

## **SOUTH SIDE NEIGHBORHOOD PLAN: EIGHTH MODIFICATION, 2012**

### Notes:

- To ensure public access and to aid in public comment, a copy of the South Side Neighborhood Plan is kept on file at The Henry Kaufmann Center/The Brashear Association, 2005 Sarah Street, and at the South Side branch of Carnegie Library of Pittsburgh, 2205 East Carson Street. The Neighborhood Plan is also available online in Acrobat PDF format at [www.brashearassociation.org](http://www.brashearassociation.org).
- Material that appeared in previous versions of the Neighborhood Plan under the headings “The Initial Planning Process,” “Neighborhood Description,” and “Neighborhood Strengths” have been deleted from this version, for the sake of greater conciseness and usability. This information is now collected in a document titled “Background to the South Side Neighborhood Plan,” which can be found at the sites noted in the note above.

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## I. OVERVIEW

The South Side Neighborhood Plan (“Neighborhood Plan”) provides the policy framework for defining and prioritizing this community’s aspirations and concerns. It is meant to guide both the neighborhood and the City of Pittsburgh in making decisions that affect the community, to ensure that these decisions support and enhance the South Side, rather than threaten and undermine it. Adherence to the spirit and intentions of the Neighborhood Plan is crucial to the sustenance of the South Side as a safe, livable, vital community for all who live, work, and play here.

The Neighborhood Plan was originally adopted by the South Side Planning Forum (“Forum”) in June of 1990. At that time, the Forum acknowledged the need to regularly update the Neighborhood Plan to strengthen its credibility and keep it current. In 1992, a committee of Forum member organization representatives, staffed by the South Side Local Development Company, undertook the first modification. The Neighborhood Plan was also supplemented with two appendices adopted by the Forum in 1992: a Riverfront Plan and the “Community-Based Planning Evaluation: LTV Steel’s South Side Mill Site,” which contains policy statements and recommendations for that site’s redevelopment. Both of these documents continue to serve as addenda to the Neighborhood Plan and are on file at The Brashear Association, 2005 Sarah Street, as appendices D and E. The 1994, 1996, 1998, 2000, 2004, 2007, and 2009 updates, along with this 2012 update, represent the Forum’s ongoing commitment to the community planning process.

The current update is considered transitional, as the South Side is in a situation of organizational flux. In June 2012, the South Side Local Development Company (“SSLDC”), a founding member of the Forum, ceased business operations pursuant to the vote of its Board of Directors in 2011 to dissolve the organization. This decision was made after more than three years of research and consultation with advisors, and in response to external funders’ clear indications that their priorities were shifting to neighborhoods in much greater need than the now-thriving South Side. Because the SSLDC was one of the only member organizations in the Forum with full-time paid staff, it frequently provided technical assistance to other Forum member organizations in furtherance of the entire neighborhood’s interests. The SSLDC informed Forum member organizations of its plan to dissolve eighteen months before ceasing operations and endeavored to ease the impact of its closing by shifting certain programs to other Forum organizations and paying for training in leadership and operations through Duquesne University’s Center for Non-profit Leadership (now defunct). All the same, the closing of the SSLDC means that the remaining Forum organizations must re-assess their objectives and priorities, as well as their capacity to address them.

In recognition of the situation described here, and to ensure that the community’s current and emerging needs and interests are addressed on a consistent basis, the committee that undertook this update of the Neighborhood Plan has made the following recommendations for Standing Committees of the South Side Planning Forum:

1. Neighborhood Plan Revision Committee
  - a. Purpose – To monitor progress in addressing issues as identified in the South Side Neighborhood Plan, and to update the Plan biennially.

- b. Membership - One or more representative(s) from each of the following organizations: Brashear Association, South Side Community Council, South Side Chamber of Commerce, South Side Slopes Neighborhood Association.
- c. Meetings – Quarterly or as needed as determined by the membership of the committee.
- 2. Development Review Committee (a merger of the LTV Steering Committee and the South Side LDC Design Committee)
  - a. Purpose – To monitor proposed development in the neighborhood (including South Side Flats and Slopes, as well as South Side Works) to ensure that the architectural and historic integrity of the neighborhood is maintained.
  - b. Membership – Current members of the LTV Steering Committee and South Side LDC Design Committee or as appointed by the Planning Forum.
  - c. Meetings – Monthly on the last Thursday of the month.
- 3. Parks and Greenspace Committee
  - a. Purpose – To maintain lines of communication among various stakeholders involved in the maintenance and improvement of South Side’s green spaces (i.e., South Side Park, South Side Riverfront Park, Armstrong Playground, Ormsby Recreation Center) and to ensure that any projects/improvements/proposals related to South Side’s green spaces are in keeping with plans and studies included as appendices to the South Side Neighborhood Plan (i.e., South Side Park Greenspace Management Plan).
  - b. Membership – One or more representative(s) from South Side Community Council and South Side Slopes Neighborhood Association or as appointed by the Planning Forum.
  - c. Meetings – To be determined by the Committee.
- 4. UPMC Mercy South Side Outpatient Center Committee
  - a. Purpose – To maintain lines of communication between the neighborhood and UPMC regarding current and future use of the former South Side Hospital campus.
  - b. Membership – Current members of the UPMC Committee or as appointed by the Planning Forum.
  - c. Meetings – Quarterly or as determined by the Committee.
- 5. Neighborhood Improvement District Steering Committee
  - a. Purpose – To explore the creation of a Neighborhood Improvement District (NID) in South Side.
  - b. Membership – South Side residents and business owners.
  - c. Meetings – Twice a month or as determined by the Committee.

## II. SOUTH SIDE PLANNING FORUM

The South Side Planning Forum was established in 1985 and is the collective voice of the community on issues pertaining to planning policy. Its formation was the ultimate outcome of a process that started in 1984 with a community evaluation of (a) the neighborhood’s parking situation and (b) a traffic study prepared by a consultant for the Pittsburgh Parking Authority. The following mission statement evolved out of this process:

The South Side Planning Forum is a community-based group representing residents, businesses, and organizations that have come together to identify community needs and develop a comprehensive long-range plan to meet those needs. The goals of this effort are:

1. to direct future development according to the consensus of South Side residents and businesspersons;
2. to develop community leadership; and
3. to implement physical improvements.

The Forum operates as the monitor of the South Side Neighborhood Plan, with the cooperation, participation, and input of constituent organizations.

#### *FORUM COMPOSITION*

Two types of entities are represented on the Forum:

1. Organizations, which currently include the following:
  - a. The Brashear Association;
  - b. Friends of the South Side Branch Carnegie Library;
  - c. South Side Chamber of Commerce;
  - d. South Side Community Council; and
  - e. South Side Slopes Neighborhood Association.
2. Sectors, which currently include education, health, and religious institutions in the community.

Organizations are represented by one delegate and one alternate, as designated by each organization. It is recommended that the leadership of each organization serve on the Forum. If appropriate, staff may also be designated to serve. (Appendix A provides a list of current Forum member organizations, their contact information, and their current regularly scheduled meeting dates.)

Each sector is represented by one delegate and one alternate. Alternates need not be from the same institution. For example, representation of the religious sector could consist of one delegate and an alternate from two different churches. In 2009, as the result of an evaluation of Forum operations carried out by Jo DeBolt of La Piana Consulting, a recommendation was made that the sectors no longer have voting rights.

The success of the Forum depends on all member organizations having representation at every Forum meeting. Representatives have two tasks

1. to accurately report to the members and/or leadership of their respective organizations on matters brought before the Forum; and
2. to accurately report their organization's position on those matters to the Forum.

The Forum meets each month, except that there is a single meeting for the months of July and August. ***ANY POLICY REQUIRING A FORUM VOTE SHOULD BE ALLOWED TWO TO THREE MONTHS TO MOVE THROUGH THE CONSENSUS BUILDING PROCESS.***

Forum membership can be extended to new organizations and sectors within the community that meet the following criteria:

**1. Organizations**

- a. Must evince a charitable purpose as defined by the Internal Revenue Service. This purpose must be reflected in the organization's by-laws and/or mission statement. While non-profit incorporation and/or 501(c)(3) status are desirable as clear indications of charitable status, these measures need not be required.
- b. Must be multi-issue in focus, rather than a single-issue, advocacy organization.
- c. Must be in active operation for more than one (1) year and be able to document a positive track record of constructive neighborhood engagement.
- d. Must have an organizational structure that is clearly defined and demonstrated through the following: a written mission statement and/or by-laws; documented membership, community meetings and board meetings; written procedures for the election of a board of directors and/or officers, steering committee, or other leadership body; and a formal committee structure.
- e. Must formally accept, by resolution of the board or membership, the consensus-based decision making process utilized by the Forum.
- f. Must be approved through consensus vote of the current Forum membership.

**2. Sectors**

- a. Only individuals affiliated with non-profit, tax-exempt entities, whether public or private, can serve as sector (*i.e.*, institutional) representatives.
- b. Organizations or institutions must have a broad-based focus with a demonstrable presence and impact in the community.
- c. Each sector can be represented by one (1) individual.
- d. Every three (3) years, sector representatives will be chosen by consensus of the Forum's community-based organizations at a special meeting convened in March. Prior to the meeting, seats will be advertised in January, with letters of intent requested by February. The Forum will make every effort to achieve consensus on sector representatives. If no consensus is achieved, the seat will continue to be advertised until it is filled.

Admission of a new organization to the Forum is achieved by consensus vote of existing members. In the same manner, a member organization can be removed from the body only through consensus vote of the Forum.

***FORUM OPERATING POLICY***

**Decision Making**

Consensus was chosen as the Forum's method of decision making for several reasons. First, there was recognition that the member organizations represent a variety of organizational types, ranging from membership-based, un-staffed groups to staffed organizations led by boards, to institutions with complex organizational structures. There was a desire to bring all groups to the table as peers, with equal weight accorded to the vote of all participants.

Second, all parties recognized that the integrity of each member organization's internal decision making process must remain intact. No organization should be forced to support a decision that would violate its mission or policies. Consensus was employed as a protection of the rights of organizations in minority positions on an issue.

Finally, consensus was chosen because it projects a position of community unity to external entities. Once consensus is achieved, it is evident to public bodies, developers, and others that community support for a given position is broad-based and collective.

The integrity of the consensus process is vital to the preservation of community unity and strong working relationships among community groups. With this in mind, the Forum operates under the following guidelines:

1. Consensus must be viewed as a goal, not as a strategy. The intent of the process is to achieve agreement on issues of importance to the entire community. It cannot be used as an obstructionist device by one organization to subvert the intent of the body or to impede timely action. While consensus legitimately protects the rights of each member, all members must be vigilant in their protection of the process as a whole.
2. All member organizations must be strongly committed to the accurate communication of information to constituencies and to active, full participation in the deliberations of the Forum. If the process is to function with relative smoothness and efficiency, all organizations must be represented at all meetings to ensure the accurate conveyance of information. It is incumbent on each Forum representative to deliver clear reports to member organizations for consideration and action.
3. The process is dependent on the timely receipt of information both from external bodies such as the Department of City Planning and from member organizations. In the former case, it is important that the Forum work with external entities to ensure that information channels are open and effective. Within the community, all member organizations must recognize their responsibility to provide timely, accurate information to the body.
4. The Forum requires the approval of the majority rather than the attainment of consensus in purely procedural matters.

***ONCE CONSENSUS IS ACHIEVED, THE DECISION CANNOT BE REVERSED UNLESS FURTHER CONSENSUS IS ATTAINED FOR REVERSAL. BECAUSE OF THE INHERENT DIFFICULTY IN SUCH ACTION, MEMBER ORGANIZATIONS MUST VIEW EACH VOTE WITH SERIOUSNESS AND REVIEW ALL RAMIFICATIONS AND CONSEQUENCES TO PREVENT THE NEED FOR REVERSAL. IT IS IMPERATIVE THAT ALL ORGANIZATIONS DEVELOP A FULL UNDERSTANDING OF THE PROCESS, COMMIT TO ITS EFFECTIVE USE, AND PARTICIPATE ACTIVELY IN DELIBERATION AND COMMUNICATIONS.***

### **Conduct of Meetings**

The position of chair of the Forum carries considerable authority and responsibility. The chair is chosen every second January, to serve for a period of two calendar years. Any Forum member organization may nominate a candidate for the position. There is no limit on the number of consecutive years that a chair can serve. Responsibilities of the chair include but are not limited to the following:

1. Setting the agenda. Issues that do not focus on development concerns and/or do not have a community-wide impact should generally be directed to appropriate member organizations.

2. Approval of presentations. All presentations to be made before the Forum will be by prior arrangement through the chair. Time limits will be imposed on presenters by the chair, who also will control question/answer sessions . Questions from Forum member representatives will be addressed prior to any questions from the floor. Public comment and statements will be permitted at the discretion of the chair, and as time allows.

Minutes of Forum meetings are prepared by staff of The Brashear Association. In the absence of Brashear staff, minutes should be prepared by a member of the Forum. Minutes are distributed by staff of The Brashear Association.

All attendees at Forum meetings, whether representatives of organizations and sectors or members of the public, shall behave in a respectful and proper manner at all times. The chair of the Forum reserves the right to have removed from a meeting anyone who fails to behave appropriately.

### **Orientation of New Members**

***THE FORUM CAN ONLY FUNCTION SUCCESSFULLY IF REPRESENTATIVES OF ITS MEMBER ORGANIZATIONS AND SECTORS ATTEND MEETINGS REGULARLY AND PARTICIPATE IN THEM FULLY.*** Careful orientation of new members is thus essential for the Forum’s smooth operation . Orientation takes place in two ways:

1. The chair of the Forum instructs new representatives on procedural matters, as well as organizational history and mission.
2. Member organizations are responsible for apprising their respective representatives of their duties to both the organization and the Forum. Member organizations should supply new representatives with minutes of Forum meetings for the entire preceding year.

To ensure continuous and effective representation at the Forum, all member organizations should, at a minimum, appoint a full complement of representatives, and require regular reports from their representatives.

### **III. NEIGHBORHOOD PLAN REVIEW**

The Neighborhood Plan is to be reviewed and revised, if necessary, on a biennial basis. Ongoing development in the neighborhood, along with the neighborhood’s continuing evolution, have demonstrated the necessity of this process. As indicated above, the ad hoc committee responsible for this 2012 revision of the Neighborhood Plan recommends that a standing committee be formed within the Forum to coordinate the ongoing revision and updating of this document.

#### ***INTERPRETING THE SOUTH SIDE NEIGHBORHOOD PLAN***

On occasion, the South Side Neighborhood Plan may seem to be unclear or subject to differing interpretations. If a member of the Forum, its member organizations, or a South Side resident believes that the Plan’s intent is being misrepresented, it is their right and responsibility to raise that concern at the Forum for proper action.

As a guide, the following steps should be employed to address perceived inconsistencies or difficulties in interpretation:

1. The Plan should be examined in its entirety. Because policies are re-visited throughout the Plan, they may be clarified elsewhere in the document.
2. If a policy cannot be clarified after an examination of the Plan, it should be discussed with a member of the Neighborhood Plan Revision Subcommittee of the Forum. Committee members can often provide the background for statements in the Plan based on committee discussions and precedent, and assess the applicability of policies delineated in the plan to specific situations or developments.
3. If no member of the committee is able to provide clear direction, then the policy should come to the Forum for review and possible action. The Forum may elect to:
  - a. address the policy immediately at the meeting through a discussion with all Forum members present;
  - b. ask Forum members to take the question back to their organizations to get their input, leading to a discussion and possible vote at subsequent Forum meetings until the question is decided; or
  - c. postpone discussion until a formal revision of the plan begins.

In all cases, it should be remembered that there is a distinction between legitimate confusion over *interpretation* of the Plan, and *disagreement* with policies and statements in the Plan. The procedure described here should only be followed in cases of the former. Serious and prolonged disagreements with policies outlined in the Plan will always come before the Forum as a whole.



<b>Greenspace Issues</b>	<b>Organizational Lead</b>	<b>Organizational Priority</b>
The limited available greenspace in both the South Side Flats and Slopes should be preserved.	Planning Forum	
The community should continue to advocate for appropriate reuse of riverfront property.	Planning Forum	
Industrial development in the area from the 10th Street Bridge to the Birmingham Bridge should be discouraged, pursuant to the recommendations of the Riverfront Plan.		
The Riverfront Plan, Armstrong Park Study and Master Plan, and the South Side Park Greenspace Management Plan should be used as guidelines for all greenspace preservation decisions.		
<b>Housing Issues</b>	<b>Organizational Lead</b>	<b>Organizational Priority</b>
To maintain a balance between owner-occupied and rental housing, measures should be taken to attract new residents and provide owner occupied home ownership opportunities.	Planning Forum	
Illegal housing occupancy and residential development that does not comply with zoning codes should be monitored and prevented.	Planning Forum	
<b>Business Development Issues</b>	<b>Organizational Lead</b>	<b>Organizational Priority</b>
Appropriate use of the limited number of available properties for business expansion, recruitment, and industrial development should be encouraged.		
The 10 - 1 Plan should be used as a guideline for future development of the area between 10th Street and 1st Street.		
The community should encourage recruitment and retention of businesses that address the following issues: a lack of foot traffic during traditional shopping hours, storefronts that are not large enough to attract larger retailers as anchors, difficulty in developing neighborhood-serving shops, and limited diversity in new businesses.		

Utilization of upper floors for residential and commercial reuse along East Carson Street should be encouraged.		
Less desirable establishments, such as check cashing stores, looking to locate on East Carson Street should be discouraged.		
Business and property owners should be encouraged to maintain/increase the amount of public space amenities, improvements, and maintenance in the business district.		
Inappropriate or non-permitted use of sidewalks for additional dining and advertising should be monitored and prevented.		
<b>Night-time Entertainment Issues</b>	<b>Organizational Lead</b>	<b>Organizational Priority</b>
The community must continue to discourage the granting of additional liquor licenses, which increase the impact of regional entertainment on the neighborhood.		
Alcohol themed events (e.g., Bar crawls, Mardi Gras, St. Patrick's Day) have a negative impact on both the residential and business community and should be discouraged.		
Business owners and their landlords whose practices facilitate irresponsible and criminal behavior negatively impacting the neighborhood must be held accountable.		
The community must actively pressure all appropriate City, County and State agencies (i.e. Bureau of Building Inspection (BBI), Allegheny County Health Department (ACHD), Pennsylvania Liquor Control Board (PCLB), and State Liquor Enforcement (LCE) to consistently enforce existing laws and codes.		

Parking Issues	Organizational Lead	Organizational Priority
The community should develop an organized parking plan in both the South Side Flats and Slopes that mitigates the following issues: limited availability of parking, commuter parking, valet parking, and night-time entertainment parking.		
Patrons and employees at South Side Works should be encouraged to park in the garages and not on residential streets.	SSCC	
The community must actively work to ensure consistent enforcement of a variety of violations (i.e., Blocking driveways, fire hydrants, illegal use of handicapped spots and speed limits).	SSCC	
Infrastructure and Maintenance Issues	Organizational Lead	Organizational Priority
The impacts of the aging infrastructure and housing stock in the neighborhood should be recognized and addressed.	SSCC and SSSNA	
Publicly owned property (i.e., City steps, rights of ways, catch basins, steep slopes, park land, retaining walls, and signage) should be consistently maintained.	SSCC and SSSNA	
The community should continue to work with the City's Department of Public Works (DPW), using the Michael Baker Public Staircase Analysis, to mitigate concern over the possible closing of public staircases.	SSSNA	
Efforts to obtain a positive response from the railroad on maintenance of trestles and adjoining properties must continue.	SSCC and SSSNA	
Opportunities to assist property owners in maintaining their homes, including sidewalks and retaining walls, should be explored and/or developed.	SSSNA	
Efforts should continue to educate the public about the negative image of the neighborhood created by excessive litter, improper storage of trash and garbage, and graffiti, in both the residential and business sectors, including around public transit stops.		

Social Services Issues	Organizational Lead	Organizational Priority
The changing needs of the elderly population in the neighborhood should be recognized.	Planning Forum	
Human Services coordination is often lacking and needs to be improved.	Brashear Association	
There is a need to support self-sufficiency and job readiness programs for all populations, but particularly for youths.	Brashear Association	
Shifts in employment sectors have created underemployment issues which affect the community and need to be addressed.	Brashear Association	
There is a need for drug and alcohol abuse prevention, rehabilitation and criminal prosecution.	Brashear Association	

Neighborhood Realities		
Funding for neighborhood revitalization efforts has been reduced.		
The City's Act 47 designation will continue to cause disruption and realignment of municipal services.		
East Carson Street is designated as a State road and is also a truck route.		
Heavy truck traffic on East Carson Street and alternate streets is viewed as a detriment to the community.		
The lack of east/west access between 21st and 23rd Streets forces traffic onto East Carson Street, which creates a traffic bottleneck around the Birmingham Bridge and slows travel from one end of the neighborhood to the other.		
There is heavy train traffic on active railways at all hours of the day.		
There are steep slopes in many areas.		
There are steep and narrow roadways in many areas.		
There are limited vehicular access points in certain areas.		

Regional entertainment activity has community-wide impact		
There is a historical racial and social segregation of the community.		
The school-age population in the neighborhood is declining.		
The housing stock was developed prior to the common ownership of automobiles, consequently parking is a serious problem.		
Traffic flow is severely hindered in the Slopes because of the necessity of street parking and the steep narrow roads.		
Many sidewalks, steps and streets are in poor condition and in some cases nonexistent.		
Landslides have occurred and may continue to do because of the lack of maintenance of sharply sloped areas.		

## V. APPENDICES

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## Appendix A

Planning Forum member organizations and their current regularly scheduled meeting dates

### **The Brashear Association**

2005 Sarah Street, Pittsburgh 15203

412.431.2236

[www.brashearassociation.org](http://www.brashearassociation.org)

First Monday as designated

5:30 pm at The Brashear Association,

### **Friends of the South Side Library / Carnegie Library of Pittsburgh**

2005 East Carson Street, Pittsburgh 15203

412.431.0505

Third Thursday of every month

10:00 am or 6:30 pm at South Side Library,

### **South Side Chamber of Commerce**

P.O. Box 43280, Pittsburgh 15203

412.431.3360

[www.southsidechamber.org](http://www.southsidechamber.org)

#### **General Board Meeting:**

Third Thursday of every month

5:00 pm at The Brashear Association, 2005 Sarah Street

### **South Side Community Council**

412.431.2236

#### **Board Meeting:**

Second Monday of every month except August

7:00 pm at The Brashear Association, 2005 Sarah Street

#### **Open Community Meeting:**

Last day of every month except July, August, and December or Legal Holiday, unless there is a matter of community-wide interest to be addressed

6:30 pm at the Brashear Association, 2005 Sarah Street

### **South Side Planning Forum**

2005 Sarah Street, Pittsburgh 15203

412.431.2236

Second Tuesday of every month except July and August; single meeting for these months is held the fourth Tuesday of July  
5:30 pm at the Brashear Association, 2005 Sarah Street

### **South Side Slopes Neighborhood Association**

Contact: Brian Oswald

412.246.9090

[www.southsideslopes.org](http://www.southsideslopes.org)

#### **Board Meeting:**

Last Tuesday of every month except August  
time and location TBD

#### **General Meeting:**

Quarterly, as well as summer picnic and Christmas party  
7:00 pm at St. Paul of the Cross Retreat Center  
148 Monastery Avenue

## **Appendix B**

[Zoning Maps to be inserted here in final document]

## Appendix C

### The Secretary of the Interior's Standards for Rehabilitation – Historic Review Commission

1. The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.
2. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
3. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
6. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
7. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
8. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
9. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
10. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
11. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Appendix E

### LTV Site Redevelopment Guiding Principles

1. The Neighborhood Plan: Planning for and development of the LTV property should be consistent with the policies, goals and objectives of the South Side Neighborhood Plan and should specifically respond to the interests and concerns identified here as elaborations of the Plan. The site should be addressed as an opportunity to create types of development that are beneficial and complementary to the South Side but which may not be feasible elsewhere within the community.
2. Zoning and Development Control: The property should be re-zoned as a Special Planned District in order to promote flexible development while also assuring maximum public review and ample opportunity for community involvement. Additionally, procedures should be established with LTV Steel, the City of Pittsburgh, and others who might be principally involved in influencing development activity on the property, to ensure responsible, meaningful and timely community input as planning proceeds.
3. Infrastructure Capacity: Development should not overburden local streets or available public services. The extent of development on the site should be limited by the capacity of streets and other public services, as independently assessed, but steps should be taken if required to expand such capacities so as to enable full development of the site. All parking associated with new development of the LTV property should be provided on-site in quantities sufficient to satisfy anticipated demand rather than associated code requirements.
4. Public Participation: Cooperative and joint efforts should be made by LTV in conjunction with the community to ensure needed involvement from public officials and agencies for the purpose of assisting in the solicitation and assemblage of resources, financial and otherwise, which may be needed to fully and effectively address and resolve the constraints and problems affecting the site which would work to limit its development potential and its success both as a financial investment and as a community and City-wide asset.
5. Timing and Phasing: Planning for and development of the LTV site should respond more to long term objectives than to short term opportunities. Within this context, however, approaches that would lead to near-term development and expeditious build-out of the site are encouraged.
6. Land Uses: Mixed-use development is encouraged as a means of providing needed flexibility to respond to market opportunities and potentials, to better assure expeditious development of the entire site, and to entail the variety that is appropriate to the community's character in the ways in which the site relates to its surroundings.

7. Market Orientation: Development of the property should be directed to markets that complement rather than duplicate those that can be addressed through development and renovation activities elsewhere in the community.
8. Project Design: Development of the LTV site should be master-planned so as to assure the creation of an over-all scheme that is functionally integrated and internally harmonious in terms of site planning and building design. Planning and design should be broadly compatible with the predominate scale and traditional character of the community. This is the most critical at the “head” of the site and on out parcels to the south of East Carson Street. Types and forms of development that would be less compatible in scale and character should be oriented toward the “tail” of the site. Any development at the “tail” of the site, however, should enhance the attractiveness of the approach to the South Side through its eastern portal.
9. Riverfront Development: The riverfront should be regarded as an important amenity for the on-site population and as a valuable public asset for the community and for the City at large. New development should provide continuous public access to the shore, should provide reasonable opportunities for riverfront recreation and incidental commercial activity, and should be generally compatible with accepted public policy regarding land use.
10. Interim Uses: Except to the extent that interim use of any portion of the site would be compatible with the objectives of the Neighborhood Plan, such uses are strongly discouraged in that they tend to become permanent in character and/or respond more to short-term opportunities than to long-term policies and goals.