Homewood Cluster Planning: **Cluster 9**

June 2014
Homewood Cluster Planning: Cluster 9
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Postcard sent by Operation Better Block to Cluster 9 residents after surveying the area. This postcard illustrates relevant statistics about Cluster 9 demographics that may inform planning discussions.
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 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 9 Existing Conditions

Assets & Challenges
Cluster 9 is bounded by Hamilton Avenue, Oakwood Street, Pitt Street, Hill Street, the MLK Jr. East Busway and the alley west of Rosedale Street. Wilkinsburg Borough is located along Cluster 9’s eastern and southern borders.

Cluster 9 is mainly zoned Multi-Family Residential with a small pocket of Local Neighborhood Commercial Zoning at the intersection of Rosedale and Tioga Streets.

The Busway’s Wilkinsburg Station is an important asset for Cluster 9 residents, providing express bus service to East Liberty, downtown Pittsburgh, etc. Rosedale Block Cluster, Inc. has a strong presence in the neighborhood, with a playground and community garden facing onto Rosedale Street. Parts of Cluster 9 have relatively strong homeownership, with 19 homeowners taking advantage of Pittsburgh’s Sideyard Sale program. A handful of buildings designed by architect Frederick G. Scheibler, Jr. also add architectural character and interest.

Cluster 9 challenges include working with a large number of vacant properties, delinquent landlords, crime and several deteriorating properties. Many vacant, dilapidated homes have been demolished during recent years, a practice that continues into the present day.

The following pages show existing Cluster 9 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 to inform discussions about land use planning.
Cluster 9 Existing Uses

OBB field surveyed the Cluster 9 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, will help inform the planning process and action plan.
Cluster 9 Existing Homeowners and Renters

OBB talked with residents in this area to identify where homeowners and renters live. GIS analysis was also used to identify other likely homeowners receiving the Homestead Exemption. As a priority, Homewood Cluster Planning supports the needs and interests of existing residents.
Cluster 9 Existing Vacancy

A significant number of Cluster 9 properties, buildings and land, are vacant. There are both challenges and opportunities associated with large-scale neighborhood vacancy.
Cluster 9 Existing Zoning

Cluster 9 is a mix of multi-family residential and commercially-zoned land. In the core of the Cluster, a small Local Neighborhood Commercial zone occupies three sides of the Tioga / Rosedale intersection.
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 by stakeholders during the Cluster Planning sessions, the Principles are modified to accommodate the most current and up-to-date community feedback.

<table>
<thead>
<tr>
<th>Community Development Principles</th>
<th>(June 2014)</th>
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<tbody>
<tr>
<td><strong>COMMUNITY</strong></td>
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<tr>
<td>• Educate people about what makes a successful neighborhood and community</td>
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<td>• Collaboration is key: take into account existing community plans and other neighborhood organizations that are doing good work</td>
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<td>• Create relationships and partnerships within the community of Homewood</td>
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<td><strong>HOUSING</strong></td>
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<tr>
<td>• People who live in Homewood should get to stay here</td>
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<tr>
<td>• If there is relocation, renovate or build new first, and keep people in their community or neighborhood</td>
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<tr>
<td>• Provide a diversity of housing types for families and individuals with different needs, lifestyles and income levels</td>
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<td><strong>ECONOMY</strong></td>
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<tr>
<td>• Residents should benefit from jobs resulting from neighborhood: jobs that are created should be sustainable and not temporary</td>
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<tr>
<td>• Consider a commercial district and what it takes to sustain it: support neighborhood retail by buying local from community-run businesses</td>
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<tr>
<td>• Leverage Urban Industrial Zoning areas to the community’s benefit</td>
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<tr>
<td>• Help local business owners build up their businesses</td>
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Cluster 9 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 9.
Cluster 9 Meeting 1

Date: Apr. 30, 2014  
Location: Bethany Baptist Church  
Attendees: 25

Goal
• Identify future land uses for Cluster 9 and consider ideas for the short-term use of vacant land (0-15 years)

Summary
• SfSP presented a summary of Existing Conditions
• An overview of the Rosedale Runoff Reduction Project was presented by the Nine Mile Run Watershed Association
• SfSP explained key factors that should be considered when making planning recommendations for Cluster 9:
  1) some blocks are over 30% vacant; and
  2) building new housing takes time, and there is not enough demand to rebuild everything
• Attendees were divided into four groups to review and discuss proposed land use types
• Differing opinions were encouraged

Follow Up
• OBB knocked on approximately 125 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 four Preliminary Cluster 9 land use diagrams that were developed by neighborhood stakeholders. Pre-cut pieces of colored foam, matching the legend above, were used to indicate which uses belong 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 9 Meeting 1

Break Out Group 1

HOUSING
- Renovate the Scheibler building on Rosedale Street and the vacant building across the street, as well as units along Madeira
- Provide green residential units along Madeira and Hill Street in place of vacant lots with ecological open space in between lots
- Need housing for young families and seniors, preferably smaller units for seniors: 1-story or cottages
- Housing should support a variety of incomes

OPEN SPACE
- Create a community garden at the low point on the block bounded by Hill and Rosedale Streets, and also on the Hill Street block between Rosedale and Pitt

MIXED USE
- Provide one retail store along Rosedale Street on the vacant lots in the LNC zone
- Some residents value the existing bar on Rosedale Street, some residents do not

Break Out Group 2

HOUSING
- Provide new residential infill along Tacoma Street
- Create green residential units on Madeira Street, or a large sideyard for an existing homeowner
- Provide housing around a green on the southern side of Tacoma at the Rosedale Street end of the block

Examples of single-family and multi-unit housing, and neighborhood-serving retail buildings

- Renovate housing along Inglenook and Susquehanna, as well as the Rosedale Street Scheibler building

OPEN SPACE
- Provide ecological open space at the lowest point in Cluster 9, close to the Busway at Rosedale and Hill Street.
- Create a green Busway entrance on Hill Street vacant lots
- Create a small playground with safety fencing at the corner of Pitt and Hill - traffic is dangerous at this intersection
- Provide an urban farm or community gardens at the high point along Rosedale and Madeira on the vacant lots
Cluster 9 Meeting 1

MIXED USE
• Provide a community center offering after school programs and tutoring (eg: Hosanna House) on the LNC zoned vacant lots
• Consider a multi-unit mixed-use commercial building (like 7800 Susquehanna) on the vacant block close to the Busway entrance bounded by Rosedale and Hill Street
• Capture the energy created by the Wilkinsburg CDC and coordinate with them to provide housing in Homewood for workers in new Wilkinsburg businesses

Break Out Group 3

HOUSING
• Renovate houses on Hamilton, Inglenook Place and the Scheibler Building on Rosedale Street
• Allow garage / parking rentals on vacant land
• Create green residential housing on Tacoma around shared open space

OPEN SPACE
• Create an ecological open space on the vacant lots on the southern side of Madeira

MIXED USE
• Provide retail on vacant properties along Hill Street by the Busway

Break Out Group 4

HOUSING
• Renovate the Scheibler building on Rosedale St.
• Demolish all abandoned houses in Cluster 9

OPEN SPACE
• Create a rain garden at the low point on vacant lots at the Busway entrance on Hill and Pitt Streets and between Susquehanna and Tioga Streets
• Grow an urban meadow on remaining vacant properties along Hill Street between Pitt and Rosedale, and along Rosedale Street on vacant lots facing Tacoma Street
• Provide tended green space on all vacant properties
• Favors urban meadows or other green space as a short-term strategy for vacant property, and rebuilding houses as a long-term strategy

MIXED USE
• Provide one neighborhood-serving business (a laundromat, shoe store or a dry cleaner) along Tioga Street
Cluster 9 Meeting 2

Date: May 21, 2014
Location: Bethany Baptist Church
Attendees: 24

Goal
• Evaluate planning options for each sub-area so that a preferred, long-term vision for Cluster 9 can be created

Summary
• A diagram showing a 10-minute walking distance from Cluster 9 to the Wilkinsburg Business District was presented
• Ideas from Meeting 1 were combined to create land use options for the cluster
• Attendees were divided into groups: options for two Cluster 9 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
• Using a blue dot, residents voted for the option in each sub-area that they liked best
• Participants were encouraged to add notes/comments to elaborate on their preferences or to suggest ideas that were not shown in the plan drawings

Follow Up
• OBB knocked on approximately 125 residents’ doors after Meeting 2 to review the latest draft planning materials

This diagram showing a 1/2 mile walking radius from Cluster 9 to the Wilkinsburg Business District illustrates the proximity of available retail: Wilkinsburg’s business district is closer to Cluster 9 than Homewood Avenue. As the residential population in Homewood and Wilkinsburg grows, most new retail will likely be concentrated in revitalizing business districts.
Cluster 9 Meeting 2

Rosedale Runoff Reduction Project

The Rosedale Runoff Reduction (RRR) Project is a multi-phased holistic stormwater management approach to deal with Nine Mile Run’s combined sewer overflow problem by installing green stormwater infrastructure in Homewood. Local sewer overflow contributes over 27 million gallons of polluted stormwater, per year, into an underground pipe that is an old tributary of Nine Mile Run. The water travels 1.5 miles until it emerges as part of the stream in Frick Park.

The Nine Mile Run Watershed Association (NMRWA) wanted to be engaged in the neighborhood planning process to discuss the potential plans to enhance Homewood’s streetscape infrastructure while sustainably managing stormwater. The RRR Project may include: bioswales in the road, curbside tree pits and rain barrels for residents’ homes.

The NMRWA participated in community meetings as part of the Cluster 9 planning process and would like to thank the many residents who provided valuable insight into the neighborhood’s vision for the Rosedale Street corridor. For more information please visit: www.ninemilerun.org or contact Michael Hiller, NMRWA, Director of Policy and Outreach at 412-371-8779 x121.
Residential Zone Comments

- Unanimous support for the green infrastructure proposed for Rosedale Street, making it a new “park” street ending in ecological open space at the corner of Hill and Rosedale.
- Residents liked the addition of infill housing along Rosedale Street, facing the new stormwater planters.
- Community members agreed that lower-density housing at the interior of the cluster was appropriate.
- General support for the renovation of existing structures, including units on Hamilton and Inglenook and the Scheibler “Bungalow” on Rosedale Street.

Industrial Edge Zone Comments

- Housing with a shared green along Hill Street was generally accepted as the best solution because it provided a presence along the street.
- Community members asked for a diversity of housing types, including housing for seniors and young families.
- The scale of the apartment building in Scenario 2 was too large for the corner of Pitt and Hill Streets.
- Ecological green spaces along Rosedale were generally favored.
- Residents asked to add stormwater planters along Hill Street to help organize on-street parking.
- Residents wanted to create a gateway to Homewood at the corner of Hill and Pitt Streets.
- Neighborhood-serving retail can remain in the LNC zone, but a small corner store or cafe could be added at the entrance to the Busway in the future.
Cluster 9 Meeting 3

Date: June 4, 2014
Location: Bethany Baptist Church
Attendees: 29

Goal
• Evaluate the Draft Consensus Plan for Cluster 9 working towards a preferred long-term vision

Summary
• SfSP reviewed the content of Meetings 1 and 2 and presented a Draft Consensus Plan with 2 slightly different scenarios for vacant lots on Hill Street. The options were based on the scheme that had 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 9 report was distributed to residents

Left and above: Photographs from the break-out session
Following pages: Two alternative Cluster 9 plan illustrations, based on resident preferences and input. Yellow-shaded call-outs highlight key differences between the two scenarios.
Cluster 9 Meeting 3

- rehab existing houses as needed
- Infill at existing density on Rosedale
- Rosedale receives stormwater planters
- Infill with lower density residential at cluster interior
- Existing owners adopt vacant lots as side yards
- Gateway open space with iconic garden feature
- Cluster of new single-family houses around shared green
- Short term: Stormwater gardens and revised traffic patterns.
- Long term: Possible neighborhood serving retail if market demands it
- Open space with community and stormwater gardens
Rehab existing houses as needed

Infill with lower density residential at cluster interior

Existing owners adopt vacant lots as side yards

Infill at existing density on Rosedale

Rosedale receives stormwater planters

Short term: Stormwater gardens and revised traffic patterns.
Long term: Possible neighborhood- and commuter-serving retail, if the market supports it

Single-family homes

Corner duplex

Smaller homes with shared green for seniors and/or young families

Open space with community and stormwater gardens

Scenario 2: Housing Diversity
Cluster 9 Meeting 3

Break Out Group 1

NOTE: This group also created SCENARIO 3: SENIOR CONTINUUM CARE

Scenario 1: Single Family Residential

• Green dots: 2 green dots on corner open space/ gateway at Pitt and Hill Streets. Green dot on shared green along Hill Street. Green dots on open spaces at end of Rosedale near busway entrance. Green dot at existing playground with note about inter-generational mixing here.
• Red dots: At Madeira and Rosedale because of flooding. Red dot at entrance to Busway: soften northeast corner of Hill Street and Rosedale also.

Handwritten on the drawing, Scenario 1:

• Basement flooding is a huge problem at the corner of Madeira and Rosedale. Make sure that new green stormwater infiltration does not exacerbate basement flooding for residents/homeowners – direct stormwater away from the buildings and towards the Busway. Inlets get clogged and residents wind up cleaning them out after large storm events.
• Demolish the building on the west side of Rosedale, 2nd house moving towards the Busway from the Madeira Street corner.
• Add more trees along Rosedale all the way to Hill Street (will help with stormwater management / drainage).
• Privatize ecological green space near Busway entrance.

Scenario 2: Housing Diversity

• Green dots: 2 green dots on park at end of Rosedale with words soften corner on it. Green dot with note to look at small 1-story
Cluster 9 Meeting 3

houses for people who are downsizing – deeper not wider (also see “cluster homes”). 1 green dot liking 2-car garages for new houses along Hill Street.

- Red dots: On Rosedale with note to keep Rosedale 2-way and not make it too narrow. Red dot on proposed bungalow on Hill street – add even more green space around the Bungalow so that residents can also have private green space or a patio (limited). Red dot on duplex with “apartment” written on top of it (no support for previous mid-rise apartment proposal).

Handwritten on the drawing, Scenario 2:

- New bungalow-style housing and shared open space on Hill Street should be only for seniors.
- Bring young families into the heart of the cluster, not to Hill Street. They can live in the existing / new houses.
- There are already 2 and 3-unit buildings on Pitt Street and they are fine. Multi-unit is OK as long as it is in scale with neighborhood buildings, well-managed and less than 3 stories.

Blue dots

- 4 blue dots on Scenario 1, Single Family Residential. 1 Blue dot on Scenario 2, Housing Diversity.

Scenario 3: Continuum Care (Created by Participants)

- Related to Scenario 2, with a much larger senior continuum care building – w/ community spaces, shared open space, private patios and up to 50 or 60 1-bedroom units – occupies the block facing onto Hill Street. The building would offer independent living through nursing home care and would enable residents to stay in the cluster as they age. Eg: Woodlands in Columbus, OH; Broad Meadow or Concorde, MD. Nearest similar facility is in Penn Hills (Grainger House). A nursing home facility is nearby in Wilkinsburg. Location is good for seniors because it is close to Wilkinsburg and the Busway.
- Green dots: added to the plan sketch of a block-long senior building with shared amenities, to be located on Hill Street
- Blue dots: 3 blue dots were added to the sketch of a block-long senior building (see above). Most popular option.

Break Out Group 2

Scenario 1: Single Family Residential


Scenario 2: Housing Diversity

- Red dots: Red dot on proposed duplex at corner of Hill and Pitt Streets. Red dot on proposed bungalow on Hill Street.

Handwritten on the drawing:

- Like the shared green at Hill Street on both scenarios.

Blue dots

- 5 blue dots on Scenario 1, Single Family Residential
Cluster 9 Meeting 3

Break Out Group 3

Scenario 1: Single Family Residential
- Green dots: On LNC zone and renovating units in order to provide opportunities for neighborhood serving retail. Renovating housing received a green dot. Green infrastructure received a green dot.
- Red dots: On building in LNC zone that is crumbling – need to rebuild, probably can’t renovate it.

Handwritten on the drawing, Scenario 1:
- If the neighborhood grows, we need to tempt commercial interests with available commercial parcels.
- We want a self-sustaining community: we do not want to drive to get supplies, we want to be able to walk to a corner store, laundromat, etc.
- Like sideyards in the neighborhood because there is very little off-street parking. People here use sideyards to construct driveways or carports/ garages.
- Residential units on Hill Street are OK, but allowing commercial uses to locate there in the future would be a good long term strategy.
- Keep the LNC zone but extend it along Rosedale to Hamilton and down to the busway in the future.
- Bring back bus route 71 Hamilton. It used to turn onto Rosedale from Tioga but now does not go through the interior of the Cluster.

Scenario 2: Housing Diversity
- No notes or red or green dots on Scenario 2

Community Principles Board

Handwritten on the board:
- If there is relocation, renovate or build new first, and keep people in their community or neighborhood.

Community Principles
- People who live in Homewood should get to stay here
- Residents should benefit from jobs resulting from neighborhood: jobs that are created should be sustainable and not temporary
- Create relationships and partnerships within the community of Homewood
- Consider a commercial district and what it takes to sustain it
- Leverage the Urban Industrial Zoning to the community’s benefit
- Support neighborhood retail: buy local and support community-run businesses
- Help local business owners build up their businesses
- Educate people about what makes a successful neighborhood and community
- Collaboration is key: take into account existing community plans and other neighborhood organizations that are doing good work
- Provide a diversity of housing types for families and individuals with different needs, lifestyles and income levels

Annotated Community Principles Board
Consensus Plan Key Components

1. New “park street” on Rosedale with the addition of the Green Stormwater Infrastructure (GSI)

2. Infill housing at current density along Rosedale Street facing GSI

3. Renovate and reinvest in properties along Hamilton and Inglenook as well as the Scheibler Bungalow building on Rosedale

4. New diverse housing types fronting a shared green on Hill Street with GSI in the Right-of-Way to control flooding, enhance the streetscape and organize on-street parking

5. New ecological greens and community gardens on both sides of Rosedale Street at the reconfigured entrance to the Busway

6. Low density (green) residential units or sideyards at interior of the Cluster

7. Renovate or rebuild Local Neighborhood Commercial Zone as neighborhood-serving retail or housing
Cluster 9 Consensus Vision Plan

Rehab existing houses as needed

Infill with lower density residential at cluster interior

Existing owners adopt vacant lots as side yards

Infill at existing density on Rosedale

Rosedale receives stormwater planters

Short term: Stormwater gardens and revised traffic patterns.
Long term: Possible neighborhood serving retail if market demands it

Open space with community and stormwater gardens

Diversity of housing types at appropriate community scale with shared green

Rosedale receives stormwater planters

Rehab existing houses as needed

Infill with lower density residential at cluster interior

Existing owners adopt vacant lots as side yards

Infill at existing density on Rosedale

Rosedale receives stormwater planters

Short term: Stormwater gardens and revised traffic patterns.
Long term: Possible neighborhood serving retail if market demands it

Open space with community and stormwater gardens

Diversity of housing types at appropriate community scale with shared green
Cluster 9 Initiative Plan

- Renovations of existing structures where possible
- Neighborhood-serving retail
- Infill housing at the existing density along Rosedale St.
- Diversity of housing types around shared green space
- Sideways, renovation and low-density residential infill

- Green Stormwater Infrastructure along Rosedale Street
- Infill housing at the existing density along Rosedale St.
- Renovations of existing structures where possible
- Sideways, renovation and low-density residential infill
- Diversity of housing types around shared green space
- Neighborhood-serving retail
Cluster 9 Phasing Recommendations

Current Initiatives

• Rosedale Runoff Reduction (RRR) Project by Nine Mile Run Watershed Association. Coordinate with NMRWA to understand the full scope of improvements that are intended along Rosedale Street - the RRR Project may not include all of the rain gardens and beautification components that the community desires. Area residents can complement NMRWA projects with their own greening initiatives, in collaboration with other community partners.

• Rosedale Block Cluster activities

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 Rosedale and in the neighborhood core, and work with a developer or developers to build new homes.

• Build upon the work in the RRR project and create ecological greens on the vacant property on Rosedale at the Busway entrance to help control flooding.

• Perform soil testing on the vacant land along Hill Street to find out whether the land is contaminated due to past industrial uses.

Longer Term Initiatives

• Work to reconfigure the Busway entrance and to organize on-street parking along Hill Street potentially with the use of Green Stormwater Infrastructure in the Right-of-Way.

• Encourage new Neighborhood-Serving Retail uses in the Local Neighborhood Commercial zone at the intersection of Tioga and Rosedale Streets.

• After understanding and addressing any environmental cleanup issues related to the vacant land on Hill Street, continue to study housing development options for the site. Located near the Busway and Wilkinsburg’s business district, the site could be a unique opportunity for the right developer. Continue to involve community members in discussions about vacant land along Hill Street.
Photos from the Cluster 9 Planning process
Homewood Cluster Planning is a project of Operation Better Block, in collaboration with Studio for Spatial Practice.

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