



THE
GREATER
BELTZHOVER
TOOLKIT

The Greater Beltzhoover Toolkit

Sponsors:

Urban Redevelopment Authority of Pittsburgh
Office of Mayor William Peduto
Office of Councilman Bruce Kraus, District 3

Prepared for the
Residents of Beltzhoover
and its surrounding neighborhoods
and Councilman Bruce Kraus

By

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2015

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A big thank you to the residents of Beltzhoover for your continued enthusiasm and support in the development of this toolkit.

Community participation was essential to the production of the Greater Beltzhoover Toolkit, and will continue to be as future improvements and developments are strategized and implemented.

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BRUCE A. KRAUS
Councilman, City of Pittsburgh - District 3

City Council President



January 29, 2015

Friends and Neighbors,

Beltzhoover touts a long history of engaged and devoted citizens standing at the helm of community development. In framing discussions of future development in Beltzhoover, a desire emerged for a clearly planned document addressing some of the neighborhood's most pressing concerns. The Greater Beltzhoover Toolkit has been carefully created in response to this need; the Toolkit provides a starting point for redevelopment projects located within the neighborhood and its surrounding area.

The toolkit outlines some essential first steps in renewing and revitalizing the neighborhood. This document begins with suggestions for improving Beltzhoover's streets and making them active while repurposing vacant lots into vibrant amenities for the community to enjoy. The neighborhood's prominent assets, such as recreation and public transportation, are built upon in a sustainable way that engages the surrounding community. The toolkit concludes with the introduction of future policy initiatives requiring further investigation, such as food accessibility, and provides resources for the execution of said projects in the future.

I would like to thank UDream Fellow and URA urban planning intern Mary Taylor, and Urban Innovation 21 and URA policy intern Naomi Ritter for their tireless efforts in completing the toolkit. They engaged stakeholders, collaborated with residents, and organized and facilitated community meetings which allowed them to produce this document.

I would also like to thank Dr. Jamil Bey; The Beltzhoover Unified Front; Chris Koch, director of the Design Center of Pittsburgh; and her staff, Thor Erickson and LaVerne Peakes; and countless others for their diligent work within the neighborhood of Beltzhoover.

This project would not have been possible without the hard work of neighborhood business owners, community organizers, and neighborhood advocates who participated in the process. With this continued support and commitment to the community, I look forward to what will surely be a bright and prosperous future for all of Beltzhoover and beyond.

Sincerely,

Bruce A. Kraus
President, Pittsburgh City Council
Council District 3

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What is the Greater Beltzhoover Toolkit?

The Greater Beltzhoover Toolkit is a document containing urban design strategies linked with corresponding urban planning and policy initiatives. These strategies are intended to reflect the neighborhood's values, wants, and needs. The information shared in the toolkit can then be used to explain design intent and corral resources when the neighborhood presents ideas for future development to architects, urban planners, and developers.

The purpose of this toolkit is to provide an easy reference document for future development in the neighborhood of Beltzhoover. This toolkit is merely a starting point for redevelopment, with a central focus on urban design as a catalyst for future projects.

urban design:

attention to the physical and emotional feel of a space like architecture, on a neighborhood, city, or regional scale like urban planning.

“Urban design is concerned with the arrangement, appearance and function of our suburbs, towns and cities. It is both a process and an outcome of creating localities in which people live, engage with each other, and engage with the physical place around them.”

"What Is Urban Design?" Creating Places for People: An Urban Design Protocol for Australian Cities. Australian Sustainable Built Environment Council, 17 Apr. 2013. Web. 27 Oct. 2014. <<http://www.urbandesign.org.au/whatis/index.aspx>>.

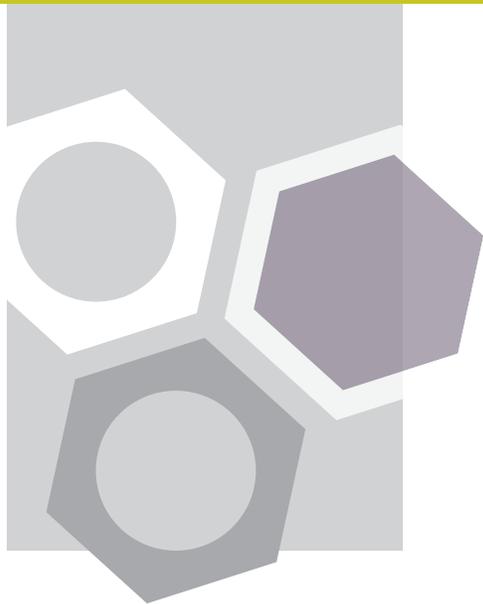
Good urban design has the power to make spaces feel inviting and safe, ensure the profitability of business corridors and districts, and make life happier and healthier for the citizens it impacts, among other things.

Neighborhood development is contingent on a variety of factors, of which *urban design* is only one. For this reason, **this toolkit pairs proposed projects with similar examples of supporting urban planning and policy-based initiatives**, prioritizing those efforts located in Pittsburgh. All of the precedents and case studies in this toolkit have been specifically selected as examples that effectively address the wants and needs of communities of color in urban settings.

It is important to note that this toolkit is not intended to function in the same manner as a completed urban design proposal, or a master plan. The design ideas presented in this toolkit are not, by any means, finite decisions. Rather, **these proposals are starting points** for future development as based on community input, and should be explored and fully developed and modified per the community's needs. These proposals are intended to be well-researched examples that break down the necessary elements that contribute to good design, and, hopefully, better quality of life.



What are the tools in the Toolkit?



The Greater Beltzhoover Toolkit is a starting reference for future redevelopment that provides residents with:

- Redevelopment proposals within an urban design framework
- Descriptions and illustrations of concepts and proposals
- References and Resources



It is the hope that The Greater Beltzhoover Toolkit serves as:

- A valuable communication tool
- A quality design document
- A committed effort to connect urban design elements within a greater infrastructural context

What are the criteria for the projects, proposals, and examples included in this toolkit?

As stated previously, the Greater Beltzhoover Toolkit is not a masterplan for the neighborhood, but rather a document with initial suggestions for neighborhood redevelopment. As such, the majority of the proposals are smaller scale endeavors, although they were considered for inclusion in their ability to meet the following criteria:

-  — sustainable
- neighborhood scale
-  — cost-effective
- multi-use/flexible
-  — accessible
- quickly implemented
-  — safe
- fits within existing neighborhood context



What are the projects and proposals in this toolkit designed to do?

“Improving the livability of our towns and cities commonly starts at the street, block, or building scale. While large scale efforts do have their place, **incremental, small-scale improvements are increasingly seen as a way to stage more substantial investments.** This approach allows a host of local actors to test new concepts before making substantial political and financial commitments.”

Bartman, Dan, Ronald Woudstra, and Aurash Khawarзад.
“Tactical Urbanism Vol. 1.” Ed. Mike Lydon. Issuu. The Street Plans Collaborative, 2011. Web. 16 Oct. 2014. <http://issuu.com/streetplanscollaborative/docs/tactical_urbanism_vol.1>.

Make physical places events in time

1

Creates memorable experiences by allowing all residents to actively engage with their neighborhood

Provide a low-risk platform to experiment with and engage new ideas

2

The tools and resources necessary to create these projects require less time and money than more formalized development projects

Shape the identity of a place in real time

3

Allows residents to change, tweak, and adjust their environment as they go, based on lessons learned and changing community wants and needs

Give residents ownership of projects

4

Gives residents a direct influence on what is placed in their neighborhood: the direction of these projects could possibly influence more permanent future development

Allow for unlimited creativity

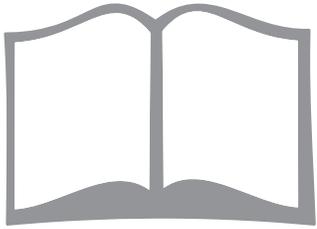
5

Allows for creative solutions and innovation not seen within traditional brick and mortar projects

Increase Beltzhoover's visibility across surrounding South Hills neighborhoods and greater Pittsburgh

6

Provides an opportunity to showcase what Beltzhoover has to offer, what makes it unique, and events and happenings going on in the neighborhood



How to use this book:

The Greater Beltzhoover Toolkit is composed of four parts: A, B, C, D, and a resource guide.

Part A: Process to Product

Part A walks through the importance of the community engagement and participation process that led to the creation of the toolkit. Summaries of the work timeline and community meetings conclude with the core values that neighborhood residents established during these meetings. These values drove decisions around toolkit goals, as shown in Part C.

Part B: Background Information and Neighborhood Context

Part B outlines background information specific to the neighborhood of Beltzhoover, such as history, pertinent data, and statistics. Maps in Part B break down specific sites in the neighborhood: areas of focus that should be prioritized for future intervention, and Beltzhoover's unique features.

Part C: Toolkit Goals and Intent

Part C of the toolkit takes the findings made in the community meetings and places them within the physical context of the neighborhood in order to determine areas for design opportunities. This section establishes the main intent and objectives of the toolkit. The information in Part C provides the basis for the decisions made in the design section, Part D.

Part D: Proposed Design Strategies

Part D, The design portion of this toolkit, is divided into three sections-

1. Take the First Step:

Preliminary infrastructural improvements and an introduction of new site furniture and elements to create a defined sense of place



2. Connect Community through Open Space Network:

Infill suggestions to activate the high number of vacancies and reconnect the neighborhood



3. Anchor Existing Assets and Integrate New Opportunities:

Design suggestions to make Beltzhoover's current assets even stronger places, as well as the introduction of infrastructure to help with current concerns that have yet to be addressed



The **Resource Guide** provides supplemental information on projects and documents mentioned in the Greater Beltzhoover Toolkit, as well as programs in the city of Pittsburgh to help initiate work in the neighborhood.

A photograph of a residential street. On the right, there's a tall wooden utility pole with a street light and a transformer. In the background, there are several houses, some with gabled roofs, and lush green trees. A stop sign and a car are visible further down the street.

part a PROCESS TO PRODUCT

**“CITIES HAVE THE
CAPABILITY OF
PROVIDING
SOMETHING FOR
EVERYBODY, ONLY
BECAUSE, AND
ONLY WHEN, THEY
ARE CREATED BY
EVERYBODY.”**

*JANE JACOBS,
The Death and Life of Great American Cities*



USE THIS TOOLKIT TO CULTIVATE SMALL STEPS TO CREATE COMMUNITY:

SOCIAL EQUITY

Social equity implies fair access to livelihood, education, and resources; full participation in the political and cultural life of the community; and self-determination in meeting fundamental needs.

“Social Equity.” Reliable Prosperity. Ecotrust, n.d. Web. 22 Oct. 2014. <http://www.reliableprosperity.net/social_equity.html>.

**COMMUNITY
CAPACITY**

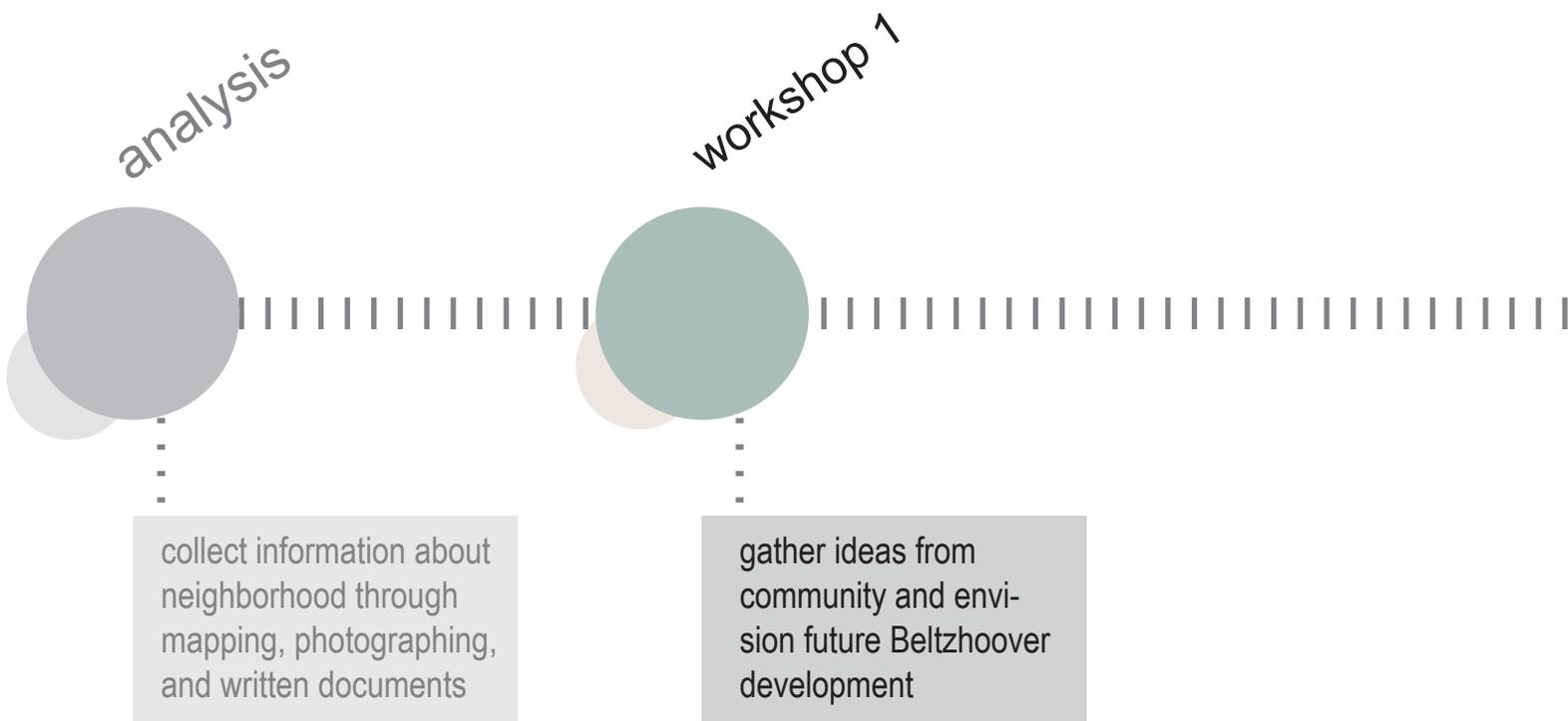
“Community capacity is the interaction of human, organizational, and social capital existing within a given community that can be leveraged to solve collective problems and improve or maintain the well-being of a given community.

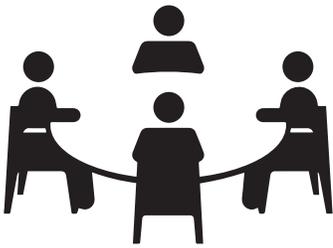
...[Capacity building] concerns the means through which community capacity is intentionally built or engaged, that is, the ways in which planned interventions attempt to leverage activity at one or more levels of engagement... to accomplish one or more defined functions... toward the building of...outcome goals (better services, greater economic well being, etc.)”

Chaskin, Robert J. “Defining Community Capacity: A Framework and Implications from a Comprehensive Community Initiative.” The Chapin Hall Center for Children at the University of Chicago 1999 (n.d.): n. pag. Chapin Hall Center for Children at the University of Chicago, 22 Apr. 1998. Web. 22 Oct. 2014. <http://www.chapinhall.org/sites/default/files/old_reports/41.pdf>.

Community Design Workshop 1:

On Tuesday, June 29th, 2014, a community design workshop was held at A Giving Heart Community Center in the neighborhood of Allentown in Pittsburgh. The purpose of this workshop was to have community members work collaboratively to contribute much needed information on Beltzhoover's values, known assets, and priorities for future development. Residents, community leaders, non-profit organizations and government agencies all participated.





The goals of the workshop were as listed:

to **identify Beltzhoover's known assets and areas of opportunity** within the neighborhood

to **corral the values of Beltzhoover residents** and the greater community at large to help inform future redevelopment

to **determine important locations within the community** to begin improvements

to **prioritize issues and sites of intervention** in accordance with order of importance to residents

to **develop a resident-driven vision** of the neighborhood's future



The opinions, information, issues and concerns expressed by neighborhood residents were collected as a guiding force behind the content and design work produced for the toolkit.



Community Design Workshop 2:

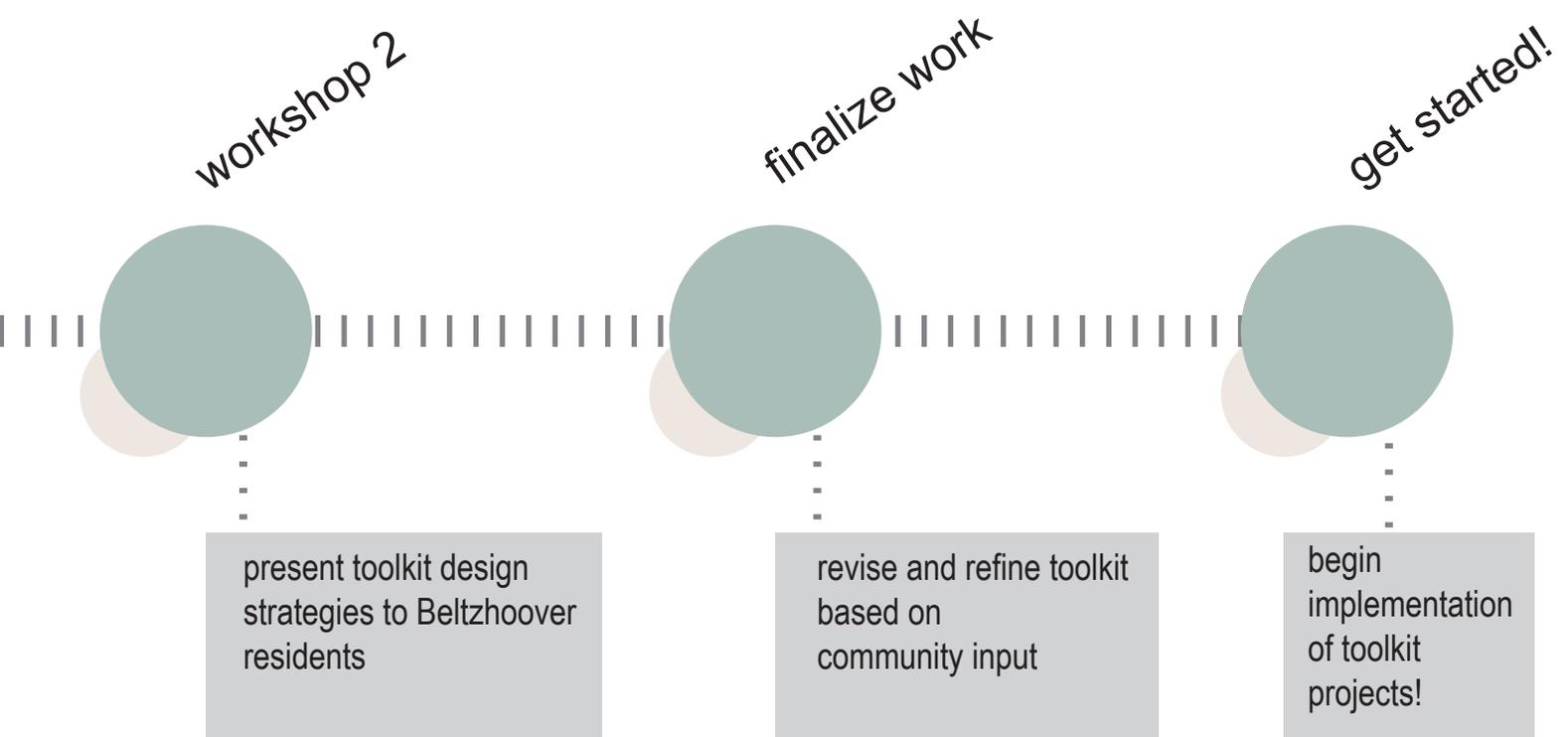
A follow-up to the initial community design workshop was conducted as a preliminary review of the format and final work included in the toolkit. This took place on Thursday, September 25th, 2014 at St. Paul AME Church.

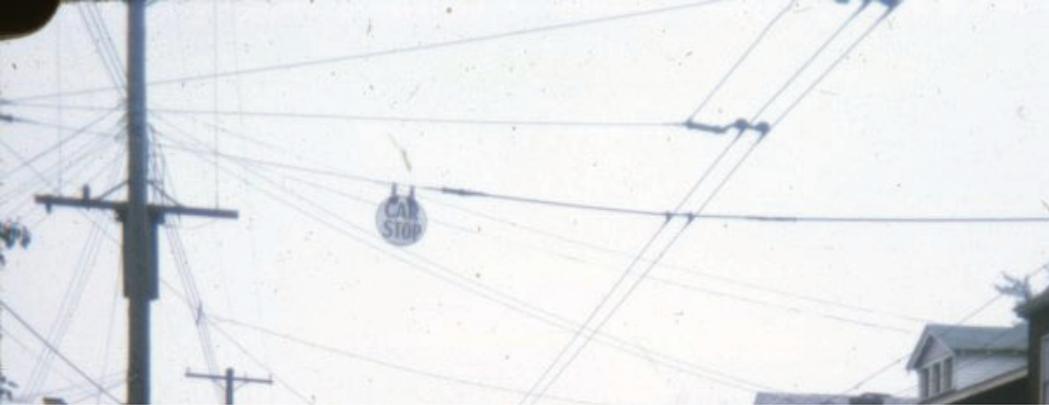


production

create design strategies based on workshop findings

The intent of the community design workshops and events like them it is to establish a **transparent, community-driven design and review process** before the implementation of projects in Beltzhoover. As **future development and capacity building** occurs in the neighborhood, it is important that this process relies on the support and participation of Beltzhoover residents in order to maintain the spirit of collaboration.

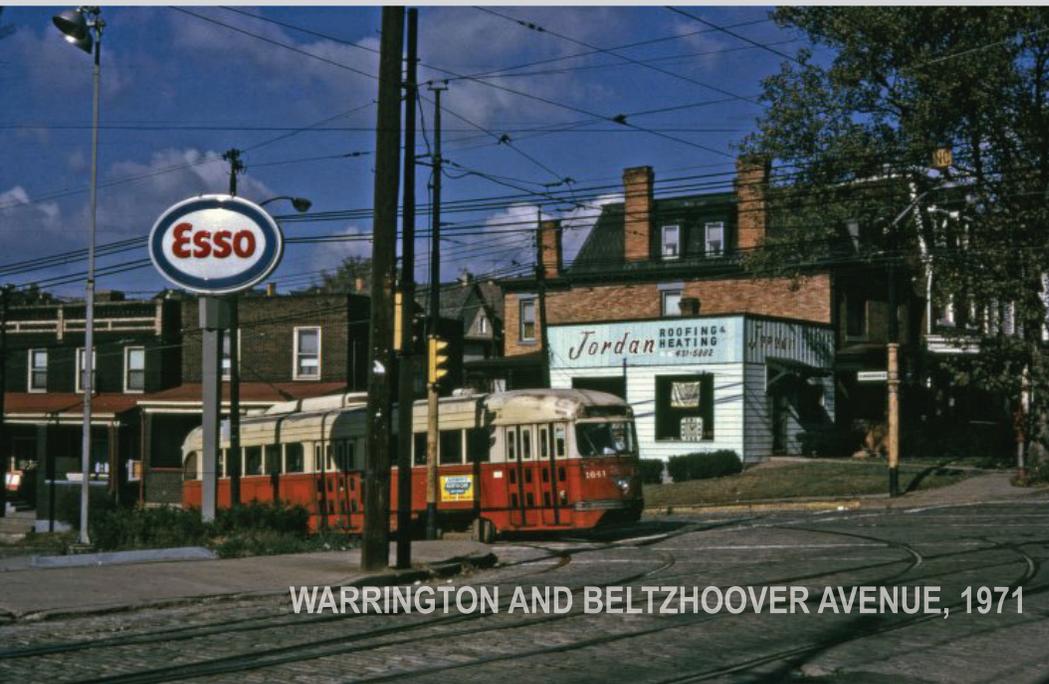




part b BACKGROUND INFORMATION AND NEIGHBORHOOD CONTEXT



CLIMAX STREET, 1968



WARRINGTON AND BELTZHOOVER AVENUE, 1971



Beltzhoover History:



Beltzhoover was named for Melchor Beltzhoover, a German landowner and member of a prominent family which settled the area.

On June 25, 1794, Beltzhoover purchased his property (248.5 acres) from John Ormsby for 745 pounds, 10 shillings (about \$1,800 today). He and his wife Elizabeth farmed the purchase and raised a large family...



...When the area was still farmland, Warrington Avenue was known as Washington Road, the main route from Pittsburgh to Washington, Pennsylvania.

In the 1860's, the firm of McLain and Maple bought the farms and laid out plots and streets.



...Most housing in Beltzhoover dates from 1850 to 1900...German in its earliest years, the neighborhood is populated mostly by African Americans and people of Italian extraction today, although some descendants of its original families still remain. Beltzhoover takes pride in having a touch of the past while creating a link for the future. **Beltzhoover was annexed to the city of Pittsburgh on March 1, 1898.**



“About District 3.” City of Pittsburgh Council District 3. City of Pittsburgh, n.d. Web. 08 Jan. 2015. <<http://pittsburghpa.gov/district3/about>>.



Beltzhoover by the Numbers:

total area: 269.4 acres
total population: 1,925 (2010)



SOURCES:
Hilltop Housing Market Restoration Strategy
Green Toolbox Report: Hilltop Communities



South Hills Junction

Boogs Station

McKinley Park

Neighborhood of Beltz



0 150 300 600

Legend

20



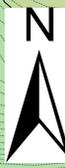
AERIAL MAP

zhooover: Base Map





- Legend**
- Schools
 - Topography
 - Water
 - URA Owned land
 - Woodland
 - Parks
 - City Owned land
 - Port Authority owned land



Neighborhood of Belmont

McKinley Park

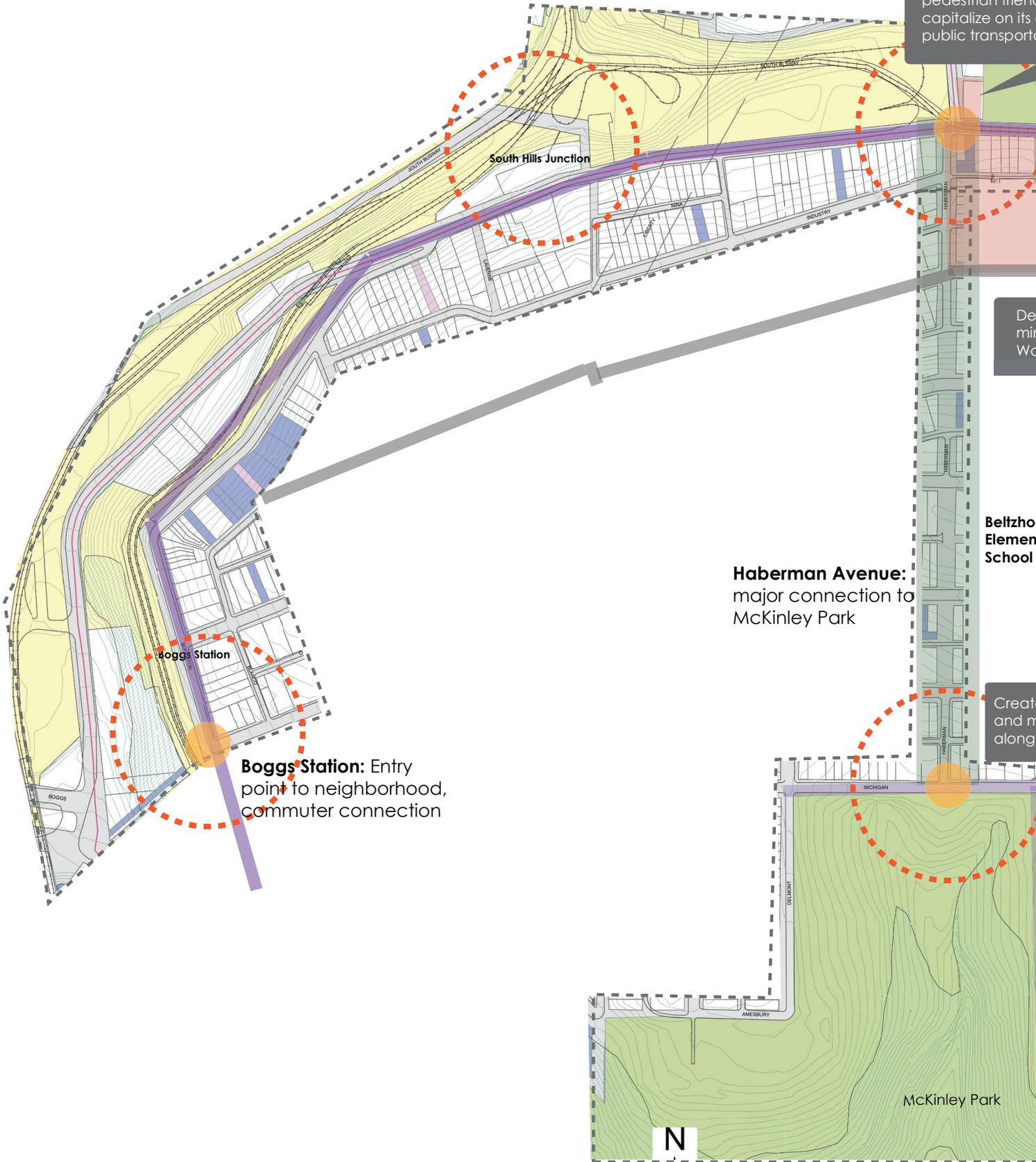
OVERVIEW MAP



Zhoover: Base Map

900 1,200 1,500
Feet

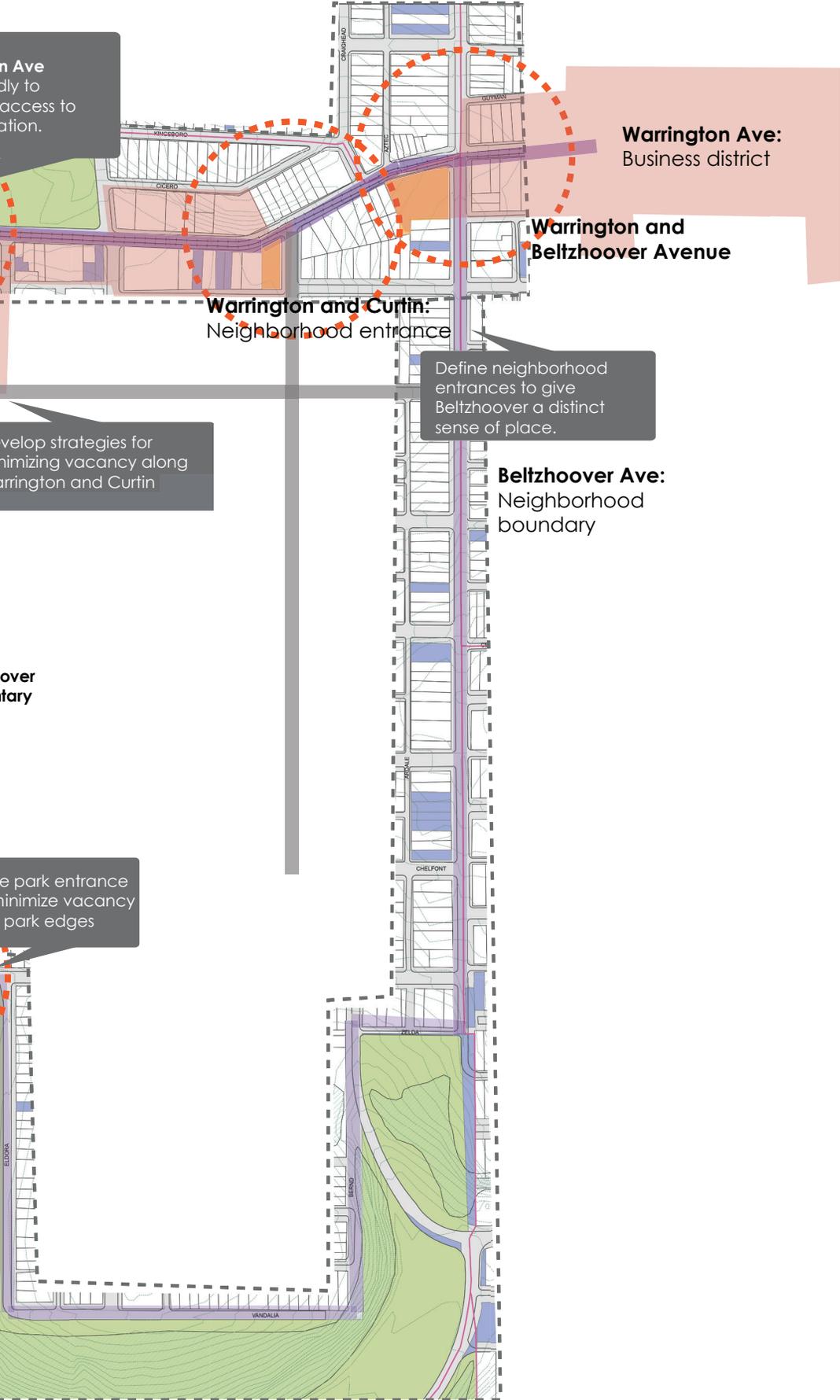
Make Warrington pedestrian friendly and capitalize on its public transportation



De
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Beltzho
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School

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AREAS OF INTEREST MAP

BELTZHOOVER'S PHYSICAL ASSETS



1



HOUSING ALONG MCKINLEY PARK EDGE

The housing stock along the edges of the park constitutes some of the densest, lowest vacancy blocks in the neighborhood. Considering the proximity to the park, a large regional asset, these blocks act as a public face to the neighborhood and their maintenance is of high importance. See “Next Steps,” for suggestions on initiating future design-based housing studies, such as pattern books and form-based code.

2



WARRINGTON COMMUNITY RECREATION CENTER AND BELTZHOOVER SPRAY PARK

Located on the northern edge of the neighborhood, the location of these two neighborhood assets bookends a recreational corridor, which extends down Haberman Avenue and terminates at the southern border of the neighborhood with the edge of McKinley Park.



Their placement on the northern edge of Beltzhoover and off of Warrington makes these buildings a shared resource and attraction for residents of nearby neighborhoods as well.

3



BELTZHOOVER ELEMENTARY SCHOOL

Owned by Pittsburgh Public Schools, Beltzhoover Elementary School is currently closed. Community members and organizers have expressed interest in rehabilitating the structure to serve a needed purpose in the neighborhood. Conversations need to occur over proposed ideas for the future life of this historic landmark.



4 WARRINGTON AVENUE BUSINESS DISTRICT

Warrington Avenue from Beltzhoover Avenue to Haberman Avenue has been zoned as a commercial corridor.

From an urban design perspective, the visual transition from the Allentown section of Warrington Avenue to the Beltzhoover section of Warrington can be made more cohesive. Consistent repetition of streetscape elements (such as planters, banners, and seating) will give the whole business district a more unified appearance and identity and help make it more of a destination.

5 INTERSECTION OF WARRINGTON AND CURTIN

WARRINGTON AVENUE

Warrington Avenue is a major street in Beltzhoover, and the neighborhood's northern boundary. The streets running perpendicular to Warrington act as entrances to the neighborhood. Currently, much of the existing business along Warrington Avenue consists of large garage and warehouse spaces, with long blocks that are not pedestrian friendly. Ideally, Warrington Avenue would be more walkable and provide space for different modes of transportation, as well as have its own identity as a major neighborhood artery.



PHOTO CREDITS

http://playpittsburgh.com/playgrounds/warrington-spray-park/#.VJBnpNLF9_c

https://www.google.com/maps/@40.418903,-80.010038,3a,75y,90t/data=!3m4!1e1!3m2!1sbTkMQSAQtw8rQc2yv_nlmQ!2e0

BELTZHOOVER'S PHYSICAL ASSETS



6



BOGGS STATION

Despite Boggs Station's direct integration into Beltzhoover, located on the western edge of the neighborhood, it feels isolated, and could benefit from more activity to feel safer. The waiting area at the top of the station has a small footprint. Small additions, such as signage and landscaping, would help to better define the space.



All of the public transportation stations in and around Beltzhoover have the potential to kickstart neighborhood development. These locations provide an entry point to neighborhood: they are naturally a source of activity, where commuters and residents gather daily. The stations connect Beltzhoover to other neighborhoods, which provides a more economical, healthy and sustainable way to access other Pittsburgh neighborhoods other than using a car.

7



PORT AUTHORITY PROPERTY

Much of Warrington Avenue in Beltzhoover is defined by how Port Authority property interacts with the street edge. Long stretches of land, a large fence, and poor signage keeps the street inactive.

Future plans to make Warrington Avenue more pedestrian friendly and make the space feel more inviting will involve collaboration between neighborhood residents and the Port Authority.



8 SOUTH HILLS JUNCTION

South Hills Junction is a vital T Station and stop along the South Busway. However, the area leading up to South Hills Junction lacks a clear path from the neighborhood to the station. The signage off of Warrington Avenue discourages pedestrian activity, despite the fact that there is a bus station located along the road. A protected pedestrian path and proper transportation-oriented signage would make riders feel safe. The transit station needs to be reimagined as a destination itself. The necessary information and accommodations for commuters will only encourage activity and ridership.



9 SYLVANIA APARTMENTS

Sylvania Place Apartments provides affordable housing for older adults. During the community design workshops, Beltzhoover residents reiterated the importance of meeting the needs of residents of all ages. In the near future, communities just like Beltzhoover throughout the US will have to refer to urban planning and design resources centered around the concept of “aging in place.” Aging in place takes these needs into careful consideration, allowing adults to live comfortably and independently into old age.



10 HABERMAN AVENUE

Haberman Avenue was once a major neighborhood thoroughfare. Currently, the Haberman Avenue Steps are in poor condition and overgrown. However, the street has the potential to be a major “green corridor” leading to McKinley Park.

part c TOOLKIT GOALS AND INTENT

During the Community Design Workshop, residents were asked to reflect on what makes Beltzhoover successful right now, and envision what would make the neighborhood successful in the future.

Community Design Workshop 1 opened with a brainstorming session in which participants were asked to envision Beltzhoover at its **most ideal, vibrant, and thriving state**. From there, they identified which of the neighborhood's current qualities and characteristics informed that vision.

These conversations were used to shape a **list of core values**. These values are essential to understanding the neighborhood of Beltzhoover, as defined by its residents, and should be included in future discussions of the neighborhood's redevelopment.



Community-

Beltzhoover is an inclusive neighborhood that works hard to make sure the needs of all residents are met, regardless of age or ability. **Civic engagement** is reinforced by the number of community organizations and efforts dedicated to improving the neighborhood.

Communication-

Numerous residents expressed the importance of being neighborly towards other Beltzhoover citizens, fostering strong social connections. It is important that future development helps facilitate discourse and provides **access to information** so future efforts can involve the whole community.

Harmony-

Residents emphasized that Beltzhoover is a peaceful community, a sentiment Councilman Kraus echoed. This sense of **cohesion, consensus, fellowship, unity, safety and security**, should be reflected in all design work.

These values motivate and provide the underlying reasoning for all of the design strategies included in the toolkit. **From this list of values, basic design guidelines were derived** that informed decision-making during the design process.

What are Beltzhoover's greatest assets?



RECREATION



McKinley Park anchors the southern end of the neighborhood, and provides Beltzhoover with unique nature trails throughout its lush landscape. This environment (in addition to recreational amenities, such as basketball and tennis courts, playgrounds, and a baseball field) is a great source of community pride and attracts guests from outside the community.



TRANSPORTATION



South Hills Junction is located off of Beltzhoover's northern boundary on Warrington Avenue and Boggs Station is located directly within the neighborhood. These two T stops solidify Beltzhoover as an essential component of Pittsburgh's light rail system, and, as an asset, provide potential for future transit-oriented development.



LOCATION (, LOCATION, LOCATION)



Beltzhoover has a prime location within the city of Pittsburgh. Its proximity to downtown is an asset, making it a short distance from amenities, entertainment, and nightlife, and the city's most recognizable landmarks.

The main artery of Haberman Avenue bisects Beltzhoover from north to south. Once a major corridor, this street meets Warrington Avenue at a major traffic junction. This intersection, along with the intersection of Warrington and Curtin, has the potential to be a major entrance into the neighborhood that takes advantage of the proximity to public transportation.



Warrington Avenue connects Beltzhoover to its neighbor, Allentown. The Warrington Avenue business district in Allentown is undergoing redevelopment which could carry in to Beltzhoover. In future development and implementation of design strategies, it will be essential to engage Beltzhoover's surrounding neighborhoods to work together collaboratively.



Beltzhoover design challenges:

Uninviting infrastructural elements-

Infrastructure is a necessary investment. Improving infrastructure is the first step to making Beltzhoover easier to travel through and navigate, for both pedestrians and motorists. These improvements prioritize both safety and civic pride.

INFRASTRUCTURE

The basic equipment and structures...that are needed for a country, region, or organization to function properly

"Infrastructure." Merriam-Webster. Merriam-Webster, n.d. Web. 20 Oct. 2014.
<<http://www.merriam-webster.com/dictionary/infrastructure>>.



Lack of visual definition/identity-

Beltzhoover is a gorgeous neighborhood with its own unique assets and a great civic spirit that rallies around the community. Future design efforts should showcase and communicate these assets to residents and visitors and convey a strong sense of place.



Long strings of vacancies-

As is the same story for many Rust Belt cities, decades of depopulation and disinvestment lead to high levels of vacancy. In Beltzhoover, as with many Pittsburgh neighborhoods, high vacancy has greatly changed the physical character of the community. Preliminary redesign and redevelopment efforts need to bridge the connections interrupted by vacant space. These vacancies present themselves as opportunities to leverage Beltzhoover's assets and define the neighborhood for future development, on residents' terms.



VALUES

inclusion
civic engagement



connectivity



cohesion
sense of safety



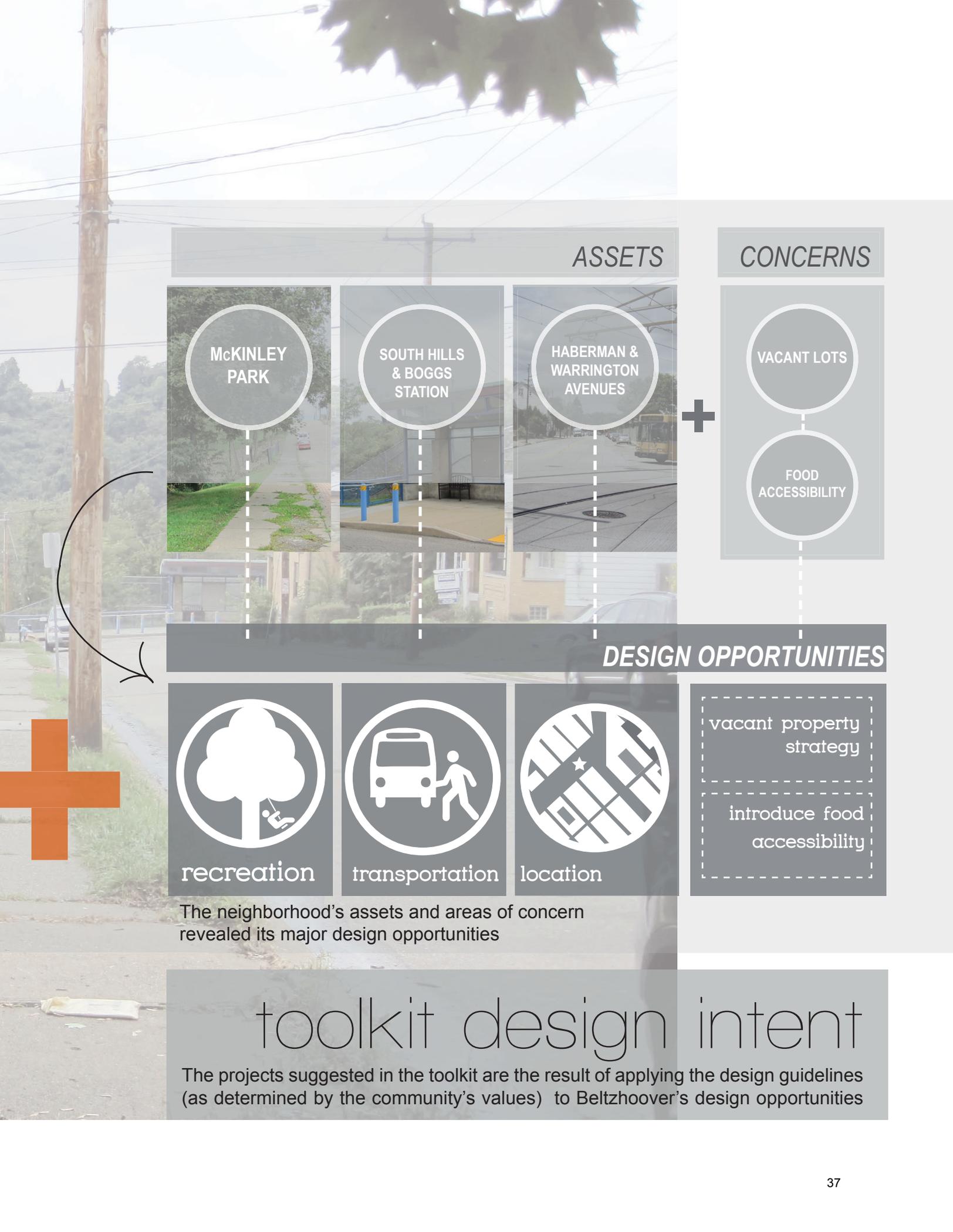
DESIGN GUIDELINES

community-
oriented
programming

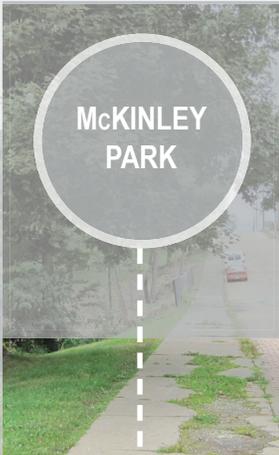
universally
designed for
all ages and
abilities

resident-driven
design

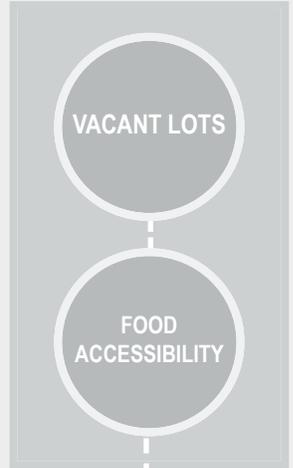
Beltzhoover residents' values shaped design guidelines for the projects in the toolkit



ASSETS



CONCERNS



DESIGN OPPORTUNITIES



The neighborhood's assets and areas of concern revealed its major design opportunities

toolkit design intent

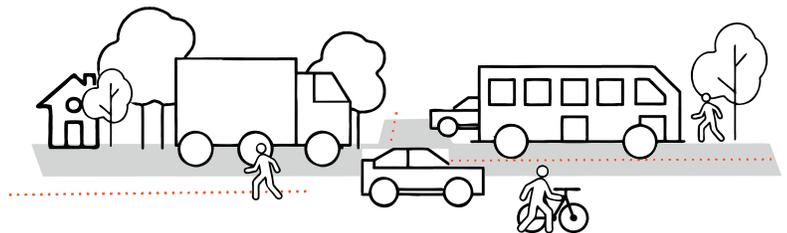
The projects suggested in the toolkit are the result of applying the design guidelines (as determined by the community's values) to Beltzhoover's design opportunities

TOOLKIT GOALS

To make Beltzhoover more connected and cohesive, Beltzhoover needs to be more....

MOBILITY

The goal of this toolkit is to draw on Beltzhoover's existing assets, and introduce new design opportunities, in order to increase mobility, activity, and accessibility within the neighborhood.



mobile

make Beltzhoover physically easier to get around, particularly for pedestrians

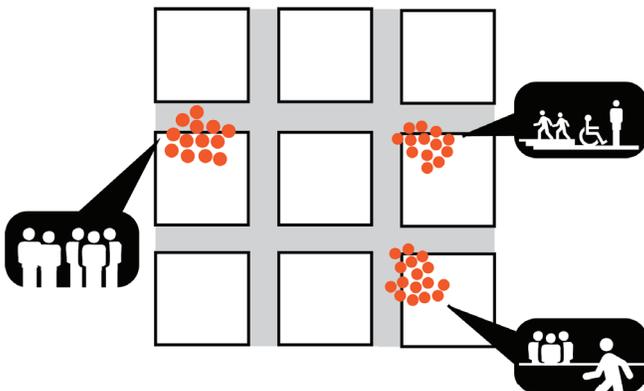
accessible

provide infrastructure, spaces, places, and services that allow residents of all ages and abilities to live a high quality of life in Beltzhoover

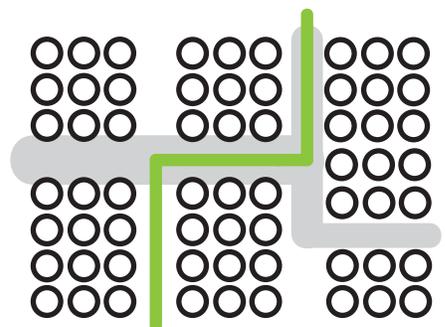
active

create a more visibly engaged neighborhood through populated streets and public spaces; help start economic development

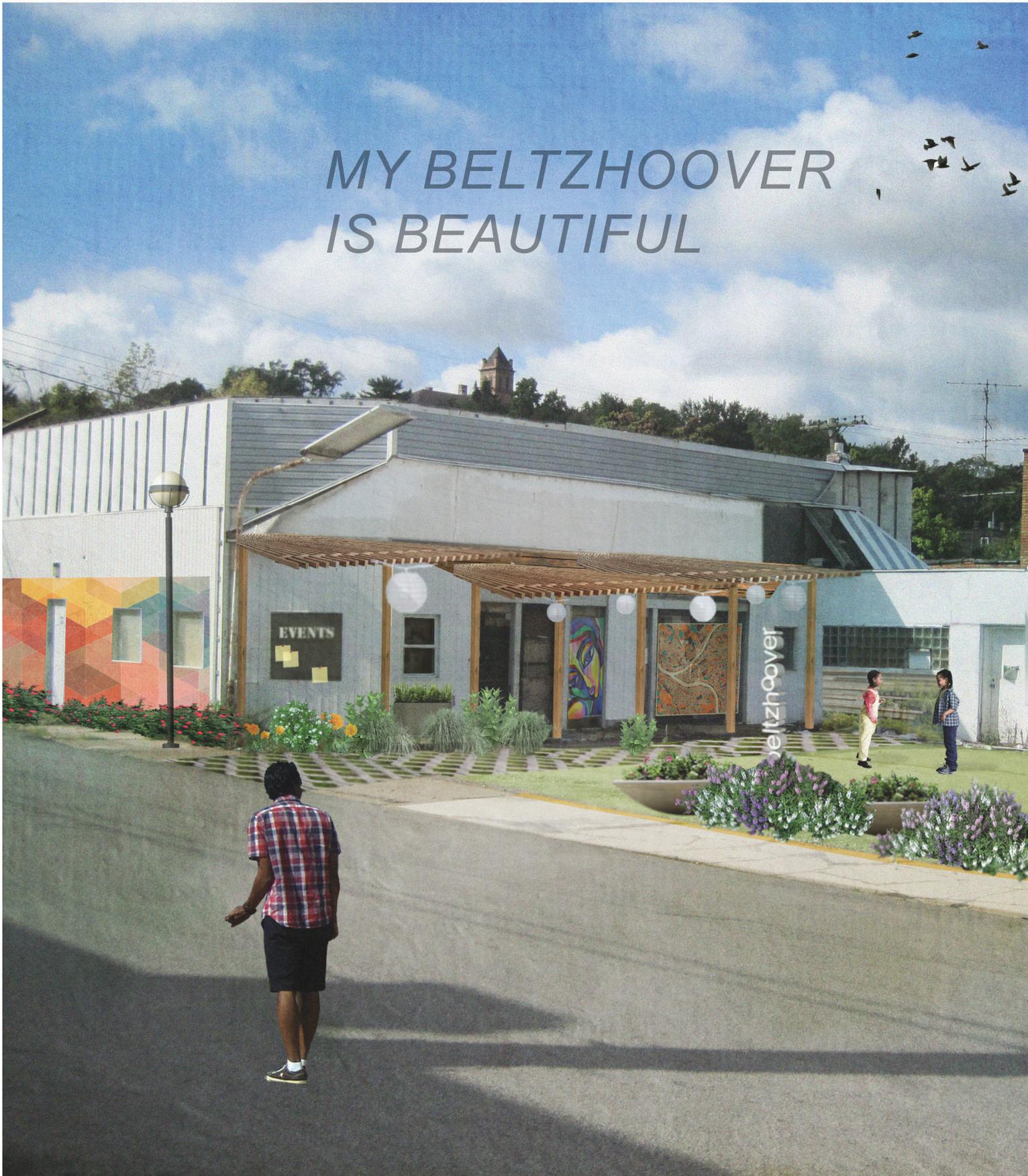
ACTIVITY



ACCESSIBILITY



*MY BELTZHOOVER
IS BEAUTIFUL*



VISIONS OF BELTZHOOVER

Beautification is often the first step to community development. Efforts such as vacant lot clean up and maintenance help energize residents to collaborate on future efforts. Beltzhoover's historic houses and lush scenery in McKinley Park provide a great backdrop for small improvements.





Part 1: Take the First Step

Before any future projects can be implemented, the redevelopment of the neighborhood needs to begin at the simplest levels.

Part 1: Take the First Step outlines preliminary work, such as **the clean up, maintenance, and beautification of open spaces, streets, and infrastructure.**

infrastructure

the basic equipment and structures...that are needed for a country, region, or organization to function properly

"Infrastructure." Merriam-Webster. Merriam-Webster, n.d. Web. 20 Oct. 2014. <<http://www.merriam-webster.com/dictionary/infrastructure>>.

The groundwork explored in Part 1 is an essential foundation for the successful implementation of the projects described in the following design sections of the toolkit.

The combined efforts listed in Part 1 all help to establish Beltzhoover's identity, which will be defined by the design decisions residents help make during the redevelopment process.

Although it's not glamorous, it's imperative that initiatives around clean up efforts are developed and maintained. Beautification creates a sense of civic pride and provides inspiration for future projects.

These preliminary steps are vital because they set the stage for the neighborhood's redesign and redevelopment.



*PART ONE
OUTLINE:*



REPAIR

Rehabilitate essential landscape elements that require immediate improvement and maintenance



RETHINK

Apply new ideas and make small improvements to existing infrastructural elements



REVIVE

Introduce new signage and street furniture to bring energy back to Beltzhoover streetfronts



Repair

Rehabilitate essential landscape elements that require immediate improvement and maintenance

PART ONE OUTLINE:



REPAIR

RETHINK

REVIVE

Make the neighborhood safer, easier to get around, and more attractive:

- Clean up vacant lots
- Repair broken sidewalks
- Replace crumbling infrastructure

VACANT LOT
CLEAN-UP AND
MAINTENANCE:



The neighborhood's many vacant lots are in need of upkeep, and plans need to be made for future maintenance. Lots in the worst condition are overgrown with weeds and are sites for dumping and littering.

Before any future development can begin, the remediation of these lots needs to begin at this level, with Beltzhoover residents working together to **develop and implement a clean up and maintenance plan.**

INFRASTRUCTURE
UPDATE:



Street infrastructure, such as railings, ramps, and staircases, are in need of an update. These elements were intended to make the neighborhood safer and easier to get around, but are currently in poor condition. Infrastructural elements that are bent out of shape, rusted over, or broken need to be replaced.

Develop and implement a catalog of locations within the neighborhood where infrastructural elements are in need of repair and/or replacement.

SIDEWALK
REPAIR:



Sidewalk paths in Beltzhoover are cracked and overgrown with plants. Current sidewalk condition presents potential hazards to residents. Oftentimes, sidewalks are disjointed and poorly defined, with rough paving, or whole sections of paving are missing completely. These disjointed paths make mobility difficult for people of all ages and abilities.

Repair and reconnect sidewalks to create a safe space for pedestrians separate from vehicular traffic.

universal design

Universal design (often inclusive design) refers to broad-spectrum ideas meant to produce buildings, products and environments that are inherently accessible to older people, people without disabilities, and people with disabilities.

“Universal Design.” Wikipedia. Wikimedia Foundation, n.d. Web. 21 Dec. 2014. <http://en.wikipedia.org/wiki/Universal_design>.

PART ONE OUTLINE:

why is universal design important?

REPAIR

In the concept of universal design there is both a vision and a concrete attempt to plan and realise all buildings, environments and products in such a way, that they could - to the greatest extent possible- be used by everybody, by children and old people, people of different sizes and abilities, disabled and nondisabled persons.

RETHINK

Equal status, equal treatment and equal merit are notions central to universal design. Inherent in these notions is the ideal that everybody should have the same possibilities to participate in different areas of life, e.g. education, work and leisure.

Aslaksen, Finn, Steinar Bergh, Olav Bringa, and Edel Heggem. “Universal Design: Planning and Design for All.” Cornell University ILR School. Cornell University, n.d. Web. 21 Dec. 2014. <<http%3A%2F%2Fdigitalcommons.ilr.cornell.edu%2Fcgi%2Fviewcontent.cgi%3Farticle%3D1329%26context%3Dgladnetcollect>>.

REVIVE



Universal Design incorporates accessibility into every stage of the design process, so that solutions are attractive and useful for everyone.

Universal design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

RON MACE

Smart Solutions to make Beltzhoover more accessible to all (but the aging, in particular)

“Brothers in Benches”
Reclaimed wood pallet benches
by 1 (street artist)
Johannesburg, South Africa
2014

Increase the number of seating opportunities, such as benches and ledges, along the sidewalk. Prioritize placement along major pedestrian paths and at areas of intersection and interest, such as bus stops. This gives pedestrians a place to stop and rest. Provide ample shading and coverage from the elements.

Guarantee that refurbished sidewalks have **clear, designated curb cuts**. Not only do curb cuts make paths accessible to those with mobility impairments, but they assist everyone: women with strollers, workers with trolleys, travelers with luggage, etc.

Make the neighborhood easy to navigate. **Provide signage that uses words and images to easily orient people.**
(See wayfinding section for more information.)



Rethink

Apply new ideas and make small improvements to re-imagine existing infrastructure as a defined place

PART ONE OUTLINE:

REPAIR

“Rethink” builds upon a neighborhood’s already existing infrastructure, its streets, to demonstrate to residents that long term change in the redevelopment process can begin with the simplest of gestures.

Ever since the post-war suburban boom, cars have taken priority in the design of American streets. What used to be places where neighbors could meet up, talk, and children could play safely, have now become sterile zones because human use is not a consideration.

RETHINK

If streets were rethought of as having multiple uses and contexts, such as community gathering spaces, a place for a safe stroll, or a kid-friendly space that encouraged play, they would provide the first step in encouraging the development of other, more formal efforts to create new physical places that do the same thing.

REVIVE



Use creative approaches to re-envision street usage:

“Social Gathering.” Re:Streets.
Re: Streets Initiative, 2011-2014.
Web. 18 Nov. 2014. <<http://www.restreets.org/social-gathering>>.

“Social streets have always served the important role of being the “third place” between home and workplace where broader, more creative interaction in a free non-privatized environment is encouraged. A well designed social street is a great outdoor living room that is welcoming of people of all genders, race, ethnicity, age and socio-economic levels.

Creating streets that convey a sense of belonging and inclusion can encourage social cohesion and discourage isolation. Being connected to the community in small and big ways has a positive influence on the mental well being of its users.

Having more people on the street at various times of the day and night also increases safety in the area.

Streets designed for social gathering also have the potential to reflect and exhibit the identity of their residents, businesses, historical occupants and visitors.”



streets as places/build a better block

PART ONE OUTLINE:

what is a “street as place” or “better block”?

the design and construction of public streets into places that improve the quality of human life and the environment rather than simply move vehicles from place to place.

REPAIR

“Streets as Places.” Project for Public Spaces. Project for Public Spaces, n.d. Web. 19 Dec. 2014. <<http://www.pps.org/reference/>

RETHINK



Richmond Virginia Better Block Day 2014

“Capital One offered a series of Microgrants to local businesses who used those funds to install new windows, re-paint buildings, and build 15 picnic benches that were installed in a pop-up garden and cafe on the block.

REVIVE



“how to build a better block:

The Better Block is an open-sourced project...developed to provide help for communities who wish to build their own Better Blocks... to help rapidly revitalize neighborhoods.

Safety

First and foremost, if an area feels unsafe then everything breaks down. Whether it be businesses, schools, or neighborhood revitalization, the key to changing a place is addressing its perceived safety.

Stay Power

How can we encourage people to visit the area and have them linger, and invite their friends?

Shared Access

The next goal we focus on is looking at ways to bring more people into the area by various modes of transportation.

8-80 Amenities

Lastly, we look at amenities that create invitations for children, [and] seniors... on a block. These groups tend to be indicators of a healthy environment that feels welcoming and attracts other people.

adapted from:
<http://betterblock.org/how-to-build-a-better-block/>

The Better Block project galvanized the community around the idea of making a better place immediately and helped communicate principals in walkability, livability, and placemaking in a hands-on approach that has moved the neighborhood beyond the traditional planning process and into implementation.”

<http://teambetterblock.com/richmond/>

In a short amount of time, we rehabilitated four vacant storefronts to house pop-up shops for the weekend, and reprogramed public space to house many more. Some of those vacancies were more work than others to restore and we definitely went above and beyond the call of duty! For example, we painted a historical building the right color scheme, cleared a fire exit where there wasn't one before, built 15 picnic tables, created a number of canvasses for local artists, pulled a ton of weeds and mowed a lot of lawn, and a whole lot more than that. Over the week of June 8, those two blocks of saw quite the transformation.

Max Hepp-Buchanan

Komp, Catherine. “Residents Come Together to Create a Better Block in Richmond’s Church Hill” Community Idea Stations. National Public Radio, Public Broadcasting Service Richmond, 26 June 2014. Web. 16 Dec. 2014. <<http://ideastations.org/radio/news/residents-come-together-create-better-block-richmonds-church-hill>>.



streets as places/build a better block

PART ONE OUTLINE:

REPAIR

Temporary events, such as block parties, play streets, and markets, can activate the neighborhood at all times of the day and all times of year, and provide programming that attracts and engages people of all ages and backgrounds.



RETHINK

BLOCK PARTIES



REVIVE

PLAY STREETS

MARKET STREETS



“The more successfully a city mingles everyday diversity of uses and users in its everyday streets, the more successfully, casually (and economically) its people thereby enliven and support well-located parks that can thus give back grace and delight to their neighborhoods instead of vacuity.”

JANE JACOBS



Richmond Virginia Better Block Day 2014



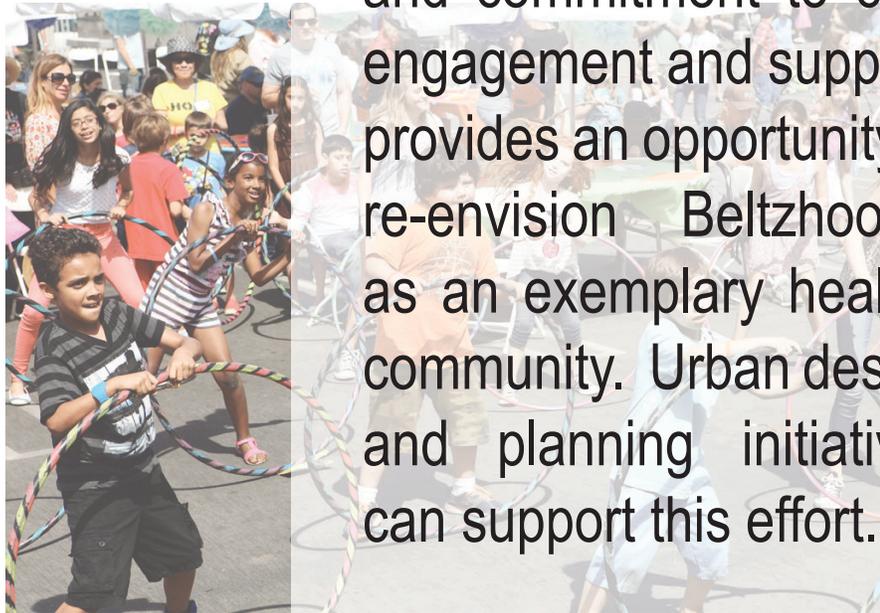
***BELTZHOVER:
HEALTHY COMMUNITY***





VISIONS OF BELTZHOOVER

The community's need for food access, coupled with its recreational assets and commitment to civic engagement and support, provides an opportunity to re-envision Beltzhoover as an exemplary healthy community. Urban design and planning initiatives can support this effort.



active design

“Active Design is an approach to the development of buildings, streets, and neighborhoods that uses architecture and urban planning to make daily physical activity and healthy foods more accessible and inviting.

“What Is Active Design?” What Is Active Design? Center for Active Design, n.d. Web. 24 Oct. 2014. <<http://centerforactivedesign.org/WhatIsActiveDesign/>>.

PART ONE OUTLINE:

REPAIR



RETHINK

“In the language of playground design, “ground markings” are shapes, pictures, or games drawn onto the surfaces of play areas. These include readymade hopscotch squares, giant maps, and big circles to leap between.

A number of studies have found that these simple ground markings can increase the amount of energy kids expend on playgrounds and in play spaces, as well as the number of calories they burn.”

REVIVE

Marshall, Aarian. “The Cheap, Colorful Way Cities Are Trying to Fight Childhood Obesity.” CityLab. The Atlantic, 31 July 2014. Web. 24 Oct. 2014. <<http://www.citylab.com/cityfixer/2014/07/the-cheap-colorful-way-cities-are-trying-to-fight-childhood-obesity/375390/>>.

Street play brings people outside – not only children but also adults –connecting all to their neighborhood in a fun and engaging way. A well-designed street with elements for play can be a place for children and adults to safely socialize with friends and members of their community, to learn new skills, and to explore the environment in which they live, making sure that children are completely, visibly incorporated with their community.

“Play and Recreation.”
Re:Streets. Re:Streets Initiative, 2010-2014. Web. 21 Dec. 2014. <<http://www.restreets.org/play-and-recreation>>.

CASE STUDY



Zona de Juego (Play Zone)

University of Houston College
of Architecture Community
Design Resource Center
2013

De Zavala Park,
Houston, Texas

“the Zona de Juego serves as an additional play space for the elementary school students and local residents throughout the day. The supergraphic creates spaces for active games like hopscotch and four square, but are also interspersed with large alphabets, measurement tables, and a bilingual historical timeline that encourages children to learn.”



“Zona De Juego (Play Zone).” Case Studies. Center for Active Design, n.d. Web. 19 Dec. 2014. <<http://centerforactivedesign.org/zonadejuego>>.

play streets

A play street closes a neighborhood street to traffic so that kids (and adults) can have more space for play and physical activity... Community play streets help neighbors create more space for play during the summer or after school.

“SDOT: Pilot Play Streets Program.” SDOT: Pilot Play Streets Program. City of Seattle, n.d. Web. 21 Dec. 2014. <<http://www.seattle.gov/transportation/playstreets.htm>>.

PART ONE OUTLINE:

REPAIR



RETHINK

BLOCK PARTIES

PLAY STREETS

MARKET STREETS

REVIVE



physical characteristics of play-friendly streets

(Adapted from Churchman 2003):

Easily accessible, both visually and physically.

Close to other activities, particularly those of adults.

Sufficient open space so that children are able to undertake all sorts of activities to accommodate the interests and abilities of different ages and different children.

Appropriate play equipment for varying ages, activities and levels of challenge.

Topography and ground covering, including flat and hard surface areas and natural areas.

Elements that are responsive to children's actions, that can be moved and played with in many ways.

Churchman, A., (2003). Is there a place for children in the city? *Journal of Urban Design*, 8, (2), 99-111, June.

Safety, including traffic safety, safe equipment and ground surfaces, safety from adults, and visibility from the street and nearby residences.

Comfortable climate for as much of the year as possible.

Consideration for adults, both those who may be supervising the younger children and need a comfortable place to sit, and those living close to the play areas, who do not want children peering in their windows or interfering with their access to their dwellings.



Revive

Introduce new street furniture and signage to bring energy back to Beltzhoover street fronts

PART ONE OUTLINE:

REPAIR

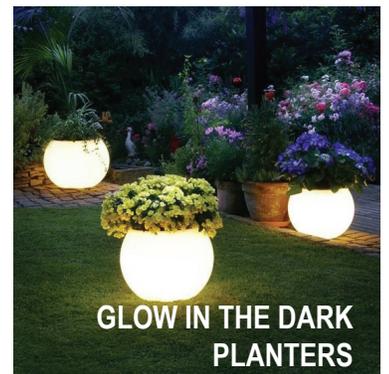
Lighting-

Illumination creates a sense of safety at night by providing visibility to pedestrians and motorists. The pattern and repetition of streetlights defines the edge of a sidewalk, while overhead lights create the “ceiling” of an outdoor “urban room.”

RETHINK



REVIVE



Seating-

Seating allows residents to use public spaces for a longer period of time than just as a place for “passing through.” Seating is important to all residents, particularly older adults and those with physical disabilities.



Landscaping:

Planters, street trees-
Greenery does more than just beautify our streets. Trees and plants provide shade, contribute to higher air quality, and have many other benefits.



Neighborhood Street Furniture

PART ONE OUTLINE:

REPAIR



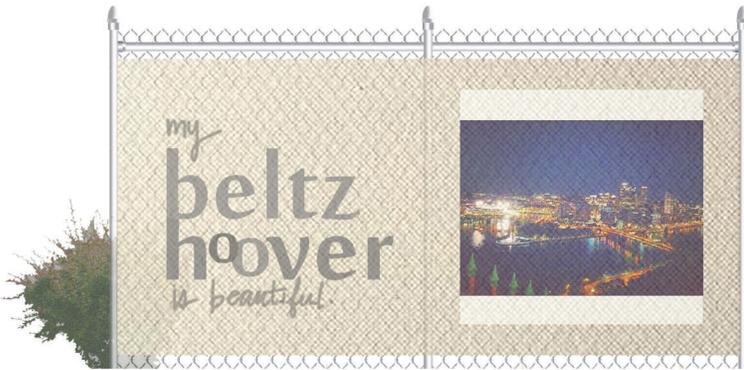
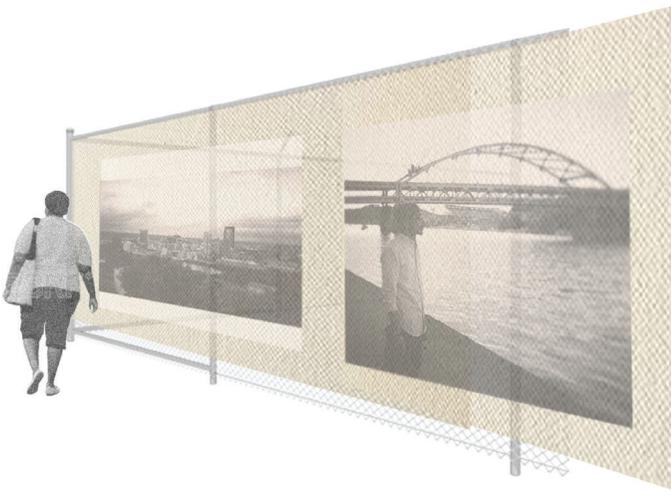
RETHINK



REVIVE

Mobility infrastructure: Bike racks-

Including bicycle racks in the neighborhood streetscape increases transportation options and opportunities for all residents, particularly pedestrians and cyclists.



Trash and recycling receptacles-

Attractive trash receptacles encourage the proper disposal of waste. Well-designed receptacles discourage littering and clearly distinguish between trash and recycling waste streams.



Fences-

As redevelopment begins in Beltzhoover, fences may be necessary for construction. These temporary barriers don't have to be unsightly, and can provide an opportunity for public art, neighborhood expression, and civic identity.

Neighborhood Signage

More than just a decorative element, the use of signs, banners, placards, and street stencils helps people determine where they are in a neighborhood and where they want to go, in respect to landmarks and attractions.

PART ONE OUTLINE:

A proper **wayfinding system** makes getting around a simple task. Wayfinding systems create landmarks, designate entrances, and give visibility to paths and places.

REPAIR

wayfinding

“Wayfinding is the organization and communication of our dynamic relationship to space and the environment. Successful design to promote wayfinding allows people to: (1) determine their location within a setting, (2) determine their destination, and (3) develop a plan that will take them from their location to their destination.”

“Wayfinding.” Universal Design New York. Center for Inclusive Design and Environmental Access, n.d. Web. 22 Oct. 2014. <<http://idea.ap.buffalo.edu/udny/Section4-1c.htm>>.

RETHINK

REVIVE



NEW YORK CITY WAYFINDER SYSTEM

Pentagram, City ID, T-Kartor, RBA Group, Billings Jackson Design



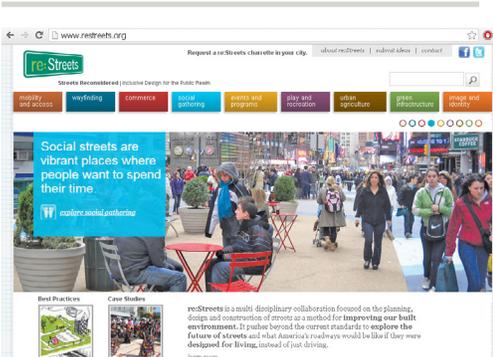
PITTSBURGH WAYFINDER SYSTEM

Informing Design and WTW Architects 1994-1997



Although the city of Pittsburgh currently has a large scale wayfinding system in place, intervention is still needed at the neighborhood level. While other neighborhoods have signs reflective of neighborhood character that distinguish their regional identity, Beltzhoover can be a model for other Pittsburgh neighborhoods by providing additional tools towards wayfinding.





streets as places

RE:STREETS

Streets Reconsidered/Inclusive Design for the Public Realm

re:Streets provides information on successful redesign strategies so that streetscapes encourage citizen usage and participation.

Databases on a variety of subjects and elements that contribute to public street design make this website a great resource.

This website highlights both best practices and case studies to give thorough examples of successful projects.

<http://www.restreets.org>

play streets

SDOT: PILOT PLAY STREETS PROGRAM Seattle Department of Transportation

The City of Seattle's Department of Transportation website provides necessary information for the planning and implementation of play streets. This includes resources, answers to frequently asked questions, and links to other play street programs across the country.

<http://www.seattle.gov/transportation/playstreets.htm>

active design/ healthy places

TEN PRINCIPLES FOR BUILDING HEALTHY PLACES Urban Land Institute

Findings based on research conducted by the Urban Land Institute, correlating urban needs with public health needs and providing solutions to creating vibrant, healthy communities.

<http://www.uli.org/wp-content/uploads/ULI-Documents/10-Principles-for-Building-Healthy-Places.pdf>

Ten Principles for Building Healthy Places



PART ONE RESOURCES

TAKE THE FIRST STEP

PHOTO CREDITS:

Repair: Universal Design-

http://www.universaldesign.com/images/UD__path.png

<http://inhabitat.com/street-artist-r1-recycles-reclaimed-wood-pallets-into-mobile-pop-up-benches-in-johannesburg/>

<http://aginginplace.com/wp-content/uploads/2009/10/113.jpg>

Rethink:

<http://www.seattle.gov/transportation/images/playstreets1.jpg>

<http://media.al.com/spotnews/photo/11120962-large.jpg>

<http://kicksaddict.com/wp-content/uploads/2012/07/breakdancers-perform-at-converse-block-party.jpg>

Streets as Places-

<http://teambetterblock.com/richmond/files/2014/02/CommunityWalk1.jpg>

<http://teambetterblock.com/richmond/files/2014/02/CommunityWalk2.jpg>

Catherine Komp, <http://ideastations.org/radio/news/residents-come-together-create-betterblock-richmonds-church-hill>

Grant Fanning , http://www.richmond.com/multi-media/photos/collection_132be988-f498-11e3-a6cc-001a4bc6878.html

Healthy Beltzhoover-

http://www.theroot.com/content/dam/theroot/culture/2012/09/black_girls_run_083012_400jrw.jpg

<http://crow.wengine.netdna-cdn.com/wp-content/uploads/2013/12/Lincoln-Park-Tai-Chi-400x188.jpg>

http://worldonline.media.clients.ellingtoncms.com/img/photos/2012/07/18/Zumba_park_t440.jpg?9e2a24ba44807f8f9b96aad7c4082bf6ded075dc

<http://itmustbemidnight.com/wp-content/uploads/2010/06/Day-61-Bryant-Park-Yoga-2-585x438.jpg>

<http://www.theepochtimes.com/n2/images/stories/large/2011/04/06/Senior-Exercise-3-Getty-99980133-resize.jpg>

<http://www.birmingham.ac.uk/Images/College-LES-only/Psych/dev-soc-applied/cyclists-park-exercise-Cropped-509x140.jpg>

<https://www.awbw.org/awbw/u/events/0AiA14Hula.jpg>

http://www.nycgovparks.org/photo_gallery/featured_size/17667.jpg

http://static.ebony.com/farmers_market520_gallery-image_33832.jpg

Active Design-

<http://centerforactivedesign.org/zonadejuego>

Catherine Komp, <http://ideastations.org/radio/news/residents-come-together-create-betterblock-richmonds-church-hill>

Play Streets-

http://transalt.org/files/newsroom/magazine/2012/Spring/images/play_st.jpg

<http://graphics8.nytimes.com/images/2009/08/02/nyregion/02play.span.jpg>

<http://graphics8.nytimes.com/images/2011/08/14/sunday-review/GRAYMATTER/GRAYMATTER-articleLarge.jpg>

http://www.seattle.gov/transportation/images/playst_4.jpg

Revive:

Neighborhood Signage- Wayfinding

<http://new.pentagram.com/2013/06/new-work-nyc-wayfinding/>

http://www.informingdesign.com/pittsburgh_untangled.html

Neighborhood Street Furniture- Lighting

<http://assets.dornob.com/wp-content/uploads/2013/11/path-surface-glow-in-the-dark.jpg>

http://p-fst2.pixstatic.com/51b9a4eafb04d62dc90019f6_w.400_s.fit.jpg

<http://s1.favim.com/orig/4/city-lights-night-street-trees-Favim.com-158126.jpg>

<http://decorativesoul.com/wp-content/uploads/2013/05/1b9ca3f1007cbceae770ff16b642987.jpg>

Neighborhood Street Furniture- Trash Receptacles

http://love.lambeth.gov.uk/wp-content/uploads/2014/06/720x368_New_Street_Bins.jpg

<http://static.squarespace.com/static/517a7e35e4b0743cbe9ec9e9/51dbc33ce4b040f5d4de4f7d/52307bdae4b0b503a9c0ed66/1378909199415/s16+dual+recycling+bin+2.jpg>

http://img.archiexpo.com/images_ae/photo-m2/met-al-trash-can-wood-public-areas-89048-2875077.jpg



Part 2: Connect Community through Open Space Network

PART TWO OUTLINE:

VACANT LOTS



PROGRAM FOR PRIMARY NEEDS

Provide site furniture and design lots to accommodate the neighborhood's primary needs. These primary needs are reflective of Beltzhoover assets, such as recreation, and values, such as community life.

PROVIDE SUPPLEMENTARY PROGRAMMING

Once the primary needs have been met, include additional elements that make the space more comfortable, sustainable, and engaging, such as landscaping and art.

The three goals of this document are to make Beltzhoover more **active, accessible, and mobile.**

Part Two of the toolkit addresses the neighborhood's high levels of vacancy by providing feasible solutions that will make Beltzhoover more cohesive.



While vacant lots are a common sight in many Pittsburgh neighborhoods, each particular lot has unique conditions that must be addressed. These needs are specific to the context of the particular neighborhood in which they're located.

Part Two of the Greater Beltzhoover Toolkit reframes the neighborhood's many vacant lots as areas of opportunity. Vacant lots and open spaces can hold community activities that are perfectly sized to neighborhood scale, such as urban parks. Not only will this make Beltzhoover more active, it will help to reinforce and strengthen neighborhood connections by patching the gaps in the urban fabric.

The nature of vacant lot remediation often leads residents to think that these efforts are meant to be temporary quick fixes. However, this type of small scale investment has the potential to have a big community impact, both in the present tense, and later in helping to determine what kind of future development the neighborhood is most receptive to.

GOALS OF
VACANT LOT
DEVELOPMENT

How can activating vacant lots benefit the community?

Beyond beautification, activating vacant lots can help make small, beneficial changes to the urban fabric (see page 108 for definition) of a low-density community. The goals of the vacant lot redesign strategies are as follows:



REINFORCE ACTIVE CORRIDORS

Increase the neighborhood's activity by buffering an already busy street

CONNECT ASSETS TO EACH OTHER

Make the neighborhood more accessible by providing clear sightlines and paths from one area of interest to another



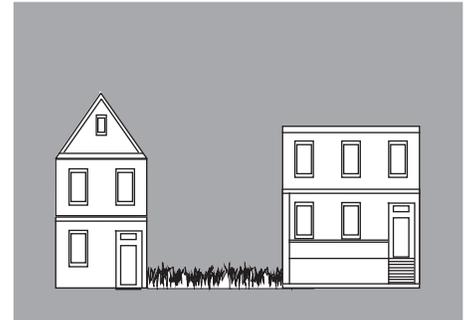
Careful consideration must be taken in the re-design of a vacant lot, which is why “Types of Vacant Lots” (on the following pages) was provided. Community members should work together to determine the best solution for a particular vacant lot.

ACTIVATE NEW AREAS OF OPPORTUNITY

Create new areas of interest
and community gathering for
neighborhood residents

This vacant lot inventory is an assessment of prevalent vacant lot conditions found in Beltzhoover. Recommendations for their redesign are based on what would best accommodate the space both physically and in accordance with the desires of Beltzhoover residents.

TYPES OF BELTZHOOVER VACANT LOTS



LOT TYPE

COMMERCIAL INFILL

RESIDENTIAL INFILL

DESCRIPTION

Vacant lots located between existing and former commercial developments and/or on corridors with commercial activity

Vacant lots located between two houses and/or in residential areas

CONDITION

Vacant commercial lots disrupt the continuous walking experience required for that “downtown” feel in retail areas.

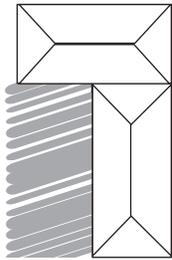
Residential infill lots are often located at the sites of demolished houses and vacant yards. At times there are remnants of old foundation walls and stairs. These spaces tend to be private and semi-private areas, either overgrown or tended for by owners and neighbors.

IDEAL USE

These high-visibility public spaces are ideal for helping move people through commercial districts or providing space for people to rest and relax in these areas. Existing neighborhood businesses can help spark new activity, and potentially new business, at these sites.

These private and semi-private spaces are ideal for use as **passageways** to link assets in neighborhoods with more foot traffic. More private residential lots can be redesigned as a **shared greenspace** between sets of neighbors.

These lots are an ideal location for public street frontages, passageways, and pocket parks.

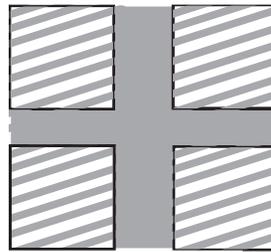


ASSET ANCHOR

Vacant lots directly connected to physical assets (institutional sites and buildings such as parks, schools, churches, and community centers)

Asset anchors are underutilized spaces that could serve already active sites by providing them with even more activity. Asset anchors in particularly poor condition may negatively impact their neighboring assets.

Asset anchors rely directly on the markets of their neighboring buildings, but can also attract new, different demographics. Asset anchors are **well-suited to more formalized projects** that can directly utilize the resources provided by their assets, such as recreational space, community kitchens, computer labs, etc. This includes **projects that need a brick and mortar foundation** so that they can remain active all year, including colder months.



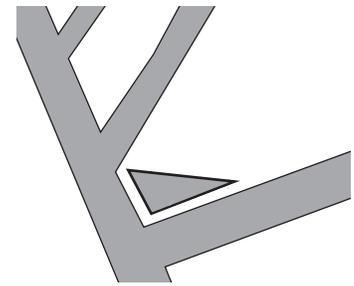
CORNER INACTIVITY

Vacant corner lots that converge at a street intersection

Corner lots are prime real estate, located where two streets intersect. They define endings and beginnings of streets and neighborhoods, and break streets into comfortable blocks to walk across. Conversely, vacant corner lots create large swaths of inactive, undeveloped space.

These high-visibility areas where two streets meet are **ideal for public activities**. Corner lots are bridges that connect streets into larger networks. Therefore, anything placed on this site needs to be **dynamic and flexible** for diverse uses.

The open space provided by a corner lot makes it an ideal location for **programming that requires new construction and physical structures**.

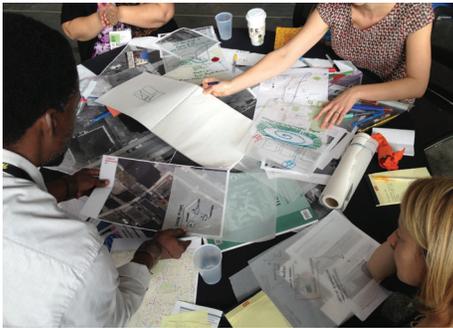


NODE

A vacant lot located on a node (a physical space that denotes entry and intersection, such as where two pivotal streets meet)

Vacant nodes fail to serve their purpose to define edges and entry points of neighborhoods, districts, or corridors. Programmed nodes are essential to a connected and cohesive neighborhood.

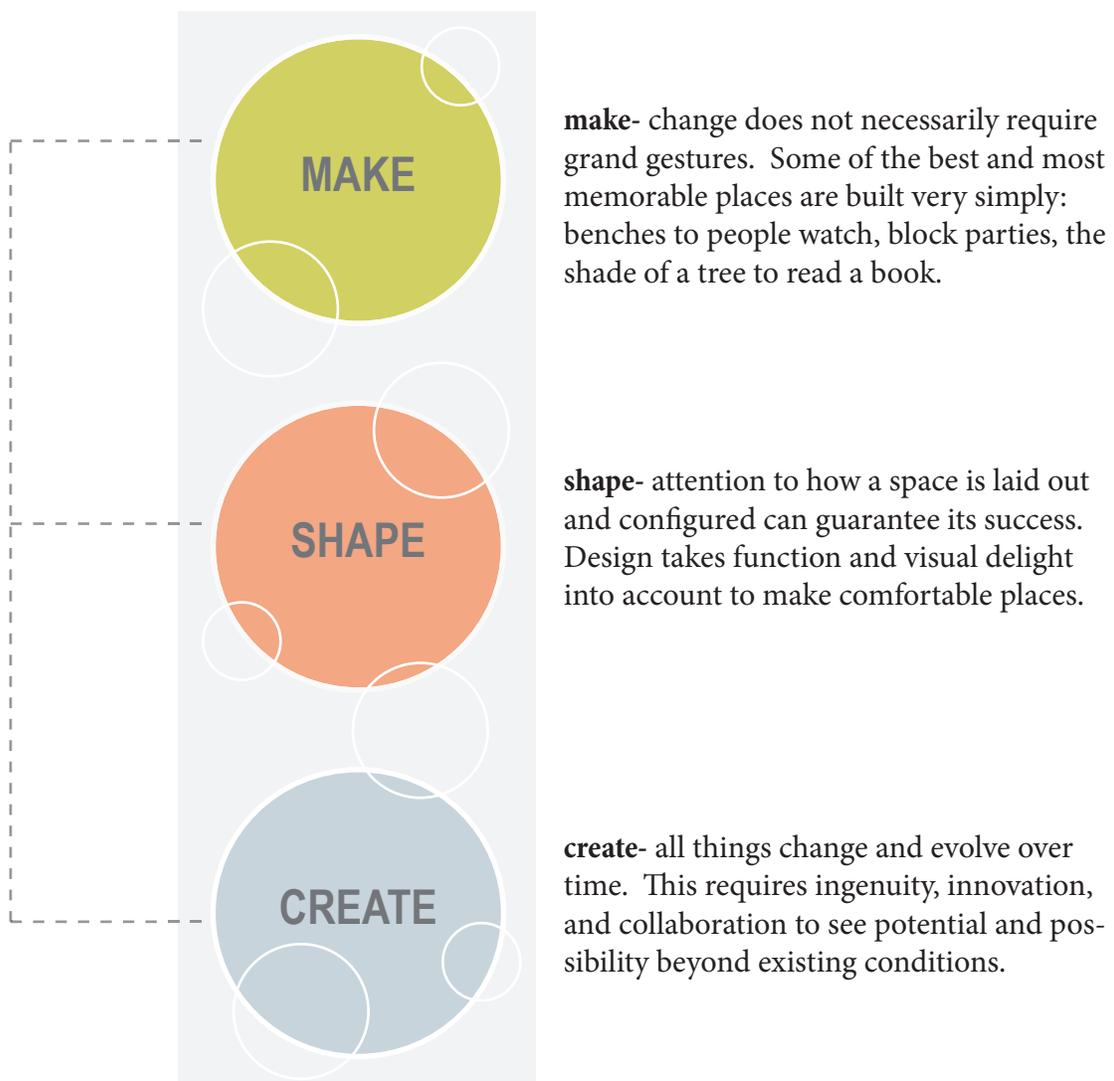
Depending on the size of the site, whether it is more private or more public, and the level of mobility around the site, nodes can be **small scale landscaped parks** that give visual interest and definition to streets, or **busy hubs** designed around primary community needs.



https://www.makearchitecturehappen.com/wp-content/uploads/2013/02/02_hands-on-design.jpg?w=213&h=160
http://content.govdelivery.com/attachments/fancy_images/MD-BALT/2014/05/296043/312887/ggi-lot-w-mural_crop.jpg
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<https://s-media-cache-ak0.pinimg.com/736x/cd/9e/8c/cd9e8c50c1d76bde76c134e960c10063.jpg>
http://designobserver.com/media/images/Barbara_Alves_5.jpg
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<http://redtricom.files.wordpress.com/2014/10/574-3.jpg?w=640>

How do you
transform vacancy
into a place?

make/shape/create



SOLUTIONS FOR
VACANT LOTS

In what ways can you
make/shape/create
a place from a vacant lot?

Open space
takes a variety of
different shapes
and surroundings,
for which there
are a variety of
different solutions.

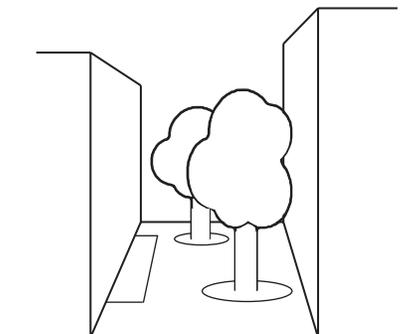
How an open space should
be configured is dependent
on many factors, including,
but not limited to, its size,
surrounding buildings, ele-
ments, and infrastructure,
its scale and proportions,
and the time of day in which
it is most active.

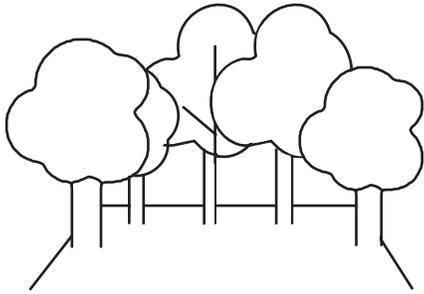
FRONTAGE

In order to increase activity in a neighborhood, it's important to draw from already active surroundings, particularly in the context of an already busy street with a few inactive patches. The entirety of an open space does not need to be programmed or designed for the lot to help increase street activity. A solution designed to focus on the street-front gives a continuous, uninterrupted, active face to city streets.

PASSAGEWAY

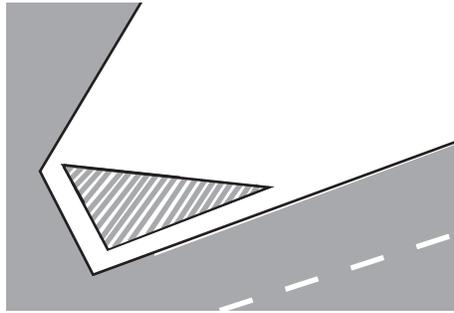
Vacant lots located between buildings and/or sites can be reimagined as a passageway. This creates an opportunity to reconnect spaces and redefine paths that may have become altered as the urban fabric of the neighborhood changed over time. Passageways create points of entry and facilitate pedestrian movement, and can serve as temporary resting places.





PARKS AND PLAZAS

Community gathering spaces are an absolutely necessary part of civic life. Parks and plazas should be designed with the neighborhood's basic scale in mind in order to seem comfortable and inviting. Large lots can be divided into smaller parks and plazas within one larger space. Other basic guidelines on park and plaza design are provided in this section.

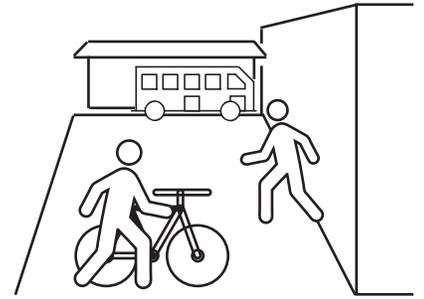


NODE

Programmed nodes act as entrances that welcome residents to the community. As points of entry, nodes often “bookend” blocks, creating visual definition through signage, landscaping, and seating.

“Nodes are points within the city, strategically located, into which the individual enters (and which is often the main focal point to which she or he is traveling to or from). There are often junctions – a crossing or converging of paths. They often have a physical element such as a popular hangout for the individual or a plaza area. In many cases, the nodes are the centers of the district that they are in.”

“Understanding Neighborhoods Through Mental Mapping: An Application of Kevin Lynch’s Theory Using Universal Design for Learning Principles.” San Jose State University, 12 July 2013. Web. 25 Aug. 2014.



HUB

Hubs are programming supported by the neighborhood’s formal programming, that which requires infrastructure or relies on already existing infrastructure, such as food distribution and transportation. See Part 3, “Anchor Existing Assets and Integrate New Opportunities,” to see these ideas presented in detail.

**SOLUTIONS FOR
VACANT LOTS**

public place checklist

The elements provided in this chart serve as essentials to creating outdoor public spaces. While most people love the opportunity to commune with nature, comfort is key. Providing ample shading, comfortable seating, and appropriate paving is absolutely necessary.

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING

SHADING



SEATING



GROUNDCOVER



SECURITY/SAFETY



LIGHTING



STORAGE



trees



wooden lattice



sun shades*

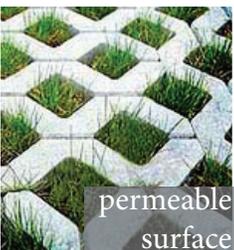


benches



planters as seating

*Sun shades need not be an expensive investment. The sun shade pictured is from an online DIY tutorial, which can be found here: <http://www.instructables.com/id/Free-Standing-Portable-Hammock-Stand/>



permeable surface



grass



program for primary community needs

PART TWO OUTLINE:

VACANT LOTS

In response to the fact that McKinley Park is the community's largest and best-supported asset, the **programming recommendations integrate recreation, community participation, and ecology**. This section expands upon the "Rethink" section in Part 1: Take the First Step, which outlined efforts to see streets as places, as based on Beltzhoover's recreation-based assets.

Once vacant lots are cleaned up and a firm maintenance plan is in place, they can be **designed to provide space for community residents of all ages to play and live physically and socially active lives**.



PRIMARY NEEDS

"Program for primary community needs" gives **suggestions for the best use of the aforementioned vacant lot types** found in the neighborhood of Beltzhoover.

SUPPLEMENTARY PROGRAMMING

Programming- what does it mean?

Using the example of a computer, if the structure/physical space of a place is the hardware, then programming, or the activities that happen in that space, is the software.

When designers are told to “program” a space, this means to design with the use of the space in mind, and to accommodate for furniture, landscaping, and other elements necessary for how the space is to be used.

For example, a children’s play garden would have different programming than an adult beer garden.

RECREATION

ECOLOGY

COMMUNITY
PARTICIPATION





program for primary community needs

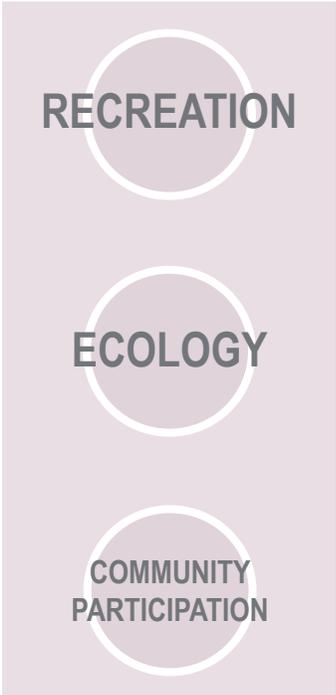
PART TWO OUTLINE:

VACANT LOTS



PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING



Once vacant lots are cleaned up and a firm maintenance plan is in place, they can be designed to provide space for community residents of all ages to play and live physically and socially active lives.

make/shape/create
safe, educational places for children to
play and commune with nature



NATURAL OUTDOOR CLASSROOM

Fern Hollow Nature Center
Sewickley, Pennsylvania

The Natural Outdoor Classroom is the first certified “Nature Play” area in Pennsylvania

as certified by the Arbor Day Foundation and Dimension Research Foundation. Kids and their caretakers can dig in the fossil pit, build a lean-to, test themselves in the challenge area, or enjoy the community garden.

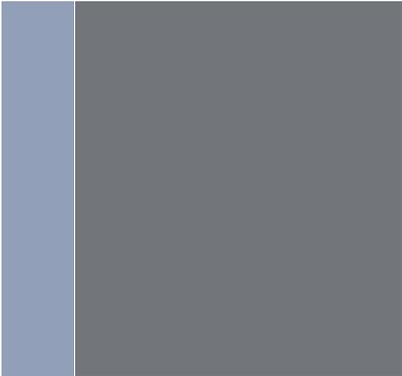
Adapted from <http://fhnc.org/>



KIDSPLAY AT MARKET SQUARE

Market Square
Downtown Pittsburgh

Kidsplay from the Downtown Pittsburgh Partnership programs downtown Pittsburgh’s major public plaza for “fun and educational programs and activities complete with crafts and special guests,” geared towards kids and their caretakers.



PART TWO OUTLINE:

VACANT LOTS



SUPPLEMENTARY PROGRAMMING



THIS PAGE:
**Pop-Up Skate Park and
Playspace**
Camden, New Jersey

FOLLOWING PAGE:
Adventure Playspace
Philadelphia, Pennsylvania





make/shape/create
safe places for children to
play and be physically
active and engaged

CASE STUDY

Public Workshop Assorted Projects

Based in Philadelphia, Public Workshop encourages young people to actively engage with the redevelopment and making of their communities through participation. Youth-designed and built projects such as parks, playgrounds, and community gathering spaces offer second lives for underutilized vacant spaces in neighborhoods. This process offers a unique educational experience in which young people learn by doing. Public Workshop presents young people with an equitable opportunity in which they are a vital part of the planning process, and their decisions are integral to the final outcomes of their neighborhoods. Public Workshop's methodology has been replicated in various cities throughout the United States.

<http://publicworkshop.us/>

program for primary community needs

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING

RECREATION

ECOLOGY

COMMUNITY
PARTICIPATION



Spruce Street Harbor Park
Philadelphia, Pennsylvania

make/shape/create

central gathering spaces where neighbors can meet to share ideas, a meal, or just hang out

CASE STUDY



Pennsylvania Horticultural Society Pop Up Garden

PHS and David Fierabend of Groundswell Design Group
May- October 2013
Philadelphia, Pennsylvania

...In 2012, PHS popped up across from Rittenhouse Square, on a vacant spot where a movie theater burned down decades ago. The focus was a 56-foot-long table surrounded by a rainbow of chairs, where commuters and community members could bring their lunch and roam through an urban meadow of grasses, flowers, and sculpture.



... This season, what each pop-up garden around the city had in common was beer (and other adult beverages). But they also shared a mission: Taking underused - or utterly neglected - urban spaces and remaking them into beautiful, exciting destinations. The gardens brought renewed energy and life to the riverfront, the Parkway, and the neighborhoods. And they helped generate a substantial economic boost to surrounding restaurants, bars, and shops, according to local business associations. More than half the businesses reported an increase in sales from the previous year, with some reporting revenue up 30 percent.

...The appeal of pop-up gardens crosses demographic lines; they are enjoyed equally by newly arrived millennials, young families, boomers, empty nesters, and longtime residents.

community-
participation
projects

These informal markers create places of gathering between community members, providing a place to exchange information and communicate with one another.

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING



Community News and Bulletin Board Public Workshop 2014 Philadelphia

For West Philly's People's Emergency Center (PEC), a special partnership with their teenage Community Connectors and the Public Workshop meant an opportunity to serve two major aspects of their mission: keeping locals informed, and activating problematic spaces in a positive way.

The Community Connectors' bulletin board, constructed with the help of Public Workshop, is an all-weather bright orange box with PEC-provided plastic sleeves for anyone who wants to post information there.

Mabaso, Alaina. "In West Philly, Reclaiming Vacant Lots Begins with a Bulletin Board." Philadelphia. Flying Kite, 5 Jan. 2015. Web. 14 Jan. 2015. <<http://www.flyingkite.com/devnews/bulletinboard010615.aspx>>.

ARTfarm

Architecture for Humanity
New York Studio
2010
The Bronx, New York City

<http://blog.archpaper.com/2010/10/flowers-and-recycled-planters-transform-a-step-street-in-the-bronx/>

“Drawing inspiration from a nearby farmers’ market, ARTfarm recycles wooden cabinet doors and crates into 59 planters for a variety of plants and transforms a concrete and stone stairway into a lush tiered garden.

ARTfarm was built by local school children, community residents, and Architecture for Humanity volunteers and will be in place for eleven months. The installation is located on Step Street at 165th Street and Carroll Place in the Bronx.”



The Uni Project Portable Reading Room

Boston Street Lab
2011
New York City



<http://www.theuniproject.org/>

“The Uni Project is a nonprofit committed to increasing access to books and learning opportunities through pop-up, open-air reading rooms. Based in New York City, we operate reading rooms that bring architect-designed structures, high quality books, and dedicated staff, to the city’s plazas, parks, and public spaces.

We partner with community-based organizations, and we prioritize underserved NYC neighborhoods...

We also send reading room kits around the world so that others can copy our model.”





provide
supplementary
programming

PART TWO OUTLINE:

VACANT LOTS

It is important to note that, although they are labeled as “supplementary” additions, **the elements listed in this section are in no way afterthoughts.**

These supplementary elements provide anchors to the parks and plazas, hubs, nodes, and corridors listed in the previous section. These elements are essential to make/shape/create a well-defined place.

PRIMARY NEEDS



**SUPPLEMENTARY
PROGRAMMING**

Innovative spaces combine **these elements** to create memorable places.

By combining these elements and mixing site uses, places can **attract and accommodate diverse groups of people**, fostering social connections, which help make the neighborhood more harmonious and stronger.

Different groups are active at different times of day and may use the space for different purposes, which ensures a steady stream of visitors throughout the day.

This engagement makes the space safe and secure by virtue of **keeping it active**, a concept urban planning scholar Jane Jacobs referred to as “eyes on the street.”

PUBLIC ART



**LANDSCAPING/
GREEN
INFRASTRUCTURE**



**COMMUNITY -
BASED ANCHORS**



public art

“What distinguishes public art is the unique association of how it is made, where it is, and what it means. Public art can express community values, enhance our environment, transform a landscape, heighten our awareness, or question our assumptions. Placed in public sites, **this art is there for everyone, a form of collective community expression.**”

Bach, Penny B. “What Is Public Art? | Association for Public Art.” Association for Public Art. N.p., n.d. Web. 19 Dec. 2014. <<http://associationforpublicart.org/public-art-gateway/what-is-public-art/>>.

PART TWO OUTLINE:

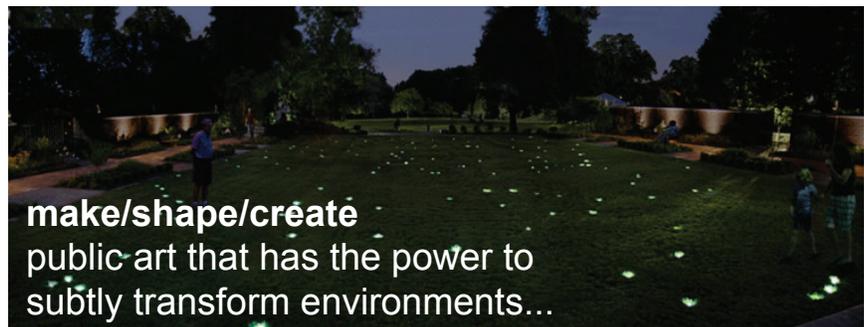
VACANT LOTS



“LIBERTY AVENUE MUSICIANS”
Pittsburgh
2003
James Simon

PRIMARY NEEDS

SUPPLEMENTARY PROGRAMMING



make/shape/create
public-art that has the power to
subtly transform environments...



**“7:11AM 11.20.1979
79°55'W 40°27'N”**
The Walled Garden
at Mellon Park
Pittsburgh
2009
Janet Zweig



“PRE-HISPANIC PATTERNS”

New York
2013
Melissa Nieto

...public art that makes existing infrastructure beautiful and unique



“SHADY LIBERTY”

Pittsburgh
2013
Sheila Klein



“MARIPOSAS AMARILLAS (THE YELLOW BUTTERFLIES)”

New York
2014
Lina Montoya



...public art that tells a historical narrative

**“CIVIC VIRTUE/
CIVIL RIGHTS”**

New York
1988
Thomas Lawson

“Before I Die...”
Candy Chang
Summer 2014
Downtown Pittsburgh



“I Wish This Was”
Candy Chang
2010
New Orleans, LA

“Interactive public art project that invites residents to share their hopes for vacant buildings. Chang placed boxes of free stickers in businesses around the city and posted thousands of stickers on vacant buildings across New Orleans, so anyone walking by could fill one out. The stickers are vinyl and can be easily removed without damaging property.”

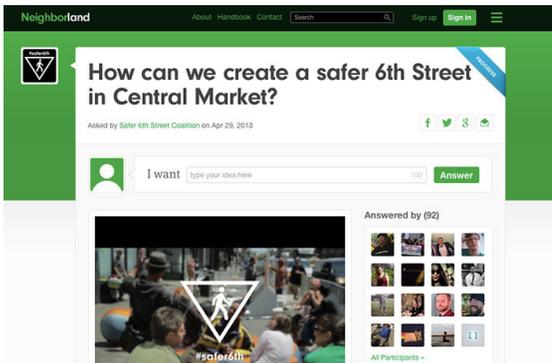


“Taiwanese-American artist Candy Chang challenges the conventional perception of public space and the role it can play to help us make sense of our communities and ourselves.”

candychang.com

make/shape/create

public art that invites residents to start a dialogue on the redevelopment of their neighborhood



CASE STUDY



“Neighborhoodland”

Candy Chang

2012

New Orleans, LA



“An online/public installation tool for civic collaboration. Organizations can ask questions to their community about the places they care about. These questions are tied to real world projects so residents’ ideas and feedback will lead to change. The online page is paired with signs in public space to help make the civic process more inclusive and engaging. Each idea submitted has a dedicated page where people can share knowledge, updates, resources, meeting times, or more. With support from Tulane University, Chang, Dan Parham, and Tee Parham worked together to launch a basic site in New Orleans in 2011. This project is now run by Dan Parham and Tee Parham and is available everywhere in the U.S. For inquiries, please contact Dan Parham. Neighborland.com”

green infrastructure

Green infrastructure may be defined as infrastructure that provides and promotes a network of natural systems within the urban environment.

“What Is Green Infrastructure?” Water: Green Infrastructure. Environmental Protection Agency, 13 June 2014. Web. 28 Oct. 2014. <http://water.epa.gov/infrastructure/greeninfrastructure/gi_what.cfm>.

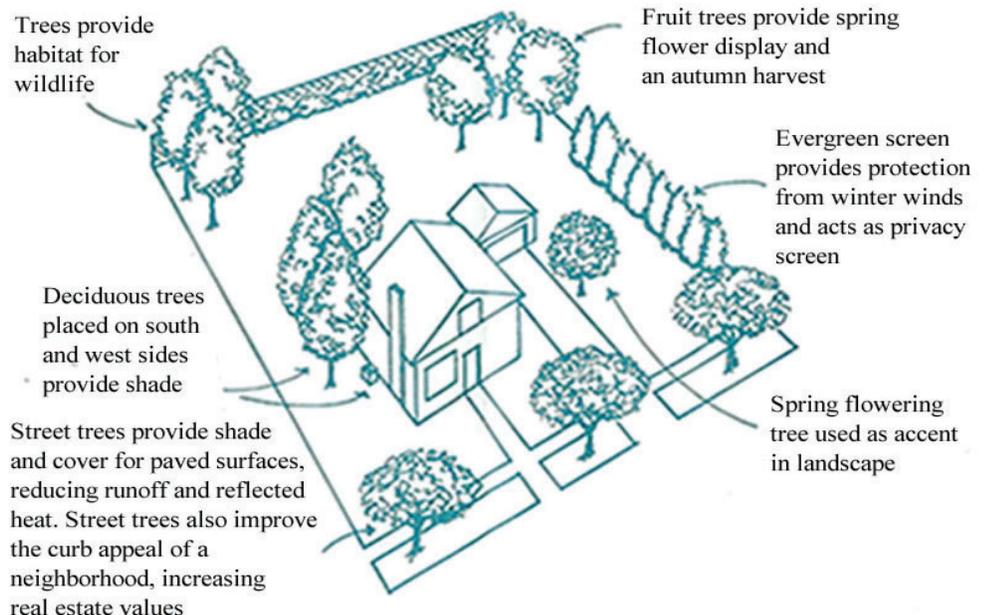
PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING

trees and their benefits:



Pittsburgh Programs

TREEVITALIZE

“TreeVitalize is a public-private partnership to help restore tree cover, educate citizens about planting trees as an act of caring for our environment, and build capacity among local governments to understand, protect and restore their urban trees.”

<http://www.treevitalize.net/>

TREE PITTSBURGH

Tree Pittsburgh is an environmental non-profit organization dedicated to enhancing the City’s vitality by restoring and protecting City trees.

<http://treepittsburgh.org/>

Trees are good for business. Shaded business district = 11% increase in business.

-Center for Urban Horticulture, University of Washington

Trees help keep people healthy. Trees outside hospital windows = almost 1 full day less recovery time and fewer pain killers for patients.

-Center for Health Systems and Design, Texas A&M University

Trees are environmental work-horses. 20,000 new trees = \$800,000 worth of utility savings to our region annually.

-City of Pittsburgh Shade Tree Commission

Trees play a key role in storm water management. Large trees can intercept upwards of 2,000 gallons of rainfall annually.

-Midwest Community Tree Guide: Benefits, Costs, and Strategic Planting by McPherson, E. et al.

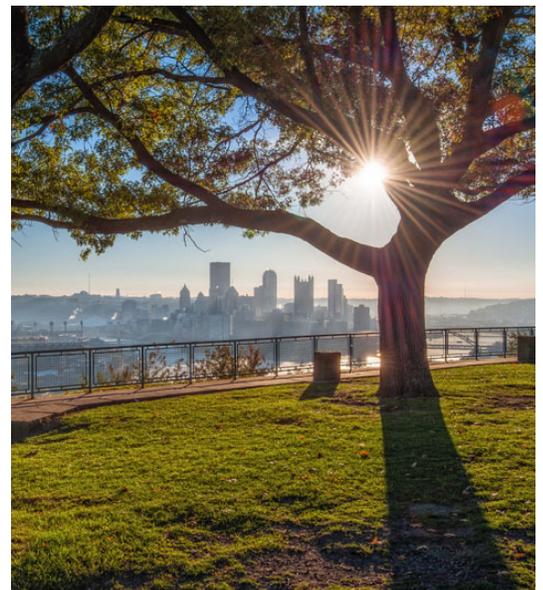
Trees help build strong communities. Planting a tree within 50 feet of a house = increased property value of about 9%.

-Wharton School of Business, University of Pennsylvania

Trees beautify our communities for generations. The lifespan of an oak = 400 years or more

-Trees of Pennsylvania by Ann Fowler Rhodes & Timothy A. Block

“Why Trees?” TreeVitalize Pittsburgh. Western Pennsylvania Conservancy, n.d. Web. 28 Oct. 2014. <<http://waterlandlife.org/216/treevitalize>>.



green infrastructure

Capturing and reusing rainwater, slowing and cleaning storm water, providing additional storm water capacity, and preventing sewer overflows during large rain events results in cleaner and healthier watersheds. It allows for groundwater recharge, aquatic habitat protection and enhancement, and conservation of an important and increasingly scarce resource – water.

“Green Infrastructure.” Re:Streets. Re: Streets Initiative, 2011-2014. Web. 18 Nov. 2014. <<http://www.restreets.org/social-gathering>>.

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

rain gardens:

landscaped areas planted... [with] wildflowers and other native vegetation that soak up rain water, mainly from the roof of a house or other building. The rain garden fills with a few inches of water after a storm and the water slowly filters into the ground rather than running off to a storm drain. Compared to a conventional patch of lawn, a rain garden allows about 30% more water to soak into the ground.

Bannerman, Roger, and Ellen Considine. Rain Gardens: A How-to Manual for Homeowners, Your Personal Contribution to Cleaner Water. N.p.: U of Wisconsin Extension, n.d. Wisconsin Department of Natural Resources, 2003. Web. 17 Dec. 2014. <<http://dnr.wi.gov/topic/Stormwater/documents/RgManual.pdf>>.

SUPPLEMENTARY PROGRAMMING



THREE RIVERS RAIN GARDEN ALLIANCE

“Program goal: to promote the installation of rain gardens through education and facilitation as one means of reducing storm water impacts in the region.”

<http://raingardenalliance.org>



flower gardens: WESTERN PENNSYLVANIA CONSERVANCY

Community supported, installed, and maintained flower gardens throughout the greater Pittsburgh region. <http://waterlandlife.org/243/community-gardens>





green alley

An alley designed and constructed incorporating best management practices of environmentally sustainable design.

Fiegel, Erin. "Green Alleys: How Chicago's Pilot Program Seeks to Alleviate Flooding." LandscapeOnline.com. Landscape Communications Inc., 2014. Web. 18 Nov. 2014. <<http://www.landscapeonline.com/research/article/11357>>.

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS



SUPPLEMENTARY PROGRAMMING

Green alleys incorporate a variety of characteristics:

Permeable pavements (asphalt, concrete or pavers) allow stormwater to filter through the pavement and drain into the ground, instead of collecting or draining into the sewer system.

Open bottom catch basins capture water and funnel it into the ground.

High-albedo pavement, a lighter-colored surface that reflects sunlight instead of absorbing it.

Recycled materials.

Other green alley techniques include **proper grading and pitch** to facilitate drainage, and **dark sky-compliant light fixtures** to reduce light pollution and provide uniform illumination.

Adapted from: "Green Alleys." City of Chicago: City Service. City of Chicago, 2010-2014. Web. 18 Nov. 2014. <http://www.cityofchicago.org/city/en/depts/cdot/provdrs/street/svcs/green_alleys.html>.

These concepts are not limited to be applied to alleyways and should also be considered for other open space redevelopment projects.



CASE STUDY

Midtown Green Alley

Midtown Detroit Inc.

2014

Midtown, Detroit,
Michigan

Part garden, public square, and passageway, Midtown Detroit's green alley is a pedestrian walkway that helps attract foot traffic to neighboring businesses. On special occasions, it is used as a community gathering space. Native plantings make it a pleasant place to pass through and stormwater retention design strategies ensure the space has a positive impact on the environment by reducing runoff.

http://www.greengaragedetroit.com/index.php?title=Green_alley_FAQ

community-
based
anchors

make/shape/create
a Beltzhoover that is designed and built
for its residents by its residents

PART TWO OUTLINE:

VACANT LOTS

PRIMARY NEEDS

SUPPLEMENTARY
PROGRAMMING



PENN STATE CENTER

<http://pittsburgh.center.psu.edu/>

“Penn State established itself in downtown Pittsburgh for one purpose – to make the Greater Pittsburgh area a better place to live, grow, and succeed. The Penn State Center serves as a central point of contact for all who want to help strengthen the area’s businesses, communities, leaders, families, individuals, and workforce through education and improvement projects.

Through partnerships and collaboration, we facilitate solutions-oriented research, learning, and application of that knowledge toward informed decision-making to solve critical issues in the metropolitan area for a sustainable future. The Penn State Center has helped initiate nearly 25 improvement projects, and we encourage you to get involved in strengthening communities and families, creating a bridge to success for Pittsburgh leaders, and supporting businesses and corporations.”

GTECH

“Growth Through Energy and Community Health (GTECH) cultivates the unrealized potential of people and places to improve the economic, social, and environmental health of our communities.”

<https://gtechstrategies.org/>



“**The Garden on Gearing** is a small community garden in the neighborhood of Beltzhoover, next door to the Beltzhoover Neighborhood Council office. ..in the coming years the garden will be a place of inter-generational education centered around food.”



“**The Positive Effect Garden** has had a positive effect on neighborhood youth since it started back in 2012. With additional support provided through the GTECH’s Ambassador Program, The Garden has engaged the community even more. In the summer of 2014, a pathway, small stage, checkers table, hopscotch, additional plantings and seating was installed on the space.”



outdoor classrooms

NATURE EXPLORE RESOURCE GUIDE

Resources for creating, designing, and programming outdoor play and classroom space

www.natureexplore.org/resourceguide.cfm

public art

ADD VALUE, ADD ART: A PUBLIC RESOURCE GUIDE FOR DEVELOPERS

Urban Redevelopment Authority (URA)

<http://www.ura.org/developers/URA-AddValueAddArt.pdf>



WILKINSBURG COMMUNITY ART AND CIVIC DESIGN COMMISSION DESIGN REVIEW HANDBOOK

Loysen + Kreuthmeier Architects and Office of Public Art

http://www.pittsburghartscouncil.org/storage/documents/OPA/11.15_-_Design_Review_Handbook_-_17_October_2012.pdf

Wilkesburg Community Art and Civic Design Commission

Design Review Handbook
17 October 2012

prepared by:
Loysen + Kreuthmeier Architects
2115 Penn Avenue
Pittsburgh, Pennsylvania 15224

and
Office of Public Art
810 Penn Avenue, Suite 200
Pittsburgh, Pennsylvania 15222

CELEBRATE THE RIVERS: A PUBLIC ART STRATEGY FOR PUBLIC AND PRIVATE DEVELOPMENT IN THREE RIVERS PARK

Gail M. Goldman Associates

Public Art Subcommittee

Riverlife Task Force Urban Design Committee

<http://www.riverlifepgh.org//images/uploads/Riverlife%20Public%20Art%20Strategy.pdf>



CELEBRATE THE RIVERS
A Public Art Strategy for
Public and Private Development
in
THREE RIVERS PARK

Submitted by the

PART TWO RESOURCES

CONNECT COMMUNITY
THROUGH OPEN SPACE NETWORK

PHOTO CREDITS:

Vacant Lots: Vacant Lot Checklist-

http://www.dhlgravel.com/images/product_pea_gravel.jpg

http://microstockinsider.com/files/freeimages/wood_decking_2877.preview.jpg

<http://amystrongdesign.files.wordpress.com/2010/07/sdc10397.jpg>

<http://www.instructables.com/id/Free-Standing-Portable-Hammock-Stand/>

Kate St. John, <http://www.wqed.org/bird-blog/2012/07/23/trees-are-for-birds-and-people-too/>

http://blog.archpaper.com/wordpress/archives/61972#.VBmuj5RdV_c

<https://bayardstown.com/#about>

https://encrypted-tbn1.gstatic.com/images?q=tbn:ANd9GcR3_stH11TTObrRH0UZwB-S8N9vRnKyvRZO8Eb6C7jCMrLTMOiyc

http://customhome.hw.curationdesk.com/files/2012/10/PermeableSurfaces_HERO.jpg

<http://accentgardendesigns.com/blog/wp-content/uploads/2012/10/Natural-drift-planting-21.jpg>

Garfield Night Market, photo by John Norton

Program for Primary Needs:

http://extras.mnginteractive.com/live/media/site515/2013/0709/20130709__web_070913-pmk-playground_500.jpg

http://www.ccedelaware.org/Libraries/HE_INFO/Riverhead-Charter-School-June-20123-20.sfb.ashx

<http://www.american.edu/uploads/standard/large/MLK%20day%20of%20service.jpg>

<http://www.downtownpittsburgh.com/what-we-do-programming/project-pop-up>

http://publicworkshop.us/wp-content/uploads/2013/11/IMG_8717.jpg

http://publicworkshop.us/wp-content/uploads/2013/11/IMG_7617.jpg

http://publicworkshop.us/wp-content/uploads/2014/10/IMG_3294-e1413909323211.jpg

http://publicworkshop.us/wp-content/uploads/2014/10/IMG_3448-e1413908766802.jpg

http://publicworkshop.us/wp-content/uploads/2014/10/IMG_3909-e1413909555652.jpg

Becher, Drew. "Phila. Learns to Play outside." Philly.com. The Philadelphia Inquirer, 19 Oct. 2014. Web. 21 Dec. 2014. <http://www.philly.com/philly/opinion/inquirer/20141019_Phila_learns_to_play_outside.html>.

Provide Supplementary Programming:

<http://www.pittsburghpa.gov/green/images/mast/infrastructure.jpg>

<http://photos.uwishunu.com/wp-content/uploads/2014/07/Morgans-Pier-Group-680uw.jpg>

<http://photos.visitphilly.com/mg-6903.jpg>

<http://photos.visitphilly.com/spruce-street-harbor-park-hammocks2-920vp.jpg>

Public Art:

<http://www.downtownpittsburgh.com/what-we-do-programming/project-pop-up>

<http://www.pittsburghartscouncil.org/storage/dark2.jpg>

<http://pghmurals.com/Shady-Liberty-Pedestrian-Bridge.cfm>

www.nyc.gov/html/dot/pedestrians/dorart.shtml

<http://candychang.com/main/wp-content/uploads/2011/07/Carousel-Neighborland-Broad.jpg>

<http://candychang.com/main/wp-content/uploads/2010/12/Neighborland-6th-St-question.jpg>

<http://candychang.com/main/wp-content/uploads/2010/11/i-wish-this-was-a-community-garden.jpg>

<http://candychang.com/main/wp-content/uploads/2010/11/i-wish-this-was-a-bike-rack.jpg>

<http://candychang.com/main/wp-content/uploads/2010/11/i-wish-this-grid-bur.jpg>

Green Infrastructure-

http://www.arborcares.com/resources_benefits_of_trees.php

<http://www.pittsburghmagazine.com/Best-of-the-Burgh-Blogs/The-412/May-2014/Ranty-Rant-For-the-Love-of-God-Leave-Uber-Alone/Pittsburgh.png>

Photo by Dave DiCello

<http://www.nature.org/cs/groups/webcontent/@web/@newjersey/documents/media/nj-rain-garden-graphic.jpg>

<http://www.emmitsburg.net/gardens/articles/adams/2008/photo/rain%20garden.jpg>

<http://www.raingardenalliance.org/>

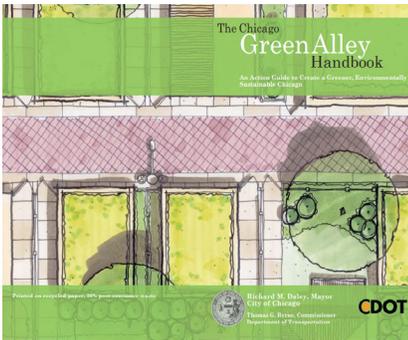
http://www.greengaragedetroit.com/index.php?title=Public_Space_Rejuvenation
Photo credit: ModelD Media

green alleys

THE CITY OF CHICAGO GREEN ALLEY HANDBOOK

A guide to strategies used in urban alleyways to mitigate stormwater runoff, such as permeable paving, native plantings, green surfaces, and how these may be incorporated into a holistic “green alley” design.

http://www.cityofchicago.org/content/dam/city/depts/cdot/Green_Alley_Handbook_2010.pdf



green infrastructure

GREEN STORMWATER INFRASTRUCTURE TOOLS

City of Philadelphia

This resource describes the many green infrastructure elements used to filter, store, and manage storm water, such as rain gardens and permeable surfaces. The lush greenery that is a part of their design is good for the environment and presents an attractive alternative to traditional irrigation methods.

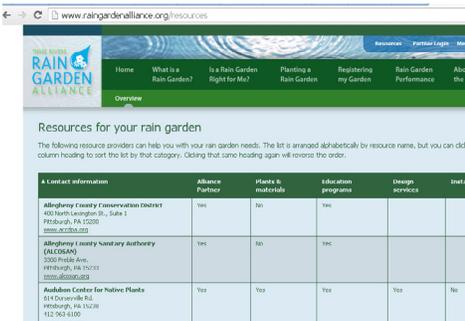
<http://dnr.wi.gov/topic/Stormwater/documents/RgManual.pdf>



THREE RIVERS RAIN GARDEN ALLIANCE

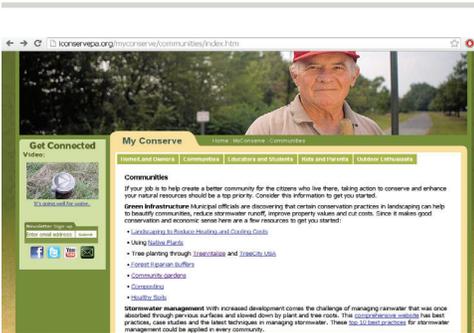
Basic information on rain garden installation and maintenance, issues such as stormwater runoff, as well as a list of resources on the subject specific to the Western Pennsylvania region.

<http://raingardenalliance.org/resources>



PART TWO RESOURCES

CONNECT COMMUNITY
THROUGH OPEN SPACE NETWORK



ICONSERVE PENNSYLVANIA My Conserve for Communities

Provides links and resources within the state of Pennsylvania on sustainable initiatives and projects for community development and improvement.

<http://iconservepa.org/myconserve/communities/index.htm>



Plant Smart

Resources on native plants, invasive species, trees, and gardening in regards to local Pennsylvania plant species. Includes a plant database where users can input information and receive information about native plant species that fit the selected criteria.

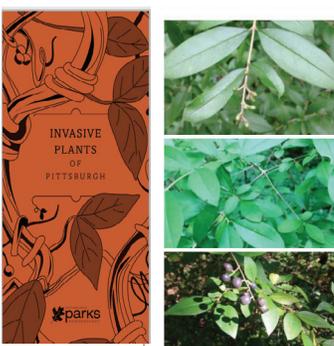
<http://iconservepa.org/plantsmart/index.htm>



Plant Smart: Native Plant Resources

Collection of brochures about native Pennsylvania plants, as categorized by the amount of sunlight and soil moisture level.

<http://iconservepa.org/plantsmart/nativeplants/resources/index.htm>



European privet *Ligustrum vulgare*

Quick Identification Tips

- LEAF: Simple, opposite, elongate, entire, short stems
- STEM: Smooth grey bark, opposite
- FLOWER: White, occurs in clusters at end of leaf
- SEED: Small, hard, green or blue-black berries
- ROOT: Deep growing when mature
- OTHER: Leaves often present through winter
- SMELL: Moist soil, sea to shade

Management

REASON: Year round

SPR: Cytis. Perennial

ORIGIN: Invas. Alien

Small European privet plant can be pulled or dug out, taking care to remove as much root material as possible. Larger plants should be cut in the ground in summer to prevent them from going to seed as if possible, pulled out with a weed wrench.

Native Look-alike

None

INVASIVE PLANTS OF PITTSBURGH Pittsburgh Parks Conservancy

Visual guide of Pittsburgh's invasive plant species and their distinctive characteristics, complete with how to identify native plant look-alikes, with instructions for management.

<http://www.pittsburghparks.org/userdocs/invasiveplantsofpittsburgh.pdf>



Part 3: Anchor Existing Assets and Integrate New Opportunities

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES

During the Community Design Workshop, Beltzhoover residents identified certain amenities that they felt the neighborhood was lacking. Part 3 of the toolkit design strategy introduces these amenities and opportunities into the **urban fabric**, and provides strategies about how they might be best integrated with existing assets.

IMPLEMENT
PROGRAMMING

urban fabric

the spatial essence of a city and its resulting visual pattern, as defined by physical elements such as buildings, open space, and streetscapes

Part 3 Outline Create and Anchor Community Assets:

1 Construct
Spaces and
Structures

Design and build small scale structures that serve community needs

2 Implement
programming
and activity

Integrate policy that supports intended lot use and purpose



ANCHOR EXISTING ASSETS:

Refine existing recreation and community life efforts

McKinley Park is well-defined and duly noted as one of the community's strongest assets, so all **new infrastructure should help anchor and solidify its identity as a major recreational focal point.**

Support existing transportation resources and location-based assets

The T Stations located in and near Beltzhoover present a great **opportunity for new development and improvements to the overall commuter experience** in the surrounding area of the stops.

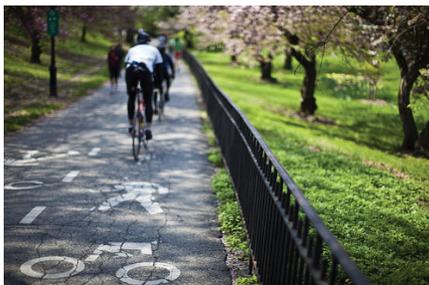
INTEGRATE NEW OPPORTUNITES:

Introduce conversations and pose potential solutions around food accessibility in Beltzhoover

One of the main concerns discussed in the first community workshop was lack of access to food in Beltzhoover, particularly on behalf of the elderly and

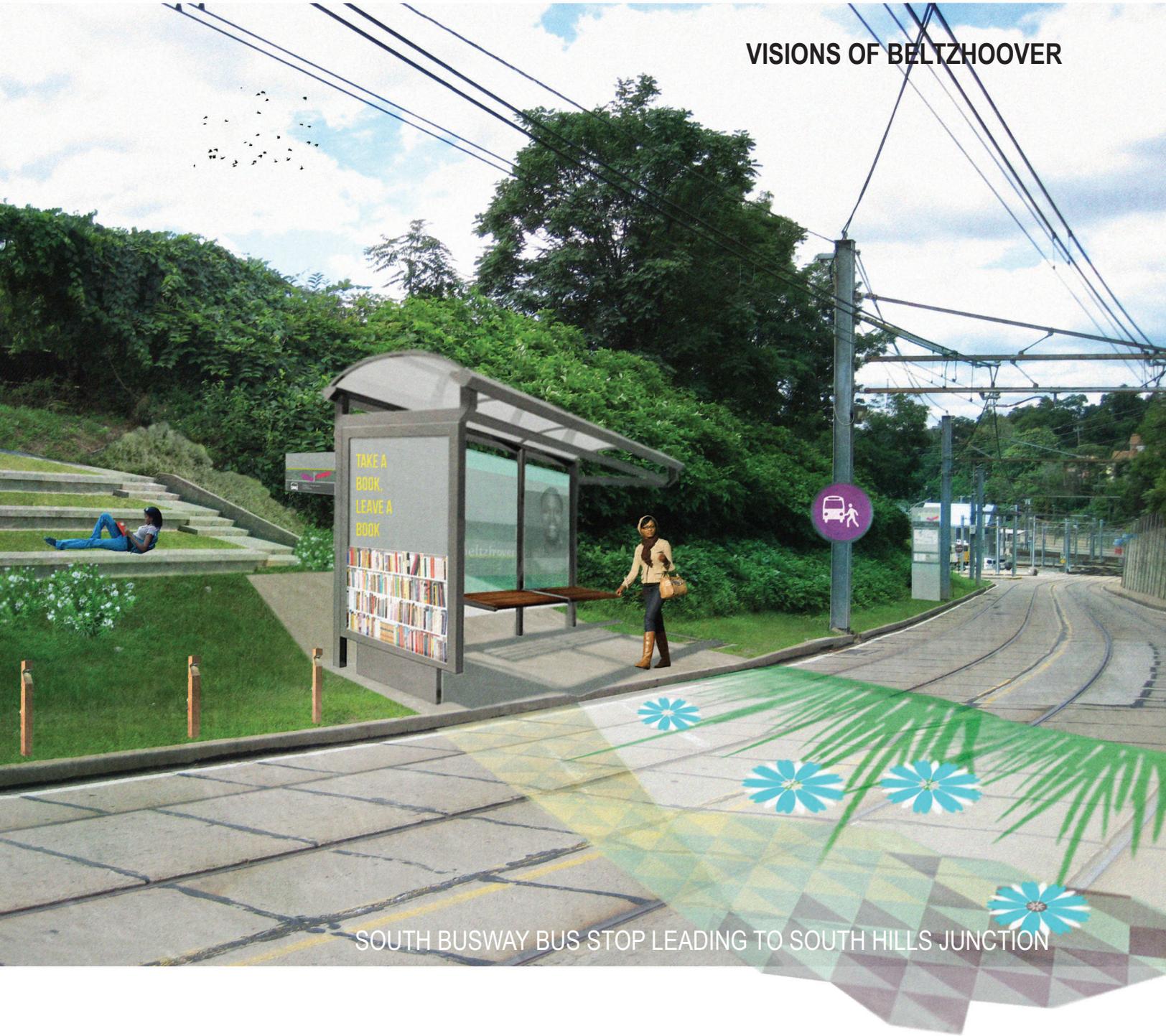
residents with limited access to transportation. Similar conversations are happening in other Pittsburgh neighborhoods and American cities, so hopefully this discussion can be interwoven into Beltzhoover's redevelopment by providing infrastructure for food distribution.

BELTZHOOVER MOVES PITTSBURGH



Beltzhoover's central location and existing public transportation give it the potential to be a major transit hub. Current bus stops and T stops should be made more attractive and designed to feel safer. This investment will support existing ridership and attract new ridership , further solidifying Beltzhoover as a walkable, mobile community.

VISIONS OF BELTZHOVER



SOUTH BUSWAY BUS STOP LEADING TO SOUTH HILLS JUNCTION

SUPPORT EXISTING
TRANSPORTATION
BASED ASSETS

Bus/ T Station Revamp

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES

IMPLEMENT
PROGRAMMING

“...the station building or **the bus shelter itself can be thought of as place.** That is, the use of it can be expanded, in partnership with the local community, to serve other public purposes.

...a great station or stop **adds value to the surrounding neighborhoods** and **increases the viability of commercial districts** by connecting businesses to commuters and new customers.

...**Integrate transit stops into the communities** they serve through supportive urban design, bicycle and pedestrian infrastructure, architecture, cultural programming, public art, and innovative space management.”

Nelson, David M. “Thinking Beyond the Station.” Project for Public Spaces. Project for Public Spaces, n.d. Web. 15 Sept. 2014. <<http://www.pps.org/reference/thinking-beyond-the-station/>>.



CASE STUDY

Station Diderot

Marc Aurel

Paris, France

2012

...The “Station Diderot” transit shelter offers riders a variety of services, from a book lending library and an electric-bike rental station to phone charging outlets, free WiFi, and a snack and coffee kiosk.

Bar-style tables built around existing trees encourage socializing while extensive (and interactive) sources of neighborhood information help idle passengers plan out the rest of their journey.

Hattam, Jennifer. “Paris Tests Out Snazzy New ‘Bus Stop of the Future’” TreeHugger. MNN Holding Company, LLC., 30 June 2012. Web. 19 Nov. 2014. <<http://www.treehugger.com/public-transportation/paris-tests-out-snazzy-new-bus-stop-future.html>>.

Bus/T Station Revamp

21 Balançoires (21 Swings)
Daily Tous Les Jours
Montreal, Quebec, Canada
2011

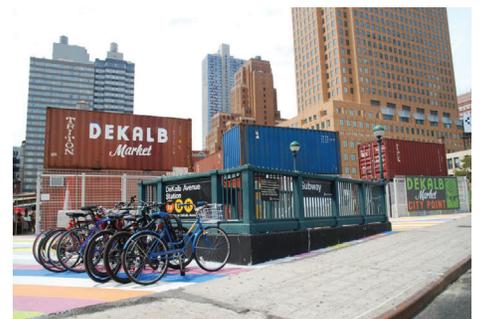
“When in motion, each swing triggers different notes, and when used all together, the swings create a musical composition in which certain melodies emerge only through cooperation.

... The result is a giant collective instrument that stimulates ownership of the space, bringing together people of all ages and back-

CASE STUDY

grounds, and creating a place for playing and hanging out in the middle of the city center.”

“21 Balançoires.” Daily Tous Les Jours. N.p., 2011. Web. 08 Dec. 2014. <<http://www.dailytousles-jours.com/project/21-balancoires/>>.

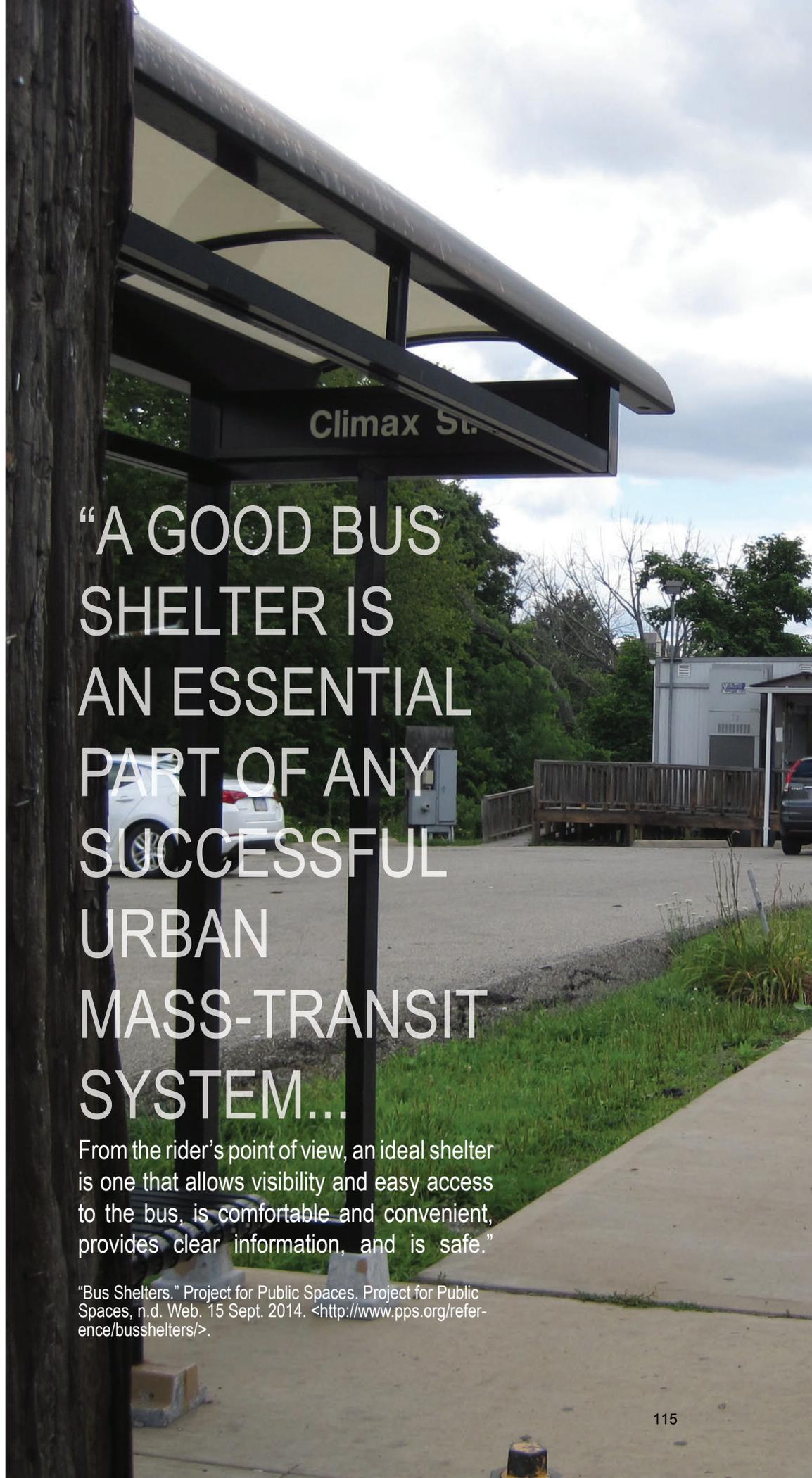


MORE EXAMPLES

Bus Stop Library
Bogota, Colombia
2012

Connector Project
Andy Florkowski
Christchurch, New Zealand
2012

DeKalb Market
New York City, New York
Urban Space
2011



“A GOOD BUS
SHELTER IS
AN ESSENTIAL
PART OF ANY
SUCCESSFUL
URBAN
MASS-TRANSIT
SYSTEM...”

From the rider’s point of view, an ideal shelter is one that allows visibility and easy access to the bus, is comfortable and convenient, provides clear information, and is safe.”

“Bus Shelters.” Project for Public Spaces. Project for Public Spaces, n.d. Web. 15 Sept. 2014. <<http://www.pps.org/reference/busshelters/>>.

REFINE EXISTING
RECREATION
EFFORTS

eco center/
park pavilion

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES



IMPLEMENT
PROGRAMMING



“The EECO Center is PCSI’s East End Community Outreach to community clients for energy assistance...The EECO also supports the Larimer community’s Urban Gardening project and is available for community meetings....The EECO Center offers workshops and classes focused on green principles to community groups, non-profits, schools and other interested groups.”

Pittsburgh Program

**ENVIRONMENT & ENERGY
COMMUNITY OUTREACH CENTER
(EECO)**

pghsci.org/eeco

CASE STUDY



Eco Pavilion

Tulane City Center

2008

New Orleans City Park

Botanical Garden

“The Pavilion includes a rainwater catching roof, indigenous plants, salvaged materials, and rainwater filtration systems. The intention of this approachable and informative exhibition is to make these alternative building methods accessible to the public in the hope that individuals might choose to rebuild their homes and gardens in a more sustainable way.”



Jordana, Sebastian. “Three student projects from Tulane City Center” 30 Jun 2009. ArchDaily. Accessed 03 Nov 2014. <<http://www.archdaily.com/?p=27196>>

INTRODUCE FOOD
ACCESSIBILITY

farmstand

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES

IMPLEMENT
PROGRAMMING

Pittsburgh Program

**PITTSBURGH FOOD BANK:
FARM STAND PROJECT**

<https://www.pittsburghfoodbank.org/programs/farm-stand-project/>



“The Food Bank partners with 5 non-profit community agencies who operate the Farm Stands in the City of Pittsburgh and Mon Valley. The farm stands order produce from Harvest Valley Farm, a local farm in Valencia, PA. Each stand is responsible for all market operations and reporting. Stands are open weekly from June to November each year.

Anyone can shop at the farm stands and all farm stands accept cash, EBT and WIC/Senior FMNP.”



CASE STUDY



Hollygrove Growers Market and Farm

Tulane City Center

2008

New Orleans

“...storefront retail center in Hollygrove offering locally-grown, affordable fresh produce as well as ‘green jobs’ certification programs in urban agriculture.”

http://issuu.com/tulane_city_center/docs/hollygrove___pavilion___for_web_



INTRODUCE FOOD
ACCESSIBILITY

community supported
agriculture

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES

IMPLEMENT
PROGRAMMING

“CSA [Community Supported Agriculture] consists of a community of individuals who pledge support to a farm operation...the growers and consumers providing mutual support and sharing the risks and benefits of food production...members or “share-holders” of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer’s salary. In return, they receive shares in the farm’s bounty throughout the growing season.”

DeMuth, Suzanne. “Defining Community Supported Agriculture.” Defining Community Supported Agriculture. N.p., n.d. Web. 15 Sept. 2014. <<http://www.nal.usda.gov/afsic/pubs/csa/csadef.shtml>>.

Find a list of local Pittsburgh CSAs here:

<http://www.visitpittsburgh.com/restaurants-culinary/farmers-markets/pittsburgh-csa/>

<http://www.buylocalpa.org/western-pa-csa>

food distribution

Pittsburgh Program **FRESH FRIDAYS ON THE HILLTOP**

“Hilltop Alliance, in partnership with other Hilltop organizations, started Fresh Fridays on the Hilltop to increase the availability of and access to fresh produce in the Hilltop. This project has operated since October 2012 and serves approximately 200 families from the 15203, 15210, and 15211 Hilltop zip codes per event. The event occurs every second Friday of the month at St. John Vianney Parish (823 Climax Street) in Allentown.”

<http://www.pghhilltopalliance.com/index.php/slider/item/43-fresh-fridays>



INTRODUCE FOOD
ACCESSIBILITY

food entrepreneurship and access

PART THREE OUTLINE:

mobile food markets

CONSTRUCT
STRUCTURES

Mobile food markets provide fresh produce to neighborhoods that do not have access to grocery stores. Contained in trucks, buses, and food carts, they bring produce to the people. Mobile food markets allow underserved populations, particularly the elderly, an opportunity to gain access to food without having to travel far. They make scheduled stops, like a bus route, at designated distribution points, such as apartment complexes, senior housing, schools, farmstands, and farmer's markets.

IMPLEMENT
PROGRAMMING



FARM TRUCK FOODS

fffpgh.com

kitchen incubators

Kitchen incubator programs are often housed in community kitchens in institutional buildings such as schools, churches, recreation centers, and community centers. These programs provide cooking space for food entrepreneurs who don't have access to a kitchen.

Community kitchens lead efforts in healthy cooking programs that provide educational resources about healthy food preparation beyond just providing access to fresh produce.

Institutional buildings also provide cold-weather space for food-distribution efforts such as winter markets and year-round CSAs.



foodlabdetroit.com

Pittsburgh Programs



JUST HARVEST PITTSBURGH

<http://www.justharvest.org/>



The Cooking Club meets every Tuesday at Obama Academy after school. We bring a different chef each week from the city's top restaurants to teach the kids how to cook.

FOOD REVOLUTION PITTSBURGH

<http://www.foodrevpgh.com/>

SUPPORT EXISTING
TRANSPORTATION
BASED ASSETS

Transit-Oriented Development

PART THREE OUTLINE:

CONSTRUCT
STRUCTURES

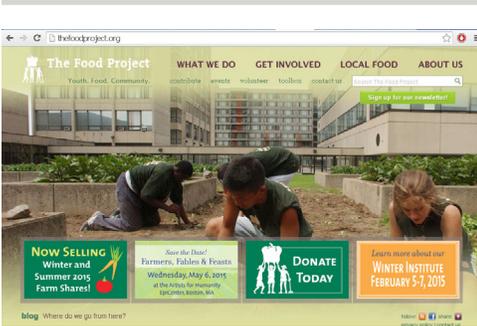
IMPLEMENT
PROGRAMMING

Transit oriented development (TOD) can be a neighborhood or business district within a quarter-mile to a half-mile of a transit station that generates ridership for the transit system, lowers people's cost to live and work by reducing dependence on driving, and increases job access opportunities...

...The concept of "equitable TOD" prioritizes investments that support the production and preservation of affordable housing near transit; provides other transit-accessible community services such as schools, health clinics, and food stores; and enhances access for transit-dependent populations through connecting bicycle and pedestrian facilities. Equitable TOD is about creating equal opportunities for people of all incomes to capture the benefits of transit oriented locations.

"Frequently Asked Questions: What Is Equitable TOD?" Center for Transit-Oriented Development. Center for Transit-Oriented Development, n.d. Web. 18 Nov. 2014. <<http://www.ctod.org/faqs.php>>.





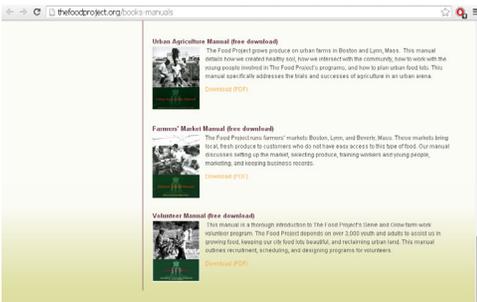
food accessibility

THE FOOD PROJECT

The Food Project is an urban agriculture volunteer project located in Boston, Massachusetts, committed to using food distribution to build capacity in the community. Their website offers free downloadable resources on urban farming, starting a farmers' market, managing volunteers, etc, all specifically geared toward meeting the needs of an urban community with a large youth volunteer basis.

thefoodproject.org

<http://thefoodproject.org/books-manuals>



URBAN AGRICULTURE MANUAL

http://thefoodproject.org/sites/default/files/FoodProject_UrbanAgManual.pdf

FARMERS' MARKET MANUAL

http://thefoodproject.org/sites/default/files/FoodProject_Market-Manual.pdf

VOLUNTEER MANUAL

http://thefoodproject.org/sites/default/files/FoodProject_VolunteerManual.pdf

urban agriculture

GROW PITTSBURGH



"We are an urban agriculture nonprofit located in Pittsburgh, Pennsylvania. Our mission is to teach people how to grow food and promote the benefits gardens bring to our neighborhoods. We believe access to locally-grown, chemical-free fruits and vegetables is a right, not a privilege. We envision the day when everyone in our city and region grows and eats fresh, local and healthy food."

<http://www.growpittsburgh.org/>

PART THREE RESOURCES

ANCHOR EXISTING ASSETS AND INTEGRATE NEW OPPORTUNITIES

PHOTO CREDITS:

Bus/ T Station Revamp-

<http://www.dailytouslesjourn.com/project/21-balan-coires/>

<http://www.psfk.com/2012/06/future-bus-station.html#!bBEThr>

<http://media-cache-ak0.pinimg.com/originals/fc/0d/07/fc0d072707781700a0e8651a1c27c7a7.jpg>

<http://www.ecochunk.com/3990/2012/11/21/the-connector-project-self-sustaining-bus-stops-for-future-urbanities/>

<http://urbanspacenyc.com/about/>

Beltzhoover Moves Pittsburgh-

http://sf.streetsblog.org/wp-content/uploads/2011/03/IMG_0097.jpg

http://thechronicleherald.ca/sites/default/files/image-cache/ch_article_main_image/articles/pedestrians2.jpg

<http://planetsave.com/wp-content/uploads/2010/11/bicycle-path-NYC.jpg>

Eco Center/ Park Pavilion-

http://www.senatorferlo.com/wp-content/gallery/eeco-center-ribbon-cutting-6-21-2012/thumbs/thumbs_eeco-ribbon-cutting-003.jpg

http://pittsburgh.center.psu.edu/sites/pittsburgh.center.psu.edu/files/styles/featured-12col-wide-14-rows-tall/public/featured-image/EECOpanorama2%20%25282%2529.jpg?itok=A0rb_2Y_

Food Distribution-

<http://ilovewesthartfordct.files.wordpress.com/2014/08/farmersmarket-masthead-715.jpg>

<http://www.post-gazette.com/image/2014/08/07/20140806rldFarmers10-9.jpg>

resource guide

MWDC's Ten Year Neighborhood Housing Strategy



Prepared for the Mount Washington Community Development Corporation (MWDC)
By Studio for Spatial Practice and Urban Partners
with Carol Robinson and Peter Urban Strategies
August 2010

MWDC'S TEN YEAR NEIGHBORHOOD HOUSING STRATEGY Studio for Spatial Practice, Mount Washington CDC

Analysis of the neighborhoods within Mt Washington and their housing stock. Provides options for housing, recommendations for upgrading amenities and implementation strategies.

<http://mwcdc.org/wp-content/uploads/2012/01/MWDC-Housing-Strategy.pdf>

GREEN TOOLBOX REPORT HILLTOP COMMUNITIES • 2012



Prepared for the Hilltop Alliance by
WESTERN PENNSYLVANIA CONSERVANCY • GTECH STRATEGIES

GREEN TOOLBOX REPORT: HILLTOP COMMUNITIES Western Pennsylvania Conservancy, GTech Strategies

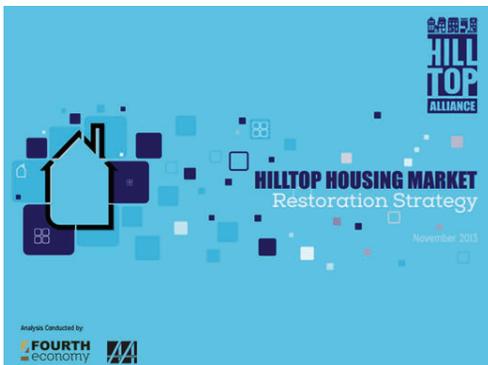
Reference for applying sustainable initiatives to Hilltop neighborhoods to improve the overall quality of life. Provides profiles of Hilltop neighborhoods and their "green assets," sustainable solutions regarding land use, infrastructure, and future development.

<http://apps.pittsburghpa.gov/dcp/GreenToolBoxFinalReportCompressed.pdf>

HILLTOP HOUSING MARKET RESTORATION STRATEGY Hilltop Alliance, Fourth Economy

Reference for housing revitalization in the neighborhoods of Allentown and Beltzhoover. Provides statistics about both communities and their current housing markets, as well as strategies for restoration.

<http://fourtheconomy.com/publication/view/hilltop-housing-market-restoration-strategy/>



PRIMARY RESOURCES

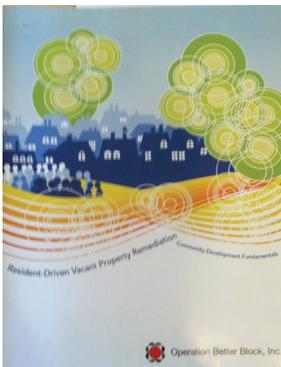


EVERYDAY SQUARES

Urban Design Associates

Analysis of the physical design, neighborhood, and economic characteristics that have made various public spaces in Pittsburgh successful.

http://issuu.com/urbandesignassociates/docs/p1739e2_book?e=2202603/1717333#222222

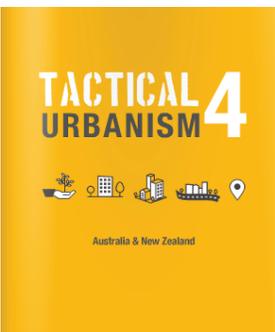


RESIDENT-DRIVEN VACANT PROPERTY REMEDIATION

Operation Better Block

Comprehensive document for the Pittsburgh neighborhood of Homewood. Provides residents with the necessary tools to reclaim lots, from clean-up to maintenance and even building inspection. Contact Operation Better Block for more information.

<http://obbinc.org/>



TACTICAL URBANISM 4

“The Tactical Urbanism Guidebook, Vol 4 offers tools for communities, governments and property developers interested in building better neighbourhoods. The fourth e-book in this globally acclaimed series maps out over 20 local case studies of quick and effective urban interventions and placemaking projects in Australia and New Zealand – from pop up parks to urban gardening.”

http://issuu.com/codesignstudio/docs/tacticalurbanismvol4_141020



sustainability

GREEN BUILDING ALLIANCE

“Green buildings – also known as healthy and high-performance buildings – provide a response to traditional building methods that contribute to poor occupant health, natural resource depletion, unnecessary maintenance and operational costs, and numerous negative environmental impacts.

Green Building Alliance (GBA) is the regional chapter of the U.S. Green Building Council, proudly serving three branches: Greater Pittsburgh, Laurel Highlands, and Northwest Pennsylvania.”

<https://www.go-gba.org/>



PHIPPS CONSERVATORY : PITTSBURGH RESOURCES

Links to resources on “green” living, as categorized by sustainability, buying local, and energy conservation.

<http://phipps.conservatory.org/project-green-heart/green-heart-resources/pittsburgh-resources.aspx>

better block

LOVE YOUR BLOCK

“Nonprofit organizations from across Pittsburgh are invited to propose projects to transform their blocks with up to \$1,000 in funds and donated supplies and the support of key City Departments... With grant money, the selected groups purchase equipment and supplies, engage their neighbors, and roll up their sleeves to carry out their own brand of block beautification and repair.”

<http://www.pittsburghpa.gov/servepgh/loveyourblock/about>



ADDITIONAL RESOURCES

walkability



CITY OF LOS ANGELES DEPARTMENT OF CITY PLANNING: WALKABILITY CHECKLIST

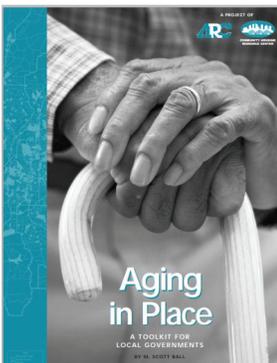
<http://urbandesignla.com/resources/docs/LAWalkabilityChecklist/hi/LA-WalkabilityChecklist.pdf>

design for aging communities



CREATING AN AGE-FRIENDLY NYC ONE NEIGHBORHOOD AT A TIME: A TOOLKIT FOR ESTABLISHING AN AGING IMPROVEMENT DISTRICT IN YOUR COMMUNITY The New York Academy of Medicine and Age-Friendly NYC

http://www.nyam.org/agefriendlynyc/docs/Toolkit_Report_0321-VA-new.pdf



AGING IN PLACE: A TOOLKIT FOR LOCAL GOVERNMENTS M. Scott Ball, Community Housing Resource Center

http://www.nyam.org/agefriendlynyc/docs/Toolkit_Report_0321-VA-new.pdf



Items that can and need to be addressed immediately.



These items are of moderate importance.

VACANT PROPERTIES:

Vacant properties, both vacant lots and vacant buildings, need to be extensively catalogued and examined in order to prepare for future repurposing.

From this information, a vacant building strategy can be created for the purpose of reprogramming existing vacant structures. An extensive vacant property document, such as “Resident-Driven Vacant Property Remediation,” created for the Homewood neighborhood by Operation Better Block, can provide residents with the necessary tools to reclaim lots, from clean-up to maintenance and even building inspection.

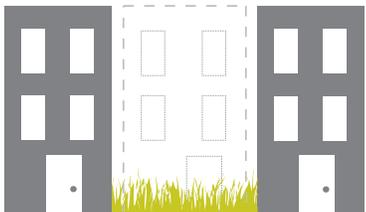
TRANSIT-ORIENTED DEVELOPMENT:

As emphasized in the toolkit, transportation is one of the neighborhood’s main assets. Given the close proximity to Downtown Pittsburgh, there’s a lot of potential for redeveloping parts of the neighborhood as a transit hub for the South Hills area of the city. In order for this to happen, Beltzhoover residents should initiate conversations between the Port Authority and surrounding neighborhoods. This discussion may begin with a more extensive transportation assessment, which incorporates both vehicular and pedestrian traffic. This begins with comprehensive design decisions that make these areas more visible and encourage multimodal methods of transportation.

HOUSING STUDY:

The Hilltop Alliance has already conducted a housing study of Beltzhoover, along with the neighboring community of Allentown. Once residents determine where to prioritize residential redevelopment within the neighborhood, the primary focus on subsequent housing studies should be on maintaining the architectural aesthetic already established in Beltzhoover.

A future architectural housing study could integrate form-based code methodology, which creates a set of design standards as guidelines for construction. These guidelines insure that the neighborhood maintains a cohesive look, and helps to give the neighborhood a clear style and vernacular. In residential development, this consistent use of common materials, proportions, and floorplans insures both architectural variety and cohesion, without the block looking disjointed.



**LOW
PRIORITY**

**BUSINESS DEVELOPMENT
ALONG WARRINGTON
AVENUE CORRIDOR:**

Warrington Avenue is a pivotal street which connects the neighborhoods of Allentown and Beltzhoover to each other. The commercial corridor that spans across both neighborhoods provides another site for potential redevelopment, and is both neighborhoods' major business district.

A potential study of the corridor could 1) profile current business owners and tenants on Warrington Avenue, and 2) catalogue properties to determine the status of the existing market.

In addition, potential studies could survey Beltzhoover residents to see what businesses they want to see in the neighborhood, or studies could determine what potential businesses would be successful based on population and location. Any future work on the redevelopment of Warrington Avenue corridor should facilitate communication between both Allentown and Beltzhoover stakeholders. This collaboration is necessary to make Warrington Avenue as successful and cohesive as possible across both neighborhoods.



**BELTZHOOVER
ELEMENTARY
SCHOOL:**

Beltzhoover residents should come together to create options for the rehabilitation and future use of Beltzhoover Elementary School, which is listed under the National Register of Historic Places.

Beltzhoover Elementary School is centrally located, making the school easily accessible throughout the neighborhood. This central location, combined with the building's landmark status and stately architecture, make it a structure worth preserving.

Feasibility studies, cross-referenced with the wants and needs of neighborhood residents, will determine the best plan of action for the future repurposing of the structure in its design and use.





**HIGH
PRIORITY**

VACANT PROPERTIES:

City of Pittsburgh Department of
City Planning

<http://pittsburghpa.gov/dcp/>
200 Ross Street, 4th Floor
Pittsburgh, PA 15219
Telephone: 412-255-2200

GTECH Strategies

<https://gtechstrategies.org/>
<https://gtechstrategies.org/projects/reclaim-south-ambassador-program/>

6587 Hamilton Avenue
Pittsburgh, PA 15206
412.361.2099
info@gtechstrategies.org

Hill District Vacant Property Study

http://www.hdcg.org/Resources/Documents/HDVPS%20FINAL%20Report%20for%20Consensus%20Group%20090613_Screen.pdf



Hill District Vacant Property Strategy

Hill District Consensus Group



Planning Team
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www.studiospacial.com
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Items that can and need to be addressed immediately.

TRANSIT-ORIENTED DEVELOPMENT:

Urban Redevelopment
Authority of Pittsburgh

ura.org
200 Ross Street, 12th Floor
Pittsburgh, PA 15219
Telephone: 412.255.6600

Design Center of Pittsburgh

“The Design Center is dedicated to design, urban planning and public policy resulting in more livable, equitable and sustainable communities in the Pittsburgh region.”

designcenterpgh.org

The Design Center
The Bank Tower
307 Fourth Avenue
15th Floor
Pittsburgh, PA 15222

SMARTTRID Corridor Study Executive Strategy

Reference for transit-oriented development in Southern Pittsburgh neighborhoods such as Beechview and Beltzhoover.

http://apps.pittsburghpa.gov/dcp/SMARTTRID_ExecutiveSummary_Final_090111.pdf



pittsburgh city planning



**MEDIUM
PRIORITY**

These items are of moderate importance.

HOUSING STUDY:

City of Pittsburgh Department of
City Planning

(see “High Priority” for contact information)

Design Center of Pittsburgh: Design Consults

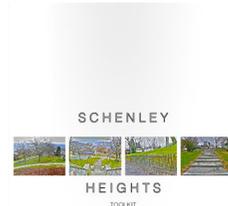
“The Design Consults program provides educational materials, renovation resources, and affordable consultations to homeowners and small business owners planning property improvements. For a modest fee, a professional designer will help a property owner explore renovation options, understand the impact of their investments, and realize the value of preservation and design.”

Phone: 412-391-4144
Fax: 412-391-1282

info@designcenterpgh.org

Schenley Heights Toolkit

This toolkit by UDream Fellows documents the housing styles, historic eras, and typologies of the Schenley Heights neighborhood, so that residents can build and remodel within similar styles for a cohesive neighborhood.



http://issuu.com/archnupe/docs/toolkit_

NEXT STEPS: RESOURCES

**LOW
PRIORITY**

BUSINESS DEVELOPMENT ALONG WARRINGTON AVENUE CORRIDOR:

Urban Redevelopment
Authority of Pittsburgh

(see "High Priority" for contact information)

Hilltop Alliance

<http://www.pghilltopalliance.com/>

Hilltop Alliance
512 Brownsville Road
Pittsburgh
PA 15210

412-586-5807

[http://www.pghilltopalliance.com/index.php/
board-staff](http://www.pghilltopalliance.com/index.php/board-staff)

Allentown CDC

<http://www.allentowncdc.org/>

744 East Warrington Avenue
Pittsburgh, PA 15210-1559
(412) 712-3306



These items were ranked as lower in immediate importance to Beltzhoover residents, in addition to requiring a very extensive development process.

BELTZHOOVER ELEMENTARY SCHOOL:

Pittsburgh Public Schools

www.pps.k12.pa.us/

Pittsburgh Public Schools Administration building:
341 S. Bellefield Ave.
Pittsburgh, PA 15213
412-529-HELP

West End Vacant Schools Study

Springboard Design
JKing Architecture LLC
Integra Realty Resources

(Final document coming soon)



West End Vacant School Study

Prepared for the West End Alliance, the Design Center of Pittsburgh, and the Citizens of District 2

The toolkit should be used only as a reference. Residents should contact the District Three councilperson should they seek new developments and improvements to the neighborhood.

