Homewood Cluster Planning: **Cluster 4**
The Homewood Cluster Planning process was preceded by the T1i Cluster Planning Project, which created a resident-driven vision for the 46 parcels located directly across from Faison Elementary School. The above image shows the final plan concept. During the Cluster 4 planning process, existing conditions for the T1i Block Cluster area were updated, but the overall plan was left intact. See page 15 of this document for more information about the T1i Block Cluster plan.
Cluster Planning Overview

Why Create Another Plan for Homewood?

Change is coming to Homewood. The goal of Homewood Cluster Planning is to guide that change in the interest of Homewood’s residents. The Cluster Planning process will create a detailed land use vision for Homewood’s future based on the needs and desires of existing, present-day community stakeholders.

This process will consider both long- and short-term land use, working with residents in one part of the neighborhood at a time. Building on the neighborhood assets, the process will craft a vision for what should happen to vacant property; what types of development are right for different parts of Homewood; where houses should be renovated, mothballed or demolished and where new ones should be built; as well as where new businesses, industrial uses or parks should be located. After plans for all of the clusters have been developed, they will be brought together into a complete, community-driven plan for the entire Homewood neighborhood.

This process will not resolve all questions regarding how the vision will be implemented. However, it will set goals for ensuring that future development is equitable and addresses the needs of the existing community.

The Cluster Planning Team

Operation Better Block (OBB) was incorporated in 1971 and has worked for successful Neighborhood and Community Development over the last forty years, focusing on the Homewood-Brushton neighborhood. OBB’s mission is to strategize, organize and mobilize residents block-by-block to benefit the Homewood community. The Cluster Planning process is a natural extension of that mission.

Studio for Spatial Practice (SfSP) is an innovative, award-winning design firm with a multi-disciplinary approach to architecture, urban design, landscape architecture and art. SfSP specializes in public realm projects that engage clients and community members in creatively envisioning changes to their environment. SfSP brings experience and local insight to the Cluster Planning process, having recently completed the Bridging the Busway study.

Cluster Planning Map: Contrasting with past neighborhood-wide planning efforts, the Homewood Cluster Planning process more effectively engages community members by focusing on one part of the neighborhood at a time.
Cluster Planning Overview

How the Homewood Cluster Planning Process Works

After an initial pilot study area was completed for residential blocks adjacent to Faison Elementary, the planning process began in earnest, in January of 2014, with an Introductory Meeting where an overview of the Homewood Cluster Planning process was presented.

As a first step in each cluster, OBB conducts field surveys to collect personal testimonies from residents and parcel-specific data within the target area. OBB shares their up-to-date information with the rest of the planning team and mails postcards summarizing basic statistics about the cluster to every resident. The postcards are a way to share the data that has been collected and encourage participation in upcoming planning meetings.

Three cluster-specific meetings follow, where findings are presented and residents’ input is solicited. OBB staff also go door to door between meetings, following up with residents to share draft planning materials and ask for feedback. Their comments are then incorporated into the planning work. At the third meeting, a Draft Consensus Plan is presented for review and comment.

The resulting Final Consensus Plan is included in a summary report and distributed to area residents. All completed Cluster Plans are eventually brought together into a neighborhood-wide Master Plan. The anticipated time line for completing planning for all cluster areas is the summer / fall of 2015.
Cluster 4 Existing Conditions

**Assets & Challenges**

Cluster 4 is bounded at its northernmost edge by Formosa Way. The cluster is bounded by North Braddock Avenue to the east, MLK Jr. East Busway along the southern edge, and Zenith Way serves as the western boundary.

Most of Cluster 4 is zoned as Single Family Residential, with a small pocket of Multi-Family Residential along Hamilton Avenue, and Urban Industrial along the Braddock Avenue and Busway edges. Part of Hamilton Avenue, between Sterrett and Zenith Way, is zoned as Local Neighborhood Commercial.

The Busway’s Homewood Station is an important asset for Cluster 4 residents, providing express bus service to East Liberty, downtown Pittsburgh, etc. Faison Elementary School and the Alma Illery Medical Center are important neighborhood assets within the Cluster. The Homewood Avenue business district is one block away and Cluster 4 residents live near the Library, YMCA, CCAC and other neighborhood amenities. New single-family housing was recently built along Finance and Susquehanna Streets.

Cluster 4 challenges include a large number of vacant properties, high crime rates, and the presence of several deteriorating buildings. The partially-vacant set of row houses lining Hamilton Avenue, called Sterrett-Collier by residents, are a unique challenge due to their high-visibility, ownership complications, and the small footprint of the existing housing units.

The following pages show existing Cluster 4 conditions relating to land and building uses, occupied and vacant properties, homeowners and renters, and zoning. This key information was presented and made available at community meetings to help educate stakeholders about local conditions and inform discussions about land use planning.
Cluster 4 Existing Uses

Existing Uses

OBB field surveyed the Cluster 4 area to determine the existing uses of buildings and unbuilt land, which are reflected in this diagram. Understanding which lots are being used as sideyards, for parking or as community gardens, for example, helps to inform the planning process and action plan.
Cluster 4 Public Ownership

Cluster 4 includes a large concentration of City of Pittsburgh properties - mainly vacant land - which could provide opportunities for developing new community-supported uses: housing, sideyards, open space, etc.
Cluster 4 Existing Vacancy

Occupied and Vacant

A significant number of Cluster 4 properties, buildings and land, are vacant. There are both challenges and opportunities associated with large-scale neighborhood vacancy.
Cluster 4 Existing Zoning

Cluster 4 is a mix of multi-family and medium-density single-unit residential, local neighborhood commercial, and urban industrial zoning.
Community Development Principles

During the Cluster Planning Introductory Meeting, a set of resident-supported community development/planning priorities was drafted to guide the planning process.

The Principles, provided to the right, summarize the community’s expressed development priorities - at the time of this writing.

These Community Development Principles are a work in progress. As new priorities, policies, and practices are recommended during the Cluster Planning sessions, the Principles are modified to accommodate the most current and up-to-date community feedback.

Community Development Principles (June 2014)

COMMUNITY

- Collaboration is key: take into account existing community plans and other neighborhood organizations that are doing good work
- Create relationships and partnerships within the community of Homewood
- Use the process to educate people about what makes a successful neighborhood and community

HOUSING

- People who live in Homewood get to stay here
- If there is relocation, renovate or build new first, and keep people in their community or neighborhood
- Provide a diversity of housing types for families and individuals with different needs, lifestyles and income levels

ECONOMY

- Residents should benefit from jobs resulting from neighborhood revitalization: jobs that are created should be sustainable and not temporary
- Help local business owners sustain and expand their businesses
- Support neighborhood retail by buying local from community-run businesses
- Leverage Urban Industrial zoning areas to the community’s benefit
Cluster 4 Meeting 1

Potential Land Use Types

Illustrated examples of potential land use categories were presented to Meeting 1 participants. These precedent images were used by residents to help them identify appropriate future land uses throughout Cluster 4.

Housing

- Renovate Existing
- Rebuild Existing Patterns
- Green Residential
- Renovate Existing Houses
- New Single Family Houses
- Pocket Neighborhoods
- Homeowner Sideyards
- New Single Family Houses
- One Story Cottages
- New Townhouses
- Large Lot Single Family Houses

Open Space

- Urban Agriculture
- Recreation Park Space
- Urban Meadow
- Community Garden
- Playground
- Reforestation
- Passive Park Space
- Stormwater Management

Mixed Use

- Ecological
- Small-Scale Live/Make
- Artisan Manufacturing/Retail
- Live/Make
- Small Neighborhood Retail
- New Single Family Houses
- Large Lot Single Family Houses

Homewood Cluster Planning | Cluster 4 Vision Plan 11
Cluster 4 Meeting 1

Date: August 13th, 2014
Location: CCAC, Homewood Ave
Attendees: 18

Goal
• Identify future land uses for Cluster 4 and consider ideas for the short-term use of vacant land (0-15 years)

Summary
• SFSP presented a summary of Existing Conditions and ongoing projects in the Cluster, including: new houses on Finance Street, the Tii Cluster Planning Pilot Project, the Pilot Area Renovation Project, the Safe Routes to School campaign, new Senior Housing and Commercial Space on Homewood Avenue and the available Low Income Housing Tax Credit Application
• SFSP explained key factors to consider when making planning recommendations:
  1) some blocks are over 50% vacant; and
  2) building new housing takes time: there is not enough demand to rebuild everything
• Three groups of attendees reviewed and discussed the proposed land use types and developed diagrams of possible future uses
• Differing opinions were encouraged

Follow Up
• OBB knocked on approximately 120 residents’ doors after Meeting 1 to review what was discussed at the first meeting and invite them to participate in the process

Above are the three Preliminary Cluster 4 land use diagrams that were developed by neighborhood residents. Pre-cut pieces of colored foam, matching the legend above, were used to indicate which uses they would like to see in different parts of the cluster. More-detailed handwritten notes were added to provide commentary or suggest ideas or uses that were not listed.
Cluster 4 Meeting 1

A presentation by OBB and SfSP was followed by a break out activity and final report out by smaller groups.

Break Out Group 1

HOUSING
• Renovate Sterrett-Collier housing units along Hamilton Ave at a lower density - maybe combine 2 units into 1
• Develop new housing along Susquehanna and Tioga between Albion and Dunfermline Streets
• Build new green residential units along Tioga Street between Braddock Avenue and Richland Street

MIXED USE
• Provide small-scale live-make units along Hamilton Avenue at the corner of Zenith Way

URBAN INDUSTRIAL
• Keep urban industrial uses along Finance Street in from Braddock Avenue.

OPEN SPACE
• Convert the blocks between Dunfermline and Panke Ave, in front of Faison Elementary, as a large school park, clearing remaining houses and widening streets for bus access
• Create ecological parks on the 7300 and 7500 blocks of Tioga to help with flooding. Provide another ecological park at Finance Street adjacent to Braddock Avenue

HANDWRITTEN ON THE DRAWING
• Group 1 did not like the one-way streets in the Cluster but did not think that two-way travel lanes are possible without widening the roads.
• Group 1 suggested moving the bus drop off to Finance Street to keep buses at the Cluster’s perimeter. Residents reported that buses block entire streets and that idling produces too much diesel fumes. They also feel that the school needs a larger parking lot.
• Group 1 feels that parking near the Busway is an issue: they did not support permit parking as a solution but said that it is difficult for residents to park because Busway users occupy most of the on-street parking spaces.
Break Out Group 2

HOUSING
• Build new infill housing units along Panke Avenue
• Renovate the Sterrett-Collier housing along Hamilton Ave
• Build new green residential units along Susquehanna Street between Albion and Zenith Way

OPEN SPACE
• Expand the community gardens adjacent to Faison Elementary School
• Create small recreational parks along Tioga at the corner of Albion and Dunfermline and behind the Sterrett-Collier housing units
• Create ecological open space at the corner of Tioga and Albion

MIXED USE
• Provide small-scale live-make units in some of the existing Sterrett-Collier row houses, in the 7300 block of Susquehanna and along the 7500 block of Tioga Street

Break Out Group 3

HOUSING
• Build new residential infill along Tioga Street in the 7300 and 7500 blocks, and in the 7200 and 7300 blocks of Susquehanna Street
• Create new green residential infill units in the blocks bounded by Dunfermline, Richland and Tioga Streets

MIXED USE
• Renovate Sterrett-Collier housing and introduce small-scale live-make units

HANDWRITTEN ON THE DRAWING:
• One-way streets: no one was notified about the directional changes that were made and they don’t make sense
• Regarding 7500 block units along Hamilton: Can HUD repossess and resell the properties to someone who is able to renovate them?
• New units along Finance Street by S&A Homes: rent is $200 per month and tenants can rent-to-own over a fifteen-year period.
Cluster 4 Meeting 1

T1i Cluster Planning Pilot Project

The T1i Study Area includes 46 parcels located directly across from Faison Elementary School, which fronts the 7400 & 7500 blocks of Tioga Street. Hamilton Avenue and Tioga Street are the North-South boundaries with Dunfermline and Richland Streets as the East-West boundaries of the target area.

The T1i Cluster Planning Project was designed to test the implementation of new statewide laws and policies involving larger systems within the City of Pittsburgh and Allegheny County Courts as well as older tools within the various City departments. Surveys, personal interviews and meetings were conducted to gauge which community engagement approaches were most useful in gathering information from residents.

OBB worked with Irene McLaughlin, an attorney, to implement individual parcel strategies. OBB reached out to GTECH Strategies to host a workshop and planning process for residents to express their vision for the T1i study area. GTECH created 4 design schemes that incorporated residents requests and visions. GTECH presented these scenarios to the residents on November 22, 2012 at a community input session. Residents were asked to provide input on the 4 schemes by using three green dots for what they liked and three red dots for what they disliked most in each scheme.

Residents’ comments were recorded and incorporated into a comprehensive concept that was presented to the community to obtain feedback. This concept combined various features of the 4 schemes to best reflect residents’ preferences. Following the presentation, OBB went door to door to each resident to solicit input on the more refined intermediate design.

Finally, a Resident Driven Concept, compiling all resident feedback from the community input session and the interviews conducted by OBB, was created and is pictured above.

Key components of the plan include:

- All residents remain in their homes with 5 additional units on expanded lots. New construction should compliment the existing house vernacular, creating a cohesive look for the T1i block cluster.
- A parklet depicted at the intersection of Panke Avenue and Tioga Street offers residents much needed greenspace.
- Collier Street extends through Hamilton Avenue and sidewalks are added for pedestrian safety.
Cluster 4 Meeting 2

Date: July 10, 2014
Location: Faison Elementary School
Attendees 10

Goal
• Evaluate planning options for each sub-area so that a preferred, long-term vision for Cluster 4 can be created

Summary
• Ideas from Meeting 1 were combined to create land use options for the cluster
• Attendees were divided into groups: options for the three Cluster 4 sub-areas were presented and discussed
• Residents identified aspects of the planning scenarios that they liked and didn’t like, using green and red dots
• Participants were encouraged to add notes and comments to elaborate on their preferences or to suggest ideas that were not shown in the plan drawings

Follow Up
• OBB knocked on approximately 120 residents’ doors after Meeting 2 to review the latest draft planning materials

Cluster 4 was divided into 3 sub-areas for deeper study: the T1i Parcel, Hamilton Avenue and the Faison School Blocks
Cluster 4 Meeting 2

OBB and SfSP reviewed the discussions from Meeting 1 and introduced the new tasks for Meeting 2. The presentation was followed by a break out activity and a discussion of next steps. The following questions emerged following the presentation.

Q) Where has this process been done before?
A) OBB created the cluster planning process based upon research on how to best engage residents in community development. We want to ensure that those who live in specific areas of Homewood have say in what happens in that area. The general planning techniques are used across the country, but doing it by cluster is new. In the first 3 clusters alone, over 300 people engaged in the planning process. This process enables us to deeply focus on what should happen in each specific area, and will allow OBB to advocate for development desired by the residents.

Q) Does this process create competition between clusters where developers only want to develop certain clusters?
A) This area is experiencing development because of its proximity to the Homewood Avenue business district and the East Busway. Our approach to this process is to not worry about where development happens first, but on getting a complete, resident-driven vision for the entire neighborhood out there. It’s not a competition. For the 3 clusters that already have plans, we can already show developers what residents want. During the planning process, community committees will be created in each cluster to help advance and guide each cluster area’s plan.

Q) The city and URA seem to own a lot of land here. That land then becomes like a jungle because they don’t take care of the lots that they own. It has been our experience that the city doesn’t work well with residents when we raise these concerns. They also aren’t willing to sell those lots and a great deal of back taxes are owed on them.
A) Yes, they do own a lot of vacant land. The city can acquire properties after delinquent taxes are owed on a property. There are over 3,000 vacant properties in Homewood. It does take a lot of time for the city to clear a title. Eventually, we want to see residents buying sideyards, but you don’t want to do that until liens associated with the property are cleared. We’re working with the city to see that lots are made available, in a way that is more accommodating to residents. All of this needs to be addressed once cluster-based community associations are formed, to help attract new residents and benefit residents that are already here.
Cluster 4 Meeting 2

**T1i Parcel**

**COMMENTS**
- Unanimous support for the Resident Driven Concept Plan created through the T1i Cluster Planning Pilot Project

**Hamilton Avenue**

**COMMENTS**
- Unanimous support for renovating the existing Sterrett-Collier row houses in a way that combines some units, reducing the density and overall number of units, and also introduces live-make options
- Create shared parking and green space for the renovated Sterrett-Collier units on the adjacent vacant property
- Concern was expressed about vandalism in poorly-secured city-owned vacant buildings
- Concern was expressed about break-ins that occurred, in the past, while Sterrett-Collier was being renovated. Residents recommended that renovations be completed all at once, allowing people to move in immediately and prevent theft.

The proposed plan for the T1i Parcel area. There was general consensus for this plan; this area was the pilot study area for the Cluster Planning Process.

The proposed plan for the Hamilton Avenue area. Because there was general consensus for this approach, only one option was provided.
Faison Blocks Option 1: Infill Housing at Existing Density

COMMENTS
• Unanimous support for Option 1: infill at existing density
• Some support for larger single-family units throughout the cluster
• Concern for safety in this area as people routinely cross through back yards because of the high number of vacant lots and lack of rear yard fencing. In cases where there is fencing, it is often vandalized to allow for passage.
• Some support for the area between Dunfermline and Sterrett along Susquehanna be a priority infill area to help alleviate crime
• Strong support for renovating first, and quickly, before properties further deteriorate

Faison Blocks Option 2: Infill Housing at Lower Density

COMMENTS
• In Option 2, there was support for sideyards in lieu of the open space shown on the plan
• Residents agreed that this zone was historically all houses, without public open space. Reinstating that pattern at a similar density was their preference for the future.
Cluster 4 Meeting 3

Date: July 31, 2014
Location: Faison Elementary School
Attendees: 7

Goal
• Evaluate the Draft Consensus Plan for Cluster 4, working towards a preferred long-term vision

Summary
• SfSP reviewed the content of Meetings 1 and 2 and presented a Draft Consensus Plan. The plan was based on the scheme that previously received the most community support, and also revisited the community’s interest in providing housing for a range of age groups and income levels.
• Residents identified aspects of the plan that they liked and didn’t like, using green and red sticker dots
• Attendees added notes to indicate specific comments or ideas that were not listed
• Community Development Principles, drafted by community members early in the planning process, were also posted for review and comment

Follow Up
• Scenarios were combined into a final vision to reflect resident input/feedback and this Cluster 4 report was distributed to all meeting attendees, residents and property owners

Left and above: Photographs from the break-out session
Cluster 4 Meeting 3

The draft Cluster 4 Consensus Plan was reviewed and discussed in two break-out groups. The Plan brings together the following proposals for three sub-areas:

• Hamilton Avenue: Renovate the Sterrett-Collier row houses, at a lower density, also introducing live-make units, parking spaces and greenspace associated with renovated units.
• Faison Blocks: Build infill housing, at the existing density, on vacant properties in this area.
• T1i Parcel: Renovate properties and build new infill housing, following the T1i Cluster Planning Pilot Project plan

Notes from the break-out session discussions are included in the following pages.
Key questions were raised by community members about open space maintenance. Those questions are summarized below.

GENERAL QUESTIONS

Q) **Who maintains open space, even if it is designed to be low-maintenance open space?**

A) OBB will help create, and work in conjunction with, a Cluster Association to maintain the proposed open spaces.

Q) **Who cuts down flowers and is able to distinguish between perennials and weeds?**

A) OBB’s Jr. Green Corps aids in open space maintenance and is trained to care for a variety of open space types, including wildflower meadows.

Q) **Why hasn’t OBB come to cut my grass?**

A) OBB can only maintain privately-owned property, not City-owned property. If you own the lot, contact OBB and they will help.

In 2 break out groups, residents identified aspects of the Draft Consensus Plan for Cluster 4 that they liked and didn’t like, using green and red sticker dots.
Cluster 4 Meeting 3

Break Out Group 1

GREEN DOTS
• 1 green dot on infill housing in the blocks east of Faison Elementary
• 1 green dot on the blocks west of Faison: residents were very supportive of the infill housing strategy

RED DOTS
• 1 red dot on “the hole,” where Richland dead ends. It is a high-crime area because it is not patrolled and the alley is unpaved. Residents recommended paving the alley in conjunction with extending Richland to connect to Hamilton.
• 1 red dot on Alsace Way referring to minor discrepancies between what is shown on the map and the original T11 plan. One house shown cannot be built and another building that was recommended for renovation should be demolished and replaced with a new house.

HANDWRITTEN ON THE DRAWING:
• Can some kind of monument / project be dedicated to Reverend Darkins? The adjacent property owners suggested that 7433 Tioga should probably be demolished given its level of deterioration, but would support its renovation if it were financially feasible.
• Group 1 asked that the stop sign at the corner of Braddock and Tioga Street be upgraded to a traffic light as well as having a crossing guard there.

Break Out Group 2

GREEN DOTS
No green dots: there was general consensus that the draft plan was a good vision for the Cluster

RED DOTS
No red dots: Group 2 requested a small garden on vacant lots at the corners of Albion / Susquehanna and Albion / Finance

GENERAL COMMENTS
Residents agreed that infill housing throughout the cluster is the right move. An ensuing discussion focused on other issues affecting the area. The following summarizes that discussion and notes that were recorded.
• There are too many bars in the area, contributing to violence and crime in the Cluster.
• More lighting is needed on the streets. The new light fixtures are too dark. Additional lighting is needed at the underpasses on Braddock and Homewood Avenues. OBB mentioned that the Port Authority and the Railroad owned the underpasses so it would take some coordination to improve lighting conditions.
• There is a rat infestation problem because of dumpsters associated with the business at the corner of Braddock and Tioga.
• New construction along Finance Street only repaired sidewalks immediately in front of the new units, but the construction truck traffic destroyed curbs in the adjacent blocks and never repaired them.
• Drugs are a problem in Cluster 4. Residents recommend demolishing alley houses where drug use and drug sales occur.
Cluster 4 Consensus Vision Plan

Consensus Plan Key Components

1. Renovate Sterrett-Collier housing units at a lower density by combining units. Provide live-make options in some units.

2. Create parking and green space associated with the renovated Sterrett-Collier units on the adjacent vacant parcels.

3. Provide attached and detached infill housing on vacant parcels along Tioga, Susquehanna and Finance Streets.

4. Create and/or renovate existing structures along Braddock as small-scale live-make units.

5. Provide ecological open spaces and small gardens at vacant properties along Tioga Street and at the corners of Albion/Finance and Albion/Susquehanna.

6. The T1i Parcel plan proposes renovations and infill housing, extensions to Collier Street and Alsace Way, and an ecological park.

7. Expand the community garden at the corner of Tioga and North Richland Streets.
Cluster 4 Consensus Vision Plan

- Mix of infill detached and attached housing
- Renovate existing units
- New infill housing
- Expanded community gardens
- Tree-lined Busway
- Proposed ecological green
- Live-Make units along Braddock Avenue
- Ti Parcels: Rehab existing houses, build new single family infill units, extend Collier St and Alsace Way, create new open space
- Rehab Sterrett-Collier housing at a lower density, introduce Live-Make unit options
- Mix of infill detached and attached housing
- Create shared ecological green and parking in vacant property
- Live-Make units along Braddock Avenue

Housing Infill
Renovate Existing Housing
New Green Residential
Urban Agriculture
Ecological
Neighborhood serving retail
Cluster 4 Initiative Plan

- Renovations of existing structures where possible
- Small scale mixed-use (new and renovated)
- Renovated Sterrett-Collier units with live-make options
- Ecological open space and community gardens
- Infill housing at the existing density (+ some sideyards)
Cluster 4 Phasing Recommendations

Current Initiatives

• New houses on Finance Street by Building United of Southwestern PA
• TiTi Cluster Planning Pilot Project by OBB (Completed)
• Pilot Area Renovation Project by OBB & Design Center
• Safe Routes to School campaign by Homewood Children’s Village and OBB
• New Senior Housing and Commercial Space on Homewood Avenue
• Low Income Housing Tax Credit Application by S& A Homes

Short Term Initiatives

• Promote the City of Pittsburgh Sideyard Sale Program. Homeowners living next to vacant, City-owned land, who are up-to-date on their taxes, can purchase adjacent parcels for a low fee.
• Create a Vacant Property Strategy detailing precisely which existing vacant buildings in the cluster area should be: a) renovated in the near future, b) mothballed and preserved as a future rehab project or c) demolished.
• Identify priority infill housing sites, along Hamilton and in the neighborhood core, and work with a developer or developers to build new homes.

Longer Term Initiatives

• Incorporate stormwater capture and passive green space at the vacant property along Tioga Street between North Richland Street and North Braddock Avenue.
• Encourage new small-scale live-make units along Braddock Avenue and introduce live-make options as part of the Sterrett-Collier renovations.
Homewood Cluster Planning is a project of Operation Better Block, in collaboration with Studio for Spatial Practice.

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Photos from the Cluster 4 Planning process