary has changed very little in over 120 years.

Brownsville Rd, Mt. Oliver Business District WPC, 2012

Community Profile Statistics - Mt. Oliver Borough

Hilltop Communities Total		Mt. Oliver Borough
25974	Population (2010)	3,403
30,255	Population 2000	3,970
-4281	Population Change since 2000	-567
-14.10%	Population Change %	-14.3%
2,774	Land Area (acres)	204
10.91	Persons / acre (2000)	19.5
9.36	Persons / acre (2010)	16.7
	Race %	
25.3%	African American	32.9%
69.9%	White	61.4%
4.8%	Other Affiliated	5.7%
	Age %	
24.2%	Under 20	NA*
18.0%	20-34	NA*
37.0%	35-59	NA*
12.2%	60-74	NA*
8.6%	75+	NA*
21.1%	Est. % Under Poverty Level	19.3%
83.7%	% Occupied	81%
16.3%	% Vacant	19%
64.4%	% Owner Occupied	47.5%
35.6%	% Renter Occupied	52.5%

**According to Census Data, the age percentage makeup of Mt. Oliver Borough as of 2010 is as such:*

Under 10 Years,	*13.4%*	*40 to 49 Years,*	*13.8%*
10 to 19 Years,	*14.2%*	*50 to 59 Years,*	*15.5%*
20 to 29 Years,	*15.3%*	*60 to 69 Years,*	*8.8%*
30 to 39 Years,	*11.6%*	*Over 69 Years,*	*7.4%*

http://www.cubitplanning.com/city/12582-mount-oliver-borough-census-2010-population

MT. OLIVER CITY

Mt. Oliver is Pittsburgh's smallest neighborhood by area. The neighborhood is almost solely residential, consisting primarily of older, detached housing on mid-sized lots. The neighborhood is arranged around the former site of Saint Joseph's Church and Bishop Leonard School. It is distinct from the larger Borough of Mount Oliver, though they share borders. Mt. Oliver also borders Arlington, St. Clair, and Carrick. Mt. Oliver's population is relatively mixed at 38% African American and 58% Caucasian.

Construction on Mountain Ave at Philip Murray School, July 1955, Pittsburgh Public Schools Photographs, 1880-1982, MSP 117, Thomas & Katherine Detre Library and Archives, Senator John Heinz History Center

Potter's House Ministries, once St. Joseph's Church and Bishop Leonard School, Mt. Oliver. WPC, 2012

Community Profile Statistics - Mt. Oliver City

Hilltop Communities Total		Mt. Oliver City Total
25974	Population (2010)	509
30,255	Population 2000	584
-4281	Population Change since 2000	-75
-14.10%	Population Change %	-12.8%
2774	Land Area (acres)	64.0
10.91	Persons / acre (2000)	9.1
9.36	Persons / acre (2010)	8.0
	Race %	
25.3%	African American	37.7%
69.9%	White	58.2%
4.8%	Other Affiliated	4.1%
	Age %	
24.2%	Under 20	33.9%
18.0%	20-34	14.5%
37.0%	35-59	39.9%
12.2%	60-74	9.6%
8.6%	75+	2.2%
21.1%	Est. % Under Poverty Level	36.4%
83.7%	% Occupied	83.6%
16.3%	% Vacant	16.4%
64.4%	% Owner Occupied	67.6%
35.6%	% Renter Occupied	32.4%

ST. CLAIR

St. Clair Village, 1955, Allegheny Conference on Community Development Photographs, 1892-1981, MSP 285, Thomas & Katherine Detre Library and Archives, Senator John Heinz History Center

St. Clair was primarily a Housing Authority community called St. Clair Village. More than half of the units were demolished in 2005 and most of the remaining units were torn down in 2010. When the neighborhood was originally completed in September of 1953, it housed 1,089 families in reduced-rent, townhouse-style housing. St. Clair is bordered by Mt. Oliver, Carrick, Arlington, and suburban Baldwin Borough. The Housing Authority land is now a large vacant open space. St. Clair was the last remnant of Lower St. Clair Township, annexed by the City of Pittsburgh in 1920. It is named after Arthur St. Clair, Revolutionary War general and president of the Confederation Congress prior to the drafting of the Constitution and the first governor of the Northwest Territory. St. Clair has the 3rd highest percentage of elderly residents as a neighborhood and is very mixed racially at 47% African American/53% Caucasian.

Housing Authority of Pittsburgh-owned St. Clair village property. WPC, 2012

Community Profile Statistics - St. Clair

Hilltop Communities Total		St. Clair Total
25974	Population (2010)	209
30,255	Population 2000	1,453
-4281	Population Change since 2000	-1,244
-14.10%	Population Change %	-85.6%
2,774	Land Area (acres)	198.4
10.91	Persons / acre (2000)	7.3
9.36	Persons / acre (2010)	1.1
	Race %	
25.3%	African American	46.9%
69.9%	White	52.6%
4.8%	Other Affiliated	0.5%
	Age %	
24.2%	Under 20	50.3%
18.0%	20-34	11.8%
37.0%	35-59	28.7%
12.2%	60-74	6.1%
8.6%	75+	3.1%
21.1%	Est. % Under Poverty Level	43.9%
83.7%	% Occupied	50.3%
16.3%	% Vacant	49.7%
64.4%	% Owner Occupied	44.5%
35.6%	% Renter Occupied	55.5%

HILLTOP DEMOGRAPHIC STATISTICS

		Racial Makeup %			Age %					Income		Housing		
Neighborhood	Pop. (2010)	African American	White	Other	0-19	20-34	35-59	60-74	75+	2009 Median Income ('11 $)	Estimated % Under poverty level	% vacant	%Owner occupied	%taxable delinquent properties (2+ years)
Allentown	2,500	35.1	59.4	5.5	18.6	24.1	35.3	14.4	7.7	$30,198	28.5%	20%	59.2%	20.5%
Arlington	1,869	19.9	76.5	3.6	25.8	19.4	31.5	8.9	14.3	$25,912	20.3%	13.4%	65.4%	14.9%
Arlington Heights	244	84	9.4	6.6	43.3	16.4	30.7	3.4	6.1	$9,714	57.7%	8.8%	18.7%	42.9%
Beltzhoover	1,925	35.1	59.4	5.5	18.6	24.1	35.3	14.4	7.7	$34,938	28.5%	26.5%	73.5%	39.7%
Bon Air	808	4.3	93.4	2.3	19.9	20.2	25	22.8	12.1	$38,630	11%	5.9%	84.9%	4.5%
Carrick	10,685	9.6	86	4.4	21.1	16.6	40.6	12.4	9.4	$38,748	14.8%	11.8%	68.4%	5.0%
Knoxville	3,747	51.5	42.8	5.7	35.6	14.9	34.4	9.6	5.6	$28,773	28.6%	21.4%	65.8%	17.7%
Mt. Oliver Borough	3,403	32.9	61.4	5.7	NA	NA	NA	NS	NS	$27,990	19.3%	19%	47.5%	NA
Mt. Oliver City	584	37.7	58.2	4.1	33.9	14.5	39.9	9.6	2.2	$39,720	36.4%	16.4%	67.6%	19.7%
St. Clair	209	46.9	52.6	0.5	50.3	11.8	28.7	6.1	3.1	$29,197	43.9%	49.7%	44.5%	31.8%
Hilltop Total	25,974	25.2	69.9	4.8	24.20	18.05	36.98	12.18	8.66	$33,539	21.1%	16.3%	64.4%	15.5%
City of Pittsburgh	305704	27.2	67.4	5.4	22.4	27	31.2	11.1	8.3	$36,860	21.7%	12.8%	52.1%	10.8%

*Percentages and totals include Mt. Oliver Borough information unless highlighted.

ASSESSMENT OF EXISTING GREEN ASSETS

Phillips Park, Carrick WPC, 2012

For the purposes of this study, the "Hilltop" consists of approximately 4.35 square miles (2,800 acres) and includes the Pittsburgh neighborhoods of Allentown, Arlington, Arlington Heights, Beltzhoover, Bon Air, Carrick, Knoxville, Mt. Oliver (City), and St. Clair as well as the Borough of Mt. Oliver. This section of the Green ToolBox report lists key existing resources in the Hilltop communities and provides an overview of the size, access and variety of green assets that they provide to the residents of the area. The following categories are reviewed: parks and public green spaces; cemeteries; trails and greenways; street trees; community gardens; and several streetscape features.

EXISTING PARKS AND PUBLIC GREEN SPACES

As of the end of 2012, existing public parks and green spaces encompass 443 acres of land within the Hilltop. These public areas have a range of designations and uses, but include two primary types: community parks and neighborhood parks.

Transverse Park, Transverse Ave, Mt. Oliver Borough WPC, 2012

Community Parks

These are medium-sized city parks that may have a range of uses, but usually include areas of open space or woods with walking and biking trails, ball fields, swimming pools, playgrounds, and other recreational improvements. Community parks encompass approximately 234 acres within or adjacent to the Hilltop, and include the following locations:

- Grandview Park (Allentown – 34 acres)
- McKinley Park (Beltzhoover/Bon Air – 85 acres)
- Phillips Park (Carrick – 23 acres)
- South Side Park (South Side Slopes – 68 acres)
- Traverse Park (Mt. Oliver Borough – 24 acres)

McKinley Park entrance at Michigan St and Eldora Pl. WPC, 2012

Access to community parks varies somewhat across the Hilltops neighborhoods, with some neighborhoods having relatively easy walking access to two such parks and others having very poor access to such parks for people on foot. The chart below shows how access to parks varies:

Access to Community Parks by Neighborhood

	Grandview Park	McKinley Park	Phillips Park	South Side Park	Traverse Park
Allentown	x				
Arlington				x	
Arlington Heights					
Beltzhoover		x			
Bon Air		x			
Carrick			x		x
Knoxville		x			
Mt. Oliver (City)					x
Mt. Oliver Borough					x
St. Clair					

"x" denotes parks located either within or adjacent to the respective neighborhood

As the chart shows, McKinley Park and Traverse Park are located in areas that provide access for multiple neighborhoods within the Hilltop, while the neighborhoods of Arlington Heights and St. Clair have very poor access to any Neighborhood/Local Parks. Allentown and Arlington only have access to parks that are technically in other communities.

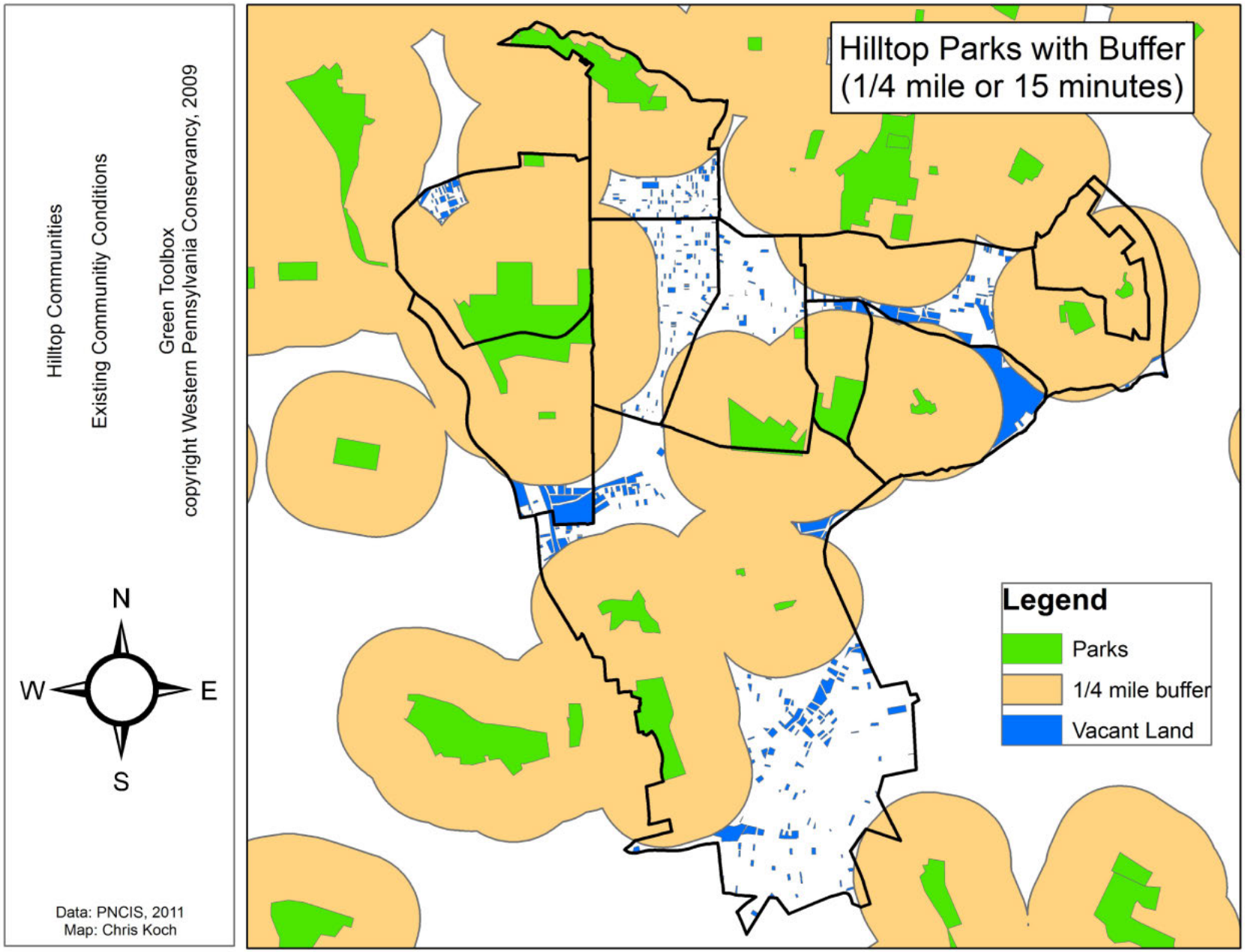
Neighborhood Parks

These include a range of small public spaces that often provide playground equipment, benches, picnic tables, or basketball courts. These spaces are either within or adjacent to the Hilltop, and include the following:

Access to Neighborhood Parks

	Arlington Playground	Arlington Heights Playground	Bon Air Tot Lot	Leolyn Parklet	Phillip Murray Playground	St. Clair Playground	Warrington Playground	Volunteer Field	Devlin Field	Mt. Oliver Borough Playground
Allentown							x			
Arlington	x								x	
Arlington Heights		No longer exists							x	
Beltzhoover							x			
Bon Air			x							
Carrick				x				x		
Knoxville										
Mt. Oliver (City)					x					x
Mt. Oliver Borough										x
St. Clair					x	No longer exists				

"x" denotes areas located either within or adjacent to the respective neighborhood


Hilltop Parks with Buffer
(1/4 mile or 15 minutes)
Legend
Parks
1/4 mile buffer
Vacant Land
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Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Data: PNCIS, 2011
Map: Chris Koch

Only Carrick and Arlington have more than one type of park at this scale; Knoxville has no such park space.

The map on the previous page shows the location of existing parks and also the access to these parks within a quarter mile or 15 minute walk from different communities. From this map some of the areas of need can be identified. While small parks are still listed in Arlington Heights and St. Clair, these spaces are now empty due to the removal of nearby housing projects.

Leolyn Parklet, Cherryhill St and Leolyn St, Carrick WPC, 2012

As is evident from the chart below, the specific offerings of each park are varied; however, many of the sites are relatively small without specific seating, ball courts or other features.

	Walking Trails	Percent Tree Canopy	Benches	Tables	Basketball Courts	Baseball Field	Community Garden	Picnic Shelter	Play Area
Arlington Playground		8%	16	0	0	2	0	0	1
*Arlington Heights Playground	NA	NA	NA	NA	NA	NA	NA	NA	NA
BonAir Tot Lot		37%	9	0	0	0	0	0	1
Devlin Field		56%	2	0	0	1	0	0	0
Grandview Park	Yes	79%	10	2	2	0	0	0	1
Leolyn Parklet		26%	2	0	0	0	0	0	1
McKinley Park	Yes	82%	25	7	6	2	0	1	2
Phillip Murray Playground		54%	8	0	0	1	0	0	1
Phillips Park	Yes	72%	14	1	2	0	0	0	1
Southside Park	Yes	76%	8	0	2	1	1	0	1
*St. Clair Playground	NA	NA	NA	NA	NA	NA	NA	NA	NA
Traverse Park		69%	NA	NA	1	3	0	1	1
Volunteer Field		47%	10	0	0	2	0	0	0
Warrington Playground		6%	7	0	1	1	0	0	1
Mt. Oliver Borough Playground		7%	NA		1	0	0	0	1

***Removed when housing projects razed.**

Cemeteries

Loretto Cemetery, Devlin St., Arlington WPC, 2012

While their primary use is obvious, many cemeteries serve a secondary use as public green spaces often used for walking and biking. Cemeteries make up some of the biggest green spaces in the Hilltop. Overall, there are nine cemeteries either within or adjacent to Hilltop neighborhoods which encompass a total of approximately 175 acres. Some of the cemeteries in the Hilltop include a healthy tree cover, and can be home to some large old trees; however, many of these cemeteries have very low tree cover for the size of the space. Although there is no national standard for cemetery tree canopy percentage, two examples of local well treed cemeteries include Union Dale Cemetery in the North Side at 48% and Allegheny Cemetery in Central Lawrenceville 56%. The following chart shows a list of cemeteries in the Hilltop with their total acreage and percentage of total acreage covered by tree canopy:

St. Peters Cemetery, Arlington Ave, Arlington WPC, 2012

Cemetery Name	Total Acreage	Percentage Tree Canopy per cemetery
South Side Cemetery	45.6	30%
St. Adelbert's Cemetery	14.2	21%
St. Peter's Cemetery	5.9	22%
St. Michael's Cemetery	18.6	16%
St. Paul's Cemetery	6.1	24%
Birmingham Cemetery	25.0	17%
Loretto Cemetery	25.0	62%
St. Joseph Cemetery	20.7	24%
St. George Cemetery	13.0	28%
Total	174.1	

Hilltop Cemeteries
Arlington Heights
Loretto
Arlington
St. Clair
St. Peter's
Mt. Oliver
St. Michaels
St. Paul
Mount Oliver Borough
Birmingham
Carrick
Allentown
Knoxville
St. Josephs
St. Georges
South Side
St. Adalberts
Bon Air
Beltzhoover
Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
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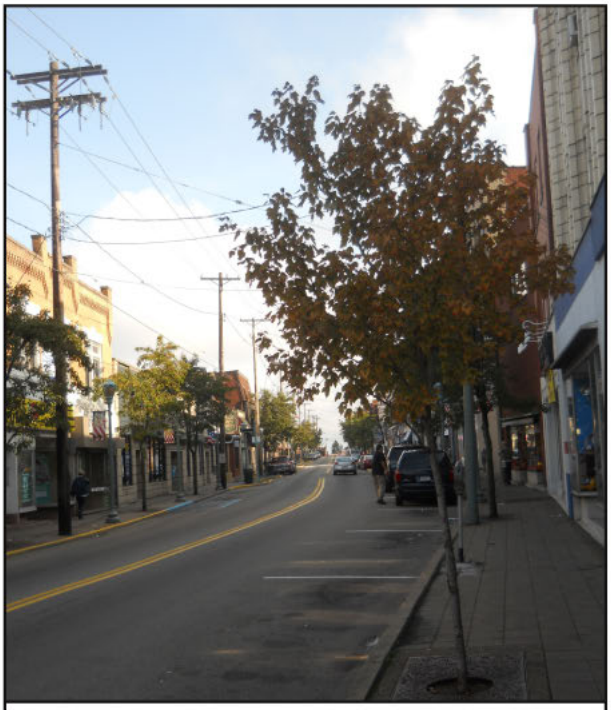
Data: PNCIS, 2011
Map: Chris Koch

STREET TREES

All three business districts in the Hilltop have street trees. The trees can readily be classified into three categories: The Mayor's Taking Care of Business Program was the source for many of the newly planted existing street trees along Warrington Ave; the TreeVitalize Pittsburgh program was the source for many of the newly planted trees along Brownsville Rd; and older existing street trees predate any current tree planting programs. Site reconnaissance during this study found that many of the trees planted though the Taking Care of Business program are in need of replacement. The TreeVitalize Pittsburgh trees are under contract and are being maintained in a growing state by landscape contractors. The older existing street trees were found to be in varying states of health. These findings reinforce the need to have ongoing maintenance on all trees, a service that the City provides.



Mt. Oliver business district, Brownsville Road WPC, 2012

Condition of Street Trees

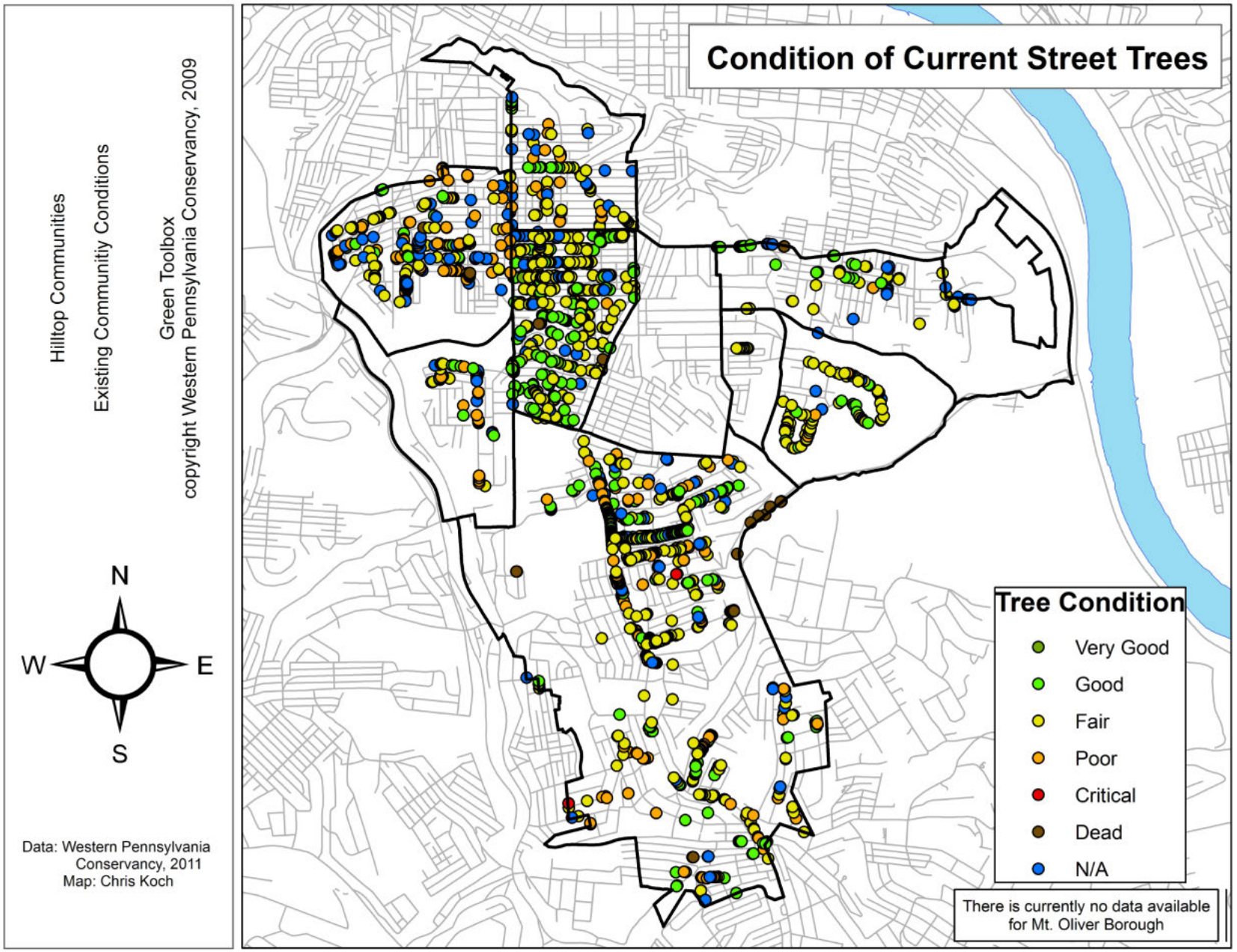
Condition	Tree Count
Critical	7
Dead	38
Fair	704
Good	603
N/A	204
Poor	236
Very Good	4
Total	**1796**

The national average for street trees in comparable cities is one street tree for every five persons. Currently Pittsburgh has one street tree for every 11 people. The Hilltop communities are noted as communities with low street tree cover indicating a need for additional street trees to improve the ratio of trees to population. The street trees in the Hilltop are summarized in the table to the left.

Tree canopy overall is shown by neighborhood in the chart to the right; note that this statistic includes trees on hillsides as well as on streets. Typically throughout Pittsburgh, many hillside trees are invasive species or in poor health.

Existing Tree Canopy by Neighborhood

Neighborhood	Percent of existing tree canopy
Mount Oliver Borough	25%
Allentown	41%
Arlington	50%
Arlington Heights	60%
Beltzhoover	48%
Bon Air	52%
Carrick	35%
Knoxville	27%
Mt. Oliver	42%
St. Clair	69%


Condition of Current Street Trees
Hilltop Communities
Existing Communitiy Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
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Data: Western Pennsylvania Conservancy, 2011
Map: Chris Koch
Tree Condition
Very Good
Good
Fair
Poor
Critical
Dead
N/A
There is currently no data available for Mt. Oliver Borough

STREETSCAPES ON MAIN STREETS AND IN BUSINESS DISTRICTS

There are three major commercial areas in the Hilltop communities covered by this report: Warrington Avenue in Allentown; Brownsville Road through Mount Oliver Borough and Knoxville; and Brownsville Road through Carrick. A variety of greening strategies can be employed along streets in such areas. In addition to street trees, addressed above, flower gardens, rain gardens, planters and hanging baskets can be employed in areas of this type to enliven the street, create a more attractive environment, and add design elements that identify businesses or community services. At this time, Western Pennsylvania Conservancy supports three community flower gardens in Hilltop communities—at Northwest Savings at the seam of Mount Oliver Borough and Knoxville, at Concord School in Carrick on Brownsville Road, and at the Liberty tunnels in Beltzhoover. These gardens are supported by hundreds of volunteers who help with planting and caretaking each year. More than 4,576 flowers are planted at these sites each season. Some businesses have installed their own planters in front of their storefronts and local groups have added planters at the plaza at the junction of Brownsville Road and Amanda Street at the border of Mt. Oliver borough. No organized groups are trying to implement a consistent streetscape program across the Hilltop neighborhoods as of the writing of this plan.

Western Pennsylvania Conservancy community flower garden at Brownsville Road and Margaret Street. WPC, 2011

Brownsville Road, edge of Carrick business district heading south. WPC, 2012

POTENTIAL GREEN ASSETS

VACANT LAND

The Hilltop communities contain a considerable amount of vacant land, both publicly and privately owned. The amount of vacant land ranges from a few acres to more than a hundred acres in just one neighborhood. The amounts of vacant land by community, and the percentage of the total acreage per community, are shown in the table below and the map on the following page.

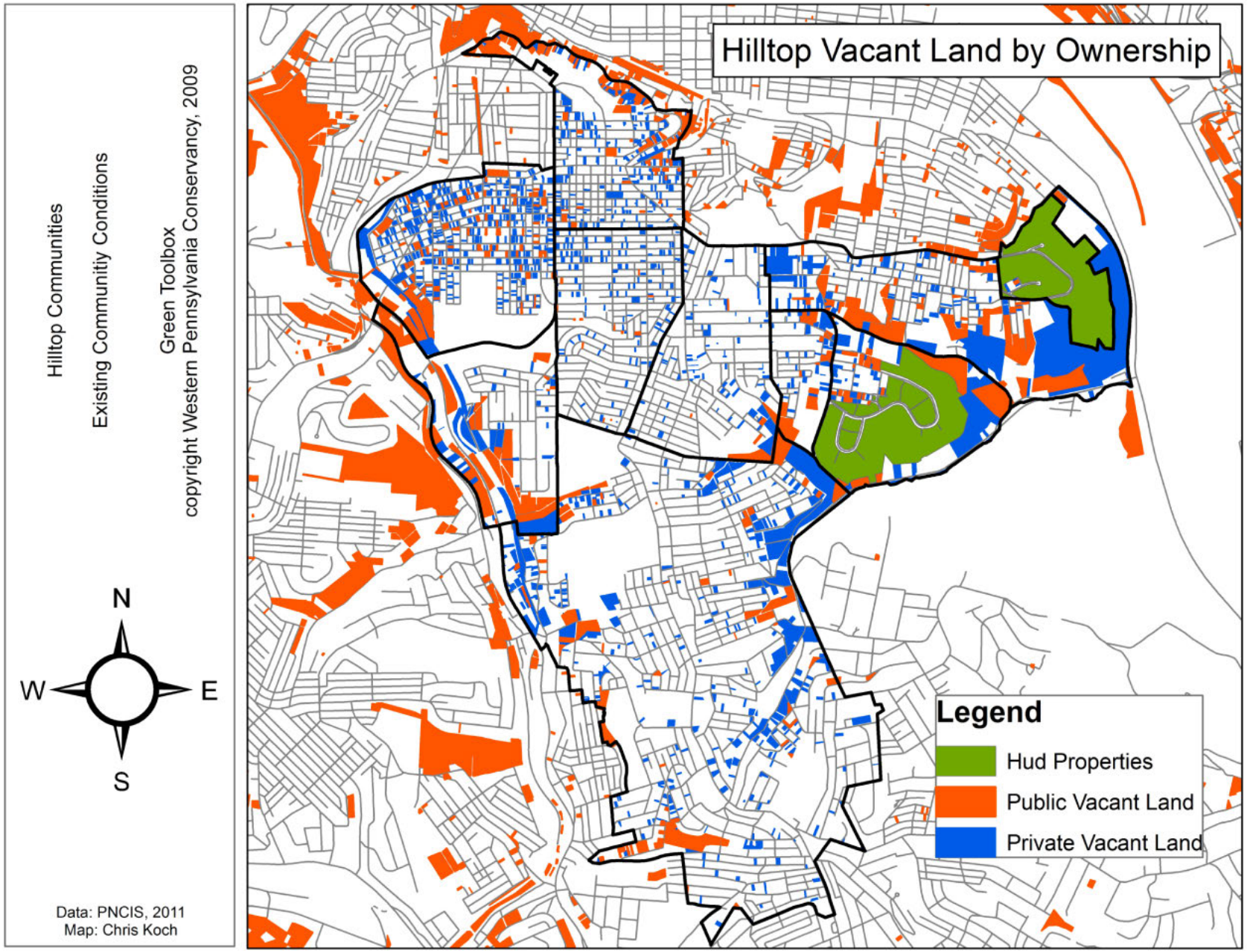
Neighborhood	Total Acres	Total Vacant Acres	Percent Vacancy
Allentown	189.6	20.4	11%
Arlington	302.3	31.6	10%
Arlington Heights	84.6	83.8	99%
Beltzhoover	270.4	34	13%
Bon Air	201.5	12	6%
Carrick	1075.7	78.9	7%
Knoxville	193.9	9.9	5%
Mt. Oliver Borough	218.2	8.9	4%
Mt. Oliver	66.2	6	9%
St. Clair	199.3	128.8	65%
Total	2801.7	414.3	15%

Mount Oliver Borough has the least amount of vacant land, but the two communities that have lost public housing in the recent past, Arlington Heights and St. Clair, are now predominantly vacant land.

Vacant land benefits from management to reduce the impression of blight and neglect; however, at this time there is no city program that comprehensively cares for existing vacant land. There are particular problems in areas where there is a mix of privately and publicly owned parcels that have become vacant. City codes do not yet allow the city to gain access to private land for caretaking without a cumbersome process.

Yet the greening of vacant land can be a successful strategy for helping communities begin to revitalize areas of disinvestment. Even simple greening and caretaking can transform the impression of a neighborhood from abandoned to a possibly good place for future investment. And other creative short term uses can be applied to land that will be undeveloped for 5 or more years—community gardens, parklets, urban agriculture, even green parking in areas that lack parking to complement commercial establishments.

Vacant Lot, Beltzhoover Ave and Manton Way, Beltzhoover WPC, 2012


Hilltop Vacant Land by Ownership
Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
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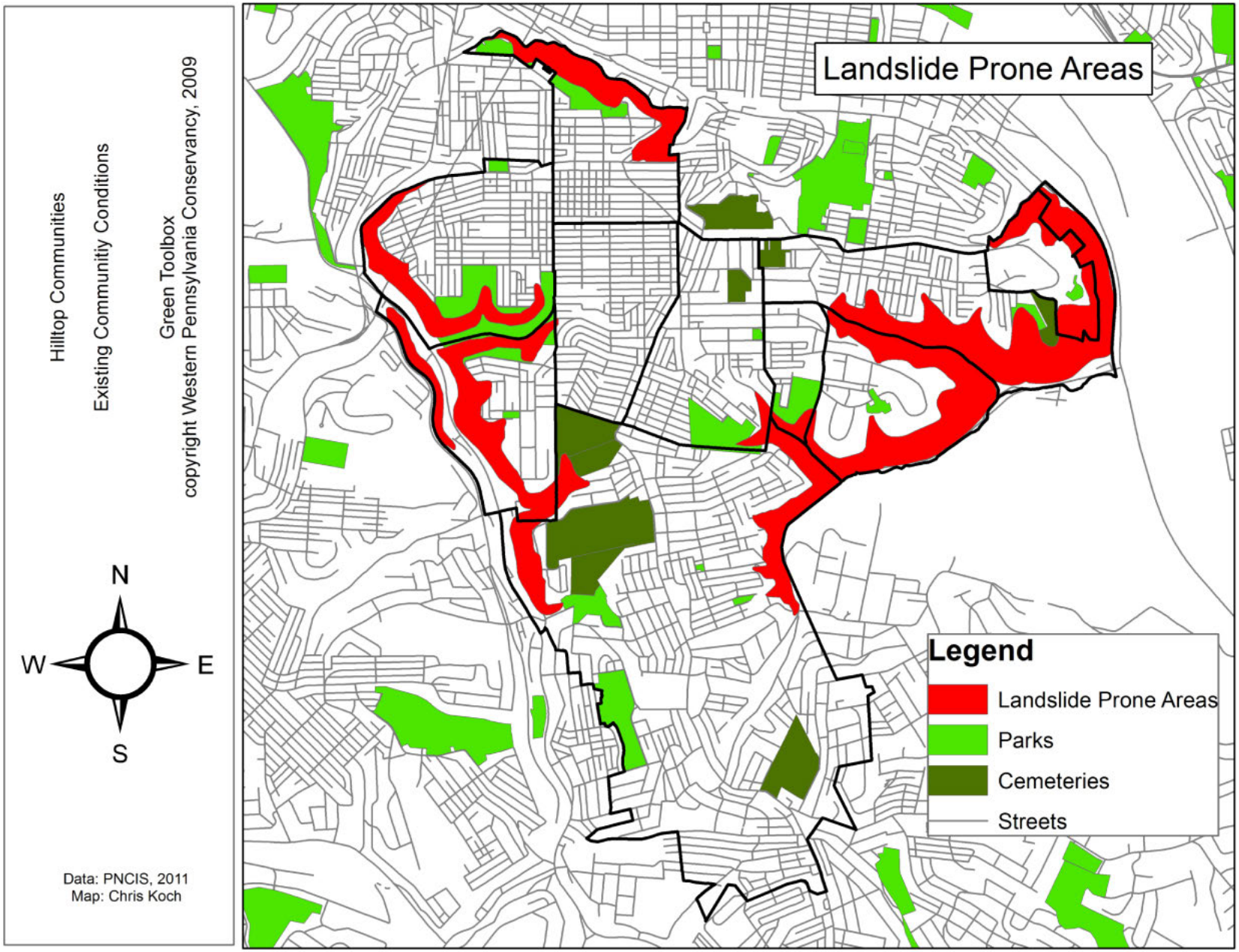
Data: PNCIS, 2011
Map: Chris Koch
Legend
Hud Properties
Public Vacant Land
Private Vacant Land

Larger parcels or selected locations offer the option for adding in missing assets such as permanent play spots, passive parklets or long-term community planting and gardening areas. The Recommendations section details a number of possible approaches to greening and repurposing vacant land.

TRAILS AND GREENWAYS

While there are no properties in Hilltop neighborhoods that are designated by the City as "Greenways," and no formally designated trails, over 500 acres of land in the Hilltop are considered to be "Landslide Prone Areas" where any building or development for the most part is prohibited. In some neighborhoods such slopes, such as around Mount Washington, have been embraced for trail development adding significant outdoor recreation options to the adjacent community.

NEIGHBORHOOD	% of landslide prone area
Allentown	27.1%
Arlington	41.4%
Arlington Heights	39.9%
Beltzhoover	18.7%
Bon Air	38.2%
Carrick	6.8%
Knoxville	0.1%
Mount Oliver Borough	3.0%
Mt. Oliver	9.2%
St. Clair	47.1%
Hilltop Percentage	18.5%


Landslide Prone Areas
Legend
Landslide Prone Areas
Parks
Cemeteries
Streets
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Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Data: PNCIS, 2011
Map: Chris Koch

LARGE OPEN SPACES

The Hilltop communities are home to a number of unusually large potential green spaces. First are two large sites formerly occupied by public housing and now owned by the U.S. Department of Housing and Urban Development. Second are several sizeable cemeteries that offer interesting opportunities to add significant green resources to the area. Each of these categories is described in more detail below.

HUD Sites

Arlington Heights and St. Clair are two Hilltop neighborhoods that contain significant open space that was once occupied by public housing developments. Arlington Heights includes a site 82.43 acres in size that originated as housing for veterans returning from World War II. While streets and some sidewalks remain, the majority of the space is mowed grass with some trees of interest remaining. Water and sewer lines must be intact. The views of the eastern side of Pittsburgh from this site are dramatic.

Open Space where St. Clair Village housing projects used to stand. WPC, 2012

Open Space along Devlin St. where Arlington Heights housing projects used to stand WPC, 2012

St. Clair was once home to a 556-unit public housing project owned by the Housing Authority of the City of Pittsburgh and built in the early 1950s. As of 2010, the housing complex was completely removed on a space of 105 acres. The views from St. Clair encompass an overlook of Hays Woods, one of the last large undeveloped open spaces in the city of Pittsburgh. While the future of these sites is unclear and might involve redevelopment, the significant open space is ideal for a variety of short to mid-term greening initiatives which are outlined in the Recommendations section of this report.

Cemeteries

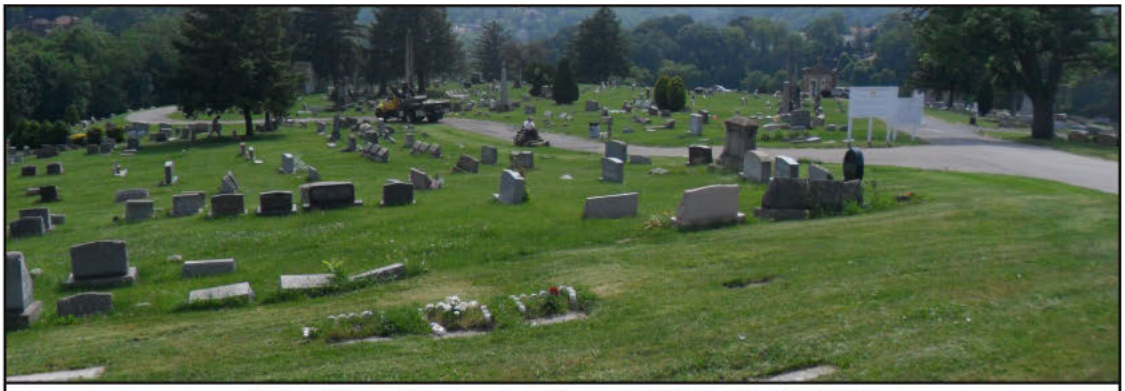
The Hilltop communities also contain nine cemeteries of varying sizes.These spaces are well kept and largely covered in green grass, but for the most part they are devoid of tree cover. In other neighborhoods cemeteries have become park-like spaces with

Google Maps street view of entrance to Allegheny Cemetery,Lawrenceville. Source: Google Maps, 2012

large and handsome trees that provide a beautiful setting for strolling and other outdoor activities such as bird watching. In communities with so many steep hillsides and parks that are perched on steep slopes, the relatively modest slope of these

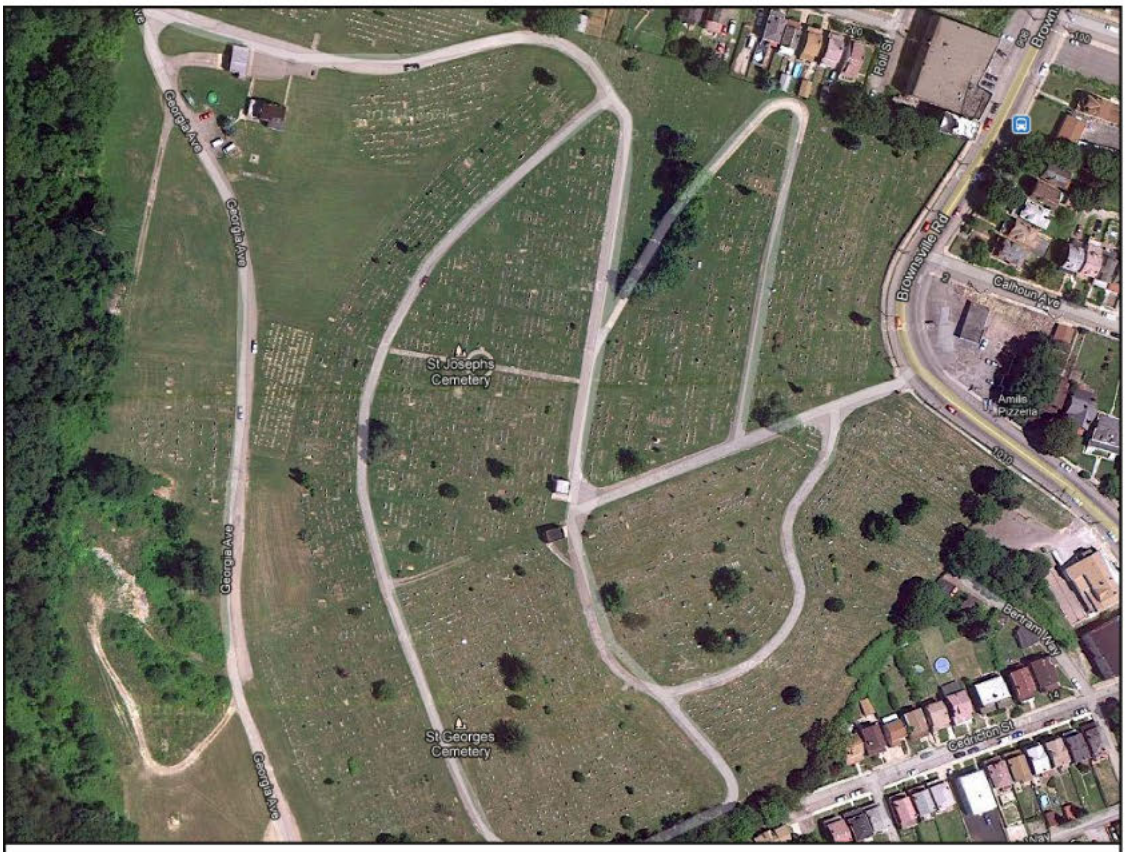
Google Maps street view of entrance to Birmingham Cemetery, Carrick. Source: Google Maps, 2012

spaces would offer a welcome addition to the outdoor activities available in the community. Each cemetery will require a more detailed assessment for potential tree placement and species selection.



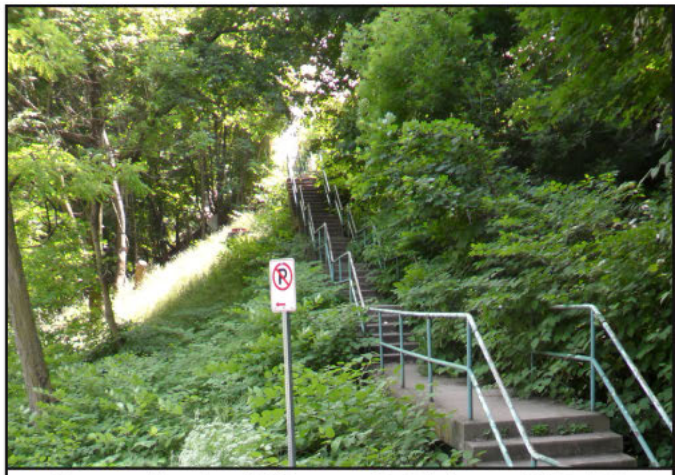
St. John Vienny Cemetery along Brownsville Rd, Carrick WPC, 2012

Google Maps overhead view of Allegheny Cemetery, Lawrenceville. Source: Google Maps, 2012



Google Maps overhead view of St. George's and St. Joseph's Cemeteries, Carrick. Source: Google Maps, 2012

CITY STEPS



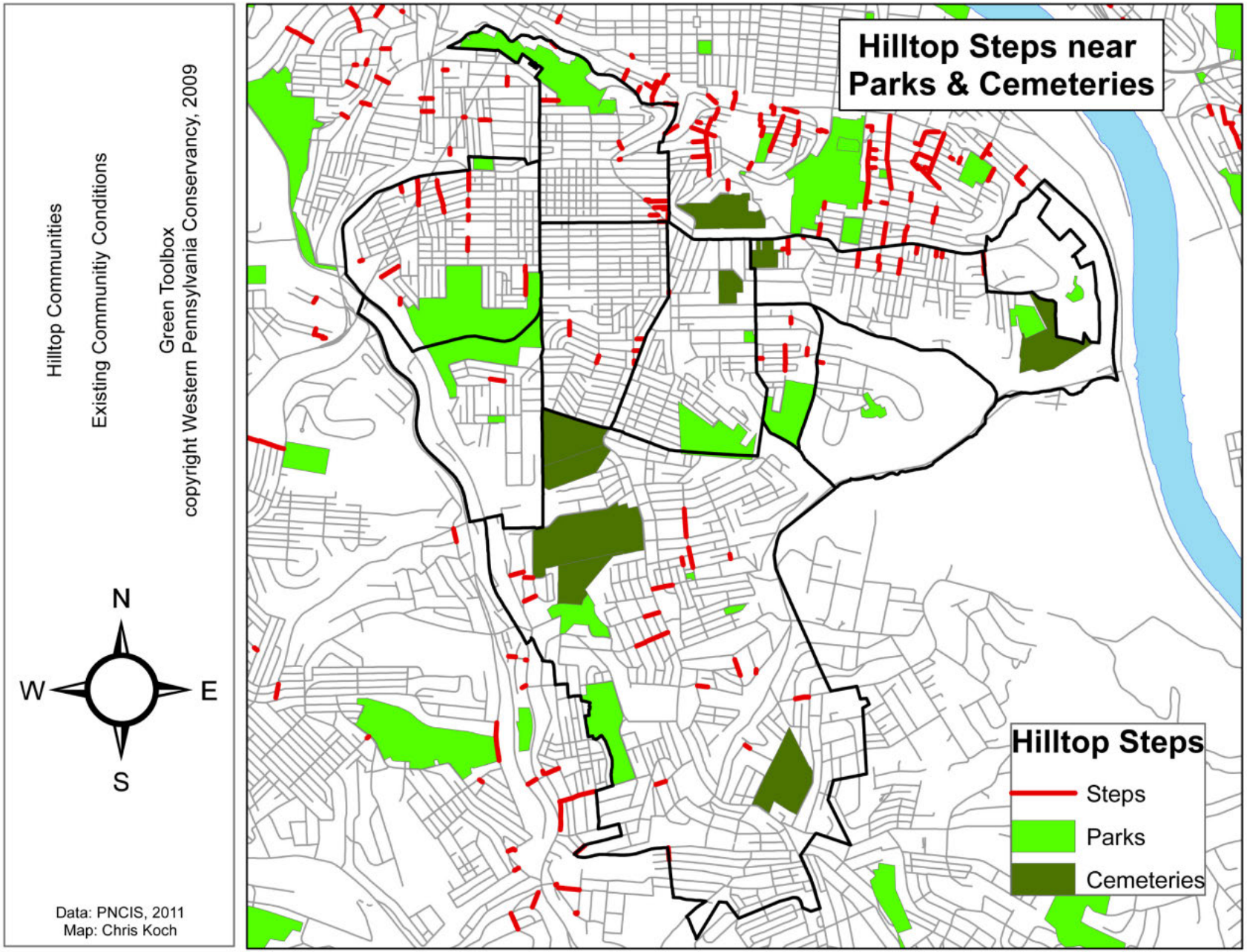
City steps along Bernd St/Bausman St, Beltzhoover. WPC, 2012

The City of Pittsburgh has over 700 sets of steps throughout its neighborhoods. Often these are called paper streets in that they show up on maps as a road, but are in fact steps. Because of the city's topography, the steps often connect neighborhoods across hills and slopes. The steps are maintained by the Department of Public Works through the Pittsburgh city government. However, maintaining the infrastructure of the steps and the greenspace around the steps can be a daunting task given both the slopes and hillside issues throughout the city. Any work to clean or maintain the steps in local neighborhoods is best when done in partnership with the city and DPW in order to ensure safety and involving DPW crews and equipment to take care of serious structural issues.

The Hilltop communities include 70 sets of steps that include 2,916 steps. Only seven neighborhoods have steps, excluding the HUD properties of St. Clair and Arlington Heights. We currently do not have data for Mt. Oliver Borough, since the neighborhood is not consistently included in the city data sets. We do know Mt. Oliver Borough contains at least three sets of steps, and the Borough may have further data on steps in that neighborhood. The earliest steps were built in 1929, with the bulk being built in the 1940s and 50s, but a few were constructed as late as the 1990s, showing that this mode of transportation is still widely used today. The longest current set comprised of 167 steps runs from Oakhurst to Brownsville Road in Carrick.

Alleyway along Knox Avenue in Knoxville. WPC, 2012

The Hilltop steps serve to connect residents to local amenities. The steps are used to connect from residential areas to business districts, from lower hill communities


Hilltop Steps near
Parks & Cemeteries
Hilltop Communities
Existing Communitiy Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
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Data: PNCIS, 2011
Map: Chris Koch
Hilltop Steps
Steps
Parks
Cemeteries

to upper hill communities, and not surprisingly connect to greenspace and parks. Parks like McKinley, Grandview, Phillip Murray and Volunteers Field all have steps that lead up to their entrances. Many of the steps also lead up to or though woodland areas throughout the communities. Out of the 70 sets of steps, 46 of them are not along any street, meaning they serve as transportation connectors through some kind of open space.

These steps are an opportunity and an asset. Many Pittsburgh communities are cleaning up and embracing their network of steps as a way to draw people into the community, get residents involved in health initiatives, and ensure these connections are maintained. The most basic maintenance can include making sure the steps are safe and clear of low-hanging branches or weeds. In partnership with DPW, handrails can be painted or repaired. Some communities have undertaken greening activities to brighten up the step areas, especially entrance areas. There are also local and national examples of art projects using the steps like lighting, mosaics or painting that gives each set of steps a unique character. All of these strategies come with different levels of partnership, community energy, and costs.

STREETSCAPES

It is possible to use various types of greening to transform the way streets, both commercial and residential, look and function in the community. Streets that have trees have been shown to attract more shoppers and to be correlated with higher expenditures. Residential areas with street trees have been shown to have higher property values, lower crime rates and greater sociability among neighbors. Every tree improves air quality, provides shade and creates a micro habitat for birds, bees and other beneficial species. The entire Hilltops area could benefit significantly from additional trees. Significant opportunities exist both in commercial areas and in primarily residential areas as outlined below.

Commercial Streets

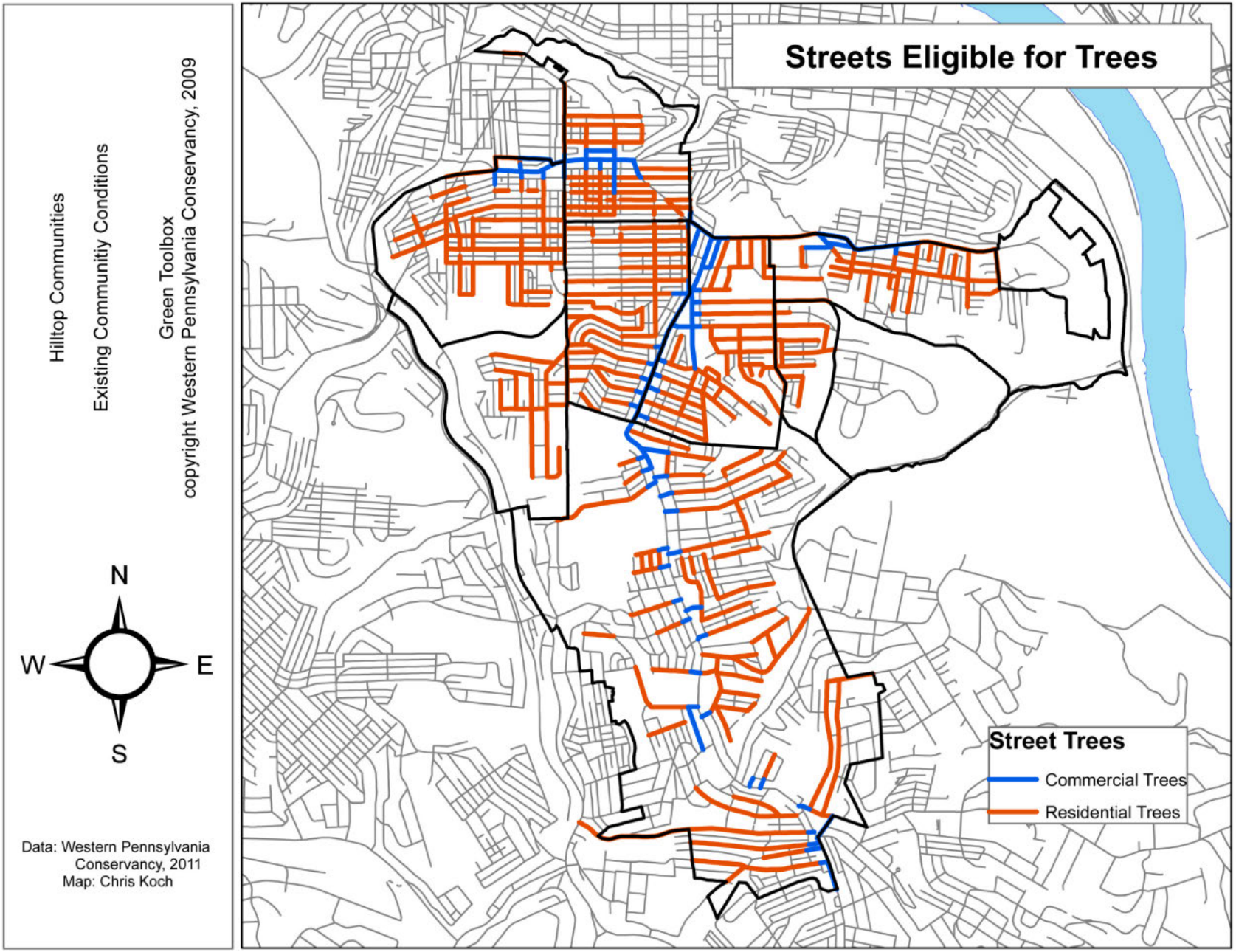
There are a handful of commercial streets in the Hilltop communities, although Brownsville Road, the most significant one in the area, is 2.9 miles long and traverses four of the ten communities. Other commercial areas can be found along Warrington Avenue, and Arlington Avenue in Allentown. These streets vary tremendously in style and available space as well as the number of vacant lots, empty storefronts or width of sidewalks. Even with these variations, however, it is evident that these corridors could benefit from several greening strategies which are outlined in the Recommendations section of this report. Among specific strategies are tree planting,

tree pit plantings, hanging baskets and screening of surface parking or vacant lots. Currently, only Brownsville Road has received significant attention in terms of tree planting. A 2009 American Resource Recovery Act stimulus grant allowed the Western Pennsylvania Conservancy to plant 220 trees in the Hilltop neighborhoods (144 on Brownsville Road alone) through the TreeVitalize program.

Residential Streets

View from Ormsby Street in Mt. Oliver city looking toward Brownsville Road. Note the tree pits and lack of trees. WPC, 2012

As part of the green scan for the hilltops the forester on the technical team performed an analysis of streets that could potentially take additional tree. These calculations were determined by removing locations with significant slopes from a 20-foot contour map. From here, street selection was narrowed by removing streets that appeared to have adequate cover based on the Pittsburgh Shade Tree Commission's Urban Tree Canopy Analysis. The total number of streets that appear suitable for additional trees was reduced to 835 street sections from an original total of 2,028 possible street sections within the Hilltop communities.


Streets Eligible for Trees
Hilltop Communities
Existing Communitiy Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
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Data: Western Pennsylvania Conservancy, 2011
Map: Chris Koch
Street Trees
Commercial Trees
Residential Trees

TRANSIT ORIENTED DEVELOPMENT

Transit-Oriented Development (TOD) focuses on developing sustainable communities centered around public transit opportunities. TODs can provide mix-use opportunities that encourage walkable communities, and ensure residents have paths to place-making destinations by walking, biking, or mass transit infrastructure. The nature of these developments, which are designed on a pedestrian scale, lend themselves to greening opportunities, as many residents will have a more active participation in the landscape around a TOD. As urban population and density increases, TODs are built to serve more people and to consider areas that can be used for conservation and greenspace in conjunction with new development. Types of potential greening around a TOD could include trees, planters, stormwater projects like bioswales, green roofs, parklets, and green parking. If communities have public transit hubs, it is an opportunity to include greening projects into new or existing transit development to enhance the pedestrian experience.

Pedestrian walkway from bus way and T-station entrance along Warrington Ave WPC, 2012

In the Hilltop, there are several opportunities for transit-oriented development. One possible TOD exists along Warrington Ave. This corridor is scheduled to be repaved, and could provide the change to include greening elements as street and sidewalk areas are rebuilt and redesigned. Another opportunity exists along Route 51 and the gateways along the corridor leading to the southern side of the communities. Route 51 could benefit from greening opportunities to enhance the current concrete environment, as well as providing the possibility of rethinking pedestrian needs and access.

PARKING LOTS

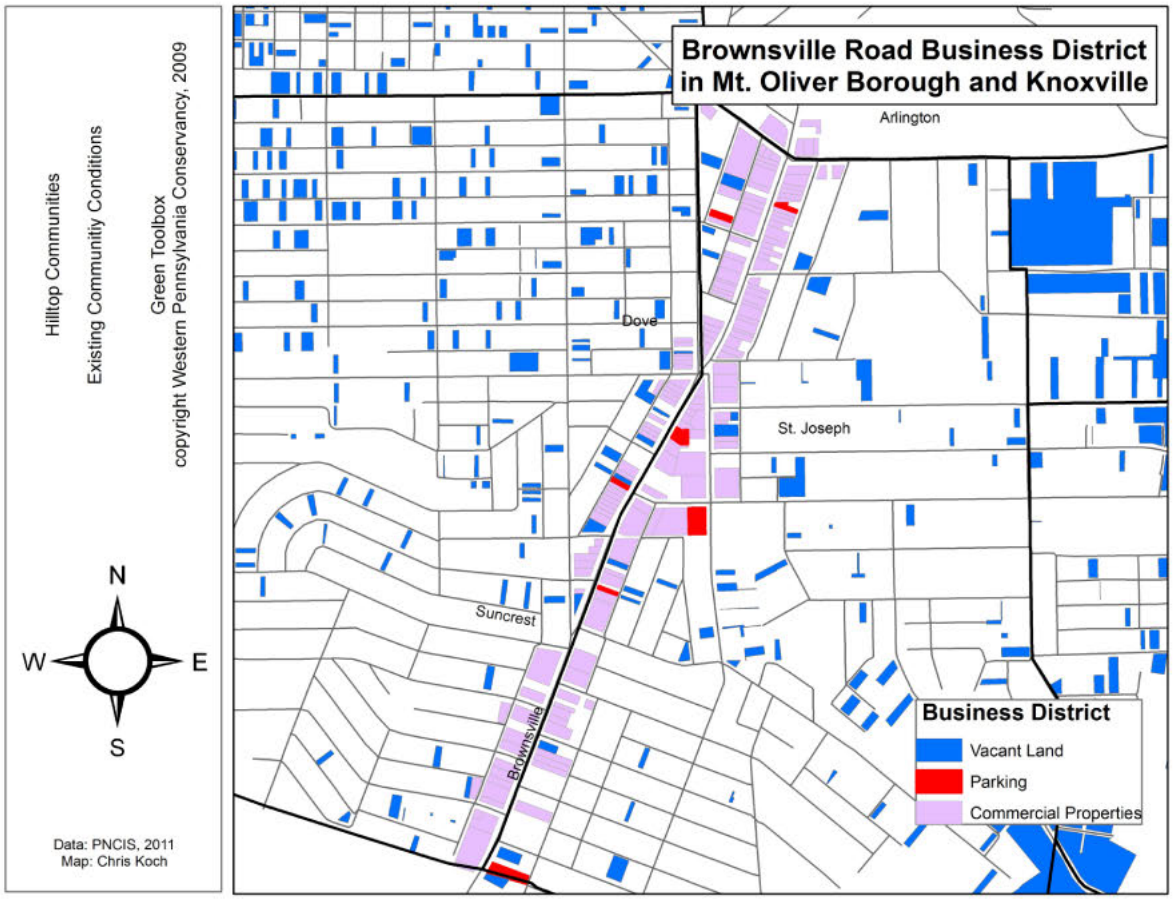
There are very few official public parking lots among the Hilltop communities, although many business and institutions have some amount of paved parking affiliated with their buildings. All formal parking covers a total of 54 acres of land. However, the city does not keep consistent data about parking lots, especially informal or private spaces. Several of the formal lots could benefit substantially from great green screening and tree cover to reduce surface temperatures, reduce evaporation of fuel from vehicle tanks, and increase absorption of rainwater, particularly when the lots are on a slope. Informal parking or surface parking lots connected to nearby establishments can be found at numerous locations along the street. All of these lots could benefit from a simple screening planting to green the edges of the lots; particularly where lots are entered from a rear alley or adjacent street, the main streets would benefit from green accents to enhance the look of the streetscape. Such green screening can be done with any eye to safety and low maintenance to minimize any mowing, trimming or pruning.

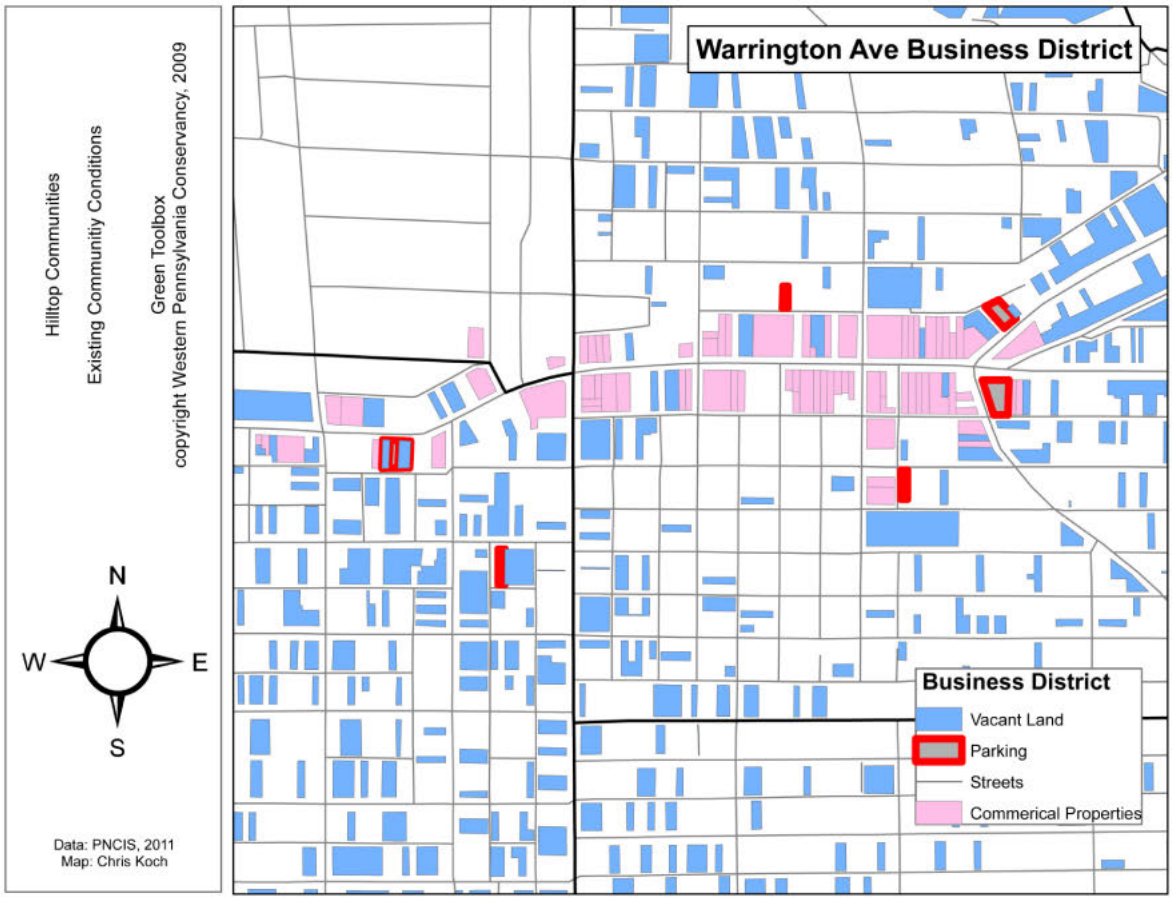
Private parking lot along Warrington Avenue in Allentown that lacks shade or water capture. WPC, 2012

One of the few public parking lots in the Hilltop neighborhoods, Warrington Avenue in Allentown business district. WPC, 2012

The maps on the following page indicate where there are vacant lots near commercial buildings; many of these are in use as parking or could also benefit from green screening.

Parking lot on Manton Way behind Warrington Avenue businesses. There is currently no shade or beds for stormwater capture. WPC, 2012


Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Brownsville Road Business District
in Mt. Oliver Borough and Knoxville
Arlington
Dove
St. Joseph
Suncrest
Brownsville
N
W
E
S
Business District
Vacant Land
Parking
Commercial Properties
Data: PNCIS, 2011
Map: Chris Koch


Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Warrington Ave Business District
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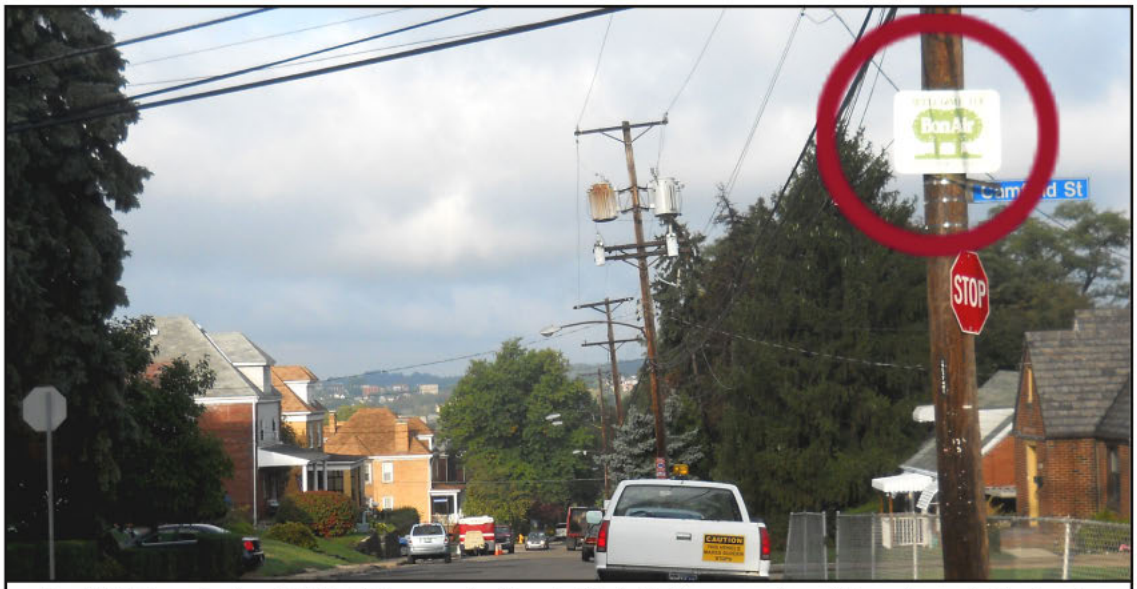
Vacant Land
Parking
Streets
Commerical Properties
Data: PNCIS, 2011
Map: Chris Koch

GATEWAYS & SIGNAGE

While there are three relatively new, formal gateway signs, there are other potential locations that could welcome visitors and residents into the Hilltop neighborhoods. A few dated or difficult to read signs do exist. With the limited number of roads leading into and out of the Hilltop communities, clear designation of gateway areas could have a significant impact. Additional assessment of new locations would be the first step to more consistent and visible signage.

Mt. Oliver Borough welcome sign and planting at beginning of Brownsville Road and Arlington Avenue WPC, 2012



Small "Welcome to Bon Air" sign high on an electric pole (circled). There are a few of these along neighborhood corridor entrances throughout the Hilltop but there is no cohesion and they are often difficult to read. WPC, 2012

Hilltop Gateways
Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
N
S
E
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Data: PNCIS, 2011
Map: Chris Koch

RECOMMENDATIONS

The communities of the Hilltop area are varied and distinct, yet they have certain needs and opportunities in common. For this reason, we have organized a set of recommendations that are presented in four different configurations:

- In several locations to "link" the communities,
- For the Hilltop as a whole district,
- For different communities individually to address specific needs,
- Several big ideas for some very large and unique sites.

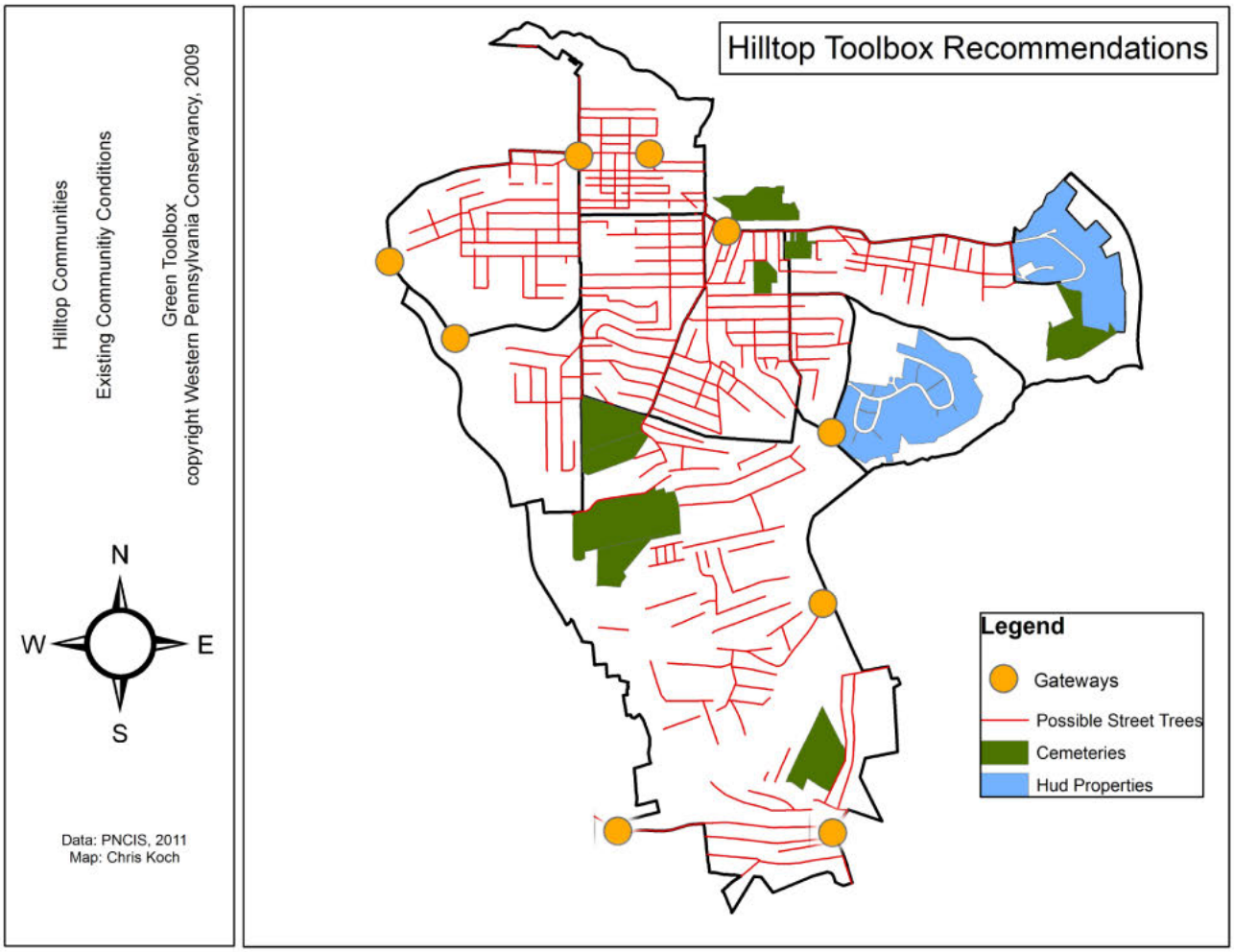
= COST

= LEVEL OF EFFORT

= GOOD PARTNERS

= LONGTERM SUSTAINABILITY

These recommendations are arrayed below along with key information about costs and existing funding sources, timing, the level of effor required, good partners and longterm sustainability.



GREEN RIBBON ACTIONS LINKING HILLTOP COMMUNITIES

These suggestions offer a chance for the Hilltop Communities to take some actions that help "brand" the area, highlighting some of the Hilltop's unique features but also respecting the individuality of each neighborhood or borough. The suggestions are listed in order of simplicity and cost to help with setting priorities and timelines.

1. Tree Pit Plantings

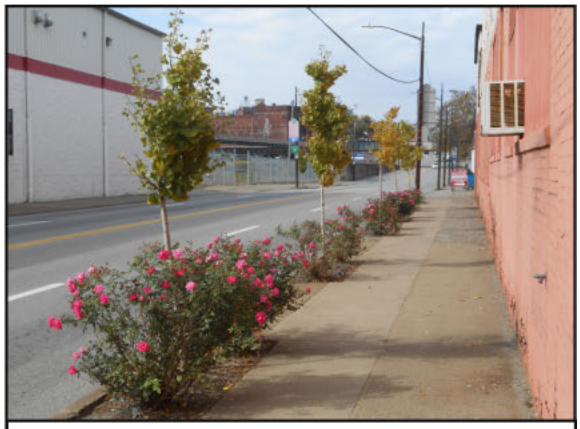
Along key thoroughfares and particularly some commercial districts, Hilltop communities have a readymade opportunity to add color, visual interest and distinctive accents to the streetscape through plantings in the existing tree pits. Each community can select its favorite color for its plantings, providing a continuing but also changing line of color in different locations. These plantings can be as simple as one type of annual for the summer, or a set of plantings including spring bulbs, summer annuals or perennials and one or more shrubs that will persist year round.

TreeVitalize trees with additional flower and shrub plantings, Bloomfield business district, Liberty Avenue WPC, 2012

Knockout roses planted with trees along Liberty Avenue near 31st Street in the Strip District, WPC, 2012

Different colors will signal when a different community is being entered; at the same time a cooperative effort to add such plantings in several communities will signal a wider effort at improvement of the streetscape. Even if a tree is absent, to be replaced or in decline, pit plantings can help improve the situation in the interim.

Costs: Most tree pits will accommodate a flat of plants at a cost of $150 per tree pit for perennials, annuals and soil amendments. Annual sustaining costs: less than $100 each (changing annuals, adding mulch). For more complicated plantings costs of 3 dozen bulbs at a cost of $36, plus a flat of annuals, plus two perennials at a cost of $10 each would bring annual costs per pit to $200.



Knockout roses planted with trees along Liberty Avenue near 31st Street in the Strip District, WPC, 2012

Effort: A successful planting of this type will require several things: a group of relatively engaged volunteers to get the plants in the ground; a dedicated cadre of volunteers willing to water on a set schedule (at least 3 times a week during summer); a group of volunteers to provide weeding 3 to 4 times per summer; and a clean-up team to get the sites ready for cold weather.

Good Partners: Local garden clubs; scouts, school groups or service clubs; WPC; master gardeners groups.

Possible funding sources: Local or regional businesses; Home Depot or Lowe's donations; community foundations; "adopt-a-bed" donations.

Volunteers mulch recently planted TreeVitalize trees along the South Side Trail as part of a "Mulch Madness" event. WPC, 2011

Sustainability: Volunteers will be needed for the entire planting season (about 20 weeks) to make sure the plantings are watered, weeded and cared for (trash removed, mulch added, etc.). This would be a terrific project for a scout troop, a garden club, a church service group or an after-school youth group. Costs will be minimal beyond the cost of the plants and mulch.

2. Welcoming Plantings and Signs At Community Boundaries

It is difficult to know when one is traveling between the communities of the Hilltops area. Another approach to "branding" the area, or just highlighting the specific borough or community, is to emphasize the "gateways" or portals into each. There are two existing "welcome to" signs noting Allentown boundaries, one quite large and formal, the other a less formal sign. There is also a sign at Arlington Avenue and Brownsville Road ("Welcome to Mt. Oliver") and one recently completed at the junction of Wagner Avenue and Mountain Street. If communities were to adopt a similar but slightly varying sign style for "welcome to" signs, the different locations would be celebrated but a certain continuity would be projected. Plantings, including trees and perennials where possible, would lend a professional and "cared for" look to these sites.

Existing Gateway Sites: While two of the existing signs stating community names are substantial, they lack any green context or highlights and are not well set off by greenery or plantings to help them stand out from their surroundings. As a result, their message tends to get lost in the urban streetscape. Adding plantings would enhance both these locations.

Allentown welcome sign and plantings at Arlington Avenue and Warrington Avenue intersection. WPC, 2012

One-time costs: $2,000 each to add perennials, trees and flowers to existing large gateway signs such as Allentown, plus modest sign recognition for any sponsors (small metal or polymer sign stating the sponsorship).

Timing: These can be put in place almost any time of year, except the dead of winter. Trees must be planted in early spring or late fall.

Effort: This type of project would take modest effort since the signs already exist. Some effort will be needed to secure sponsors to support installation and ongoing caretaking. Additional effort to find volunteers to support caretaking would be well placed. It would also be advisable to involve some local stakeholders in the final choice of trees and flowers to encourage long-term caretaking and support.

Good Partners: A landscape design company might consider providing pro bono services. The Western Pennsylvania Conservancy has long-term experience with such sites and can provide details on design, best plants, caretaking and long term care.

Possible funding: Local businesses that serve the region could be good sources of start-up support. Local nurseries might be willing to provide end of year perennials or trees for a site as a donation or at low cost.

Sustainability: This project would need long term coordination to help participating communities continue the project year after year. It will be useful to have records of plantings each year, a list of partners and donations, and a schedule for caretaking. At least one group in each community should take on the coordination; a larger entity such as the Hilltop Alliance or other community group covering several communities could also take this role.

Indiana welcome garden and sign at Rt 286 and Indian Springs Rd. WPC, 2012

New Gateway Sites: There are several additional sites that could benefit from new "Welcome To" signs. Implementation is underway for a planting and sign at Wagner and Mountain roads off of Becks Run Road. Other logical sites would be at the edge of Beltzhoover near Bausman Street and Route 51, at the dividing line between Brentwood and Carrick, and possibly at the north and south boundaries of Mt. Oliver Borough. It might also be possible to add additional smaller welcome-to signs between neighborhoods, though the terrain is often difficult.

Route 51 and Bausman Rd intersection at the edge of Beltzhoover looking toward McKinley Park. There is no significant signage at many of these entrances to the Hilltop neighborhoods. WPC, 2012

Start-up costs: A new site, including construction of the beds, water system, plants, soil and mulch would cost about $5,000 to $10,000 depending on size and complexity. A new five-foot wide wood sign would cost an additional $5,000; signs made of other materials (such as masonry) could cost up to $10,000 (any significant signage would require Art Commission approval, a sometimes lengthy process).

Effort: A new site will require focused effort on several points. First the site selection should be reviewed with City Planning, neighbors and any other key stakeholder. Ownership must be determined and depending on the owner, permission to use the site should be obtained for a fairly long period of time (a sign can be moved; however, resetting planting areas and reinstalling a sign is an expense that needs to be covered.) If the site is owned by the city or the URA, a use agreement can be obtained; if a private owner is involved, a simple but clear and detailed agreement should be signed. Liability will likely need to be covered through an existing policy by a local nonprofit or agency. A significant sign will likely need review by the Art Commission. The City Planning Department can provide guidance about how to approach the process. (Morton Brown, administrator for the Commission can explain in detail how to proceed.)

Carrick traffic island at Becks Run Road and Madeline Street. This could be a good location to welcome residents and visitors into the Hilltop neighborhoods WPC, 2012

Good Partners: City Planning, City Realty Department, local garden clubs and civic groups all can lend support. Western Pennsylvania Conservancy (WPC) can provide overall guidance on the process; WPC can also offer actual construction of a site once funding is secured.

Possible Funding: Local businesses or institutions that have a regional service area or that have a large physical footprint in the Hilltops would be potential supporters to improve the area's visual character. The Community Design Center could be a source of project funding; local foundations with small-scale funds could be approached. A civic group could also raise funds through donations.

Sustainability: These projects will need ongoing care at a modest level each year, particularly in the spring, summer and early fall. Tasks will including renewing plantings each year, especially if annual flowers are used; pruning and trimming of perennials; watering over summer especially during times of drought; and tidying up each fall. Mulch should be renewed every other year.

3. City Steps

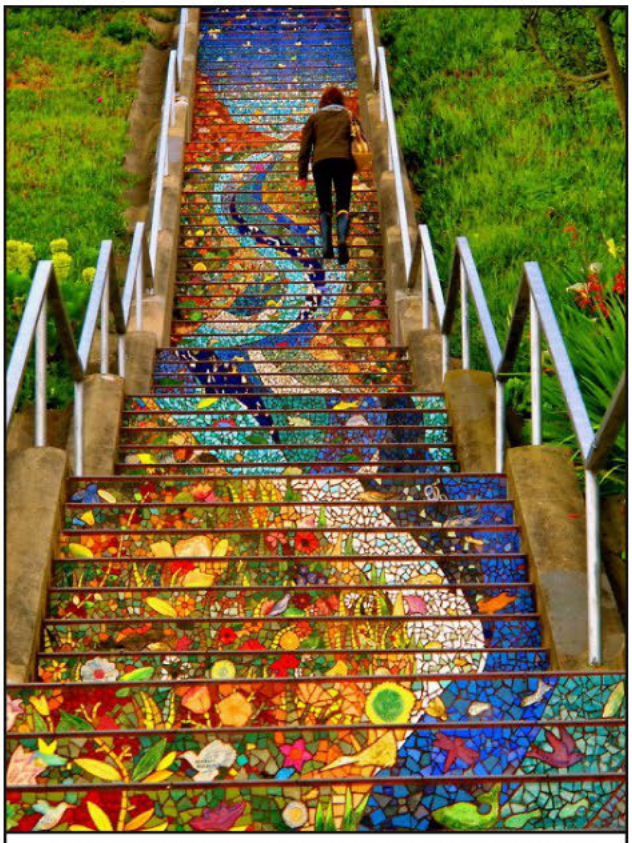
Gator Mural on steps along Rosetta Street in Garfield neighborhood. Credit: Kara Holsopple, November 2011

The city steps are an opportunity and an asset. Many Pittsburgh communities are cleaning up and embracing their network of steps as a way to draw people into the community, get residents involved in health initiatives, and ensure these connections are maintained. The most basic maintenance can include making sure the steps are safe and clear of low-hanging branches or weeds. In partnership with DPW, handrails can be painted or repaired. Some communities have undertaken greening activities to brighten up the step areas, especially entrance areas. There are also local and national examples of art projects using the steps like lighting, mosaics or painting that gives each set of steps a unique character. All of these strategies come with different levels of partnership, community energy, and costs.

Linking various communities or highlighting paths using city steps between neighborhoods could be an attractive way to connect Hilltop locations; depending on the approach, such steps could become a visual highlight and point of reference for the communities of the Hilltops. City steps were often installed many years ago and as such may have issues with structural integrity and safety. For this reason, plans for step improvements will need to be done hand in hand with City Planning and Public Works. The map provided indicates steps on record, but does not classify maintenance or safety issues. Depending on local interest in this idea, a more detailed survey of specific steps would need to be done to determine any issues with the steps that neighbors wish to improve. There are two key approaches, which could be combined, to highlight the steps: plantings and decoration. Because steps are often only tended intermittently, they often have unkempt space beside them which becomes overgrown with invasive plants that move into locations with disturbed soils or sudden increase in light. A successful approach on the South Side Slopes has been to establish a planted area beside the steps that can be kept tended by volunteers in cooperation with city efforts. An additional option beside attractive plantings that discourage growth of weeds and invasive plants is to add decoration such as paint or mosaics to the steps.

Costs: Assessing the condition of steps that neighbors want to improve can be done with partners such as city public works or planning. Clearing sites for planting can be done with volunteers unless the area is badly overgrown in which case contractors might be needed at a rate of $1,000 per 20 steps. Plants will be on the order of $500 for every 20 steps depending on how many trees are desirable. Mosaics would cost about $2,000 for a 25 step run.

Effort: Due to the need to carefully assess steps for structural soundness and safety, this project would take some up-front effort to organize the right neighbors, civic group sponsorship and city departments. Once the assessment was complete, the changes would take a concerted effort to clear and reclaim the space (one or two weekends depending on the number of steps and hillside conditions) and another similar effort to replant and/decorate. If there are significant overgrowth of invasive plants, treatment by a certified herbicide applicator may be necessary to reduce grow-back for the first year. It is possible to use herbicides that have low impact on the environment, but volunteers cannot be involved in the use of herbicides.



16th Avenue Tiled steps in San Francisco. Credit: Landscape Architects Network, 2012

Good Partners: Neighborhood civic groups, City Planning, City Public Works, youth groups, local garden club, local health club.

Possible Funding: Local businesses interested in health, groups interested in commuting on foot for economy or exercise, and local foundations with small action funds available (such as the Sprout Fund for instance or a community foundation) could all be good sources of support.

Sustainability: Ongoing caretaking will be a long-term commitment. While trees get established they will need to be watered and watched for deer or human damage. They may need minor pruning as they grow in to keep their shape compatible with use of the steps. Some continued weeding will need to be a twice a year effort until trees and plants grow in—spring

and fall would be good times for care. Long term, mulching may be needed every two years, and there will almost surely be a need for continued weed management in the area of steps to keep them clear and attractive.

HILLTOP-WIDE ACTIONS

1. Vacant Land Clean and Green Strategy

Tree and perennial plantings along Larimer Avenue. The plantings were implemented as part of the SPARC project to provide different greening strategies along the Larimer Avenue corridor in the Larimer neighborhood. WPC, 2012

The Hilltop communities have a significant amount of vacant land within their boundaries. In some communities this vacant land is deterring redevelopment or even reuse of existing business and housing stock. An ideal approach is the type of clean and green strategy that has been implemented by a city like Philadelphia where vacant lots are cleared, fenced with very simple wooden fencing, planted with grass and kept mowed throughout the summer and fall season. This visually changes the vacant land from an eyesore giving a message of neglect and danger to a clean canvas for future use. This type of program is not tremendously expensive, but it does require some city policies that are not in place in Pittsburgh, such as the possibility of clearing and caring for privately owned lots that have been deemed a nuisance but are not yet in city ownership. Given this reality, there are several approaches to phasing in such an effort. First, communities need to identify the highest priority lots based on their visibility, their association with crime or danger to youth (such as adjacent to schools or playgrounds) or their potential to enhance a nearby business or community resource if cleared and greened. These priority lots should be reviewed with the city planning and realty departments for ownership. For city owned lots, an agreement for caretaking can be signed; for others, the community may have to request that the city begin

"Clean and Green" vacant lot strategy in Philadelphia. Vacant lots are cleared of trash and fenced. Often trees or other low-maintenance vegetation are planted on these lots, providing lot and neighborhood stabilization. WPC, 2010

proceedings to gain right of entry. In the meantime, the community could begin with the available spaces, working with volunteers and the city to clean and green the lots. This type of project has great potential as a youth development project encouraging kids to be more engaged in the community, teaching them some simple carpentry and landscaping skills and encouraging their long-term care of the sites.

Vacant corner lot at the corners of Arlington Ave, Knox Ave and Climax St, Allentown. WPC, 2012

Costs: One clean and green lot will cost about $1.22 per square foot for supplies, management and labor, and equipment. This includes soil, seeds, tree, and contractor costs. A simple post and rail fence will cost an additional $3-4 per running foot.

Long term costs: Coordination will be key and will likely require paid staff housed in a community organization to continue a successful effort. Costs could be kept lower with work release programs or volunteers. The city of Philadelphia contracts with a non-profit to manage this program using recently released felons. Their cost per square foot for continued care is about $2,500 for a typical sized lot if done by contractor. The amount drops significantly if volunteers contribute.

Effort: This type of project will take considerable effort in the identification of priority lots, in the coordination with city offices, and in the engagement of volunteers. Of particular concern is the right of entry onto lots owned by the city or other owners. Some legal considerations will have to be satisfied. However, once begun, this sort of project will take a reduced amount of effort to keep lots mowed and tidy.

Good Partners: City Planning, Realty Department, the City's Green Up program, GTECH, the URA, youth programs, Student Conservation Association, churches, local business, schools and parent organizations.

GTECH sunflower garden in Millvale, as a means of vacant lot remediation. Credit: GTECH Strategies, 2010

Possible Funding: The URA, local foundations, youth programs, local business interested in cleaning up vacancy that is detracting from the local business efforts.

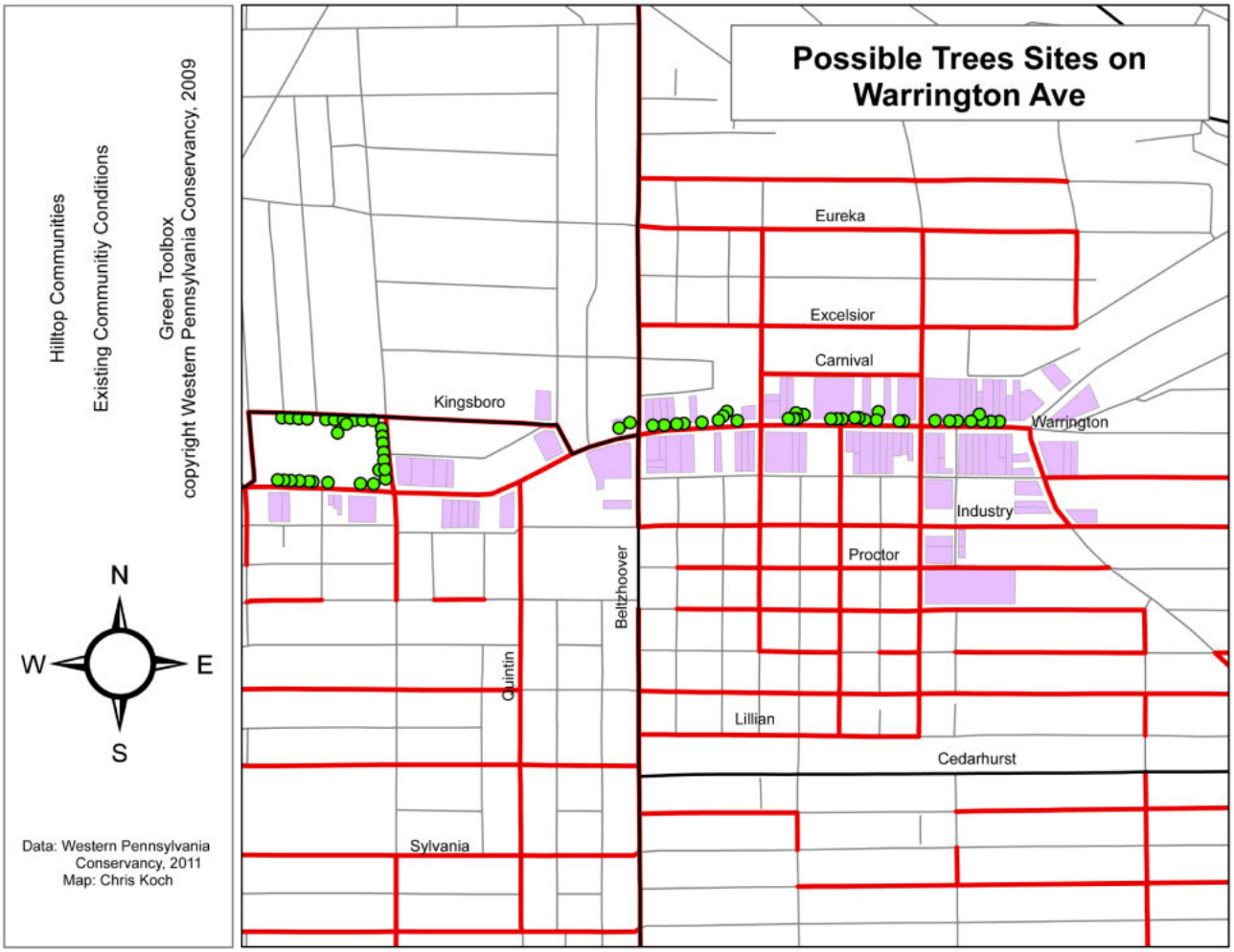
Sustainability: As noted above there will be annual costs to such a program and a need for ongoing coordination. Over time some of these lots may be converted to other uses, reducing the need; on the other hand with so many lots in poor condition, over the long term it may be advantageous to continue to rotate new locations into the effort.

Median perennial planting along East Liberty Boulevard. The planting was implemented as part of the SPARC project to provide different greening strategies along the Larimer Avenue corridor in the Larimer neighborhood. WPC, 2012

2. Street Trees

The Hilltop communities have tremendous room for improvement in street trees. There are significant opportunities for additional tree planting in both residential and commercial areas of the Hilltop. A map presenting best street tree options for both types of locations is located in the Potential Assets section. For each location a more detailed assessment will be needed to provide a more accurate identification of sites that can accommodate street trees. To provide an example of a more in-depth street tree assessment, Warrington Avenue was assessed by the team forester. The area is a logical location for more trees given interest in the transit oriented development proposals for the nearby facilities. Good locations for trees are mapped and itemized below as well as more detailed suggestions for additional streetscape improvements.

Warrington Ave outside of the Warrington Community Center. This section of Warrington Ave lacks any street trees. WPC, 2012



Costs: For trees to go in sidewalk locations, the cost is about $450 per tree including cutting sidewalks for the pit. Costs for trees in green spaces are about $300 each including siting, tree selection, planting, mulching and staking.

Shadeland Ave in Marshall-Shadeland prior to TreeVitalize planting. WPC, 2009

Effort: The first step is a more detailed assessment of key sites. This can be provided by TreeVitalize staff or the city forester. Once sites are generally identified, communities may apply for street trees through the TreeVitalize program. This requires a commitment of time from citizens willing to become Tree Tenders (an 8 hour course at $40 per person) as well as volunteer hours to plant and then tend to trees. At least three years of care (weeding, watering and minor pruning) will be needed for each tree.

Pin oak trees along Shadeland Ave in Marshall-Shadeland, fall 2012. These trees were planted with the TreeVitalize Pittsburgh program in spring 2009. WPC, 2012

Good Partners: Western Pennsylvania Conservancy, the managing partner for TreeVitalize, can provide guidance through the early assessment and application process for trees. Tree Tender training is provided by TreeVitalize partner Tree Pittsburgh. Youth groups, church groups, civic organizations, local businesses and local residents, among others, make good partners for tree planting and care.

TreeVitalize volunteer street planting, Brighton Heights. WPC, 2012

Potential Funding: TreeVitalize can provide basic funding for new trees; foundations and businesses might also support new trees particularly in special locations. Neighbors and families and churches might want to set up a "Memorial Tree" fund for trees to go in cemeteries or near their buildings.

Sustainability: At least three years of care (weeding, watering and minor pruning) will be needed for each tree. Tree Tenders are usually asked to provide this care; however, other civic groups could also support weeding and watering of trees. Long term residents will need to work with the city forestry department to make sure that trees are properly pruned before problems arise.

3. Green Parking Improvements

All along the main corridors of Hilltop communities, surface parking lots mark the landscape. Some are official and long-term parking lots (such as the Zone 3 police station lot on Arlington Avenue in Allentown), but many are likely short-term or temporary site uses that have been paved while awaiting future uses. In both cases, such lots present a look of "missing teeth" along commercial or residential corridors and asphalt covered lots increase local temperatures and the runoff of rain water during storms. The Hilltop Communities could be one of the first locations in the city to pilot a "green parking" strategy that employs both short and long-term improvements in parking lots using green planting borders, shading trees and even permeable surfaces.

An informal parking lot at Manton Way and Allen Street in Allentown. WPC, 2012

Ideal locations: The best location for temporary parking is adjacent to current businesses, services and key transportation nodes. The maps in the Potential Assets section detail existing businesses, nearby vacant lots and existing parking areas in each business or commercial corridor in the Hilltop communities. The most important strategy recommended in this report is to make sure that any parking, temporary or long term, has a green look and provides screening along major corridors. Simple plantings along fences or instead of fencing can improve the look of the streetscape, and if trees are selectively sited, the heat-island effect for paved areas can be reduced. In a few locations where there are significant slopes and nearby storm drains it may be possible to add trees that will also assist with storm water capture.

Costs: Three types of greening can be employed:

1) Perimeter plantings, a combination of trees and shrubs where space allows, at a cost of $1 to $5 per square foot of space and $200 to $500 per tree.

2) Interior plantings in addition to perimeter plantings, to increase shade and storm water capture, would be at a similar cost depending on whether shrubs or trees are used; and

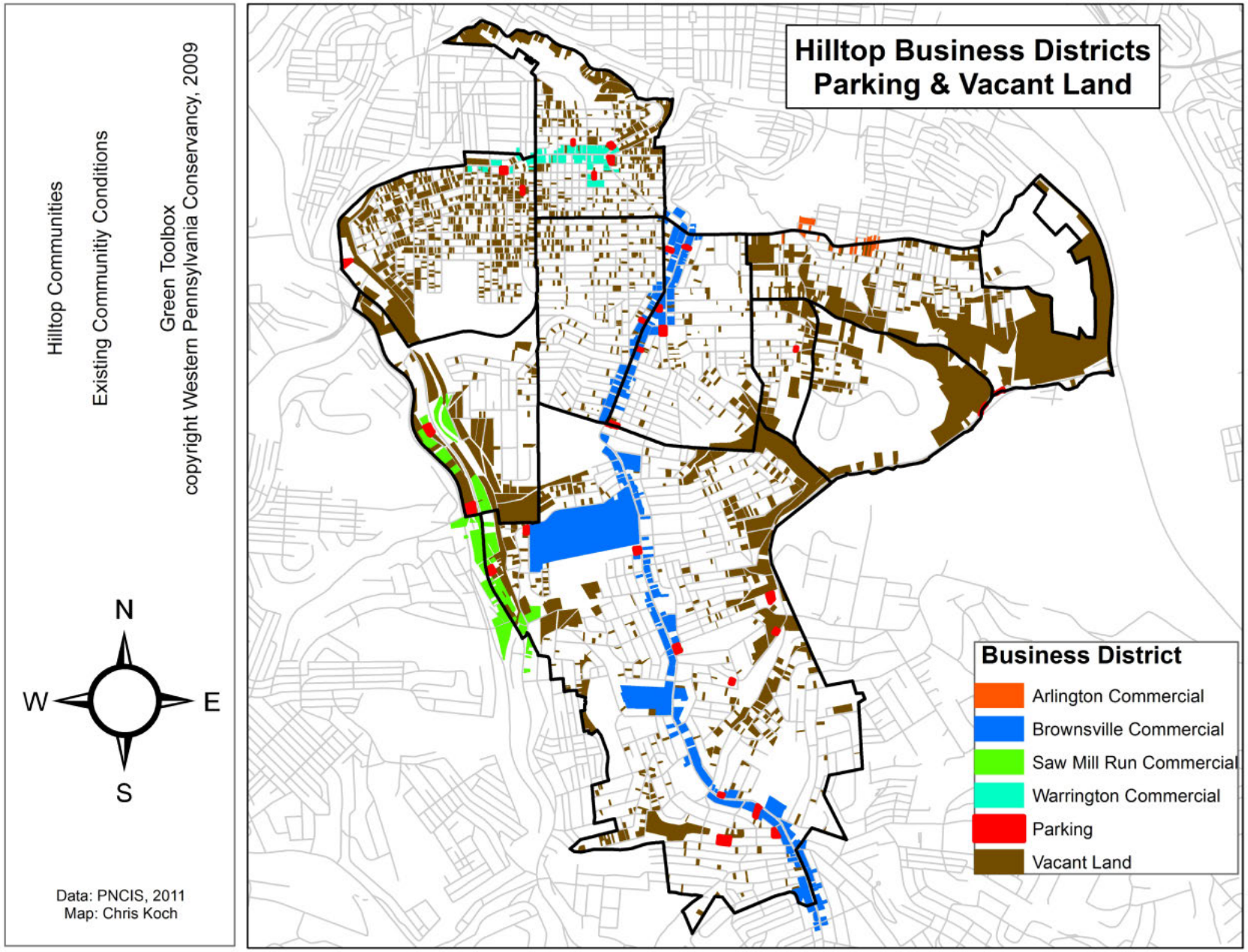
3) Permeable paving can be added at a cost of $4 to $20 per square foot depending on the material used. Depending on the configuration of each lot, costs for a sample 5,500 square foot lot (roughly the size of a house lot) would be $9,625 for Option 1; $12,375 for Option 2; and $57,750 for Option 3.

Effort: The primary effort would be getting permission from the landowner and raising the funds for these improvements. The easiest component would be Option 1 perimeter plantings. In addition it might be possible to site TreeVitalize trees on long-term use lots owned by the city or a non-profit owner. This strategy will require a modest level of site planning and design. Land owners or local volunteers will be needed to take care of plants until they are well established (two to three year period).

Carrick Shopping Center parking lot without any greenery, Brownsville Rd and Parkfield St, Carrick. WPC, 2012

Good Partners: Western Pennsylvania Conservancy can assist with assessing specific sites or developing a set of pilot sites in the Hilltops area. Either WPC or Tree Pittsburgh could provide simple planting designs and management of site installations. The city Public Works Department, local chamber of commerce or other business association, as well as business owners and neighbors could all have a part in such a project.

Potential Funding: There may be funds available through the county economic development offices, federal storm water/green infrastructure programs, even foundations interesting in investing in improvements of the streetscape to support business startups and reinvigoration.


Hilltop Business Districts
Parking & Vacant Land
Business District
Arlington Commercial
Brownsville Commercial
Saw Mill Run Commercial
Warrington Commercial
Parking
Vacant Land
N
W
E
S
Hilltop Communities
Existing Community Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
Data: PNCIS, 2011
Map: Chris Koch

Sustainability: Land owners or local volunteers will be needed to take care of plants until they are well established. Shrubs may need modest trimming every two to three years and planted areas will need to be mulched every two years. Some weeding will need to be done consistently each year to maintain a clean and tended look. All of this work could be done by service groups or other volunteers.

Parking lot screening planting along 8th Street in the Cultural District, Downtown Pittsburgh. WPC, 2010

COMMUNITY BY COMMUNITY ACTIONS

There are certain actions that would be especially valuable to specific neighborhoods based on their current needs and current assets. For instance, an analysis of food availability in the assessment of current assets reveals significant food desert conditions in much of the Hilltops area. In other communities, the mapping of existing parks by type indicates some locations with a scarcity of small park spaces reachable within a quarter mile walking radius. And in a few select locations the use of street enhancements such as hanging baskets could give a needed boost to the commercial areas that need to be highlighted to attract business. Details of these location-specific actions are provided below.

1. Food Gardens

There is only one full scale grocery in the area (Shop N Save in Carrick); many of the other locations that offer some foodstuffs are primarily offering packaged and processed rather than fresh foods. There appear to be only one or two community gardens, both showing signs of difficulty with sustaining the effort. The need for access to fresh food and the large amount of vacant land in the Hilltop communities suggests a potentially successful pairing to meet the need while improving currently neglected spaces.

The Green ToolBox green asset assessment failed to identify any thriving community vegetable gardens. There appears to be a site used in the recent past at Arlington Avenue and Industry Street in Allentown, and there are nearby community vegetable gardens outside of the Hilltop neighborhoods in Beechview and the South Side Slopes. Carrick Parking Center on Brownsville hosted a Citiparks Farmer's Market on

Allentown Community Garden, nearly completely abandoned on the corner of Arlington Avenue and Industry St., Allentown WPC, 2012

Wednesdays in 2012 as well. Given the large number of vacant lots in almost all sections of the Hilltop Communities, establishing one or more community vegetable gardens would be a valuable addition to the local food system. The map on the following page shows where grocery sources currently exist in Hilltop neighborhoods. The vacant property map in the Potential Green Assets section provide a base where community vegetable gardens could reside. Publically owned vacant parcels over two acres are a good place to begin in the event that Hilltop residents would like to establish a community farm as has been done in the city of Braddock. Given the population of each locality, there is considerable room for new food gardens if the interest and logistics can be organized.

Costs: For each brand new food garden site of roughly 15 beds of 3′ x 12' of space, the cost will be about $10,000 for leveling, beds, soil, water system, tool shed and basic set of tools and equipment. A larger community farm space could be incrementally developed at a cost of about $100-200 per 8′x8′bed. Additional water system costs could be calculated at about $500 if a water connection is already available, plus annual hookup, maintenance and usage fees.

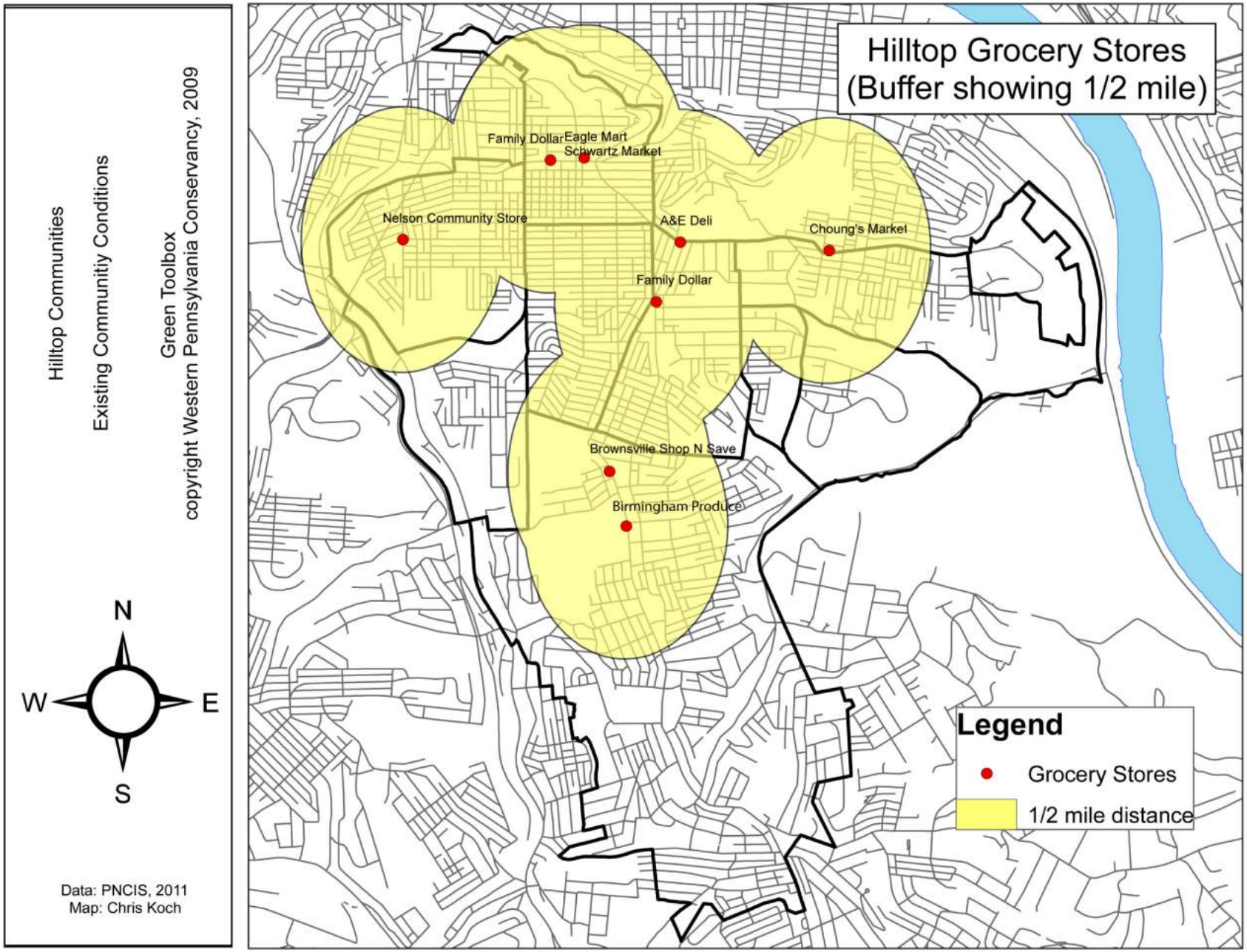
Effort: The three most challenging components of a new food garden will be:

1) formal access to the land,

2) organizing a group to coordinate the project and

3) raising the funds for installing the growing beds.

A farmer hilling potatoes in early summer at Who Cooks for You farm, New Bethlehem, PA. Photo credit: Who Cooks for You Farm/Aeros Lilistrom, 2012


Hilltop Grocery Stores
(Buffer showing 1/2 mile)
Family Dollar
Eagle Mart
Schwartz Market
Nelson Community Store
A&E Deli
Choung's Market
Family Dollar
Brownsville Shop N Save
Birmingham Produce
Legend
Grocery Stores
1/2 mile distance
Hilltop Communities
Existing Communitiy Conditions
Green Toolbox
copyright Western Pennsylvania Conservancy, 2009
N
W
E
S
Data: PNCIS, 2011
Map: Chris Koch

Larimer community food garden, Larimer Avenue WPC, 2012

Suitable sites must be identified based on the physical criteria required for successful growing including relatively flat slope, minimum of 6 hours of sun per day, nearby source of water, and relatively uncontaminated soil. Given the level of investment required for a successful garden, sites should be available for a relatively long period of time—no less than 5 years. Permission should be gained in writing from the city or other landowner. Gaining access to city land can be a time consuming process that requires patience and persistence.

Good Partners: Grow Pittsburgh and the Western Pennsylvania Conservancy partner together to implement the City Growers program (thanks to a variety of foundations) and Allegheny Grows, a program funded by the Allegheny County Economic Development Office. These programs require that sites be publically owned or owned by a non-profit. Grow Pittsburgh staff can provide step by step support for applying to the program and to developing a coordinating group. WPC and Grow Pittsburgh can assist with the basics of organizing the type of leadership group that will support a successful long-term garden site. The city's Green Up program can provide support with lot access, basic clearing and minimal supplies and materials for bed building and water installation. The Public Works Department has also provided significant support for several vegetable gardens around the city. Additional possible partners include YM or YWCAs, other youth groups, church groups, service clubs or civic groups, and restaurants.

Hamnet Place Community Vegetable Garden, implemented through Allegheny Grows project, Wilkinsburg. WPC, 2012

Possible Funding: The City Growers and Allegheny Grows programs offer "grants" in the form of technical assistance and materials; public works has provided technical services and materials to groups; local foundations concerned about health, obesity and diet quality; youth funding programs; and several national small grants programs for the development of food gardens.

Sustainability: To keep a garden site thriving, it is necessary to have a group of leaders who set up a clear organizational structure and system to make sure that the garden is funded, cared for and well-managed. Good structure will keep a garden productive, tidy and welcoming. Each coordinating group should have a self-replication strategy for bringing in new leadership over time, and a process for encouraging new members to join over time.

2. Localized Parklets

Lola Parklet on Butler Street, Lawrenceville. This location was once an informal parking spot on a vacant lot as recently as 2010. WPC, 2011

The analysis of existing parks indicates that given the often steep terrain of Hilltop Communities, some of the larger established parks are not as accessible as they might seem on the maps. Using the criteria of park space reachable in a ¼ mile walk from residential locations, there are several areas down the center of the Hilltops area that are lacking in park space. Overlaying a vacant land map on these areas shows some possible locations for adding a modest amount of parkland to support populations that are currently underserved. The most likely need is for passive parks of relatively small scale to provide respite and contemplative space for residents of the neighborhoods.

Costs: Creating a new park for long term use can range from a few thousand to tens of thousands of dollars. Given the potential cost no such project should be started without close cooperation with the City Planning department to be sure the location is long-term and sustainable. It is far too easy to have a significant investment made in a parklet, such as the one shown in Lawrenceville, above, that is then quickly recycled for a different use negating all the investment and energy expended by the community.

Effort: A new parklet will take significant coordination, a dedicated group of citizen volunteers committed to walking the distance, and persistence to work with the complex machinery of city government and citizen opinion. This effort will take a variety of partners and will require significant skill and investment in time to be sure that all parties are fully engaged and contributing to the process and its outcomes. Fundraising skill will also be crucial to develop the larger investment needed for such a site.

Good Partners: The city's Planning and Parks Departments will be a key partner, as will the Realty department. Strong foundation and institutional partnership could be key; local institutions interested in health, recreation and community development are ideal. Civic organizations, business associations interested in boosting livability of their area, and local institutions such as churches are other options.

Potential Funding: A new parklet will likely take significant funding and require a major partner such as a foundation, business or institution as a champion.

Sustainability: A new parklet will take some level of ongoing funding, caretaking and coordination to be sure that the site remains a community asset. The stakeholders who help initiate such a project will be key to developing a long-term sustainability team to make sure that the community and the city work together to maximize the value of the new green space.

3. Hanging Baskets Along Key Streets

Key corridors for future hanging baskets include sections of Brownsville Road and Arlington Avenue, and a portion of E. Warrington Avenue. Step one will be a count of poles available on which to hang baskets (there are many factors guiding such a count). As few as 15 baskets can make a visible impact along a street.

Start-up cost: New baskets will cost between $275-$375 each depending on size and design—includes basket, bracket, signage, soils, plants, insurance, permitting and a full season of watering and caretaking. The cost variation depends on the size and style of metal basket. For example, the first-year cost for 30 baskets would be $8,250 to $11,250.

Annual cost to maintain the program: Each successive year a hanging basket will cost between $175 to $275 per basket—including all new soil, plants and caretaking for up to 20 weeks (weather depending). Sustaining a project of 30 baskets would cost $5,250 to $8,250 per year.

Timing: Typically it is helpful to get hanging basket requests in the fall for the following spring, so the greenhouse has time to order correct seed and make accurate estimates of how many flowers will be needed. Baskets are typically hung in the last week of May and taken down at the end of September or in early October.

Hanging baskets along the East Ohio Street business corridor in Pittsburgh's North Side, WPC, 2011

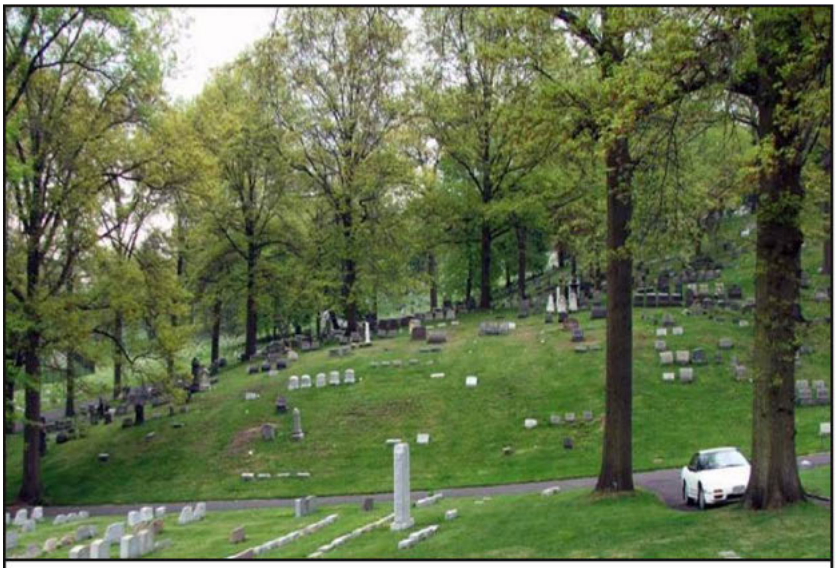
Effort: Two key efforts will be required for this strategy—raising the funds and organizing the locations. If the baskets are done through an organization like WPC the package includes all site selection, basket production, hanging and caretaking. Identifying sponsors and interested partners along the best locations will be the biggest effort.

Good Partners: Western Pennsylvania Conservancy has a 9 community basket program in place and can provide consulting and actual implementation of a basket program. If desired, WPC can also help a community organize to do its own basket watering, though that is a considerably larger commitment of time from the community.

Sustainability: Continuation costs are considerably less after the initial year; however, there will always be a need for some coordination or organize donations, caretaking and sponsorships. It is helpful to have a sponsor group to take on the leadership and coordination role each year. It is possible to have a do-it-yourself system for caretaking of hanging baskets, thought the time commitment and some capital costs (for a watering truck, for instance) are significant. WPC can train local groups in the watering, trimming and general caretaking of hanging baskets for a modest fee.

BIG IDEAS FOR SPECIAL LOCATIONS

1. Cemeteries—Significant Tree Planting Over Next Five Years for Heritage Trees



Union Dale Cemetery, a nearby well-treed cemetery, Pittsburgh North Side. Unknown photo credit.

The Hilltops has significant open space in its cemeteries, but no attractive tree cover to make walking or visiting the cemetery an enjoyable outdoor experience. This report recommends that Hilltop communities embark on a five year effort to add a significant number of "Heritage" trees in the cemeteries that will greatly enhance the value of these spaces for exercise and recreational walking, as well as provide a space for diverse specimen trees that will reach full maturity, size and health.

Startup Cost: Each tree will be about $400.

Cost for long term care: Each tree needs watering for 3 years, occasional pruning and inspection for disease or pests.

Potential funding: Families, churches, youth groups, all types of community groups may wish to be part of a Heritage tree project that provides a unique way to remember special family members, special events and life occasions. Tree Vitalize can be a source of trees for planting. Some nurseries might be willing to donate outsized specimens that need to be planted in a larger venue.

Effort: It will be necessary to organize cemetery users, families with plots, outdoor walking enthusiasts and others to raise funds, plant trees and provide care for the first three years. Longer term care will also require some modest funding over time.

Good Partners: TreeVitalize can be a good partner for site assessments, application support, basic tree funding and training for tree care.

Sustainability: The key to sustainability of such an effort will be a group of dedicated community tree lovers and their friends who love to walk. A sustaining group could be quite informal, but long-term caretaking and coordination with the city for significant tree care will be important. A tree care fund might be needed to prepare for the time in the future when the trees might need additional care.

2. Housing Authority/HUD Land

The Hilltops communities have a tremendous number of acres of open land on HUD owned properties which were formerly used for public housing. The previous locations of Arlington Heights housing project and Saint Clair Village housing project are now open space with access to utilities and roads. This report recommends working with HUD to develop a set of mid-term uses to create "destination" businesses for the city of Pittsburgh through urban agriculture. Even if the site were eventually to be reused for housing, a 10 to 15 year timeline would allow the development of various pick-your-own projects that could help alleviate the food desert while bringing new people to the Hilltop area. While it would be a precedent-setting approach to utilize such land for short to mid-term purposes under agreement with HUD and the Housing Authority of Pittsburgh, some similar projects have taken place in other states.

A partnership among the local entity, the federal government and the community could be a creative and energizing effort that could help the Hilltop communities become an attractive destination for the entire city and the surrounding suburban communities. Attracting people to the Hilltop, particularly these neighborhoods where so much disinvestment has occurred recently, could contribute to reviving the image and the local economy of the area. Here are three different suggestions for ways to utilize this remarkable resource. Some combination of these ideas could provide a year-round activity schedule that would maximize the value of the project.

Destination Food and Horticultural Production
(Pick your own berries, pumpkins, flowers, Christmas trees, honey)

Locally grown produce and specialty agricultural products have become increasingly popular both for their quality and for the family-friendly experience of being outdoors and personally selecting produce. Many families and individuals travel significant distances to reach pick-your-own sites for such produce as berries, apples, and pumpkins. Add in a crop of cut-your-own Christmas trees coupled with an evergreen wreath product and the Hilltop could become a year-round supplier of specialty products for the South Hills and all Pittsburgh neighborhoods. The land space could be leased to individual growers for specific crops, or to a group or individual able to grow a variety of crops. The easiest crops would be pumpkins or other annual specialty crops; and perennial crops such as berries (strawberries, blueberries and raspberries for instance) that can begin to produce fairly quickly. Even Christmas trees would be feasible on the 5 to 10 year timeline for production. Pittsburgh has a thriving bee-keeping community that could also be invited to utilize some space at these sites for honey production.

Large pumpkin patch. Photo credit: Laurie, www.doublebugs.com, 2009

Larger Scale Food Production

A second option for these large spaces could be larger food production projects. Pittsburgh has several successful small farm operations in or near city boundaries, including Braddock Farms in Braddock and Garden Dreams in Wilkinsburg. The most likely scenario would be a variety of desirable vegetables for home use and limited commercial use (by local restaurants); these products could be sold in existing or newly started farmers markets or directly to commercial users. All of these products could be successfully raised on a short to mid-term timeline. Using low cost hoop houses, production could continue for 9 to 10 months of the year.

Douglas fir stand of Christmas trees at Old Stone Farm, Landenberg, PA Photo credit: Old Stone Farm, 2012

Costs: Investment will be needed for site preparation, water systems, seed or seedling stock, row covers and hoop houses, tree stock or other basic plant materials and project supplies. Training costs should be factored in to be sure that staff and workers are supported with best practices. Each effort would need its own business plan to detail start up and sustaining costs needed for early investment.

Father Jens with his daughter Floris cut down a tree at a Christmas tree farm on Decr 12, 2010 in Mellensee, Germany. Photo credit: Getty Images / Andreas Rentz, 2010

Effort: This type of urban agriculture strategy will take considerable effort to work through a use agreement with a federal agency. It will be crucial to have entrepreneurs interested in the application of urban agriculture to these sites. Capital investment will be necessary.

Braddock Farms in Braddock, PA. Photo credit: Grow Pittsburgh, 2012

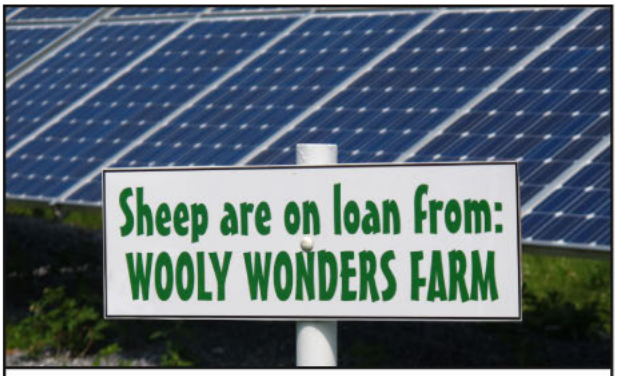
Sustaining Costs: To be successful these ventures need to be run as businesses, for profit or non-profit, but as self-sustaining ventures. The costs of building sustainable enterprises should be part of the business plan.

Good Partners: Grow Pittsburgh, PASA, Pittsburgh Housing authority, HUD, local foundations, local land trusts, WPC.

Solar Farm

A completely different sort of "farm" could utilize advanced solar technology to turn large spaces into an energy producing operation. While the cost of such technology could be substantial, the installation itself could be moved at such time that the land was needed for another purpose. Innovative agreements would be needed to be sure that the energy was utilized locally or through the regional grid. The solar farm depicted below actually supports wool production by hosting sheep that serve to keep the area around the solar panels well grazed.

Costs: The cost of such a project is unknown but there are models in the state of Pennsylvania such as the school district shown to the right and below that uses open fields for energy production. These models could be researched and reviewed for application in this location.



Sign at solar farm on the Carlisle Area High School campus, Carlisle, PA. Sheep are used to help tend to the ground maintenance. Photo credit: Hilary Constable, 2012

Effort: This strategy would take considerable effort to establish site agreements, equipment and installation design, energy provider agreements, potential permitting and other needs. However, this could be the very first local energy production effort of its type in Pittsburgh. It will be necessary to have a group of energetic and committed leaders to take the steps necessary to put such a plan into action.

Good Partners: Green Building Alliance; Solar Energy Pittsburgh; various energy companies; Sustainable Pittsburgh.

Solar farm on the Carlisle Area High School campus, Carlisle, PA, the largest project on school grounds in Pennsylvania. The 6.2-acre project uses 5,178 solar panels and reduces CO2 emissions equal to 178 cars, while producing enough energy to power 150 homes. Grant funding will have paid for itself in four years. Photo credit: Hilary Constable, 2012

3. Green Pathway to Connect Important Local Green Places Such as Emerald View Park and Hays Woods

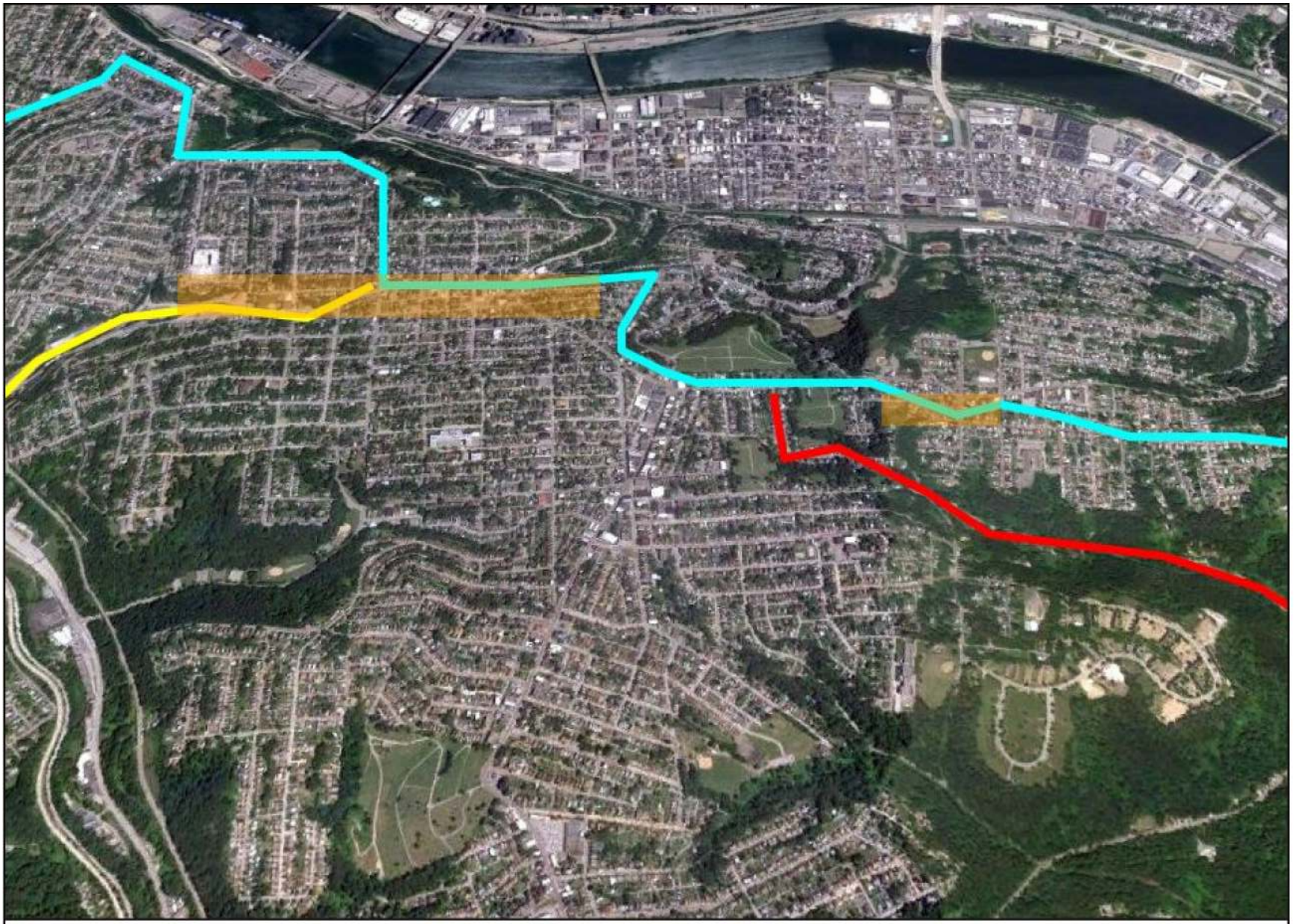
Bike lane on East Liberty Boulevard throughout Pittsburgh's East End. Photo credit: Eric Boerer/Bike Pittsburgh, 2010

There are many green assets near the Hilltop Communities including regional parks such as Emerald view Park in Mt. Washington (recently added to the Hilltop Alliance), and regional bike trails. Hilltop communities could serve as key connections for these recreational assets. A key strategy to make the entire Hilltops area more attractive to recreational visitors and more functional for residents is to develop desired routes and trails to connect among the large regional systems.

Costs: The costs of such a venture would be large and at the moment are unknown. However, there are wonderful precedents for successful efforts of this type such as the Great Allegheny Passage. The first step is to make preliminary assessments of specific locations and options, and then to do more detailed costs estimates for land acquisition, trail construction and long term maintenance as well as signage.

Effort: This project will take a high level of effort and involve a tremendous coalition of partners including the city, Allegheny County and regional organizations. Local champions will need to take leadership as well as the efforts of municipalities and local organizations. This will be a long term project that will be accomplished in small steps.

Good Partners: There are numerous excellent partners to be engaged in such an effort including Economic Development South, City Planning, Parks and Recreation department, City Realty department and a variety of local organizations such as the Hilltops Alliance, Venture Outdoors and the Allegheny Land Trust.



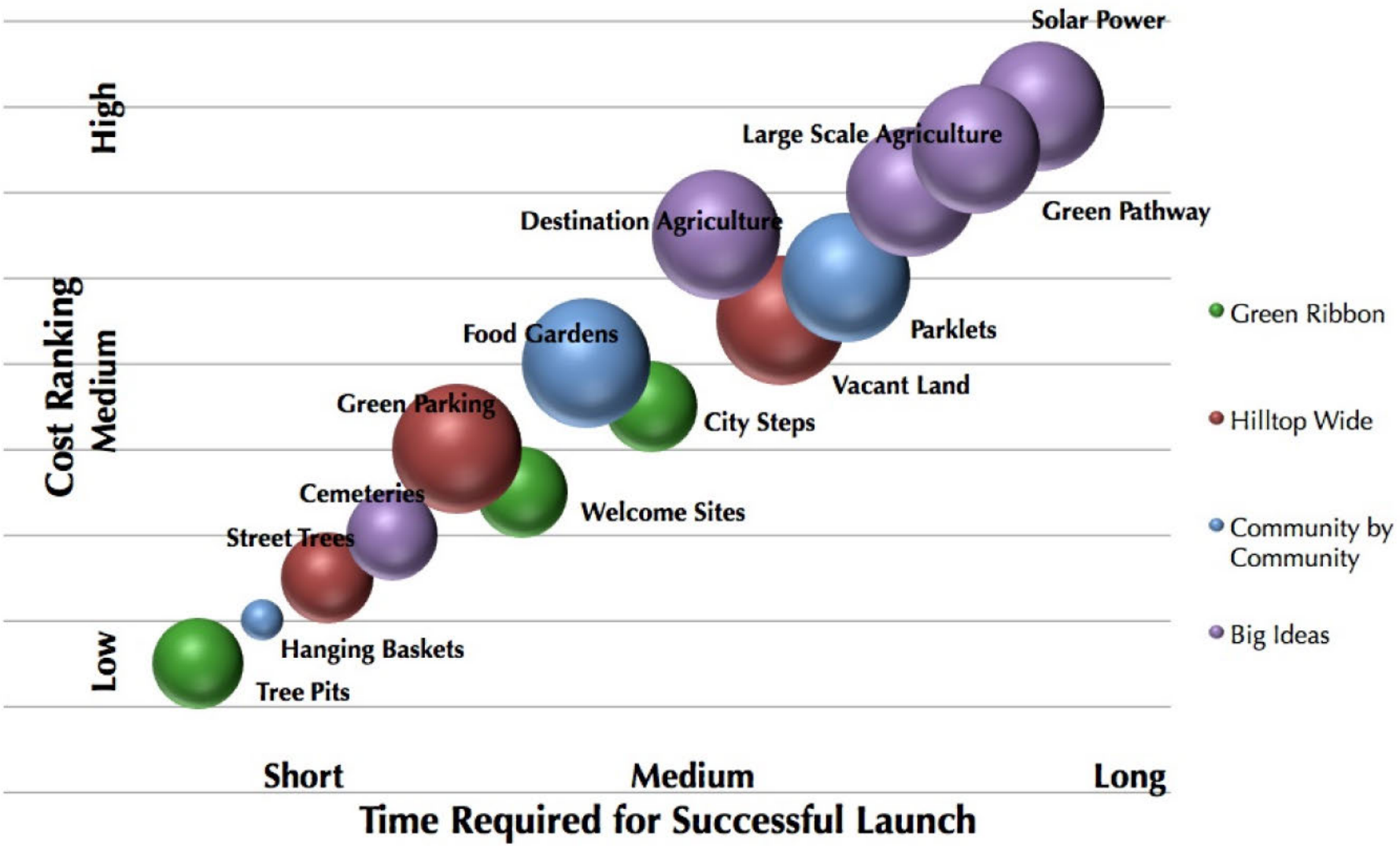
Bike route ideas to connect Emerald View Park with Great Allegheny Passage running through Hilltop Neighborhoods. Credit: Chris Koch, 2012

3. Action Options

The recommendations for Hilltop communities have been organized by type into the table and chart below. These provide a basic list and visualization of the level of cost, time and effort required to successfully implement each recommended project.

	Location	Cost	Level of Effort	Time Required for Successful Launch
Green Ribbon				
Tree pits	All Communities	$1-5K	Med	1-2yrs
Welcome sites	All Communities	$1-10K	Med	1-2yrs
City Steps	All Communities	$1-5K	Med	1-3yrs
Hilltop Wide				
Vacant Land	All Communities	$1-5K	Hi	1-3yrs
Street Trees	All Communities	$6-10K	Med	1-2yrs
Green Parking	Business Districts	$5-25K	Hi	1-3yrs
Community by Community				
Food Gardens	All communities	$6-10K	Hi	1-2yrs
Parklets	All Communities	$5-25K	Hi	2-3yrs
Hanging Baskets	Warrington Ave, Arlington Ave, Brownsville Rd	$1-10K	Low	1-2yrs
Big Ideas				
Cemeteries	Arlington, Carrick, Mt. Oliver Borough	$6-10K	Med	1-2yrs
HUD land				
• Destination agriculture	Arlington Heights, St. Clair	$10-25K	Hi	2-4yrs
• Large scale Agriculture	Arlington Heights, St. Clair	$10-25K	Hi	2-4yrs
• Solar power	Arlington Heights, St. Clair	$>25K	Hi	>4yrs
Green Pathway	All Communities	$10-25K	Hi	2-4yrs

ACTION OPTIONS CHART



CONTACT INFORMATION

There are many organizations named in the recommendations sections that will be key partners should the Hilltop Alliance or particular Hilltop neighborhood groups work toward the implementation of some of the presented ideas in this report. This list is in no way exhaustive, though it provides many good regional resources.

Allegheny CleanWays
33 Terminal Way
Pittsburgh, PA 15219
Phone: (412) 381-1301
Website: www.alleghenycleanways.org/

Allegheny County Economic Development
425 Sixth Avenue, Suite 800
Pittsburgh, PA 15219
Phone: (412) 350 – 1000
Website: economic.alleghenycounty.us

Allegheny County Council District 12
Councilman James Ellenbogen
Phone: (412) 350-6580
Website: www.alleghenycounty.us/council/index.aspx

Allegheny County Council District 13
Councilwoman Amanda Green Hawkins
Phone: (412) 350-6585
Website: www.alleghenycounty.us/council/index.aspx

Allegheny Land Trust
409 Broad Street, Suite 206B
Sewickley, PA 15143
Phone: 412-741-2750
Website: www.alleghenylandtrust.org

Allentown Community Development Corporation
813 East Warrington Ave
Pittsburgh, PA 15210
Phone: 412-325-3371
Website: www.allentownalive.org/

Art Commission (City of Pittsburgh)
Office of Mayor Luke Ravenstahl
512 City County Building, 414 Grant Street
Pittsburgh, PA 15219
Phone: 412-255-8996
Website: www.city.pittsburgh.pa.us/cp/html/art_commission.html

Beltzhoover Neighborhood Council
Gearing Ave, Pittsburgh, PA 15210
Phone: 412-481-3350

Bon Air Civic Association
http://bonairpittsburgh.wordpress.com/

Carrick Community Council
P.O. Box 5901
Pittsburgh, PA 15210
Website: www.carrickpa.com/

Citiparks
Phone: 412-255-2539
Website: http://www.city.pittsburgh.pa.us/parks/

City of Pittsburgh Council District 3
Councilman Bruce Kraus
City-County Building, Suite 510
414 Grant Street
Pittsburgh, PA 15219
Phone: (412) 255-2130
Website: http://pittsburghpa.gov/district3/

City of Pittsburgh Council District 4
Councilwoman Natalia Rudiak
City-County Building, Suite 510
414 Grant Street
Pittsburgh, PA 15219
Phone: (412) 255-2131
Website: http://pittsburghpa.gov/district4/

City of Pittsburgh Planning Department
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
Phone: (412) 255 - 2200
Website: www.city.pittsburgh.pa.us/cp/

City of Pittsburgh Public Works/ Parks Department
414 Grant Street
Pittsburgh, PA 15219
Phone: (412) 255 – 8850
Website: www.city.pittsburgh.pa.us/pw/

Community Design Center
307 Fourth Avenue
Pittsburgh, PA 15222
Phone: (412) 391 - 4144
Website: www.designcenterpgh.org

Economic Development South
4127 Brownsville Road, Suite 209
Pittsburgh, PA 15227
Phone: (412) 884 – 1400
Website: www.economicdevelopmentsouth.org/

Green Building Alliance
333 East Carson Street, #331
Pittsburgh, PA 15219
Phone: (412) 431 – 0709
Website: www.gbapgh.org/

Green Up Pittsburgh
City of Pittsburgh Office of Neighborhood Initiatives
Phone: (412) 255-8680
Website: www.pittsburghpa.gov/neighborhoodinitiatives/greenup/

Grow Pittsburgh
6587 Hamilton Avenue #2W
Pittsburgh, PA 15206
Phone: (412) 362 – 4769
Website: www.growpittsburgh.org/

GTECH Strategies
6587 Hamilton Avenue
Pittsburgh, PA 15206
Phone: (412) 361 - 2099
Website: www.gtechstrategies.org/

Hilltop Economic Development Corporation
320 Brownsville Road
Pittsburgh, PA 15210
Phone: (412) 431-8107 ext. 102
Website: http://www.hilltopedc.org/home.php

Department of Housing and Urban Development (HUD)
William Moorhead Federal Building
1000 Liberty Avenue
Suite 1000
Pittsburgh, PA 15222
Phone: (412) 644 – 6428
Website: http://www.hud.gov/

Mt. Oliver Borough
150 Brownsville Road
Mt. Oliver, PA 15210
Phone: (412) 431-8107
Website: www.mountoliver.us/

Mount Washington Community Development Corporation
301 Shiloh Street
Pittsburgh, PA 15211
Phone: 412.481.3220
Website: mwcdc.org/

The Penn State Center
Liberty Center, Suite R14-A
1001 Liberty Avenue
Pittsburgh PA 15222
Phone: 412-263-1000
Website: pittsburgh.center.psu.edu/

Penn State Extension
400 North Lexington Street
Pittsburgh, PA 15208
Phone: (412) 473-2540
Website: extension.psu.edu/allegheny

Pennsylvania Association for Sustainable Agriculture (PASA)
650 Smithfield Street
Pittsburgh, PA 15222
P.O. Box 116Bakerstown, PA 15007
Phone: (412) 365 – 2985
Website: pasafarming.org

Pennsylvania State Representative
Honorable Harry Readshaw
1917 Brownsville Road
Pittsburgh, PA 15210
Phone: (412) 881-4208

Pennsylvania State Representative
Honorable Jake Wheatley Jr.
2015-2017 Centre Avenue
Pittsburgh, PA 15219
Phone: (412) 471-7760

Pennsylvania State Senate
Senator Jay Costa, District 43
1501 Ardmore Blvd., Suite 403
Pittsburgh, PA 15221-4401
Phone: (412) 241-6690

Pennsylvania State Senate
Senator Wayne Fontana, District 42
932 Brookline Boulevard
Pittsburgh, PA 15226-2106
Phone: (412) 344-2551

Pittsburgh Department of Finance
200 City-County Building
414 Grant Street
Pittsburgh, PA 15219
Phone: (412) 255 – 2582
Website: www.city.pittsburgh.pa.us/finance/

Pittsburgh Housing Authority
200 Ross Street
Pittsburgh, PA 15219
Phone: (412) 456 – 5000
Website: www.hacp.org/

Pittsburgh Parks Conservancy
2000 Technology Drive, Suite 300,
Pittsburgh, PA 15219
Phone: (412) 682-7275
Website: www.pittsburghparks.org/

Solar Energy Pittsburgh
350 Hastings Street
Pittsburgh, PA 15206
Phone: (516) 710 – 4933
Website: www.solarenergypittsburgh.com

South Side Slopes Neighborhood Association
PO Box 4248
Pittsburgh, PA 15203
Phone: (412) 246-9090
Website: www.southsideslopes.org/

Student Conservation Association
239 Fourth Avenue
Pittsburgh, PA 15222
Phone: (412) 325 – 1851
Website: www.thesca.org

Sustainable Pittsburgh
425 Sixth Avenue, #1335
Pittsburgh, PA 15219
Phone: (412) 258 – 6642
Website: www.sustainablepittsburgh.org/

TreeVitalize Pittsburgh
800 Waterfront Drive
Pittsburgh, PA 15222
Phone: (412) 586 – 2396
Website: www.treevitalizepgh.org

Tree Pittsburgh
5427 Penn Avenue
Pittsburgh, PA 15206
Phone: (412) 362 – 6360
Website: www.treepittsburgh.org

Urban Redevelopment Authority of Pittsburgh (URA)
200 Ross Street
Pittsburgh, PA 15219
Phone: (412) 255 – 6600
Website: www.ura.org

Western Pennsylvania Conservancy
800 Waterfront Drive
Pittsburgh, PA 15222
Phone: (412) 288 – 2777
Website: www.WaterLandLife.org

Western Pennsylvania
Conservancy

water, land, life.

Western Pennsylvania Conservancy
800 Waterfront Drive
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412-288-2777
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