



Greenways for Pittsburgh

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Greenways for Pittsburgh

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Greenways for Pittsburgh

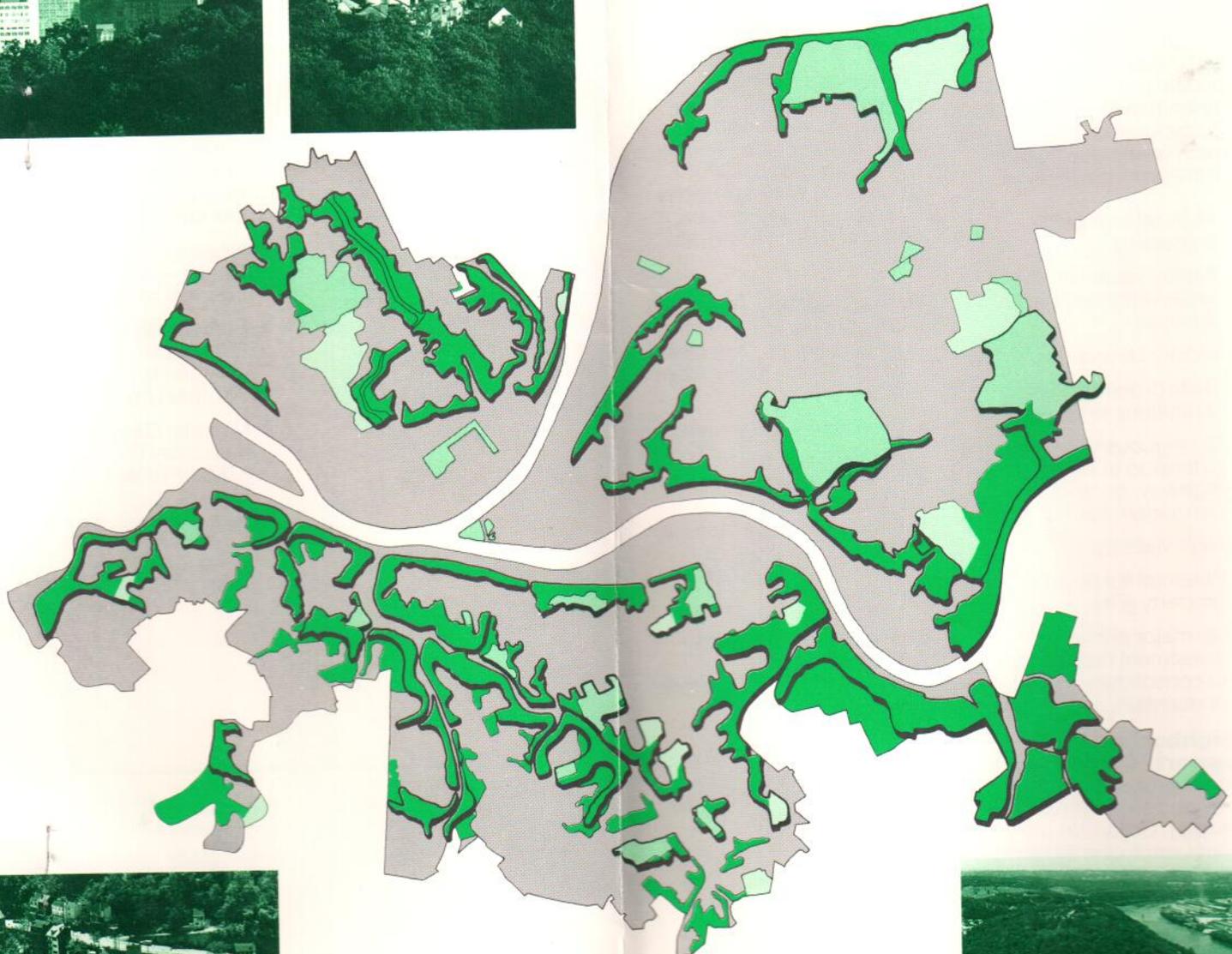
I PROGRAM SUMMARY

The Greenway Program is best summarized by the documents which follow:

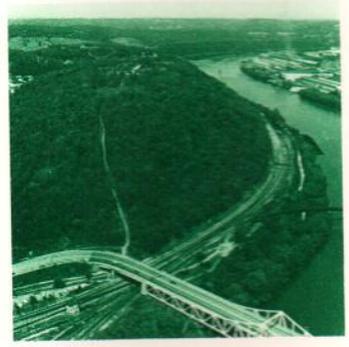
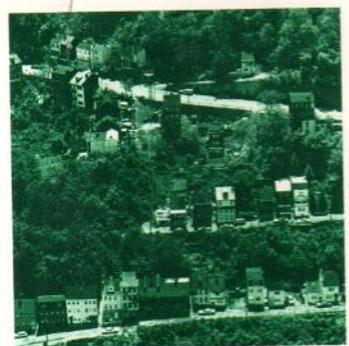
- The Greenways Brochure
- The initial program schedule/status report
- The City Generalized Land Use Map (illustrating the ultimate goal)
- The Vacant and Environmentally Sensitive Areas Map
- And, a quick review of Section VII, Program/Project Publicity.

The program is designed to proceed in the form of specific projects only as and when neighborhood commitment is assured and funding for a realistic budget is available - initially from the Property Management and Maintenance Program (3 year funding with major State and nominal City funds). By demonstrating effective results the program should attract a wide range of public-private funding in subsequent years.

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- Cemeteries
- Parks
- Management Areas
- Management System Areas



Editor
 Ed Sm
 Photog
 Design

Action Steps

Project Initiation

A neighborhood group may request project or City may initiate based on Vacant/Sensitive Land Management Study.

Project Definition

City Planning staff/consultant prepare analysis maps/data and propose specific project to the PMMP Committee for authorization. Characteristics of land areas which would qualify them for the program include:

- High ratio of public ownership
- Mostly vacant land unserved by public facilities
- Mostly steep slope
- Slide prone or other inhibitions to building
- Contiguous to or natural extension of public park, highway, or other permanent open space
- High visibility
- Potential for private property gifts
- No major public investment necessary to consolidate, develop or maintain.

Neighborhood Support/Commitment

Project proposal presented to organized neighborhood group(s). Organization adopts resolution defining neighborhood role/commitments on such items as: project planning, assistance in soliciting private property gifts, cleanup help, community education, area monitoring, etc.

Public Property Transfer Processing

Involves official City, County, School Board, and Court actions and several departments in each agency to complete transfers of public properties to Department of Parks and Recreation management.

General policy and expedited procedure has been negotiated with all involved agencies. Ultimate action required by City Council on public property transfers, street vacation, and acceptance of private gifts.

Private Gifts

- Identify target properties for addition to Greenway either as fee or easement gifts.
- Prepare and negotiate proposal
- Provide legal and other services necessary to complete transactions at minimal or no out of pocket cost to private owners.

Street Vacation and Access Control

Department of Public Works prepares analysis and Council resolutions to vacate street segments within Greenway. Also designs and installs access control elements.

Related Programs

Initial Cleanup

Most proposed Greenway areas include scattered locations in need of significant litter/dumping cleanup and spot replanting. A few will require a major cleanup expenditure because of long-term use as a dump; others because of isolation will require no such attention.

Continuing Management

The biggest continuing management task involves education, monitoring, and maintenance related to littering and dumping on the fringes of greenways. Proper access control plus gradual development of neighborhood pride and active surveillance are the key tools.

The Greenways Program relates to other City improvement programs including:

- Active projects and an emerging strategy for Pittsburgh's 30 miles of river frontage.
- Street tree planting.
- Existing major park improvement projects.
- Other PMMP activities: side lot sales; vacant lot cleanup; development site studies/marketing.
- Neighborhoods for Living Center—neighborhood information/promotion.
- Participation in the Livable Cities, Economics of Amenity Program (with 30 other U.S. Cities).
- National Garden Show Feasibility Project (CMU-PRPA)

The Greenway Program will make Pittsburgh a more livable city by preserving our hillsides as a major open space amenity for our citizens. In these times of shrinking resources, tight budgets, and due to the lack of large vacant land tracts, the development of major new parks is unlikely.

However, while the Greenways will not be developed as active parks, they will provide for the

protection of the environmentally sensitive areas of our City in their natural state for passive use and the enjoyment of future generations. I am pleased that we are beginning this program as another part of Renaissance II.



Richard S. Caliguiri

The Concept

Pittsburghers are proud of their city. One of the reasons: the dramatic topography and highly visible open space including three rivers, major urban parks and a web of predominantly vacant hillsides.

The hillsides are fringed at the top by residential neighborhoods of diverse character and density; at the bottom they tend to abut major transportation paths—road, transit, railroad and river. Some are natural, but neglected, extensions of existing City parks.

Most of these predominantly vacant hillside areas encompassing nearly 7,000 acres or 20% of Pittsburgh's land area are, in fact, a maze of small tax-delinquent public parcels, paper (unopened) streets and scattered private parcels. Due to slope, instability or high unit costs of providing streets and utilities, development is undesirable. And, most important, no one agency has management responsibility. Until recently there has been no strategy for such areas.

The Greenway program offers a strategy: consolidation of public land, promotion of private property gifts, initial cleanup and single-agency management of these passive open space resources in cooperation with neighborhoods sensitive to their benefits.

More than 50 large clusters—mostly hillside woodlands—have been defined for such consolidation and management. A small number of projects could be initiated annually. Ultimately, joined with

existing major parks, new bands of riverfront park, cemeteries and institution-managed open space, Pittsburgh would have an unrivaled system of well-tended urban open space reinforcing its neighborhoods.

The costs are surprisingly nominal since most Greenway property is in public ownership now and preliminary negotiations show the potential for private property gifts is great. Paperwork processing, to consolidate areas under unified management, is complex and time consuming but combined with administrative costs, initial cleanup, and access control totals under \$40,000 per cluster (excluding property purchases).

Clearly, the important ingredient is not dollars, but purposeful and sophisticated public management and the cooperation of neighborhoods and individuals who will respect and celebrate their new found green space.

Phasing of projects can be tuned to available funding and commitment of neighborhood support. Acquisition of marginal occupied private properties within a Greenway assembly area will be infrequent and can be deferred indefinitely if desired by providing easements for access.

The City is now ready to act and many neighborhoods appear ready to collaborate. Shall we proceed to achieve the many benefits which a system of Greenways can provide?

Benefits

To City

- Enhanced local-national image of community livability dramatized by an expanding network of Greenways.
- Logical and virtually cost-free open space extensions to existing major parks and neighborhood recreation areas.
- Gradual phasing out of isolated/marginal street segments and utilities eliminating future servicing and infrastructure replacement investment.
- Eliminate sizable clusters of tax-delinquent public property and paper streets from the public record.
- In total, a clear strategy for managing the 20% of City land area in predominantly vacant hillsides.

To Neighborhoods

- Defined clusters of quality open space giving form to the neighborhood and offering visual and environmental amenity.
- Potential for woodland trails and new plantings if private funding and neighborhood consensus and maintenance commitment exists.
- An opportunity to enhance neighborhood identity, pride and participation.

To Residents

- Personal access to tranquil, visually satisfying neighborhood open space.
- Air temperature moderation (winter heating—summer cooling utility savings) and air quality improvement as trees and vegetation flourish.
- Property values reinforced due to amenity increase.

To People Moving About

- Since many hillside Greenways abut or are visible from major transportation routes, the daily views/vistas of all persons (residents-commuters-visitors) circulating in the City will be much improved.

Greenways for Pittsburgh

Cooperating Agencies

City Departments

- City Planning
- Housing
- Lands and Buildings
- Law
- Parks and Recreation
- Public Works

Other City Agencies:

- Housing Authority
- Urban Redevelopment Authority

Solicitor for Tax Liens

Commonwealth of Pennsylvania:

- Department of Community Affairs

Court of Common Pleas

Pittsburgh Board of Education

County of Allegheny

Western Pennsylvania Conservancy

Credits

The Greenways for Pittsburgh Program is an outgrowth of a Vacant/Sensitive Land Management Study by the Department of City Planning, Urban Development Consultants, Inc. consultant, funded by the R. K. Mellon Foundation and the U.S. Dept. of HUD. It is a part of the City's Property Management and Maintenance Program funded in part by Commonwealth of Pennsylvania, Department of Community Affairs grants. Mayor Richard S. Caliguiri and Pittsburgh City Council have provided continuing support to the study and the Greenway program.

For Further Information on Greenways Call:

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Design: Frank Garrity



Action Steps

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1950-1951

1952-1953



1 2 3 4 5 6 7 8 9 10

1954-1955





Color	Value
Light Yellow	0.0 - 0.2
Yellow	0.2 - 0.4
Light Orange	0.4 - 0.6
Orange	0.6 - 0.8
Red-Orange	0.8 - 1.0
Red	1.0 - 1.2
Dark Red	1.2 - 1.4
Black	1.4 - 1.6

Map of road miles covered by the bus.



GREENWAY AREAS INITIAL PROGRAM

SCHEDULE STATUS - 12/15/81

Proposal Packaging Priority	Analysis Boards	Proposal Package Actions- Budget	Public Property Transfer	Private Gifts Nego.	Street Vac. And Access Control	Cleanup	Street Effort Items	Project Completion Date
1	C	A-CS	C	IN	IP	C		Fall 1981-except for added gifts
2	C	A-CS	IP					
3	C	A-CS	IP	IN	IP			
4	C							
5	C	A-CS ok'd prop hold & concept study	IP					
6	C							
7	C							
8	C							
10		On hold generally						
11		"						
12		"						

CODE: Apply all columns: IP - In Preparation or In Process; C - Completed;
 IN - In Negotiation; S - Scheduled
 Apply only proposal package: A-C/S - Approved by PMMP Classification/Sales Committee
 Apply only Public Property Transfer: C/AC/B - ok'd by Council/Allegheny County/Board
 of Education; EC - Before Court

NOTE: Launching and progress toward completion of each project will depend on many factors.
 For example, selected private gifts and final street vacation may stretch beyond initial
 public property transfers and initial cleanup.



Greenways for Pittsburgh

II RELATED PROGRAMS

The Greenway program relates to other City improvement programs:

1. Riverfront Improvements (30 miles of Pittsburgh riverfront)

- Several Greenways include riverfrontage area (Highland Park, Hazelwood) or are an amenity backdrop for riverfrontage areas.
- Property transfer, gift, and other techniques are equally applicable to such projects.

2. Major Park Enhancement

- Several Greenway projects provide significant passive open space additions to existing parks; in other cases, existing parks include 3 Taxing Body property never transferred to Parks Department control.

3. Street Tree Planting (Citywide Program)

- Neighborhoods with Greenways projects to be checked for street tree planting opportunities to round out Greenway fringe and access street landscaping. Also, evaluate a general street tree program in areas which make a major Greenway project commitment.

4. Various Other Property Management and Maintenance Activities

The PMMP staff which is coordinating the Greenway Program planning and implementation is also involved in:

- Side lot sales.
- Vacant lot cleanup in target neighborhoods.
- Development site studies/marketing.
- Classification and Master records on public property.



Greenways for Pittsburgh

5. Neighborhoods for Living Center

Assist as needed in providing neighborhoods information/promotion services. A Greenway can make a major contribution to the image of a neighborhood.

6. Livable Cities Program

The City of Pittsburgh is active with 30 other cities in developing new approaches to create amenities and evaluating the economics of such amenities. The Greenway program is a significant concept and ongoing project evaluation will provide important case materials for local and national guidance.

7. Zoning Ordinance Amendment

A current consultant project to modify the Zoning Ordinance will make significant changes in the "S" and "SA" district zoning. These carefully crafted changes and related grading, building permit and other filing requirements should improve the City's ability to protect such areas from unwise development and make it easier to create future Greenways.

Urban amenities are worth their cost and effort

by Dorothy Webb

"Cities must be competitive to prosper, and a major factor in a city's competitive edge is the quality of its amenities," says Indianapolis Mayor William H. Hudnut.

"If we give equal weight to design, social planning, cultural resources, open spaces, and other amenities, as we do to the physical buildings themselves," he adds, "we'll all benefit."

So Indianapolis has joined with 30 other cities in an "Economics of Amenities" program, an ambitious, three-year project designed to demonstrate just what the measurable value of amenity to a city is.

The "Economics of Amenities" is a program of Partners for Livable Places, a nonprofit coalition of more than 200 organizations and individuals concerned with the conservation and enhancement of the environment.

Robert McNulty, president of Partners, located in Washington, formed the organization in 1977 to merge resources of organizations that deal with specialized aspects of the environment. They include the Conservation Foundation, the National Trust for Historic Preservation, the American Council for the Arts, the Savannah Landmark Rehabilitation Project and the National Association of Housing and Redevelopment Officials, to name a few of the founding members.

In the same year, 1977, a Rand Corp. study found evidence that, contrary to popular perception, jobs follow people to new locations, and not the other way around. And a study completed in 1979 by the German Marshall Fund and the Academy for Contemporary Problems came to similar conclusions.

"Improving urban livability is essential to the future economic and financial viability of urban areas," reports Ralph Widener of the Academy. "To succeed, a city must be a magnet, attracting rather than repelling residents and visitors. A city that is so inhospitable that it cannot retain many of its residents and firms, a city that possesses little to attract outside attention and visitors from elsewhere, that's a city in or headed for economic and financial trouble."

The Economics of Amenity Program is an attempt to prove these assertions with numbers and results. Each of the 31 cities that participate in the program will develop a project designed to encourage economic development while enhancing the city's amenities. Projects already announced range from street and sidewalk improvements in a business district to the renovation of an old apartment building for senior citizens; from a cultural facilities plan for a whole city to a social services plan for a neighborhood troubled by tension between young blacks and elderly whites. Partners assists each city by providing technical assistance, low-cost consulting services, information on other projects and other services.

The national organization of Partners for Livable Places receives program support from 11 federal agencies and from foundations and corporate sponsors, but each individual city project is locally financed. The cities are required to raise \$10,000 in operating funds from local businesses or foundations as a prerequisite for participation. This method of financing the program underscores Partners' basic contention that improvements in local livability must originate locally, be financed locally and be administered locally.

Besides Indianapolis, the cities in the program are: Atlanta, Baltimore, Birmingham, Buffalo, Charleston, S.C., Cincinnati, Cleveland, Danbury, Conn., Easton, Pa., Fort Worth, Hampton-Newport News, Va., Jacksonville, Lowell, Mass., Miami, Milwaukee, Newburgh, N.Y., Norfolk, Oakland, Paterson, N.J., Pittsburgh, Portland, Maine, Providence, R.I., Richmond, Rockville, Md., San Diego, Seattle, St. Louis, St. Paul, Minn., Vancouver and Winston-Salem, N.C.

For more information, write to Partners for Livable Places, 2120 P. St. NW, Washington, D.C. 20037. □

Reprinted from Nation's Cities Weekly, November 24, 1980.

Mayor Richard S. Caliguiri today announced the City's participation in a nation-wide program for the interchange of ideas and information to improve the physical attractiveness and aesthetic values in urban communities.

The unique program -- known as the Partners for Livable Places/Economics of Amenity Program -- was developed last year by a Washington-based non-profit organization. Pittsburgh is one of 30 cities now participating in the program.

The Mayor explained, "The thrust of the program is to pool the expertise of the participating cities to develop strategies to incorporate smaller scale amenities into the urban environment. For example, we have been seeking a solution to our nagging litter problem. There may be a solution in the experiences of other cities. Then again, Pittsburgh may be able to offer assistance in areas where it has been successful. The Partners for Livable Places -- operating in the nation's capital -- will act as a clearinghouse for such information, provide research and technical assistance and coordinate the overall program.

"As our Renaissance II projects begin to take shape, it is important that they be maintained in an attractive and litter-free environment. It is important that we plan now so that whatever help we can get from the Partners for Livable Places can be woven into the whole Renaissance II fabric. The streetscape and pedestrian environment are important in Pittsburgh. Besides our litter, we are interested in how other cities have dealt with issues such as street

vendors as well as controlling and making attractive the hodge-podge of street signs throughout the City. We can also use some fresh thinking and new ideas on how to develop our slope areas and open spaces.

"There are other projects that could tie into the Economics of Amenity Program. We are interested in how best to repackage and structure industrial land, new ideas for off-street parking in residential areas and revitalizing old wholesale districts."

Mayor Caliguiri said the City is also studying the possibility of adopting the West German Garden Show. The Bundesgartenschau in Germany is a biennial event in which the government, landscape architects and horticulturists create permanent displays, leaving the host City with such lasting amenities as new parks, fountains, trees and shrubbery.

The Mayor stated, "Millions attend these Garden Shows and with assistance of the German Marshall Fund and the Partners Program, Pittsburgh hopes to bring this exciting Garden Show to our country."

Pittsburgh's participation in the Partners for Livable Places/Economics of Amenity Program is being funded by a \$150,000 grant from the Richard K. Mellon Foundation. The grant covers a three-year period with \$10,000 of the grant being allocated specifically for Pittsburgh's operating expenditures in each of the three years.

The coordinating agency in Washington is funded through grants from the U.S. Department of Commerce, National Endowment for the Arts, the German Marshall Plan, the A.W. Mellon Foundation, the H. J. Heinz II Foundations and others.

The Mayor expressed his thanks to the Richard K. Mellon Foundation for providing the funds to allow Pittsburgh's participation describing the assistance as "another prime example of the meaningful public-private sector partnership existing in our community".

The Mayor has appointed an Advisory Committee to develop priority issues with which the Partners Program could be helpful -- including those outlined previously by the Mayor. A list of the Advisory Committee members is attached.

Mayor Caliguiri named Pittsburgh Housing Director Paul C. Brophy and David Bergholz, assistant director of the Allegheny Conference as co-chairpersons of the Advisory Committee.

██████████ ADVISORY COMMITTEE MEMBERS

CITY OF PITTSBURGH ECONOMICS OF AMENITY PROGRAM

Mr. Alfred W. "Burr" Wishart, Jr.
Director and Secretary
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Graduate School of Public and
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University of Pittsburgh
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Mr. John P. Robin, Chairperson
Urban Redevelopment Authority
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Department of Housing
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Bell Telephone Company
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Director, Art Museum
Carnegie Institute
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Pittsburgh, PA. 15213
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Mr. Jerry Caplan
Associated Artist of Pittsburgh
Professor of Art
Chatham College
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Pittsburgh, PA. 15232

~~Proposed~~ Advisory Committee
Members (Continued)

-2-

Mr. Robert Qualters
Robert Qualters Studio
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Pittsburgh, PA. 15217
521-4111

Ms. Carol Brown, Director
Bureau of Cultural Affairs
Department of Administration
101 County Court House
Pittsburgh, PA. 15219
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Mr. Arthur P. Ziegler, Jr.
President
Pittsburgh History & Landmarks Foundation
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Mr. Jacques Kahn, President
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Pittsburgh, PA. 15222
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Mr. George H. Taber
Richard King Mellon Foundation
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Pittsburgh, PA. 15219
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Mr. John Jay
Three Rivers Arts Festival
4400 Forbes Avenue
Pittsburgh, PA. 15213
687-7014



Greenways for Pittsburgh

III PROCEDURES FOR PROJECT AREAS

Creation and management of a specific Greenway project requires 11 distinct activities -- 7 in every case and 4 such as property purchases or gifts only in selected situations.

At this time, the procedures for each activity have evolved from experience with initial projects. Already a series of refinements have been included in certain procedures and others will be developed in the future to simplify and expedite wherever possible. As procedures change, revised procedure outlines will be prepared and circulated -- as developed to those directly involved and grouped into packages of changes twice per year for others.

In addition to outlines of procedures for each activity, the following sections include sample forms for agreements, resolutions, submissions, etc., and also notes on potential improvements in procedures.

In all cases, the procedures have been reviewed with all parties involved in the process for concurrence in the descriptions.



Greenways for Pittsburgh

PROJECT ANALYSIS FOR DESIGNATION

Introduction

Approximately 60 distinct major areas for consolidation, similar to the Spring Hill - Spring Garden, Phase I example, will require individual analysis as a basis for formal project designation by the PMMP Committee.

While there are many common characteristics, each area has unique characteristics which may suggest varied approaches to treatment including timing. The following procedures would apply to most situations with flexibility to treat special conditions.

Initially, project areas have been selected by City subject to neighborhood support negotiations; in future, some neighborhoods can and will promote projects and project priorities.

Project Information Boards

A standard package of analysis boards is prepared for each project area or cluster of areas and includes:

- A - Aerial Map - coded: proposed project boundary; roads, streets abutting/serving; parks; "s" district line.
- B - Property Map - coded: proposed project boundary; streets to be vacated; existing public property; fringe development parcels.
- C - Topographic Map - project boundary; streets to be retained; parks; "s" district line; major utilities.



Greenways for Pittsburgh

In addition, a master list of all existing public parcels - primarily 3 taxing - body properties - is prepared to accompany a consolidation/transfer to Parks/Recreation resolution and also to be used in requesting Allegheny County and Pittsburgh School Board release of the properties for such transfer. Data included: (see sample) lot/block, area (sf), assessment.

A list of private parcels inside project area is prepared with the following information and notes: lot/block, owner name/address, assessment, status of tax payments (based on Treasurer office check), followup notes. The followup notes relate to such options as: trigger for tax sale; negotiate gift - fee or easement; vacant structure to be demolished; acquisition if slide or utility emergency, etc. In most cases, properties are vacant and exploration of a gift is the typical followup recommendation.

Finally, the following additional subjects are evaluated and comments or recommendations prepared as part of the designation presentation:

- A - Abutting area development potentials or issues - includes relationship of Greenway to existing development (fringe streets - residences) and possible adjustments in street pattern, yard boundaries, new subdivision proposals, etc.
- B - Desirable rezoning action - shrink or expand "s" district, etc.
- C - Special conditions to be included in neighborhood commitment resolution.
- D - Estimate of initial treatment costs other than administrative, routine city services, and public



Greenways for Pittsburgh

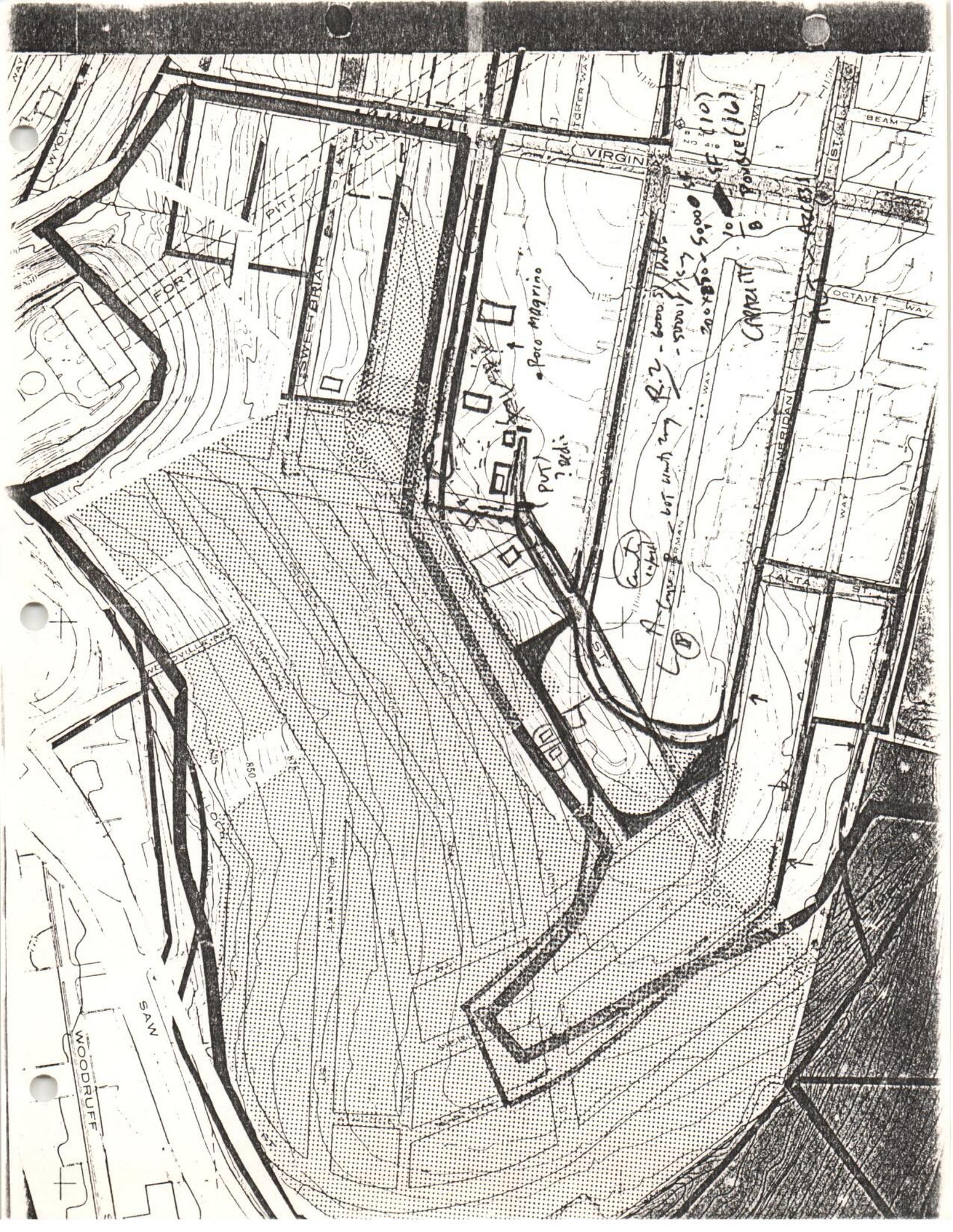
property transfer. Include: transfer costs for property gifts (title, miscellaneous fees), initial cleanup (PMMP staff), barriers - other DPW/BPR out of pocket costs for materials.

- E - If project is not to be implemented in current year, draft an "interim holding" resolution and backup justification. Transmit to Lands/Buildings if approved by committee - any purchase inquiries to be directed to PMMP coordinator.

PMMP Sales/Classification Committee Presentation/Action

PMMP coordinator and/or consultant present fully documented project proposal to committee for review, discussion, action. If approved for negotiation with neighborhood, the PMMP staff working with Community Planner for the area, presents essentially the same proposal package along with a draft resolution to the involved neighborhood(s). Once resolution is adopted (see Section 2), staff proceeds with project implementation working with neighborhood and various departments.





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A. Carver P. - but with my R. 2 - 6000 sq ft
- 5000 sq ft
20 x 80 x 5000 sq ft

CARROLL

MERIDIAN

ALTA ST

OCTAVE WAY

ALTA ST

BEAM

WOODRUFF

SAW

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Greenways for Pittsburgh

Neighborhood Commitment

Without neighborhood commitment, City will not proceed with any Greenway project.

The degree and character of neighborhood commitment will vary due to varied conditions and location relationships and clearly neighborhoods cannot be responsible for Greenway frontages abutting City Parks, Penn Dot expressway and major industrial or commercial properties (some of these involve separate Penn Dot or private owner agreements).

Each neighborhood agreement should, therefore, be tailored to the situation.

A general framework has been established with the Spring Hill/Spring Garden agreement - copy follows as a guide. Any such agreement must include some participation in initial cleanup and a major role in monitoring of areas.

Each year during project evaluation, the effectiveness of the neighborhood in performing under the agreement should be reviewed with the neighborhood group. While no direct penalties or sanctions for non-performance are realistic, the neighborhood's quality of performance could be considered when deciding on other City capital investments benefiting the neighborhood. This, plus the benefits of a well-maintained Greenway itself, should offer sufficient incentive for organized and efficient neighborhood performance on any commitments (see case histories).

R E S O L U T I O N

WHEREAS, The City of Pittsburgh is prepared to bear the full cost and effort of consolidating a group of hillside properties into a permanent public open space or greenway.

WHEREAS, such a greenway is expected to benefit the Spring Hill and Spring Garden neighborhoods in many ways including:

- 1) Keeping slide-prone hillside areas undisturbed and generally contributing to soil stabilization and erosion control.
- 2) Retaining trees which improve oxygen levels and help control temperatures in addition to their aesthetic value as a passive open space for the enjoyment of the entire neighborhood.
- 3) Assuring private property owners adjoining the greenway that the improvement of their properties will not be threatened by unexpected new development.

WHEREAS, The City of Pittsburgh will provide staff and equipment for a) required initial cleanup of pockets of fallen trees and debris, b) planting where erosion is evident, and c) related initial efforts to establish the greenway.

WHEREAS, The Western Pennsylvania Conservancy has and will provide counsel on various technical aspects of the program.

THEREFORE, The Spring Garden Neighborhood Council hereby,

- 1) Endorses the proposed project and commits its general support to its accomplishment.
- 2) Agrees to assist in solicitation of property or property easement gifts from private owners.
- 3) Agrees to recruit and provide neighborhood manpower for the initial cleanup project and annual efforts thereafter. The City will assist the Spring Garden Neighborhood Council in hauling away debris collected through annual cleanup efforts. During the first year the City and the Spring Garden Neighborhood Council will cooperate in resolving any spot problems which are revealed by monitoring of the Greenway by the Council since both parties recognize this is a pilot project.
- 4) Agrees that the Greenway is a passive resource and that only such improvements as: new planting, trails and simple overlooks developed with neighborhood promoted resources are to be considered as additions, and will be undertaken only if a consensus of the neighborhood favors such additions and such resources are available.



SECRETARY

Franklin M. Gravelle

PRESIDENT

Robert J. Hunt

4) Agrees that the Greenway is a passive resource and that only such improvements as: new planting, trails and simple overlooks developed with neighborhood promoted resources are to be considered as additions, and will be undertaken only if a consensus of the neighborhood favors such additions and such resources are available.

3) Agrees to recruit and provide neighborhood manpower for the initial cleanup project and annual efforts thereafter. The City will assist the Spring Hill Civic League in hauling away debris collected through annual cleanup efforts. During the first year the City and the Spring Hill Civic League will cooperate in resolving any spot problems which are revealed by monitoring of the Greenway by the League since both parties recognize this is a pilot project.

2) Agrees to assist in solicitation of property or property easement gifts from private owners.

1) Endorses the proposed project and commits its general support to its accomplishment.

THEREFORE, The Spring Hill Civic League hereby,

WHEREAS, The Western Pennsylvania Conservancy has and will provide counsel on various technical aspects of the program.

WHEREAS, The City of Pittsburgh will provide staff and equipment for a) required initial cleanup of pockets of fallen trees and debris, b) planting where erosion is evident, and c) related initial efforts to establish the greenway.

3) Assuring private property owners adjoining the greenway that the improvement of their properties will not be threatened by unexpected new development.

2) Retaining trees which improve oxygen levels and help control temperatures in addition to their aesthetic value as a passive open space for the enjoyment of the entire neighborhood.

control.

SPRING GARDEN ASSOCIATION

MEETING 9/8/80 - 7:30 P.M.

ST. MICHAELS - SPRING GARDEN/FIRTH

1 - Spring Hill/Spring Garden Greenway Presentation

2 - Related Items - East Hillside

- a) Continue Hold Public Properties
- b) Repurchase Problem Properties
- c) Expand Greenway

3 - Solicit Suggestions of Extended Areas



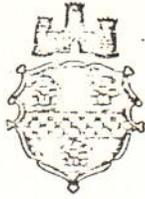
Greenways for Pittsburgh

Public Property Consolidation (as permanent open space)

Summary of Steps

- A - PMMP S/C Committee certifies cluster of public properties in Greenway for transfer to Department of Parks and Recreation.
- B - Form letter and list sent to County and School Board to approve transfer.
- C - Solicitor for tax liens sent copy of certification resolution and list for expedited processing including Court action. PMMP staff assist in selected clerical operations. Title search not required since property not to be developed and all liens for taxes, utilities are to be exonerated. Sample documentation and summary outline for Spring Hill/Spring Garden transfer follows as an example. Refinements to expedite processing will be explored on a continuing basis.
- D - Interim holding letter/list sent to Department of Lands and Buildings when appropriate (see sample).

City of Pittsburgh



Pennsylvania

DEPARTMENT OF
LANDS AND BUILDINGS
527 Public Safety Building
Pittsburgh, Pennsylvania 15219

HAROLD WEST
Director

June 11, 1981

President and Members of Council
City of Pittsburgh

Ladies and Gentlemen:

We submit herewith a Resolution providing for the filing of a petition for transfer of a group of public properties from the Three Taxing Bodies to the Department of Parks and Recreation, City of Pittsburgh for the purpose of creating a Greenway as a permanent public open space related to the Spring Hill and Spring Garden neighborhoods in the 24th and 26th wards of the City of Pittsburgh.

The properties have been classified for such transfer by the Sales and Classification Committee of the Property Management and Maintenance Program and the Greenway concept and program has been approved by the City Planning Commission. The County of Allegheny and Pittsburgh Board of Education have signified their willingness to exonerate outstanding tax liens on the properties and concur in the public purposes to be served by the transfer. The Spring Hill and Spring Garden neighborhoods have passed resolutions supporting the project.

The exoneration of taxes and transfer will be carried out under Act 787 of May 21, 1937, as amended in order to simplify and expedite action.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul E. Evers".

Paul E. Evers
Deputy Director

PEE:bab

Attachment

cc: Councilman T. Flaherty
Louise Brown
Robert Lurcott

RESOLUTION

PROVIDING for the filing of a petition for the exoneration of taxes and transfer of properties in accordance with Act 787 of 1937 as amended.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Office of the Solicitor for City and School Tax Liens is hereby authorized to petition the Court of Common Pleas of Allegheny County for the transfer of the following properties to the City of Pittsburgh, Department of Parks and Recreation to become permanent public open space, such transfer to be in accordance with Act 787 of 1937 as amended:

24th Ward

Block and Lot: 47-R-244
47-R-280
47-M-95

26th Ward

Block and Lot:	47-M-75	47-C-97
	47-M-60	47-C-190
	47-L-220	47-C-220
	47-L-193	47-C-238
	47-H-86	47-C-240
	47-H-90	47-M-95A
	47-G-290	

The cost of proceedings to be paid from Code Account No. 1088, Miscellaneous Services, Supplies, Equipment, etc., Collection of Delinquent City and School Tax Liens, Department of City Treasurer, and repaid to said Code Account from P&M budget funds.

SECTION 2 Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

Enacted in Council, this 29th day of June A.D. 19 81

Eugene P. DePasquale
President of Council.

Attest: Michael Perry
Clerk of Council.

Mayor's Office July 8 19 81

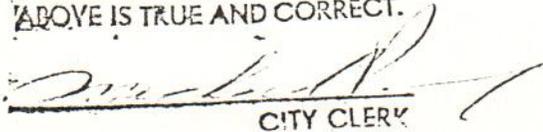
Approved: Richard S. Caliguiri
Mayor

Attest: Richard A. Talarico
Mayor's Secretary.

Recorded in Resolution Book, Vol. 30 Page 386, 8th day of July 19 81

EFFECTIVE DATE JUL 13 1981

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT.


CITY CLERK

THE BOARD OF PUBLIC EDUCATION

of the

School District of Pittsburgh, Pa.

May 4, 1981

ROBERT J. STEFANKO, ESQ.
SOLICITOR
AND ASSISTANT SECRETARY
PERSIFOR S. OLIVER, JR., ESQ.
DAVID H. DILLE, ESQ.
ASSISTANT SOLICITORS

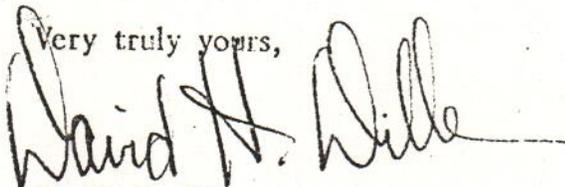
341 S. BELLEFIELD AVENUE
PITTSBURGH, PA. 15213
412/622-3780

Mr. Paul E. Evers, Deputy Director
Department of Lands and Buildings
527 Public Safety Building
Pittsburgh, PA 15219

Dear Mr. Evers:

Enclosed please find a certified copy of excerpts from the Minutes of the most recent legislative meeting of the Board of Public Education held on April 22, 1981. I direct your attention to item no. 4A wherein the Board authorized its proper officers to convey its right, title and interest in certain Three Taxing Bodies property to the City of Pittsburgh, contingent upon like action by the County of Allegheny.

Very truly yours,



David H. Dille
Assistant Solicitor

DHD:hp

Enclosure

cc: ✓ Mr. William Waddell, w/enc.
John Regis Valaw, Solicitor, w/enc.

COMMITTEE ON BUSINESS

April 22, 1981

DIRECTORS:

The Committee on Business recommends:

1. That contracts for supplies be awarded and bids rejected in accordance with the recommendations of the Secretary as follows, the bids having been received and opened in accordance with the Code. (Report No. 1340)
2. That contracts for work at various schools be approved and bids rejected in accordance with the recommendations of the Secretary as follows, the bids having been received and opened in accordance with the Code. (Report No. 8116)
3. That the daily payments made in March, 1981, in the amount of \$17,800,976.31 be ratified, the payments having been made in accordance with the Rules of the Board and the Public School Code.

That the following Resolutions be approved:

Property Matters

- 4A. WHEREAS, the Department of Parks and Recreation of the City of Pittsburgh has expressed an interest in declaring certain tax delinquent properties located in the 24th and 26th Wards of the City of Pittsburgh, which are currently jointly owned by the City of Pittsburgh, School District of Pittsburgh, and County of Allegheny as permanent public open spaces (i.e., a "Greenway System");

RESOLVED, That the Board authorize its appropriate officers to convey all its right, title, and interest in the following properties to the City of Pittsburgh, contingent upon like action by the County of Allegheny:

	<u>Ward</u>	<u>Address</u>	<u>Block & Lot No.</u>
1	24th	1500 Spring Garden Avenue	47-M-95
2	24th	57 Noster Street	47-R-244
3	24th	59 Noster Street	47-R-280
4	26th	62 Schubert Street	47-C-97
5	26th	1946 High Street	47-C-190
6	26th	49 Schubert Street	47-C-220
7	26th	45 Schubert Street	47-C-238
8	26th	43 Schubert Street	47-C-240
9	26th	1930 Borough Street	47-G-290
10	26th	1801 Govans Street	47-H-86

11	26th	1804 High Street	47-H-90
12	26th	1910 Zoller Street	47-L-193
13	26th	1911 Haug Street	47-L-220
14	26th	701 Haug Street	47-M-60
15	26th	1600 Steep Street	47-M-75
16	26th	1600 Spring Garden Street	47-M-95A

- 4B. RESOLVED, That the appropriate officers of the Board be authorized to extend its present lease agreement with Meyers Management Company, Inc., from May 1, 1981, through April 30, 1982, for space presently occupied in the Schenley House, 155 N. Craig Street, upon terms and conditions satisfactory to the Solicitor and the Executive Director of Business Affairs. The monthly rental will be \$3,612, consisting of a base rental of \$3,103 plus contracted services for janitorial services of \$509. The total annual rental shall not exceed \$43,344, chargeable to Account No. 9300-01-0838.573.
- 4C. RESOLVED, That the Board authorize its appropriate officers to convey all its right, title, and interest in that parcel of land located in the 13th Ward of the City of Pittsburgh, which is designated as Allegheny County Block & Lot No. 174-J-138, which is jointly owned by the Three Taxing Bodies (City of Pittsburgh, School District of Pittsburgh, and County of Allegheny), to the Community College of Allegheny County, contingent upon like action by the City of Pittsburgh and the County of Allegheny.

Authorization to Engage Architects/Engineers

- 5A. RESOLVED, That the appropriate officers of the Board be authorized to enter into an agreement with V. M. Fanks Associates, electrical engineering consultants, to prepare plans and specifications for a sound system at Sterrett, and renovations to the sound system at Carrick, Arsenal, and Gladstone Schools, such fees not to exceed \$12,000, payable from Account No. 0000-7070-61-0650.130.
- 5B. RESOLVED, That the appropriate officers of the Board be authorized to enter into an agreement with Hornfeck Engineering, Inc., electrical engineering consultant, to prepare plans and specifications for clock and program system renovations at South, Beechwood, Knoxville, Prospect, and Mann Schools, such fees not to exceed \$6,000, payable from Account No. 0000-7070-61-0650.130.

Pupil Transportation

6. RESOLVED, That, effective June 12, 1981, the appropriate officers of the Board authorize the elimination of the temporary hazardous route transportation which was approved by the Board for those Sunnyside School students residing in the Morningside Avenue and Duffield Street area (Board Minutes, September 24, 1980, Volume LXIX, Page 673, Item 10C).

Workmen's Compensation Security Agreement

7. RESOLVED, That the Board of Public Education authorize its appropriate officers to modify the existing agreement with Dwelling House Savings and Loan Association and the Department of Labor and Industry whereby the current amount of \$100,000 which the School District has on deposit with Dwelling House will be increased by an additional \$100,000 and the resulting total amount of \$200,000 will be pledged as security for the payment of workmen's compensation obligations with the provision that said funds may not be withdrawn without the prior approval of the Department of Labor and Industry;

RESOLVED, FURTHER, That the appropriate officers of the Board of Public Education are authorized to charge the additional \$100,000 against Account No. 9710-01-0833.324 Workmen's Compensation, and deposit said amount into the Dwelling House savings account entitled "Fund 32 - Workmen's Compensation Security Fund."

Day Care Program Audit

8. RESOLVED, That the Board of Public Education designate Terry & Company, Inc., Certified Public Accountants, to audit the financial records of the 1980-81 Day Care Program (Fund VX) that has been approved to operate for the period July 1, 1980 to June 30, 1981 by the Pennsylvania Department of Public Welfare. Total fee not to exceed \$3,000 is chargeable to Account No. 8580-VX-0151.034.

Respectfully submitted,

Mrs. Frances Vitti, Vice Chairperson

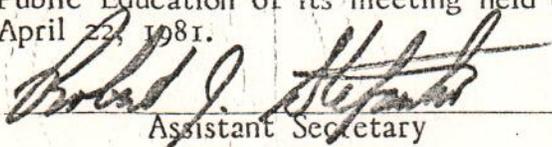
Committee on Business

Board Members have received information on the following items:

- 1a. Security Report
- 1b. Summary - Maintenance and Vandalism Costs - Report No. 8118
- 2. Progress Report on Large Contract Work - Report No. 8119

The travel Reimbursement Request list is attached.

Certified to be a true and correct copy of excerpts from the Minutes of the Board of Public Education of its meeting held on April 22, 1981.


Assistant Secretary

RESOLUTION

WHEREAS, Allegheny County, The Pittsburgh School District and The City of Pittsburgh own jointly property acquired at various Treasurer's Sales by the Three Taxing Bodies; and

WHEREAS, many of these Three Taxing Bodies properties are vacant, unmarketable and not suited for development; and

WHEREAS, The City of Pittsburgh is establishing an open space Greenway System providing for permanent passive open space, said programs to include vacation and selected unimproved and paper streets; and

WHEREAS, The Pittsburgh School District has agreed to relinquish and transfer its rights and interest to the City of Pittsburgh, Department of Parks and Recreation, to become permanent public open space by Resolution adopted April 22, 1981.

WHEREAS, the properties involved shall be permanently dedicated to public open space; and

WHEREAS, The City of Pittsburgh, Department of Building and Lands, has requested the County to relinquish and transfer its interest to the City of Pittsburgh, Department of Parks and Recreation, to become permanent public open space.

NOW, THEREFORE, be it resolved, and it is hereby resolved by the Board of County Commissioners of Allegheny County:

1. That the County conveys its interest in the property located in the 24th and 26th Wards of the City of Pittsburgh and described in attached Schedule "A" affixed hereto and made a part hereof, to the City of Pittsburgh, Department of Parks and Recreation, for establishment as part of the City Greenway Program of permanent passive public open space.

2. That the properties on attached Schedule "A" are to be used by the City of Pittsburgh, Department of Parks and Recreation, for permanent public open space with the reverter to the Three Taxing Bodies on the termination and cessation of said uses.

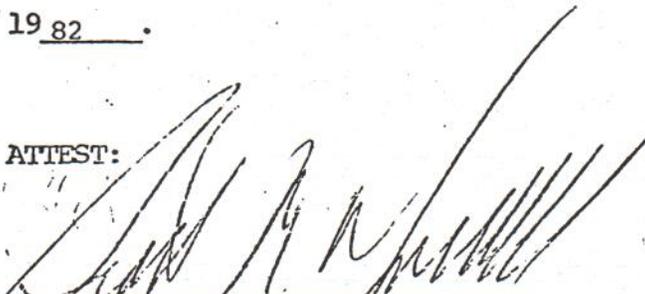
3. Attached and affixed hereto are certified copies of the Resolution of the Council of the City of Pittsburgh, No. 651, adopted June 29, 1981, and the Minutes of the Board of Public Education dated April 22, 1981, signifying the City and School District's authorization to transfer the properties to public open space.

4. That the proper officers of the County of Allegheny are authorized to execute all documents proper and necessary to convey said property to the City of Pittsburgh, Department of Parks and Recreation.

RESOLVED AND ENACTED this 14TH day of JANUARY,

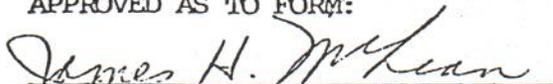
1982.

ATTEST:

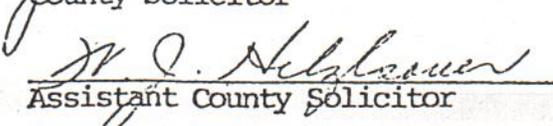


Chief Clerk

APPROVED AS TO FORM:



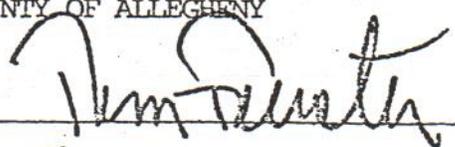
County Solicitor



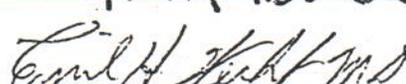
Assistant County Solicitor

COUNTY OF ALLEGHENY

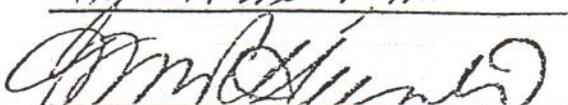
By



Tom Smith



Cyril H. Kirt



Board of County Commissioners

SPRING HILL/SPRING GARDEN GREENWAY

	<u>ADDRESS</u>	<u>LAND ASSESSMENT</u>	<u>AREA SQ. FT.</u>
<u>24th Ward</u>			
1.	47 M 95 1500 Spring Garden Ave.	38,200	268,625
2.	47 R 244 57 Noster St.	250	18,295
3.	47 R 280 59 Noster St.	1,400	111,670
<u>26th Ward</u>			
4.	47 C 97 62 Schubert St.	1,500	112,304
5.	47 C 190 1946 High St.	300	107,463
6.	47 C 220 49 Schubert St.	700	41,420
7.	47 C 238 45 Schubert St.	250	4,000
8.	47 C 240 43 Schubert St.	300	8,400
	47 G 290 1930 Borough St.	100	23,480
	47 H 86 1801 Govans St.	400	23,520
11.	47 H 90 1804 High St.	100	5,999
12.	47 L 193 1910 Zoller St.	300	10,016
13.	47 L 220 1911 Haug St.	160	42,345
14.	47 M 60 701 Haug St.	500	8,550
15.	47 M 75 1600 Steep St.	400	5,300
16.	47 M 95A 1600 Spring Garden Ave.	2,430	12,155

TOTAL - 16 Parcels

REQUEST FOR BOARD ACTION

Allegheny County

Institution District

4

72-82

Agency: Law Department

Address: 919 Jones Law Annex Bldg.

Contact: William J. Helzlsouer Ext. 5377

Signature: *James H. McLean*
James H. McLean,
County Solicitor

Administration: _____

Date Submitted: January 7, 1982

Est. Cost:

Est. Revenue:

Future Impact:

Check Appropriate Box:

Grant

Capital

Operating

Index Code:

Project No:

Exp. Sub. Obj. Code:

Included in Budget: Yes

NO

Summary: RESOLUTION AUTHORIZING CONVEYANCE OF COUNTY INTEREST IN PROPERTY IN THE 24th and 26th WARDS, CITY OF PITTSBURGH, TO CITY DEPARTMENT OF PARKS AND RECREATION FOR PERMANENT PASSIVE PUBLIC OPEN SPACE

Explanation:

The City of Pittsburgh through its Department of Parks and Recreation is establishing a permanent passive public open space in the 24th and 26th Wards. The Three Taxing Bodies are conveying their interest in properties currently vacant, unmarketable and unsuitable for development.

The City Council and School District have agreed and their necessary authorizing Resolutions are attached.

RECEIVED
JAN 12 1982
DEPARTMENT OF
ADMINISTRATION

ATTACHMENT (1)

(continue on reverse)

PROCESS OF SELLING THREE TAXING BODIES PROPERTY

EXISTING PROCESS

I&B Counter

Buyer Using Following Methods

1. By Map Review (Updated every year)
2. By Ward Books with CPC Actions listed
3. By printout listing at DCP

Select from Inventory of Available Property

City Planning Approval or PMMP Approval

Existing Inventory of 3TB Properties

Buyer Puts \$100 Hand Money Down

I&B Sends Resolution to Council

City Council Approves Resolution

City Approves Sale Price

Buyer Gets Title Report Title Company Sends Title to TIO

STATUTORY PROCESS

TIO Counter

Buyer Using Same Methods As Above

Select from Inventory of Available Property

City Planning Approval or PMMP Approval

Existing Inventory of 3TB Properties



Greenways for Pittsburgh

Private Property Gifts (Fee - Easement)

Summary Procedure

1 - Determine Desirability of Property for Greenway
(See Section a)

2 - Negotiation

Staff or consultant or community agent approach owner regarding gift. Note benefits: tax deduction, no out-of-pocket costs, except appraisal for tax deduction (\$50[±]), neighborhood improvement/protection, eliminate annual tax cost, etc., including special considerations unique to each case. Discussion followed with formal proposal and instructions (see sample).

3 - Donor Obtain Appraisal (If Tax Deduction Desired)

See sample.

4 - City Obtain Title Search/Insurance (via L. B.)

See sample. If severance, survey and subdivision by DPW - survey division.

5 - Resolution to City Council to Accept

See sample.

6 - Closing and Transfer to Department of Parks-Recreation

See sample.

Accumulated taxes or charges from time owner formally agrees to gift to time of actual transfers to be absorbed by City as closing expenses or by exoneration. Funds for this purpose plus title report from PMAMP Trust Fund account as needed.

No.

RESOLUTION

PROVIDING for the acceptance by the City of Pittsburgh from Dolores Mae Salago of certain property in the 24th Ward of the City of Pittsburgh, for public greenway purposes, for a nominal consideration plus the cost of title examination, recording of deed and other proper closing expenses; and providing for payment of the cost thereof.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Mayor, the Director of the Department of Lands and Buildings and the Director of the Department of City Planning, on behalf of the City of Pittsburgh, are authorized to accept a deed from Dolores Mae Salago conveying certain property in the 24th Ward of the City of Pittsburgh being designated as Block 47R, Lot 237, in the Deed Registry Office of Allegheny County, for public greenway purposes, in fee simple, for a nominal consideration plus the cost of title examination, recording of the deed and other proper closing expenses, at cost not to exceed \$500.00, payable from PMAMP Trust Fund.

Commonwealth Land Title Insurance Company

Union Title Division, 210 Grant Street, Pittsburgh, Pennsylvania 15219

Phone: 412/471-1492

COMPANY WILL ISSUE ITS CURRENT A.L.T.A. POLICY OF TITLE INSURANCE WITH RESPECT TO THE PREMISES ENDORSED HEREON. UPON SETTLEMENT OF THE TRANSACTION, RECORDATION OF THE INSTRUMENTS AND COMPLIANCE WITH ALL OF THE REQUIREMENTS SET FORTH HEREIN, IN CONFORMITY WITH THIS TITLE REPORT.

AMOUNT OF POLICY

Earl J. Holzer

MORTGAGEE \$ _____ OWNER \$ _____ Earl J. Holzer, Assistant Title Officer

SCHEDULE A

See Last Page for description and recital as to premises: -

INSTRUMENTS TO BE PRODUCED AND RECORDED

DEED from Dolores May Sulago and husband, if married, to the City of Pittsburgh.

SCHEDULE B-1

UPON SATISFACTORY EVIDENCE OF DISCHARGE, SATISFACTION OR COMPLIANCE WITH THE FOLLOWING ITEMS AFFECTING TITLE TO THE SUBJECT PREMISES, SUCH ITEMS WILL BE REMOVED AND THE POLICY WILL BE ISSUED WITHOUT EXCEPTION THEREFOR.

ADDITIONAL EXCEPTIONS BASED ON A CONTINUATION OF TITLE SEARCHES WILL BE ADDED IF NOT DISPOSED OF TO SATISFACTION OF COMPANY.

Possible unfilled mechanics liens and municipal claims.

Terms of any unrecorded lease or rights of parties in possession.

Proof that all natural persons in this transaction are of full age and legally competent.

Proof of identity of parties as set forth in Recital.

Payment of State and local Real Estate Transfer Taxes, if required.

Possible additional assessments for taxes for new construction or for any major improvements pursuant to provisions of Acts of Assembly relating thereto.

MORTGAGES: None

JUDGMENTS: None

1. Any reservations, restrictions, limitations, conditions or agreements set forth in the instrument by which title is vested in the Insured.
2. Real estate tax receipts must be furnished for the years 1978 through 1981.
3. Receipts must be furnished for sewer and water charges.

DESCRIPTION OF PROPERTY

ALL THAT CERTAIN LOT OR PIECE OF GROUND situate in the 24th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northerly corner of property now or formerly owned by William Stewart and Jane Stewart, his wife, said point being on the Southwesterly side of Noster Street at the intersection of the property line of property now or formerly owned by William and Jane Stewart, his wife, and property line of Rogale and the Southwesterly side of Noster Street; thence South $28^{\circ} 51'$ East along said line of Noster Street 90 feet to a point; thence South $45^{\circ} 0'$ West 135 feet, more or less, to a point 200 feet distant from the Northeasterly line of Homer Street; thence North $28^{\circ} 51'$ West 158 feet, more or less, to the line of land of Heidenreich; thence North $72^{\circ} 28'$ East along the line of Heidenreich and Rogale, 135 feet, more or less, to the place of beginning.

BEING designated as Block 47-R, Lot No. 237 in the Deed Registry Office of Allegheny County.

RECITAL: BEING the same property which Philip J. Schwartz and Dorothy I. Schwartz, his wife, by deed dated August 31, 1959, recorded in Deed Book Volume 3796 page 641, conveyed to Dolores May Sulago.

SCHEDULE B-11 THE PREMISES DESCRIBED HERETH ARE SUBJECT TO THE FOLLOWING ITEMS WHICH, TOGETHER WITH ITEMS NOT REMOVED IN SCHEDULE B-1, WILL BE EXCEPTED IN THE POLICY.

EXCEPTIONS

1. Rights or claims of parties other than insured in actual possession of any or all of the property.
2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
3. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, made pursuant to provisions of Acts of Assembly relating thereto.
4. Sewers of the City of Pittsburgh evidenced by proceedings in the Court of Common Pleas of Allegheny County at 3172 October Term 1957.

ENDORSEMENTS

The following endorsements will appear in Policy if indicated.



Urban Development Consultants, Inc.

998 Union Trust Building, Pittsburgh, Pennsylvania 15219 / 412 765-2234

MEMORANDUM

To: Bill Waddell

From: Ed Smuts

Date: May 1, 1981

Re: SPRING HILL/SPRING GARDEN GREENWAY - Salago Gift Property

Attached is pertinent information regarding gift of Salago property.

1. Letter to Mayor proposing gift.
2. Letter requesting appraisal and basic information sheet. Minus the property valuation information plus the topographic and parcel maps you should have ample background information for resolution. The appraisal will be available next week but could become public information only with the approval of the owners.
3. Outline of gift procedure based on discussions with Dan Pelligrini. We have in effect completed step 1 and step 3 is not involved in this case. Therefore, Dan need only draft a simple resolution to be presented to Council by the Planning Department. He needs to know the date to be submitted, that Parks and Recreation will be the gift recipient, and that the source of closing costs will be a specific URA account utilizing PMMP budget funds (while checking the URA/PMMP account, we should also clarify that URA will handle all closing steps and will initiate these steps as soon as Council accepts gift).

Call me if any problems in coordinating this with the Spring Hill/Spring Garden Greenway submission - since it is important that we set a model with this initial gift transaction and do it as part of the Spring Hill/Spring Garden Greenway launching.



Urban Development Consultants, Inc.

March 12, 1981

Dr. John Salago
129 9th Ave.
Pittsburgh, PA 15229

Dear John,

Enclosed is a letter requisitioning the appraisal for your gift property.

As soon as you submit your letter to Mayor Richard Caliguiri I will start the City ball rolling on a resolution accepting your gift and preparation of transfer papers at no cost to you, except for the independent appraisal for your tax deduction.

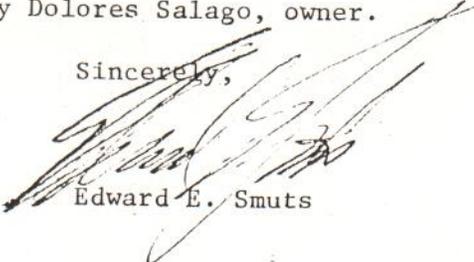
If you have not already drafted the letter to the Mayor I would suggest the following wording:

"Dear Mayor Caliguiri,

I would like to make a property gift to the City of Pittsburgh as a permanent open space addition to the Spring Hill Greenway. The property is identified as lot and block 47R 237 in the 24th Ward of the City of Pittsburgh. I am prepared to transfer the deed to the property as soon as a resolution accepting the gift is adopted by City Council."

This letter is to be signed by Dolores Salago, owner.

Sincerely,



Edward E. Smuts

EES/ltv

Enclosure

129 Ninth Avenue
Pittsburgh, Pa. 15229
March 12, 1981

Mayor Richard Caligiuri
City-County Building
Pittsburgh, Pennsylvania

Honorable Sir:

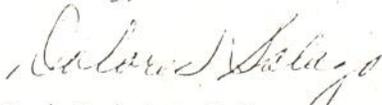
I am very much interested in the Greenway Project which is underway in the city of Pittsburgh. I am offering the following property gift to the city to be utilized in the Spring Hill-Spring Garden Greenway Project:

Lot and Block Parcel 47R237 in 24th Ward,
City of Pittsburgh.

The proposal which has been submitted to me by Mr. Edward Smuts has been reviewed and found to be acceptable. I will be waiting for further instructions to complete the transaction.

Best wishes to you and your staff for a successful endeavor.

Sincerely,


(Dr.) Dolores Salago

Urban Development Consultants, Inc.

March 12, 1981

Mr. Edmond O'Neill
Rittle & Rosfeld Co.
119 Federal Street
Pittsburgh, PA 15212

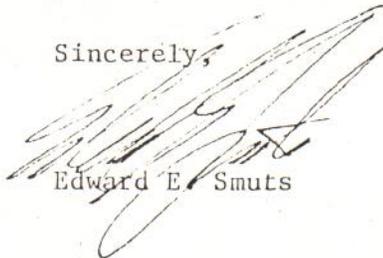
Dear Mr. O'Neill:

After our conversation yesterday, I talked to Dr. John Salago who authorized a market appraisal of the Spring Hill property described on the attached sheet and map at a fee not to exceed \$100.

The appraisal is required to support a tax deduction for a gift of this property to the City of Pittsburgh to expand a proposed Greenway in the Spring Hill/Spring Garden area.

You may contact me for any additional information and send the appraisal and bill to my office, although all items should be addressed to the attention of Dr. Salago.

Sincerely,



Edward E. Smuts

EES/ltv

Enclosures

PROPERTY OWNER

Dolores Salago
129 9th Avenue
Pittsburgh, PA 15229

Lot and block 47R237, 24th ward City of Pittsburgh

End of Noster Street

PURCHASED IN 1959 for \$1,300

LOT AREA APPROXIMATELY 15,000 s.f. - DIMENSIONS 90' x 145' x 170' x 150'

ZONING "S" DISTRICT

Surrounded by R-2

"S" district and topography would permit a single dwelling.

Urban Development Consultants, Inc.

May 6, 1981

Dr. John Salago
129 Ninth Avenue
Pittsburgh, PA 15229

Dear John,

Enclosed is your copy of the appraisal on the Noster Street property, along with a bill for \$60.00 from Ed O'Neill at Rittle and Rosfeld.

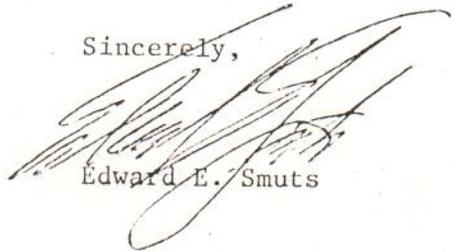
In discussions with Ed O'Neill he indicated that the \$5,500 figure was the maximum he felt he could push the property and in fact did not wish to include comparable vacant land sales information because all the comparables were at a lower level. Likewise the residual value allocated to land for average price development in the area would come to a lower valuation. On the other hand, he felt that the property had some special view characteristics which he felt would be defensible if there would be any questioning of the value by IRS. Considering the size of the transaction, however, we do not anticipate any questions.

A resolution accepting your gift is being drafted by the City Law Department and will be submitted for City Council approval later in May. I will notify you of the closing and will submit appropriate record information to you at that time. You may send your check for the appraisal directly to Rittle and Rosfeld.

I am enclosing a recently published brochure on the Greenway program which will receive further publicity during May. At some point there will be a special event related to the Spring Hill/Spring Garden Greenway, to which I will assure your invitation.

Again, I appreciate your cooperation in this matter.

Sincerely,



Edward E. Smuts

EES/ltv

Enclosures

May 4, 1981

Dr. John Salago
129 9th Avenue
Pittsburgh, Pa. 15229

Re: Lot - Noster Street
Lot and Block 47R237
24th Ward, City of Pittsburgh

Dear Dr. Salago:

In accordance with your request and for the purpose of determining the market value of the above property I have inspected the property in question and made an analysis pertinent to the estimate of its value.

The general area is an older, stable neighborhood of well maintained homes with sales values ranging in the \$30,000 to \$35,000 market. The subject lot is zoned as an "S" District surrounded by R-2 zoning. The topography of the subject Lot would permit a single family dwelling.

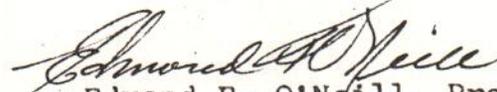
Fair Market Value is the amount of money a property can reasonably be expected to bring after being properly exposed to the open market allowing a reasonable time to find a purchaser. It is the price at which a willing seller would sell and a willing buyer would buy when neither of them are under duress to act.

After considering these factors it is my judgment that the market value of the subject property as of April 30, 1981 is:

FIVE THOUSAND FIVE HUNDRED (\$5,500.00) -----and No/100 Dollars

Very truly yours

RITTLE-ROSFELD CO.



Edmond F. O'Neill, President

EFO/j

Enclosures

COPY

SITE DATA

Property:

Lot - Noster Street
Lot and Block 47R237
24th Ward, City of Pittsburgh

Description:

Vacant ground having a frontage of
90' on the Southerly side of Noster
Street at the end of the improved
road.

Lot Size:

90' x 145' x 170' x 150'





This Indenture

Made the Fourteenth day of September in the year of our Lord,
one thousand nine hundred and eighty-one (1981)

Between DELORES MAY SALAGO and JOHN SALAGO, her husband, of the City of Pittsburgh,
County of Allegheny and Commonwealth of Pennsylvania,

part ies of the first part and
THE CITY OF PITTSBURGH, a municipal corporation, located in the County of
Allegheny and Commonwealth of Pennsylvania,

part y of the second part:

Witnesseth, that the said *part ies of the first part*, in consideration of ONE (\$1.00) DOLLAR

to them now paid by the said *part y of the second part*, do grant, bargain, sell

and convey unto the said *part y of the second part*, its successors and assigns,

All THAT CERTAIN LOT OR PIECE OF GROUND situate in the 24th Ward of the City of
Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, bounded and
described as follows, to wit:

BEGINNING at a point on the Northerly corner of property now or formerly owned
by William Stewart and Jane Stewart, his wife, said point being on the Southwesterly
side of Noster Street at the intersection of the property line of property now or
formerly owned by William and Jane Stewart, his wife, and property line of Rogale and
the Southwesterly side of Noster Street; thence South 28° 51' East along said line
of Noster Street 90 feet to a point; thence South 45° 0' West 135 feet, more or less,

BEING Lot 47-R-237

RECITAL: BEING the same property which Philip J. Schwartz and Dorothy I. Schwartz, his wife, by deed dated August 31, 1959, recorded in Deed Book Volume 3796, Page 641, conveyed to Dolores May Salago, the grantor herein. The said John Salago hereby conveys all rights he has in the said property by virtue of his marriage.

The purpose of this deed is to convey all right, title and interest of the grantor for nominal consideration for the use of the City of Pittsburgh under its Greenways Program.

with the appurtenances: **To Have and To Hold** the same unto and for the use of the said part of the second part and assigns forever,

And the said parties of the first part

for themselves, their heirs, executors and administrators covenant with the said party of the second part its successors and assigns against all lawful claimants

the same and every part thereof to Warrant and Defend.

NOTICE—THIS DOCUMENT MAY NOT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

Witness the hand and seal of the said parties of the first part.

Witness:

X William B. Madell

X Dolores May Salago

..... DOLORES MAY SALAGO

X John Salago

..... JOHN SALAGO



NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS, ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

WITNESS: CITY OF PITTSBURGH

..... BY: MAYOR

DK D.P.

Commonwealth of Pennsylvania }
County of ALLEGHENY } H.B.

Commonwealth of Pennsylvania }
County of..... } ss.

On this _____ day of _____
A.D. 19____, before me
in and for said _____
_____ came the above named

and acknowledged the foregoing Indenture to be
_____ act and deed, to
the end that it may be recorded as such.

Witness my hand and _____ seal.
_____ 
My Commission Expires.....

State of _____
County of _____
On this, the _____ day of _____, 19____
before me
the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the
person whose name _____ subscribed to the
within instrument and acknowledged that he
executed the same for the purposes therein con-
tained.

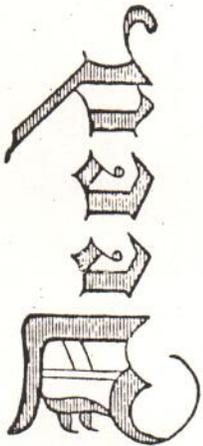
In Witness Whereof, I hereunto set my hand and
official seal.

Title of Officer.
My Commission Expires.....

Certificate of Residence

I, _____ do hereby certify that
precise residence is _____
Witness my hand this _____ day of _____, 19____

Recorded _____ Number _____



Vol. _____ (Adopted) _____ Page _____

From
DOLORES MAY SALAGO and
JOHN SALAGO, her husband,

To
THE CITY OF PITTSBURGH

Fees, \$ _____

MAIL TO:

Department of Lands and Buildings
City of Pittsburgh
Public Safety Building-5th Floor
First Ave. and Grant Street
Pittsburgh, PA 15219

City of Pittsburgh
Richard S. Caliguiri, Mayor

4 December 1981

Mr. & Mrs. John Salago
129 Nineth Avenue
Pittsburgh, PA 15229

Dear Dolores and John Salago:

SUBJECT: GIFT OF PRIVATE PROPERTY FOR THE SPRING HILL/
SPRING GARDEN GREENWAY

I want to thank you both for your interest in our new Greenway Program and to congratulate you on being the first to present a private property gift to consolidate the wooded hillside at the beginning of the Spring Hill/Spring Garden Greenway.

I've attached a copy of Resolution No. 1104 passed by the City Council of Pittsburgh which authorizes the acceptance of your property.

I appreciate your personal contribution and I know that you also have the appreciation of the Spring Hill and Spring Garden Neighborhood residents who will benefit in the future from this Greenway which will serve to preserve and enhance the neighborhood's environment.

Thank you again for your interest and your contribution of land which helps our Greenway Program which is another part of Renaissance II in Pittsburgh.

Very truly yours,


Mayor Caliguiri

RSC:js

Attachment

RESOLUTION

AMENDING Resolution No. 647, effective July 13, 1981, entitled "Providing for the acceptance by the City of Pittsburgh from Dolores May Salago of certain property in the 24th Ward of the City of Pittsburgh, for public greenway purposes, for a nominal consideration plus the cost of title examination, recording of deed and other proper closing expenses; and providing for payment of the cost thereof", by including the Director, Department of City Planning and correcting name of the trust fund.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. Resolution No. 647, effective July 13, 1981, entitled "Providing for the acceptance by the City of Pittsburgh from Dolores May Salago of certain property in the 24th Ward of the City of Pittsburgh, for public greenway purposes, for a nominal consideration plus the cost of title examination, recording of deed and other proper closing expenses; and providing for payment of the cost thereof" which presently reads as follows:

"Section 1. The Mayor and the Director of the Department of Lands and Buildings, on behalf of the City of Pittsburgh, are authorized to accept a deed from Dolores May Salago conveying certain property in the 24th Ward of the City of Pittsburgh being designated as Block 47R, Lot 237, in the Deed Registry Office of Allegheny County, for public greenway purposes, in fee simple, for a nominal consideration plus the cost of title examination, recording of the deed and other proper closing expenses, at cost not to exceed \$500.00, payable from PEMP Trust Fund, STP No. 2."

is hereby amended to read as follows:

Section 1. The Mayor, the Director of the Department of Lands and Buildings and the Director of the Department of City Planning, on behalf of the City of Pittsburgh, are authorized to accept a deed from Dolores May Salago conveying certain property in the 24th Ward of the City of Pittsburgh being designated as Block 47R, Lot 237, in the Deed Registry Office of Allegheny County, for public greenway purposes, in fee simple, for a nominal consideration plus the cost of title examination, recording of the deed and other proper closing expenses, at cost not to exceed \$500.00, payable from PEMP Trust Fund.

SECTION 2 Any Resolution or Ordinance or part thereof conflicting with the provisions of this Resolution is hereby repealed so far as the same affects this Resolution.

Enacted in Council this 19th day of October A.D. 19 81

Eugene P. DePasquale
President of Council.

Attest: Michael Perry
Clerk of Council.

Mayor's Office October 29, 19 81

Approved: Richard S. Caliguiri
Mayor

Attest: Richard A. Talarico
Mayor's Secretary.

Recorded in Resolution Book, Vol. 30 Page 638, 29th day of Oct. 19 81

NOV 12 1981

EFFECTIVE DATE

I HEREBY CERTIFY THAT THE ABOVE IS TRUE AND CORRECT.

[Handwritten Signature]



Greenways for Pittsburgh

Private Property Purchases

Private property purchases will be justified on a case-by-case basis. They would tend to fall into a few specific categories:

- Properties isolated by a slide or utility failure justifying emergency purchase by the City.
- A buyback at cost of parcels previously sold by the Three Taxing Bodies but never put to private use.
- Greenway interior parcels.
- Vacant or occupied - which are not available by gift and which occupy a strategic location inhibiting creation of Greenway. Presumes project has a high priority, that all other approaches have been exhausted and that funds are available for the purchase from City or other sources.

Case examples of in process and completed transactions will be inserted as they materialize.

City of Pittsburgh



Pennsylvania

January 19, 1981

DEPARTMENT OF LAW

Mead J. Mulvihill, Jr.
City Solicitor

313 City-County Building
Pittsburgh, PA. 15219

Mr. Ed Smuts
998 Union Trust Building
Pittsburgh, PA 15219

Dear Ed:

Enclosed is a blank form of Restrictive Covenant and Easement in Gross conveyance, as requested by you recently.

Very truly yours,

A handwritten signature in cursive script, appearing to read "D. R. Pellegrini".

D. R. PELLEGRINI
Deputy City Solicitor

DRP:rms
enclosure

RESTRICTIVE COVENANT AND EASEMENT IN GROSS

MADE this _____ day of _____, 1981,
by and between

("Grantor")
a resident of the City of Pittsburgh, Allegheny County, Pennsylvania,
and
CITY OF PITTSBURGH ("Grantee"), a municipal corporation.

W I T N E S S E T H:

WHEREAS, Grantor is the owner of certain land (the
" Property") situate in the City of Pittsburgh, County of
Allegheny and Commonwealth of Pennsylvania bounded and described as
follows:

WHEREAS, the City of Pittsburgh desires to maintain passive recreational areas within the City;

WHEREAS, Grantor and Grantee recognize that passive open space will provide an aesthetic and special character of the area in which the Property is located, and propose the conservation of such values by the conveyance to Grantee of a passive open space and across the Property which shall conserve the natural environmental systems of the Property, conserve and protect its animal and plant populations, and prevent the use or development of the Property for any purpose or in any manner which would conflict with the maintenance of the Property in its natural, scenic and open condition for both this generation and future generations;

WHEREAS, "open, natural, scenic, aesthetic and special character," "natural environmental systems", "natural, scenic and open condition" and "natural values" as used herein shall, without limiting the generality of the terms, mean the condition of the Property on the date hereof, evidenced by reports, photographs, maps and scientific documentation possessed (at present or in the future) by Grantee which Grantee shall make available on any reasonable request to Grantor; and

WHEREAS, Grantor further wishes to impose certain limitations and restrictions on the use and development of the Property so that the Property's natural, scenic and open condition will be preserved;

NOW, THEREFORE, Grantor for and in consideration of the facts above recited and of the mutual covenants, terms, conditions and restrictions herein contained and for the further consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound hereby, does give, grant, bargain, sell and convey unto Grantee, its successors and assigns, forever a conservation easement in perpetuity over the Property consisting of the following:

1. The right of view of the Protected Property in its natural, scenic and open condition;

2. The right of Grantee, in a reasonable manner and at reasonable times, to enforce by proceedings at law or in equity the covenants hereinafter set forth, including but not limited to the right to require the restoration of the Property to its condition at the time of this grant, it being recognized by Grantor that Grantee, or its successors or assigns, shall not waive or forfeit the right to take such action as may be necessary to insure compliance with the covenants and purposes hereof by any prior failure to act;

3. The right to enter the Property at all reasonable times for the purpose of inspecting the Property to determine if Grantor is complying with the covenants and purposes hereof.

4. The right of Grantee, after prior consultation with Grantor and in a manner which shall not interfere with the right to plant trees, shrubs and grasses, or place fences, in the easement area in order to preserve and enhance what, in the judgment of Grantee, is the best scenic quality of the Property.

5. The right of Grantee to maintain a pedestrian trail on the property.

In furtherance of the foregoing grant and the affirmative rights relating thereto, and intending to be legally bound hereby, Grantor declares and imposes the following covenants on behalf of himself, his heirs, personal representatives and assigns, which covenants shall, without any consent or approval from Grantor, run with and bind the Property in perpetuity:

A. There shall be no subdivision of the Property.

B. There shall be no construction or placing of buildings, camping accommodations or mobile homes, fences, signs, billboards or other advertising material, or other structures including roads and utility lines on any part of the Property.

C. There shall be no filling, excavating, dredging, mining (except deep mining of coal and other minerals, provided that no mine entrances, air shafts, or other structures visible on the surface be places on the Property), or drilling (except for oil and gas, with the least scenic and environmental impact possible), removal of topsoil, sand, gravel, rock, minerals or other materials

nor any building of roads or change in the topography of the land in any manner excepting the maintenance of foot or bridle trails.

D. There shall be no industrial or commercial activities, and there shall be no cutting of trees or timber except such cutting or pruning as may be necessary for the maintenance of vistas and open areas, and the protection of the timber stand and except the removal of dead and diseased trees, all in accordance with sound forestry practices.

E. There shall be no depositing, dumping or abandoning of any land fill or solid or liquid refuse, waste or junk on or in the _____ Property.

Grantor agrees to pay any real estate taxes or assessments levied or assessed by any lawful authority on the Property or any part or parts thereof and to relieve Grantee from responsibility for maintaining the Property.

Grantor will cause the terms, conditions, restrictions, and purposes of this grant to be inserted by him in any subsequent deed, or other documents by which Grantor divests himself of either the fee simple title to or any other interest in the _____ Property.

All the foregoing easements and covenants shall automatically terminate with respect to any portion of the _____ Property taken by eminent domain or affected by any governmental action for which the owner or owners thereof would be entitled to compensation had the provisions hereof not been imposed or been in effect on the effective date of such taking or action. All damages sustained

or compensation payable by reason of any such taking or action shall be assessed in favor of and paid exclusively to Grantor.

TO HAVE AND TO HOLD the said conservation easement hereby granted to Grantee, its successors and assigns forever.

Except as expressly limited herein, Grantor reserves for himself all rights as the owner of the _____ Property, including the right to use the Property for all purposes not inconsistent herewith. Nothing herein shall be construed as a grant to the general public or to any person or persons other than Grantee of the right to enter upon the _____ Property.

All references herein to Grantor shall be deemed to apply to Grantor and his/her heirs, personal representatives and assigns, and all references hereto to Grantee shall be deemed to apply to Grantee, its successors and assigns.

This Agreement is entered into by the City of Pittsburgh pursuant to Resolution No. _____ effective _____.

WITNESS the due execution hereof this _____ day of _____, 1981.

WITNESS:

_____ (SEAL)

ATTEST:

CITY OF PITTSBURGH

By _____



Urban Development Consultants, Inc.

March 27, 1981

Mr. David Cirocco
1520 Hetzel St.
Pittsburgh, PA 15212

Dear David,

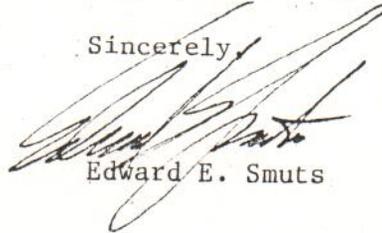
The startup time on the Greenway program has been longer than expected when we talked and I didn't want to trigger a proposal with you until I was assured we could deliver.

The City is now ready to roll on the Spring Hill - Spring Garden Greenway and I am submitting the attached suggested approach for transfer of the unusable portion of the property you acquired from the City to permanent public open space while giving you added usable yard area as well as adding 30 feet depth to the yards of all your neighbors on the west side of Hetzel Street.

If the proposal meets with your approval you need only write a brief letter saying you wish to proceed with the sale of a portion of parcel 47L200 and we will handle the rest as outlined.

I will call in a few days to deal with any questions or suggestions.

Sincerely,



Edward E. Smuts

EES/ltv

Enclosure

PROPOSAL

RELATED TO PARCEL 47L200

OWNED BY DAVID CIROCCO (Also owner of 47G185)

If David Cirocco indicates willingness to proceed with the transfer of a portion of parcel 47L200 to the City of Pittsburgh Department of Parks and Recreation for addition to the Spring Hill - Spring Garden Greenway, the City through the Department of City Planning will provide the following:

1. Prepare a new subdivision plan of the subject property allocating the areas shown on the attached map (adding 30 feet to the rear of parcels 47G 185, 182, 181, 180, 177, 176, 173) with the rest transferred to the City - at no cost to David Cirocco or other private parties.
2. Submit a resolution to City Council authorizing this transfer and also repayment of \$3,500 to David Cirocco, the amount originally paid for the entire parcel. The resolution to provide clear evidence that the Greenway area in total will be permanent public open space.
3. Vacate Covans Street allocating one-half the right of way as an addition to parcels 47G185 and 47G195, at no cost to the abutting owners.
4. Create a paved cul-de-sac turnaround at the end of Hetzel.
5. Proceed with other elements of the Greenway project including initial cleanup of the subject parcel which would otherwise be a responsibility of owner.

The attached maps further define the proposal items.



Greenways for Pittsburgh

Street Vacation and Access Control

General Procedure

1. Initial field reconnaissance by PMMP staff and Bureau of Surveys to refine proposed vacations. PMMP staff provides map showing proposed segments and affected properties.
2. Bureau of Surveys prepares preliminary vacation boundaries based on office research and a second field reconnaissance.
3. Petitions are prepared by PMMP staff for execution by abutting property owners. In some cases prepare optional petitions:
 - a) Entire street area vacated to City.
 - b) Part vacated to City and part to adjoining owners (1/2 width along frontage).
4. Petitions pursued with property owners by neighborhood organization. Initial meeting with neighborhood organization discuss not only vacation petitions but the cleanup and monitoring efforts including regular inspection followup with neighboring property owners to assure full cooperation in property maintenance.
5. Executed petitions (51% of abutting property owners must consent) submitted to Bureau of Surveys which prepares a single ordinance package covering all vacations related to a single Greenway and submits to Council.
6. Department of Parks-Recreation in consultation with Bureau of Surveys, prepares designs for treatment of cul-de-sac streets and placement of bollards, fencing, etc. at all sensitive locations. Also, identification signs.



Greenways for Pittsburgh

7. Easements for utilities or to assure continuation of common grass areas or garage access for abutting private owners are incorporated into both the petition and the street vacation ordinance as appropriate.
8. A single work order is prepared by Public Works for the installation of cul-de-sac treatments and placement of fill, fencing and bollards. In most cases this work should be done prior to extensive cleanup. Removable or tilting bollards to be installed in selected locations to permit truck access for cleanup or planting.

STREET VACATION ACCESS CONTROL

SPRING HILL/SPRING GARDEN GREENWAY

FIELD RECONNAISSANCE NOTES

ADDITIONAL PRIVATE PROPERTY GIFTS

Smuts to check possibility of 47L176 being gifted to the City or sold to owner of 171 who is currently maintaining and utilizing a portion of the property.

Salago gift of 47R237 is in process.

Re-open discussion with owner of 47R297 (Ernest P. Leonard) for at least the steep slope portion of the property abutting Noster St.

The remaining negotiations involve the Cirocco sell-back and easements on the Kamin, North Side Paking, Schrauder, and the sub-divided parcel 47G225 owned by Lillian B. Sauer - after severance of new parcel 47G250 sold to Peter and June Kabala.

STREET VACATIONS AND ACCESS CONTROL

1. Noster Street - develop small hammerhead turnaround on Salago property and define entire public right of way including Leonard property frontage with wooden bollards.
2. Admiral Street - end at present painted line but widen paving - no turnaround, short length. Revive easement access for rear refuse service to parcels 273 and 274.
3. Fall Street south of Admiral - vacate - all to City. North of Admiral explore vacation to property owner 273 who is currently encroaching for a garage. Also explore vacation in from Damas Street to all abutting owners (check multi-parcel ownership pattern).
4. Zoller Street and South of Damas - explore vacation to abutting owners.
5. Firth Street - explore vacation beyond present paved right of way to either abutting owners or all to City.
6. Explore vacation of High Street north of Lager Street, all to City.
7. Damas Street - vacate beyond existing paving point and place bollard at end of present paving and extend along north side and down Govans.
8. Steep Street - vacate in full; all abutting property is City controlled.

9. Govans Street - add paving for stub turnaround at Damas Street. Vacate balance of street to abutting owners with garage access easement and place bollards along park line.
10. Zoller Street - terminate at end of present paving and vacate balance to Haug .
11. Fall Street (Damas to Haug) Asylum (Fall to Bader) - vacate for common use by all abutting owners who now maintain it as a grass strip. Permit continued refuse storage within area but pick up continue from Bader or Damas without use of grass strip by trucks. Add bollards at Bader and Damas.
12. Hetzel Street - Terminate with paved turning circle utilizing Hetzel and Govans right of way. Vacate balance of Govans 1/2 to abutting properties and 1/2 to Greenway.
13. Haug Street at High Street - vacate Haug from Steep to High to three abutting owners - negotiate package to provide appropriate pedestrian access and continue two parking spaces off High Street.
14. High Way - place bollards at end of present paved area.



Urban Development Consultants, Inc.

998 Union Trust Building, Pittsburgh, Pennsylvania 15219 / 412 765-2234

MEMORANDUM

To: Mr. Jose Serpa
From: Edward E. Smuts
Date: September 19, 1980
Re: Street Vacations Related to Spring Hill/Spring Garden Greenway

The attached map shows street segments (paper streets) to be vacated in conjunction with the proposed Spring Hill/Spring Garden Greenway project which we have reviewed with you.

Since this is a case study project which will presumably set the pattern for other public property consolidations in slope areas to be preserved permanently as public open space, I would like to work closely with you in the processing of the vacation.

SPRING HILL/SPRING GARDEN

STREET VACATION PETITION PARCELS
(see map)

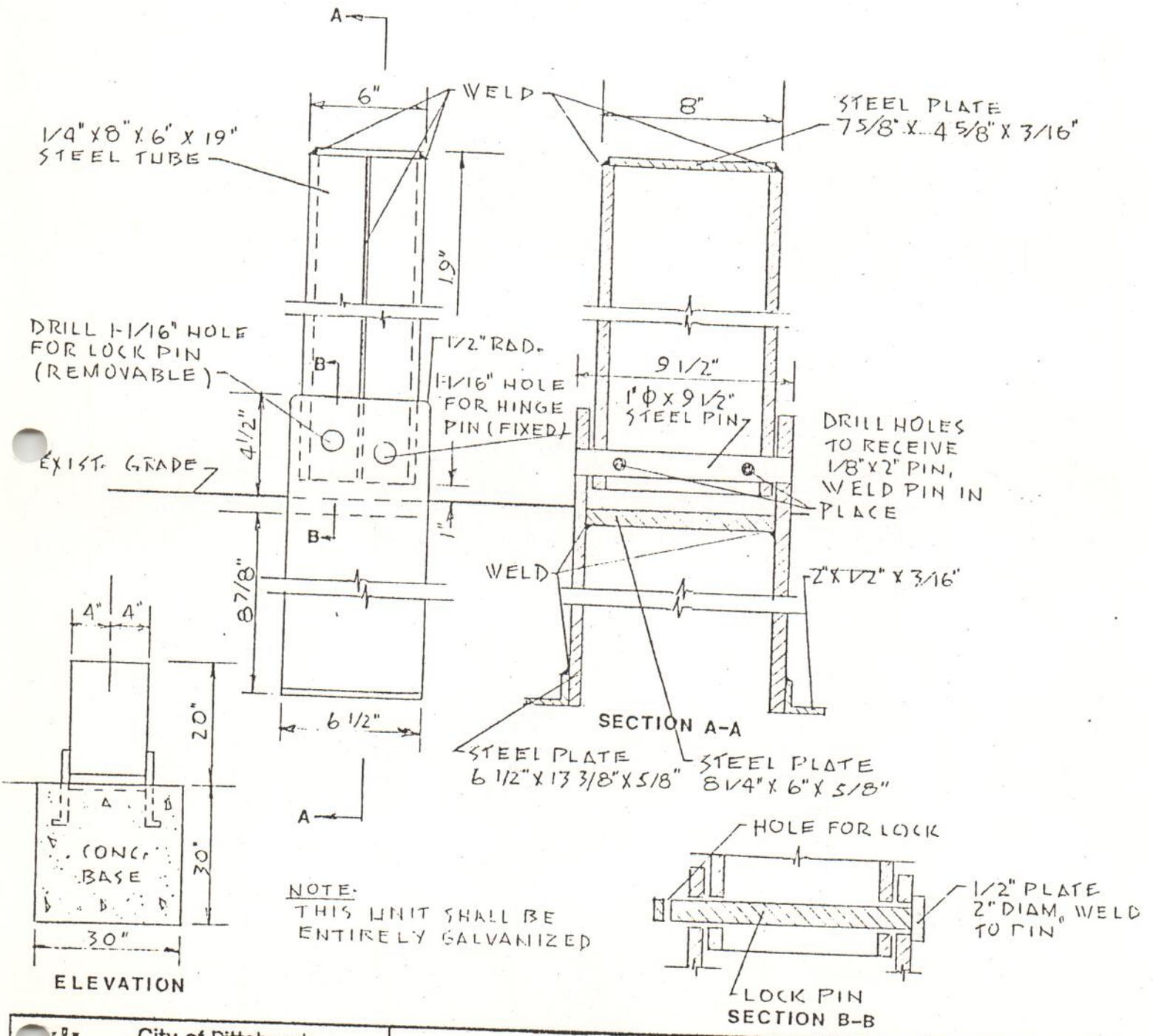
<u>STREET SEGMENT</u>	<u>PARCEL</u>	<u>OWNER-ADDRESS</u>
Noster	47R 297	Ernest P. Leonard, 1171 Admiral
	47R 237	Dr. Salago (or City if gift closed)
Firth	47R 130	Patrick McCavley (Ck gift/saleback) (also owns 131) (130 is vacant)
	47R 109	Harry W. Heese, 1456 High
	47R 113	Eric Kroll, 1464 High
	47S 1	Clarene Mann, 1468 High
	" 3	Ruth Gangloff, 1470 High
	" 4	J. F. McGraw, 1472 High
	" 6	George Urlacker, 1476 High
	" 7-7A-8	Carl Beeson, 1478 High
	" 11	Mae L. Henson, 1486 High
	High	47S 35-37
" 39		Henry F. Jodzis, 1512 Spring Garden
" 41		R. D. Byrnes, 1506-08 Spring Garden
" 43		Thomas Ward, 1504 Spring Garden
" 45		Anthony Napier, 1500 Spring Garden (also owns 47-48-52)
Fall (So. of Serene)	47L 273	Joan Pail, 1189 Serene
	47R 297	E. Leonard, 1171 Admiral
Fall (Damas to Serene)	47L 252	Richard Steele (access via Serene)
	" 255-257	Frederick Kienast, Zoller
	" 258-259	Michael Koshzow, 1181 Damas
	" 261	George Yetter, 1826 Bader
	" 263	Joe Kolick, 1824 Bader
	" 265	Frank Kocab, 1820 Bader
	" 267	Fred Tate, 1816 Bader
	" 269-671	Richard Henschel, 1812 Bader
Zoller (So. of Damas)	(See 47L252 to 259)	
	47L 245	Fred Kienast, Zoller
	" 239	James Hurray, 1183 Damas
Damas and Steep	47L 236	Joe Hatvey, 1511 Damas
Govans	47L 187	Robert Weilersbacher, 1910 Zoller
	" 181	William McCollom, Zoller
	" 178	Burnetta Scherman, 1900 Broad
Zoller (at Haug)	47L 176-171	Ricky Lowe, 1921 Zoller

Fall and Asylum 47L 146
(Easement Maine) " 148
" 149
" 150
" 151
47L 152
" 153
" 154
" 155
" 156
" 158
" 159
" 160
" 162
" 169
" 171-176

Walter Thompson, 1930 Bader
Joe Hohmann, 1928 Bader
Ernest Krause, 1926 Bader
Chester Bluhenschein, Bader
Clara Buse, Bader
Mike Skibo, 1920 Bader
William Sephar, 1916 Bader
Charles Sephar, Bader
Charles Goetz, 1912 Bader
Richard Jackson, 1910 Bader
Albert Mattern, 1904 Bader
Thomas Johnson, 1902 Bader
Robert Hayden, 1900 Bader
Emil Zeitler, 1446 Damas
Leoba Luft, 1913 Zoller
Ricky Lowe, 1921 Zoller

Govans (at Hetzel) 47G 185
(1/2 to abutting owners)
47G 195

City of Pittsburgh
Norman Yalenty, Hetzel



City of Pittsburgh

Department of
Parks and Recreation
Engineering Division

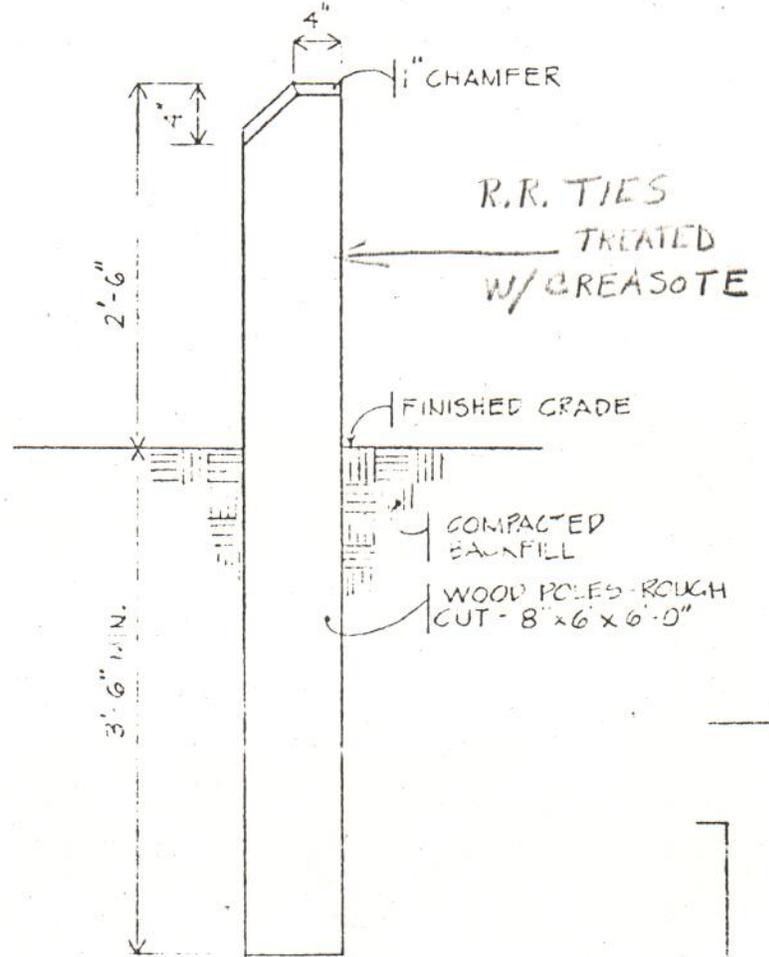
STANDARD DETAIL

AUTO BARRIER POST

Acc No PL-5516
Date _____

Sheet No _____ of _____

ALT'S : FILLED PIPE - PAINT OR CORTEN



STREET

BOLLARDS

SECTION
3/4" = 1'-0"

FIGURE #45.00 EA.

OAKWOOD BALLFIELD

TARNER ST.



Greenways for Pittsburgh

Fringe Development Evaluation

Most Greenway areas are abutted by either a fully developed neighborhood or a major transportation right-of-way (often in valley floor). However, there are selected situations in which a Greenway is partially abutted by a pocket or pockets of land with development potential. In such cases, the following procedure will prevail.

- 1 - The community planner for the area will coordinate the evaluation of the potential development pocket.
- 2 - As appropriate, the following will be requisitioned:
 - Street right-of-way adjustments - by DPW
 - Street improvements - by DPW
 - Housing Dept. or URA, as appropriate, evaluate assembly, design, subsurface and engineering and marketing issues to arrive at a conclusion on feasibility.
- 3 - Ultimately the evaluation should conclude either that development is not feasible, in which case the area would be folded into the Greenway; or that it is developable and clearly define the boundary for the Greenway, leaving the development area for followup by others.

Case examples are provided to illustrate process.

M E M O R A N D U M

Waddell
1 - Proceed
2 - MT WASH

TO: Louis Gaetano, Director Public Works

FROM: Robert H. Lurcott, Planning Director City Planning

SUBJECT: SURVEYS IN THE SWEETBRIAR/HALLOCK AREA

DATE: 14 January 1981

The Planning Department has hired Ed Smuts as a consultant to identify various areas which we are calling the Vacant Sensitive Land Management Areas. We are trying to identify which areas should be retained as permanent open space and given to the Parks Department to maintain and which other areas should be sold for development purposes.

In Mount Washington near the end of Hallock and Sweetbriar Streets there is an area currently under study by the Property Management and Maintenance Committee. Most of the area has been identified for permanent open space. However, there is a fringe area nearest the existing development which could support additional development.

There are several unimproved streets in this fringe area. It appears that they are not even on the existing street right of way. Could I request the assistance of the Surveys Department to plot the existing streets on a legal right of way map as one step in trying to determine what the long range land use should be in the fringe area. I would also appreciate an assessment of whether these streets should remain as unimproved streets or whether the Public Works Department should initiate formal action to accept and dedicate the streets.

Once the surveys are made, then the Planning Department can deal with the Urban Redevelopment Authority and Mr. Smuts in determining the future of this area.

Thank you for your assistance in this matter.

RHL/JD/ljs

cc Jerry Dettore, Urban Redevelopment Authority
Bill Waddell, Department of City Planning



Greenways for Pittsburgh

Initial Cleanup/Landscaping

- Coordination by PMMP staff.
- Neighborhood volunteers organized to assist in initial cleanup; light gathering of materials to pickup points; may provide equipment or fill or planting materials in cases where contractors are neighborhood residents.
- Relocation agency cleanup crews assigned as needed under PMMP funding.
- Department of Public Works provide and install barriers - materials funded by PMMP program. Paving for turnarounds, equipment for refuse loading and earth moving (rent special equipment if necessary), etc. also as needed.
- Department of Environmental Services spot dumpster units and remove when full.
- Department of Parks and Recreation provide fill-in landscaping materials, project signs, etc. Respond to conditions to control erosion and otherwise restore site for ease of future control of access and maintenance.
- If Greenway abuts Penn Dot right-of-way - negotiate Penn Dot participation in initial cleanup and continuing maintenance. Likewise for Housing Authority property, School Board or other public agency parcels.

The experience on Greenway #1 - Spring Hill - Spring Garden is summarized as a practical guide for future projects.



Urban Development Consultants, Inc.

998 Union Trust Building, Pittsburgh, Pennsylvania 15219 / 412 765-2234

MEMORANDUM

To: W. Waddell

From: E. Smuts

Date: September 1, 1981

Re: Spring Hill/Spring Garden

CIRROCO - Hetzel St., 321-8827

- Does not wish to sell back property, etc.; see offer letter
- Will clear his property of debris for 19th - most if not all on City R.O.W.
- Would consider easement over lower portions of property at later date; not essential to circulation now.
- Suggests no turnaround on Hetzel. Bollards, ok. Street vacation ok.

ERNEST LEONARD - Admiral Street, 231-0931

- Will cooperate with Noster Street treatment to seal access over his property and to Salago gift and vacated street areas.
- Also, cooperate on access for cleanup and cleanup of own property.
- Does not wish to close street-like area between his house and neighbors; feels they can monitor; check possibility of narrowing access with mounds, planting, curb or bollards - privately.

WAIVERS FOR CLEANUP ON PRIVATE PROPERTY

- Not needed for September 19th program. Should check City Law Department on approach when needed - protect City and volunteers.

IMPLEMENTATION SCHEDULE OF SPRING HILL/SPRING GARDEN GREENWAY

- A joint neighborhood committee agreed that the weekend of September 19th and 20th would be the target date for cleanup.
- Each neighborhood through their individual committees would develop publicity for their respective neighborhoods and line up people to participate.
- Each neighborhood was given a map of all the cleanup sites and the locations of where barriers would be installed to prevent further dumping. They would review this information and we would have another meeting to schedule work crews and how each site would be handled.
- Street vacation will require signed petitions of the adjacent property owners. A person from Spring Hill has volunteered to coordinate this effort. We will have a meeting with him.
- A meeting is to be set up with the Relocation Agency to review their schedule for their crews to do the major cleanup at the end of Noster Street and to pick up debris deposited at other locations.
- A field trip is planned for the Department of Public Works and Parks and Recreation to finalize a specific plan for each barrier installation location. A specific supply list will be made up so URA can purchase supplies and have them ready for DPW to install immediately after the cleanup.

WBW:js
29 July 1981



Greenways for Pittsburgh

Continuing Monitoring, Education, Maintenance

The primary responsibility for these activities lies with the neighborhood organization. Parks and Recreation will make an initial inspection with neighborhood representatives after six months, again after one year, and thereafter annually. Hopefully, the barriers plus neighborhood monitoring will result in minimum need for cleanup but to the extent any is needed, a work plan would be developed jointly with the City's prime responsibility being the provision of equipment to haul away collected materials. Adjustments may be required in barriers or monitoring arrangements to further inhibit any dumping activities which persist.

Monitoring by property owners on streets or street ends abutting Greenways must be effectively organized, especially where a long history of dumping exists. A procedure for quick police notification and response should be worked out with police units assigned to that section.

Educational activities include involvement of children and young adults in cleanup and planting activities, school projects related to study or use of open space, trail building where appropriate and assistance in monitoring.

The neighborhood organization should be encouraged to develop techniques to keep the anti-littering and anti-dumping issue along with the benefits of passive open space alive with all neighborhood residents. Each neighborhood will evolve its own techniques; workable ideas can be shared with other neighborhoods.



Greenways for Pittsburgh

Compatible Uses/Improvements

The Greenways are essentially passive open space to provide benefits such as buffering, cleaning of the air, moderating temperatures, and providing a beautiful setting or mark drop for other activities. They are not meant to be used for active play or to contain equipment for active play - thus tot lots, play-fields and other such functions should be served elsewhere (which may be in areas immediately adjoining a Greenway).

Even compatible uses such as informal trails and simple overlooks must be developed carefully to avoid erosion problems or other maintenance issues. At this stage, such features of a Greenway should be carried out as a neighborhood initiative (to build and maintain) but with advisory consultation by the Department of Parks and Recreation.



Greenways for Pittsburgh

Project Evaluation

Project evaluation should be undertaken for several reasons: as a management guide in planning future Greenways; as a means of dramatizing the favorable cost/benefit ratios and generally low gross cost of the effort to encourage continued and new funding; and, as a basis for pinpointing neighborhood performance on commitment.

An initial case study record prepared at the conclusion of initial cleanup is essential as a basis for evaluation: budget vs. actual costs; photographic evidence (before-after); type and amount of debris/litter removed; contributed services/materials/equipment; specific erosion and planting treatment; summary of special conditions treated.

At 6 months and 1 year a field renaissance will reveal the effectiveness of barriers and planting. Also, reports on dumping or barrier vandalism inhibited or prevented by monitors or police, and other indicators of success/failure should be documented and corrective actions taken.

Finally, a very subjective and difficult to document set of indicators should at least be attempted relating to such matters as private improvement investment in the neighborhood or specific statements by residents on amenity benefits from the Greenway.

Eventually, a meaningful and yet flexible checklist for project evaluation may be possible, but for the time being the evaluation should be kept very simple.

PUBLIC PROPERTY FILE PRINTOUT
October 22, 1980

<u>WARD</u>	<u>NO. PARCELS</u>
1	43
2	156
3	330
4	369
5	519
6	226
7	17
8	44
9	22
10	644
11	61
12	517
13	534
14	150
15	700
16	318
17	211
18	400
19	744
20	1,038
21	245
22	47
23	101
24	255
25	564
26	1,038
27	257
28	418
29	181
30	23
31	357
32	248
TOTAL	<u>10,777</u>

The printout records a total of 19,469 parcels because it shows all Planning Commission transactions and any final property sale transactions. This means there is, as shown above, 10,777 Three-Taxing-Bodies properties available for classification and then final designation for sale or retention for public purposes.



WARD MAP

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

SPRING HILL/SPRING GARDEN GREENWAY

BUDGET

<u>MANAGEMENT</u> (Staff-Consultant)	<u>COST</u> No. Est.	<u>FUND SOURCE</u> PMMP Budget	<u>NOTES</u>
<u>PROCESSING PUBLIC</u> <u>PROPERTY TRANSFERS</u>	\$ 1,500	PMMP Budget as needed for out-of pocket charges.	Hi-cost as pilot, develop method. 15 major parcels. Normal costs \$250/parcel. No title search under '37 Act. Bulk process. Analyze costs while doing.
<u>PRIVATE GIFTS/</u> <u>SALES</u>			
- 2 Buybacks at cost.	7,000	PMMP	A few former public property buybacks at cost plus expense. Fee and easement gifts. Title check, surveys, subdivision and legal as major expenses.
- Expenses - 8 properties.	5,000	PMMP	
<u>INITIAL CLEANUP</u> <u>PROGRAM</u>			
- Volunteer (per agreement)	0	Community	
- City (HRA)	15,000*	PMMP	Equivalent value - \$2,-4,000. Estimate by HRA for 2 major sites (includes junk cars).
<u>PROTECTION - ACCESS</u> <u>CONTROL</u> <u>CONSTRUCTION</u>	4,000	PMMP	Design, materials, installation.
TOTAL	\$32,500		

*Based on no volunteers.

UDC, INC. - 11/10/80

SPRING HILL/SPRING GARDEN GREENWAY

BUDGET

<u>MANAGEMENT</u> (Staff-Consultant)	<u>COST</u> No. Est.	<u>FUND SOURCE</u> PMMP Budget	<u>NOTES</u>
<u>PROCESSING PUBLIC</u>			
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<u>INITIAL CLEANUP PROGRAM</u>			
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- City (HRA)	15,000*	PMMP	
<u>PROTECTION - ACCESS CONTROL CONSTRUCTION</u>			
	<u>4,000</u>	PMMP	Design, materials, installation.
TOTAL	\$32,500		

*Based on no volunteers.

UDC, INC. - 11/10/80



Greenways for Pittsburgh

IV CASE STUDY INDEX



Greenways for Pittsburgh

V BULLETINS/RELEASES INDEX



Greenways for Pittsburgh

VI - REFERENCE DATA, MAPS - INDEX (LOCAL-NATIONAL)

Getting \$75 million worth of parkland for next to nothing

By Larry A. Gordon

The year was 1963, and Fairfax County, Virginia, had just begun to recover from a decade of unprecedented growth, a decade marked by rampant development and environmental neglect. As the population swelled from 150,000 to 300,000, the county began to lose its rural character, and there were fears that Fairfax would become an urbanized extension of the Washington metropolitan core.

To avert this prospect, local planners and politicians joined together to introduce more effective controls into the county's inventory of planning techniques. Their cooperation led to the insertion that same year of a cluster (or alternate density) provision in the county zoning ordinance. In the years since then, the cluster zoning option has had a profound effect on the evolution of the Fairfax County Park Authority's public open space holdings.

One of the primary intentions of the drafters of the cluster provision was to establish permanent open space areas where residential development was expected. The desired open space corridors and pockets would be established by allowing developers to reduce lot sizes and consolidate lot layouts in exchange for setting aside open space. The county then would determine the use and appropriate ownership of the open space, basing its decision on public need.

The benefits to the developers were clear. Clustering allowed them to increase density on the portions of the tract that were best suited to building; it gave them greater flexibility in design and economies in subdivision construction and infrastructure.

As for the county, clustering guaranteed that significant amounts of public and private open space

would be acquired in areas of new residential development—at no cost to the public.

Success story

April 1978 marked the fifteenth anniversary of cluster zoning in Fairfax County. As of that date, 3,250 of the 11,772 acres of public parkland owned by the county had been acquired through dedication of



Photo courtesy of Fairfax County Park Authority



open space created as a result of cluster zoning. This figure represented 27.6 percent of the entire inventory of county-owned parkland and 28.6 percent of the park acreage acquired by the county since cluster zoning was introduced. (The county had already acquired 800 acres of parkland before 1963. Fairfax County also has an unusually large amount—over 5,000 acres—of privately owned open space. About 70 percent of that was dedicated by developers to homeowners associations at the recommendation of the Fairfax County Park Authority.)

Legal nuts and bolts

The current Fairfax County zoning ordinance, which was adopted in principle in November 1974 and put into effect in August 1978, specifically allows cluster development upon approval of the county director of environmental management. Clustering is permitted in residential zoning districts that allow from one-half to four single-family detached dwelling units per acre. The minimum open space requirements for these districts vary from 15 percent of the adjusted gross acreage in the two-, three-, and four-dwelling-units-per-

acre categories to 20 percent in the one-half and one-unit density range.

To ensure the usability of dedicated open space, the ordinance requires that at least 18 percent of it must not be in a floodplain and that non-floodplain open space in cluster developments must consist of a continuous parcel of one or more acres, with no dimension less than 50 feet. Cluster developments providing over five acres of open space must include "usable" land, defined in the ordinance as land whose location, dimensions, and topography make it suitable for active recreational facilities.

The open space credit granted to a subdivision depends on the intended use of the land. Thus, developers get 100 percent for floodplains and public parks, but only 50 percent for dedication of land used for schools and utility easements. No open space credit is given for major street rights-of-way or transit facilities. As an added incentive to use the cluster provision, developers get a 100 percent residential density credit for lands dedicated as parks or school sites. The provision of common or publicly owned open space or developed recreational areas is one of

the 10 development criteria the county uses to determine maximum density.

Parks first

The ordinance gives the Fairfax County Authority the right of first refusal on any cluster-created open space that has not otherwise been reserved for schools or other public uses. This right allows the park authority either to request dedication to it of the open space or to recommend dedication to a homeowners association or the county board of supervisors.

The park authority board makes its determination on open space dedication after its staff reviews rezoning applications and preliminary development plats that have been submitted to the county. This review involves a matching of the proposed open space against established park authority plans and policies, the park and environmental segments of the county's comprehensive plan and capital improvement program, the county's stream valley acquisition policy, the locally developed project impact evaluation system, the county trails plan, and the National Recreation and Parks Association's recrea-

tional facility standards, which have been adopted locally.

The prospective developer of a cluster subdivision may be asked to redesign his site to accommodate a park authority request for open space that is more usable, accessible, or environmentally sensitive or that is more suitably located in relation to other public parklands.

Commitments for public dedication of open space proffered at the time of rezoning or noted at the time of preliminary plat approval are legally binding and can be voided only by consent of all parties.

The whole story

Given the impressive statistics, cluster zoning would appear to have proven itself a significant planning tool. But statistics do not tell the whole story. To assess the merits of cluster dedication, one must also consider the quality and accessibility of the dedicated land, the extent of public use of the land, the effect of dedicated open space on surrounding land-use patterns, and the public cost of developing and maintaining the land.

In Fairfax County, most of the cluster-dedicated public parkland lies either on floodplains or on steep slopes next to floodplains. Clearly, the land that is dedicated is likely to be either land that developers are legally constrained from developing or land that is costly to develop. But floodplains and adjacent steep slopes are also among the most environmentally significant and sensitive natural features in Fairfax County. As such, they are worthy of conservation, particularly in the face of increasing encroachment by residential development.

Saving streams

Indeed, the county's Stream Valley Policy of 1974 identified 42 riparian segments along 14 major streams as being worthy of preservation through public ownership. Except for some minor infill purchases, virtually all of the county's Stream Valley Policy-related acquisitions have occurred through cluster dedication. Once again, it should be emphasized that this land was dedicated at no cost

1979 facts and figures

Population of Fairfax County	613,900
Land area, in square miles	400
Density, residents per acre	2.5
Median housing value	\$84,000
Privately owned open space, in acres	5,000
Total county-owned parkland, in acres	13,000
Cluster-dedicated parkland, in acres	4,116

to the general public, other than its removal from the tax rolls.

But stream valley land is not the only type of open space that has been dedicated through the cluster option. Other types of open space include mature woodlands and open areas, scenic areas, historic sites, and lands adjoining or linking existing public parks. Most of the school sites in the county also have been dedicated at least in part through cluster. Ten of these school sites—223 acres in all—have been leased to the county park authority until they are needed for school buildings. Another 11 sites were declared surplus and dedicated to the park authority.

Being picky

The amount and type of land accepted for public dedication varies according to the county's needs. While the park system was relatively new and undeveloped, almost all cluster-created open space was accepted for public ownership. But much of the land was being set aside for school sites. As a suitable inventory of school land was established, more and more land became available to the park authority. And, as noted above, the authority readily accepted all the open space it could get.

In recent years, the park authority has become more particular about the open space it accepts. Except for stream valley lands, it is now reluctant to accept dedication of sites of

less than five acres. It has learned that smaller open space parcels located within residential subdivisions present problems of access, development, and maintenance. Presently, the county is making an effort to link up open space from subdivision to subdivision.

Happy trails

By now, the amount of open space dedicated through the cluster system has reached the point where it is noticeable and significant. The primary impact is seen in the county's major stream valleys, where a pattern of linear open space corridors has developed. Most of these corridors wind through and between residential developments. The open space gives the county residents a sense of relationship to nature. Even though lot sizes have been reduced, the net result is a feeling of openness. Moreover, the open space has increased the dollar value of adjoining residential properties.

In conjunction with the stream valley dedication, the county has planned a system of hiking, biking, and horseback riding trails along the stream valley park corridors. Most of these trails will be developed or paid for by developers of adjacent properties. Ultimately, the trails network will link all the county's major parks.

A second distinguishable cluster-induced land-use pattern is beginning to emerge in the western part of the county. This area, the farthest removed from Washington, D.C., has been zoned for low residential densities to retain its rural flavor. To date, little development has taken place here because of limited sewer capacity. But recently, a significant number of plat proposals—most for parcels of over 50 acres—have been submitted. Almost all of these proposals call for cluster development, which makes it likely that the western part of Fairfax County will also preserve large tracts of open space.

Dollars and cents

It's not easy to calculate the actual costs of developing and maintaining dedicated public open space in Fairfax County. Some of that cost has

been borne by developers of particular subdivisions as a result of rezoning proffers or of county policies enforced during the preliminary plat review process.

Maintenance costs vary from subdivision to subdivision. For instance, in a subdivision where all the cluster-dedicated open space is within a floodplain or on adjacent steep slopes, maintenance is minimal, since the intent of the dedication was to retain this land in its natural state. According to the *Productivity Report for Park Maintenance and*

Operation, published by the county in 1977, the annual maintenance cost for this type of open space is about \$204 an acre. However, if trails, picnic grounds, or play areas are provided, maintenance costs will be considerably higher—\$200 to \$325 a year for 1,000 linear feet of trail, almost \$2,000 for a five-acre open play area, and \$760 for each acre of picnic grounds.

For more usable land, maintenance costs may rise sharply. Two tennis courts cost the park authority about \$1,200 in annual upkeep, while a tot

lot averages \$737 and a football/soccer field costs \$779 a season. These few examples illustrate the wide range of secondary costs that a municipality considering the "free" acquisition of dedicated open space may ultimately have to absorb.

Despite potential expenses, the dollar value of the initial dedication generally justifies the carrying costs the county must bear on the property. In Fairfax County, local appraisers estimate that the average value of land suitable for residential development is now \$19,000 an acre. That's how much an acre of cluster open space dedicated to the park authority would be worth in density credit value before dedication. Thus, at the 1978 market price of \$17,500 per acre, it would have cost the county park authority the grand sum of \$56,875,000 to buy the 3,250 acres of open space dedicated to it during the first 15 years of cluster zoning. At today's market price, and with dedicated land now amounting to 4,116 acres, the total value figure comes to over \$78,204,000. It would require extensive, publicly financed development and many years of maintenance before the authority's carrying costs would approach the market value equivalent of this land.

Will it work elsewhere?

Cluster dedication has passed muster in Fairfax County. This is not to suggest, however, that all county and municipal park systems will benefit equally from an open space dedication program. Each jurisdiction must assess its own open space needs and potential dedication-related costs and then design a program that directly fits in with local needs.

When they are established for the right reasons and legislated in the appropriate manner, cluster-created open space dedication programs offer a valuable legal tool for adding to the land holdings of public park systems.

Copyright 1980 by Larry Gordon. Gordon is a law student at Catholic University in Washington, D.C., and is employed by the law firm of Linowes and Blocher. Previously, he was assistant superintendent of land acquisition and associate planner for the Fairfax County Park Authority.

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GREENWAYS FOR PITTSBURGH

Spring Hill/Spring Garden Greenway Project - the first of many

A hillside area of 30 acres fringing the Spring Hill and Spring Garden neighborhoods on Pittsburgh's North Side will become the first in a series of Greenways.

City Council has previously approved the Greenways concept in principle based on an intensive study of vacant and sensitive hillside land completed in 1980 which targeted 57 major areas for consolidation, mostly for Greenways but some having development potential (see attached articles summarizing the study).

Today City Council is being asked to consolidate and transfer to Department of Parks and Recreation control 16 parcels totalling 20 acres of three-taxing-bodies property to create a permanent passive open space for the benefit of the two neighborhoods. Private property gifts currently under negotiation in fee or slope easements and the vacation of several paper streets will expand the Greenway to a total of 30 acres and a length of approximately 4,500 feet (see map attached). The Greenway area folds into three existing park and playground areas.

The County and School Board will participate by transferring their interests in the public properties and the two neighborhoods have agreed to cooperate in several specific ways to assure the success of the project, namely: assist in initial cleanup; help promote gifts of private vacant parcel to expand the Greenway and, most important, to organize volunteer monitoring and educational activities to encourage proper passive usage and care of the Greenway as a

neighborhood asset.

Initial cleanup of several litter and dumping pockets will be provided by staff assigned by the Housing Authority Central Relocation Office to the Property Management and Maintenance Program. The PMMP, which is being coordinated by a unit in the Department of City Planning with major funding by the Pennsylvania Department of Community Affairs is providing resources as needed for the Greenway program.

The basic cost of establishing the Spring Hill/Spring Garden Greenway is budgeted at less than \$25,000 which includes the initial cleanup, design-materials-installation of access control, property transfer processing, and processing of property gifts. In addition, a few still vacant properties sold in recent years by the three-taxing-bodies may be bought back at cost to round out the Greenway.

Later legislation will vacate sections of paper (unopened) streets located inside the Greenway boundary.

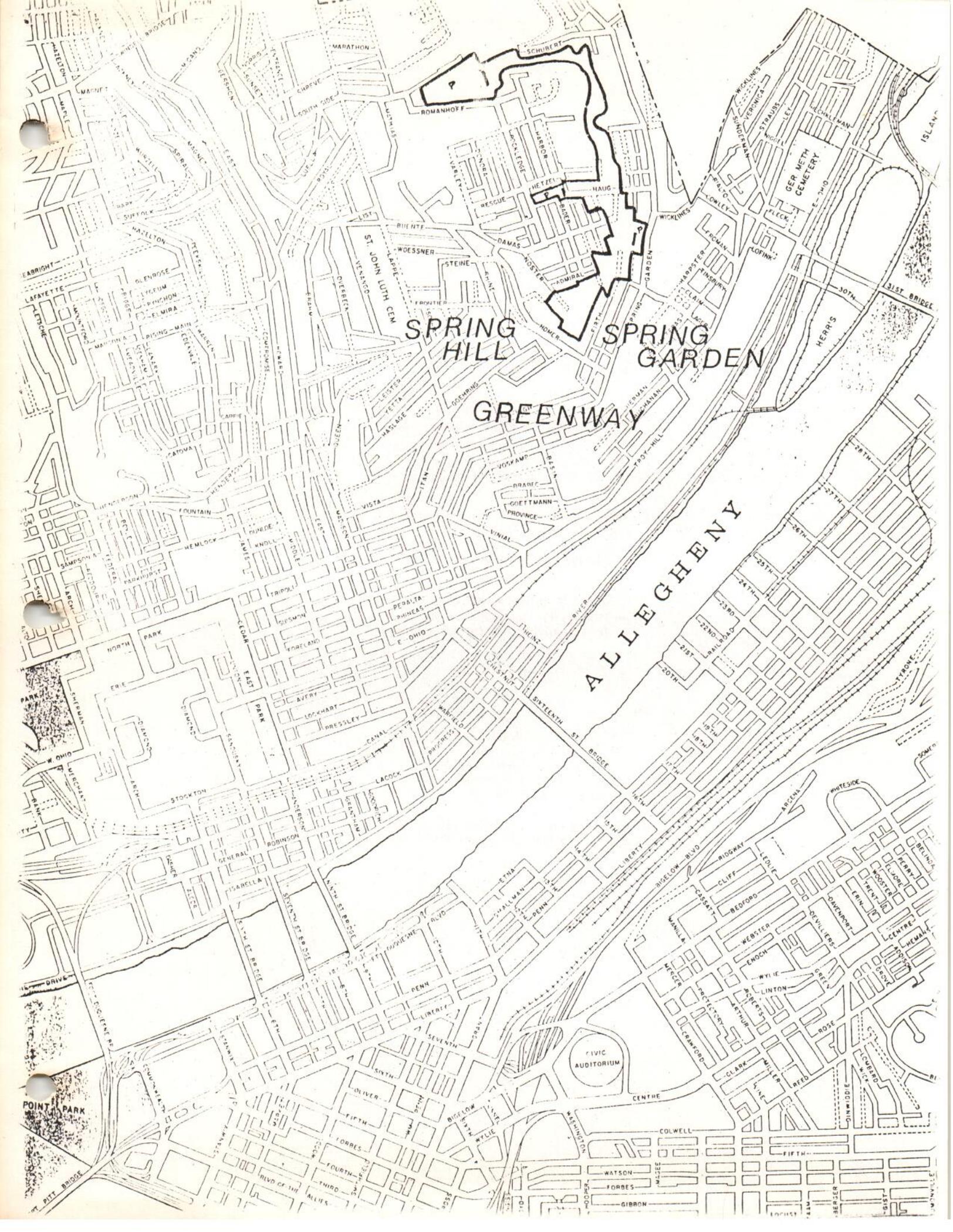
The Department of Public Works will design and construct vehicle barriers at street ends and along streets abutting the Greenway to prevent "drop and run" dumping and littering while not inhibiting pedestrian enjoyment of the area.

Additional areas throughout the City are being evaluated and packaged for Greenway treatment with priority based on many factors including neighborhood interest and cooperation.

A brochure outlining the Greenway program concept, benefits, and action steps, is in preparation for April release. Procedures, especially the cumbersome process of property transfers involving many agencies, are being reviewed, refined, and expedited. This also applies to procedures for acceptance of private gifts and vacation of paper streets and marginal rights-of-way.

The Greenway program is an integral part of the Property Management and Maintenance Program begun in 1980 which also includes: vacant public lot cleanup; sale of unbuildable side yards; analysis, packaging, and marketing of vacant clusters with development potential, and staffing of the Classification and Sales Committee and the Vacant Property Review Committee which coordinate policy on vacant property management.

Other cities are showing interest in this effort both from the standpoint of improved livability of neighborhoods and the economics of a more efficient pattern of development. Pittsburgh will be documenting in more detail both the tangible and intangible benefits of this program as input to the Livable Cities, Economics of Amenity Program, involving 31 U. S. Cities and has been asked to make a presentation to the national meeting of the American Planning Association in April 1981.



SPRING HILL

SPRING GARDEN

GREENWAY

ALLEGHENY

CIVIC AUDITORIUM

GER. METH. CEMETERY

ST. JOHN LUTHERAN CEM.

POINT PARK

PARK VIEW

PITT. BRIDGE

ISLAND

STANLEY

City Preserving Green Hillside

By DAVID NILSSON

Those outsiders who still believe Pittsburgh is the "smoky city" would never think of associating the town with nature's greenery.

But it takes only one visit to Pittsburgh to realize that one of the city's greatest natural sources is its green hillsides, many of which have been too steep or too unstable to be covered with buildings.

As a result, Pittsburghers have extra room for themselves and for many attractive vistas that are missing in other major cities.

The green hillsides separate neighborhoods and keep Pittsburgh from having mile after mile of sameness, which one finds in flatter cities like Detroit.

To preserve these hillsides and to keep them from either turning into sites for undesirable development or into dumping grounds, the Calicuri administration is starting a program to designate these areas as "greenways."

It is not a high-cost program, and there's no plan to turn the land into parks.

A "greenway," in fact, is just a piece of hillside property, overgrown with trees and shrubs. It just sits there. In the jargon of city planners, it's known as "passive open space."

Residents generally like to live near such an area because of the trees. Some neighborhoods in Pittsburgh are so woody that you can almost forget that you're still in the city.

In creating a greenway, however, community involvement is important because the city Parks and Recreation Department doesn't have money to spend on maintenance of any more land.

The city is going to be seeking commitments from neighborhood groups to keep the sites clean after city crews make an initial cleanup.

Tomorrow, the administration is going to ask City Council to approve the creation of the first greenway in a strip of land separating the Spring Garden area on the North Side from the Spring Hill area on the hill above.

The first step will be the consolidation of 16 publicly owned parcels of land — most of them acquired because they were tax-delinquent — into one tract under the jurisdiction of the Parks and Recreation Department.

This initial strip of 10 1/4 acres starts behind the homes located on Homer Street and stretches north to a point near Asylum Street.

Eventually, the city hopes to extend the greenway farther north and then east to connect with the Spring Hill playground on Romanhoff Street.

One privately owned property at the end of Noster Street is being donated to the city for the greenway by the owner, Dolores Mae Salago of Ross Township.

City planner William Waddell said the city is negotiating for other gifts of property and, in some cases, easements to complete the greenway.

Although the city's hillsides can be beautiful, they also can become ugly if people start dumping trash onto the vacant property.

That's what has happened on Noster Street, where refrigerators, washing machines and even automobiles have been junked on the hillside below.

Waddell said the city plans to have a major cleanup day in which city crews, with aid from the neighborhood, will clear out the mess and then install posts at the end of the street to discourage dumping.

He said two community groups, the Spring Hill Civic League and the Spring Garden Neighborhood Council, have signed agreements to continue the cleanup along the greenway in the years ahead.

Total cost of creating the greenway, including the initial cleanup and the legal work of consolidating the properties, is expected to be about \$25,000. Part of that is being paid out of a state grant.

One advantage of consolidating the property is that the city can't accidentally sell off part of the land that it would prefer remain vacant.

That happened a couple of years ago in the Spring Hill area, and the city is now negotiating to get the parcel back for the greenway. In that case, the city's Lands and Buildings Department sold the parcel, even though the Planning Department already was pushing to keep slope land in city hands.

In the future, the city will be moving to create more greenways. More than 50 such "management areas" were identified in a study done last year.

These vacant hillside areas cover nearly 7,000 acres or about 20 percent of the city's entire land area.