

# LEVEL GROUND

## LARIMER'S COMEBACK: A COMMUNITY FOR YOU

PREPARED FOR:



PITTSBURGH, PENNSYLVANIA  
MAY 2023

# LETTER FROM THE LARIMER CONSENSUS GROUP:

As Chairman of the Board of the Larimer Consensus Group and Executive Director, respectively, we are honored to share our collective vision for revitalizing our neighborhood, Larimer. Our community has endured decades of disenfranchisement and neglect, and we are excited to come together to shape a brighter future for Larimer.

At the heart of our vision lies a commitment to restore Larimer to its former glory while simultaneously creating a model community that serves as a beacon of hope and inspiration for other neighborhoods facing similar challenges. We firmly believe that every resident of Larimer and stakeholder, regardless of their background or socioeconomic status, deserve access to quality housing, vibrant public spaces, educational opportunities, and economic empowerment.

Revitalization is not merely about physical transformation but about restoring the pride and dignity of our community members. Our history is steeped in resilience and cultural richness, and it is this foundation that will guide us as we forge ahead. We envision Larimer as a place where families can put down roots, businesses can flourish, and generations can thrive.

To bring this vision to fruition, the Larimer Consensus Group has engaged in extensive collaboration with community stakeholders, government agencies, and philanthropic organizations. The Larimer Community Plan, resulting from our collective efforts, serves as a roadmap for sustainable and equitable development. It outlines strategies to address housing affordability, economic revitalization, educational opportunities, and cultural preservation.

We understand that the road ahead will not be without its challenges, but we remain steadfast in our commitment to overcome them. We are inspired by the resilience and determination of our community members, who have shown unwavering support and dedication to the revitalization efforts.

We are excited to present the Larimer Community Plan to you, confident in its ability to captivate your attention, garner your support, and inspire your commitment to our shared vision. We invite you to join us as we embark on this transformative journey, one that will not only revitalize Larimer but also serve as a beacon of hope and possibility for other disenfranchised communities across our great city.

Thank you for your time, consideration, and continued support. We eagerly await the opportunity to discuss the Larimer Community Plan with you and explore avenues for collaboration. Together, we can create a brighter, more equitable future for Larimer—one that honors our history, values our residents, and uplifts our community.



K. Chase Patterson  
Chairman of the Board



Donna M. Jackson  
Executive Director

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PREPARED BY:

 MonWin Consulting

 Stantec

# REPORT ACKNOWLEDGMENTS

Larimer's Comeback was prepared by MonWin Consulting in partnership with Stantec for the Larimer Consensus Group in close collaboration and engagement with community members and other local stakeholders.

## LARIMER CONSENSUS GROUP

### EXECUTIVE TEAM

**Donna Jackson, Executive Director**

**Tuarone Thomas-Washington, Ex. Asst./Office Mgr.**

### BOARD OFFICERS

**K-Chase Patterson, Chairman of the Board**

**Deanna Davis, Vice Chair**

**Brandon Davis, Treasurer**

**Danielle Carter Lance (Dana), Secretary**

### BOARD MEMBERS

**Yusef Ali**

**Aurelia Carter**

**Carolyn Peeks**

**Andrew Taglianetti**

**Valerie Parm**

**Damian Gillard**

## COMMUNITY MEMBERS AND STAKEHOLDERS

<b>S.K. Lewis</b>	<b>Alex Payton</b>	<b>Cimmean Thompson</b>
<b>Michelle Connor</b>	<b>Gerald Driggs</b>	<b>Brandy Thompson</b>
<b>Lilly Freedman</b>	<b>Malachi Walker</b>	<b>Sharon Scott</b>
<b>Donita Thomas</b>	<b>Lisa Podolinski</b>	<b>Lynne Williams</b>
<b>Keith Portugal</b>	<b>Ose Akinlotan</b>	<b>Equilla Brown</b>
<b>Shad Henderson</b>	<b>Ric Worthy</b>	<b>Betty Lane</b>
<b>LaTaj Tinker</b>	<b>Dexter Hairston</b>	<b>Audrey Raiford</b>
<b>Sercy Sandridge</b>	<b>Brent Walsh</b>	<b>Glendora Brunson</b>
<b>Stephen Hart</b>	<b>Angel Cooper</b>	<b>Ana Ceron</b>
<b>Tracey Burkholder</b>	<b>Marita Brady</b>	<b>Phyllis Nettle</b>
<b>Grace Taylor</b>	<b>Demi Kolke</b>	<b>Leslie Smith</b>
<b>Jason Tigano</b>	<b>Presley Gillespie</b>	<b>Skip Schwab</b>
<b>Dr. Chris Taylor</b>	<b>S. Howard</b>	<b>CJ Chavis</b>
<b>Dr. Bernard Taylor</b>	<b>J. Henderson</b>	<b>Wanda King</b>
<b>Kristen Michaels</b>	<b>Malene Myers</b>	<b>Eugenia Newman</b>
<b>Greg Palmer</b>	<b>Alexis Howard</b>	<b>Pat Tyler</b>
<b>Joanna Doven</b>	<b>Valerie Myles</b>	<b>Jumay Walker</b>
<b>Karen Brean</b>	<b>Barbara Fowler</b>	<b>Gregory Goodson</b>
<b>Glenn Williams</b>	<b>Patrick Taglianetti</b>	<b>Marilyn Horner</b>
<b>Loretta Ellis</b>	<b>James Bonner</b>	<b>Valerie Bell</b>

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# INTRODUCTION

# INTRODUCTION

## LARIMER COMMUNITY PLAN AND DESIGN GUIDELINES

The Larimer Community Plan and Design Guidelines establish a roadmap for implementing resident’s vision for the continued revitalization of Larimer as an exemplary sustainable community. This plan builds on resident-led planning that began in the late 1990’s, evolved into the 2010 Larimer Vision Plan, and eventually leveraged a \$30M Choice Neighborhoods Implementation Grant. This plan carries forth many of the values that have anchored Larimer all these years, in particular the importance of supporting existing residents, and a commitment to sustainability both in neighborhood design and the built environment.

Building on the recent success of the Choice Neighborhoods Implementation Plan, Liberty Green Park, recent partnerships such as Steel City Squash and Food21, and the ongoing efforts of residents to re-invest in the neighborhood, the Larimer Consensus Group set out to document an implementable plan with clear priorities. This effort was specifically focused on addressing vacant land and blight, understanding current neighborhood needs, and developing an implementable strategy for the neighborhood.

This plan is the result of a six-month community process, which included three public workshops with residents, conversations with stakeholders, and a thorough analysis of prior community plans and current development proposals. This process entailed understanding the physical character of Larimer, hearing from residents about their vision, and creating a development strategy to make that a reality. This community plan illustrates resident’s vision and includes the following:

- Detailing an approach to redeveloping vacant land and managing blighted properties
- Identifying neighborhood improvements to serve residents, improve safety, and create the conditions for future investment
- Set guidelines for architecture, so new development fits into the neighborhood and respects existing character and the vision of residents

The recommendations in this plan build on the vision and values of long-time residents, while also creating conditions for future investment.



FIGURE 0.A  
**RESIDENTS ENGAGING IN PUBLIC WORKSHOP ACTIVITIES**



FIGURE 0.B  
**BALANCED PROPORTIONS OF FACADE OPENINGS**



FIGURE 0.C  
**EXAMPLE OF SMALL LOT SINGLE-FAMILY HOUSING TYPE**

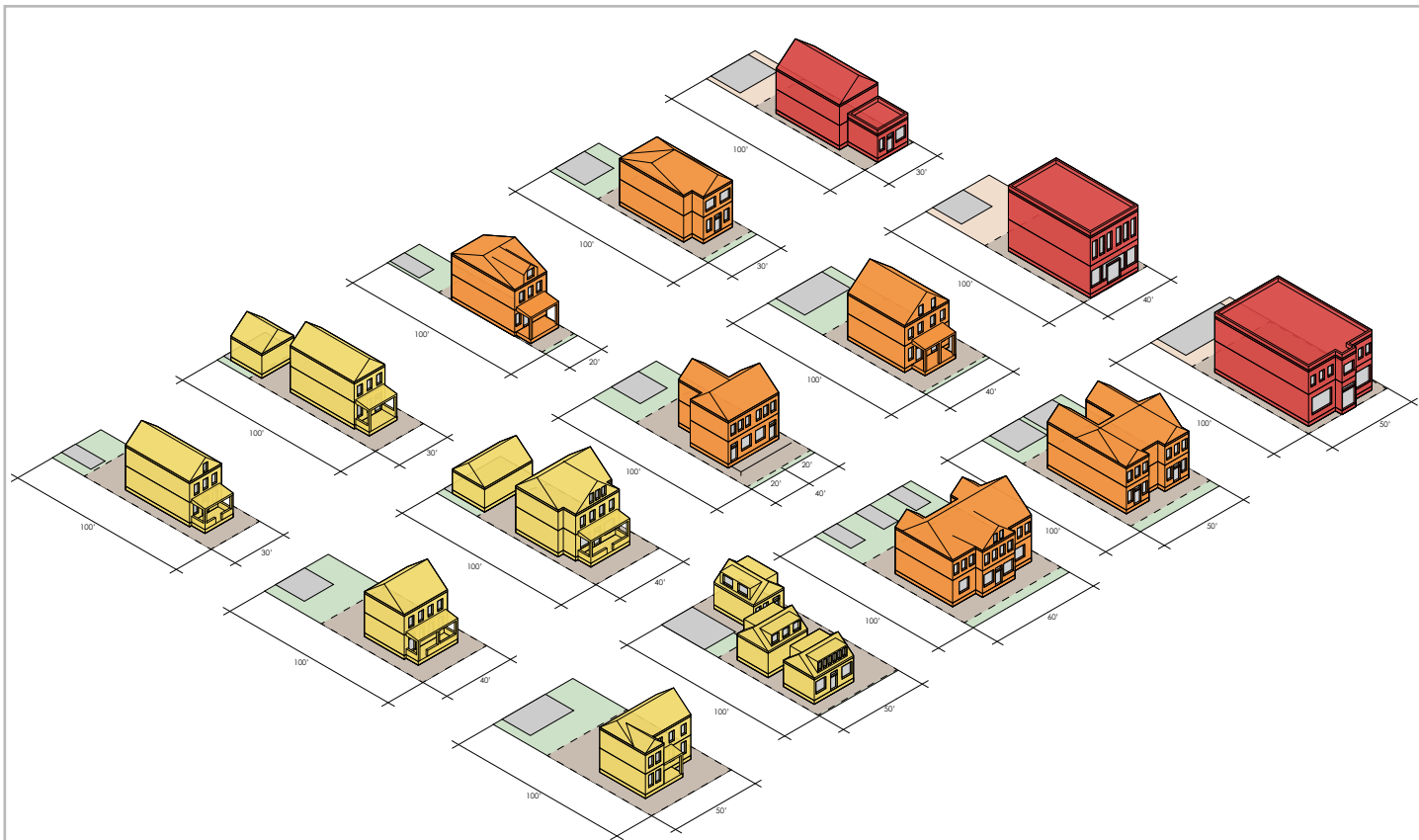


FIGURE 0.D  
OVERVIEW OF LOT TYPES



FIGURE 0.E  
EXAMPLE OF LOW RISE APARTMENT BUILDING



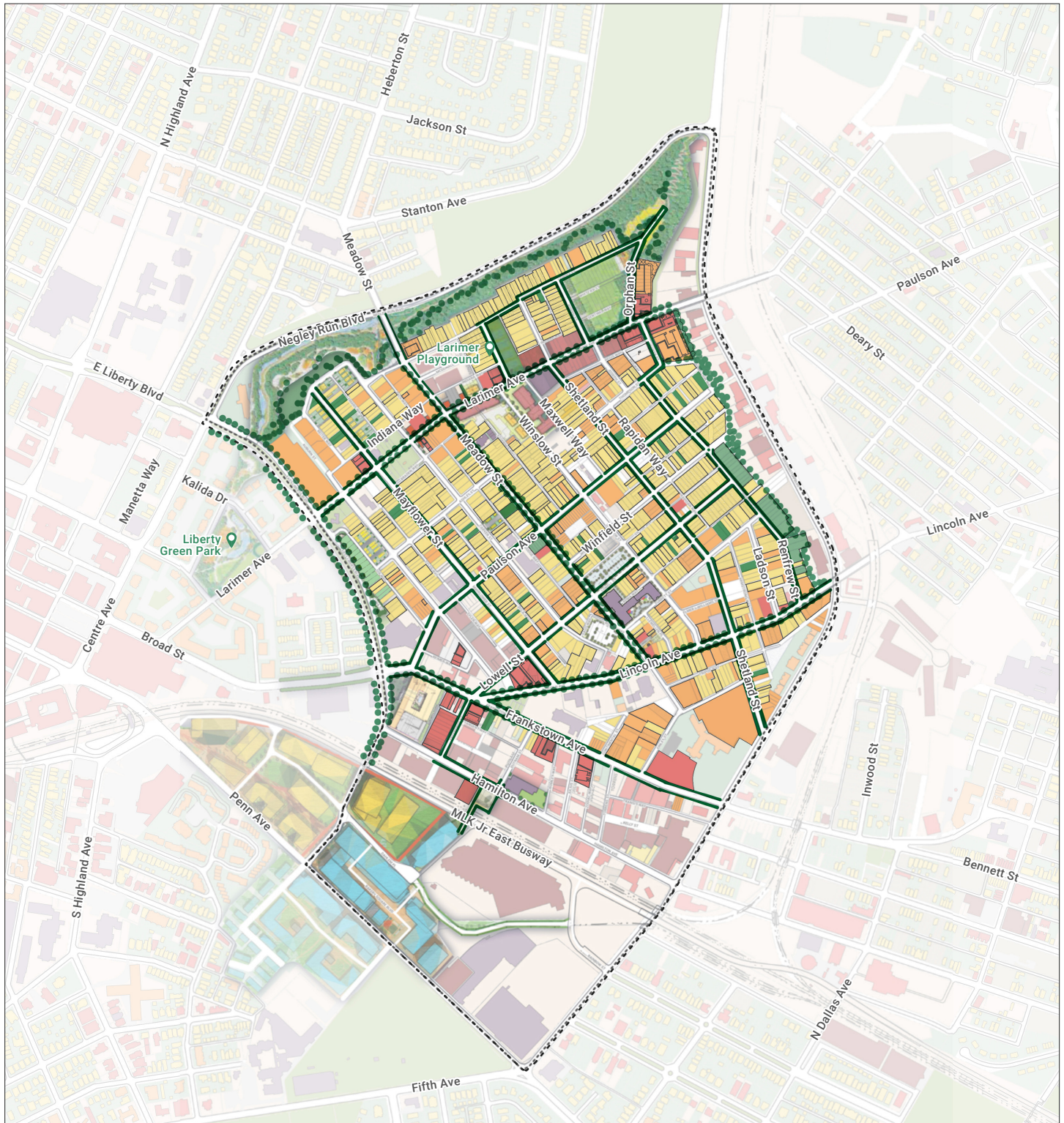
FIGURE 0.F  
EXAMPLE OF LARGE LOT MULTI-FAMILY HOUSING TYPE



FIGURE 0.D  
EXAMPLE OF COMMERCIAL DEVELOPMENT ALONG A MAIN ST



FIGURE 0.G  
EXAMPLE OF MEDIUM LOT MIXED-USE BUILDING TYPE



MAP 0-A  
**LARIMER COMMUNITY PLAN**



- STUDY AREA
- PROPOSED PARK/OPEN SPACE
- STREETScape IMPROVEMENTS
- STREET TREES

- SINGLE-FAMILY/COTTAGE COURT
- MULTI-FAMILY/DOUBLE/TRIPLE
- MIXED-USE/COMMERCIAL



# SECTION I: **COMMUNITY PROCESS & ANALYSIS**

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# 1 COMMUNITY PROCESS & ANALYSIS

## 1.1 OVERVIEW OF HOUSING AND PLANNING EFFORT

The first step of any plan is to understand the context and the unique challenges of a community.

Here, in Larimer, the process entailed community meetings to understand the what it is like to live in Larimer, and mapping analysis to understand what is physically contributing to people's perceptions of the neighborhood.

The following chapter will look at the history of planning in Larimer, what lessons can be learned from previous work, and the physical structure of the neighborhood. It is the marrying of community input and urban design analysis that helps to diagnose

problems and identify implementable strategies that respond to the neighborhood's needs and vision.

Here in Larimer, one of the largest issues stems from the pervasive vacancy and the current development pressure from adjacent neighborhoods - meaning that there is a lot of work to do and there is pressure to do it quickly.

In the end, however, Larimer has a lovely neighborhood feel and scale and these qualities absolutely need to be celebrated in any future recommendations.



FIGURE 1.1.A  
AERIAL VIEW OF NEIGHBORHOOD



FIGURE 1.1.B  
LARIMER AVE & EAST LIBERTY BLVD



FIGURE 1.1.C  
LARIMER COMMUNITY GARDEN & URBAN FARM



MAP 1-A  
EXISTING AERIAL PHOTO

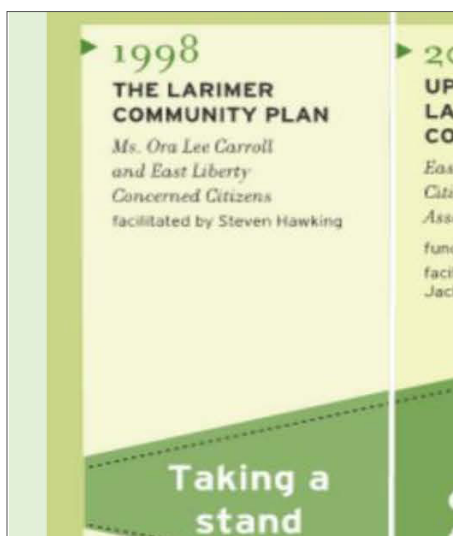
 LARIMER NEIGHBORHOOD  
BOUNDARY (STUDY AREA)



## 1.2 COMMUNITY PLANNING BACKGROUND

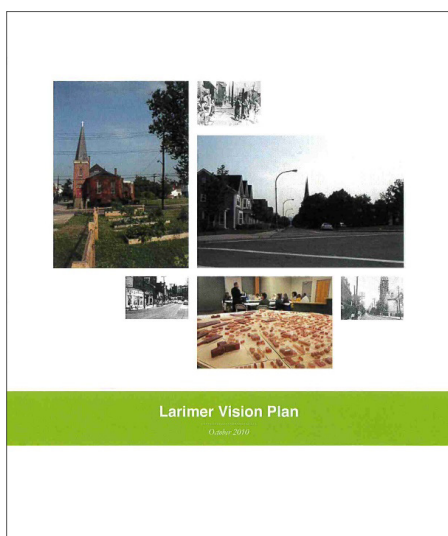
The goal of residents is to preserve the unique character of Larimer while accommodating new development and future residents. The plans below reflect some of the work that has been done over the last 20 years, and was used to inform this process.

### 1.2.1 BUILDING ON PREVIOUS PLANS



#### 1998/2008 THE LARIMER COMMUNITY PLAN

- The Larimer Community plan builds on over 20 years of grass-roots planning efforts
- Updated in 2008 with broad community participation, facilitated by Jackson/Clark Partners and funded by the URA (image above from subsequent Jackson/Clark facilitation work in the community)



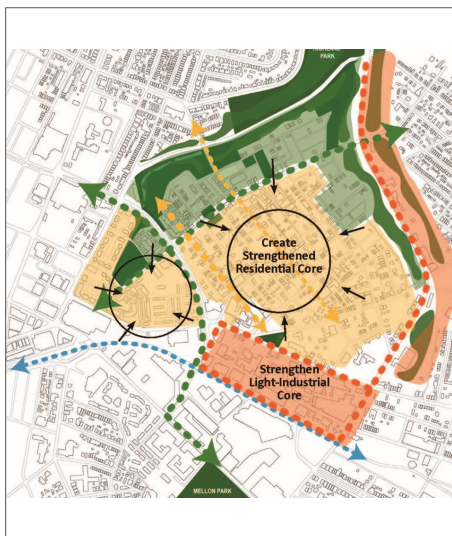
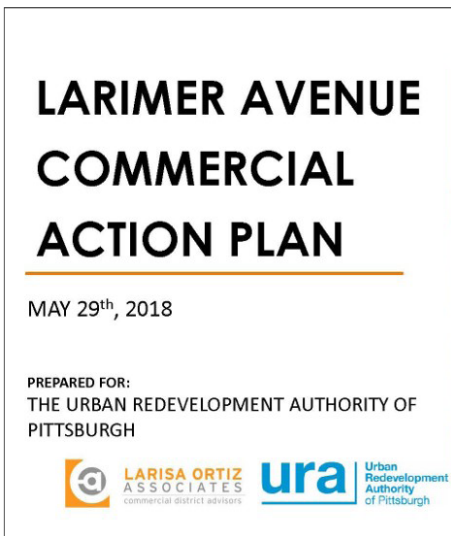
#### 2010 LARIMER VISION TO ACTION PLAN

- Stated vision for a "state of the art green community"
- Established general land use zones
- Transition some vacant land to large park space and recreation fields
- Light industrial on Frankstown Avenue and Hamilton Avenue
- General zone for neighborhood retail
- Urban farm



#### CHOICE NEIGHBORHOOD PLANNING (CNI)

- A HUD Implementation Grant supported the revitalization of 155 subsidized units at East Liberty Gardens and Hamilton - Larimer with approximately 330 units of mixed-income housing
- Visioning of a connected park system & neighborhood improvements
- Assessed the needs of residents and identified partners to provide wrap-around services
- Creation of Liberty Green Park in partnership with the Urban Redevelopment Authority (URA) of Pittsburgh
- River Roots installation, as a park amenity combined with storytelling features



**2018 LARIMER AVENUE COMMERCIAL ACTION PLAN**

- Explored how Larimer Avenue can provide convenience-oriented needs while also serving as neighborhood gathering space
- Identify a tenant mix of operators with similar experience and scale
- Design flexible spaces to accommodate those retailers
- Continue to promote URA storefront and street face redevelopment programs
- Provide on-street parking in front of key properties
- Design a visually prominent corner at Larimer Avenue
- Create an identity around “Larimer Village” with strategic branding and marketing
- Implement a mural program and lift up the stories of existing merchants

**2020 PLAN UPDATE**

- Create a more consolidated residential core
- Identity as "state of the art green community"
- Connections and visibility
- Retain existing residents
- Create destinations that change reputation
- Establish list of priorities for revitalization
- Laid out the goal of a "detailed, equitable land-use plan for future housing, business development, and green space allocation"

**DESIGN GUIDELINES FOR NEWLY CONSTRUCTED HOMES**

- A vehicle for maintaining concerted development in the Larimer neighborhood.
- A framework for sustainable development of newly constructed home and sustainable renovation of existing homes
- Honors existing neighborhood character and architectural context
- Ensures that each residential project, new construction or renovation, produces a sustainable, healthy, and safe environment.

**BUILDING ON THE WORK OF PREVIOUS DESIGN, FACILITATION AND COMMUNITY EXPERTS...**

---

This planning effort builds on over 40 years of planning, visioning and community sustaining expertise in Larimer by:

• Steven Hawking	• UDA	• Living Waters of Larimer
• Jackson/Clark Partners	• WRT	• Larisa Ortiz
• Strada	• Alisha Wormsley	• Christian Hughes
• Perkins Eastman	• Evolve EA	• the Larimer Community

## 1.2.2 PLAN PROCESS OVERVIEW

The six month planning process included three community workshops to gather input. This expedited process built on recent planning work by the Larimer Consensus Group (LCG) and was organized as follows:

### AUGUST/SEPTEMBER 2022: UNDERSTAND

- Assembled and reviewed prior planning documents
- Mapped current proposals under development
- Photographed the neighborhood and adjacent context

### OCTOBER/NOVEMBER 2022: IDENTIFY PATTERNS

- **October Plan Workshop:**  
Shared physical neighborhood analysis and discussed potential locations fit for development
- **November Plan Workshop:**  
Design Guidelines Workshop on lot types and how buildings should be designed to fit in existing neighborhood context
- **December LCG Board Retreat:**  
Discussion on development approach (who, what, where, when) and desired phasing

### JANUARY-MARCH 2023: DOCUMENT FINDINGS

- **February Final Public Workshop:**  
Present proposed approach to address infill development, neighborhood design guidelines for new construction & renovations, and priority areas
- Gathered input on phasing approach and neighborhood priorities
- Develop score card and metrics for evaluating development proposals



FIGURE 1.2.A  
EXISTING BUILDINGS IN LARIMER



FIGURE 1.2.C  
LARIMER PUBLIC WORKSHOP



FIGURE 1.2.E  
IMPLEMENTATION PUBLIC WORKSHOP



FIGURE 1.2.B  
HOUSING NEXT TO VACANT LOTS



FIGURE 1.2.D  
PUBLIC WORKSHOP PARTICIPATION



FIGURE 1.2.F  
FEEDBACK ON DESIGN GUIDELINES

### 1.2.3 WHAT WE HEARD

The input and feedback we gathered during the public engagement process for the community plan update reinforced the vision that has always anchored plans for Larimer: **putting people first**. Larimer residents are tired of planning processes, and they are focused on implementing the ideas that have not been completed yet, while ensuring that existing residents are prioritized as new development comes to the neighborhood.

Although some portion of existing residents feel uncertainty about the future of the neighborhood, they have expressed a clear desire to enhance and expand opportunities to build new housing, return vacant land to viable uses, mitigate blight and improve the quality of life for residents. In this process, residents also expressed the need to be equipped with the tools to preserve and manage existing housing as well, so that people can stay in Larimer for the long-term.

This process reinforced the prior themes described on **Figure 1.2.G** to the right of this page, and revealed future opportunities to explore. Key opportunities discussed include the future of Larimer Avenue, the potential reuse of vacant churches, and the community's desire for an incremental approach for consolidation of side lots and development of vacant lots.

Additional concerns were mentioned as a priority to address as they continue to limit investment in the neighborhood:

- Trash and illegal dumping (particularly on vacant lots)
- Both perceived sense of safety and actual incidences of crime
- Parking enforcement
- Deteriorating infrastructure of sidewalks and streets

Despite these challenges, residents also expressed the desire to prioritize the following:

- Connect and expand the open space network and provide opportunities for residents to acquire adjacent vacant lots
- Allow for old and new buildings that can fit seamlessly together
- Provide a variety of housing sizes and types
- Define the vision and character of the neighborhood edges
- Build on recent investments along Larimer Avenue and add neighborhood retail
- Improve deteriorating infrastructure
- Improve safety and address the perception of safety
- Provide amenities and programming for youth



#### BUILDING ON PRIOR VALUES...

- ..... Continue building green community, expanding on LEED ND principles, improving stormwater systems, and energy efficient buildings
- ..... Connect the open space network, including small park spaces for gardens and food production
- ..... Define vision for neighborhood edges
- ..... Enhance safety
- ..... Allow for old and new buildings
- ..... Expand opportunities for neighborhood retail
- ..... Provide opportunities for existing residents to participate in the development process
- ..... Provide amenities and programming to service youth

FIGURE 1.2.G  
**MAIN THEMES GATHERED FROM  
 COMMUNITY FEEDBACK**

## 1.3 ANALYSIS

### 1.3.1 EXISTING CONDITIONS: WHAT DOES LARIMER LOOK LIKE TODAY?

The analysis of existing conditions revealed that while progress has been made through the work done with the Choice Neighborhoods Initiative (CNI), the building of new parks, the lot consolidation from residents reclaiming side lots, and improvements developed along Larimer Avenue, there is still much to be done. Based on that, this current plan expands on prior ideas from previous plans to lay out a clear path to reinvest in the neighborhood at multiple scales.

By evaluating ownership patterns and vacancy in detail, this plan outlines key initiatives aimed at implementing the residents' collective vision for Larimer. These are:

- Build on Strong Centers
- Create Strong Connections
- Enhance Green streets
- Preserve and Enhance Garden & Green Space Vision
- Address Side Lots
- Connect Existing Parks, New Parks, and Proposed Greenway Edges
- Implement Development Infill Strategy



FIGURE 1.3.A  
**EXISTING VACANT LOTS NEXT TO OCCUPIED BUILDINGS IN NEIGHBORHOOD**



FIGURE 1.3.B  
**SOME EXISTING VACANT LOTS COULD PROVIDE OPEN SPACE/PARK OPPORTUNITIES FOR SURROUNDING COMMUNITY**





FIGURE 1.3.C  
**EXISTING MULTIFAMILY HOUSING**



FIGURE 1.3.D  
**EXISTING COMMERCIAL/LIGHT INDUSTRIAL TYPE**



MAP 1-B  
STREETS/BLOCK STRUCTURE

-  STUDY AREA
-  STREETS



This diagram shows an intact pattern of streets, yet demonstrates the isolated nature of Larimer. Steep slopes to the north and east and railroad tracks to the south limit connections

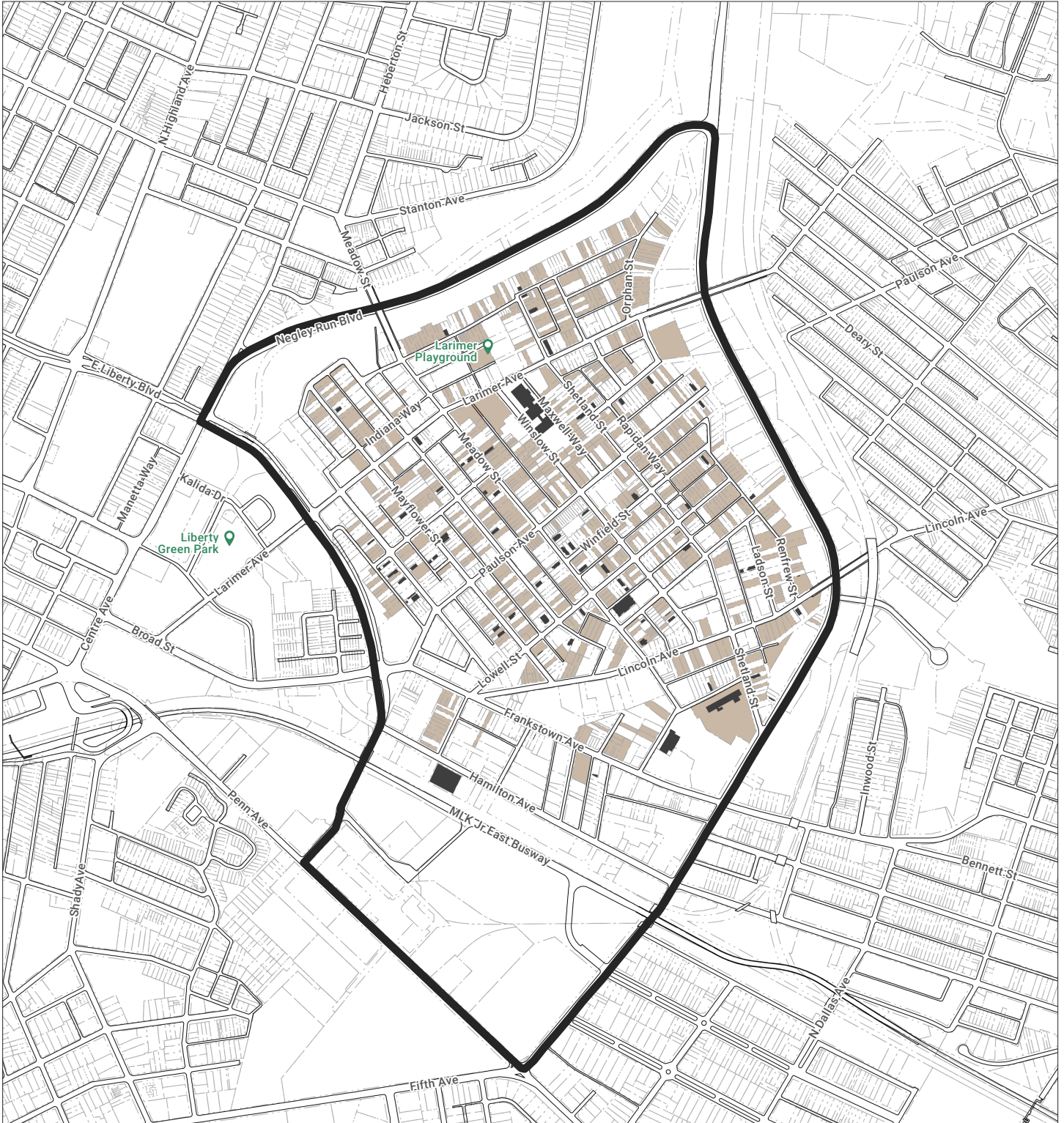


MAP 1-C  
FIGURE/GROUND

- STUDY AREA
- BUILDINGS






The building footprints show not only the residential scale of Larimer, but the erosion of the neighborhood fabric by vacancy. Industrial and commercial footprints are clear along Hamilton and along Washington Blvd.



MAP 1-D  
VACANCY






-  STUDY AREA
-  VACANT PARCELS
-  VACANCY VIOLATION

Given the extensive amount of vacant land and buildings, there is a need for a comprehensive approach to redeveloping vacant parcels in order to address many community concerns around stewardship, infrastructure, and safety.

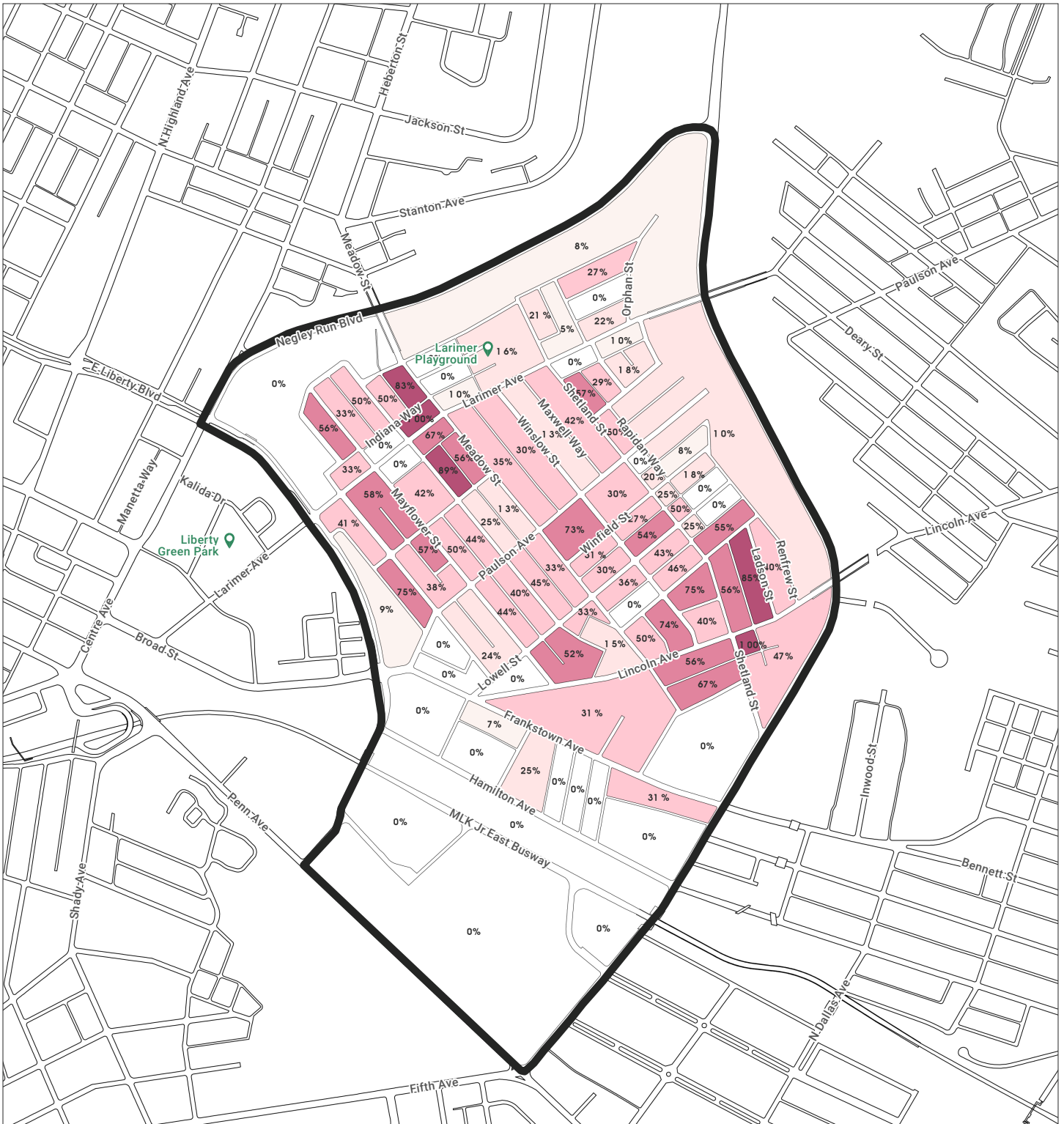


MAP 1-E  
OCCUPIED PROPERTIES



-  STUDY AREA
-  OWNER OCCUPIED (HOMESTEAD EXEMPT)
-  RENTER OCCUPIED

This diagram demonstrates the pattern of owners and renters among occupied residential properties. Larimer has a relatively uniform mix of both.

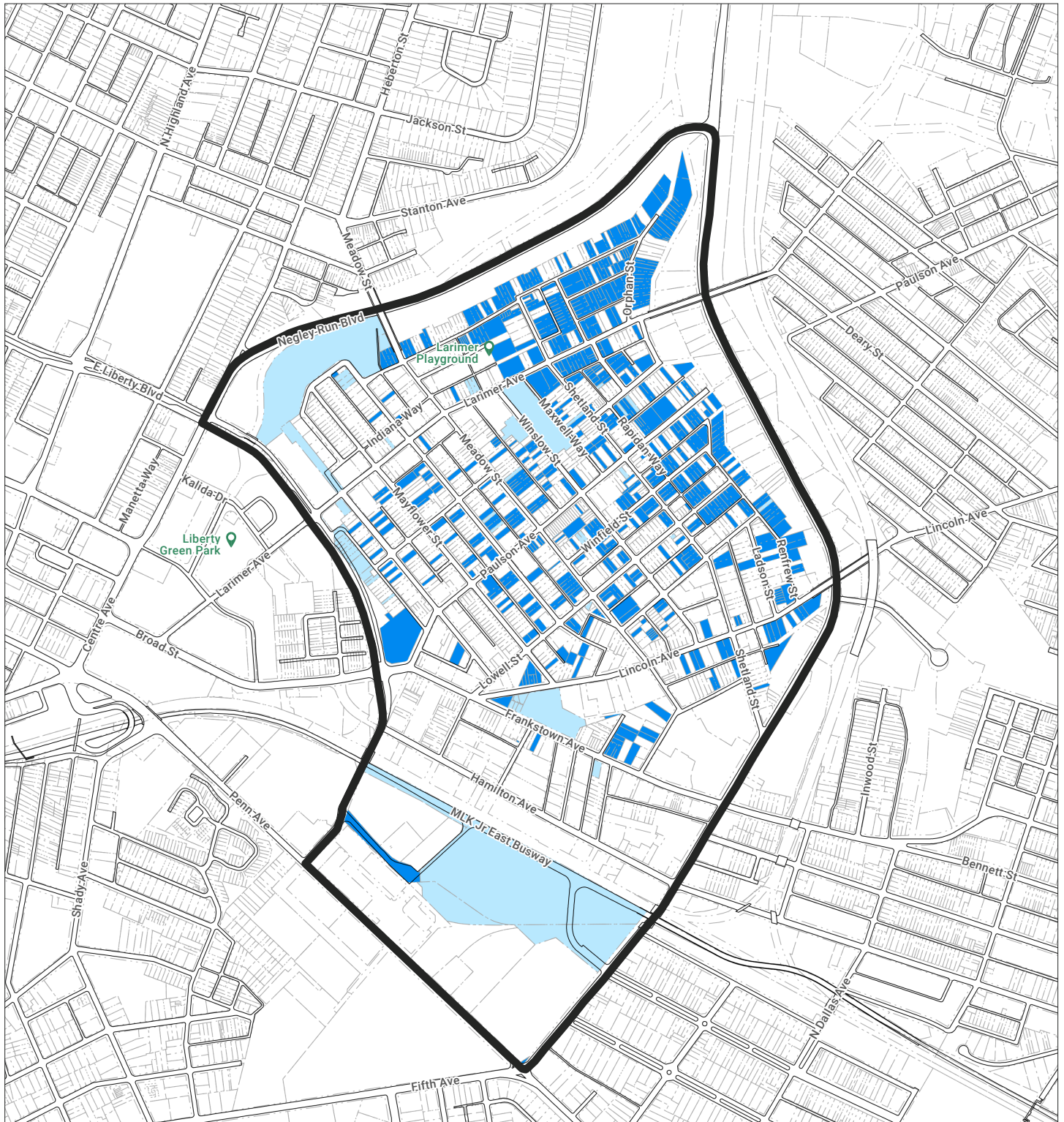


MAP 1-F  
OCCUPANCY HEATMAP






- STUDY AREA
- LOW OCCUPANCY (0 - 25%)
- MEDIUM OCCUPANCY (26 - 75%)
- HIGH OCCUPANCY (76 - 100%)

This diagram illustrates the percentage of occupied units on a block. It shows areas of strength near Larimer Ave., Meadow St., and Lincoln Ave, as well as where vacancy is the most acute (north of Larimer Avenue).

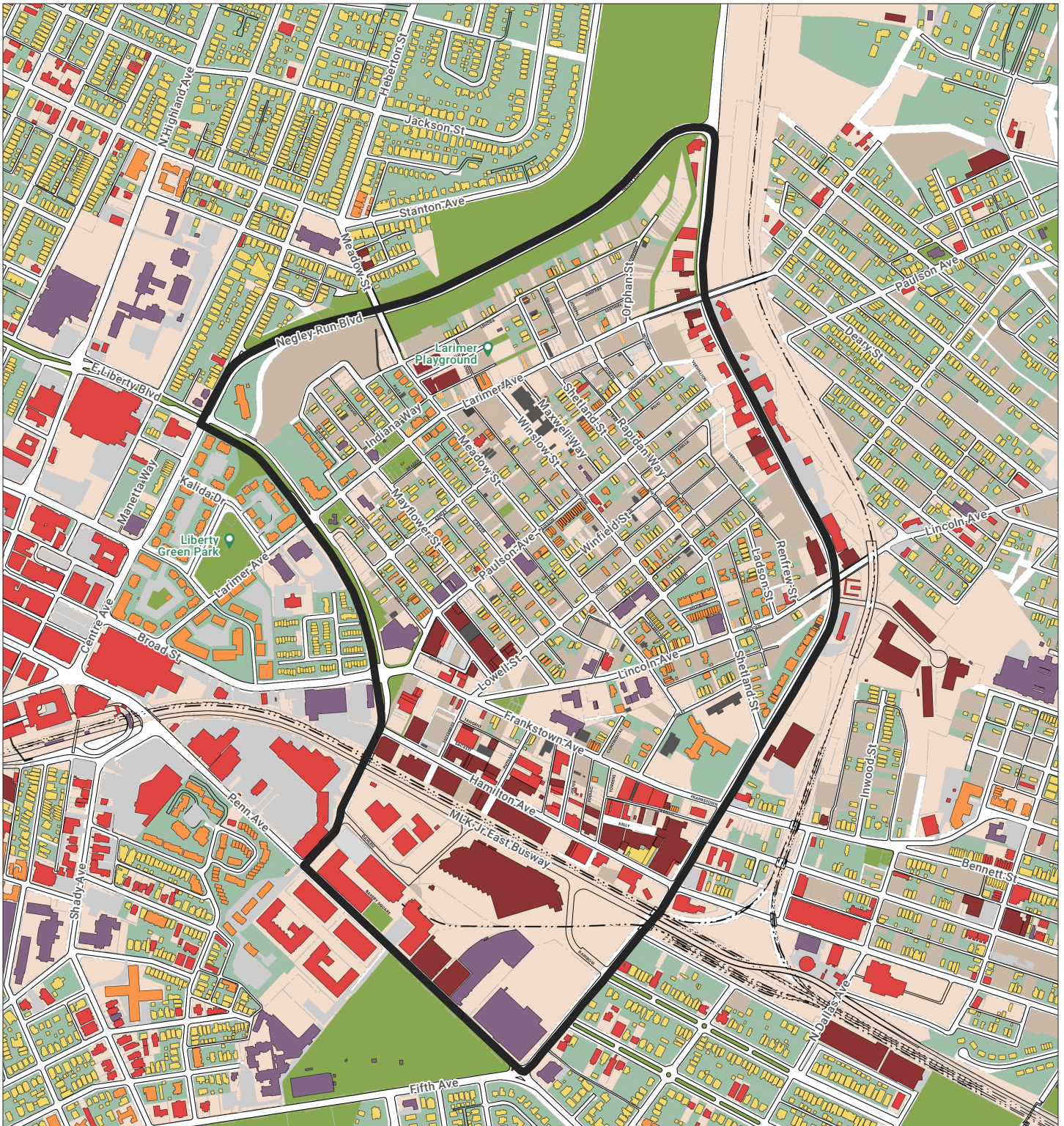


MAP 1-G  
PUBLIC OWNERSHIP














-  STUDY AREA
-  CITY-OWNED ASSET
-  GOVERNMENT USE

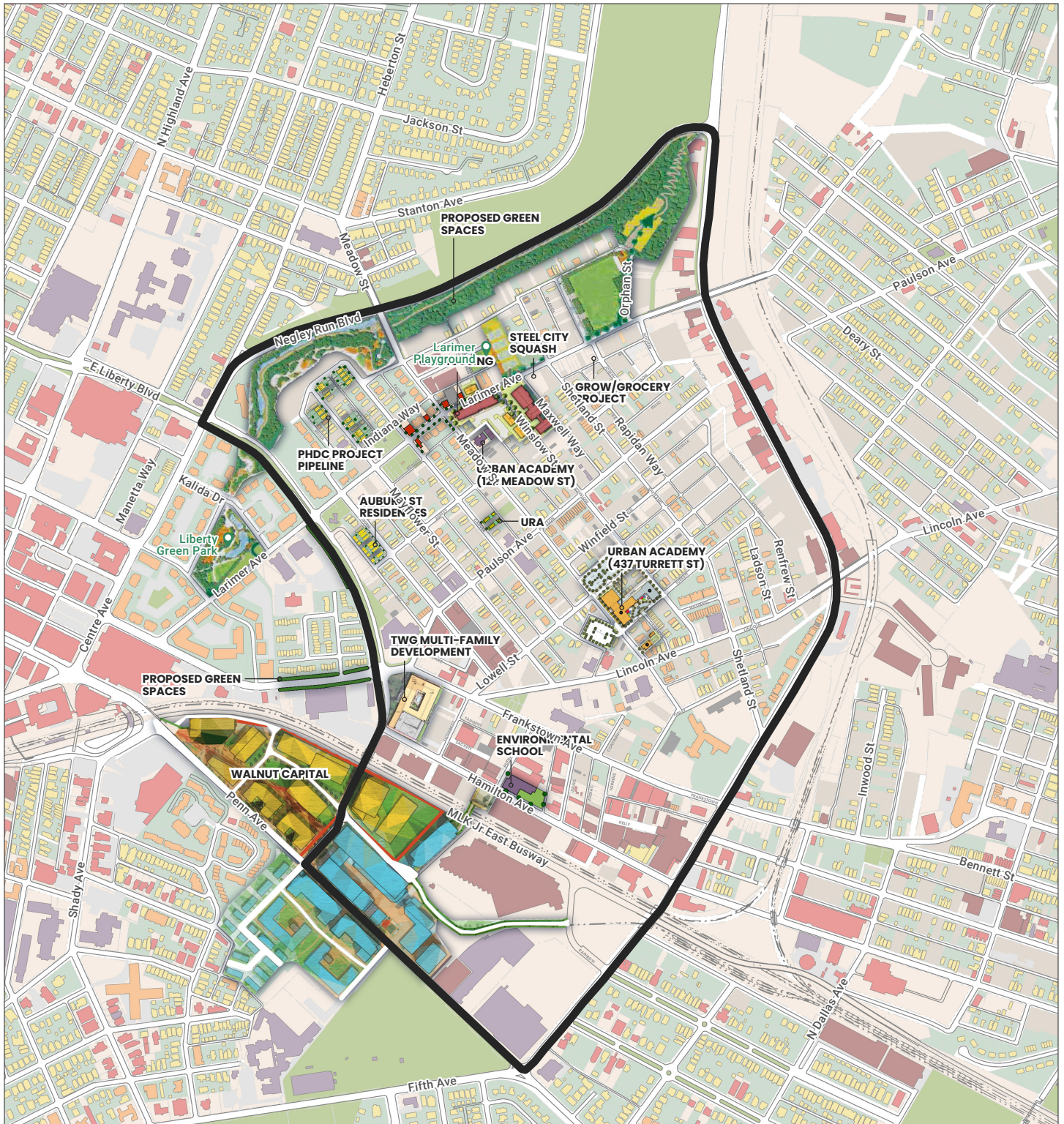
The amount of publicly held land demonstrates the need to work with the City to address vacancy and neglect in the neighborhood.



MAP 1-H  
LAND USE BASEMAP



- |   |               |   |                   |   |                   |
|---|---------------|---|-------------------|---|-------------------|
|  | STUDY AREA    |  | COMMERCIAL        |  | VACANCY VIOLATION |
|  | MULTI-FAMILY  |  | OPEN SPACES/PARKS |  | RESIDENTIAL       |
|  | SINGLE FAMILY |  | INSTITUTIONAL     |  | NON-RESIDENTIAL   |
|  | MIXED-USE     |  | INDUSTRIAL        |  | VACANT            |



MAP 1-1  
BASEMAP WITH PROPOSED PROJECTS



- |               |                   |                   |
|---------------|-------------------|-------------------|
| STUDY AREA    | COMMERCIAL        | VACANCY VIOLATION |
| MULTI-FAMILY  | OPEN SPACES/PARKS | RESIDENTIAL       |
| SINGLE FAMILY | INSTITUTIONAL     | NON-RESIDENTIAL   |
| MIXED-USE     | INDUSTRIAL        | VACANT            |

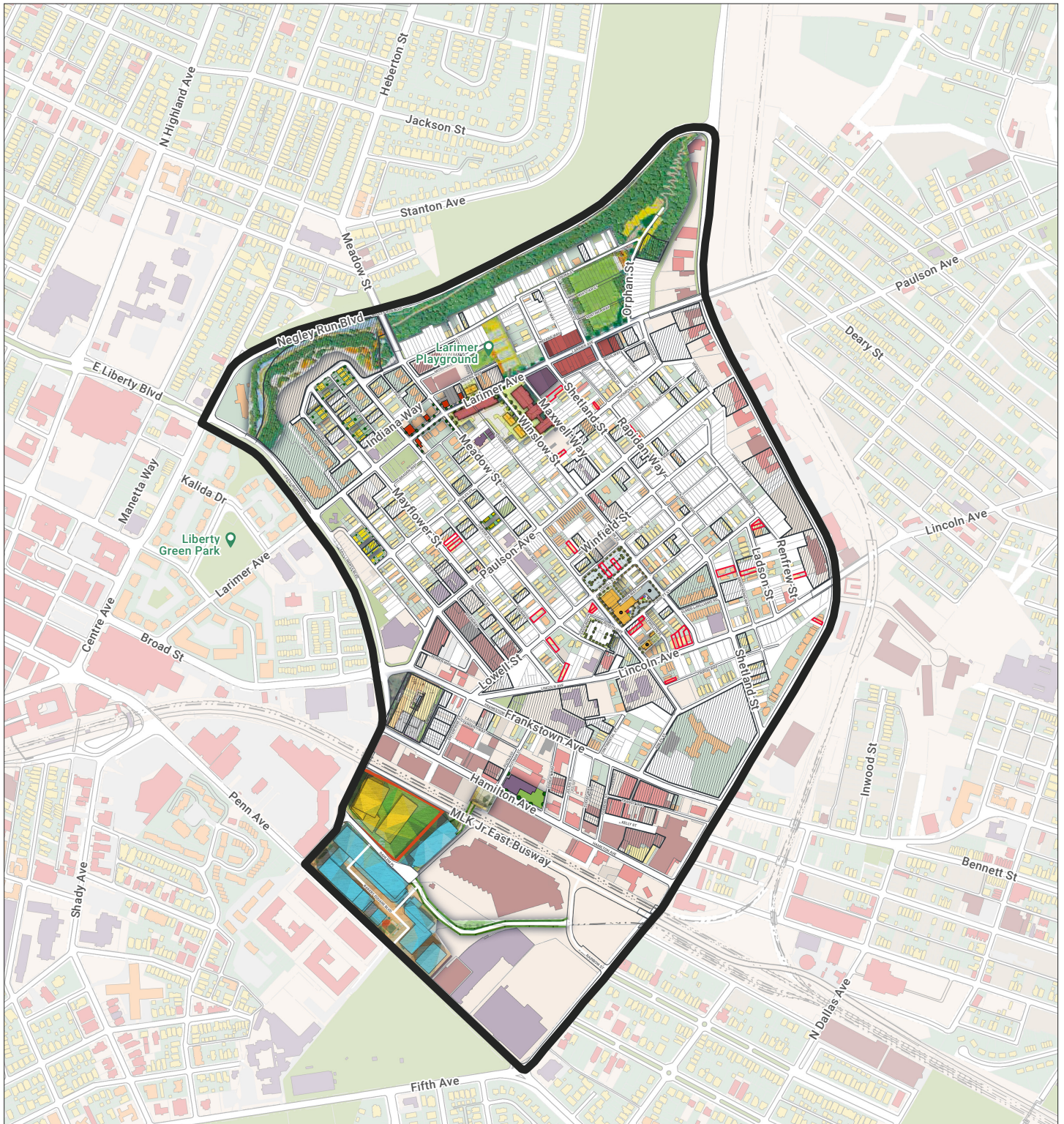


MAP 1-J  
**WALKING RADIUS OF CURRENT PUBLIC OPEN SPACES**







- STUDY AREA
- 3-MINUTE WALK FROM EXISTING PARK/GARDEN
- 5-MINUTE WALK FROM EXISTING PARK/GARDEN

Larimer possesses some lovely, new open spaces, but the neighborhood, as a whole, is still underserved by safe and accessible parks for recreation and gathering.



MAP 1-K  
**CONSOLIDATED AND VACANT LOTS**



-  STUDY AREA
-  VACANT LOTS
-  AGGREGATED LOTS (SAME OWNERSHIP AND ADJACENT)
-  VACANT BRICK BUILDINGS IN GOOD CONDITION

The larger tracts of aggregated land owned by a single owner illustrate 2 things: a. where existing home-owners have become stewards of adjacent vacant lots, and b. where potential larger developments might occur.

# SECTION II:

# PRINCIPLES & RECOMMENDATIONS

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# 2 PRINCIPLES & RECOMMENDATIONS

## 2.1 DESIGN PRINCIPLES

Much of Larimer's recent transformation has been a concerted effort stemming from its active resident community and made possible through the investment funded by the Choice Neighborhoods Implementation Grant (CNI) and affiliated efforts. Because of this, it is important for the Larimer Consensus Group (LCG) to feel that the next 10 to 20 years of work in their neighborhood continues to be directed primarily by the community, for the community. To this end, the following design principles were established to support their vision and help guide future development improvements in the neighborhood:

- 1 .....  
**BUILD ON STRENGTHS**
- 2 .....  
**CREATE STRONG CONNECTIONS**
- 3 .....  
**PRESERVE AND ENHANCE LARIMER'S LONG-ESTABLISHED GREEN VISION**
- 4 .....  
**RESPECT LARIMER'S NEIGHBORHOOD CHARACTER**
- 5 .....  
**INCREMENTALLY APPROACH IMPLEMENTATION ALLOWING BROAD COMMUNITY INVOLVEMENT**



FIGURE 2.1.A  
**EXISTING SINGLE-FAMILY HOUSING IN GOOD CONDITION**



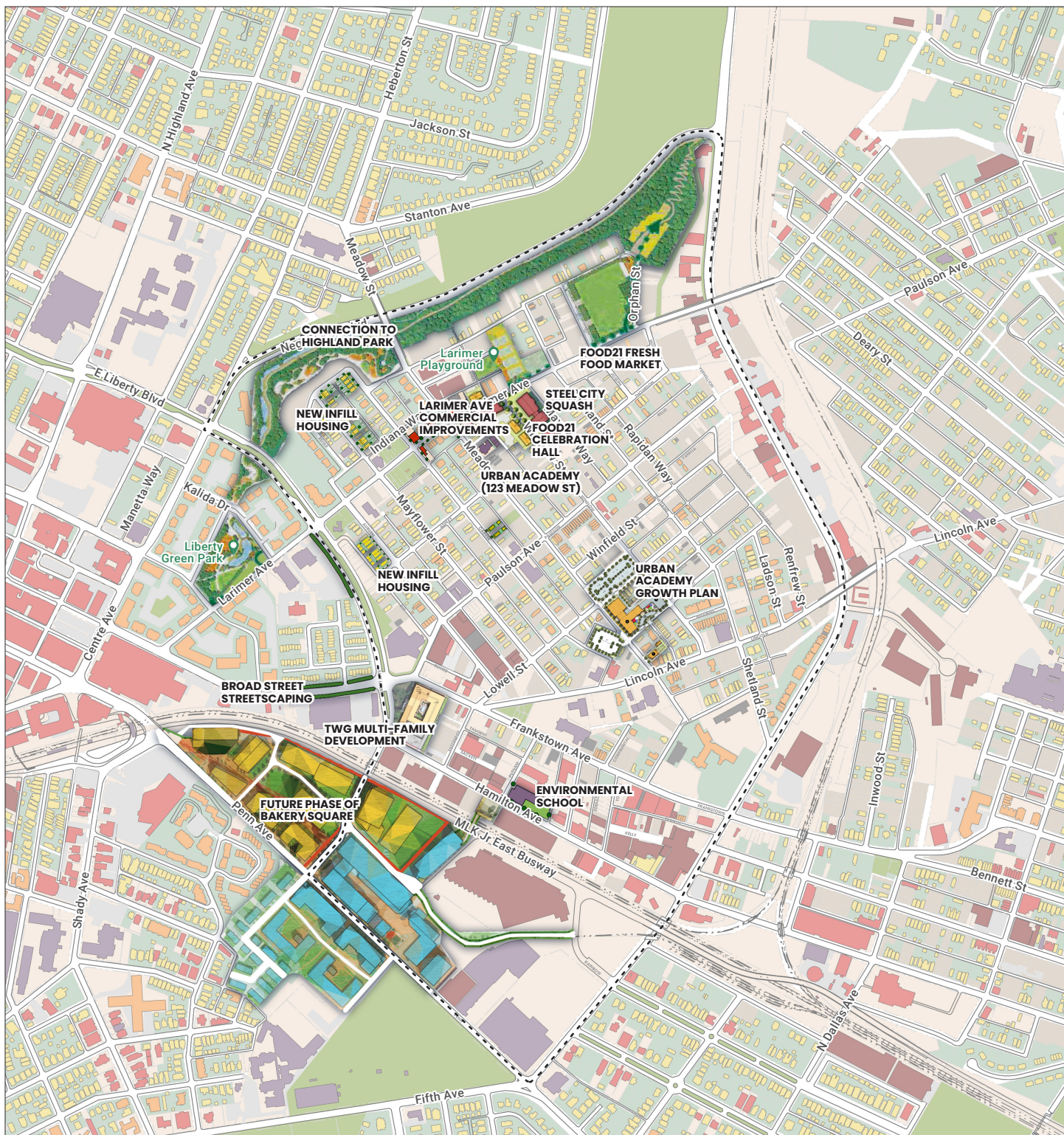
FIGURE 2.1.B  
**ONGOING DEVELOPMENT ALONG LARIMER AVENUE**



FIGURE 2.1.C  
**COMMUNITY PARTICIPATION AND FEEDBACK ON DESIGN RECOMMENDATIONS**



FIGURE 2.1.D  
**COMMUNITY ASSETS INCLUDE GREEN SPACES AND STREET TREES**



MAP 2-A  
**PLANNED OR ONGOING PROJECTS**

 STUDY AREA



Much work has been ongoing in the Larimer community, including several projects that are planned, funded, or ongoing. This plan seeks to build off of these investments in the neighborhood.

## 2.2 BUILD ON STRENGTHS

### 2.2.1 PRESERVE AND RESTORE UPON LARIMER'S STRONG CENTERS

The Larimer community has many existing natural advantages. From its well-connected network of streets with alley access, to the traditional architecture of its predominantly single-family lots. This community is home to many long-term homeowners, and other current actively engaged residents that are eager to see and participate in the neighborhood's ongoing improvements.

In spite of Larimer's current vacancy rates, its remaining building stock is mostly made up of historic and beautiful examples of late 1800s/early 1900s Victorian architecture. While a challenge to maintain in some cases, many of these buildings represent solid construction based on load-bearing masonry techniques typical of the era, and this is the primary reason that these structures are still standing today.

Throughout this process, it has been clear that any new development or improvements to the existing building stock should maintain the elements mentioned above, as these are what makes Larimer unique and special. For this reason, the first design principle is to build on Larimer's strengths.

Part of these strengths, is the significant investment that has taken place in the neighborhood over the past decade. Indeed, to "build on strengths" also means to capitalize on the investment happening on new housing projects, businesses and other valued community spaces. These strengths are highlighted on the map on the right (**Map 2-B**) and include the investment for development along Larimer Avenue, the Urban Academy, and the ongoing investment happening along the Hamilton corridor to the south.



FIGURE 2.2.B  
**EXISTING TYPICAL BRICK HOUSES IN THE NEIGHBORHOOD**



FIGURE 2.2.C  
**EXISTING MASONRY HOUSES**

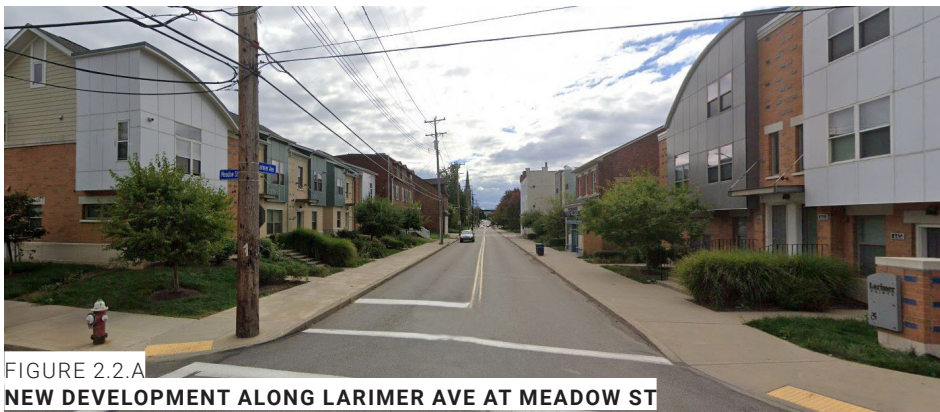


FIGURE 2.2.A  
**NEW DEVELOPMENT ALONG LARIMER AVE AT MEADOW ST**







FIGURE 2.2.D  
**EXISTING TRADITIONAL STYLE HOUSE**



MAP 2-B  
STRENGTHS



-  STUDY AREA
-  VACANT LOTS
-  AGGREGATED LOTS (SAME OWNERSHIP AND ADJACENT)
-  BRICK BUILDINGS IN POOR CONDITION (PRIORITY FOR CONSERVATION)

Among the strengths of the community are the investments in new housing and businesses, existing homeowners, and the historic masonry architecture.

## 2.3 CREATE STRONG CONNECTIONS

### 2.3.1 ENHANCING LARIMER'S STREET NETWORK AND SAFETY

Among the key concerns expressed by Larimer residents during the public engagement process were the lack of safe and accessible sidewalks, the lack of good street lighting, and the need for road and sidewalk repair. To help prioritize the areas in most critical condition, the plan recommends prioritizing improvements to the key street connections in the neighborhood.

Building out the recommendations in the **Larimer Avenue Commercial Action Plan** is a key priority in the near-term. Recent investments along the corridor include the redevelopment of the Larimer School and a new Steel City Squash facility. A future partnership with Food21 and Sixth Mt. Zion seeks to bring additional food resources to the community, including an event space, a commercial kitchen, and workforce opportunities to the neighborhood.

The Larimer Consensus Group (LCG) intends to work with the City of Pittsburgh to implement the recommendations in the Larimer Avenue Commercial Action Plan by attracting neighborhood serving businesses, improving parking, and facilitating improvements to existing businesses.

Another top priority identified by Larimer residents is Meadow Street.

Meadow Street is one of the major gateways into Larimer, and the primary connection between Highland Park and East Liberty/Homewood. It is also a primary connection to bus routes on Lincoln Avenue and a front door to Urban Academy, a primary neighborhood asset.

Improvements should include:

- Enhancing **gateway signage** at Meadow & Larimer that welcomes people
- Improve **streetscape along the corridor** that enhances the pedestrian experience, improves safe routes to school, and invites people to further explore the neighborhood



FIGURE 2.3.A  
NEWER RESIDENTIAL DEVELOPMENT AT LARIMER AVE & MEADOW ST



FIGURE 2.3.B  
GOOD EXAMPLE OF IMPROVED STREETSCAPING ALONG LARIMER AVE



FIGURE 2.3.C  
EXAMPLE OF GOOD COMMERCIAL STREET STREETSCAPING

Streetscape improvements along Frankstown Avenue should focus on creating a more attractive experience for all users (pedestrians, cyclists, transit riders, etc). Today Frankstown Ave is mostly used by cars, but it is a very important connection to the five-points intersection (created by Frankstown Ave, Lowell St, and Lincoln Ave) that should be strengthened, given that it will become a future connection to Bakery Square and other employment centers along Hamilton Ave.

Similarly, the strengthening of key neighborhood connections incorporates special treatments for selected gateways into Larimer. The Larimer Consensus Group (LCG) has already overseen significant improvements completed on the gateway at Larimer Ave and East Liberty Boulevard.



FIGURE 2.3.D  
EXISTING STREETS IN NEED OF REPAIR



FIGURE 2.3.E  
EXAMPLE OF GOOD STREETSCAPING



FIGURE 2.3.F  
PROPOSED STREET SECTION FOR MEADOW SHOWING NEW STREET TREES

## WHAT IS A SUSTAINABLE NEIGHBORHOOD?



### LAND USE & DENSITY

Sustainable neighborhood layout (compact) with mixed-use buildings



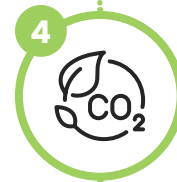
### STREET DESIGN & CONNECTIVITY

Connected and permeable streets & accessible links to pedestrian/ bike networks



### GREEN INFRASTRUCTURE

Low impact, efficient green infrastructure for stormwater and waste management



### ENERGY & EMISSIONS

Efficient use of land for development & high performance buildings (energy and materials)

The image below (**Figure 2.3.E**) illustrates potential improvements to the intersection of Larimer Avenue and the bridge, demonstrating the potential to combine bus stop shelters with new street lighting options, along a mixed-use/commercial development on the street. Additionally, including safe and improved crosswalks enhance the pedestrian experience, ultimately creating an inviting gateway into the community.

## GATEWAY TREATMENTS



**"LARIMER" SIGNAGE**



**BUS SHELTERS**



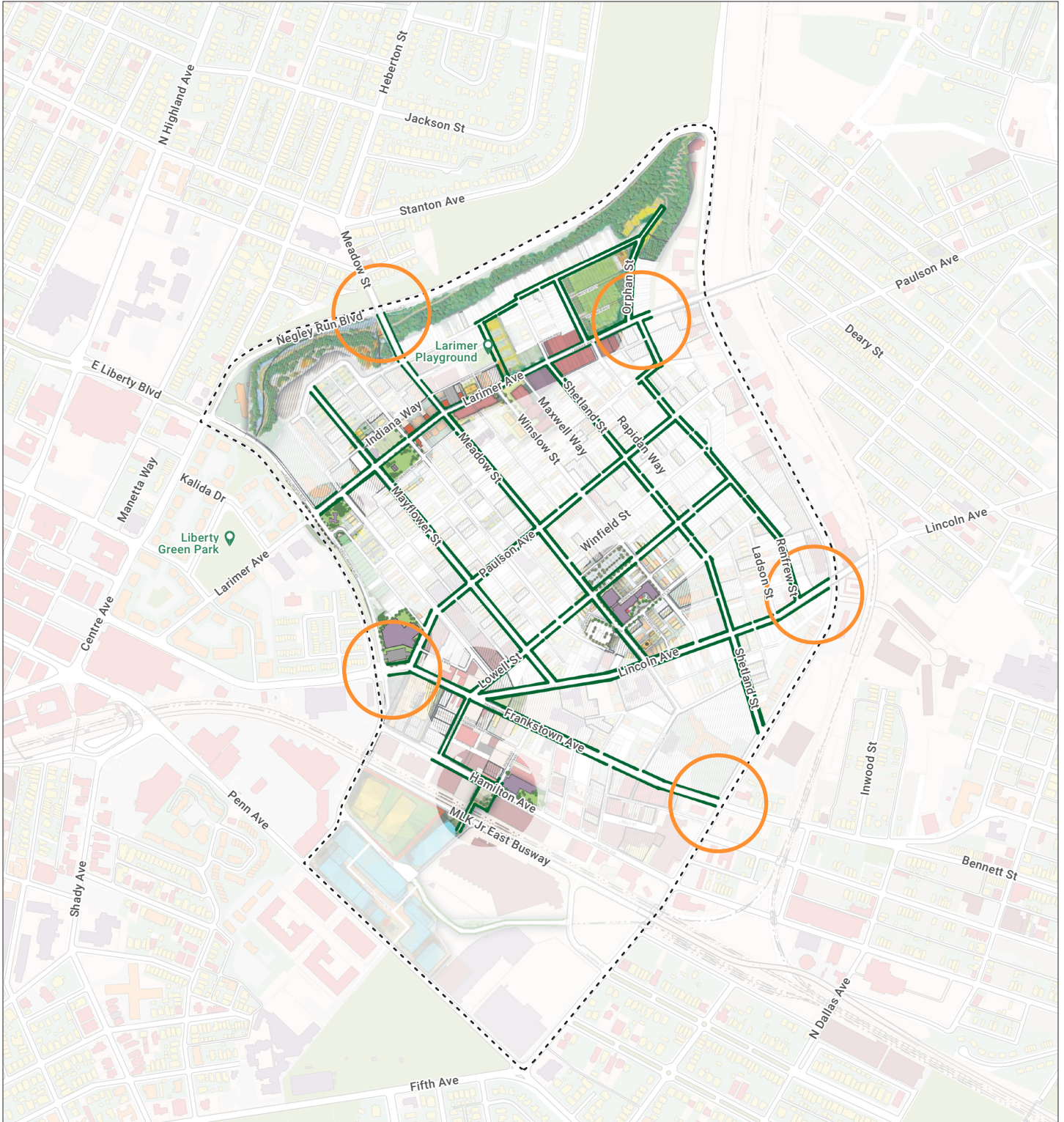
**PEDESTRIAN-SCALED LIGHTING**



**CROSSWALKS (OPPORTUNITY FOR PUBLIC ART)**



**FIGURE 2.3.E (AFTER) IMAGE SHOWING WHAT A NEW GATEWAY TREATMENT COULD LOOK LIKE AT LARIMER AVE, NEAR THE BRIDGE**



MAP 2-C  
**IMPORTANT STREET CONNECTIONS  
 TO BE IMPROVED**



- STUDY AREA
- STREETScape IMPROVEMENTS
- PROPOSED GATEWAY TREATMENT

Street improvements should be focused on connecting strengths and neighborhood centers, with a focus on gateway improvements.

## 2.4 PRESERVE & ENHANCE GARDEN & GREEN SPACE VISION

### 2.4.1 AN OPEN SPACE FRAMEWORK FOR LARIMER

One of the long-standing goals of the Larimer Community is to be the "greenest" community in Pittsburgh — a vision that has permeated every plan for the past few decades.

This plan update seeks to maintain this vision by recommending the preservation, and addition, of green spaces throughout the neighborhood. Prior efforts have concentrated parks and open spaces at the northern edge nearest to Highland Park. As part of the current update, the plan seeks to bring green space into the core of the neighborhood by preserving the side lot acquisitions and identifying key locations where additional pocket parks and gardens can be installed.

It is also important for new parks and green spaces to provide a variety of benefits to the surrounding

neighborhood area and its residents. These green spaces could include a variety of amenities such as seating, play areas (formal or informal), community gathering spaces, rain gardens and stormwater management, shade trees, community garden plots, space for public art (permanent or temporary installations), and health/fitness opportunities.

Existing and newly identified locations for park amenities are shown on **Map 2-D** on the following page, highlighting spaces where these could be added. Ultimately, the goal is for every Larimer resident to be less than a 5-minute walk (or a 1/4 mile) from a small park or garden. Currently, the southeastern part of the neighborhood is underserved.

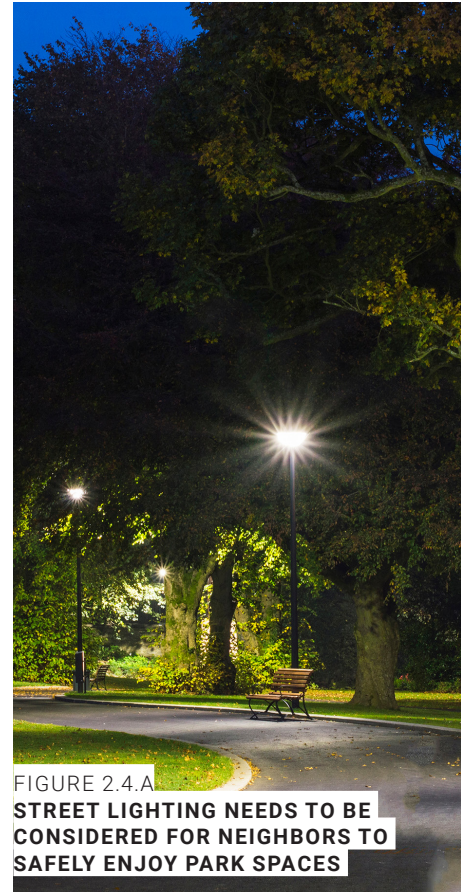


FIGURE 2.4.A  
**STREET LIGHTING NEEDS TO BE CONSIDERED FOR NEIGHBORS TO SAFELY ENJOY PARK SPACES**



FIGURE 2.4.B  
**PLAYGROUNDS IN NEIGHBORHOOD PARKS PROVIDE ACTIVE RECREATION**

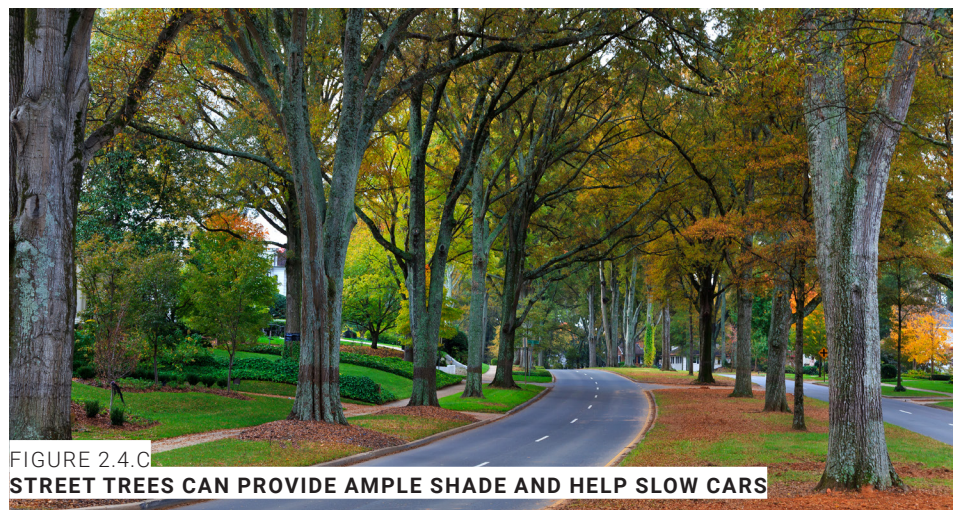
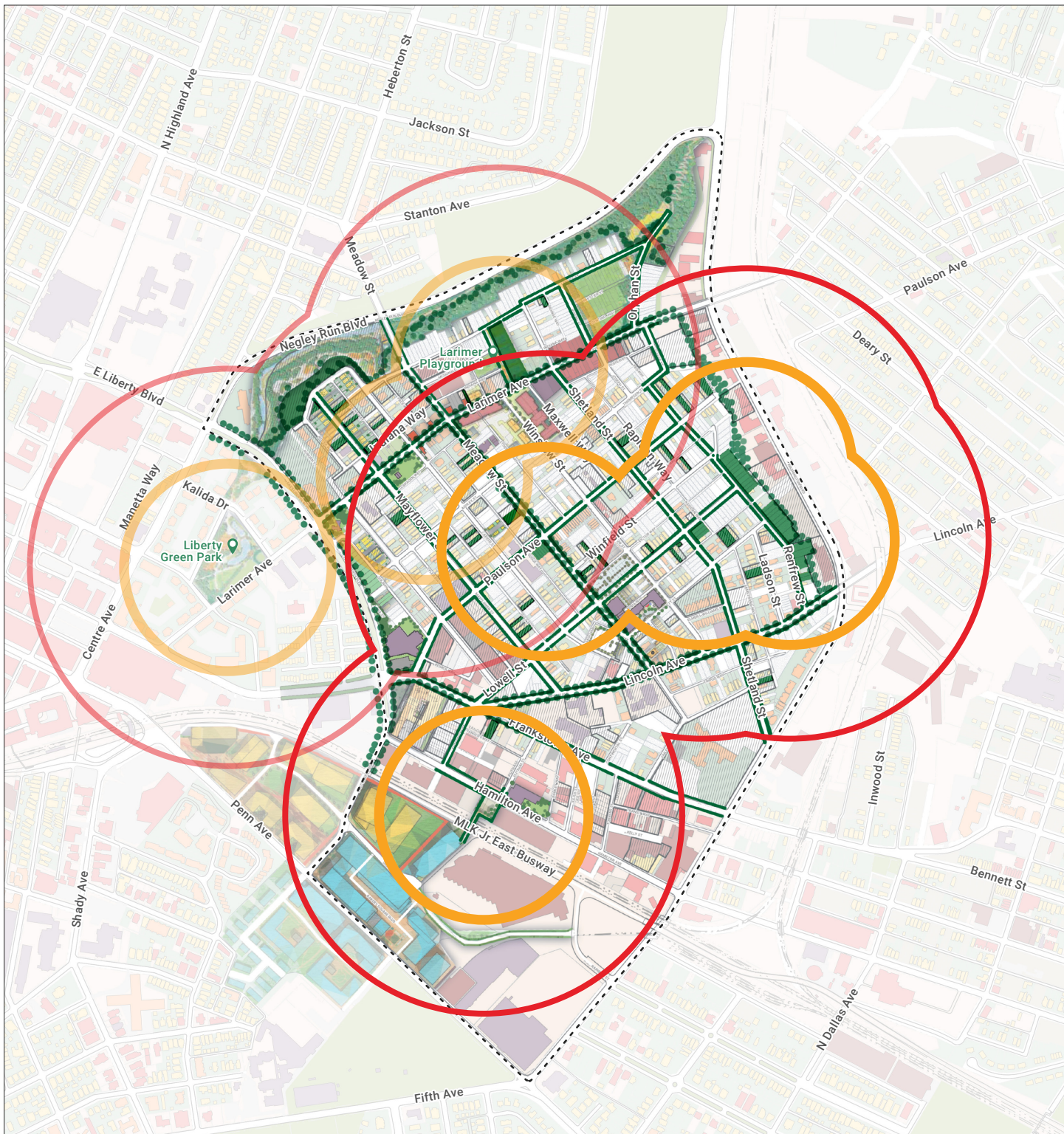






FIGURE 2.4.C  
**STREET TREES CAN PROVIDE AMPLE SHADE AND HELP SLOW CARS**



MAP 2-D  
ACCESS TO PARK/OPEN SPACE



-  STUDY AREA
-  EXISTING/PROPOSED 5-MINUTE WALK FROM PUBLIC PARK/GARDEN
-  PRESERVED GREEN/GARDEN SPACE
-  EXISTING/PROPOSED 3-MINUTE WALK FROM PUBLIC PARK/GARDEN
-  PROPOSED/IMPROVED PARK SPACE
-  STREETScape IMPROVEMENTS
-  STREET TREES

## 2.5 DEVELOP INFILL STRATEGY THAT RESPECTS LARIMER'S CONTEXT

### 2.5.1 STRATEGIES TO SUPPORT NEW AND EXISTING RESIDENTS

Larimer currently has over 600 lots of city-owned and vacant properties. This not only puts a lot of strain on existing residents to help maintain abandoned properties, but also has left the neighborhood vulnerable to property speculators. While the vision for Larimer's future includes a wide variety of neighbors - both new and old - it was important to the Larimer Consensus Group (LCG) that new development happen in a way that supports and reinforces the sense of community that exists.

Larimer has a pleasant scale and charming streets that are lined with a mix of single-family, townhouses, and some small multi-family buildings. It is important that new infill development follows the pattern of the existing community and build environment in such a way as to complement the homes that are here and are beloved.

The final chapter of this report includes design guidelines to direct and help evaluate architectural proposals, however, a key aspect of any building proposal is to respect

the immediate context. The map (**Map 2-E**) and diagrams included in this section identify the lot types of the existing buildings in Larimer and suggests the lot type of the proposed infill buildings. These are illustrated on the following pages and suggest a continued approach to repairing the neighborhood fabric.



FIGURE 2.5.A  
EXAMPLE OF SINGLE LOT SINGLE-FAMILY HOUSING TYPE



FIGURE 2.5.B  
EXAMPLE OF SMALL LOT SINGLE-FAMILY WITH ADU HOUSING TYPE



FIGURE 2.5.C  
EXAMPLE OF 3-UNIT COTTAGE COURT HOUSING TYPE



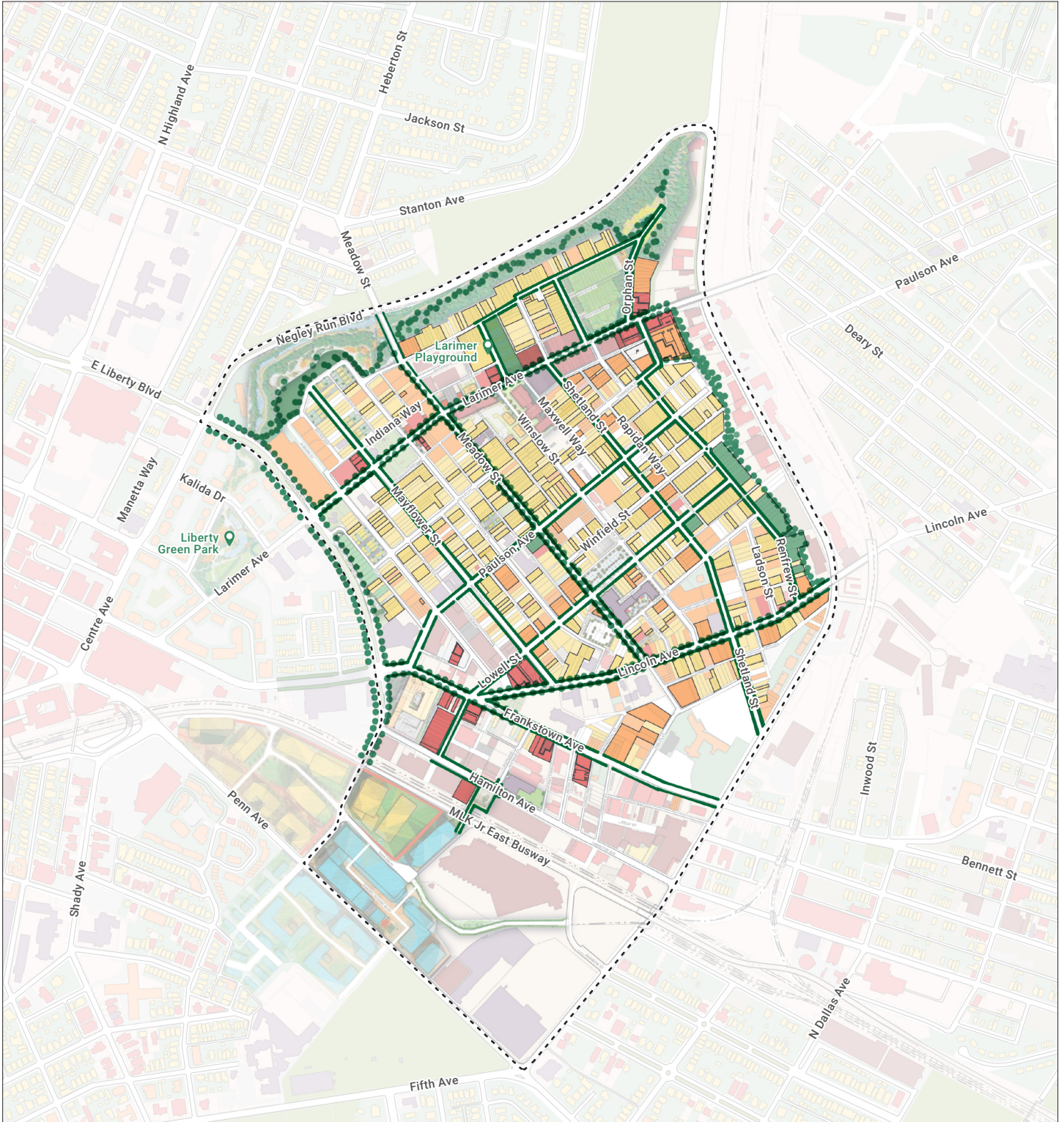
FIGURE 2.5.D  
EXAMPLE OF MID-DENSITY MULTIFAMILY HOUSING TYPE



FIGURE 2.5.E  
EXAMPLE OF MID-TO-HIGH DENSITY MULTIFAMILY HOUSING TYPE



FIGURE 2.5.F  
EXAMPLE OF TWO-FAMILY HOUSING TYPE



MAP 2-E  
DEVELOPMENT INTENSITY

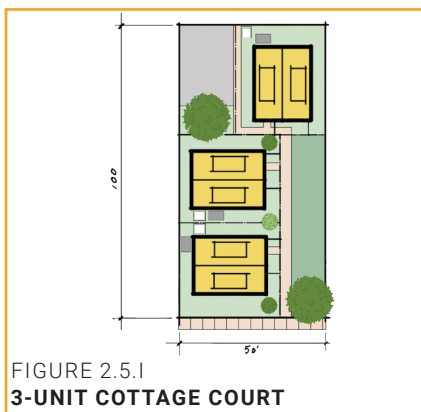
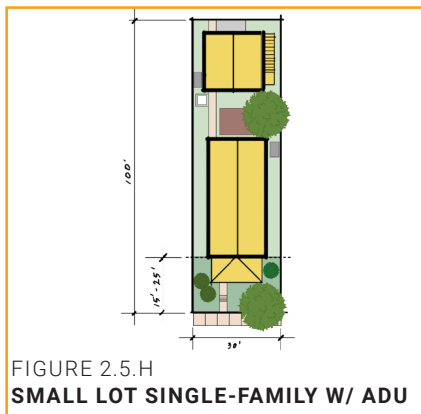
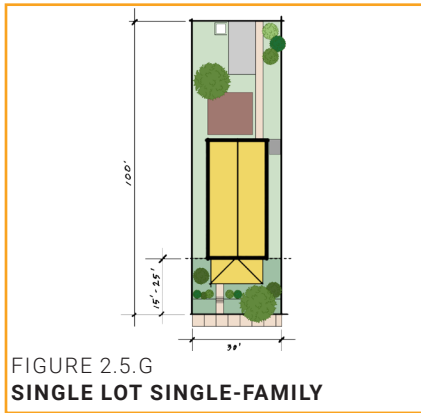


- STUDY AREA
- PROPOSED PARK/OPEN SPACE
- STREETScape IMPROVEMENTS
- STREET TREES
- SINGLE-FAMILY/COTTAGE COURT
- MULTI-FAMILY/DOUBLE/TRIPLE
- MIXED-USE/COMMERCIAL

## 2.5.2 DEVELOPMENT INFILL LOT TYPES

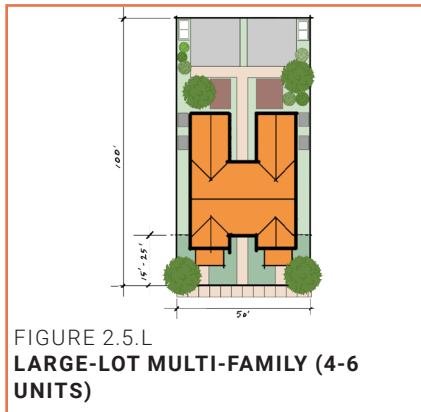
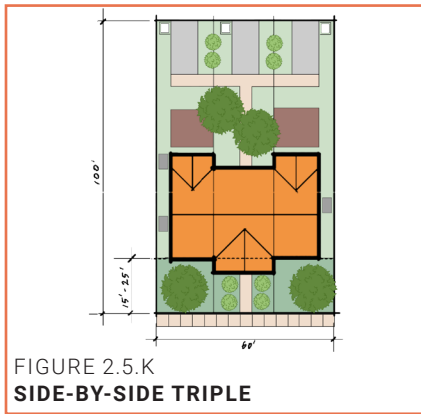
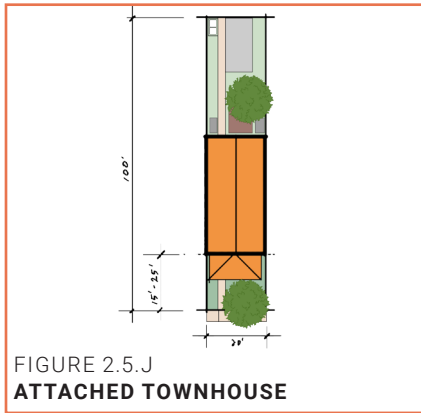
### A. SINGLE FAMILY LOTS

The most common lot type in Larimer is a narrow single family lot. There are many examples of everything in between throughout the city that are also compatible here. The versatility of this lot type allows for small cottages, large single-family homes, accessory dwelling units over garages, (creating opportunities for additional income, or multi-generational living) and in between housing options.



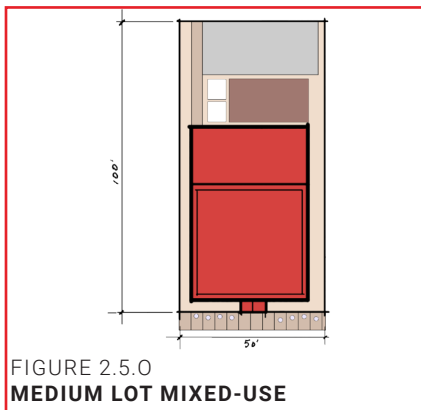
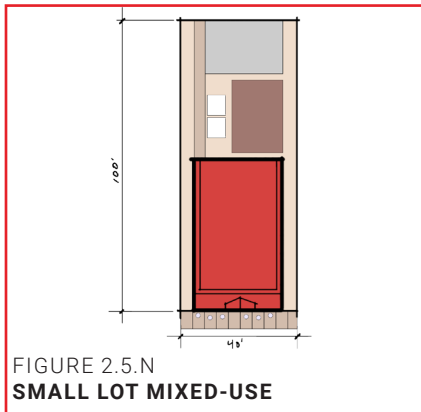
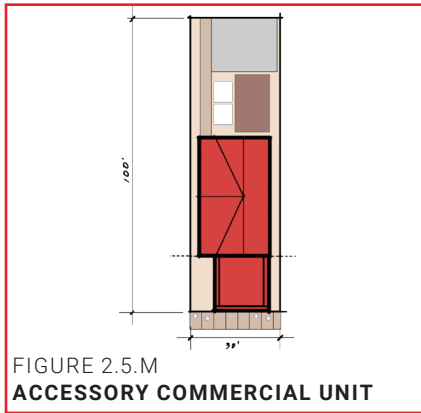
**B. ATTACHED AND MULTI-FAMILY LOTS**

The next scale of lots includes townhouses (attached homes) and other "missing middle" housing types that can accommodate not only a range of affordable housing options for home-owners and renters, but also some small unit types that are especially attractive to young single residents, or couples. This is a good way to attract the next generation of home-buyers and builders in to the neighborhood.



**C. COMMERCIAL AND MIXED-USE LOTS**

Commercial and mixed-use lot types in Larimer can accommodate various types of spaces, from small corner mixed-use buildings that can have a ground-floor shop to offices with residential housing above to larger built-to-suit commercial space along Hamilton and Frankstown. The bulk of new commercial spaces should be focused along Larimer Avenue to rebuild the traditional main street that existed there before.



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# 3 IMPLEMENTATION

## 3.1 OPPORTUNITY SITES AND DEVELOPMENT DELIVERY

As part of the Choice Neighborhoods Implementation funding, Larimer has been able to kick start some important neighborhood improvement efforts. Additionally, there have been decades worth of work by the Larimer Consensus Group (LCG) to promote environmentally-friendly, sustainable housing options, and open spaces.

Improvements, however, have been slow to reach Larimer's core. As the community looks forward over the next 10-20 years of building and improving in the neighborhood, a few themes emerged to drive any implementation strategy:

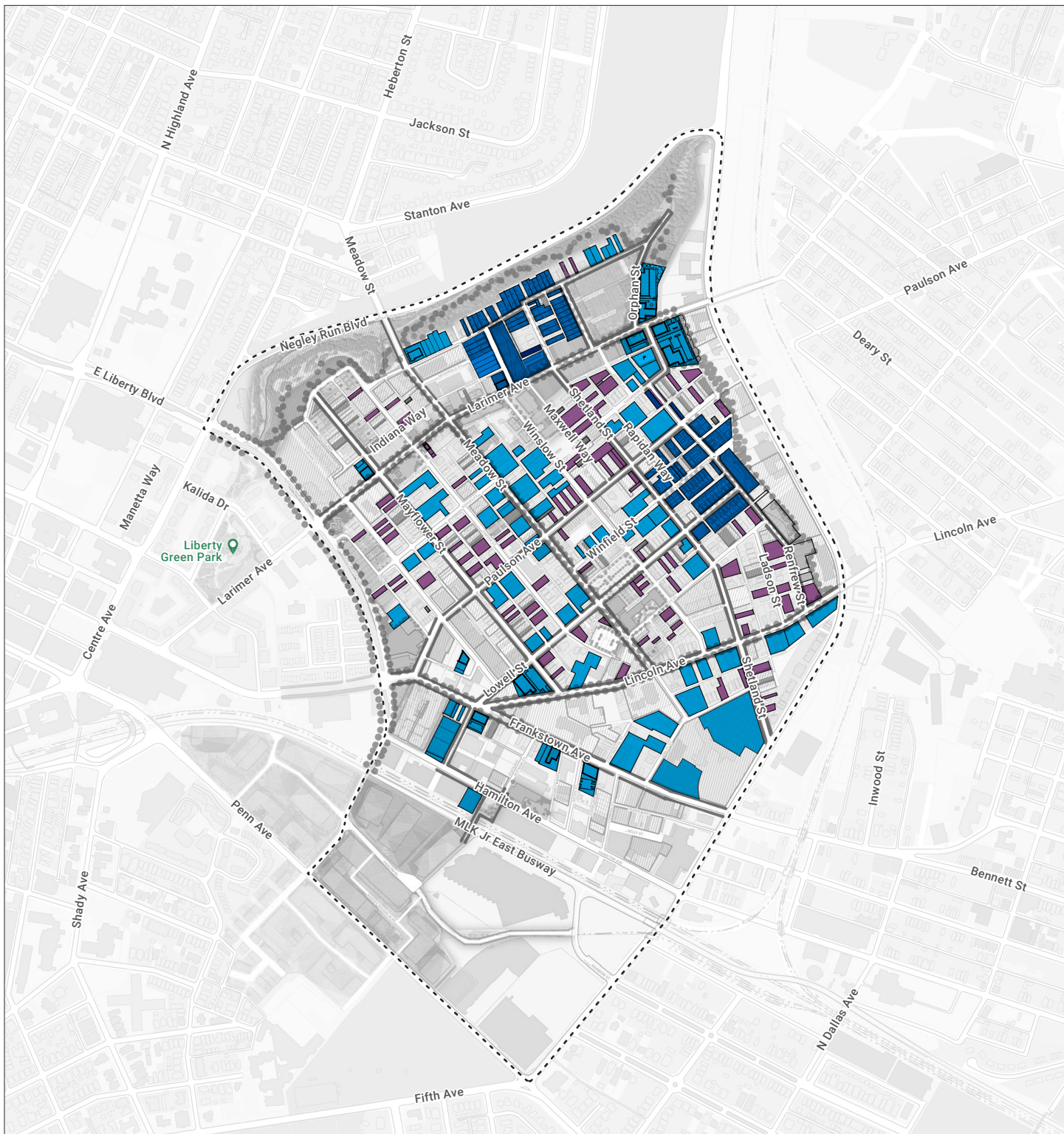
1. It is crucial that all members of the Larimer community are able to participate in some way. Too often, a main marker of a "gentrified" community is the inability for existing and long-time residents to stay in the neighborhood to enjoy the enhancements.
2. The LCG is eager to attract residents that can breathe new life into the community, specifically to balance out Larimer's aging population with young professionals, singles and families of color.
3. Any new development needs to be paired with public infrastructure improvements. Whether it is street repaving, tree planting, or installation of new pocket parks, the implementation strategy needs to match community improvements alongside any infill development.
4. Phasing needs to be flexible so that the LCG and the broader community can take advantage of opportunities as they arise. Opportunities include access to funding, complementary development proposals, or new partnerships.
5. Finally, the implementation tools should be easy to understand and clearly communicate Larimer's aspirations and unique qualities.

This chapter is set up to address the vacancy that persists in Larimer. Without a clear strategy and the required external investment to spark the type of improvements the community seeks, the likelihood here is that vacant and dilapidated buildings will most likely continue to be unused.

However, a coordinated approach can combat this. The community can actively restore the missing teeth, and see the safety and security that's desired by identifying priority sites, strategically partnering with the City, residents, neighborhood-bred entrepreneurs, and small mission-driven developers/builders to achieve success.



FIGURE 3.1.A  
**PUBLIC WORKSHOP SHOWCASING THE PROPOSED IMPLEMENTATION PHASING TO THE COMMUNITY, COLLECTING FEEDBACK AND INVITING DISCUSSION**



MAP 3-A  
DEVELOPMENT DELIVERY TYPES

- STUDY AREA
- AGGREGATED LOTS

- SINGLE LOT SALES (TYPE I & II)
- SMALL DEVELOPMENT OPPORTUNITIES (2 - 10 UNITS)
- LARGER PROJECT DEVELOPMENT OPPORTUNITIES



### 3.1.6 SINGLE LOT SALE (1-2 UNITS)

**Goal: To offer opportunities to existing neighbors, provide affordable home-ownership, and fill in "missing teeth".**

A number of residents who participated in this process expressed concern that "development" in their neighborhood would mean that large companies and interests would change the fabric of the neighborhood. This implementation plan suggests that there are opportunities to start with small, hyper-local, and work with interested neighbors and individual homebuyers to build new houses on vacant or City-owned lots.

#### A. TYPE I: RE-ESTABLISHING ALLEY ACCESS

A small number of the vacant and City-owned properties are "lot fragments" likely resulting from a previous subdivision. They are most valuable to the street-facing lot next to them to restore alley access. The Larimer Consensus Group (LCG) should work with the City to find and make sure there is interest in re-combining these lots.

The benefit to the existing lot owners is improved property value (access to alleys and off-street parking will continue to be valuable). The community gains someone to steward the vacant lot. Obviously, every situation is a little different, but this could work similarly to the City's side lot program that Larimer has had success with in the past.

It is important to note that this approach has been mentioned during the community outreach phases, having support from existing residents in the neighborhood.

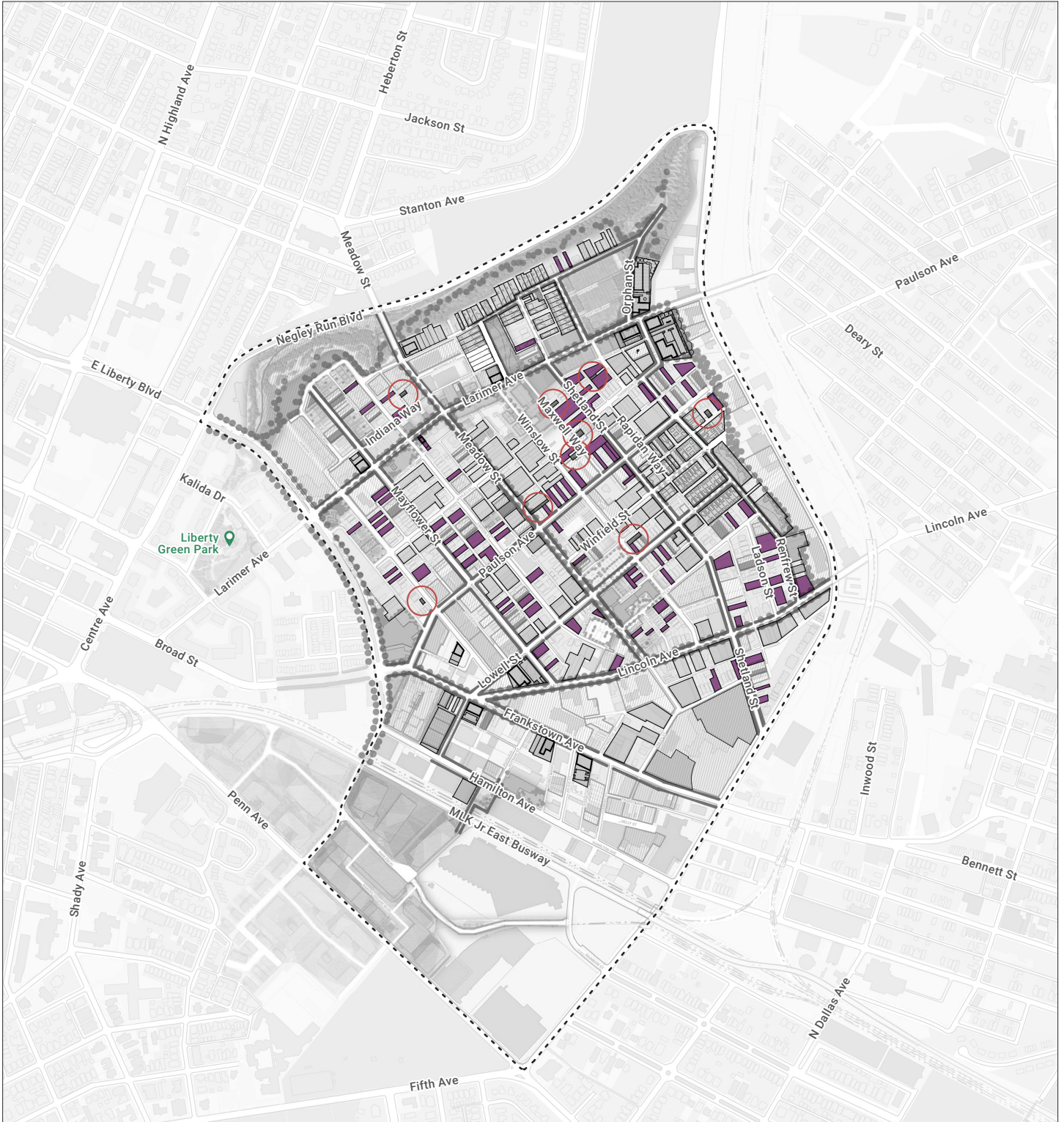
#### B. TYPE II: VACANT LOTS FOR DEVELOPMENT

The lots highlighted in purple (next page) are scattered single or double vacant/City-owned lots. The City should process and make available for homebuilding.

There are several ways to accomplish this, successfully done in other parts of the City:

- Lots can be identified and released for homebuilding in a phased approach (see phasing plan later in this chapter).
- LCG should work with the City and the Urban Redevelopment Authority (URA) to clear title and establish a fair application process that leads with their commitment to justice and equity. Other communities have employed lotteries, or similar methods to remove the perception of favoritism. LCG could also look to partnerships with local modular builders/designers to develop house plans or other ways to facilitate the process.





MAP 3-B  
**TYPE I & II SINGLE LOT SALES**

- SINGLE LOT SALES - TYPE I
- SINGLE LOT SALES - TYPE II



### 3.1.7 SMALL MULTI-LOT DEVELOPER (APPROX. 3-10 UNITS)

**Goal: Opportunities for Larimer Consensus Group, community entrepreneurs, or other local non-profits.**

One of the themes to come out of this planning process is the idea that "many hands make light work." Tackling the vacancy and blight in Larimer requires coordination and many different ways of delivering new housing.

#### A. MULTIPLE LOTS TOGETHER ALONG A STREET

Where the first step handled some of the missing teeth, this step looks at chunks of vacant lots (usually 3 or 4 in a row, minimum). Working with the City and the URA, LCG could identify lot compositions for sale and development. There may be two or three of these per phase, and the idea is that there would be some economy of scale and ability to make more of an impact than with just single-lot sales.

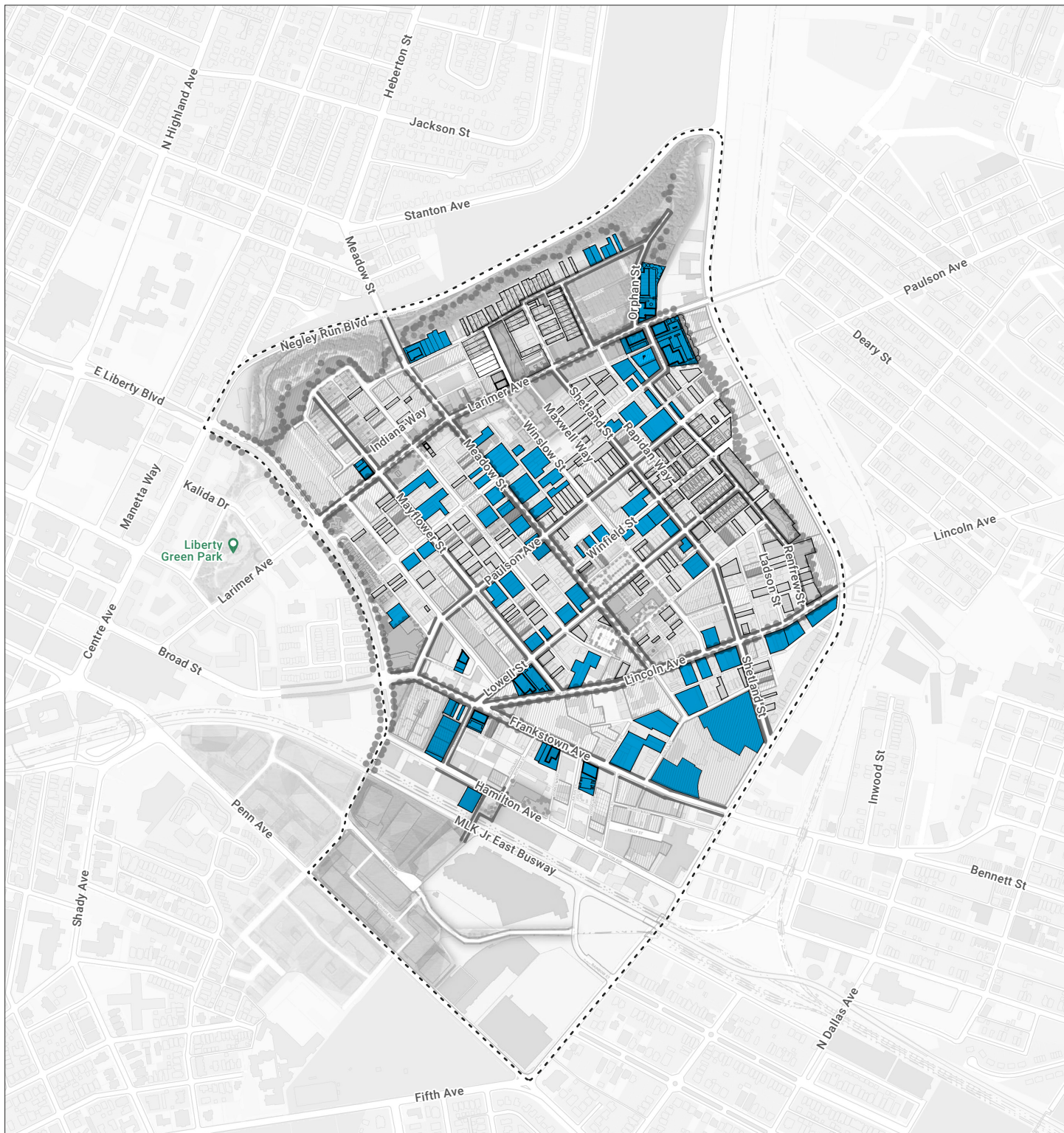
The expectation is that development proposals would be in line with the design guidelines and mirror LCG's mission and goals.

#### B. 3-10 UNITS AT A TIME

Proposals for these sites can include a mix of single-family, attached style housing, and even small multi-family buildings or cottage courts (for senior living). These lot compositions were identified to encourage more variety in the housing types and allow for mixed-use development along commercial streets as well.

Opportunities for cottage courts or single-story housing development was highlighted during the public workshops, as a way for existing senior residents to move into more appropriate housing types in their retirement years.





MAP 3-C  
**SMALL DEVELOPMENT SITES**

- SMALL DEVELOPMENT SITES
- OPPORTUNITIES FOR CLUSTERED DEVELOPMENT



### 3.1.8 LARGE LOT DEVELOPER (25+ UNITS)

**Goal: Opportunity to make a big impact with larger development projects.**

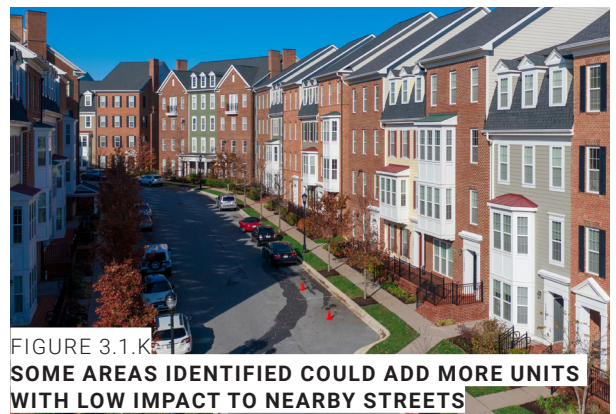
Finally, there are two areas of significant vacancy and City-owned property. They are situated and designed to include not only a mix of housing, but also neighborhood park space and key street connections. These kinds of infrastructure improvements need to be offset by a greater quantity of units.

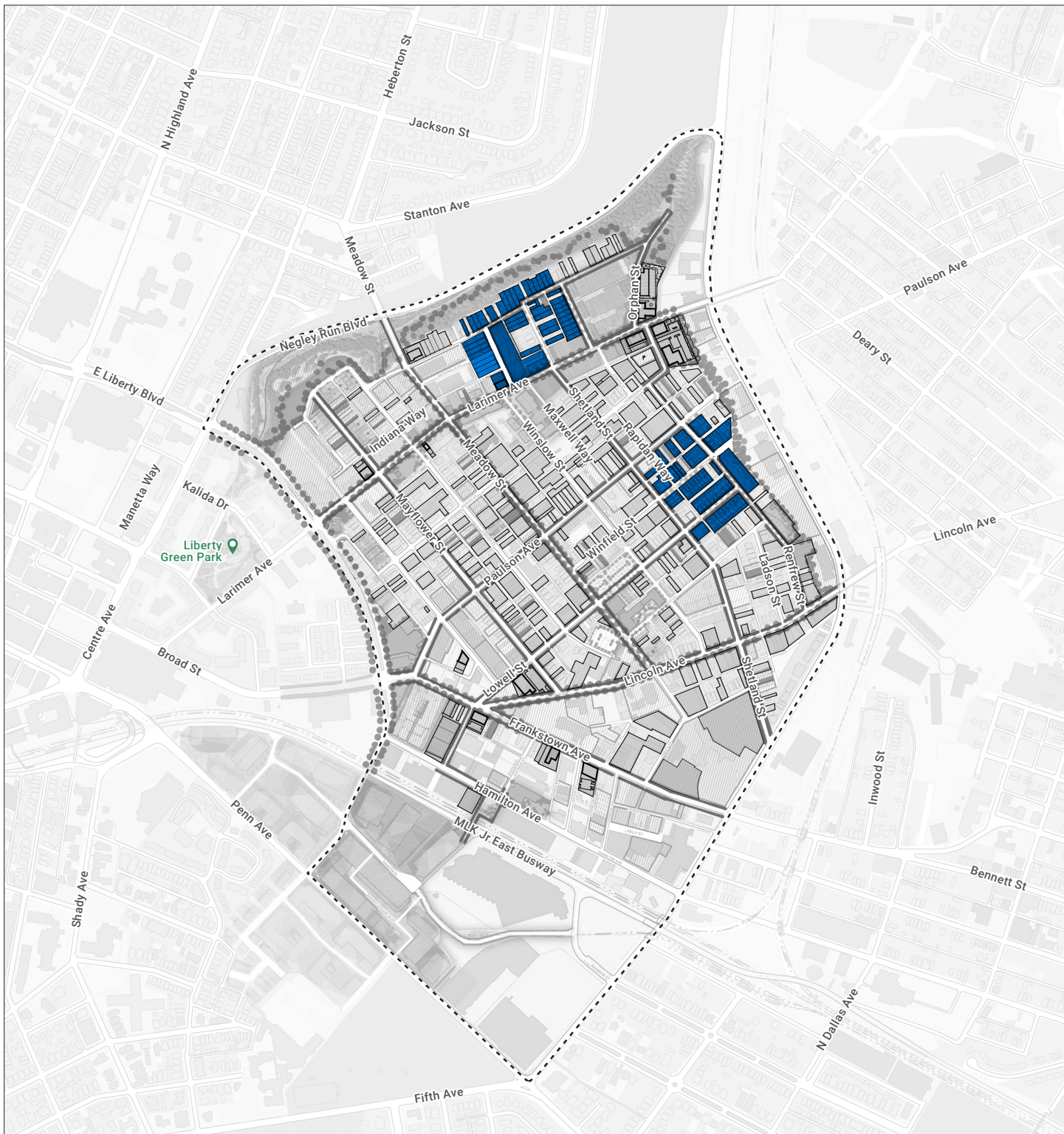
#### A. 25+ UNITS

We learned in our meetings that there is a threshold at which small builders find a project to be financially feasible: 25 units. These two sites (identified in dark blue on the plan **Map 3-D** on the following page) can easily accommodate this number of residences.

#### B. BUILT TO BE PART OF THE COMMUNITY

It is critical that each of these sites be developed to seamlessly fit in with the Larimer neighborhood so they aren't seen as closed off, non-inclusive, sections of the neighborhood. They also require the right kind of development partner who understands and is committed to repairing neighborhood fabric and restoring/enhancing key connections.





MAP 3-D  
LARGER DEVELOPMENT SITES

LARGER DEVELOPMENT SITES



### 3.1.9 DEVELOPMENT SITE 1

The vacant lots between Shetland Street and Renfrew Avenue were once identified for an urban farm. The pattern of existing homeowners and properties stalled this effort, but left a significant number of vacant and City-owned properties. This plan concept shows a possible configuration that would utilize the existing grid, create a new street connection between Winfield Street and Paulson Avenue, and create a sloping park at the north side of Renfrew Avenue to clean up that edge.

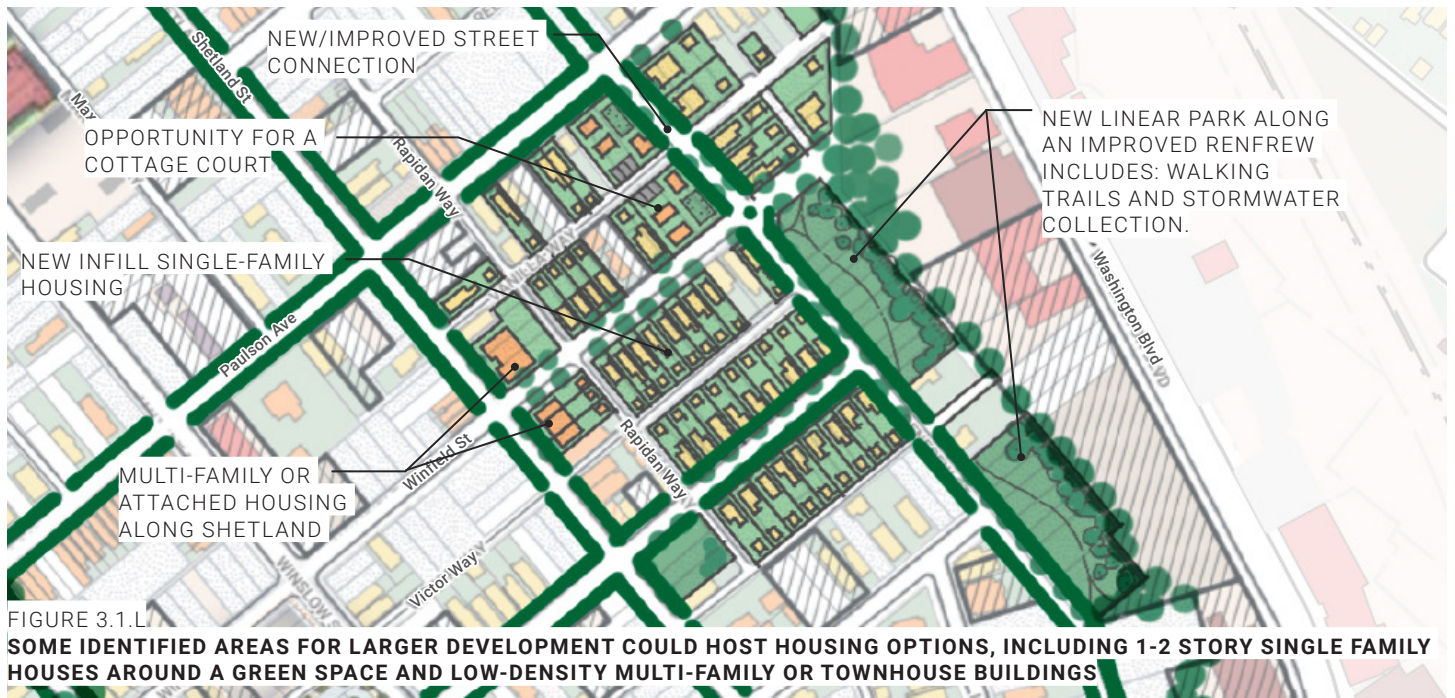


FIGURE 3.1.L. SOME IDENTIFIED AREAS FOR LARGER DEVELOPMENT COULD HOST HOUSING OPTIONS, INCLUDING 1-2 STORY SINGLE FAMILY HOUSES AROUND A GREEN SPACE AND LOW-DENSITY MULTI-FAMILY OR TOWNHOUSE BUILDINGS



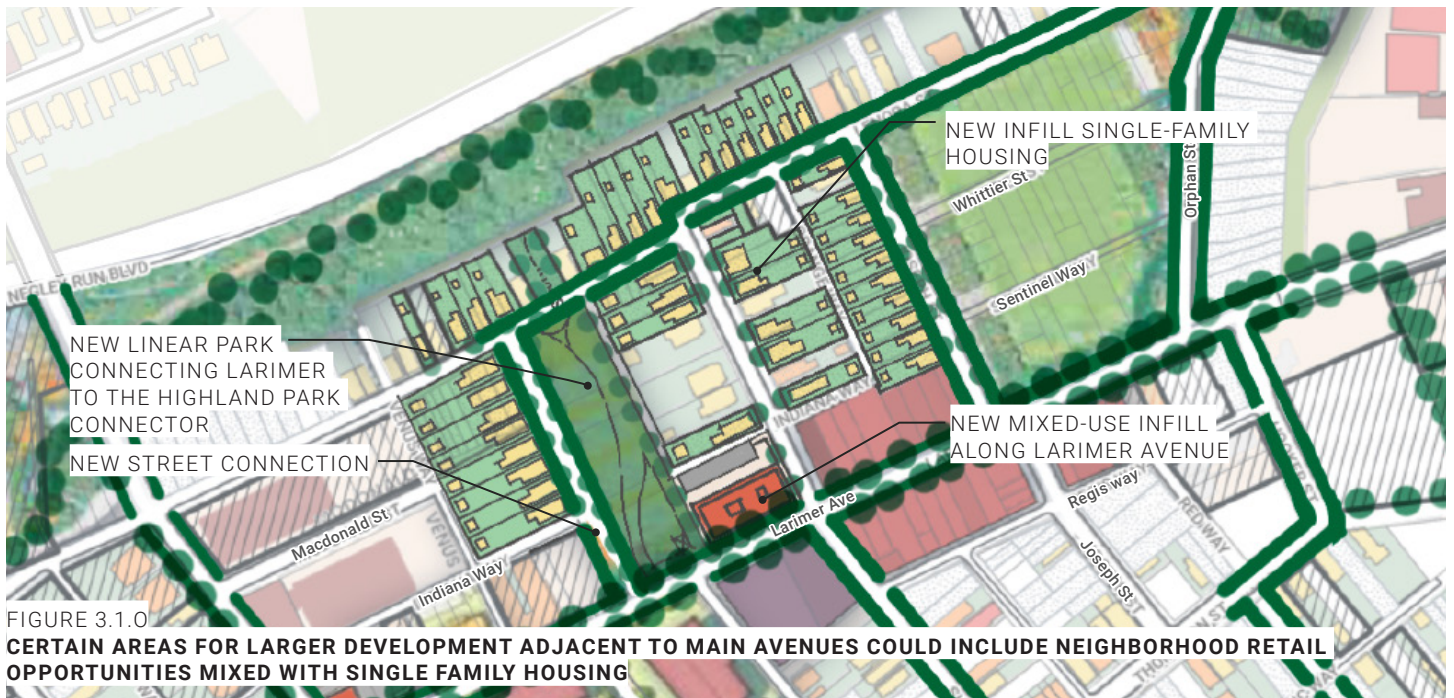
FIGURE 3.1.M. EXAMPLE OF COTTAGE COURTS WITH 1-STORY HOUSING THAT CAN FIT THE NEEDS OF SENIOR POPULATION



FIGURE 3.1.N. LARGER DEVELOPMENT SITES CAN HAVE A MIX OF SINGLE-FAMILY HOUSING AND MULTI-FAMILY BUILDINGS

### 3.1.10 DEVELOPMENT SITE 2

The lots between Larimer and Lenora are a critical part of the vision for Larimer Avenue to be reinforced as a neighborhood commercial center. This development plan allows for mixed-use buildings along Larimer Avenue and infill single-family houses behind, flanked by new community and neighborhood park spaces. New construction will provide important safety and security in these park spaces.



## 3.2 PHASING RECOMMENDATIONS

### 3.2.1 PHASING PLAN

Implementing the community plan will require collaboration with the City of Pittsburgh on publicly held vacant land, potential developers, and residents. Both the LCG Board and participants at a final public workshop provided input on the priority areas for residents. This phasing plan reflects the community’s priority based on recent investments, upcoming projects, and areas that need to be prioritized to improve the neighborhood.

The key areas to advance in the near-term include: enhancing & improving gateways, advancing the redevelopment of Larimer Avenue, and streetscape improvements along Meadow Street. The community will have to explore various funding streams, partnerships, and other development models to advance each phase. The implementation matrix identifies specific elements of this plan, potential sources, and the timing of execution.

#### A. PHASE 0: GATEWAY IMPROVEMENTS

Before any of the infrastructure or housing plans are implemented, one desired early-action item was to improve the gateways into Larimer. The gateways at the Larimer Bridge (A), the Lincoln Bridge (B), and intersection of Broad Street and E. Liberty Blvd (C) were the top priorities. We have also highlighted all of them in **Map 3-E** on the next page.

#### B. PHASE 1: LARIMER BRIDGE AREA

The completion of the Larimer Avenue streetscaping, the continuation of CNI efforts, and more commercial main street development were a top priority for Larimer Avenue. This phase also proposes infill multi-family and denser single-family housing to support the uses on Larimer Avenue.

#### C. PHASE 2: MEADOW TO SHETLAND, NORTH

With the completion of the Larimer School Building renovation, there was a desire to see this area improved in support of that development. In a sense, this phase is seen as an opportunity to benefit from the CNI investment and finally see improvements in the core of Larimer.



FIGURE 3.2.A  
PROPOSED GATEWAY LOCATION AT LINCOLN BRIDGE

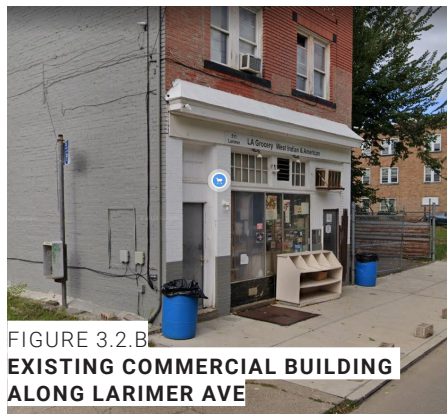


FIGURE 3.2.B  
EXISTING COMMERCIAL BUILDING ALONG LARIMER AVE



FIGURE 3.2.C  
DEVELOPMENT IN PROGRESS AT LARIMER AVE & MEADOW ST



FIGURE 3.2.D  
PHASE 3 AREA AT LARIMER AVE & SHETLAND ST



FIGURE 3.2.E  
COMMUNITY GARDEN AT LARIMER AVE & MAYFLOWER ST



FIGURE 3.2.F  
FIVE POINTS INTERSECTION AT FRANKSTOWN AVE

**D. PHASE 3: LARIMER NORTH**

Phase 3 is centered around two major projects - the partnership with a small builder to deliver one of the development sites, and the large community park. Both of these projects will require focused effort in identifying partners, resulting in a significant transformation of the Larimer Avenue corridor.

**E. PHASE 4: MAYFLOWER STREET**

Phase 4 includes the area of Mayflower and Carver Street where some infill housing has already taken place. This infill work is ongoing and includes a partnership with the URA and ELDI to build 50 for-sale housing units. This phase consists of single-lot and small-developer lot sales and strengthens home-ownership in this area. Improvements also include necessary streetscape improvements that would support new infill housing.

**F. PHASE 5: RENFREW STREET**

Phase 5 looks to connect Renfrew Street to the businesses and life on Larimer Avenue, established in Phase 1. Streetscape improvements to Renfrew Street along with the development of Site 2 help to connect Larimer to Lincoln Avenue along the northern edge of the neighborhood.

**G. PHASE 6: URBAN ACADEMY AREA**

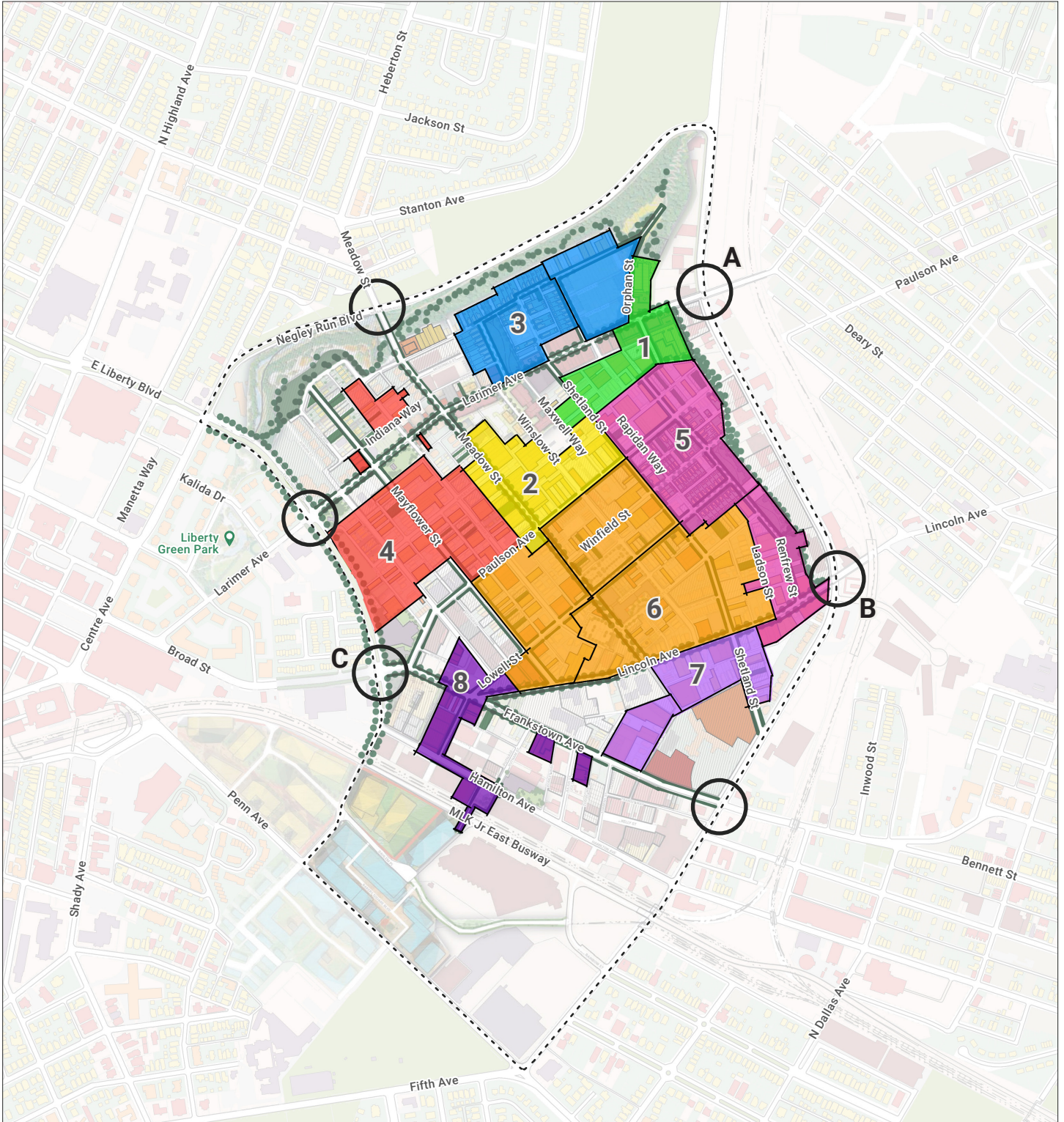
The Urban Academy is a huge driver to improvements in Phase 6. Building on their plans to improve their campus, LCG can focus on coordinating street improvements to Lincoln Avenue and Lowell Street as well as this part of Meadow Street and Shetland Street.

**H. PHASE 7: FINLEY STREET**

There are two vacant parcels adjacent to the nursing home along Finley Street. Phase 7 could coincide and complement their redevelopment. LCG could focus on developing vacant properties on the north side of Finley Street and improving the connection to Frankstown Avenue. This might be an especially good area for workforce housing and multi-family housing.

**I. PHASE 8: FIVE POINTS INTERSECTION AT FRANKSTOWN**

This phase is focused around the five points intersection at Frankstown Avenue, Lowell Street and Lincoln Avenue. The timing of this phase could coincide with improved connections to the south of Larimer and the Hamilton corridor.



MAP 3-E  
LARIMER PHASING PLAN



- |  |           |  |         |  |         |
|--|-----------|--|---------|--|---------|
|  | PHASE 0 * |  | PHASE 4 |  | PHASE 8 |
|  | PHASE 1   |  | PHASE 5 |  |         |
|  | PHASE 2   |  | PHASE 6 |  |         |
|  | PHASE 3   |  | PHASE 7 |  |         |

\* Gateways A, B, and C are the top priorities for improvement.

### 3.2.2 IMPLEMENTATION RESOURCES

LCG should explore both public and private resources to implement the projects described here. Some resources include:

#### **FUNDING:**

- URA Housing Opportunity Fund:  
<https://www.ura.org/pages/HOF>
- Neighborhood Allies - Rise High Grant Partnership Program:  
<https://neighborhoodallies.org/programs/grants-funding/apply/>
- Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE):  
<https://www.phfa.org/legislation/act105.aspx>
- Neighborhood Community Development Fund:  
<https://www.ncd-fund.org/>
- Bridgeway Capital

#### **PHILANTHROPY:**

Examples of philanthropic institutions:

- The Heinz Endowments
- The Henry L. Hillman Foundation
- The Richard K. Mellon Foundation

#### **REDEVELOPING BLIGHTED PROPERTIES:**

- The Pittsburgh Land Bank:  
<https://pghlandbank.org>
- Collaborate with the City on the Treasurer's Sale

#### **AFFORDABLE HOUSING DEVELOPMENT PARTNERS:**

- City of Bridges Community Land Trust:  
<https://cityofbridgesclt.org/>
- Rising Tide Partners (acquisition partner to deal with blighted properties):  
<https://risingtidepartners.org/>

### 3.3 IMPLEMENTATION MATRIX

TASK/PROJECT	OWNERSHIP (PUBLIC OR PRIVATE)	PROJECT INITIATOR(S)	TIMELINE	PROJECT COST
<b>PHASE 0: GATEWAYS</b>				
<b>0.1</b> Larimer Avenue Bridge Gateway Improvements ("A")	Public ROW	LCG	Summer 2024	\$
<b>0.2</b> Lincoln Avenue Bridge Gateway Improvements ("B")	Public ROW	LCG	Summer 2025	\$
<b>0.3</b> Broad @ East Liberty Blvd Gateway Improvements ("C")	Public ROW	LCG	Summer 2025	\$
<b>PHASE 1: LARIMER BRIDGE AREA</b>				
<b>1.1</b> Larimer Avenue Streetscape Improvements	Public	DOMI/City	2025	\$\$\$
<b>1.2</b> Multi-Family @ Larimer Gateway (Small-lot developer)	Lots identified in Appendix	LCG/Developer RFP	2024-2027	\$\$\$\$\$
<b>1.3</b> Mixed-Use Building (Small-lot developer)	Lots identified in Appendix	LCG/Developer RFP	2025-2028	\$\$\$
<b>1.4</b> Single-Family Housing (Small-lot developer)	Lots identified in Appendix	LCG/Developer RFP	2025-2026	\$\$
<b>PHASE 2: MEADOW TO SHETLAND, NORTH</b>				
<b>2.1</b> Meadow Streetscaping/Improvements	Public	DOMI/City	2026	\$\$\$\$
<b>2.2</b> Single-Family Housing (Small-lot developer)	Lots identified in Appendix	LCG	2025-2026	\$\$\$\$\$
<b>2.3</b> Single-Family Housing (Single-lot sales)	Lots identified in Appendix	LCG	2024-2026	\$\$
<b>PHASE 3: LARIMER NORTH</b>				
<b>3.1</b> Design and Implement Community Park	Public	LCG/Parks Conservancy	2024-2027	\$\$\$\$

Key: \$ - Small Donor/Volunteer Labor/Micro-Grants | \$\$ - \$\$\$ - Some acquisition or short-term loans needed to kick-start | \$\$\$\$ - larger capital investment required from public sources | \$\$\$\$\$ - Private partnership or investment, full construction budget to deliver final project.

\* See Appendix A for attachment.

(Continued on following page)

TASK/PROJECT	OWNERSHIP (PUBLIC OR PRIVATE)	PROJECT INITIATOR(S)	TIMELINE	PROJECT COST
<b>3.2</b> Development Site #2 (New Single-Family Housing, including park space)	Lots identified in Appendix	LCG in Partnership	<b>2025-2028</b>	\$\$\$\$\$
<b>3.3</b> Development Site #2 (New Mixed-Use Building)	Lots identified in Appendix	LCG in Partnership	<b>2026-2029</b>	\$\$\$\$\$
<b>PHASE 4: MAYFLOWER STREET</b>				
<b>4.1</b> Mayflower Streetscaping Improvements	City	DOMI/City	<b>2027</b>	\$\$\$\$
<b>4.2</b> Housing (Small-lot developer)	Lots identified in Appendix	LCG	<b>2025-2027</b>	\$\$\$\$\$
<b>4.3</b> Housing (Single-lot sales)	Lots identified in Appendix	LCG	<b>2025-2027</b>	\$\$
<b>PHASE 5: RENFREW STREET</b>				
<b>5.1</b> Development Site #1	Lots identified in Appendix	LCG In Partnership	<b>2025-2028</b>	\$\$\$\$\$
<b>5.2</b> Renfrew Streetscape Improvements/ Connection	City and Vacant Lots	DOMI	<b>2026-2027</b>	\$\$\$\$
<b>5.3</b> Improved Streetscape at Lincoln Ave	City	DOMI	<b>2028</b>	\$\$\$\$
<b>PHASE 6: URBAN ACADEMY AREA</b>				
<b>6.1</b> Meadow Streetscape Improvements	City	DOMI	<b>2028</b>	\$\$\$\$
<b>6.2</b> Shetland Streetscape Improvements	City	DOMI	<b>2028</b>	\$\$\$\$
<b>6.3</b> Single-Family Housing (Small-lot developer)	Lots identified in Appendix	LCG	<b>2026-2028</b>	\$\$\$\$\$
<b>6.4</b> Single-Family Housing (Single-lot sales)	Lots identified in Appendix	LCG	<b>2026-2028</b>	\$\$

Key: \$ - Small Donor/Volunteer Labor/Micro-Grants | \$\$ - \$\$\$ - Some acquisition or short-term loans needed to kick-start | \$\$\$\$ - larger capital investment required from public sources | \$\$\$\$\$ - Private partnership or investment, full construction budget to deliver final project.

\* See Appendix A for attachment.

(Continued on following page)

TASK/PROJECT	OWNERSHIP (PUBLIC OR PRIVATE)	PROJECT INITIATOR(S)	TIMELINE	PROJECT COST
<b>PHASE 7: FINLEY STREET</b>				
7.1 Finley Streetscape Improvements	City	DOMI	Coord w/ Vacant Building Rehab	\$\$\$\$
7.2 Housing (Small-lot developer)	Lots identified in Appendix	LCG	2028-2029	\$\$\$\$\$
7.3 Housing (Single-lot sales)	Lots identified in Appendix	LCG	2028-2029	\$\$

<b>PHASE 8: FIVE POINTS INTERSECTION AT FRANKSTOWN</b>				
8.1 Five Points Intersection Upgrade	City	DOMI	2028	\$\$\$\$\$
8.2 Mixed-Use (Small-lot developer)	Lots identified in Appendix	LCG/ Development Partner	2028-2030	\$\$\$\$\$
8.3 Pedestrian Improvements to Hamilton	City	Bakery Square	2026	\$\$\$\$

Key: \$ - Small Donor/Volunteer Labor/Micro-Grants | \$\$ - \$\$\$ - Some acquisition or short-term loans needed to kick-start | \$\$\$\$ - larger capital investment required from public sources | \$\$\$\$\$ - Private partnership or investment, full construction budget to deliver final project.

\* See Appendix A for attachment.

# SECTION IV:

# DESIGN GUIDELINES

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# 4 DESIGN GUIDELINES

## 4.1 HOW TO USE THE LARIMER NEIGHBORHOOD DESIGN GUIDELINES

### 4.1.1 WHAT MAKES GREAT PLACES

Great neighborhoods are always formed from a mix of tangible and intangible qualities — the character of the buildings, the personalities of the residents, the history of their high and lowpoints.

In all cases, there are physical characteristics that let you know that you are in that specific place. The way that buildings respond to climate, the setbacks from the street, the rhythm and meter of the lots and blocks are all elements that are woven into the fabric of that specific community.

### 4.1.2 WHAT IS GREAT ABOUT LARIMER

Larimer has many natural advantages within the City of Pittsburgh — it is perched on high, flat land on a peninsula, of sorts, that is carved by Negley Avenue and Washington Boulevard corridors. The Busway and train tracks separate Larimer from parts of East Liberty and Shadyside, which, at first, may be seen as a weakness, but is in fact a natural advantage. This separation has given Larimer a true neighborhood feel.

It seems quieter, more protected, and less dense than its immediate neighbors.

Larimer has had a long history of planning. Over many decades of design and collaboration, there have been positive physical outcomes - the Kingsley Center, the EECO Center, the Larimer Community Garden, the Urban Academy and its expansion, and the renovation and reuse of the Larimer School, to name a few. Volumes of hard work and effort have also been put towards socially supporting the community through LCG's efforts.

As we look to the next decades of growth, improvement, and investment, the following document outlines the characteristic elements of the neighborhood and how to "fit in" with new construction and renovation.



FIGURE 4.1.A  
**EXAMPLE OF QUAIN SHOPPING STREET**



FIGURE 4.1.B  
**SMALL-LOT SINGLE-FAMILY HOMES WITH GARDENS**



FIGURE 4.1.C  
**GOOD EXAMPLE OF PARK FRONTAGE - OCCUPIED BUILDINGS WITH PLENTY OF WINDOWS AND DOORS OVERLOOKING THE PARK, MAKING IT FEEL SAFE**



### 4.1.3 HOW TO APPLY THE DESIGN GUIDELINES

These design guidelines are set up to encourage creativity while respecting Larimer neighborhood's fabric. There are different development types and scales that could fit into the existing neighborhood fabric. In the following pages, this chapter outlined the key elements to consider, including the lot type and building composition, as well as how to fit within the architectural styles prevalent in the community.

The goal is to encourage compatible development. However, these guidelines can also be used to generate ideas for the types of buildings that might work nicely in Larimer. These are not meant to be punitive, but rather to set clear expectations, communicate goals clearly, and encourage productive conversations around design.

The overview of the design process is illustrated in **Fig 4.1.E**.

## REVIEW PROCESS

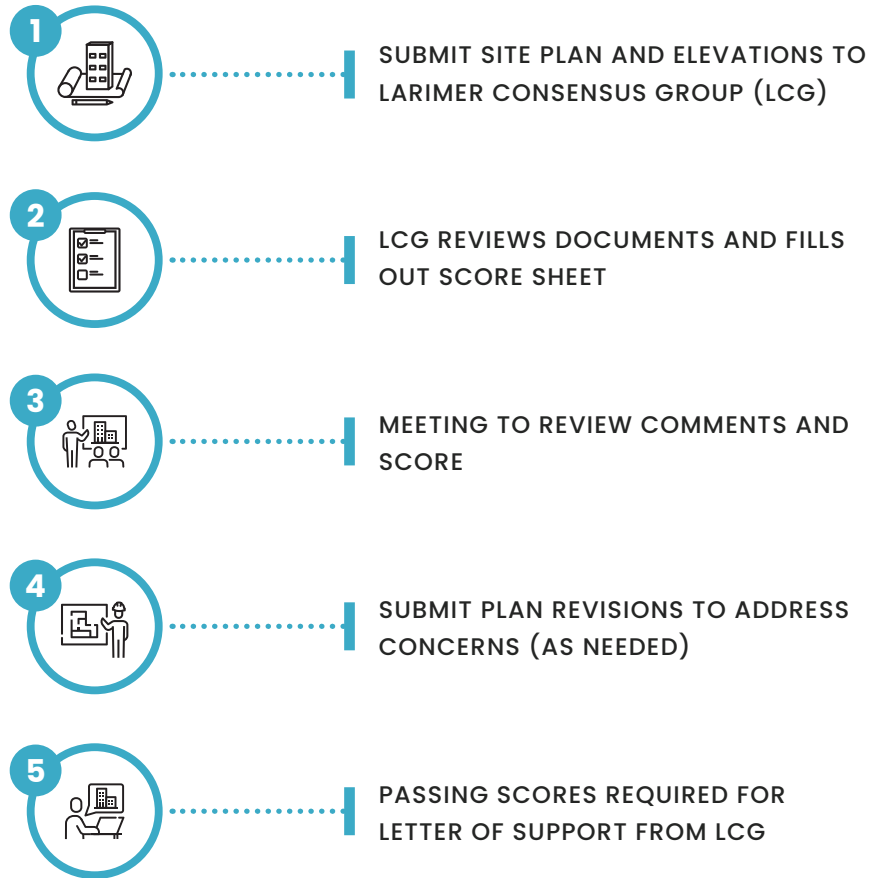
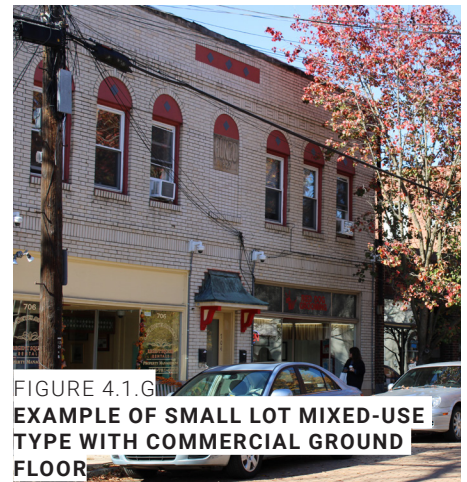


FIGURE 4.1.E  
OVERVIEW OF REVIEW PROCESS



Renovating existing houses and infilling vacant lots are great ways to reuse existing infrastructure and construction materials in a much more sustainable way than building on undeveloped land. Larimer's vacant lots and buildings are a great opportunity to further the message of sustainability and environmental awareness.



### TYPICAL LARIMER HOUSE:

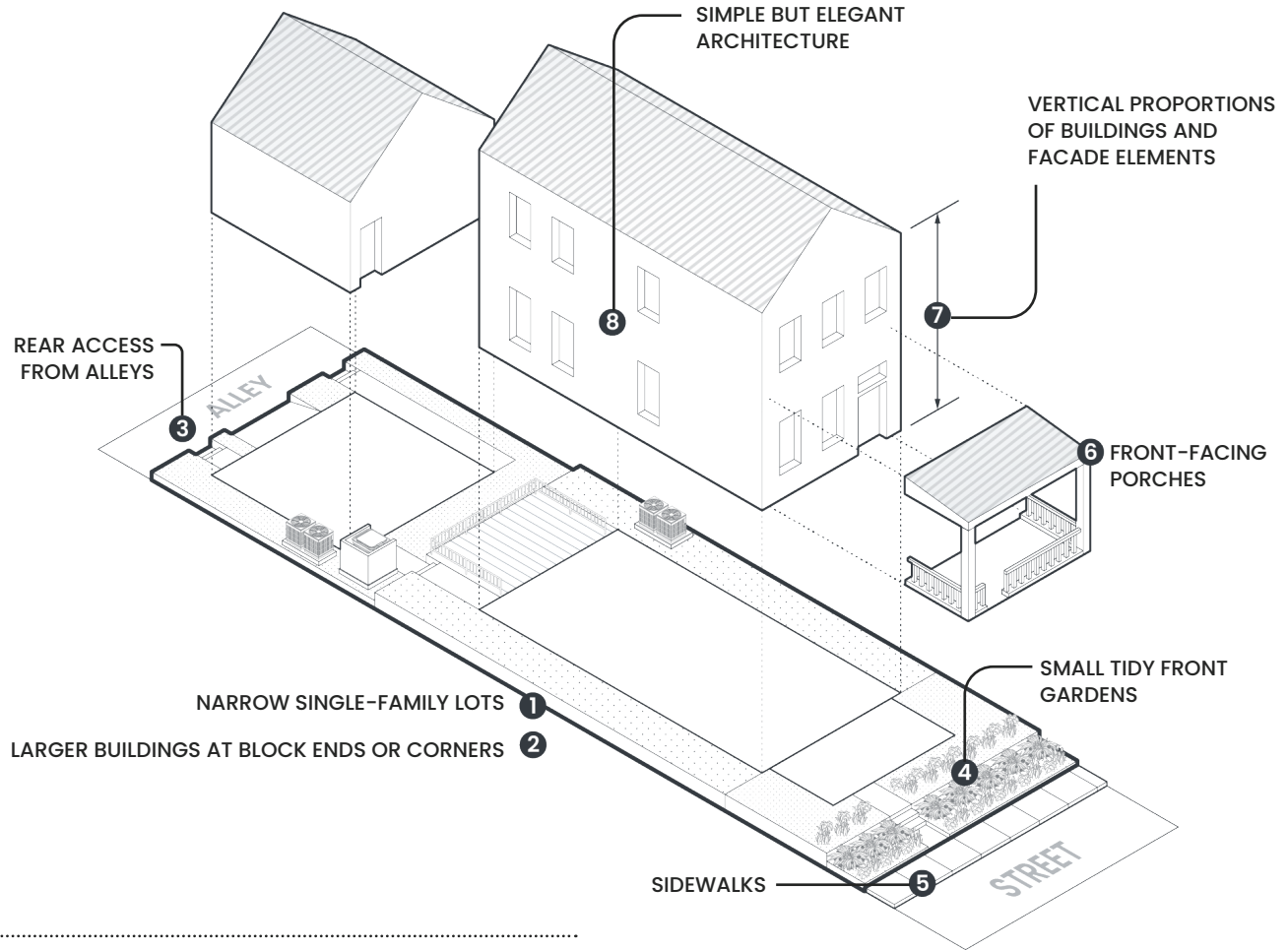


FIGURE 4.1.H  
DIAGRAM OF TYPICAL RESIDENTIAL HOUSE COMPONENTS

TABLE 4.1.A - KEY COMPONENTS OF A RESIDENTIAL BUILDING/LOT			
CATEGORY	BUILDING/LOT COMPONENT	GO TO PAGE	
<b>LOT TYPE</b>	1. Narrow-single family lots	<i>page 61</i>	
	2. Larger buildings at block ends or corners		
<b>LOT COMPOSITION</b>	3. Rear access from alleys		
	4. Small tidy front gardens		
	5. Sidewalks		
<b>BUILDING COMPOSITION</b>	6. Front-facing porches		<i>page 69</i>
	7. Vertical proportions of buildings and facade elements		
<b>ARCHITECTURE STYLE</b>	8. Simple but elegant architecture		<i>page 73</i>

## TYPICAL LARIMER MIXED-USE BUILDING:

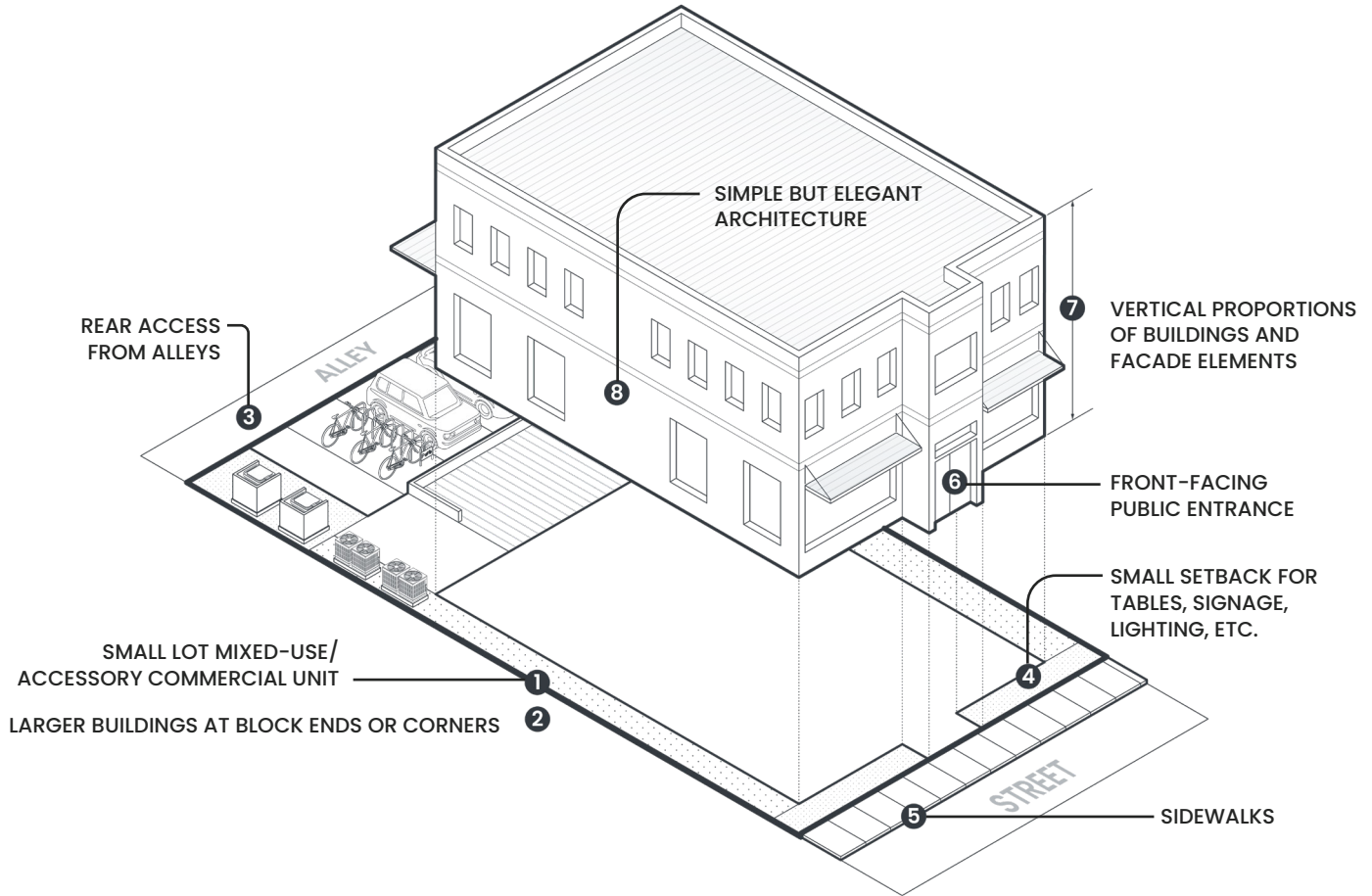


FIGURE 4.1.J  
DIAGRAM OF TYPICAL COMMERCIAL MIXED-USE COMPONENTS

TABLE 4.1.B - KEY COMPONENTS OF A COMMERCIAL MIXED-USE BUILDING/LOT		
CATEGORY	BUILDING/LOT COMPONENT	GO TO PAGE
<b>LOT TYPE</b>	1. Narrow-single family lots	
	2. Larger buildings at block ends or corners	
<b>LOT COMPOSITION</b>	3. Rear access from alleys	page 61
	4. Small tidy front gardens	
	5. Sidewalks	
<b>BUILDING COMPOSITION</b>	6. Front-facing porches	page 69
	7. Vertical proportions of buildings and facade elements	
<b>ARCHITECTURE STYLE</b>	8. Simple but elegant architecture	page 73

## 4.2 LOT TYPES AND COMPOSITION

### 4.2.1 OVERVIEW OF INFILL LOT TYPES EXISTING IN LARIMER

The size, type, and configuration of lots on neighborhood blocks affect the rhythm and feel of a community. For example, the width of lots affects how often there is a front entry to a building, while incredibly wide lots tend to feel less accessible and active. The depth of lots can affect the distance between streets, which, in turn, can affect accessibility of walking within a community. Finally, the location of the building on the lot, and its relationship to services like waste and parking can make the difference between some of our favorite streets to walk down, versus some of the worst.

In the following pages, this document describes the main types of lots in Larimer (hint: predominantly residential, and mostly single-family) and examples of how they can be configured to create variation and also buildings that fit right into the neighborhood pattern (see **Fig 4.2.B** on the following page).

The three basic lot designations are indicated in **Map 4-A** in this section. The map identifies not only how the existing fabric is categorized, but also the lot type for new construction that would continue the pattern. Any design proposals should document the context of their site and

demonstrate how they align with their neighbors. Deviations from what is recommended are allowed so long as the proposal is contextual.



FIGURE 4.2.A  
**EXAMPLE OF NEW CONSTRUCTION MULTIFAMILY BUILDING**

TABLE 4.2.A - SCORING SHEET FOR LOT TYPE AND COMPOSITION		
WEIGHT	LOT TYPE + COMPOSITION	SCORING
25%	<b>MASTER PLAN COMPLIANCE</b>	<b>25 points</b> - Follows Master Plan
10%	<b>SUSTAINABILITY</b>	<b>10 points</b> - Demonstrated compliance with applicable Environmental Design Program (LEED Silver or Enterprise Green Communities Compliant)
30%	<b>ACCESS TO SIDEWALK</b>	<b>3 points</b> - Sidewalk and Front Walkway to Street
	<b>FRONT GARDEN</b>	<b>3 points</b> - Front Landscaping including Shade or Ornamental Tree
		<b>3 points</b> - Includes Front Low (<36") Fence or Wall
	<b>WELCOMING FRONT ENTRY</b>	<b>3 points</b> - Exterior Lighting at Front Door
		<b>3 points</b> - Front Porch or Stoop
	<b>SERVICES HIDDEN</b>	<b>3 points</b> - Screened Trash Cans, A/C Condenser
<b>3 points</b> - Utility Boxes/Connections not on Front Facade		
<b>PARKING</b>	<b>9 points</b> - Parking/Driveway at Alley	

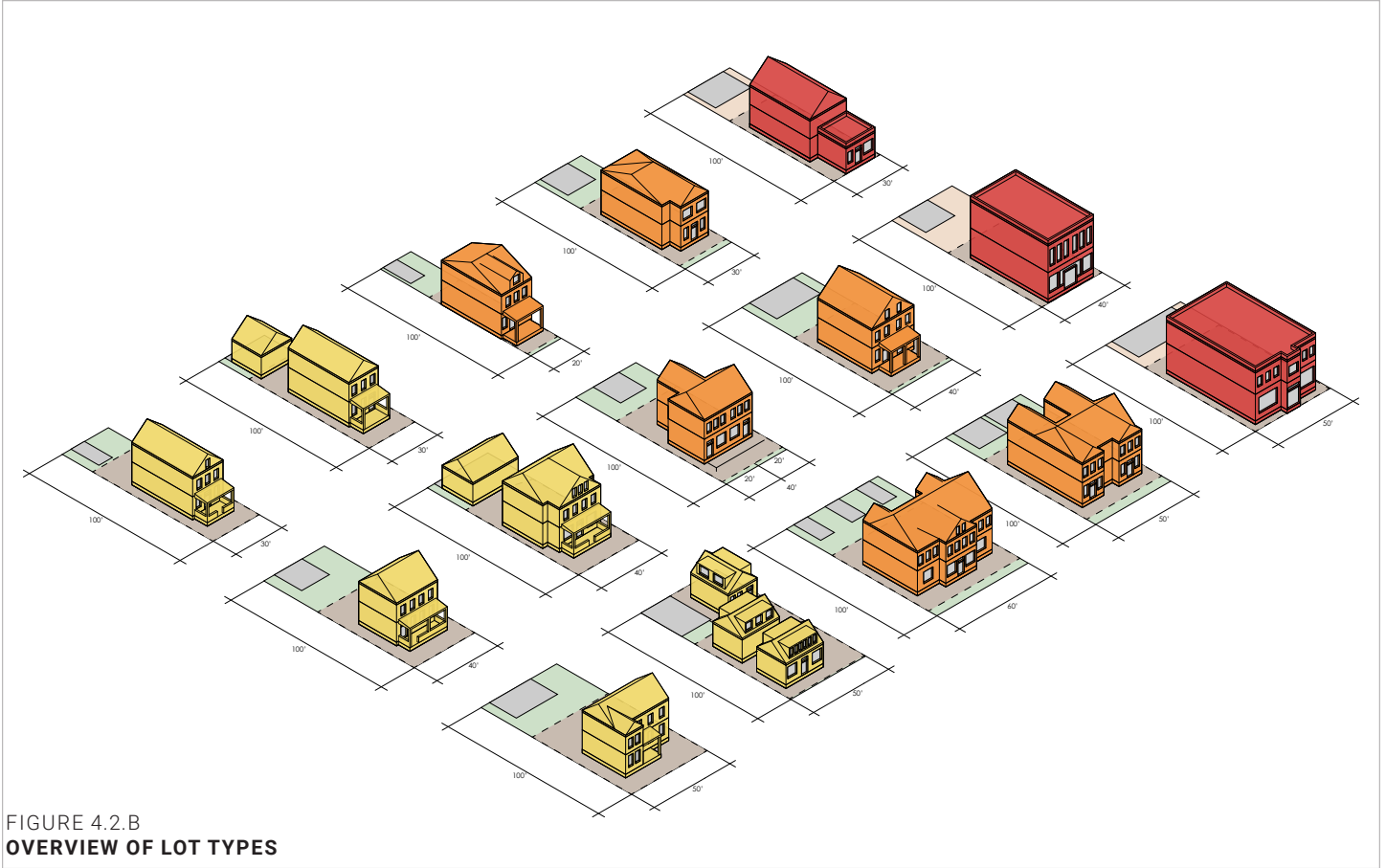


FIGURE 4.2.B  
OVERVIEW OF LOT TYPES



FIGURE 4.2.C  
EXAMPLE OF CORNER MULTI-FAMILY BUILDING



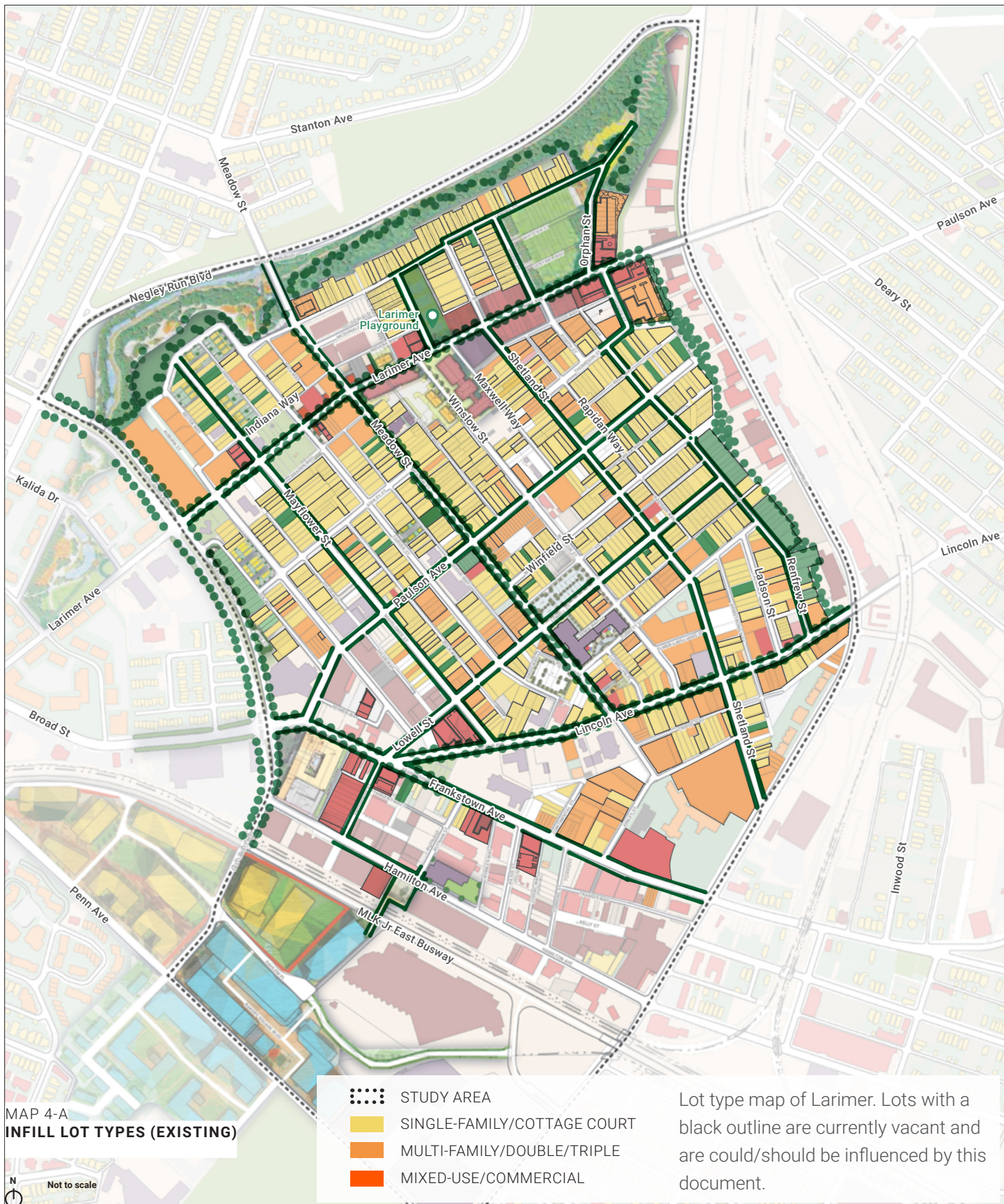
FIGURE 4.2.D  
EXAMPLE OF MAIN STREET MIXED-USE BUILDING THAT WOULD BE APPROPRIATE FOR LARIMER



FIGURE 4.2.E  
RESIDENTS WERE INTERESTED IN WAYS TO INCORPORATE BRICK AND MASONRY

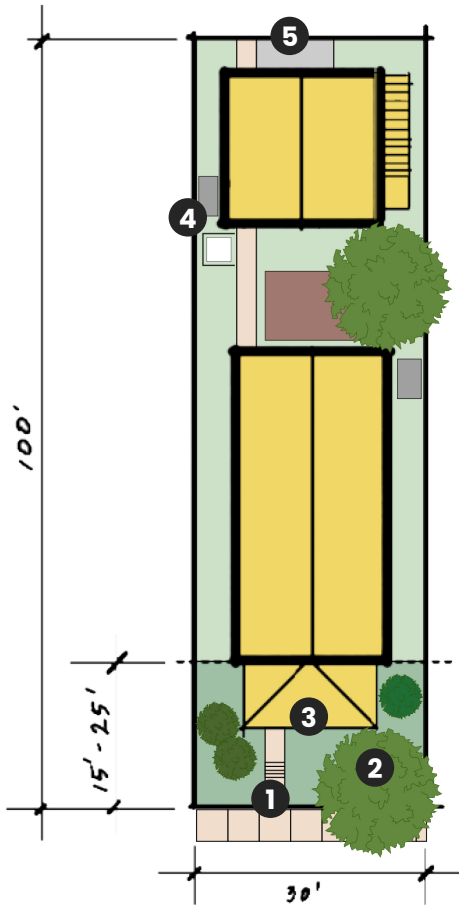


FIGURE 4.2.F  
EXAMPLE OF A MIXED-USE MAIN STREET



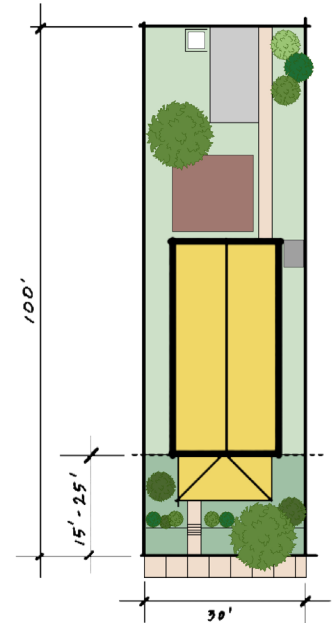
4.2.2 LOT TYPES A AND B: SMALL TO MEDIUM LOT SINGLE-FAMILY

A. SMALL LOT SINGLE-FAMILY WITH GARAGE/GRANNY FLAT (ADU)

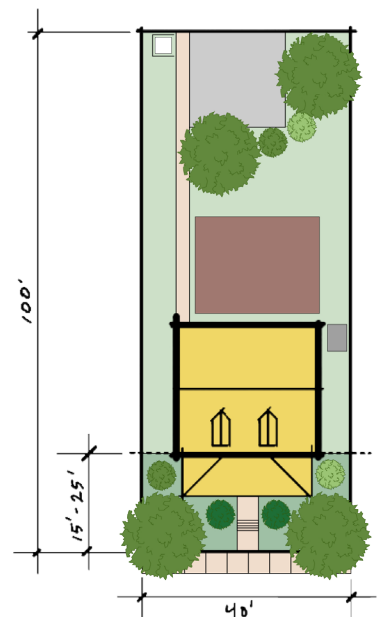


- 5 PARKING**  
9 points - Parking/ driveway at alley
- 4 SERVICES HIDDEN**  
3 points - Screened trash cans, A/C condenser  
3 points - Utility boxes/ connections not on front facade
- 3 WELCOMING FRONT ENTRY**  
3 points - Exterior Lighting at Front Door; OR  
3 points - Front porch or Stoop
- 2 FRONT GARDEN**  
3 points - Front landscaping including shade or ornamental tree  
3 points - Includes front low (<36") fence or wall
- 1 ACCESS TO SIDEWALK**  
3 points - Sidewalk and front walkway to street

B. SMALL LOT SINGLE-FAMILY



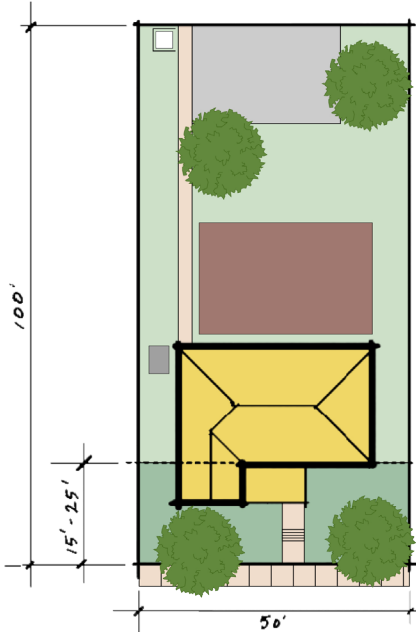
C. MEDIUM LOT SINGLE-FAMILY



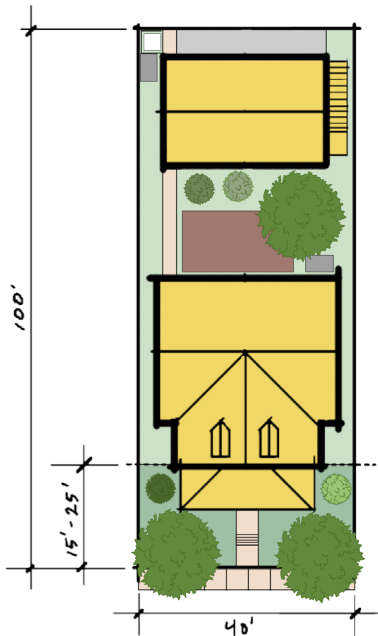
Smaller houses on smaller lots not only provide an opportunity for greater income diversity in a community, they also consume less land, materials, and resources. Generally, smaller homes have a lower cost of heating and cooling, and require less energy to do so.



**D. LARGE LOT SINGLE-FAMILY**



**E. MEDIUM LOT SINGLE-FAMILY WITH ADU**

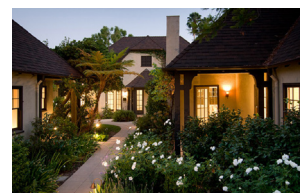
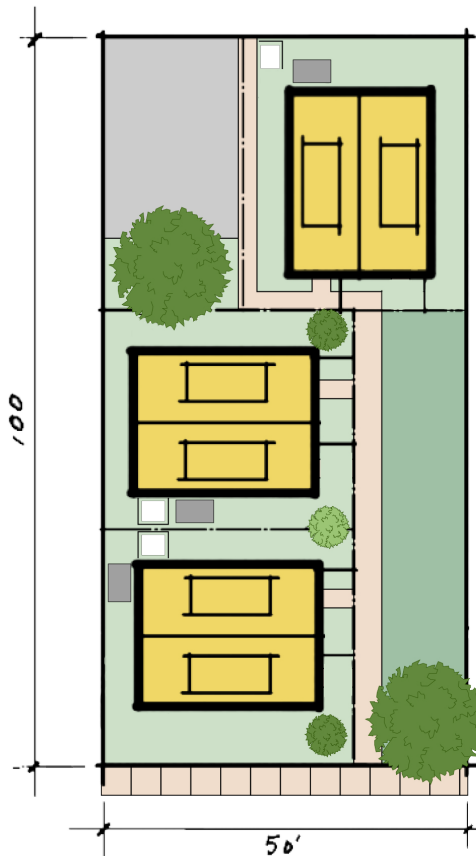


**F. SPECIAL CONFIGURATIONS: 3-UNIT COTTAGE COURT**

Over the course of the next decade, housing needs will continue to shift and adapt to our ever-changing economy. An example of this is the emergence of small-house living, tiny homes, and age- or need-specific cooperative housing. There is a place for small infill opportunities throughout the Larimer neighborhood and examples like the cottage court (pictured below) could fit nicely into the Larimer community fabric.

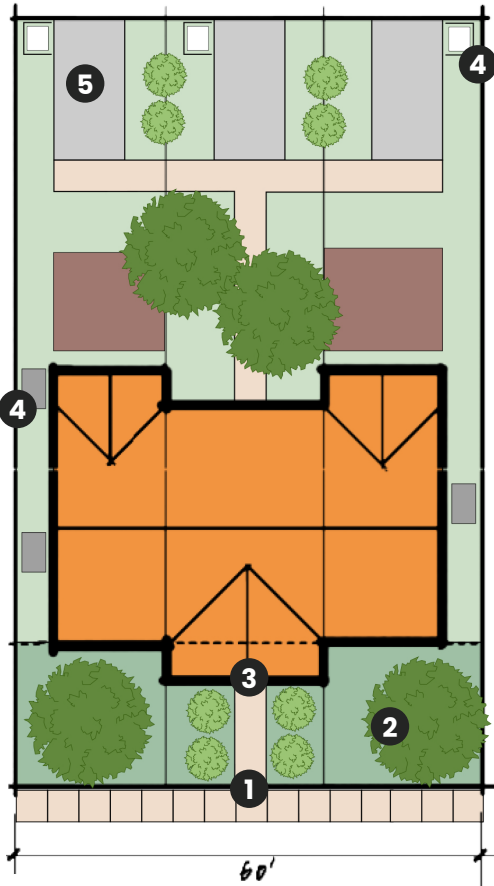
Some things to consider for special conditions include: off-street parking (utilizing the alleys wherever possible), waste collection and mechanical equipment (A/C, etc.) screened from view of street, maintaining the contextual setback of adjacent houses/lots and maintaining clear and visible access to front doors.

**COTTAGE COURT LOT TYPE AND EXAMPLES**



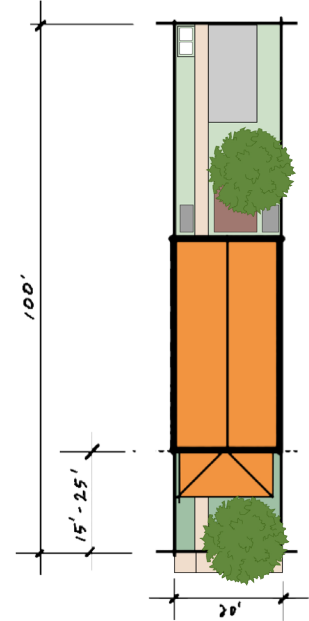
4.2.3 LOT TYPES C AND D: SMALL TO MEDIUM MULTI-FAMILY

A. SIDE-BY-SIDE TRIPLE

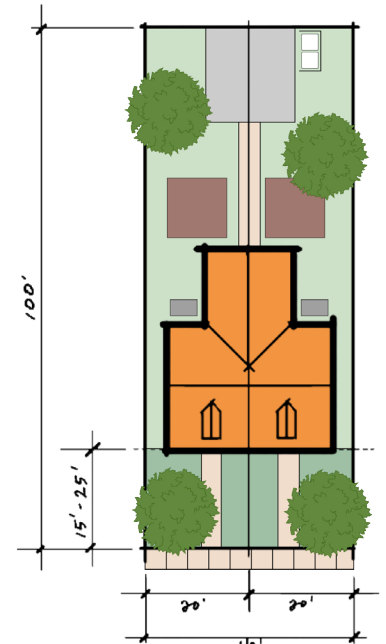


- 5 PARKING**  
9 points - Parking/  
driveway at alley
- 4 SERVICES HIDDEN**  
3 points - Screened trash  
cans, A/C condenser  
  
3 points - Utility boxes/  
connections not on front  
facade
- 3 WELCOMING FRONT ENTRY**  
3 points - Exterior Lighting  
at Front Door; OR  
  
3 points - Front porch or  
Stoop
- 2 FRONT GARDEN**  
3 points - Front  
landscaping including  
shade or ornamental tree.  
  
3 points - Includes front  
low (<36") fence or wall
- 1 ACCESS TO SIDEWALK**  
3 points - Sidewalk and  
front walkway to street

B. ATTACHED TOWNHOUSE



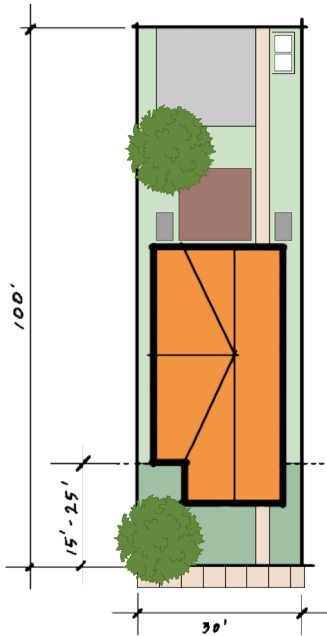
C. SIDE-BY-SIDE DOUBLE



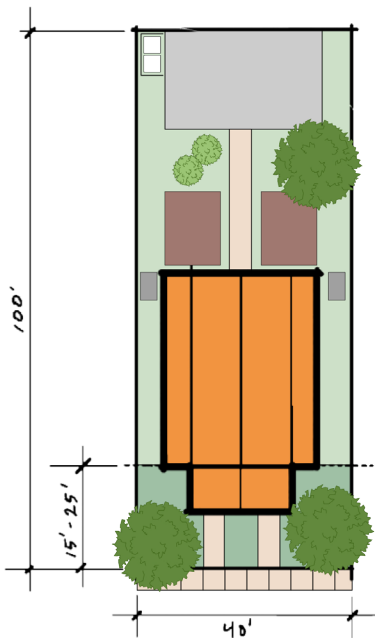
Attached units and small multi-family buildings are neighborly ways to increase density in the community. They require less exterior building materials on a per-unit basis. When units are placed in walkable proximity to transit (bus stops, bus rapid transit, micro-mobility hubs) they provide good, safe and accessible living for many.



**D. SMALL-LOT MULTI-FAMILY (2-3 UNITS)**



**E. MEDIUM LOT MULTI-FAMILY (2-3 UNITS)**

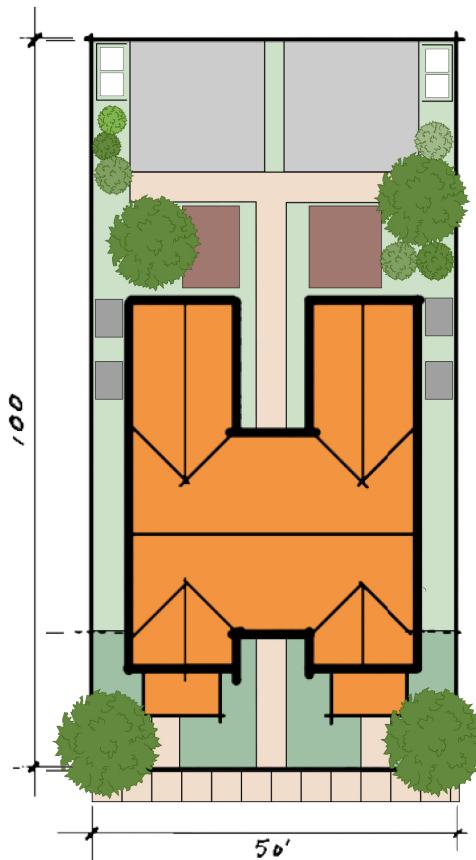


**F. SPECIAL CONFIGURATIONS: LARGE LOT MULTI-FAMILY (4-6 UNITS)**

Within the neighborhood fabric of Larimer, there aren't many lots where larger multi-family structures could fit without tearing down existing homes. There are a few spots, however, like along Finley Street or at the Larimer Avenue gateway, where larger multi-family buildings would make sense and be appropriate.

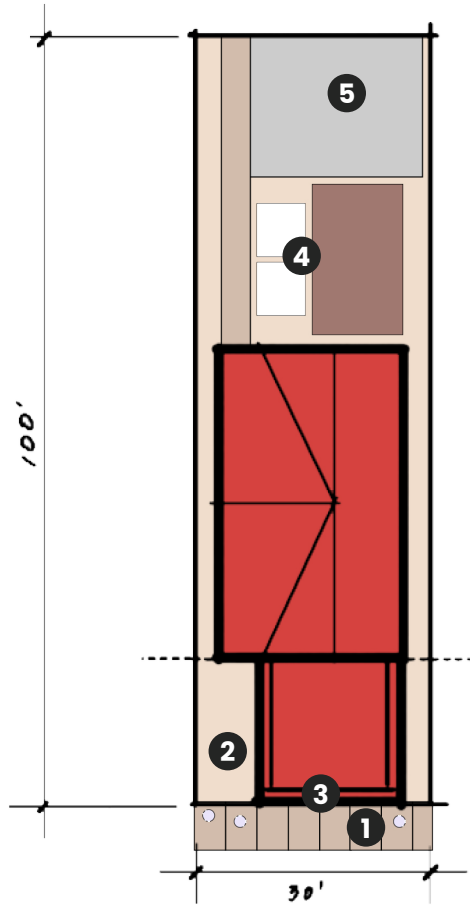
Parking, waste, and A/C condenser locations are especially critical for larger buildings. These items should not be visible from the street. Additionally, it is better if neighbor's lot layouts are considered when siting A/C condensers (noise) and waste (smell). Not all proximities are avoidable, but it is encouraged to consider these issues when designing.

**LARGE LOT MULTI-FAMILY LOT TYPE AND EXAMPLES**



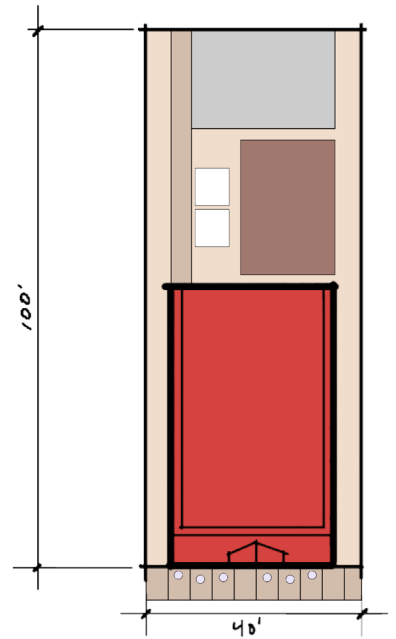
4.2.4 LOT TYPES E: SMALL TO MEDIUM COMMERCIAL MIXED-USE

A. ACCESSORY COMMERCIAL UNIT

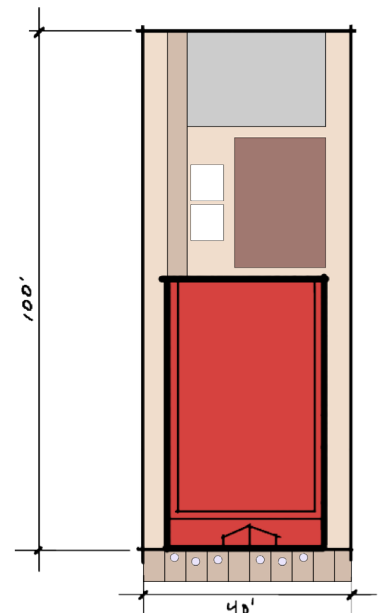


- 5 PARKING**  
9 points - Parking/ driveway at alley
- 4 SERVICES HIDDEN**  
3 points - Screened trash cans, A/C condenser  
3 points - Utility boxes/ connections not on front facade
- 3 WELCOMING FRONT ENTRY**  
3 points - Exterior Lighting at Front Door; OR  
3 points - Front porch or Stoop
- 2 FRONT GARDEN**  
3 points - Front landscaping including shade or ornamental tree.  
3 points - Includes front low (<36") fence or wall
- 1 ACCESS TO SIDEWALK**  
3 points - Sidewalk and front walkway to street

B. SMALL LOT MIXED-USE (COMMERCIAL GROUND FLOOR)



C. MEDIUM LOT MIXED-USE (COMMERCIAL GROUND FLOOR)



Neighborhood-serving commercial spaces allow people to start and grow businesses closer to home. When these businesses address everyday community needs and services - day care, food market, pet welfare, medical services - they can diminish the number of cartrips and the overall carbon footprint of the community.



## 4.3 BUILDING COMPOSITION

### 4.3.1 OVERVIEW OF BUILDING COMPOSITION ELEMENTS

Larimer is characterized by beautiful Victorian-era housing. The narrow lots, front-facing gables and generous front porches create friendly and approachable streetscapes.

Looking forward, we understand that different architectural styles and building types might have different needs. However, in terms of the contribution to the neighborhood character, the massing (the general shape of the box), the composition of windows and doors on the facade, the proportions of the facade elements, and where facade elements are employed are critical to creating personable streetscapes.

The following pages offer guidance on how these components might be addressed in any design proposal. The scoring places greater importance on the shape of the building (massing) and the composition of windows and doors because these two items contribute most to the image on the street.



FIGURE 4.3.A  
**EXAMPLE OF A TRADITIONAL NARROW LOT SINGLE-FAMILY HOUSING TYPE**



FIGURE 4.3.B  
**EXAMPLE OF A SINGLE-STORY HOUSING TYPE WITH A CLEARLY DEFINED PORCH AND FRONT GARDEN**

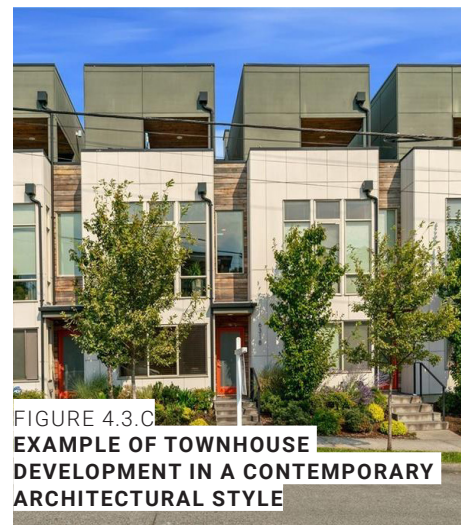


FIGURE 4.3.C  
**EXAMPLE OF TOWNHOUSE DEVELOPMENT IN A CONTEMPORARY ARCHITECTURAL STYLE**

TABLE 4.3.A - SCORING SHEET FOR BUILDING COMPOSITION		
WEIGHT	BUILDING COMPOSITION	SCORING
30%	<b>MASSING</b>	<b>10 points</b> - Simple Roof Form
	<b>FACADE COMPOSITION</b>	<b>5 points</b> - Balanced and Organized Elements
	<b>PROPORTIONS</b>	<b>5 points</b> - Vertical Proportions of Key Elements
	<b>ADDITIVE ELEMENTS</b>	<b>5 points</b> - Proper Location and Proportion

### 4.3.2 MASSING

The hallmark of good urban housing is very simple massing. With tight and efficient floorplans, most of Larimer's historic houses feature a rectangular or L-shaped footprint. This lends itself to three basic and prevalent roof types (a) front-facing gable, (b) side-facing gable, and (c) hipped. This simple box then becomes the canvas for the other important aspects of the building exterior.

To allow for more contemporary architectural styles as well as commercial and mixed-use buildings, a flat roof can be allowed, but it is important that the height of any surrounding parapet be compatible with its neighbors.

EXAMPLE → SMALL LOT SINGLE-FAMILY W/ADU  
RESIDENTIAL BUILDING



EXAMPLE → MEDIUM LOT MIXED-USE  
COMMERCIAL BUILDING



### ECO-OPPORTUNITY

For the best environmentally-friendly proposal, please consider well-insulated and ventilated roofs to help retain heat in the winter and limit heat gain in the summer. Improved roof insulation is also a way to improve the energy performance of existing and renovated homes.

**A MASSING**  
10 points - Simple roof form

FIGURE 4.3.D  
DIAGRAM OF MASSING COMPONENTS

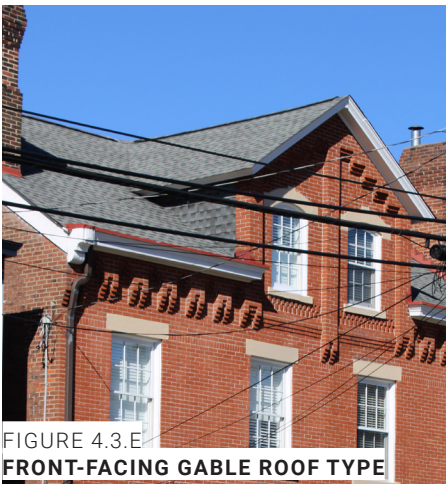


FIGURE 4.3.E  
FRONT-FACING GABLE ROOF TYPE

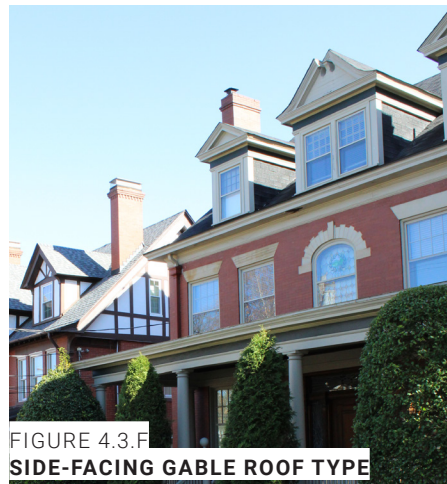


FIGURE 4.3.F  
SIDE-FACING GABLE ROOF TYPE

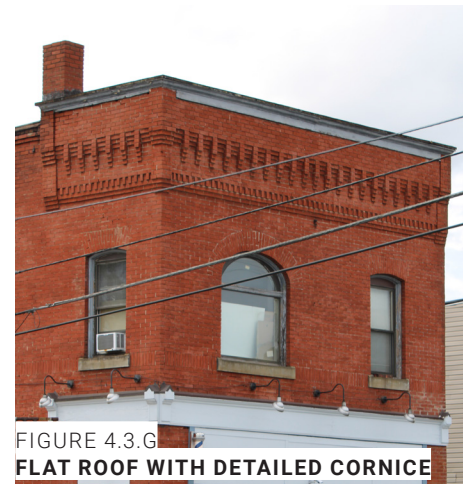


FIGURE 4.3.G  
FLAT ROOF WITH DETAILED CORNICE

### 4.3.3 ADDITIVE ELEMENTS

Additive elements include any livable features that give form to the building. These include elements like porches, bays and bay windows, dormers, decks, canopies, breezeways, and accessory buildings.

On the smallest lots in Larimer, these elements are likely to be concentrated on the front and rear of the building. As the lot size increases and side yards allow for side-facing windows and rooms, bays, sunrooms, additions, breezeways, and other features, the compositions may become more varied.

Garages are prohibited from the front facade. If they are located in the side yard, they must be set back from the front facade so that they are obscured from the street and, ideally, are only 1-car wide. Garages in the rear yard may be 2-cars wide.

**A** ADDITIVE ELEMENTS  
5 points – Proper location and proportion



FIGURE 4.3.H  
DIAGRAM OF ADDITIVE ELEMENTS



FIGURE 4.3.I  
CONTEMPORARY STYLE ADU ON THE BACK OF THE LOT



FIGURE 4.3.J  
ADU OVER GARAGE WITH INDEPENDENT ALLEY ACCESS



FIGURE 4.3.K  
BACK PORCH ADDITION OVERLOOKING BACKYARD

### 4.3.4 FACADE COMPOSITION & PROPORTIONS

Larimer's buildings generally have vertical proportions, largely determined by narrow lots and tall floor-to-ceiling heights. While these vary, many homes have 10- to 11-foot ceilings on the first floor and 9-foot ceilings on the upper floors. When paired with an elevated first floor (often 2 ft +/- above the ground) and occupiable attic space, the existing building stock is quite tall. New infill development should take its cues from the existing fabric and attempt to match these heights.

Similarly, windows tend to be larger to allow plenty of natural light into narrow houses. It is common for first floor windows to be 6 ft tall and second floor windows to be 5.5 ft tall. To match head heights, front doors often have transoms above them.

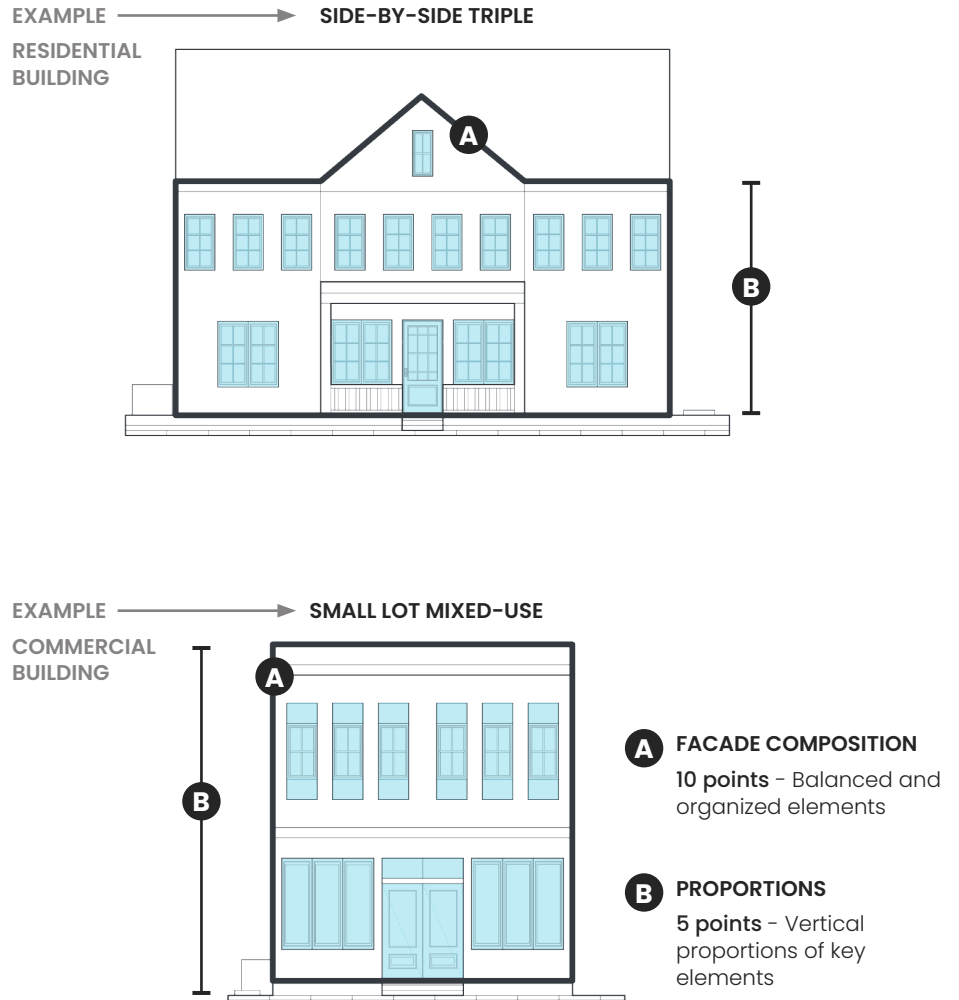
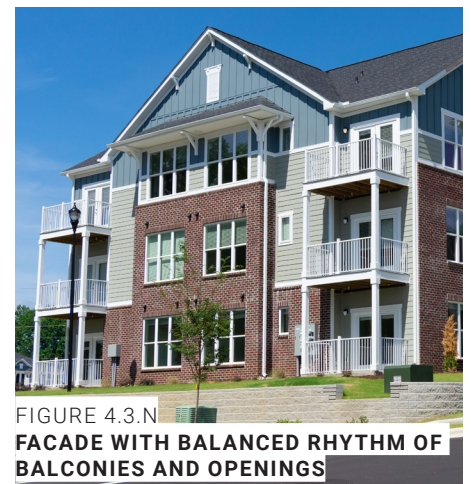
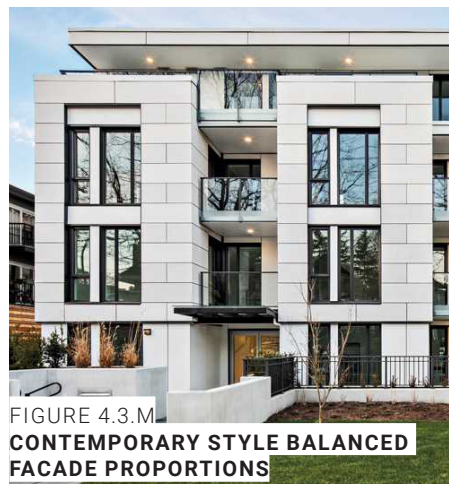


FIGURE 4.3.L  
DIAGRAM OF FACADE COMPOSITION AND PROPORTIONS



Tall floor-ceiling proportions allow for larger/taller windows. These bring in more natural light and cut down on energy use to light rooms artificially. This is especially important and helpful in communities with narrow and deep lots.



## 4.4 ARCHITECTURE STYLE

### 4.4.1 OVERVIEW OF ARCHITECTURE STYLE

The historic fabric of Larimer is mostly of the Victorian era, with evidence of Italianate and Queen Anne variants. The existing stock is in various states of upkeep and not all have retained their original features. Paired with the difficulty in accurately recreating the traditional architecture, infill development can take one of three forms: A simplified Victorian, a Transitional style, and Contemporary.

The elements that really reinforce style include entry treatments, porch detailing, roof eaves, window trim, railings, and materials/colors.



FIGURE 4.4.A  
**TRADITIONAL STYLE MIXED-USE DEVELOPMENT WITH SMALL STOREFRONTS**



FIGURE 4.4.B  
**TRANSITIONAL STYLE MULTI-FAMILY HOUSING**



FIGURE 4.4.C  
**SINGLE-FAMILY HOUSING TYPE WITH CLASSIC PORCHES**

**TABLE 4.4.A - SCORING SHEET FOR ARCHITECTURAL STYLE**

WEIGHT	ARCHITECTURAL STYLE	SCORING
15%	<b>CLEAR STYLE CHOICE</b>	<b>2 points</b> - Traditional, Transitional, or Contemporary
	<b>WINDOWS AND DOORS</b>	<b>1 point</b> - Appropriate Window Types for Style
		<b>1 point</b> - Appropriate Front Entry
	<b>EAVES</b>	<b>2 points</b> - Proper Overhang and Trim at Roof Line
	<b>EXTERIOR MATERIALS*</b>	<b>5 points</b> - Brick Exterior
		<b>2 points</b> - Fiber Cement or Similar Siding
		<b>0 points</b> - Vinyl or Aluminum Siding
	<b>PORCH DETAILING</b>	<b>1 point</b> - Proper Roof Treatment
		<b>2 points</b> - Appropriate Columns/Column Spacing
		<b>1 point</b> - Appropriate Railing

*\*Points given for material that makes up the majority of the building's entire perimeter*

### 4.4.2 TRADITIONAL STYLE

The predominance of Larimer's existing architecture comes from the late 1800's to the early 1900's. In this era, traditional styles ranged from Victorian and Italianate to romantic styles and even some early Arts and Crafts homes. Brick masonry and Dutch Lap wood siding are most often seen here, with expressive and, at times, ornate wood cornices, eaves, and porch detailing.

It is important to follow precedent with traditional architecture in order to compose authentic details and facade configurations. Detailing doesn't have to be complicated, but must be skillfully executed to faithfully recreate traditional types.

- E PORCH DETAILING**
  - 1 point - Proper roof treatment
  - 2 points - Appropriate columns/column spacing
  - 1 point - Appropriate railing

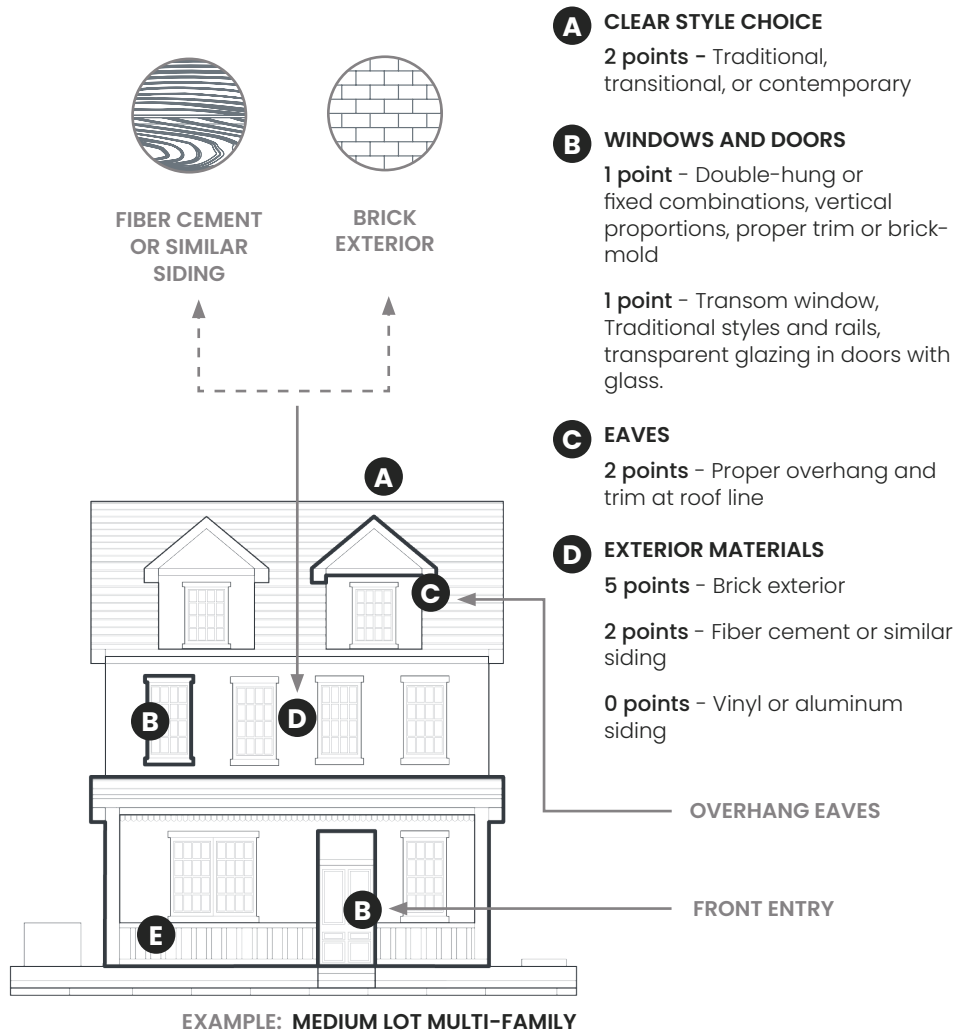
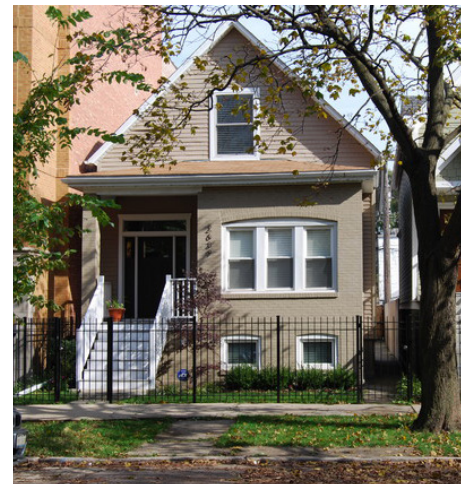


FIGURE 4.4.D  
DIAGRAM OF TRADITIONAL STYLE ELEMENTS



**WINDOWS AND DOORS**

Wood and aluminum clad windows with traditional profiles are appropriate. Transitional brick molds on masonry buildings or wood frames (typically 6-inch) on siding clad structures. Divided light patterns can vary, but individual lights must maintain vertical proportions.



**EAVES**

Traditional eaves were either boxed and incorporating the built-in gutter, or sloped to match the gable pitch, however additive gutters are also permitted here. Gable fronts are likely to have rake boards that are deeper and adorned, many times at the peak of the gable. In all cases, wood or composite mouldings would be appropriate.



**EXTERIOR MATERIALS**

Many Larimer homes are load-bearing brick construction. There are also several styles of wood (or composite) siding including 4-inch lap siding, 5- to 7-inch Dutch lap siding, and some shaped or shingle siding accents.



**PORCH DETAILING**

Porches in the style typically have square or box columns 8" to 12" in width. They have simple detailing, limited mouldings, and can be a single-bay wide to cover an entrance or stretch to three-bays along a narrow facade. Roofs may be clad in metal or other conventional roofing.



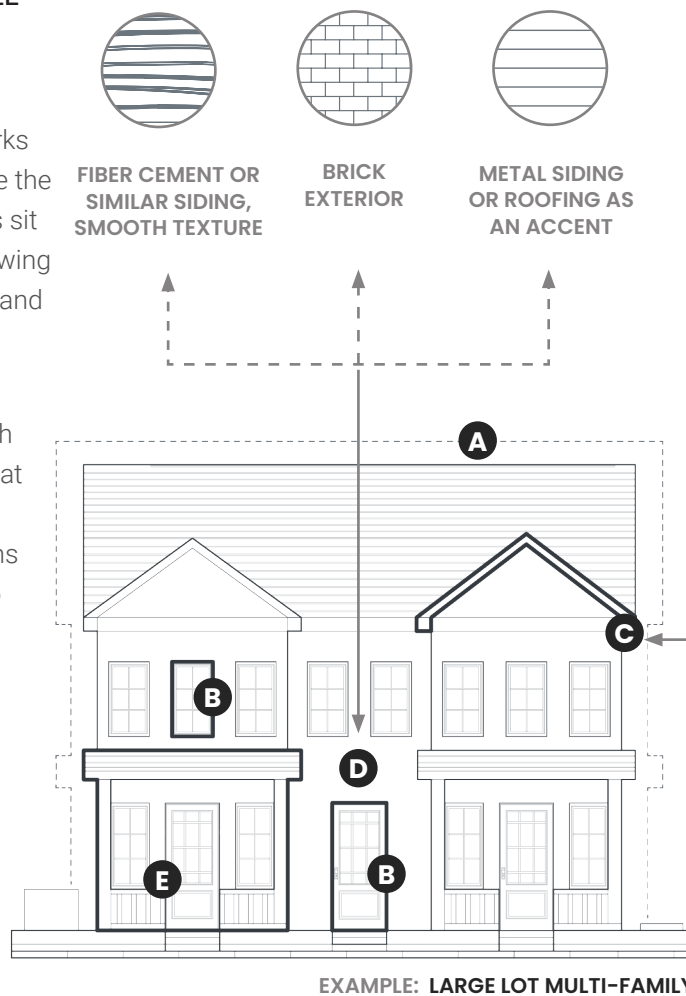
### 4.4.3 TRANSITIONAL STYLE

Transitional Style refers to a modernization of traditional architectural forms. This style works well for infill development because the shapes and forms of the buildings sit well within their context while allowing for more contemporary materials and construction techniques.

A challenge with transitional architecture is to not strip so much of the traditional detailing away that the construction looks cheap or incomplete. Thoughtful proportions and material transitions are key to this style.

**E PORCH DETAILING**

- 1 point - Proper roof treatment
- 2 points - Appropriate columns/ column spacing
- 1 point - Appropriate railing



**A CLEAR STYLE CHOICE**

- 2 points - Traditional, transitional, or contemporary

**B WINDOWS AND DOORS**

- 1 point - Double-hung or fixed combinations, vertical proportions, proper trim or brick-mold

- 1 point - Transom window, Traditional styles and rails, transparent glazing in doors with glass.

**C EAVES**

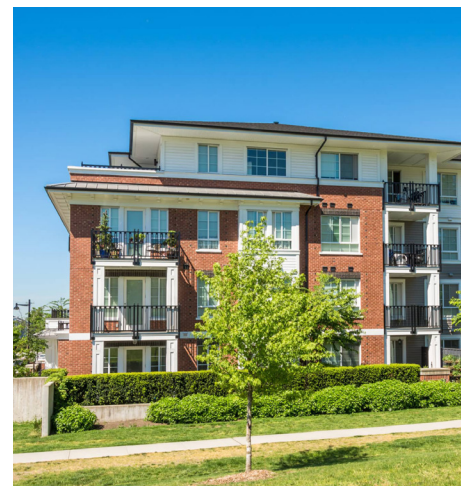
- 2 points - Proper overhang and trim at roof line

**D EXTERIOR MATERIALS**

- 5 points - Brick exterior
- 2 points - Fiber cement or similar siding
- 0 points - Vinyl or aluminum siding

EXAMPLE: LARGE LOT MULTI-FAMILY

FIGURE 4.4.E  
DIAGRAM OF TRANSITIONAL STYLE ELEMENTS



## WINDOWS AND DOORS

Windows maintain a 2:1 or greater vertical proportion and sashes almost seem oversized in this style. Divided lights, where they exist, tend to be square in proportion. Window trim (6" typ.) is flat and often mitered at all corners to "picture frame" effect.



## EAVES

Roofs tend to be gabled with little or no additional adornment. Simple sloped eaves with a modest overhang (12-18 inches) are typical. Dormers, where employed are either shed-style or gabled.



## EXTERIOR MATERIALS

Most houses in this style are clad in fiber cement or composite siding with a smooth finish (no faux wood grain). Siding configurations can vary from lap to board-and-batten to shingle and can include a wide variety of exposures (from 4" to 8"), with changes emphasizing the floor lines and elevational elements.



## PORCH DETAILING

Porches in the style typically have square or box columns 8" to 12" in width. They have simple detailing, limited mouldings, and can be a single-bay wide to cover an entrance or stretch to three-bays along a narrow facade. Roofs may be clad in metal or other conventional roofing.



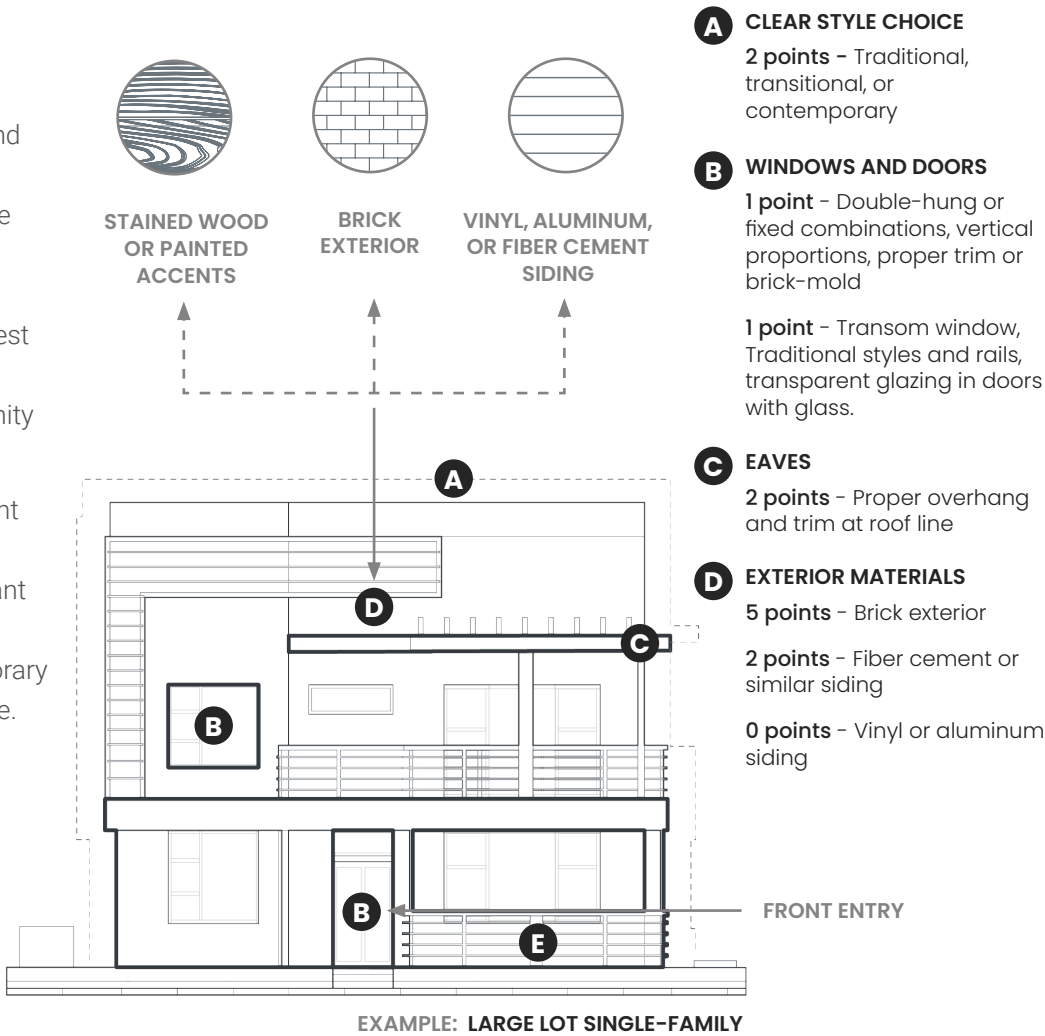
### 4.4.4 CONTEMPORARY STYLE

Tastes are constantly changing and architectural styles are changing with them. The contemporary style of housing involves bold shapes, large windows, and, at times, a unique mixing of materials. The best examples of this style still respect the urban patterns of the community while manifesting self-expression.

This style is best used as an accent to avoid creating anomalous enclaves. Detailing is also important to assure that the clean lines and crisp silhouettes of the contemporary style endure for decades to come.

**E PORCH DETAILING**

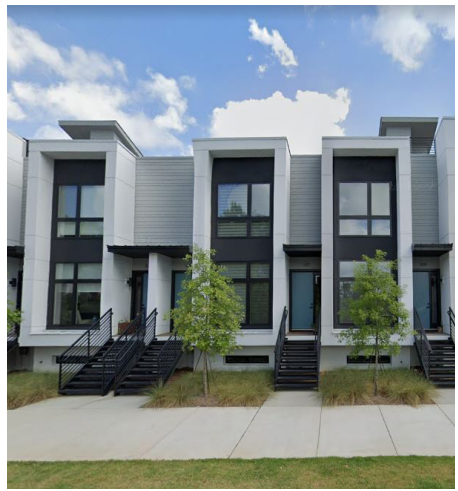
- 1 point - Proper roof treatment
- 2 points - Appropriate columns/ column spacing
- 1 point - Appropriate railing



- A CLEAR STYLE CHOICE**  
2 points - Traditional, transitional, or contemporary
- B WINDOWS AND DOORS**  
1 point - Double-hung or fixed combinations, vertical proportions, proper trim or brick-mold  
  
1 point - Transom window, Traditional styles and rails, transparent glazing in doors with glass.
- C EAVES**  
2 points - Proper overhang and trim at roof line
- D EXTERIOR MATERIALS**  
5 points - Brick exterior  
  
2 points - Fiber cement or similar siding  
  
0 points - Vinyl or aluminum siding

EXAMPLE: LARGE LOT SINGLE-FAMILY

FIGURE 4.4.F  
DIAGRAM OF CONTEMPORARY STYLE ELEMENTS



## WINDOWS AND DOORS

Contemporary windows and doors are often large and are composed of a variety of units from awning windows to casements to fixed. Location and proportion of the opening is often determined by the interior space and its requirements.



## EAVES

Many different roof shapes are seen in contemporary style, but flat and simple pitched roofs are most common. Eaves tend to be simple, flat and dramatically projecting. Parapets are also common and help reinforce strong simple forms.



## EXTERIOR MATERIALS

Contemporary forms are often highlighted by a change in material or color. In this style, many different siding patterns and configurations are permitted and encouraged, but work best when colors and dramatic patterns are used to reinforce one key element of the architecture. Less is more.



## PORCH DETAILING

Porches are less common than overhanging eaves and canopies in this style. Where they exist, the structure is often reinforced with steel so that columns may be thin and spaced fairly far apart. Sloped roofs are often metal.



## 4.5 HOW TO EVALUATE PROPOSALS

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### 4.5.1 WHAT PEOPLE SHOULD SUBMIT

The most important drawings to submit for evaluation include:

- A **detailed site plan** with parking, utilities and screening labeled;
- Key **elevations** (all street-facing facades at a minimum);
- And a **building section** showing the ceiling heights, finished floor height, and the relationship/grading of the front garden/yard

Additional information that would be helpful include:

- **Colored renderings** of exterior materials;
- **Perspective view** from the street;
- And any **architectural details**

The Larimer Consensus Group (LCG) should be able to review the design proposal given the criteria listed in **Table 4.5.3** on the next page. Any information that can be provided to show how the proposal fits these criteria is welcomed.

### 4.5.2 PROCESS AND TIMING

This process is intended to encourage neighborhood inclusive design proposals, not to be punitive. With this in mind, the ultimate goal is to have an open and collaborative discussion about design proposals.

Ideally, all submissions should be made at least **6 weeks prior to any public hearing** if a letter of support is required. This allows LCG time to review the proposal and bring it before the board/open body as well as allows for time to meet with the design proposer to review the design and give helpful feedback.

Upon submittal, the LCG review committee will review and score the proposal. **Within 2-4 weeks**, a meeting will be scheduled with the proposer to review the scoring and feedback. The proposer will then make any agreed edits.

Meanwhile, LCG will schedule board or open body review as appropriate (specifically recommended for projects of scale that include more than 5 units).

## 4.5.3 SCORE SHEET

TABLE 4.5.A - SCORING SHEET			
WEIGHT	GENERAL	SCORING	SCORE
20%	<b>MASTER PLAN COMPLIANCE</b>	<b>20 points</b> - Follows Master Plan	
10%	<b>SUSTAINABILITY</b>	<b>10 points</b> - Demonstrated compliance with applicable Environmental Design Program (LEED Silver or Enterprise Green Communities Compliant)	
WEIGHT	LOT TYPE + COMPOSITION	SCORING	SCORE
30%	<b>ACCESS TO SIDEWALK</b>	<b>3 points</b> - Sidewalk and Front Walkway to Street	
	<b>FRONT GARDEN</b>	<b>3 points</b> - Front Landscaping including Shade or Ornamental Tree	
		<b>3 points</b> - Includes Front Low (<36") Fence or Wall	
	<b>WELCOMING FRONT ENTRY</b>	<b>3 points</b> - Exterior Lighting at Front Door	
		<b>3 points</b> - Front Porch or Stoop	
<b>SERVICES HIDDEN</b>	<b>3 points</b> - Screened Trash Cans, A/C Condenser		
	<b>3 points</b> - Utility Boxes/Connections not on Front Facade		
	<b>PARKING</b>	<b>9 points</b> - Parking/Driveway at Alley	
WEIGHT	BUILDING COMPOSITION	SCORING	SCORE
25%	<b>MASSING</b>	<b>10 points</b> - Simple Roof Form	
	<b>FACADE COMPOSITION</b>	<b>5 points</b> - Balanced and Organized Elements	
	<b>PROPORTIONS</b>	<b>5 points</b> - Vertical Proportions of Key Elements	
	<b>ADDITIVE ELEMENTS</b>	<b>5 points</b> - Proper Location and Proportion	
WEIGHT	ARCHITECTURAL STYLE	SCORING	SCORE
15%	<b>CLEAR STYLE CHOICE</b>	<b>2 points</b> - Traditional, Transitional, or Contemporary	
	<b>WINDOWS AND DOORS</b>	<b>1 point</b> - Appropriate Window Types for Style	
		<b>1 point</b> - Appropriate Front Entry	
	<b>EAVES</b>	<b>2 points</b> - Proper Overhang and Trim at Roof Line	
	<b>EXTERIOR MATERIALS</b> (POINTS GIVEN FOR MATERIAL THAT MAKES UP THE MAJORITY OF THE BUILDING'S ENTIRE PERIMETER)	<b>5 points</b> - Brick Exterior	
		<b>2 points</b> - Fiber Cement or Similar Siding	
<b>0 points</b> - Vinyl or Aluminum Siding			
<b>PORCH DETAILING</b>	<b>1 point</b> - Proper Roof Treatment		
	<b>2 points</b> - Appropriate Columns/Column Spacing		
	<b>1 point</b> - Appropriate Railing		
<b>TOTAL SCORE</b>			

