

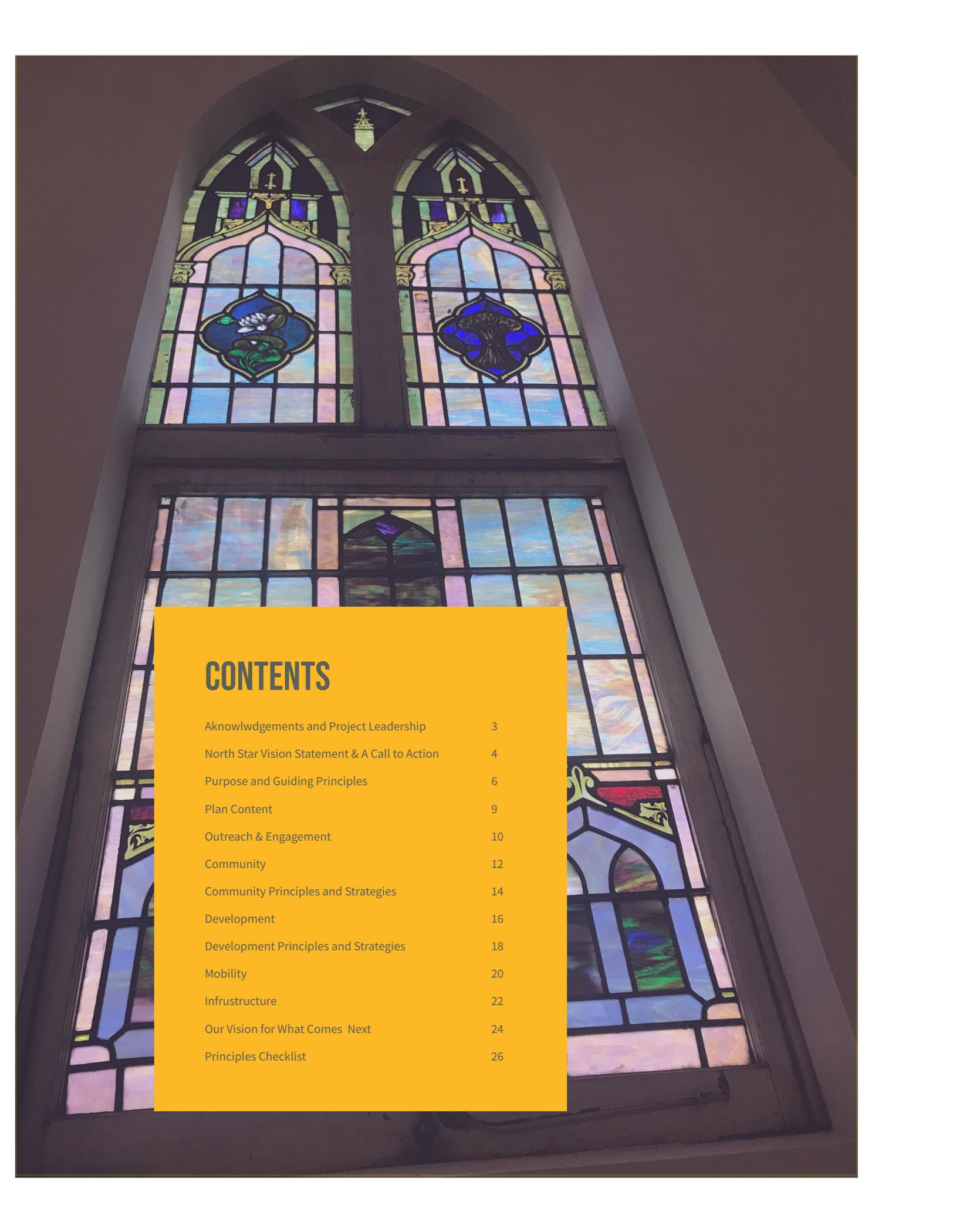


**GREATER  
HAZELWOOD**

# GREATER HAZELWOOD NEIGHBORHOOD PLAN



Photo Credit: Center Of Life, Pittsburgh



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# ACKNOWLEDGEMENTS

The Greater Hazelwood Community Council (GHCC) would like to thank the residents, stakeholders and organizations that shared, dedicated and gave their time, experiences and knowledge for the Greater Hazelwood Neighborhood Plan. The contributions of the Greater Hazelwood and Pittsburgh community make this plan an achievable, actionable vision.

## Project Leadership

### Core Team

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- Curt Conrad, Chief of Staff, Office of Council District 5
- Andrew Dash, Assistant Director, Pittsburgh Department of City Planning
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- Kirk Holbook, Chief of Staff, Office of State Representative Jake Wheatley
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- Timothy Smith, President and Executive Director, Center of Life
- Sonya Tilghman, Executive Director, Hazelwood Initiative
- Michael Wilson, Representative, Glen Hazel Community Resident Management Corporation, Greater Hazelwood resident

### Steering Committee

- Kim Allen, Owner, Fat RAI's
- Dr. Rosemary Anderson, Dorector of After School Programs, Propel Schools
- Fran Bertonaschi, Resident
- Dave Brewton, Director of Real Estate, Hazelwood Initiative
- Chuck Christen, Resident
- Chad Dorn, Research & Policy Advisor, Leading to Movement
- Rebecca Flora, Principal, ReMake Group (on behalf of Hazelwood Green)
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- Action Teams:
- Arts & Culture
  - Economic Development
  - Land Use & Transportation
  - Sustainability

### CONSULTANTS & PARTNERS



# STATEMENT OF PURPOSE & CALL TO ACTION



**Tim Smith, President**

**Greater Hazelwood Community  
Collaborative (GHCC)**

We the residents, churches, businesses and service providers of the Greater Hazelwood community are pleased to submit to you, "OurHands,OurPlan," the Greater Hazelwood Neighborhood Plan.

Our community has been underserved for generations. We've faced unemployment, low wages, loss of local businesses, poor housing, limited choices for education and healthcare and significant loss of young lives. But through our Neighborhood Plan we are turning a corner and presenting a plan to address all of these challenges and more.

As people who live, work, play and sleep in the neighborhood, we have a unique, firsthand view of our neighborhood's past and present. Everything is about people. From the time when Native Americans first settled in the area we now call Hazelwood Green, to the Scottish immigrants, who later called that same area Scotts Bottom, to the Hungarians and Italians immigrants and to the diversity that we now enjoy, people have been at the center of everything that has caused Greater Hazelwood to become what it is today.

When we think of any development in Hazelwood, we don't think about bricks and mortar first. We think of the people first. Beautiful tree-lined streets and fancy new buildings are not the things that make neighborhoods, people do. Families, children, youth and senior citizens are the life blood of every community.

When development happens in underserved communities, it typically results in economic distress which leads to displacement. But "OurHands,OurPlan," the Greater Hazelwood Neighborhood Plan, calls for development to happen through us and with us. Our plan is re-development, putting people first while putting everything else in the right place at the right time.



Photo Credit: Hazelwood Initiative

# A CALL TO ACTION

Greater Hazelwood’s “Our Hands, Our Plan” is a Call to Action for Hazelwood and Glen Hazel, not just a dormant vision document. These are our ideas for the community we want, not just for ourselves, but our children, friends and neighbors. In order to implement this plan, we, Greater Hazelwoodians, must champion and hold ourselves and our neighbors accountable. The work continues with us. The Greater Hazelwood Community Collaborative (GHCC) is calling you to action. Greater Hazelwood, this is our plan, this is our charge. You ensure our vision comes to fruition; join an Action Team to help make this vision a reality.

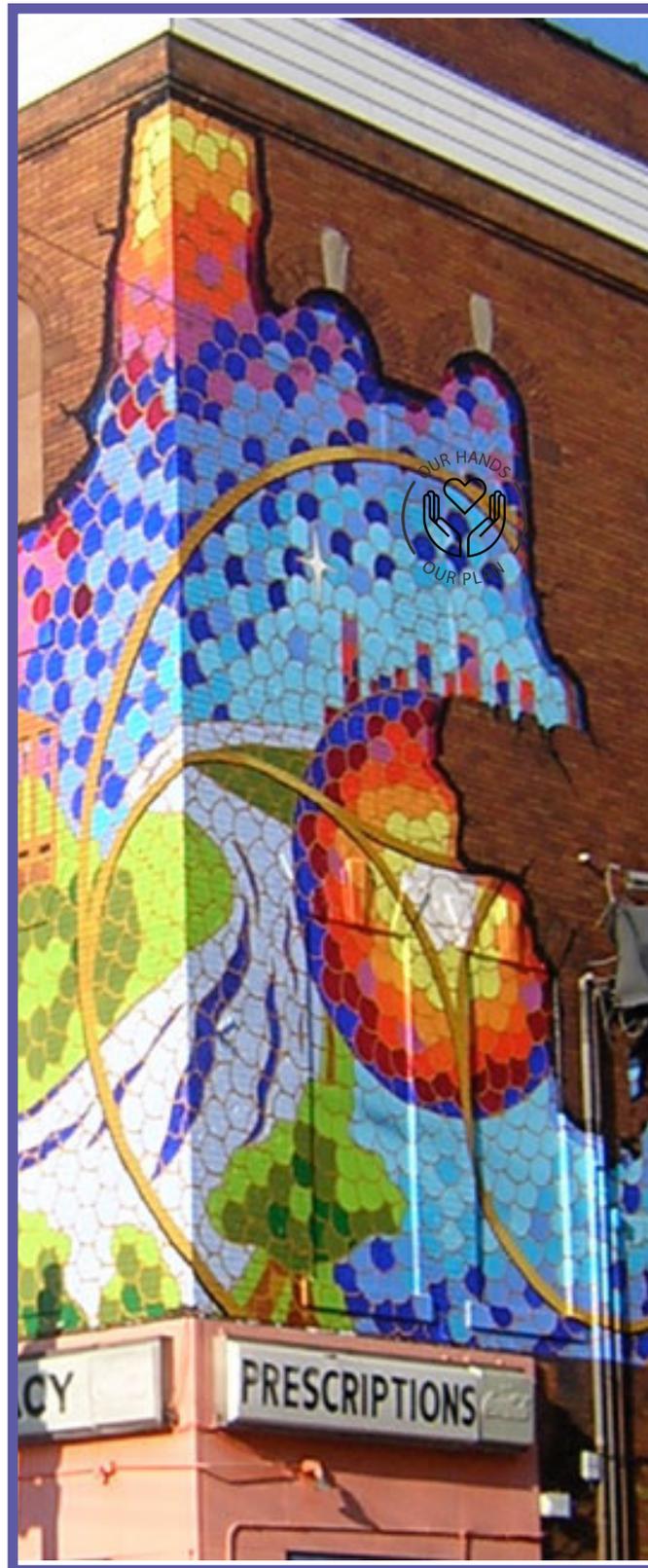
Greater Hazelwood, “Get In Formation!”



# NORTH STAR VISION STATEMENT

“Greater Hazelwood is a diverse and welcoming community for people of all incomes and backgrounds. Our future is driven by the leadership of community residents, resulting in a community with thriving families and households; affordable, high-quality residential options; family-sustaining career opportunities; successful businesses and business owners; and a fully-integrated Hazelwood Green.

Our community fosters opportunities to build generational wealth and community health to ensure current and future generations benefit from the neighborhood’s growth and prosperity. We build strong partnerships with stakeholders throughout the region, while protecting and celebrating the unique landscape, history, culture and spirit of Greater Hazelwood.”





# GUIDING PRINCIPLES

- **Develop without displacement.**
- **Increase Hazelwood's population.**
- **Improve quality of life for residents.**
  - Balance needs of current residents with future residential commercial growth
  - Continue to engage current residents in neighborhood improvement efforts and development review.
  - Neighborhood improvement should happen throughout the entire community.
  - Beautify and maintain vacant lots in the neighborhood; provide encouragement and resources for maintenance of existing structures.
- **Build upon current community assets.**
  - Economic development should include training, incubation and support opportunities for existing residents and commercial owners.
- **Continue to cultivate an atmosphere of safety throughout the neighborhood.**
- **Improve Greater Hazelwood's connection to other neighborhoods.**
- **Make mobility to, through, and around Greater Hazelwood safer and easier.**
- **Increase the neighborhood's resilience.**
  - Existing and future development should meet high sustainability standards and create healthy environments for living, working, learning, and playing!
- **Support a business district that will, in turn, support residents' ability to meet basic needs.**
- **Integrate Hazelwood Green development with the rest of the neighborhood.**
- **Create a neighborhood dynamic in which people move back and forth between Hazelwood's hills and Hazelwood Green seamlessly and comfortably.**

# PLAN PURPOSE

## Neighborhood Plan Purpose

Greater Hazelwood residents and stakeholders, along with the Department of City Planning, Hazelwood Initiative, Center of Life, and Greater Hazelwood Community Collaborative developed the Greater Hazelwood Neighborhood Plan to:

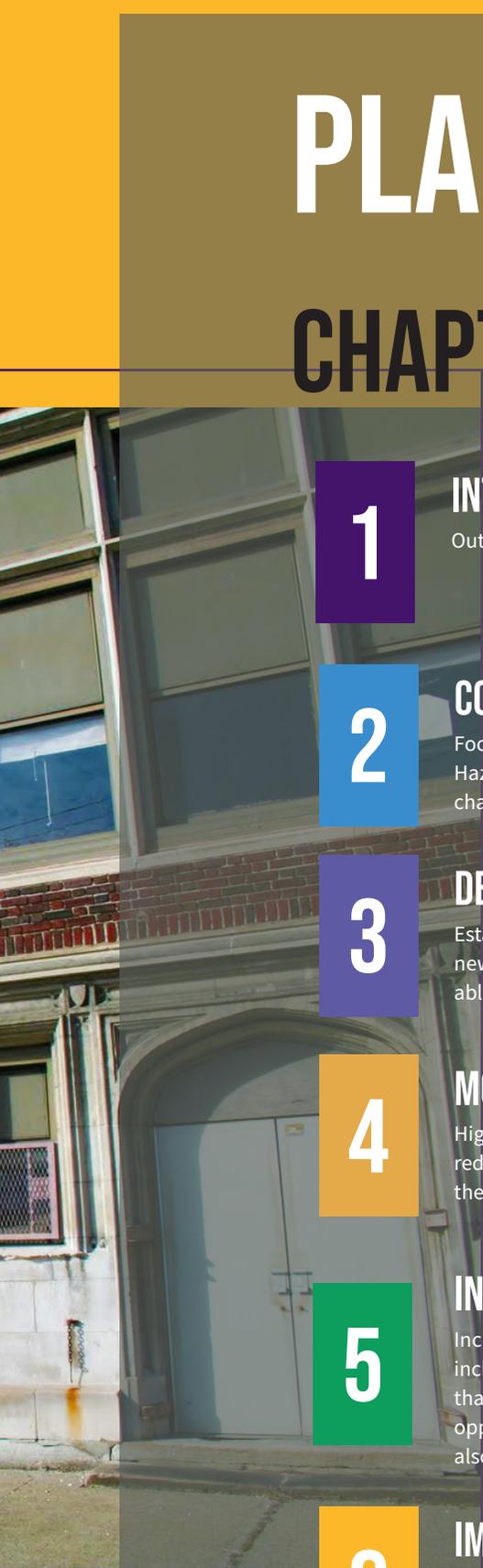
- Engage residents and stakeholders to establish a common vision and direction for a changing neighborhood;
- Understand and prioritize community needs and desires, and develop goals, recommendations and implementation strategies in response;
- Have a community-informed and –supported document to guide future planning activities, neighborhood design, and investment decisions; and
- Proactively manage the changing conditions and dynamics related to the development of Hazelwood Green.

Greater Hazelwood's Neighborhood Plan is a small area plan that will be formally adopted as a part of the City's Comprehensive Plan. Greater Hazelwood's plan focuses on ways to strengthen and improve the community while proactively preparing for growth and change that is to come. Greater Hazelwood's Plan is distinct in its clear objective: develop without displacement. As the neighborhood continues to evolve, the community will use its Plan to ensure it remains an inclusive, family-friendly neighborhood that recognizes that its greatest asset is its people.



# PLAN CONTENT

## CHAPTERS



1

### INTRODUCTION & OUTREACH AND ENGAEMENT

Outlines the measures and strategies for engagement.

2

### COMMUNITY

Focuses on the existing residents, employees, students, and visitors of Greater Hazelwood with proposals for how they can be better served by the district. This chapter also addresses housing affordability.

3

### DEVELOPMENT

Establishes the agenda for physical change to this district whether that be through new buildings, commercial corridors, residential areas, etc. Creating new affordable housing and commercial opportunities are addressed in this chapter.

4

### MOBILITY

Highlights how people get around and will include strategies for improving safety, reducing the negative impacts associated with traffic, and shifting trips to and from the neighborhood to more efficient and healthful modes of travel.

5

### INFRASTRUCTURE

Includes all the non-transportation systems that nourish and maintain the district including how stormwater is handled, needs for open spaces, the energy systems that serve all buildings, and how waste is reduced and reused. There are many opportunities for these projects to meet multiple objectives (e.g., open spaces that also manage stormwater).

6

### IMPLEMENTATION

Outlines the next steps and partnerships, and reinforces the Call to Action.



# OUTREACH

# & ENGAGEMENT



## INTERACTIVE COMMUNITY ENGAGEMENT OVERVIEW

The goal of the public engagement process was to ensure that residents and stakeholders would be able to see the impact of their involvement throughout the plan, from visioning to implementation. Special efforts were made to reach residents and stakeholders who are traditionally marginalized from the planning process. Small group interviews, surveys, posters, a neighborhood memoir workshop, and a charrette were combined with large-format public meetings to ensure many voices were heard throughout the process.



- FORMS OF ENGAGEMENT**
- 3 Community Meetings
  - Action Teams
  - Focus Groups
  - Public comment Posters
  - Glen Hazel Interviews
  - Community Surveys
  - Neighborhood Memoir Workshop
  - Second Avenue Preference Activity

# Community Meetings

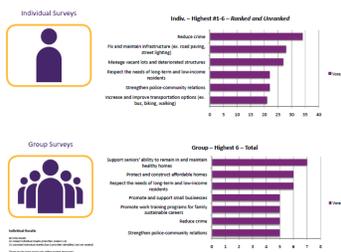
10/12/2017

02/19/2018

The first community meeting was used to show where respondents access, or where there are gaps in, civic services and programs, and public space, amenities and infrastructure - both within the neighborhood and throughout the City.

The second community meeting primarily focused on collecting feedback, ideas, and proposals from community residents for a variety of scattered sites and points of interest all across Greater Hazelwood.

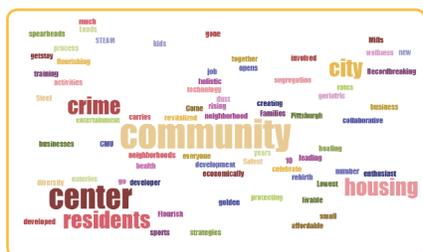
## 2 PRIORITIZE + COMPROMISE



### Prioritize & Compromise

#### Individual Surveys

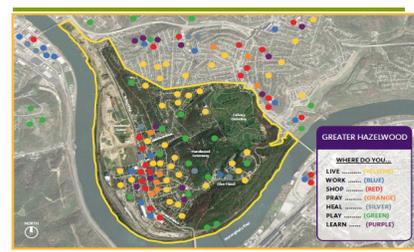
During the group compromise component, participants first make a list to prioritize their own community values, then work as a group to collectively develop and prioritize a new list.



### Community Headlines

#### Vision Exercise

Participants first individually draft a newspaper headline that reflects their hopes and goals for the community's future. Then they come together in groups to share their personal headlines and work together to draft one as a group.



### Where Do You?

#### Dotology Mapping

Participants indicate where they access, or where there are gaps in, civic services and programs, and public space, amenities and infrastructure - both within the neighborhood and throughout the City.

# COMMUNITY



## THE GREATER HAZELWOOD NEIGHBORHOOD IS CHANGING

### OVERVIEW

The Community chapter focuses on understanding the neighborhood's existing demographics and needs; housing concerns (including affordability); education; employment; public health and safety; and cultural heritage and public art. Greater Hazelwood's greatest assets are its people. It catalogs the population at present, reviews some changes the neighborhood has seen since 2010, and makes suggestions about how to improve the lives of existing Greater Hazelwood residents while welcoming new neighbors.



# 51 % RENTERS

51% of the structures in Greater Hazelwood are occupied by renters. Renters include residents of the Housing Authority-owned community in Glen Hazel, as well as 273 households (as of November 30, 2018) that utilize the Housing Choice Voucher Program (commonly known as Section 8.) This percentage is comparable to the City's percentage of renter-occupied



# 50 %

## RESIDENTS FACE HOUSING INSECURITY



## SOCIALLY CONNECTED

Greater Hazelwoodians are well connected, ensuring their mental and physical wellbeing.



## YOUTH AND SENIORS

Greater Hazelwood has a higher proportion of youth and seniors than the City average. Their wellbeing should be considered a top public health outcome.



**5099**

Residents  
in  
Greater Hazelwood



**20%  
BACHELOR  
DEGREES**

only 1/5 of the population have bachelor degrees.



**\$22,239  
MEDIAN  
HOUSEHOLD  
INCOME**

HALF of the City's Median Income.



**60%**

*Since its peak in the 1960's, the population declined by 60%.*

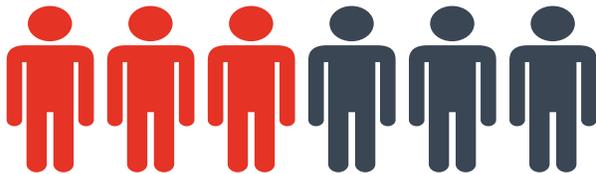


However, there was a slight increase in the overall population in Greater Hazelwood.

**MOST HAZELWOOD RESIDENTS WILL NEED ADDITIONAL EDUCATION TO SECURE WELL-PAYING JOBS.**

**37.6%  
AFRICAN  
AMERICAN**

There was a decrease in the African American population between 2010-2017.



**~50% of households  
are cost burdened  
(spend 50% or more on rent)**



Nearly half of Greater Hazelwood residents are cost-burdened – that is, more than 30% of their income goes towards utilities, and rent or mortgage. That's 5% higher than the City's rate of almost 46%, and higher than the state's 44.8%.



# COMMUNITY PRIORITIES AND

## 1. Address barriers to further education / training and employment

### STRATEGIES:

- C.1.1 Identify challenges that may bar residents from accessing training.
- C.1.2 Identify and engage with partners who provide services to overcome barriers.
- C.1.3 **Open an intergenerational center to provide quality affordable care for Greater Hazelwood's youngest and oldest residents.**
- C.1.4 Create a neighborhood educational space, where outside educators can bring programming to Greater Hazelwood.
- C.1.5 Support local childcare providers.
- C.1.6 Provide Financial Opportunity Center services to residents of Greater Hazelwood.
- C.1.7 Create emergency childcare similar to Jeremiah's Place OR create dedicated funding stream to provide on-demand transportation to households needing access to Jeremiah's Place.
- C.1.8 Change the scope of job fairs and certificate programs to ensure opportunities for living wages.
- C.1.9 Connect the formerly-incarcerated to training programs and jobs.
- C.1.10 Create sustainable partnerships so transit options are provided to those in workforce pipeline programs.

## 2. Prepare residents for employment opportunities

### STRATEGIES:

- C.2.1 Promote and support local entrepreneurship.
- C.2.2 Identify and create partnerships with programs offering training for well-paying jobs in growth industries that do not require Bachelor's degrees.
- C.2.3 Support existing training programs in the neighborhood, such as Community Kitchen
- C.2.4 Bring job-training initiatives, including home retrofitting, to Greater Hazelwood to ensure community members are active participants in the improvement of their own neighborhood.
- C.2.5 Coordinate and communicate internship and training opportunities to community members, including youth, to increase access and placement.
- C.2.6 Connect with local and regional employers to better understand job field projections and tailor workforce programs accordingly.
- C.2.7 Work closely with business tenants of Hazelwood Green to provide employment and internship opportunities to Greater Hazelwood community members.

## 3. Increase residents' housing security

### STRATEGIES:

- C.3.1 Provide home improvement assistance to low-income seniors.
- C.3.2 Educate homeowners about predatory investors, to ensure that anyone who wishes to sell their home gets a fair price.
- C.3.3 Engage landlords, and educate and inform landlords, tenants and the community about their respective rights and responsibilities.
- C.3.6 Construct a variety of new housing types to provide a variety of housing options and price-points.
- C.3.7 Work with the Housing Authority and Glen Hazel Tenant Council to address concerns of Glen Hazel residents.
- C.3.8 Work with landlords and Housing Authority to promote continued use of Housing Choice Voucher program.

## 4. Design opportunities to foster community in Greater Hazelwood

### STRATEGIES:

- C.4.1 Create a central space for community events.
- C.4.2 Create spaces to foster intergenerational relationships and celebrate neighborhood diversity.
- C.4.3 Intentionally activate new spaces in Hazelwood Green with community- and family-friendly programming.
- C.4.4 Engage the community in the design, placement, and installation of public art.
- C.4.5 Utilize public art throughout the community to tell the story of the community.
- C.4.6 Use public art as a method of integrating neighborhood culture and history into new development.
- C.4.7 Continue to use public art as a way to foster community involvement.
- C.4.8 Use arts to program community civic spaces.
- C.4.9 Explore potential for a digital kiosk or wayfinding amenities.
- C.4.10 Establish neighborhood programming committee to ensure sustainability of public amenities and activities.
- C.4.11 Promote networking events for community members, and with other neighborhoods.

## 5. Improve access to fresh and healthy food.

### STRATEGIES:

- C.5.1 Promote and support farmers markets and farm stands.
- C.5.2 Convene stakeholders to better understand food insecurity, and what current initiatives to combat food insecurity could be implemented in Greater Hazelwood.



## 5. Improve access to fresh and healthy food. (Cont.)

### STRATEGIES:

C.5.3 Encourage corner stores and small-scale food retailers to sell healthy options.

## 6. Address the neighborhood's rates of addiction; and high rates of asthma, diabetes, depression and anxiety.

### STRATEGIES:

C.6.1 Implement community-based care models for those suffering with asthma and diabetes.

C.6.2 De-stigmatize mental health care in the Greater Hazelwood community.

C.6.3 Create a neighborhood public awareness campaign around these health concerns.

C.6.4 Partner with / continue partnerships with local health care institutions to ensure frequent testing available for Greater Hazelwood residents.

C.6.5 Provide opportunities for community members to be evaluated for these illnesses, should they so choose.

C.6.6 Organize community support teams that focus on public health and safety.

C.6.7 Work with informal caregivers in the community to increase their access to resources, education, and opportunities for temporary respite from caregiving.

C.6.8 Provide existing informal caregivers with opportunities to earn certifications and pursue careers in caregiving.

C.6.9 Create a neighborhood hub for those who require community-based care and local and regional providers of home support, nursing, physiotherapy and other rehabilitation services.

C.6.10 Create a pipeline for Greater Hazelwood residents who wish to pursue careers in fields providing community-based care.

C.6.11 Work with existing community assets to provide health clinics, low-cost visual and dental services / screenings, and wellness support classes.

C.6.12 Provide support for uninsured residents to obtain health insurance.

C.6.13 Work with local drug abuse support organizations to identify harm reduction strategies

## 7. Promote physical activity in Greater Hazelwood

### STRATEGIES:

C.7.1 Provide a variety of physical activity options for Greater Hazelwood residents.

C.7.2 Improve accessibility of City recreation center programs.

C.7.3 Examine possibility of opening Healthy Active Living Center programs to residents under age 60.

C.7.4 Improve pedestrian infrastructure to improve ease and safety of walking through Greater Hazelwood.

C.7.5 Make improvements to Hazelwood Greenway so it is accessible to more people with a variety of physical abilities.

C.7.6 Create a Healthy Hazelwood walking route with fitness stations.

C.7.7 Engage youth with healthy lifestyle education and activities.

## 8. Address crime in the neighborhood / perception of crime in the neighborhood.

### STRATEGIES:

C.8.1 Identify how young adult residents prioritize public safety and attempt to remove barriers to reporting violent incidents.

C.8.2 Improve lighting in areas where most crimes occur.

C.8.3 Locate public safety facility in an area convenient to areas where most crimes occur, but not directly in the commercial corridor.

C.8.4 Create a public outreach campaign encouraging neighbors to secure their properties and vehicles both during the day and at night.

C.8.5 Make conflict resolution resources available outside business hours.

C.8.6 Work with neighbors and businesses to increase eyes-on -the-street in areas where most crimes occur.

C.8.7 Increase neighborhood density and mixed-uses, to increase eyes on the street.

C.8.8 Equitably reduce poverty in the neighborhood.

C.8.9 Strengthen relationships between residents and public safety professionals.





## EXISTING CONDITIONS



People per acre

1.66 Dwelling Units Per Acre

677 Tax Delinquent Parcels

13% vacant

1,524 ACRES IN GREATER HAZELWOOD

# DEVELOPMENT

## Overview

The Development chapter establishes the agenda for physical change to the neighborhood, including infill in both residential areas and the Second Avenue commercial corridor. It examines existing zoning and land use

and makes recommendations for zoning changes, infill development, integration with Hazelwood Green, accessibility, sustainable design, and economic development.

## Recommendation: Rezone Greater Hazelwood



One Hundred Percent of Greater Hazelwood is zoned, but most land is not zoned for its current use. Even its current use, predominantly single-family residential does not meet the community's preference for increasing Greater Hazelwood's population.



Photo Credit: Hazelwood Initiative



## Local Opportunity Zones

Residents and stakeholders place high importance on improving connectivity, walkability and streetscape. Areas of intervention included Second, Hazelwood, and Johnston Avenues. These areas are slated to undergo improvements to the roadway as well as to pedestrian amenities within each of the following five (5) corridors. Local opportunity zones within Greater Hazelwood include Hazelwood Avenue Corridor, the Commercial Corridor (2nd Avenue and Elizabeth Street), Below the Tracks, Glenwood and Glen Hazel.

## Economic Development

To thrive, Hazelwood must create deep connections to the city and regional economies. This means developing more business and entrepreneurship opportunities in Hazelwood as well as strengthening ties to business and job opportunities across the region. Within Hazelwood proper, development of a business district and strategy is key to supporting the growth and prosperity of Hazelwood residents and stakeholders. This district must support resident's ability to meet their basic business needs, such as recruitment, knowledge sharing and assistance of resident-owned businesses.



### RECOMMENDATIONS

1. Stabilize and grow small businesses.
2. Support and grow local business-to-business service providers.
3. Maximize resident opportunities associated with Hazelwood Green.





# DEVELOP PRIORITIES AND

## 1. Determine and achieve an affordability goal for Greater Hazelwood.

### STRATEGIES:

D.1.1 Utilize a variety of methods, including zoning changes, community land bank participation, new development and rehabilitation of existing properties, rental and owner-occupied housing, and a variety of ownership structures.

## 2. Complete a zoning review analysis and strategy.

### STRATEGIES:

D.2.1 Consider re-zoning residentially-zoned areas (that are not landslide-prone or steep slope) for greater density - especially near transit corridors. Look at R2, R3, to allow for creation of "missing middle" housing, consider inclusionary zoning, and accessory dwelling units.

D.2.2 Determine desired mixed uses in Glen Hazel, and update zoning accordingly.

D.2.3 Review zoning of Second Avenue, identify areas to better align with existing uses, building types, setbacks, and more area-specific parking requirements.

D.2.4 Determine if there are other parts of the neighborhood in which mixed uses could thrive.

## 3. Develop a vacant property strategy.

### STRATEGIES:

D.3.1 Develop Guidelines and work with the URA and City to coordinate acquisition of key tax delinquent properties for entry into community land trust, redevelopment, or addition to Greenway.

D.3.2 Examine conservatorship as a tool to address vacancy.

D.3.3 Educate community members about the City Side-lot program, and provide assistance with applications if necessary.

D.3.4 Develop a neighborhood strategy for addressing maintenance of privately-owed vacant lots. [See "Dirty 30" initiative in Homewood.]

D.3.5 Promote community ownership / stewardship through collaborative development.

D.3.6 Work with seniors to develop wills.

D.3.7 Use public art to activate (temporarily or permanently) vacant parcels throughout the neighborhood.

## 4. Motivate community-led and -driven development.

### STRATEGIES:

D.4.1 Develop a Housing Action Plan [in progress].

D.4.2 Target appropriate development in the five identified opportunity zones: Hazelwood Avenue Corridor, Second Avenue Commercial District, Below the Tracks, Glenwood, Glen Hazel

D.4.3 Encourage community ownership / stewardship through collaborative development meetings and annual reviews.

D.4.4 Pursue Registered Community Organization status.

D.4.5 Preserve historic homes / properties.

D.4.6 Work with existing residents to prepare them for home ownership (credit counseling, budgeting workshops, first-time home buyer classes).

D.4.7 Promote local entrepreneurship in development, especially youth.

D.4.8 Educate residents and developers about historically-sensitive renovation.

D.4.9 Set standards for community benefits that include hiring Greater Hazelwood residents and utilizing Greater Hazelwood-based businesses.

D.4.10 Stabilize & target reuse opportunities for vacant historic buildings of significance.

D.4.11 Retain architectural features with ethnic influence that contribute to neighborhood character.

D.4.12 Work with City to create transparency around community engagement in development and design.

## 5. Create Greater Hazelwood-specific Design Principles / Guidelines / Standards.

### STRATEGIES:

D.5.1 Develop examples for Hazelwood's "middle housing" and commercial market.

D.5.2 Incorporate equity and sustainability goals.

D.5.3 Draw from history and existing structures.

D.5.4 Ensure standards complement the traditional pattern, form, and density of Hazelwood's traditional neighborhood character.

## 6. Prevent displacement through innovative, affordable, and targeted housing.

### STRATEGIES:

D.6.1 Design opportunities to keep Greater Hazelwood residents in Greater Hazelwood.

D.6.2 Transition 100 Greater Hazelwood renting households to homeowners.

D.6.3 Develop permanently affordable housing.

D.6.4 Develop housing that allows residents to age in place, equitably and affordably.

# IMPLEMENT STRATEGIES



## 6. Prevent displacement through innovative, affordable, and targeted housing (Cont.)

### STRATEGIES:

- D.6.5 Support Hazelwood Initiative's Rehab for Resale program.
- D.6.6 Promote community buy-in and partnership with local organizations and financial institutions.
- D.6.7 Explore tax policies to prevent displacement.
- D.6.8 Provide lead and asbestos-abatement information to homeowners; bring existing programs to Greater Hazelwood.
- D.6.9 Promote energy efficiency programs in Greater Hazelwood.

## 7. Target neighborhood gateways for beautification and storytelling efforts.

### STRATEGIES:

- D.7.1 Utilize public art and historic interpretation to help orient residents and visitors in the neighborhood while telling the story of Greater Hazelwood.
- D.7.2 Engage local artists and youth to produce and maintain elements.

## 8. Create a strategy to enhance the Second Avenue business district.

### STRATEGIES:

- D.8.1 Concentrate new development efforts around successful existing development in order to generate increased activity and investment in a focused area, rather than diluting investment across the district.
- D.8.2 Complete a zoning review analysis and strategy for the Second Avenue corridor.
- D.8.3 Develop commercial corridor gateways, incorporating public art.
- D.8.4 Strategically insert public spaces that enhance current strengths.
- D.8.5 Improve safety and ease of crossing Second Avenue.
- D.8.6 Provide amenities at heavily-used bus stops along Second Avenue corridor.
- D.8.7 Encourage infill to hold the existing build-to line and respect the historic building form of the street.
- D.8.8 Create shared parking, loading and access roads to minimize interruption to the urban fabric and increase pedestrian safety.
- D.8.9 Collaborate with URA to develop 4800 block of Second Avenue in line with community needs, including basic design standards.
- D.8.10 Use urban design and public art to increase vibrancy of Second Avenue, decrease crime, and improve perception of neighborhood safety.
- D.8.11 Recruit neighborhood-serving businesses and businesses that pay living wages.
- D.8.12 Support existing and locally-owned businesses.

## 9. Make Greater Hazelwood into a hub for entrepreneurs and small businesses.

### STRATEGIES:

- D.9.1 Focus on neighborhood-level technical assistance for small businesses and entrepreneurs.
- D.9.2 Provide education to community members regarding commercial property leasing and ownership, including creative ownership mechanisms.
- D.9.3 Partner with financial institutions and technical assistance providers to provide guidance on securing financing for commercial property purchases.
- D.9.4 Create incubator that offers below-market-rate rents for locally-owned businesses, minority-owned businesses and cultural spaces.

## 10. Integrate public art into infrastructure improvement

### STRATEGIES:

- D.10.1 Enhance bridge to Below the Tracks with art.





## EXISTING CONDITIONS



Fragmented Mobility network (streets, sidewalks, bicycle facilities).

Relatively few street connections to other neighborhoods. ■■■■■■

Challenging topography in the residential parts of the neighborhood.

Second Avenue and Hazelwood Avenue are commuter routes and see high numbers of single-occupancy vehicles during rush hours.

Existing transit routes don't provide adequate connections to Oakland, the second-largest employment district in the City.

Rail lines disconnect Hazelwood Green from the rest of the neighborhood.

# MOBILITY

### Overview

The Mobility chapter focuses on how people move to, through, and around Greater Hazelwood. Greater Hazelwood residents desire closer connections to neighboring communities, and increased ease and safety of movement to, through, and around the neighborhood. The chapter evaluates existing conditions, both strengths and weaknesses, in the transportation network. This includes pedestrian

access, safety, and circulation; bicycle infrastructure; safety; roadways; parking; and transit service and stations. The chapter also identifies recommendations to improve the mobility network and a timeframe for which such improvements could potentially be implemented.

### IMPROVEMENTS CAN BE MADE

Greater Hazelwood's greatest mobility challenge is its fragmented mobility network. The neighborhood's dynamic topography is an asset; however, improvements can be made to make it easier and more attractive for people to get people out of their vehicles and travel on foot and by bicycle. This is especially important given the high numbers of resident youth and seniors who may not be able to drive; high levels of diabetes, anxiety, and depression, which can be improved through increased physical movement; and the desire to improve the neighborhood's poor air quality.

# 33%

**GREATER HAZELWOODIANS  
DO NOT OWN A VEHICLE**



# PRIORITIES AND STRATEGIES

## 1. Calm through-traffic.

### STRATEGIES:

- M.1.1 Focus on streets with highest amounts of traffic at rush hour: Second Avenue and Hazelwood Avenue.
- M.1.2 Examine Mansion Street, based on its role as a school route.

## 2. Address gaps in multi-modal network throughout the neighborhood.

### STRATEGIES:

- M.2.1 Develop strategy for constructing / improving sidewalks throughout the neighborhood.
- M.2.2 Address gaps in bicycle infrastructure throughout the neighborhood.
- M.2.3 Connect neighborhood bicycle infrastructure to Three Rivers Heritage Trail and Duck Hollows trail.

## 3. Ensure residents have access to high-quality transit that increases economic opportunity and supports everyday needs.

### STRATEGIES:

- M.3.1 Improve infrastructure at transit stops throughout the neighborhood.
- M.3.2 Advocate for and improve access to information about transit organization priorities and plans.
- M.3.3 Encourage transit authority to improve weekend service to Greater Hazelwood.
- M.3.4 Evaluate existing transit connectivity to local and regional job centers and identify opportunities for improvement.

## 4. Improve neighborhood walkability.

### STRATEGIES:

- M.4.1 Provide street furniture, such as benches, throughout the community to make the hilly neighborhood more easily navigable for the elderly and/or those with disabilities.





# INFRASTRUCTURE

## EXISTING CONDITIONS



Lead-bearing environmental conditions, infrastructure and building stock.



Poor air quality, with higher amounts of particulate matter along road and rail corridors.



Sewers contributing to combined sewer overflow.

### Overview

The Infrastructure chapter looks at environmental sustainability as a solution to neighborhood’s challenges of poor air quality, hazardous soil conditions, combined sewer overflow, and public health concerns. Greater Hazelwood seeks to embed sustainability as a core value in its efforts to improve quality of life for residents and quality of experience for visitors.

### Dedicate More Resources



It is recommended that Greater Hazelwood, with the City of Pittsburgh, explore formally dedicating more resources to the Hazelwood Greenway to position it as a local and regional amenity. This would create the opportunity to transform the neighborhood by offering access to a large natural area, which has been shown to positively impact peoples’ physical, emotional and mental health. It could be expanded to act as a naturalized link between Frick and Schenley Parks. Improvements could include not only an accessible trail system, but increased absorbance of runoff and opportunities for public art. The Greenway could be integrated into a Greater Hazelwood fitness loop, suggested in the Community chapter, that would include Hazelwood Green. It would serve both local residents and visitors the neighborhood, improving public perception of the neighborhood and stimulating the local economy. It could serve to expand the Hazelwood Play Trail idea.

# 68.62

ACRES OF IMPERVIOUS SEWER-SHED AREA



# PRIORITIES AND STRATEGIES



## 1. Improve air quality in Greater Hazelwood

### STRATEGIES:

- I.1.1 Decrease fine particulate matter.
- I.1.2 Increase tree canopy throughout the neighborhood, with special focus on Second Avenue, Hazelwood Avenue and Glen Hazel.
- I.1.3 Create a ReLeaf or Urban Forest Plan for Greater Hazelwood.
- I.1.4 Decrease single-occupancy vehicle use in Greater Hazelwood.
- I.1.5 Construct new energy-efficient buildings with good indoor air quality.
- I.1.6 Improve existing buildings' indoor air quality & energy efficiency.
- I.1.7 Enforce no-idling laws.
- I.1.8 Ensure new development requires contractors to use newer, more efficient, and less-polluting vehicles and equipment.
- I.1.9 Address regional air quality.

## 2. Mitigate environmental lead and other hazardous elements / materials

### STRATEGIES:

- I.2.1 Educate residents about the hazards of lead and the importance of testing for elevated blood lead levels.
- I.2.2 Educate residents about the hazards of indoor lead and practices to mitigate it. ways to mitigate indoor lead (ex, encapsulate with new paint, replace windows, vacuum often, etc.).
- I.2.3 Educate people undertaking renovations about the importance of, and ways to, mitigate lead and other hazardous elements / materials.
- I.2.4 Test soil, especially in places frequented by children, and develop remediation strategies.
- I.2.5 Develop remediation strategies for soil contaminated with lead or other hazardous elements / materials.
- I.2.6 Develop a strategy to replace lead water service lines.

## 3. Decrease combined sewer overflow

### STRATEGIES:

- I.3.1 Work with PWSA to develop a strategy to implement green infrastructure solutions in priority watersheds.
- I.3.2 Educate community members about practices to decrease combined sewer overflow during rain events.

## 4. Encourage new development to go green - throughout the neighborhood.

### STRATEGIES:

- I.4.1 Ensure sustainable development practices.
- I.4.1 Encourage sustainable habitation, maintenance, and business practices.
- I.4.2 Create incentive-based zoning to reflect Greater Hazelwood's sustainability priorities.

## 5. Support businesses and residents to become more sustainable.

### STRATEGIES:

- I.5.1 Connect local businesses and residents with regional organizations.
- I.5.2 Bring sustainability-focused organizations and their programs into the neighborhood to increase knowledge and promote exchange of information.

## 6. Position Greenway as an amenity.

### STRATEGIES:

- I.6.1 Improve Greenway to attract people from within the community as well as those from other neighborhoods and to connect Greater Hazelwood to other neighborhoods.
- I.6.2 Improve Greenway so that it becomes an amenity to promote neighborhood physical fitness and emotional health.
- I.6.3 Make improvements so that Greenway improves combined sewer overflow conditions in Greater Hazelwood.
- I.6.4 Create trail infrastructure and interpretive signage that highlights Hazelwood' history, incorporate placemaking



# OUR VISION FOR WHAT COMES N



**Engage Residents  
around Principles and**



**Build links and teams  
within the neighborhood**



**Create partnerships within  
and outside the neighbor-  
hood and city**

“Our Hands, Our Plan” is the shared vision of the Greater Hazelwood community, city staff and elected officials for the continued advancement, improvement and management of the neighborhood, now and in the future.

The success of ideas brought forth in the planning process will depend on championing by community members and organizations to ensure it moves forward. The City of Pittsburgh will partner with the community to assist with implementation.

## Partnerships

Partnerships have been outlined throughout the entirety of this plan, an indication that it is the key to implementation. Building and maintaining these partnerships is essential to success. Action Teams will continue after adoption, championing the implementation, inclusive of continued partnership with organizations.

## Phasing

Implementation of the Greater Hazelwood Neighborhood Plan relies on a phasing strategy that prioritizes strategies that are easier to implement. There is a need to maintain interest and momentum over time, and the implementation of short-term goals is critical to enabling the intermediate and long-term goals to be fruitful.



**EXT**



**YOU...**

ensure that this plan is implemented.

**Our Hands, Our Plan.**



## GREATER HAZELWOOD

Greater Hazelwood's "Our Hands, Our Plan" is a Call to Action, not just a vision document. In order to implement this plan, you, Greater Hazelwoodians, must champion and hold yourself and your neighbors accountable. The work continues with you.

### PRIORITIES

#### Community

- Address barriers to further education / training and employment.
- Prepare residents for employment opportunities.
- Increase residents' housing security.
- Design opportunities to foster community in Greater Hazelwood.
- Improve access to fresh and healthy food.
- Address the neighborhood's high rates of asthma, diabetes, depression, and anxiety.
- Promote physical activity in Greater Hazelwood.
- Address crime in the neighborhood / perception of crime in the neighborhood.

#### Development

- Determine and achieve affordability goal for Greater Hazelwood.
- Complete a zoning review analysis and strategy.
- Develop a vacant property strategy.
- Motivate community-led and -driven development.
- Create Greater Hazelwood-specific Design Principles / Guidelines / Standards.
- Prevent displacement through innovative, affordable, and targeted housing.
- Target neighborhood gateways for beautification and storytelling efforts.
- Create a strategy to enhance the Second Avenue business district.
- Make Greater Hazelwood into a hub for entrepreneurs and small businesses.
- Integrate public art into infrastructure improvement.

#### Mobility

- Calm through-traffic.
- Address gaps in multi-modal networks throughout the neighborhood.
- Ensure residents have access to high-quality transit that increases economic opportunity and supports everyday needs.
- Improve neighborhood walkability.

#### Infrastructure

- Improve air quality in Greater Hazelwood.
- Mitigate environmental lead and other hazardous elements / materials.
- Decrease combined-sewer overflow.
- Encourage new development to go green throughout the neighborhood.
- Support businesses and residents to become more sustainable.
- Position Greenway as an amenity.

**You ensure your vision comes to fruition;  
Join an Action Team.**

**Our Hands, Our Plan; Greater Hazelwood, "Get In Formation!"**

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