



FINEVIEW & PERRY HILLTOP CITIZENS COUNCILS

COMMUNITY PLAN

APRIL 2018



Acknowledgements

The successful creation of the Fineview-Perry Hilltop Community Plan could not have been achieved without the collective efforts of boards members, staff, planning team participants, partners, supporters and residents. A special “thank you” to the following stakeholders who provided leadership and guidance throughout this effort:



BOARD MEMBERS

PLANNING TEAM/PARTNERS

DESIGN CONTRIBUTORS

EDITOR-IN-CHIEF

Joanna Deming

CONTRIBUTING AUTHORS

Nina Young

Ariam Ford, GTECH

DESIGN

Christine Whispell

Tom Mulholland, GTECH

PHOTOGRAPHY

Nina Young

Bill Winston

Community Contributions

FINEVIEW CITIZENS COUNCIL

Christine Whispell, Acting President

Terra Ferderber, Secretary

Chris Caldwell

Margaret Eldridge

Emily Fleeson

Cheryl Gainey

William Winston

Michael Flaherty, Former President

PERRY HILLTOP CITIZENS COUNCIL

Rachel Canning, President

Janet Gunter, Secretary

Robin Alexander

Dwayne Barker

Betty Davis

Reggie Good

Gia Haley

Gwen Marcus

Michael Masciantoni

Isaiah Williams

Taylor Williams

Staff

Joanna Deming, Executive Director

Zeba Ahmed, Community Engagement Coordinator

Organizations:

Allegheny Cleanways

Allegheny Center Alliance Church

Angels' Place, Inc.

Ceasefire PA

Charles Street Area Council

City of Pittsburgh

City of Pittsburgh Department
of City Planning

Cityreach Network

Councilman Daniel Lavelle

Councilwoman Darlene Harris

Grounded (formerly GTECH)

ioby

Jackson Clark

Light of Life

Manchester Bidwell
Corporation

Mayor Bill Peduto

Northside Christian Health
Center

Northside Partnership Project

Open Door

Partners Against Violence

Perry High School

Pittsburgh KING

Pittsburgh Community
Services, Inc.

Pittsburgh Community
Reinvestment Group (PCRG)

Pressley Ridge

Propel Schools

PULSE

Sarah Heinz House

The Pittsburgh Project

University of Pittsburgh

Individuals:
Marcy Biron

Patricia Buck

Melvin Jackson

Charlotte Kifer

Greg Manley

Dolores Thrower

Codie Vileno

SUPPORTERS

Allegheny Brewing Company

Allegheny Health Network

Bank of New York Mellon

Dollar Bank

First National Bank

Housing Authority City of Pittsburgh

Landmark Community Capital
Corporation

L.I.V.I.N.G Ministry

Omicelo

Pamela's Restaurant

PNC Bank

The Buhl Foundation

The Forbes Fund

The Heinz Endowments

The Pittsburgh Foundation

The Sprout Fund

The Starlight Bluegrass Band

UPMC & HIGHMARK

Urban Redevelopment
Authority

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EXECUTIVE SUMMARY



Executive Summary

In the Spring of 2016, Fineview Citizens Council (FCC) and Perry Hilltop Citizens Council (PHCC) joined forces to initiate a shared neighborhood-wide planning process. Allegheny Dwellings, a public housing community in Fineview, would be redeveloped and both groups were concerned about the development and how it would affect the future of our communities. Both neighborhoods have a history of disinvestment and this was the first major development to come to our community in many years. One major motivation to act together with a stronger voice was to ensure neighbors at Allegheny Dwellings were supported, knew their rights and would not be displaced. Another goal was to ensure that all voices in our neighborhood were heard. Finally, we would put these voices into a concrete plan that would guide leaders and community members for the future development in our communities.

This Community Plan represents our comprehensive effort to engage residents, to identify community issues, and prioritize strategies that would revitalize the neighborhoods of Fineview and Perry Hilltop in a healthy and equitable way where all residents can benefit.

Summary of the top priorities identified for each topic area:

PUBLIC SAFETY

- Advocate for re-entry programs to support people who have served time and need assistance in obtaining jobs/housing/driver's license to be successful
- Partner with Northside neighborhoods to address crime and safety
- Make problem areas less isolated/more visible. (e.g. trim trees, make trails and steps more visible; better lighting etc.)
- Encourage neighbors to meet their neighbors and also reach out to new neighbors proactively
- Support diversion programs and make sure they serve our communities.

HOUSING

- Expand the supply of permanently affordable rental housing and prevent residents displacement, by acquiring and rehabbing vacant/problem properties
- Expand opportunities for affordable homeownership, by acquiring and rehabbing vacant/problem properties and educating residents about homeownership
- Create a Community Land Trust to permanently preserve the affordability of the property
- Create Community Benefit Agreements with developers to make sure they invest holistically in our community

JOBS AND ECONOMIC DEVELOPMENT

- Provide and promote jobs that pay life-sustaining wages and benefits
- Build stronger connections between youth/adults and job training/educational institutions
- Create vibrant and diverse commercial districts

EDUCATION

- Promote the concept of Community Schools
- Elevate student voices
- Promote pre-k for all
- Bridge the gap between parents and schools

PUBLIC HEALTH

- Advocate for and assist with the completion of the gym in Fowler Park
- Revamp parks and provide activities there for kids and families
- Create family / fitness days
- Provide information and connect residents to existing health care and human service resources
- Address social determinants of health (e.g. rehabbing homes, increasing access to jobs, etc.)

>> PRIORITIES CONTINUED

Our community meetings and survey revealed that residents believe that all of the focus areas identified in the community plan are important, with particular concern for safety, education, public health, and housing.

These top focus areas are all related to one another as well as to the other areas of the plan. For example, we need good schools and reliable transportation in order for us to get and hold a quality stable job. We need safe and clean green spaces to exercise and play in so we can be healthy. And, we need public art that reflects our community and is created by our residents to remind us who we are and to give us hope.

Hope and hard work are essential ingredients for a healthy community and are critical aspects of our work. We have hope for our community and all of the residents that live here. Hope that they can live, love, and thrive in the coming years. We look forward to working with our neighbors, community partners, government leaders, and funders to move these priorities into action!

ART AND CULTURAL PRESERVATION

- » Create a traveling Parade that includes an Open House Tour throughout the community, with people hosting music and plays in their houses
- » Expand creation of community art projects that engage youth and highlight our history
- » Expand program opportunities for children and adults to improve their visual and performing art skills
- » Expand availability of events and locations that highlight local artists
- » Stir up community interest in historic preservation and label historic properties and landmarks

MOBILITY AND TRANSPORTATION

- Improve residents' ability to walk by improving the condition of sidewalks, steps, walking paths, and installing drinking fountains
- Improve residents' ability to access the bus by posting schedules at bus stops as well as information kiosks, improved lighting, benches, and bus shelters at key bus stops
- Improve residents' ability to drive safely on the roads by repairing and replacing roads, improving lighting, adding parking lanes, and installing mirrors and special signs to slow down traffic at key locations
- Improve residents ability to bike safely in our community by installing bike share markings and bike lanes on major roads

OPEN SPACE

- Increased maintenance capacity
- Increased youth involvement
- Awareness of amenities
- Increase and diversify children's play spaces.
- Utilize public open spaces regularly for community events
- Provide site amenities in public open spaces
- Build community familiarity with the City of Pittsburgh's Vacant Lot Toolkit
- Identify, plan and implement vacant lot transformation projects

BACKGROUND / HISTORY

COMMUNITY PLANNING PROCESS



FINEVIEW CITIZENS COUNCIL

Fineview Citizens Council (FCC) is a non-profit organization whose mission is to develop affordable and desirable housing through public and private funds, to foster a strong sense of pride and ownership in the community and to generally improve the quality of life for each citizen of Fineview. You can find out more about the Fineview Citizens Council by visiting www.fineviewpgh.org.

PERRY HILLTOP CITIZENS' COUNCIL

Perry Hilltop Citizens Council (PHCC) is a non-profit organization whose mission is to stimulate civic and social action on a non-sectarian, non-partisan and interracial basis to benefit all residents and to improve the quality of life for all residents and business enterprises within the Perry Hilltop neighborhood. You can find out more about PHCC by visiting www.perryhilltop.org.

KEY PARTNERSHIPS

We are grateful for all of our partners, especially those who have provided support in major ways.

Charles Street Area Council (CSAC)

Charles Street Valley is located in Perry South, along with Perry Hilltop. We have incorporated priorities for the Charles Street Valley into this plan and will work with CSAC to see those ideas implemented.

Allegheny Cleanways

Allegheny Cleanways introduced us to the Clean Pittsburgh Commission, allowing our communities to be selected as priority communities. Clean Pittsburgh partnered with us to host a local electronic collection drive where 88 neighbors participated, recycling 8,333 pounds of electronics, including 124 televisions, 25 tires, and other appliances. They also partnered with us to host an artistic board-up event, where neighbors painted boards on several vacant properties on Perrysville Avenue that are being targeted for development.

Grounded (formerly GTECH)

For our Open Space part of this plan, FCC and PHCC applied for and received a grant from GTECH and were able to work with their team to capture direct community feedback and visit project sites. Their staff generated maps and drawings of proposals and coupled them with site

analyses, ownership analyses, and best practices to convey the shared vision of open space in Fineview and Perry Hilltop.

Pittsburgh Community Reinvestment Group (PCRG)

An AmeriCorps VISTA Fellow from PCRG reviewed community plan models and provided key research on topics related to public safety, education, public health, arts and cultural preservation, mobility and transportation, and open space.

The Pittsburgh Project

The Pittsburgh Project hosted the majority of our meetings and worked with us on a number of projects in 2017 including the Corner of Hope (a set of nine Negro League murals on Wilson Avenue and West Burgess Street) and Unity Corner (a parklet that is home to a new beautiful glass tile and ceramic mosaic gateway sign at Perrysville Avenue and Federal Street). They also helped identify youth to administer community surveys.

University of Pittsburgh

University students helped with outreach and identified ways to communicate with our neighbors. They also reviewed past Fineview and Perry Hilltop plans and collected data for our first three meetings: housing and real estate, public safety, and jobs and economic development. Students also helped compile information gathered at meetings and publicize events.

Background / History



COMMUNITY PLANNING PROCESS

Over the years, there have been a number of plans related to the Perry Hilltop and Fineview communities. However, none of these plans were comprehensive. Most recently, Perry Hilltop Citizens Council did a Community Vision survey where youth activities (safe, free places for kids to go), vacant lots, and unemployment-- particularly among youth -- were identified as top priorities. Fineview had a Strategic Plan done in 2013 by Heinz College, Carnegie Mellon University Strategic Planning Class. Critical issues for the future included: addressing crime and drug activities, diversifying funding and partnerships, addressing the divide between lower and upper Fineview (Allegheny

Dwellings and the rest of Fineview), and raising awareness of critical maintenance issues (e.g. steps, etc.). The issues raised in these most recent studies still need to be addressed and have been incorporated into this plan. See a list of additional past studies in the appendix.

In order to complete a new community plan that reflects the interests, needs, and vision of our community, FCC and PHCC combined board activities, raised funding, hired staff, and created a Planning Committee to drive the community planning process.

In February of 2017, the Planning Committee began to convene and hold monthly meetings on key topic areas including: public safety, housing, jobs and economic development, education, public health, arts and cultural

preservation, mobility and transportation, and open space. To publicize our meetings and events to members of our communities, we launched an outreach campaign that included the creation of a new website (ourfuturehilltop.org), a new logo, an e-newsletter and social media activity. In addition, staff and volunteers knocked on doors, passed out flyers, and talked to neighbors throughout both neighborhoods. Together, we distributed monthly flyers to local businesses, child care centers, and posted on the ten most frequently used bus stops. We sent flyers home with children at schools and those attending after-school programs. We also sent flyers to area churches.

At each meeting, we invited experts to provide us with the latest data and trends they were seeing in our communities related to each topic. Our board

members, staff, neighbors, and partners broke into small groups to discuss what we had learned, compared it to our experiences, and identified what solutions we wanted to see deployed in our community. We then reported and shared those ideas with the whole group, and identified priorities from all of the ideas discussed before the end of the meeting. More than 270 people participated in these meetings, 170 were residents of Perry Hilltop and Fineview. The remaining participants were outside stakeholders, which helped us build connections between our residents and resources available in the non-profit and government sectors.

Throughout the Spring and Summer, staff and board members hosted and attended community events where we shared information and let people know how to engage with the plan. Events included: Corner of Hope Ribbon Cutting, Propel Community Day, Perry Community Day, The Pittsburgh Project/ Perry Hilltop community block party, Allegheny Dwellings Community Day, Light of Life's Day of Hope, Unity Corner Ribbon Cutting, Fineview Fourth of July Celebration, and the Fineview Community Barbeque & Potluck. More than 1,000 people participated in these events.

We put together a Resident Survey Team to conduct door to door outreach, so that we could hear the views and voices of all who live in our community, not just those who could attend meetings. By going door to door, we were able to spread awareness about our community plan and create additional ways for residents to connect with the

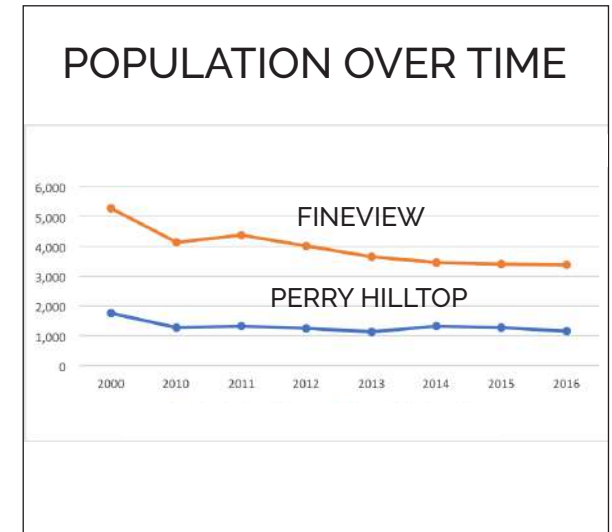
plan. In addition to collecting information from residents, we were able to provide residents with a neighborhood resource packet that identified local organizations that can help with needs such as jobs, housing, food, childcare, etc. We also gathered basic information about the homes and other structures within our community.

Surveyors included youth from The Pittsburgh Project, youth and adults from the broader community, as well as individuals from Cityreach. Surveyors were trained by our staff, along with Pittsburgh Community Services and Jackson Clark. FCC and PHCC partnered with Pittsburgh United to establish "turfs" or groups of blocks in Fineview and Perry Hilltop for each surveyor to cover. So far, surveyors reached more than 720 homes and completed 121 surveys. The survey was also posted online and 32 surveys were collected that way. The feedback gathered has been integrated into this plan and we will follow up with residents as we continue to work to implement our plan.

HISTORY OF FINEVIEW & PERRY HILLTOP

FINEVIEW

Fineview, and the North Side generally, was originally a part of Allegheny City. In the early days of the neighborhood, Fineview was home to large estates owned by some of Pittsburgh and



Population decline over time for Perry Hilltop and Fineview. U.S. Census 2000-2010, American Community Survey, 2011-2016

Allegheny City's industrial giants. In the late 1800s, an electrified trolley line was constructed through the neighborhood. The pathway is still evident along the eastern edge of the neighborhood, as Glenrose Street was built along the right-of-way for the old trolley. Fineview was also home to one of the few curved inclines in the world, which snaked along a course that follows much of present-day Henderson Street. The lower terminal was housed in a building that still stands at the corner of Henderson and Federal Streets. Since its peak of 4,997 residents in 1950, the population of Fineview has been decreasing each decade. (U.S. Census, American Community Survey) From the years of 2000 to 2010 there was a marked 26.1% population decrease. Fineview was originally called Mount Alverino, when

Background / History

nuns founded a “boarding school for young ladies of all religions” in 1828. The academy closed in 1835. Fineview became known as Nunnery Hill.

Allegheny Dwellings, located in Fineview, was part of the original group of large-scale public housing complexes built in the city in the late 1930s and early 1940s that also included Bedford Dwellings, Addison Terrace, Allequippa Terrace, Arlington Heights, Glen Hazel Heights and Broadhead Manor. The complex originally served as housing for defense workers during World War II. Tenant eligibility was not based on income, but on “essential occupation” in Pittsburgh’s wartime industrial plants, with defense workers brought in from outside the city given first priority for the limited units, as archived newspaper articles indicate.

PERRY HILLTOP

The neighborhood of Perry Hilltop, is also known by the city as Perry South. Perry Hilltop includes around 100 households in the Charles Street Valley, which runs from Perrysville Avenue to Brighton Road. Previously called Pleasant Valley, Charles Street Valley was one of Pittsburgh’s early working class streetcar communities. Josh Gibson, a famous Negro League player is from the Charles Street Valley.

Perry Hilltop was developed as a streetcar suburb.

It consists almost exclusively of residential housing, with small business districts at the intersection of Perrysville Avenue and Charles Avenue, Wilson Avenue and Perrysville Avenue, and One Perry Place on Perrysville Avenue. Federal Street and Perrysville Avenue trace an approximate path of the historic Venango Indian Trail, a trail once used by Commodore Perry carrying supplies to Erie for naval battles during the British War of 1812. Perry Hilltop is the original site of the Western University of Pennsylvania (now the University of Pittsburgh), the original Allegheny Observatory, and the home of famous lens maker and astronomer, John Brashear.

From 1960 to 1970, Perry Hilltop’s total population declined from 16,000 people to 13,000, while its African-American population, which had formerly been located almost exclusively in the Charles Street valley, increased from 15% to 20%. From 1970 to 2000, the total population decreased to just 5,200 people, of whom 65% were African-American. Population loss continued for Perry Hilltop at a rate much higher than the rest of the city. From 1990 to 2010, Perry Hilltop lost one third of its population (from 6,300 to 4,100 total) while the city lost less than 6% of it’s population in the same time.

POPULATION, RACE, AGE, AND GENDER

According to ACS 2016 5-year estimates, the population of Fineview in 2016 was 55.4% African American, 39.7% White, and 0.5% Hispanic (of any race). It should be noted that the 272 units of Allegheny Dwellings Public Housing Community greatly impact the demographic profile of Fineview, representing a greater percentage of African American residents and renters than the rest of the neighborhood.

The age distribution in Fineview in 2016 shows the largest age range being the 25-29 and 35-39 year age at 11.4%. [It is important to note that in 20 years time, these 35-39 year olds will be the 55-60 year olds.] In Perry Hilltop, it is currently the 60-64 year olds that comprise the largest share of the neighborhood’s population.

Background / History



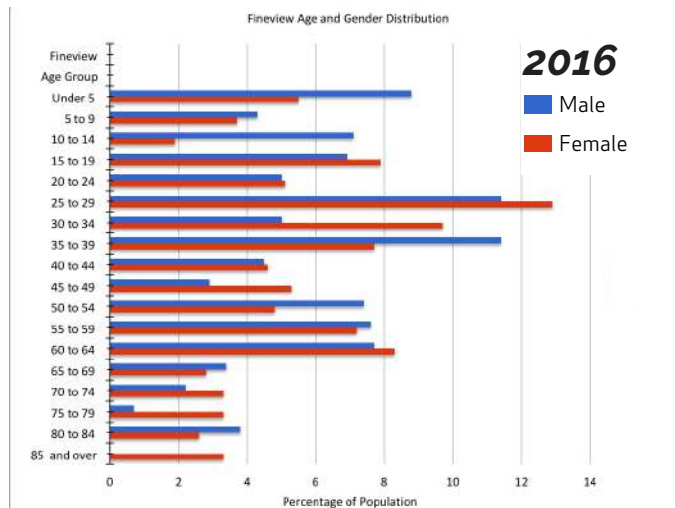
Community potluck & BBQ, 2017

POPULATION BREAKDOWN

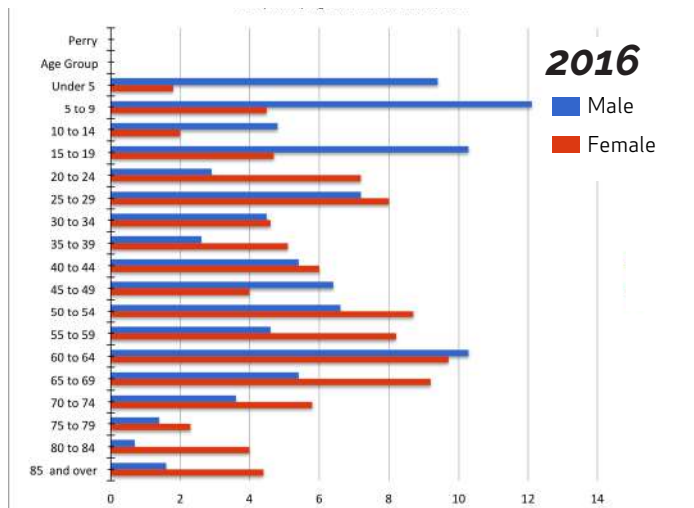
Neighborhood/ Census Tract	Black or African American	White	Hispanic or Latino Origin of Any Race)
Fineview 2509	55.4%	39.7%	0.5%
Perry Hilltop 2614 (southern)	75.1%	25.1%	0.3%
Perry Hilltop 2615 (northern)	51.7%	48.9%	3.5%

Race and Hispanic or Latino Origin. American Community Survey 2012-2016 five year estimates.

FINEVIEW AGE & GENDER



PERRY HILLTOP AGE & GENDER





THE PLAN

- PRIORITIES & STRATEGIES -

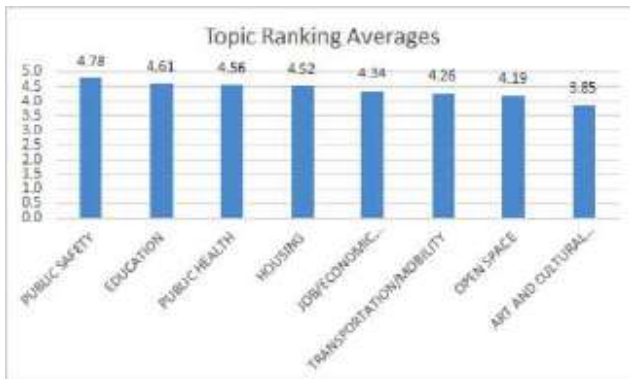


Priorities & Strategies

THE PLAN & ITS SECTIONS

This part of the plan covers the vision, current state, future strategies and action plan, as well as existing assets and potential partnerships identified for each of the plan's key topic areas, including: public safety, housing, jobs and economic development, education, public health, arts and cultural preservation, mobility and transportation, and open space.

Residents surveyed ranked each topic on a scale from 1-5. The bar chart displays the average ranking for each topic. All of the focus areas were ranked as important with safety, education, public health and housing were listed as top concerns with jobs, transportation, open space, and arts and cultural preservation not far behind.



Survey team!



How many kids can fit? Kids enjoy the playground



Board members, Robin Alexander & Mrs. Betty Davis



PUBLIC SAFETY

- COMMUNITY PLAN 2018 -



Public Safety





Public Safety

VISION - WHERE AS...

- Neighbors look out for neighbors, caring for and supporting one another
- Properties are well managed, maintained, and have adequate lighting and accommodations to keep residents safe
- Children and families do not fear or experience violence inside their homes or on the streets surrounding their homes
- Residents and police are working to develop and implement methods of policing that are responsive to the needs and challenges faced by our communities
- Young people and families are free from addiction to drugs and alcohol



STATE OF PUBLIC SAFETY

The official data on crime and research collected on community resident viewpoints indicate that crime and public safety are major issues, but that there are also many neighbors committed to working together for a safer community.

According to FCC/PHCC's 2017 Community Survey, addressing safety concerns is a high priority for neighborhood residents.

During our 2017 meeting on public safety, residents voiced concerns about...

>> “youth drug use and associated crime; a return to higher rates of violence; drugs and the high visibility of their use; the lack of friendliness in the neighborhood; fear of retribution if reporting a crime; and police not listening”.

The crime trends reported by the Pittsburgh Bureau of Police show some of these concerns. In both neighborhoods, reports of shootings and shots fired went up between 2015 and 2016. There has also been an increase in overdoses from 2015-2016. In Fineview, violent crimes are up, but it has experienced significantly fewer aggravated assaults, burglaries, and property crimes.



Zone 1 Police Station, Brighton Road.

One positive comment made by a community member in reference to Perry Hilltop was, “we know what’s going on, things have steadily improved.” Over the course of five years, all types of Part 1 crimes have gone down in Perry Hilltop. Part 1 crimes include the subcategories of violent crimes which include murder, rape, and assault, and property crimes, which include burglary, theft, and arson. While statistics for Fineview indicate that the number of crimes decreased between 2012 and 2014, they increased in 2015, and then decreased in 2016, indicating no definable trend. In Perry Hilltop, crimes were distributed across the neighborhood. In Fineview, they were more concentrated on Belleau Drive and in Allegheny Dwellings Sandusky Court, a portion of Allegheny Dwellings which was recently torn down as part of the redevelopment of the community.

One of the strengths of Perry Hilltop and Fineview is that they have a very high percentage of

residents who are strongly committed to working on improving public safety. The 2015 One Northside Census found that 43% of Fineview residents and 20% of Perry Hilltop residents would work to lower the presence of crime, drugs, and violence in their neighborhoods. The FCC/PHCC Community Survey indicated that 38.3% (46 people) said they are interested in working to keep our community safe.

STRATEGIES & ACTION PLAN

We have prioritized the following approaches to address safety:

- » Advocate for re-entry programs to support people who have been incarcerated and need assistance in obtaining jobs/housing/driver's license to be successful
- » Partner with Northside neighborhoods to address crime and safety
- » Make problem areas less isolated/more visible (e.g. trim trees, make trails and steps more visible; better lighting etc.),
- » Encourage neighbors to meet their neighbors and also reach out to new neighbors proactively
- » Support diversion programs and make sure they serve our communities.

In order to advocate for re-entry programs we will reach out to and support organizations that successfully work with individuals in our community who have criminal records. In terms of partnering with other Northside neighborhoods, we will start by having a representative attend the Northside Public Safety Committee meetings.





Public Safety

To reduce the impact of problem areas on our neighborhood, we will assess areas where crime is the most common and see what environmental solutions can be implemented to improve safety (e.g. adding more lighting, etc.). Efforts to encourage residents to get to know their neighbors will start with door to door outreach. We have noticed that when we knock on doors, many residents are suspicious and do not trust their neighbors. By talking to people, we are building trust with them. We will also work to build trust among the neighbors on the block, so they feel supported and more safe. We will create a Block Captain Program that helps neighbors look out for and contact one another when they are concerned about their safety. Supporting diversion programs will involve coordinating with the Foundation of Hope's diversion program and seeing what connections and assistance we can provide.

We will know we have been successful when crime rates are uniformly down for both neighborhoods, when people freely spend time on their porches at night, and when parents are worry free sending their children to parks and to school.



Commander Ragland and Officer Burford spending time for the holidays.

OTHER STRATEGIES

ADVOCACY

- » Promote better collaboration between law enforcement, educational institutions, and social services***
- » Encourage the city to track and share data on illegal gun transactions *
- » Advocate for legislation that affects crime, such as mandatory sentencing laws**
- » Support Ceasefire PA's tradeback program - educate the public about illegal gun transactions*
- » Advocate for community policing

PROGRAMMING

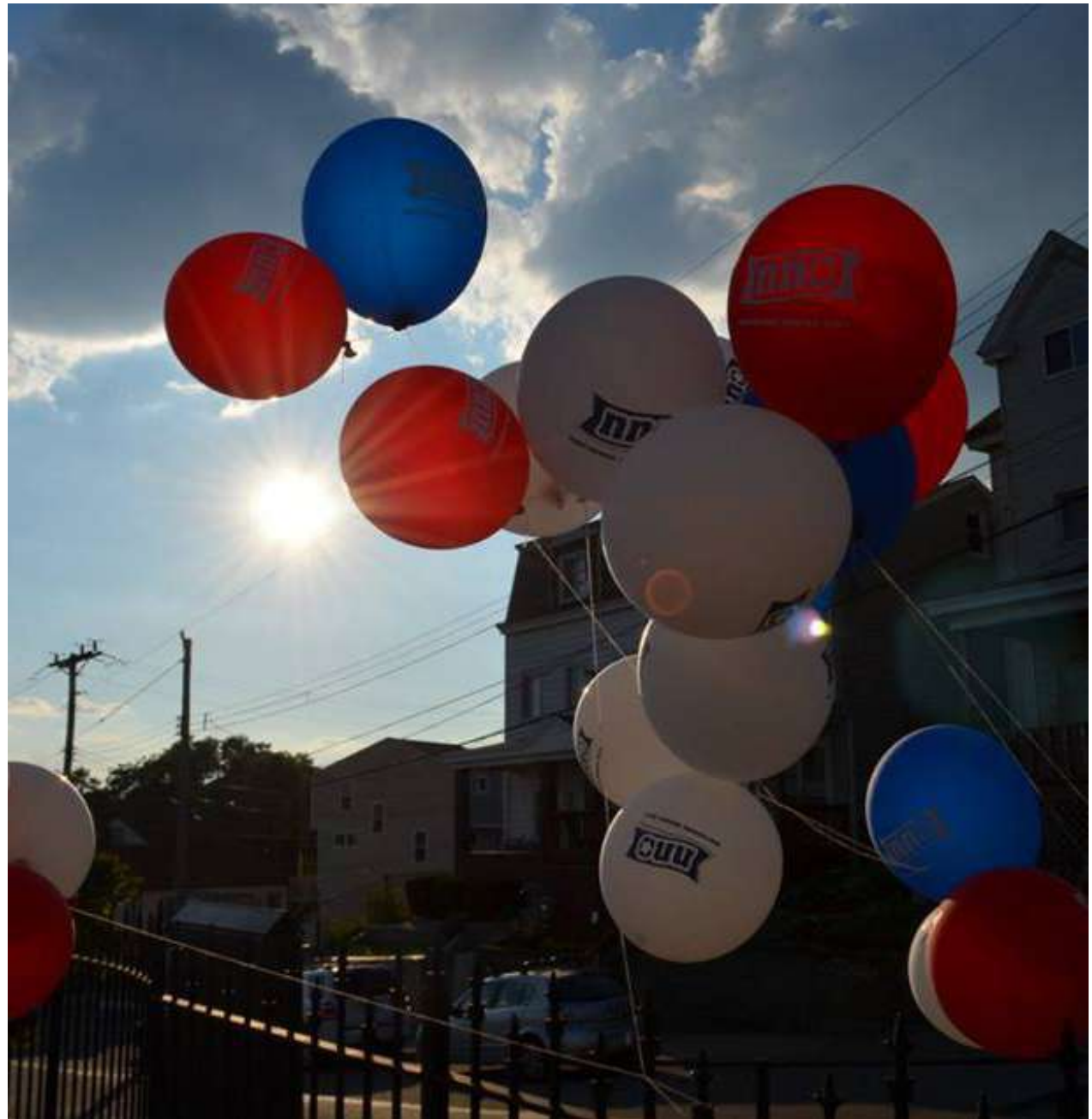
- » Host class which teaches neighbors how to talk to strangers / better communicate (Greg Manley)
- » Meet regularly with police*
- » Convene community meetings about safety
- » Include youth in planning process (use technology)
- » Provide self-defense classes
- » Advocate for quality property management
- » Establish stronger community networks

* Number of stars equals higher priority

EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » **The Pittsburgh Project** - youth programs
- » **Prevention Point** - In Perry Hilltop every Tuesday from 1pm-3pm on Charles Street near Perrysville Avenue
- » **Cityreach Hope Homes** - recovery homes
- » **Triangle Tech**
- » **Foundation of HOPE** - An interfaith non-profit with the mission to "Empower incarcerated and released individuals to restore their relationship with their God, rebuild their lives, and reconcile to their communities." They run the Northside Diversion Program, which helps residents, identified by the police, address root issues and keep them out of the justice system.

- » **Mon Valley Initiative** - a non-profit group that is a member of the Southwestern Pennsylvania Re-entry Coalition (SPARC). SPARC brings representatives from these participating organizations together to find the best way to provide formerly incarcerated individuals with the services and resources they need to successfully re-enter society and the workforce. <https://monvalleyinitiative.com/sparc-overview/>
- » **South Hilltop Men's Group** - a project supported by New Sun Rising in Beltzhoover. This organization works to reclaim their streets, by employing men in the community to rehabilitate houses and clean up vacant lots. <https://www.facebook.com/SouthHilltopMensGroup>



National Night Out



Public Safety



HOUSING

- COMMUNITY PLAN 2018 -





Housing



Vison - WHERE AS...

- People can afford to stay in the community as the community improves and property values rise
- Replacement housing is built first and residents have a "right to return" to new developments to prevent displacement
- There is affordable rental or for sale housing for various income levels and household sizes, which will help prevent displacement
- All people of all incomes, races, physical and mental abilities, sexual orientation, and genders are included and respected
- Neighbors participate in fixing and rehabbing homes, through training and employment, gaining skills and financial resources
- All neighbors can live in homes that are safe and well-maintained
- There are adequate, educational, and attractive play-spaces near housing developments
- Existing housing stock, including the rehabbing and repurposing of vacant homes is prioritized over new development
- Homes are built sustainably

STATE OF HOUSING

Residents of Fineview and Perry Hilltop are excited about the prospect of fixing up vacant housing and providing homes for those who need a quality place to live. However, some residents are also especially vulnerable to new development and the pressure on the housing market that will bring to our neighborhood. Property values around the city are rising and some low-income neighbors have already been pushed out. Home values in the lower Northside, including the Mexican War Streets, Allegheny City/Central Northside, East Allegheny, and Allegheny West, and Manchester have increased greatly in recent years. Both, Fineview and Perry Hilltop, have a large population of cost burdened renters and homeowners. The U.S. Department of Housing and Urban Development defines populations as cost burdened if they spend more than 30% of their income for housing. In addition, nearly half the population of Fineview lives in subsidized housing that is being redeveloped. As property values rise, these neighbors face an increasing risk of being displaced.

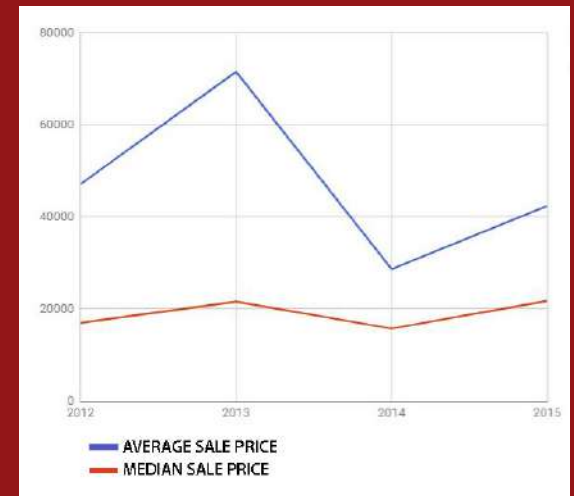
As highlighted in the executive summary, the impetus for starting the community planning process was the Housing Authority City of Pittsburgh's redevelopment of Allegheny Dwellings. This development project highlights the potential for wholesale resident displacement as the number of affordable units being torn down is greater than

FINEVIEW RESIDENTIAL SALE



Source: <https://profiles.ucsur.pitt.edu/profiles/neighborhood/fineview/overview/>

PERRY HILLTOP RESIDENTIAL SALE



Source: <https://profiles.ucsur.pitt.edu/profiles/neighborhood/perry-south/overview/>

the number of replacement units that will be built. We have been developing relationships with Trek Development Group and the Housing Authority City of Pittsburgh since our partnership in 2016. We were satisfied with relocation efforts in the first round of the redevelopment. Construction has begun on the first phase of replacement housing (March 2018).

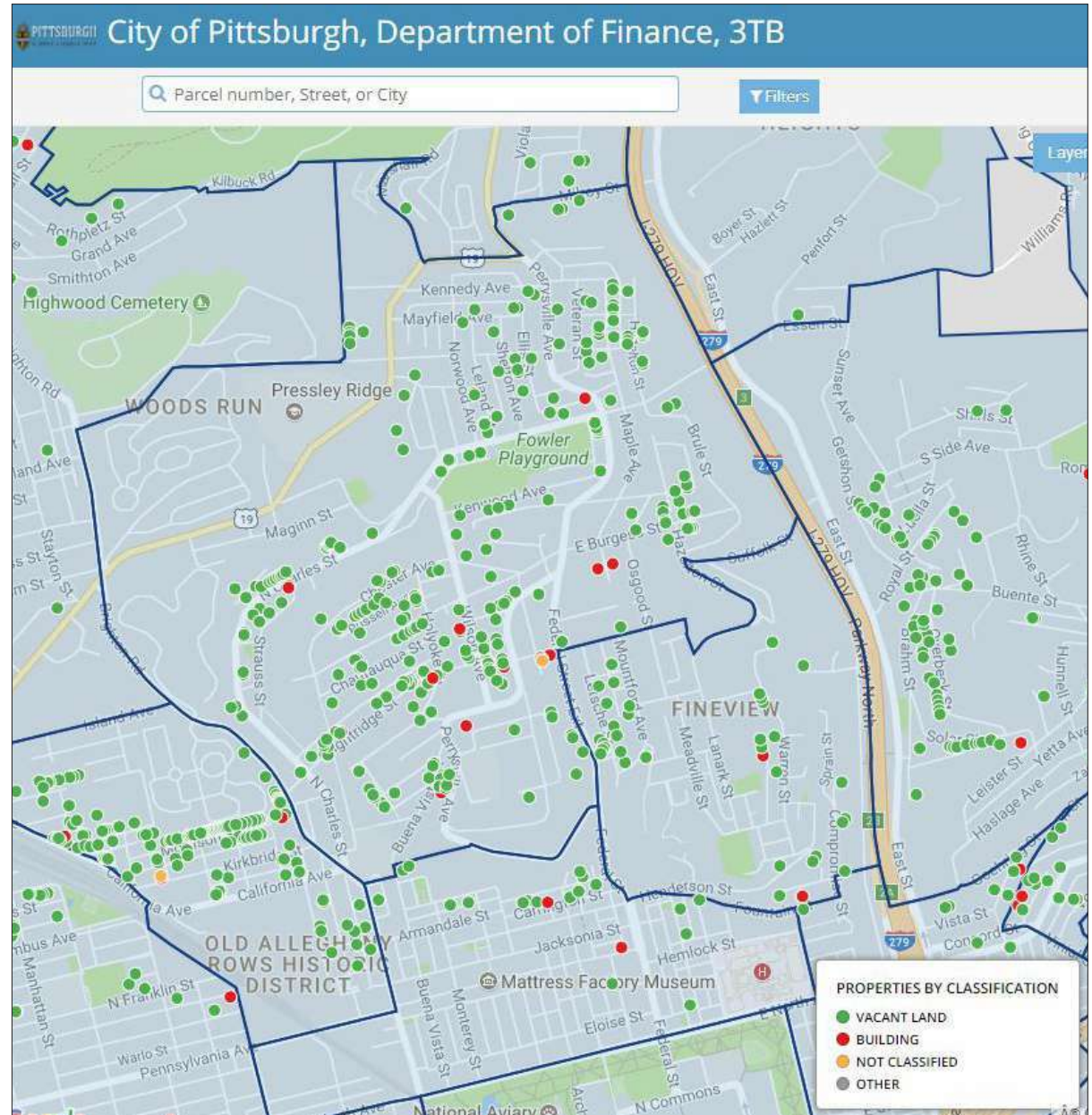
HIGH NUMBER OF VACANT LOTS

The extraordinary number of city-owned properties in Perry Hilltop is highlighted in the map, RIGHT. As of 2013, there were 201 vacant parcels in Fineview and 933 vacant parcels in Perry Hilltop (Design Research Center, 2013). It should come as no surprise that in Perry Hilltop, the second highest response to the question of “What is the one thing you would work to change in your neighborhood,” was abandoned buildings/vacant lots at 16%. (One Northside, 2015)

A portion of these vacant parcels are in the former business district, at the intersection of North Charles Street and Perrysville Avenue, where we like to increase investment.

COST BURDENED

Cost burdened means a household spends more than 30% of their income on their housing. According to the American Community Survey five year estimates for 2012-2016, in Fineview, 33% of



City of Pittsburgh, Department of Finance, Public Database.

<https://public-pgh.epropertyplus.com/landmgmtpub/app/base/landing> Nov 2017.



Housing



Houses along Lanark Street in Fineview

renters are cost burdened. In Perry Hilltop, 60.8% are cost burdened.

OCCUPANCY

Vacant housing is on the rise in Fineview. According to 2011-2015 ACS five year estimates, 21% of housing units were unoccupied in Fineview. The 21% unoccupied units represent 166 vacant housing units, an increase from the 148 cited in the 2010 Decennial Census. In the 2012-2016 ACS five year estimates, 184 units were unoccupied, representing

23.6% of all units.

Vacant housing is decreasing in Perry Hilltop. According to the 2011-2015 ACS five year estimates, 538 or 25% of housing units, were unoccupied, indicating a decrease from 555 vacant units in 2010. According to the new ACS data of 2012-2016, the number of vacant units stands at 513 or 23.8%. This may be due to the work of Oakglade Realty, which has purchased and rehabbed 180 units of affordable housing over the past four years. Many of their units are in Perry Hilltop, others are in the broader



Northside. The decrease could also be attributable in part to a greater number of demolitions in Perry Hilltop.

RENTERS VERSUS OWNERS

In the American Community Survey 2012-2016 five year estimates, of the 595 occupied units in Fineview, owners account for 48.7% and renters account for 51.2%. In Perry Hilltop, 1,643 occupied units, 46.7% are renters and 53.3% are owners. In both neighborhoods, the percent of renters decreased and percent of owners increased from 2015 to 2016.

Of issues raised by households, the biggest problem facing households in Perry Hilltop was the need for home repairs at 21% as reported by the 2014 One Northside Census. In Fineview, 17% of households cited the need for home repairs.



Zoning Districts

-  Downtown Riverfront
-  Golden Triangle
-  Grandview Public Realm
-  Oakland Public Realm
-  Specially Planned
-  Planned Unit Development
-  Educational/Medical Institution
-  Neighborhood Office
-  Parks
-  Hillside
-  General Industrial
-  Neighborhood Industrial
-  Urban Industrial
-  Highway Commercial
-  Local Neighborhood Commercial
-  Urban Neighborhood Commercial
-  Single-Unit Attached Residential
-  Single-Unit Detached Residential
-  Two-Unit Residential
-  Three-Unit Residential
-  Multi-Unit Residential



John A. Brashear House, Perry Hilltop

According to FCC/PHCC's 2017 Community Survey, 30.8% of residents expressed the need for major home repairs. In terms of community stability, it's interesting to note that 55.8% of survey respondents planned to stay in their home for over 10 years and 70.8% plan to stay in the neighborhood. Those who expected to move, did so for job reasons (15.0%), wanted to own their own home (8.3%), wanted more opportunity (7.5%), wanted a higher quality home (6.7%), or increased safety (4.2%).

LAND USE & ZONING CODE

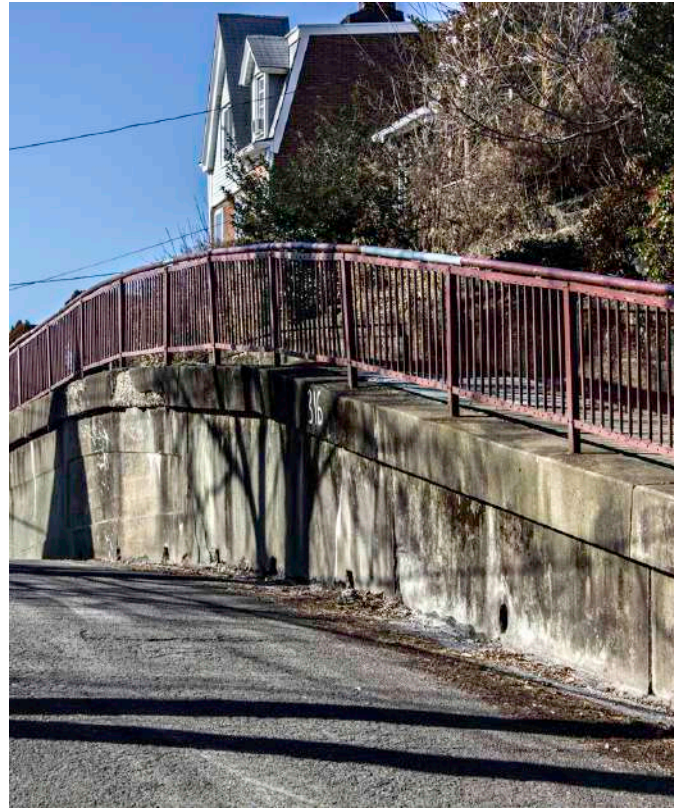
The zoning codes of Pittsburgh and how each area of land can be used for different types of development. In Fineview, the area zoned for "Neighborhood Office" contains the former WPXI radio station headquarters and tower, including their parking lot, which they donated to Fineview Citizens Council. This is an area that could be used for commercial or mixed use development. See map TOP LEFT.



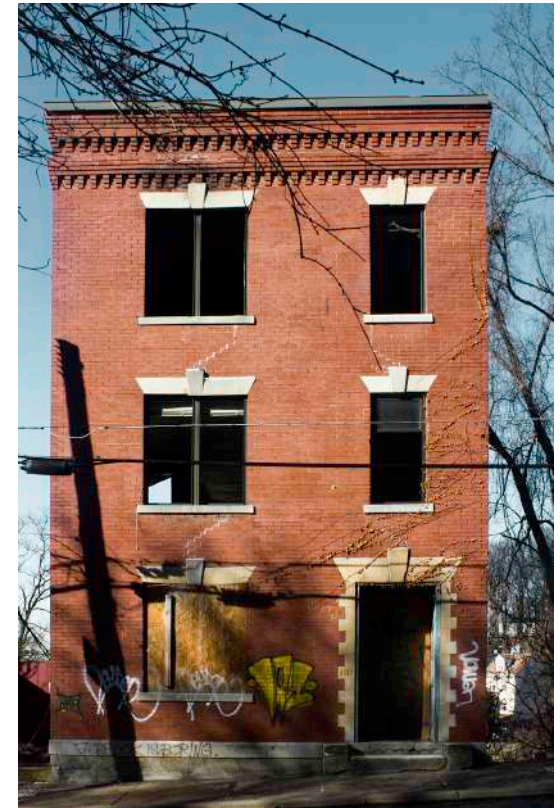
Housing



2228 Holyoke Street, Perry Hilltop



Marsonia Street, Fineview



The Button Factory - 1917 Perrysville Avenue

COMMUNITY LAND TRUST

>> A nonprofit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of the community.

COMMUNITY BENEFIT AGREEMENTS

>> A contract signed by community groups and a real estate developer that requires the developer to provide specific amenities and/or mitigations to the local community.

In Perry Hilltop, there are several areas zoned as Local Neighborhood Commercial, including the Charles Street and Perrysville Avenue intersection as well as the Wilson Avenue and Perrysville Avenue intersection.

Residents and developers who want support for zoning changes need to review and follow our development review process.

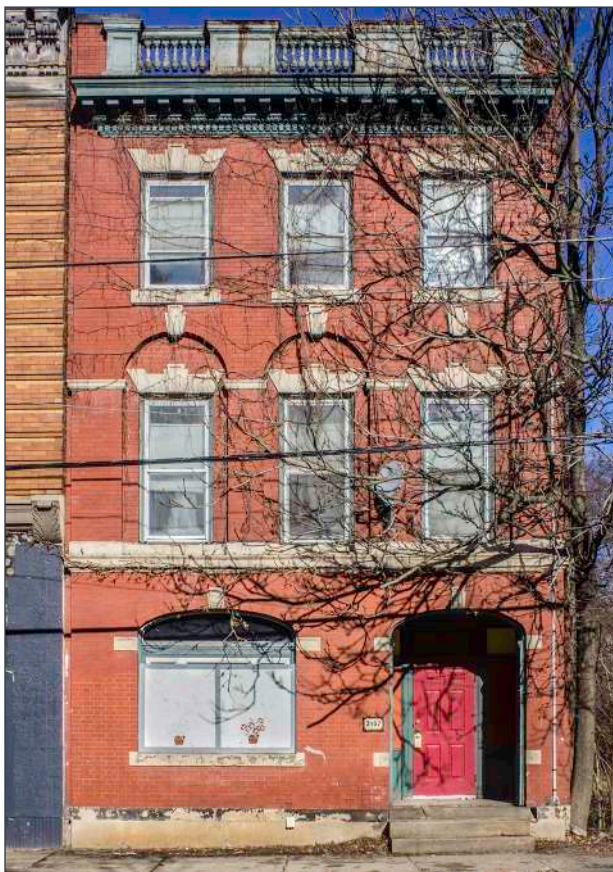
STRATEGY & ACTION PLAN

By all indicators, Fineview and Perry Hilltop's housing conditions are stressed and contain residents that are highly vulnerable to displacement. It will take responsible public, private, and non-profit investment to redevelop all of the vacant homes in our community. Investments must be made strategically to avoid negative consequences for our residents.

We have prioritized the following approaches to address housing:

- Expand the supply of permanently affordable rental housing and prevent residents displacement, by acquiring and rehabbing vacant/problem properties
- Expand opportunities for affordable homeownership, by acquiring and rehabbing vacant/problem properties and educating residents about homeownership
- Create a Community Land Trust to permanently preserve the affordability of the property
- Create Community Benefit Agreements with developers to make sure they invest wholistically in our community

Our top priority will be acquiring and rehabbing vacant/problem properties to prevent the displacement of low-income residents from our communities. We will work towards this by expanding the supply of permanently affordable rental housing and also expanding affordable home ownership opportunities.



Perrysville Avenue business district

We will identify tax delinquent vacant properties and those on the City's demolition list that are good candidates for redevelopment and partner with capable developers to repair the properties. We will seek funding from area foundations including the Housing Authority City of Pittsburgh, the Urban Redevelopment Authority, Federal Home Loan Bank, Pittsburgh's Housing Opportunity

Fund, Pennsylvania's PHARE fund, and others to rehab affordable homes. We will partner with organizations like The Pittsburgh Project, Habitat for Humanity, and Rebuilding Together to support existing homeowners who need home repairs and expand homeownership opportunities. We will educate residents so they can become responsible homeowners.

HILLTOP COMMUNITY HOMES

We are developing a 15-unit scattered site project that will provide affordable rental homes for some of the residents impacted by the redevelopment of Allegheny Dwellings. We are partnering with Oakglade Realty, Regional Housing Legal Services, Gateway Engineers, ACTION-Housing, and Desmone Architects to ensure the completion of this project.

COMMUNITY LAND TRUST

We are creating a Community Land Trust to permanently preserve the affordability of the properties that we plan to develop. Some of the homes will be rental, others will be designated for homeownership.

COMMERCIAL DEVELOPMENT

We are working with the Urban Redevelopment Authority to develop four mixed use properties formerly owned by Perry Hilltop Association for Successful Enterprise (PHASE).



Housing



Board member, Isaiah Williams, and staff advocating for housing opportunity fund and housing recovery

LOCAL JOBS

We will create opportunities for our residents to participate in the rebuilding of our community, increasing their income and quality of life.

COMMUNITY BENEFIT AGREEMENTS

We will work with developers to create a Community Benefit Agreements to ensure that new development is consistent with this plan and that developers invest in our community and its residents as part of their development plan/process.

INCLUSIONARY ZONING

We will work with the City to advance Inclusionary Zoning policies, which require large-scale market rate developers to build affordable homes.

OTHER STRATEGIES IDENTIFIED

ADVOCACY

- » Work with Pittsburgh Land Bank (PLB) and connect the PLB with neighborhood improvement efforts
- » Work with City officials and agencies on a more productive and proactive approach to law enforcement of code violations

PROGRAMMING

- » Provide the public with education on housing issues, including opportunities and programming that are available to provide support for homeownership, home repairs, etc. as well as city tools (e.g. landbank, land reserve) and housing development practices
- » Support low-income residents in addressing code violations


INFRASTRUCTURE

- » Work with the City and the Pittsburgh Licensing and Inspections department to move from demolition to rehab and identify which properties should be prioritized for rehab
- » Develop additional service-enriched properties that provide housing as well as services
- » Identify homes where people need help with title issues, finding a legal path to occupancy, or finding a more suitable place to live
- » Encourage neighbors to write wills that will prevent future tangled title issues

- » Explore whether development of "Tiny Homes" may be an affordable option
- » Continue to work with TREK and the Housing Authority to provide updates on the Allegheny Dwellings redevelopment
- » Develop additional off-site scattered-site replacement housing to support residents of Allegheny Dwellings
- » Host guided tours of our neighborhoods/fitness trail steps, etc.
- » Improve facades using URA/HACP facade programs

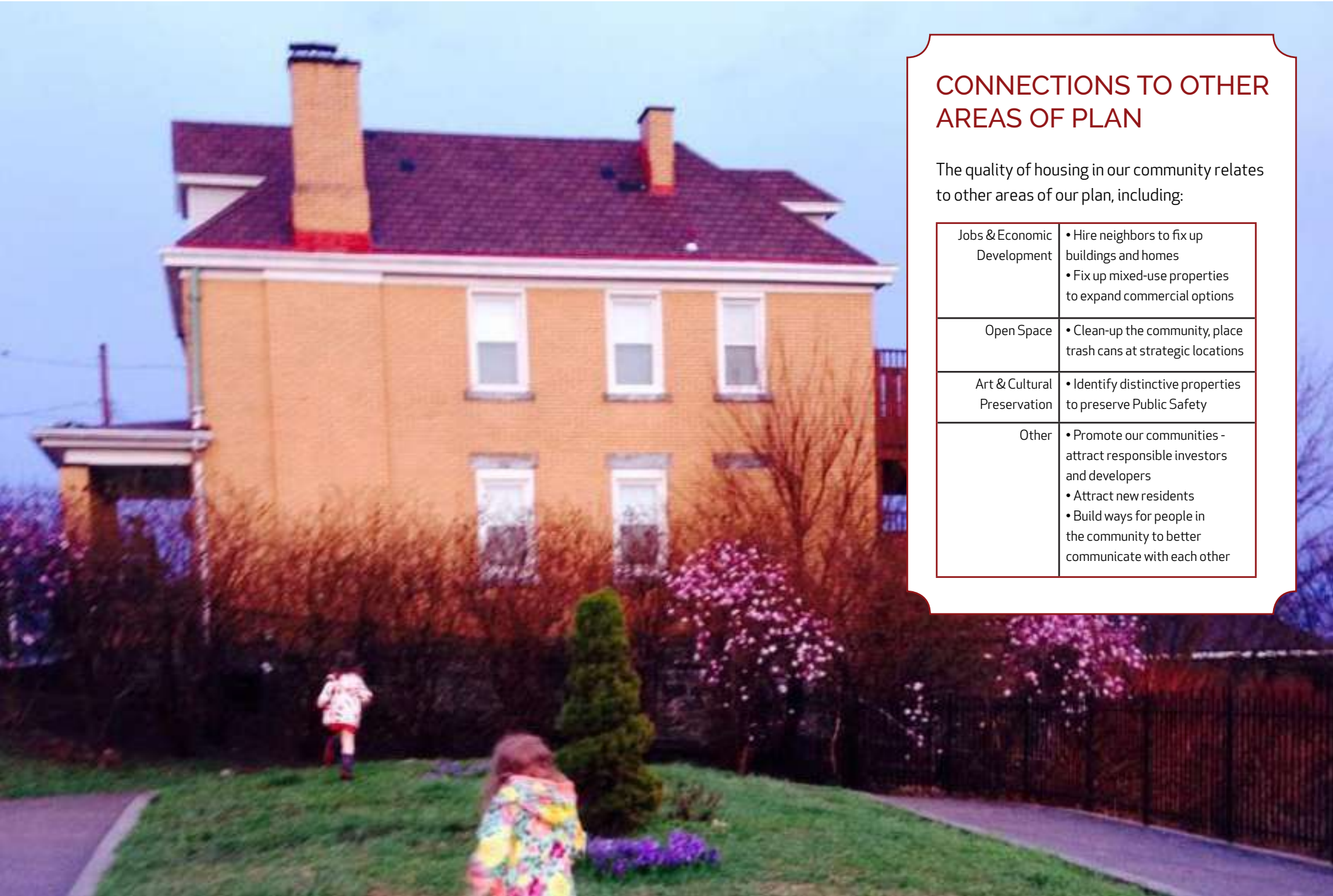
EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » Cityreach
- » Light of Life
- » L.I.V.I.N.G MINISTRY
- » Neighborhood Allies
- » NeighborWorks Western PA
- » Reformed Presbyterian Homes
- » Organizations that provide free home repairs, weatherization, accessible modifications for existing homeowners: The Pittsburgh Project, Rebuilding Together Pittsburgh, Nazareth Housing, Hosanna Industries, Habitat for Humanity, URA, and ACTION-Housing

- 
- » Development Companies that focus on affordable housing development and management: Oakglade Realty, Northside Properties, and TREK Development
 - » Other residents with construction skills/ companies
 - » Lowe's/Home Depot
 - » Organizations and companies that provide homebuyer education, such as NeighborWorks Western PA and local banks



Housing



CONNECTIONS TO OTHER AREAS OF PLAN

The quality of housing in our community relates to other areas of our plan, including:

Jobs & Economic Development	<ul style="list-style-type: none">• Hire neighbors to fix up buildings and homes• Fix up mixed-use properties to expand commercial options
Open Space	<ul style="list-style-type: none">• Clean-up the community, place trash cans at strategic locations
Art & Cultural Preservation	<ul style="list-style-type: none">• Identify distinctive properties to preserve Public Safety
Other	<ul style="list-style-type: none">• Promote our communities - attract responsible investors and developers• Attract new residents• Build ways for people in the community to better communicate with each other

JOBS & ECONOMIC DEVELOPMENT
- COMMUNITY PLAN 2018 -





Jobs & Economic Development

VISION - WHERE AS...

- All residents especially those hardest to employ, have access to jobs in their own neighborhoods that pay life-sustaining wages and provide benefits
- Residents can meet their basic need for affordable, fresh food and clean clothing
- Residents have attractive, enjoyable, affordable places to gather outside of home and work
- Existing businesses and residents benefit socially and economically from new development
- Residents can enjoy a community that is vibrant with employment and commercial options
- Commercial districts flourish by providing merchandise and services the community needs/wants
- There are new opportunities for entrepreneurship and for the community to have an equity stake in local businesses
- Live-work and at-home innovation projects are encouraged
- The proximity to the lower Northside and Downtown is leveraged

STATE OF JOBS & ECONOMIC DEVELOPMENT

Perry Hilltop and Fineview residents currently lack effective business districts that fill the economic and social void cited by our community and the URA. The creation of healthier business districts would also help meet the employment needs of the community.

Both communities are classified as food deserts. There are no grocery stores within walking distance for residents, making it difficult to buy affordable healthy food.

Business districts could serve as economic hubs of activity and promote vibrancy. A business district in Perry Hilltop could capture the demand for retail services and the approximately 29 million dollars that is currently being spent by residents at businesses outside of our community (Market Profile for Perrysville Avenue Commercial District, URA, 2017). A significant portion of vacant parcels are in the former business district, at the intersection of North Charles Street and Perrysville Avenue. The 2015 URA market profile of the Perrysville Avenue commercial district

Continued on page 36

NORTHERN CENSUS TRACT IN PERRY HILLTOP (2615)



NORTHERN CENSUS TRACT IN PERRY HILLTOP (2615)



Jobs & Economic Development

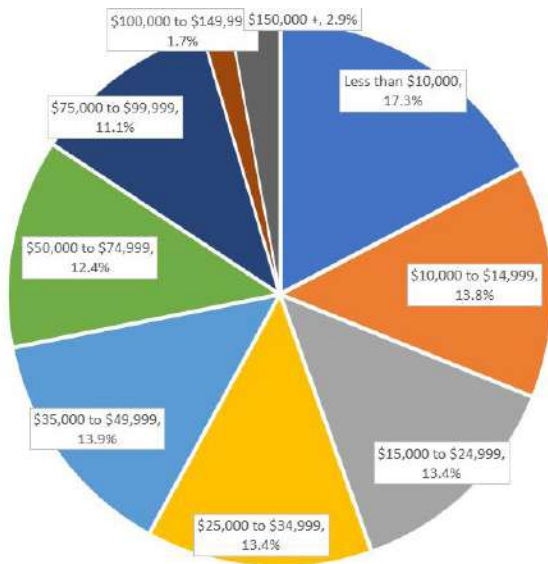
INCOME, EMPLOYMENT, AND EDUCATIONAL ATTAINMENT

In addition to capturing revenue and providing needed goods and services, the creation of business districts would provide jobs for area residents and help meet the demands for employment in our community.

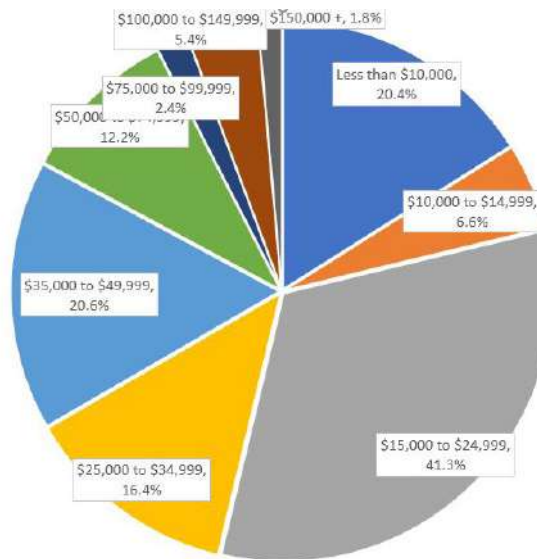
2016 ADJUSTED INCOME, PAST 12 MONTHS, BY NEIGHBORHOOD

FINEVIEW

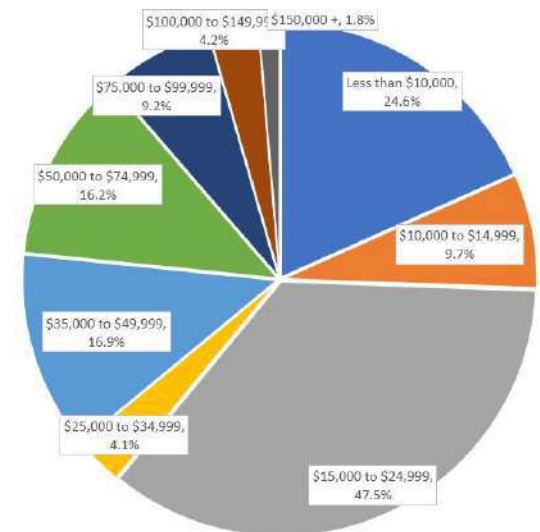
In Fineview, the median income for households in 2015 was \$26,332 (in 2016 adjusted dollars), with 22.3% of all people living in poverty.



- PERRY HILLTOP
- SOUTH OF N. CHARLES ST. (CENSUS TRACT 2614)
- In Perry Hilltop (SOUTH), the median income was \$30,366 (in 2016 adjusted dollars), with 33.5% of people living in poverty.



- PERRY HILLTOP
- NORTH OF N. CHARLES ST. (CENSUS TRACT 2615)
- In Perry Hilltop (NORTH), the median income was at \$39,800, with 31.6% of residents living in poverty.



Project Repat Provides Model for Co-ownership

Workers produce t-shirt memory quilts, which are sold all over the country. The business uses a collaborative working model, where each employee adds input to the production process and has the opportunity to earn an ownership stake in the company.

<https://www.projectrepat.com/pages/memory-quilts>



Jobs & Economic Development

highlighted the leakage/surplus factor, “the amount of potential retail sales that are lost to businesses outside the neighborhood.” All categories of business were high and the estimates for potential demand were highest in the categories of Motor Vehicles, Parts Dealers, Food and Beverage Stores, General Merchandise Stores, and Food Services and Drinking Places.

According to the Buhl Foundation’s market study, there are over 32,000 jobs on the Northside

with 44% considered career pathway jobs with corresponding average wages starting at \$22/hour. Only 7% of the total jobs are held by Northside residents; only 14% of employed Northside residents work in the Northside.

This proves that there are ample opportunities for decent jobs on the Northside, however, residents need to know about the positions available and have the right qualifications in terms of education and experience.

STRATEGY & ACTION PLAN

We have prioritized the following approaches to address jobs and economic development:

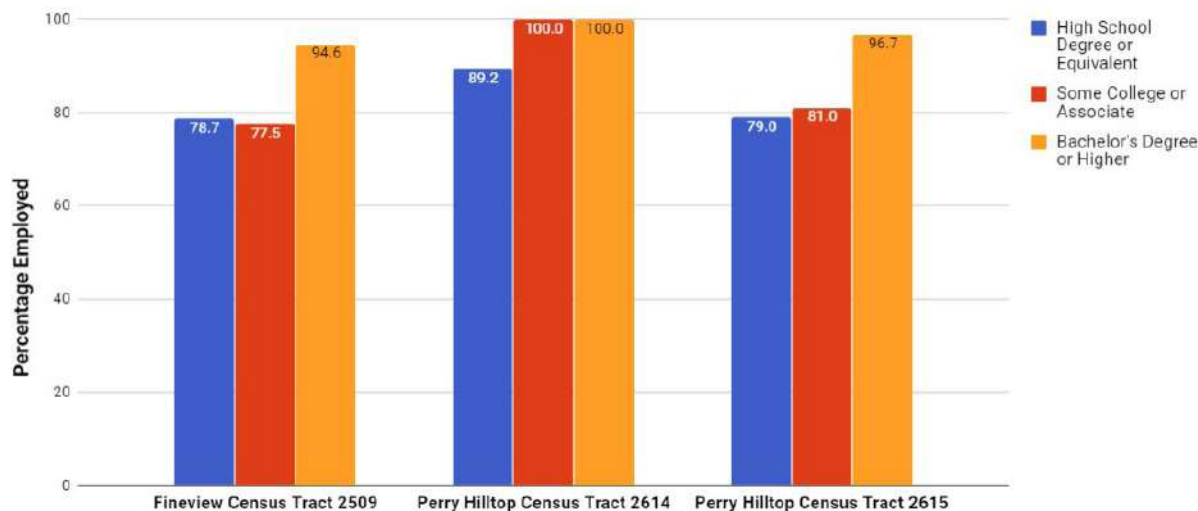
- Provide and promote jobs that pay life sustaining wages with health and other benefits
- Build stronger links between residents and job training/educational institutions that prepare residents for jobs in growing industries
- Work to create vibrant commercial districts

We would like to create and promote initiatives where residents are hired to repair homes and improve green spaces. The more we can connect our redevelopment efforts with quality resident employment, the larger the impact we will see. Residents who help develop the community will have increased pride in the community, which is an important side benefit. Also, as their income rises, so will their ability to maintain their home or purchase a new one.

In addition, we want to link residents with existing jobs and training opportunities on the Northside, such as those at Allegheny General Hospital, Triangle Tech and the Community College of Allegheny County (CCAC). Some of the growth industries we want to prepare residents for are education, medicine (e.g. nurses and personal care aids), finance (e.g. accountants and auditors), technology, transportation (e.g. drivers of trucks and tractor trailers), and construction (e.g. laborers).

According to FCC and PHCC’s 2017 Community Survey, 23.3% of Perry Hilltop and Fineview residents were concerned about their income security. The survey showed, 19.2% of residents earned under \$20,000 per year and 12.5% earned between \$20,000 and \$35,000 per year.

Percentage Employment Rate by Highest Education Obtained



Jobs & Economic Development



Perrysville business district, Perry Hilltop

EDUCATIONAL ATTAINMENT

The ability to secure a job is highly correlated with the level of one's education. The higher the educational level, the larger the share of those employed.

	% High School High School Degree or equivalent	% Some College or Associate's Degree	% Bachelor's Degree or higher
Fineview Tract 2509	47%	33.6%	17%
Perry Hilltop: Tract 2614	41.6%	31.4%	21%
Perry Hilltop: Tract 2615	30.1%	37%	27%

U.S. Census Bureau, 2012-2016 American Community Survey
5-year estimates employment status for 25 to 64 year olds



JOB HELP

According to FCC/PHCC's 2017 Community Survey, areas residents said they needed assistance to obtain a job were:

Job Information

12.5%

Driver's License

6.7%

Resume Assistance

5.0%

Transportation

5.0%



Triangle Tech

EXISTING ASSETS & POTENTIAL PARTNERSHIPS

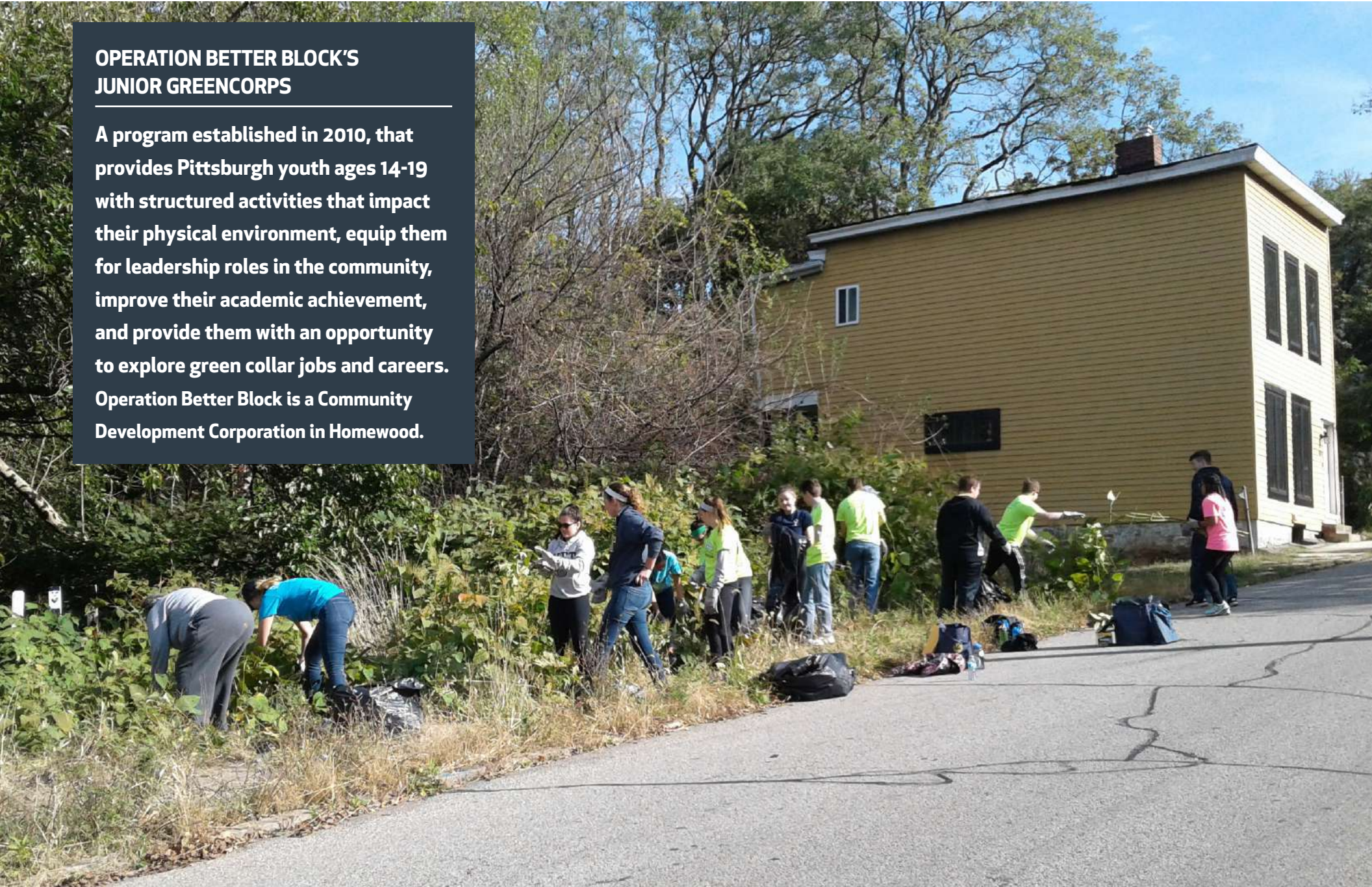
- » Allegheny General Hospital
- » City of Pittsburgh's Learn and Earn Program
- » Community College of Allegheny County
- » Goodwill /Northside Common Ministries Financial Opportunity Center
- » Job Corps
- » KIVA
- » Northside Community Development Fund
- » Partners For Work
- » Pittsburgh Community Services, Inc.
- » Riverside Center for Innovation



Jobs & Economic Development

OPERATION BETTER BLOCK'S JUNIOR GREENCORPS

A program established in 2010, that provides Pittsburgh youth ages 14-19 with structured activities that impact their physical environment, equip them for leadership roles in the community, improve their academic achievement, and provide them with an opportunity to explore green collar jobs and careers. Operation Better Block is a Community Development Corporation in Homewood.



Jobs & Economic Development

... continued from Plan & Strategy

We desire to increase resident access to and the availability of job training opportunities, such as those that help residents get into unions or programs that teach youth trade skills.

OTHER STRATEGIES

EMPLOYMENT - PROGRAMMING

- » Identify and connect formerly incarcerated residents to job opportunities
- » Empower community members to open the businesses needed in our neighborhoods
- » Tap into small business resources provided by the City

ECONOMIC DEVELOPMENT - INFRASTRUCTURE

- » Expand availability of places to work in our community
- » Make sure older people and those on fixed incomes have access to businesses that meet their needs
- » Identify zoning of commercial infrastructure, see where changes are needed, and work to get necessary changes

In an effort to bring more businesses into our community, we will recruit affordable grocery stores, restaurants, cafes, youth spaces (an after-6 pm recreation center), a laundromat, a public market, a farmers market, and /or an incubator space that supports new businesses. We are working with the URA to rehab four mixed use properties on Perrysville Avenue that were formerly owned by Perry Hilltop Association for Successful Enterprise.

CONNECTIONS TO OTHER AREAS OF PLAN

Education	<ul style="list-style-type: none"> • Connect with schools and create internships for students • Ensure childcare is available to residents who are employed • Create recreation centers or pop up sites with programming and childcare • Create strong alliance and relationships with CCAC and other institutions involved with job training
Transportation and mobility	<ul style="list-style-type: none"> • Make sure residents can access jobs and businesses via walking and public transportation
Public Health	<ul style="list-style-type: none"> • Increase access to businesses that sell and serve healthy foods (restaurants, corner stores, farmer's markets etc.) • Complete indoor gym at Fowler Park (high priority)
Housing	<ul style="list-style-type: none"> • Work with URA to rehab four properties that will include new storefront businesses

EMPLOYMENT BY SECTOR

ACS Data 2012-2016

1

Educational, Health, Social Services

27.4% 34.7%

Fineview Perry Hilltop

2

Finance, Insurance, Real Estate

17.7% 10.6%

Fineview Perry Hilltop

3

Arts, Hospitality

8.7% 13.2%

Fineview Perry Hilltop

SHOPPING OUTSIDE OF NEIGHBORHOOD

Grocery shop

84% 85%

Fineview Perry Hilltop

Farmers markets

58% 59%

Fineview Perry Hilltop

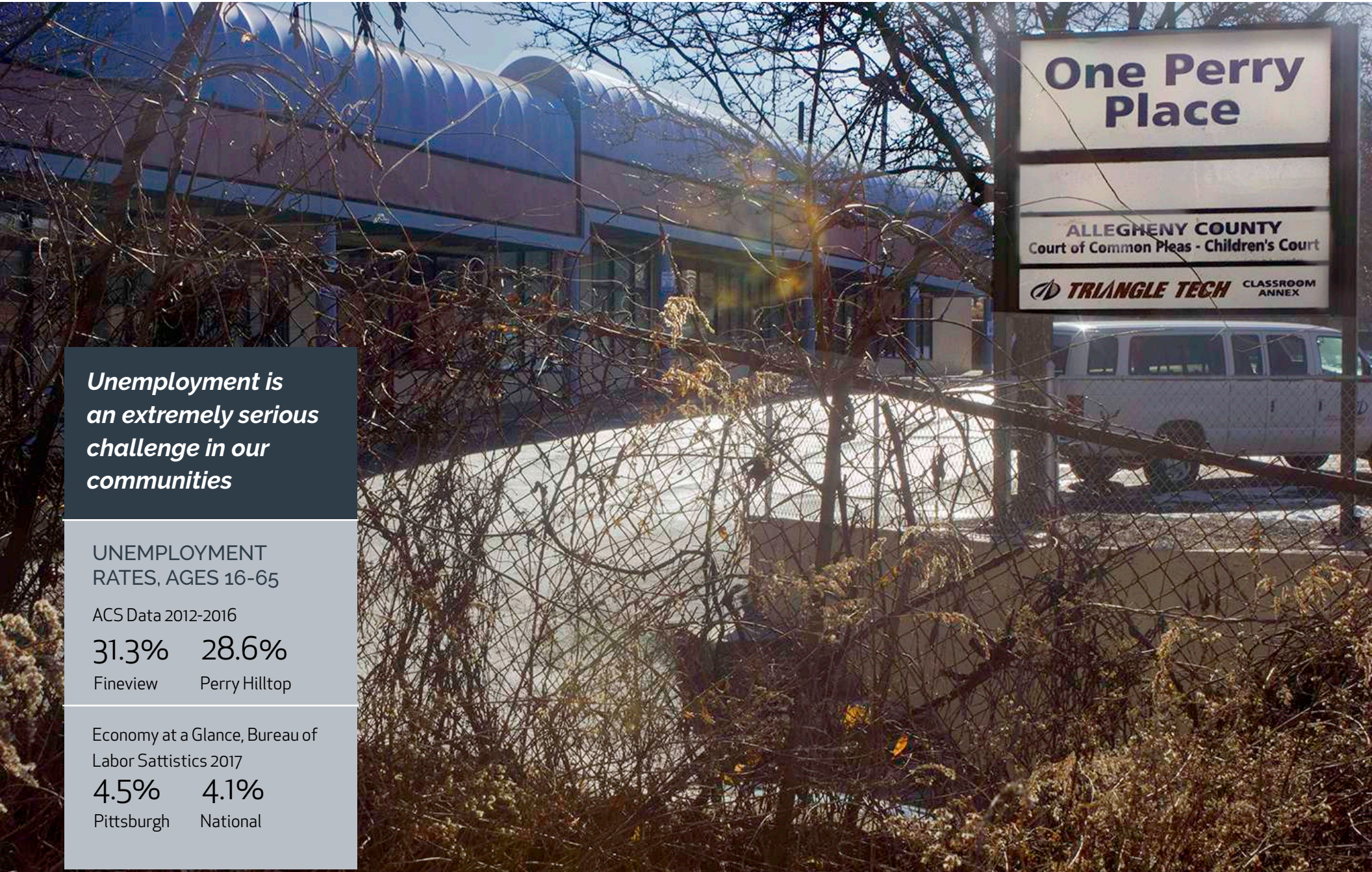
Eat at restaurants

68% 58%

Fineview Perry Hilltop



Jobs & Economic Development



Unemployment is an extremely serious challenge in our communities

UNEMPLOYMENT RATES, AGES 16-65

ACS Data 2012-2016

31.3% 28.6%

Fineview Perry Hilltop

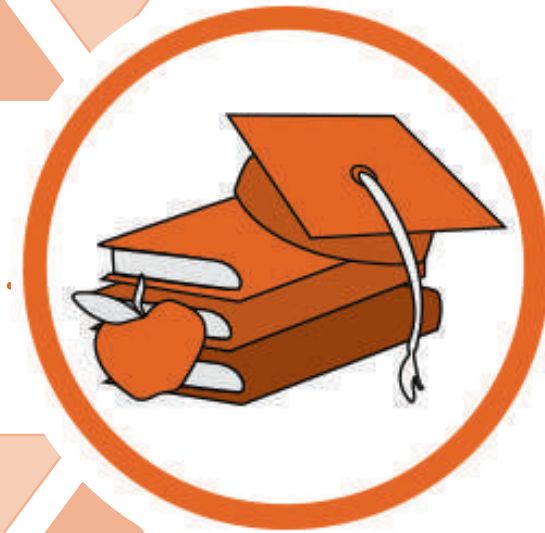
Economy at a Glance, Bureau of Labor Statistics 2017

4.5% 4.1%

Pittsburgh National

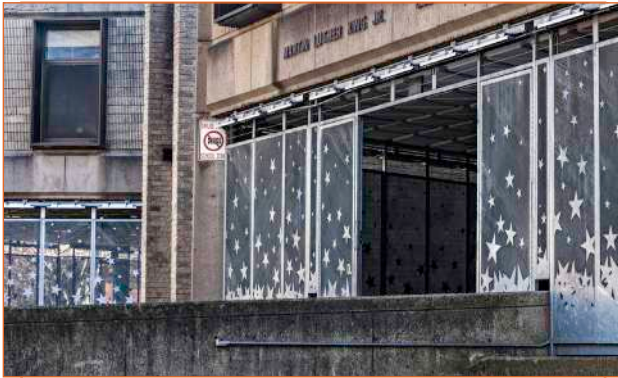
EDUCATION

- COMMUNITY PLAN 2018 -





Education



Pittsburgh King PreK-8

VISION - WHERE AS...

- Every child can access high quality childcare, preschool, elementary, middle and high school education and support systems in their own neighborhood
- All adults have access to training and educational opportunities that allow them to obtain meaningful work, where they are compensated with life-sustaining wages and benefits

Model Outcomes at Angel's Place Childcare & Pre-K

For the 2016-2017 school year, 90% of all children served met developmental milestones in age-appropriate categories, exceeding pre-established goals by 5%. Additionally, of preschool graduates assessed for kindergarten readiness, 96% demonstrated mastery of skills needed for kindergarten.

STATE OF EDUCATION

Pittsburgh King PreK-8 and Pittsburgh Perry High School are feeder schools for our communities. They provide important assets, including committed and skilled teachers, staff, and volunteers. Pittsburgh King has established the Parent Community Volunteer Network (PCVN), which has been successful at building pride in the school. Perry High School has a newly established Parent Teacher Organization that is conducting outreach to parents and is working to build stronger connections with the community.

However, research shows that while the communities of Fineview and Perry Hilltop highly value education, the quality of primary and secondary education is deemed insufficient both by public opinion and outside research.

According to the 2015 One Northside Census, 64% of Fineview residents and 73% of Perry Hilltop residents value education. Around 40% of residents in both neighborhoods feel the quality of the elementary and middle schools are poor, with 50-60% of neighbors concerned that the quality of the high schools are poor.

At Pittsburgh King, Pre-K-8, 44% of students were proficient (met teaching standards) and 56% of the teachers were distinguished. However, math standards were not met. At Pittsburgh Perry High school, 33% of teachers were proficient (met teaching standards) and 64% were distinguished.



Pittsburgh Perry High School

Neither math nor literature standards were met, with 65% of students chronically absent. The graduation rate is currently at 65%. In 2012, the graduation rate was 86%, and then decreased to 65% in 2013, 2014, and 2015. This is likely a result of a merger between Perry and Oliver High School.

According to the 2015 One Northside Census, only 34% of Perry Hilltop households felt their child was "very safe" in school and in Fineview, this figure is even lower, at 21%.

There are many factors that affect the outcomes of a school: the amount of resources available, the standards set, the accountability mechanisms put in place, the leadership of the school, the engagement of parents, the value of education in the home, and other environmental factors. For example with environmental factors: 1) Lead exposure, often in older homes, can make learning difficult for children; 2) Smoking and poor air quality can lead to increased rates of asthma, which can lead to missed school days; 3) Whether parents are able to take part in

the local economy and find and keep an affordable place to live will affect a child's ability to attend school consistently; 4) Exposure to violence and experiences of trauma can affect the safety of children and cause them to act out in school.

In FCC/PHCC's 2017 Community Survey, education was listed as a high priority, where 25% of residents expressed interest in getting involved with youth and schools.

STRATEGY & ACTION PLAN

We desire to celebrate the good work that teachers, staff, and volunteers are doing at these schools and provide additional support to the schools as we strengthen the surrounding communities.

They say it takes a village to raise a child. We want to be the village that helps children succeed; the village that addresses the environmental factors that negatively impact a child's educational outcomes; the village that ensures that our children and families can learn and thrive.

Top strategies identified to improve education:

- » Promote the concept of Community Schools
- » Elevate student voices
- » Promote pre-k for all
- » Bridge the gap between parents and schools
- » Support development of McNaugher School into Northside Resource Mall



Students from the Pittsburgh Project interview elders in the community for the Unity Corner public art mosaic mural.



Board members coordinate cultural & sporting events for youth in the community - sponsored by Tickets For Kids.



Reading is Fundamental, Storymobile - Board sponsored BBQ and activities to celebrate reading and community together.



Education

We will promote the concept of Community Schools—a system that will better integrate the school with the community, providing students with broader support systems, while at the same time providing the community with additional resources. When a school's population has students from the community, the school is the community and the community is the school. The success of each is interrelated and therefore collaboration and connection is vital for the success of both the school and the community. The Community Schools model is a growing model in Pittsburgh with five schools selected last year.

We will encourage our schools to elevate student voices through the provision of leadership positions, as well as provide opportunities such as a Millennial Board where students can have a voice and be involved as active members of improving our community.

We will promote Pre-K programs and involvement for all residents. Pre-K programs help students prepare socially, emotionally, and academically for kindergarten. Also, Pre-K is a time when parents are most involved in the schools. Parents are responsible for dropping off and picking up their children on a daily basis. Schools with Pre-K programs provide ample opportunities for parents of Pre-K students to get involved. This parent-centered engagement is something that we would like to see continued on a similar scale as students advance in their learning.

We can help bridge connections between parents and schools by making sure residents know about opportunities to volunteer in the schools along with the value of being engaged in our schools.

NORTHSIDE RESOURCE MALL

We will support the development of McNaugher School into a Northside Resource Mall by Northside Partnership Project. The Northside Partnership Project is a collaborative of seven grassroots organizations that are working to build a STEAM themed resource mall in the community where

residents of all ages will have the opportunity and a place to receive information, support and training to become self-sufficient for a safer community.

NORTHSIDE NARRATIVES PROJECT

Raising youth voices could look like the Northside Narratives Project, a collaboration between Perry High School, Community College of Allegheny County, One Northside, BMe Community, and Ya Momz House, Inc. The project provided students with the opportunity to come up with ideas for improving the Northside and receive funding for those ideas. Three hundred students submitted ideas and 40 students were selected to receive \$1,000 to implement their idea. The project spurred entrepreneurship and engaged the students in community improvement.

WHOLISTIC CAREER CENTER

One potential solution to bridge the gap between the completion of a education to jobs and career development could be a wholistic career center, like the one proposed, but not yet realized, in the East Liberty Community plan. A career planning center, like those found in colleges, matches the skills and interests of graduates, with a job that represents the beginning of a career path, rather than an entry level, low-wage job.

“A community school is both a place and a set of partnerships between the school and other community resources. Its integrated focus on academics, health and social services, youth and community development and community engagement leads to improved student learning, stronger families and healthier communities...Schools become centers of the community and are open to everyone - all day, every day, evenings and weekends.”

Coalition for Community Schools,
Washington DC



Angel's Place

ANGEL'S PLACE

Provides Family Support Services paired with high-quality Early Childhood Education and childcare in the Perry Hilltop Community and beyond. It is rated with 4 Keystone STARS.

THE PITTSBURGH PROJECT

Provides enriching afterschool programs and summer daycamps for youth in grades K-12. Provides homework help, has innovative makespace, athletics, arts, and provides work experience, and college scholarships.

PROJECT DESTINY'S EARLY LEARNING CENTER

Provides childcare for kids from six weeks old through six years of age. Children are cared for in a safe, nurturing environment with trained staff providing each child with age appropriate activities. It is rated with 2 Keystone STARS.



The Pittsburgh Project

OTHER STRATEGIES

ADVOCACY

- » Advocate for consistent leadership in schools***
- » Advocate for teacher training**
- » Advocate for structural changes to meet current needs and challenges of the student population
- » Advocate for or create programs that introduce children to different languages early in their education
- » Bridge the gap between schools and the school board; hold the school board accountable

PROGRAMMING

- » Bridge the disconnect between neighborhood groups and schools (board members should attend PTA meetings)
- » Connect retired residents with afterschool programs, so they can teach/mentor
- » Help residents know what after school and extracurricular programs exist for our feeder schools



Project Destiny's Early Learning Center

- » Advocate for partnerships and collaboration between Northside afterschool programs

INFRASTRUCTURE

- » Provide Free Wifi for all residents**

OTHER

- » Asset-based community development (i.e. focus on parents'/residents' strengths)
- » Improve public perception of local feeder schools (e.g. KING, Pittsburgh Perry)***
- » Promote the use of asset-based language (i.e. focus on school strengths and opportunities)
- » Support Parent Community Volunteer Network at Pittsburgh KING

*Number of stars equals higher priority



Education



EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » Allegheny Center Alliance Church
- » Aunt Terry Daycare
- » Community College of Allegheny County
- » Manchester Bidwell Corporation
- » NSLC Northside Education Committee
- » Pittsburgh King K-8
- » Pittsburgh Perry High School
- » Pressley Ridge
- » Project Destiny
- » Reading Is Fundamental
- » Riverview Presbyterian Church
- » Sarah Heinz House
- » The Pittsburgh Promise
- » The Pittsburgh Project
- » Triangle Tech
- » Urban Impact
- » Youth Places

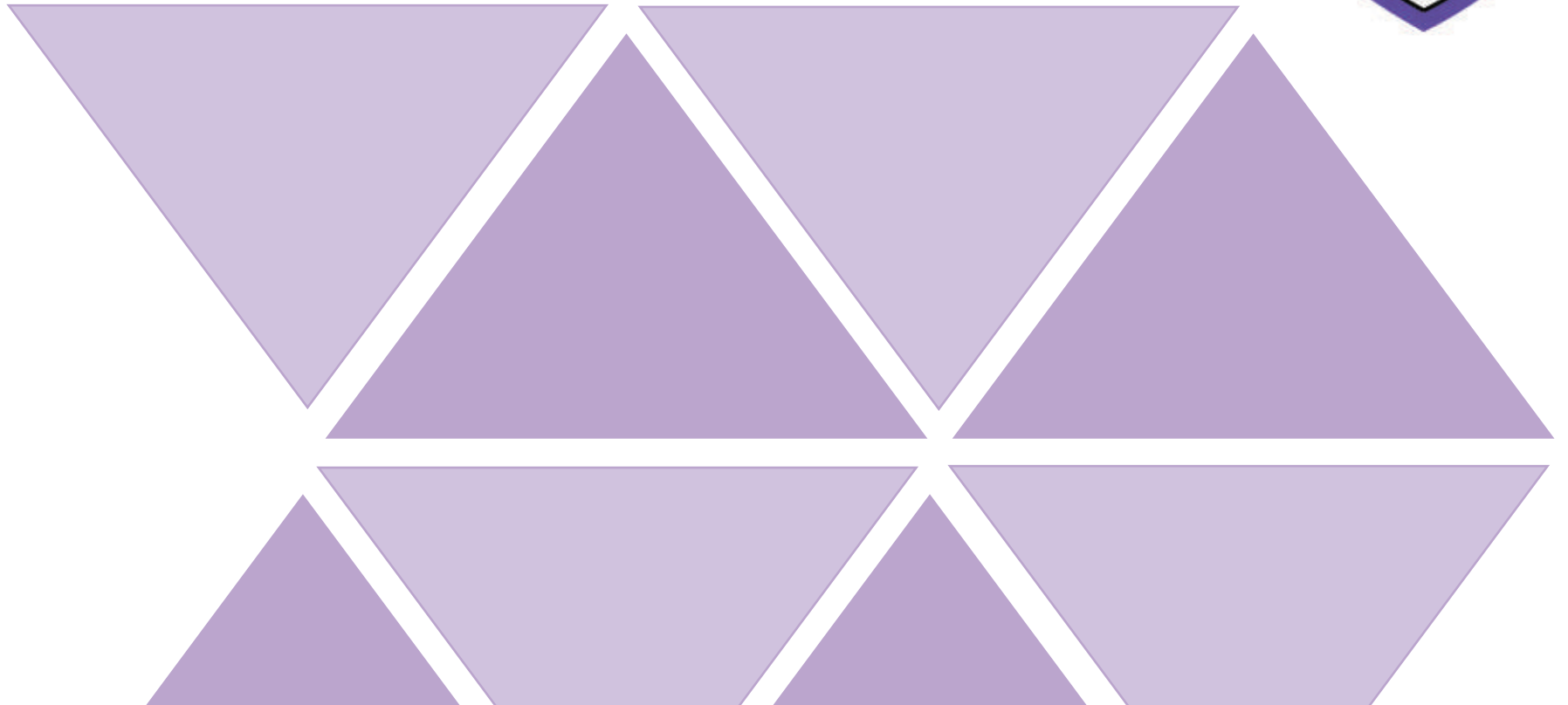


Triangle Tech



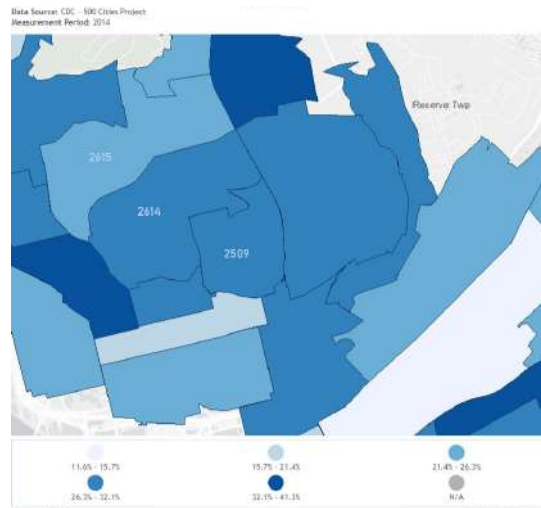
PUBLIC HEALTH

.....
- COMMUNITY PLAN 2018 -

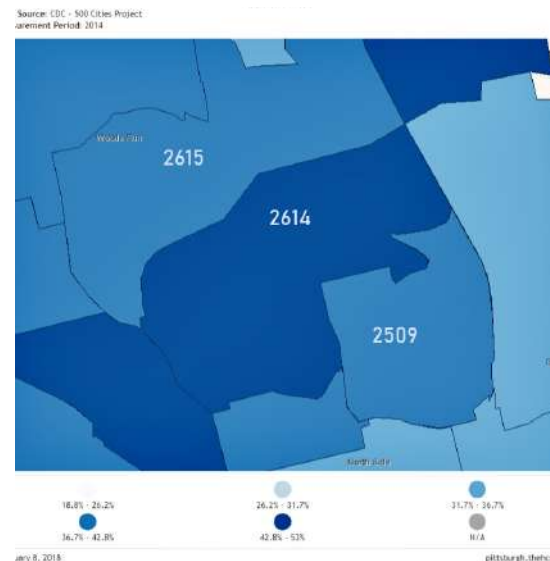




SMOKING (ADULTS)



OBSESITY (ADULTS)



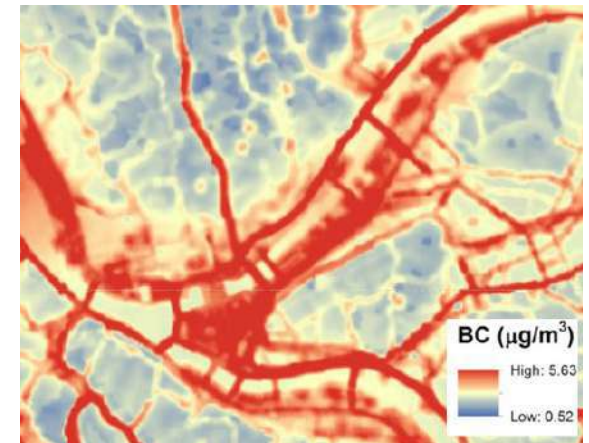
Center for Disease Control 500 Cities Project and Allegheny County Health Department, Bureau of Epidemiology and Biostatistics. Accessed from <http://www.achd.net/aci/> January 8, 2018.

WALKABILITY



The map above shows the walkability of Perry Hilltop and Fineview. The walkability of a neighborhood can induce people to exercise. Fineview and Perry Hilltop are very hilly communities. Walkability ratings rank Fineview and Perry Hilltop census tract 2614 (southern) at slightly above average at 54 and 49 respectively. Perry Hilltop census tract 2615 (northern) ranks slightly below average at 40. (<https://data.wprdc.org/dataset/allegheeny-county-walk-scores>)

AIR QUALITY



In the map above the areas of Fineview and Perry Hilltop that border Interstate 279 are shown to have particularly high concentrations of Black Carbon. Diesel trucks are the source of Black Carbon emissions along the Interstate. According to the Breathe Project launched by the Heinz Endowments, "Black Carbon is a component of fine particulate matter (PM_{2.5}); breathing fine particles increases risks of asthma attacks, heart attacks, reduced lung function, lung cancer, and death" (Breathe Project, 2017).



Allegheny General Hospital

VISION - WHERE AS...

- All residents, from children to seniors, are mentally, physically, and spiritually thriving
- All residents have access to quality health care, including preventative care, and experience a high quality of life
- All residents have access to clean water and air
- All residents have access to health education and healthy activities
- All residents are able to live rich, full, and long lives because their homes and streets are healthy and safe

STATE OF PUBLIC HEALTH

The most prevalent health issues in the Perry Hilltop and Fineview communities are obesity, hypertension, lack of physical activity, and smoking. (Allegheny County Health Department). Particulate Matter levels are also an issue along Interstate 279.

In a 2014 study, the percentage of adults found to be obese in Fineview was 39.1%. For Perry Hilltop, census tract 2614 (southern), the figure was 45%. For Perry Hilltop census tract 2615 (northern), it was 39.4%.

The same study found similar figures for Fineview and Perry Hilltop census tract 2614 (southern) for adults who smoke, at 29.1% and 29.3% respectively. In Perry Hilltop Census Tract 2615 (northern), the figure is lower, at 25.1%

Physical activity is not possible if residents experience fear in public spaces. According to the 2015 One Northside Census, Perry Hilltop and Fineview parents do not feel safe with their children going to existing parks to play. In Perry Hilltop and Fineview, only 17% and 22% respectively feel their children are safe in neighborhood parks. PHCC notes from community visioning sessions of 2013 indicate that the largest problem cited was no safe, free place for kids to go.

STRATEGY & ACTION PLAN

Top strategies we identified to improve the health of our community:

- » Advocate for and assist with the completion of the gym in Fowler Park
- » Revamp parks and provide activities there for children and families
- » Create fitness days--community hikes, etc.
- » Provide information and connect residents to existing health care and human service resources
- » Address social determinants of health (e.g. rehabbing homes, increasing access to jobs, etc.)

We will work with The Pittsburgh Project to advocate for the completion of the gym, which began in 2011. Additional financial resources are needed to complete the project.

We will reach out to partners such as Venture Outdoors and the Pittsburgh Parks Conservancy to provide activities for youth, families, and all residents.

To provide information and better connect residents with existing resources we will do door to door outreach and also organize special workshops and presentations.

To address social determinants of health, we will work on repairing vacant houses and improving vacant lots as well as creating economic development initiatives.



OTHER STRATEGIES

PROGRAMMING

- » Increase and promote affordable physical fitness opportunities, especially for teens and single parents*
- » Promote yoga and other opportunities*
- » Create new skate park/bike park
- » Start an oxygen bar*
- » Encourage neighbors to talk to and look out for the health of their neighbors***
- » Reach out to residents about lead safety programs and resources
- » Address root causes of homelessness (e.g. mental health, addiction) and promote housing first (e.g. housing provided immediately with few restrictions) to eliminate homelessness
- » Host outdoor gym sessions (e.g. weightlifting)

INFRASTRUCTURE

- » Increase access to businesses that sell and serve healthy foods (e.g. restaurants, corner stores, farmer's markets etc.)
- » Create more spaces for physical and emotional fitness
- » Plant more trees to improve air quality and keep water out of sewers
- » Advocate for PWSA to improve water systems and storage facilities
- » Ensure lead free environment for children

* Number of stars equals higher priority

CONNECTIONS TO OTHER AREAS OF PLAN

Mobility and Transportation	<ul style="list-style-type: none"> • Beautify the streets (funding available URA/HACP) • Encourage walking and public transportation
Employment	<ul style="list-style-type: none"> • Expand availability of and connect residents to jobs that pay life sustaining wages with health and other benefits
Open Space	<ul style="list-style-type: none"> • Revitalize open spaces to engage neighbors in physical fitness activities

EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » Allegheny County Health Department
- » Allegheny General Hospital
- » Center for Victims of Violence and Crime
- » Cityreach Network
- » Consumer Health Coalition
- » Dannie Marie's Service Coordinators
- » Focus Pittsburgh
- » Foundation of Hope: Interfaith organization that helps incarcerated and released individuals rebuild their lives.
- » Mercy Behavioral Health
- » Midwife Center for Birth and Women's Health
- » Northside Christian Health Center
- » Open Door: Provides housing for individuals with great housing barriers, including HIV
- » Prevention Point: Provides a needle exchange every week
- » United Way

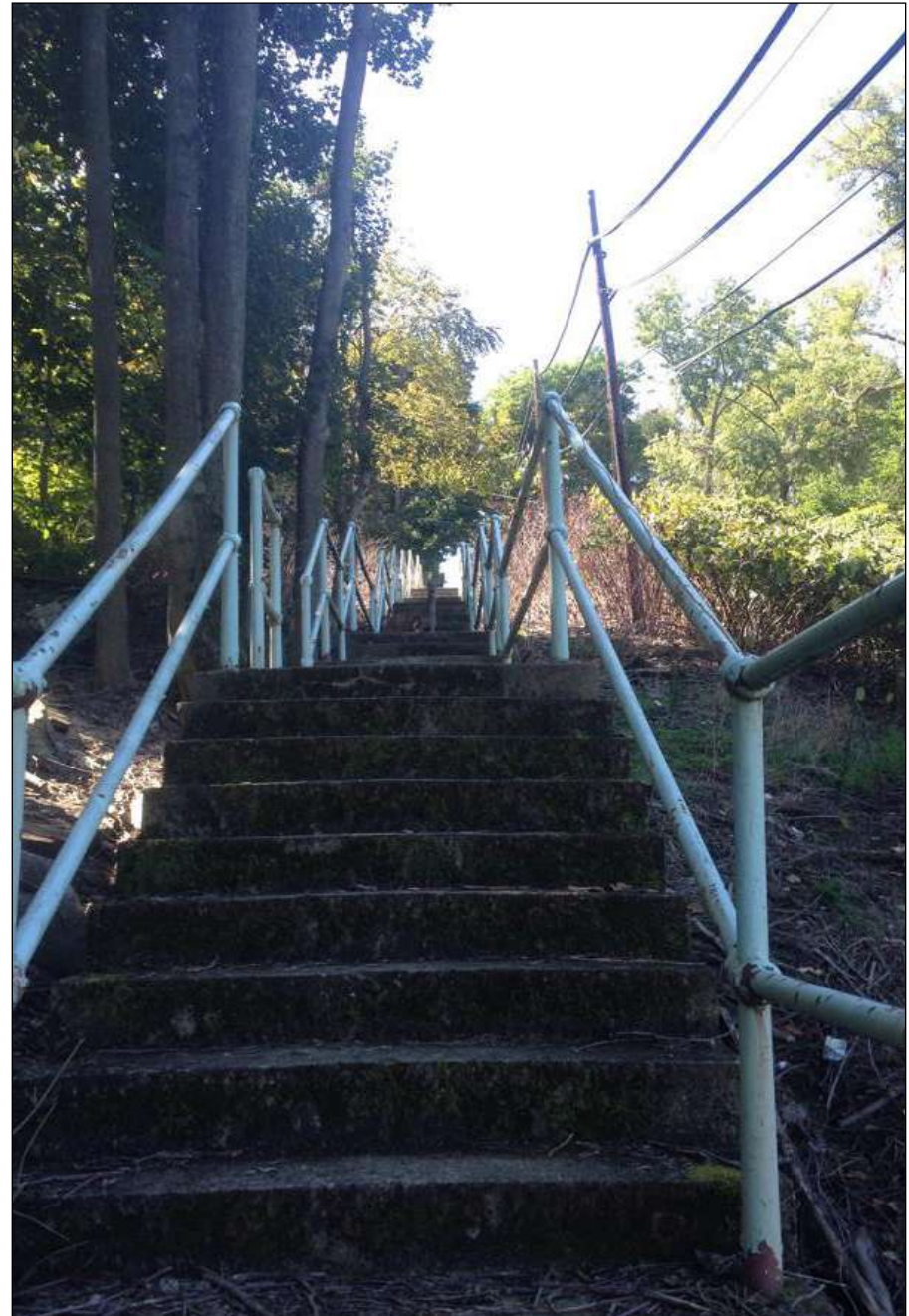


Kids of all ages enjoy the playground, Fineview Community Park



Five mile Step Challenge, Fineview

Rising Main Steps, Fineview -
17 stories of hard fitness



ART & CULTURAL PRESERVATION
.....
- COMMUNITY PLAN 2018 -





Art & Cultural Preservation



VISION - WHERE AS...

- There is an abundance of beautiful, well-crafted art projects that were created with community involvement of all ages and reflect the culture and history of our community
- Children and adults have opportunities to create art, music and dance exhibits/performances and improve their skills
- Neighbors have access to and can afford to attend cultural events that enrich their lives
- Our community's history is preserved and shared for generations
- Artists can earn a comfortable life sustaining wage and benefits and be a recognized resource for community building



Corner of Hope, Perry Hilltop - Students along with art instructor, Sandy Kessler Kaminski & PHCC Board Member, Dwayne Barker talk about the experience creating the site and murals

STATE OF ART AND CULTURAL PRESERVATION

PUBLIC ART

We are well on our way towards our goal of having an abundance of artwork that is community generated and celebrated. In addition to these works, there are works that have been preserved or are worth preserving, as designated by PreservePGH, a component of PLANPGH, the City's

comprehensive plan for Pittsburgh, adopted in 2012.

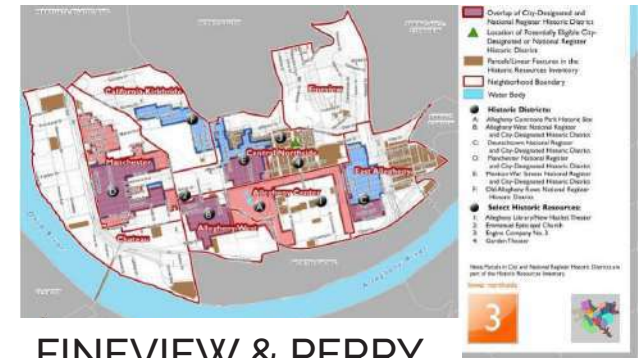
Inspiring examples include:

- **Corner of Hope**, a project initiated by Zeba Ahmed, then a PULSE fellow, in partnership with Perry Hilltop Citizens Council and carried out by The Pittsburgh Project with the support of Oakglade Realty. The project included the improvement of a neglected lot and the recreation of Negro League murals originally created in 1997 at Wilson and Burgess Street. Students and their leaders at The Pittsburgh Project removed the old murals and worked with artist/teacher Sandy Kessler Kaminski

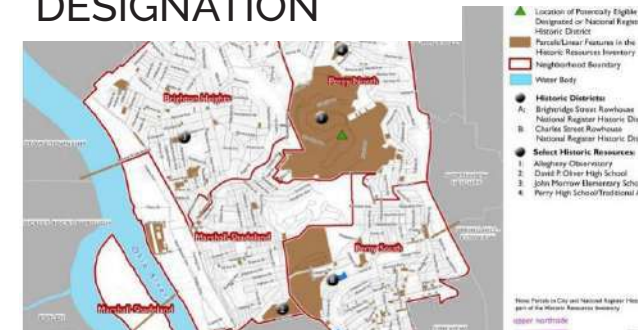
Art & Cultural Preservation



Unity Corner, Fineview & Perry Hilltop - Ribbon cutting ceremony attendees along with some of the volunteers, board members and elected officials



FINEVIEW & PERRY HILLTOP HISTORIC DESIGNATION



to recreate nine large-scale portraits of Negro League baseball players. The players include Josh Gibson who was raised in the Charles Street Valley. The project was completed 2017.

- **Unity Corner**, a gateway sign and lot revitalization project at the base of Perrysville Avenue. The project was led by Robin Alexander and Dwayne Barker, Board Members of Perry Hilltop Citizens' Council and created in partnership with the Fineview Citizens Council, The Pittsburgh Project and Allegheny City Society. The sign was created by students at The Pittsburgh Project who worked with artist/art teacher Sandy

Kessler Kaminski and artist Linda Wallen. The sign is a mosaic made out of ceramic tiles and glass pieces. Allegheny City Society's role was to share the history of both neighborhoods prior to youth designing and creating the sign. The project received significant support from the City of Pittsburgh, numerous neighbors and many businesses.

- **A Civil Rights Mural**, by multiple artists, is a mural on N. Charles Street.
- **A Day in the Park Mural**, by Kenneth Tator is a mural on the The Pittsburgh Project's warehouse located on N. Charles Street and Kimberlin Way.

- **Freedom Lantern** in Fowler Park, by Sandy Kessler Kaminski is a large lantern sculpture with solar powered star-shaped lights that corresponds to the lanterns that were used as symbols of freedom on the Underground Railroad

We are fortunate to have neighbors interested in working on community art projects. According to the 2015 One Northside Census, 20% of Perry Hilltop residents and 27% of Fineview residents are willing to volunteer two hours of their time monthly chose creative arts endeavors as an area in which they



Art & Cultural Preservation



Heathside Cottage, Fineview

would like to participate. According to FCC/PHCC's 2017 Community Survey, 31% expressed interest in getting involved in arts related activities.

HISTORIC PRESERVATION

ARCHITECTURE

Heathside Cottage, on Catoma Street in Fineview, is an example of Gothic Revival Architecture. According to PreservePGH, the buildings along Lafayette Street are of particular significance. They exhibit styles of Queen Anne, Gothic Revival, and Italianate architecture. There are two small National Historic Districts in Perry Hilltop: one is located on Brightridge Street. The other is located on Charles Street near Irwin.



John A. Brashear House, Perry Hilltop

According to PreservePGH, "Perry South has an abundance of pre-1940 buildings, but many are vacant and neglected. This presents a challenge for neighborhood-wide preservation efforts. There are opportunities to maintain structural integrity in the two Historic Districts (row houses) and draw new investment into Perry South." We need to "target maintenance initiatives in portions of Perry South to improve the physical condition of distressed properties, particularly rowhouses."

FINEVIEW

- Henderson-Metz House - 1516 Warren Street**
- Heathside Cottage - 416 Catoma Street*

PERRY HILLTOP

- Houses at 2501-2531 Charles Street**
- Houses at 838-862 Brightridge Street** (Managed by Northside Properties)



Henderson-Metz House, Fineview

- John A. Brashear House (1954 Perrysville Ave.) - Famous lens maker and Astronomer**
- E.H. Swindell Bridge at Charles and Hazelton Streets*

**listed on National Register of Historic Places

* listed on Pittsburgh History and Landmarks Foundation

OTHER HISTORICALLY SIGNIFICANT AREAS

FINEVIEW

- Original site of Henderson St. incline (Henderson at Federal St., Catoma Overlook)
- Former location of Mount Alverino Boarding School
- Nunnery Hill
- Fineview Park

Note: Photos of the original design of the space should be incorporated into signage for the incline and parks.



Mural at Unity Corner, Fineview & Perry Hilltop

PERRY HILLTOP

- Venango Indian Trail/Perrysville Plank Road
- Original Western University of Pennsylvania (known as the University of Pittsburgh) site (where Triangle Tech is now)
- Original Allegheny Observatory site
- Fowler Park/Pleasant Valley Park
- Protestant Orphan Asylum of Pittsburgh and Allegheny

STRATEGY & ACTION PLAN

Top priorities identified to address art and cultural preservation:

- » Create a Traveling Parade that includes an Open House Tour throughout the community, with people hosting music and plays in their houses
- » Expand creation of community art projects that

engage youth and highlight our history

- » Expand program opportunities for children and adults to improve their visual and performing art skills

- » Expand the availability of events and locations that highlight local artists

- » Encourage community interest in historic preservation and label historic properties and landmarks.

We will partner with an entity such as City of Play to do the traveling parade and open house tour and with organizations including The Pittsburgh Project and the Allegheny City Society to create additional art projects and educational programming.

Examples of events that highlight local artists are Art at the Overlook, progressive dinner crawls and book clubs. Several key locations for installing

or showing art could include: vacant buildings, Fineview's overlook, Fineview baseball field, city steps, retaining walls (Mountford Ave. or Marsonia St.), and near new or potential gateway signs (e.g. East Suffolk and the Underpass).

It should be noted that improving playgrounds and hosting events at those locations has been mentioned several times in this report and is considered a high priority under this section. There are many possibilities, including Artist Image Resource (AIR) hosting screen printing in our parks or having the City bring their Art Cart.



Art & Cultural Preservation

OTHER STRATEGIES

PROGRAMMING

- » Use parking lots creatively for programs**
- » Flamingo Friday Dinner Parties (each Friday the house where the Flamingo appears outside is hosting)
- » Establish a multicultural community day (vendors, art, culture)
- » Have each school create pop-up art to be located somewhere in the neighborhood (e.g. the parade)
- » Expand availability of artist studios and shared resources for artists
- » Incorporate hip hop into local art training and performance opportunities
- » Identify homes on Meadville St. and other key streets where murals could be installed*
- » Host animated mural tours once we have a lot of murals (like in Cincinnati)
- » Host Art at the Overlook Festival (close Lanark Street) and have two days of performances and art activities
- » Watch performances in the baseball field from the overlook
- » Host plays at the Overlook

* Number of stars equals higher priority



Planning Committee member, Chris Cavendish with Sarah Heinz House and Dwayne Barker, Perry Hilltop Board

EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » Allegheny City Society
- » Andy Warhol Museum
- » Artist Image Resources (AIR)
- » Children's Museum
- » City of Play
- » Manchester Bidwell Corporation
- » Project Destiny
- » Randyland
- » Sarah Heinz House
- » The Pittsburgh Project
- » The Mattress Factory
- » Urban Impact



A Victorian Harvest celebration at Heathside Cottage



Blue Grass Band performing at the Overlook in Fineview. Other performances presented at the Overlook have been by Steel City Shakespeare.

Art & Cultural Preservation



Community members of all ages engage with community art projects & events. Left to right - Learning to screen print at Artist Image Resource (AIR); Board member, Gia Haley volunteers time to help prepare the mosaic mural for grouting lead by artist, Linda Wallen; Volunteers at Ballfield Farm Mural; children coloring our screen printed t-shirts at Unity Corner Ribbon Cutting Celebration; Students from The Pittsburgh Project interview elder, Mrs. Bernice Brady/ Curry, for the Unity Corner Mosaic Mural project.



Art & Cultural Preservation



MOBILITY & TRANSPORTATION

- COMMUNITY PLAN 2018 -





Mobility & Transportation

VISION - Where as

- All residents have access to safe, affordable, accessible, and reliable transportation
- All residents have a variety of efficient options to get to work
- Sidewalks are maintained and accessible for those with disabilities to access work, retail, and social amenities
- Cars drive at appropriate speed levels and travel safely on well maintained roads
- We promote our sustainable future by encouraging public transportation

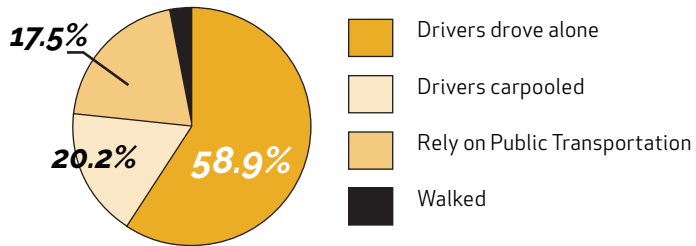
“Complete Streets are streets for everyone. They are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it safe for people to walk to and from train stations.” -Smart Growth America

THE STATE OF MOBILITY & TRANSPORTATION

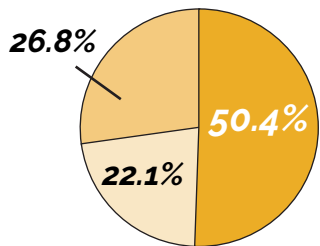
The American Community Survey and the 2015 One Northside Census indicate that Perry Hilltop and Fineview are car-dependent communities even though a significant 28% residents do not own cars (Pittsburghers for Public Transit).

Given that there is only one bike share lane in the south-east of Fineview and no bike lanes in Perry Hilltop, along with the very hilly topography, the 0% figures for biking to work in both neighborhoods is not surprising, however, this is a trend that is expected to grow in our communities.

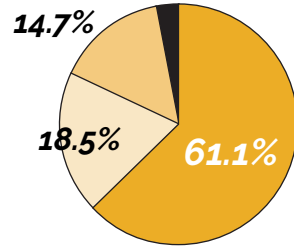
FINEVIEW



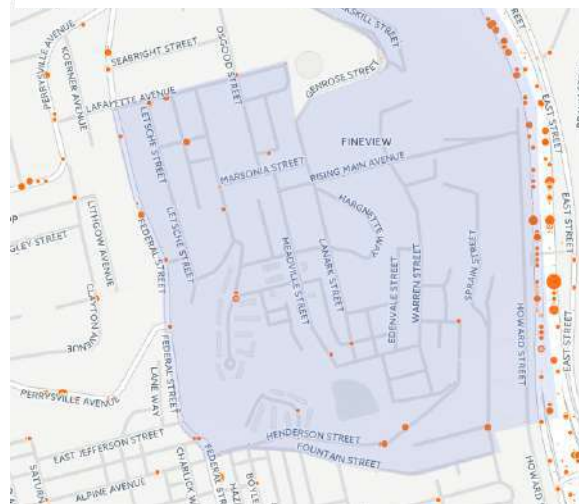
PERRY HILLTOP
North, census tract 2615



PERRY HILLTOP
South, census tract 2614



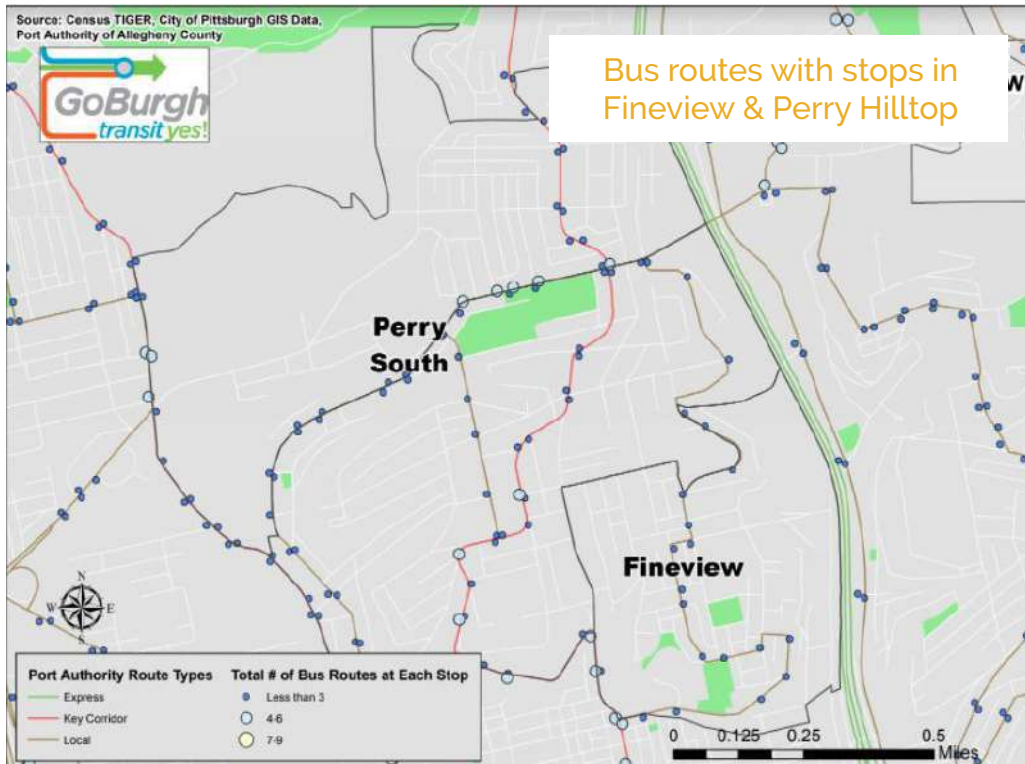
CAR ACCIDENTS
FINEVIEW



PERRY HILLTOP



Mobility & Transportation



Many residents use the bus as their main source of transportation. Three bus lines serve Perry Hilltop and Fineview. The number 8 bus has an annual ridership of 1,054,874. This bus follows Perrysville Avenue, a key corridor. The number 11 bus has an annual ridership of 175,666 and the number 15, an annual ridership of 349,402.

STRATEGY & ACTION PLAN

We will work towards a Complete Streets model, which ensures that all residents can get where they are going safely no matter what mode of transportation they are using. **We have identified these strategies to address mobility and transportation issues:**

- » Improve residents' ability to walk or use a wheelchair by improving the condition of sidewalks, steps, walking paths, and installing drinking stations
- » Improve residents' ability to access the bus by posting schedules at bus stops as well as information kiosks, improve lighting, benches, and place bus shelters at key bus stops
- » Improve residents' ability to drive safely on the roads by repairing and replacing roads, improving lighting, add parking lanes, and installing mirrors and special signs to slow down traffic at key locations
- » Improve residents' ability to bike safely in our community by installing bike share markings and bike lanes on major roads.

In Pittsburgh as a whole, the percentage of workers using a bicycle to commute to work has steadily increased from 1.3% to 2% over the past five years (ACS, 2012-2016, 5-year estimates)

A variety of concerns were raised during the meeting on Mobility and Transportation. The unreliability of the bus service, the lack of posted schedules, the underperformance of the number 11 bus and the real issue of losing jobs because of lateness. On one hand, community residents are concerned with walkability; on the other hand, there are few

public amenities to walk to. The lack of community is exacerbated by the dependency on cars to get to places. This results in fewer people walking on the streets and greeting each other. Poorly lit roads, a safety hazard for drivers and bikers alike, were also cited as an issue. In fact, the largest number of road accidents over the past ten years were caused due to poorly lit roads. The most accident prone roads are Palisade Lane, North Charles Street, Marshall Avenue, Federal Street, Crispin Street, Brighton Road, Milroy Street, Henderson, and Perrysville Avenue.



Mobility & Transportation

Priority locations we have identified:

- » Steps at James Street steps near Allegheny General Hospital and the steps at N. Charles and Ferris Street.
- » Sidewalk on Charles Street from Linwood to near Josh Gibson Drive
- » Benches and bus shelters at Burgess Street and Perrysville Avenue, and Charles and Strauss streets.
- » Bike lanes and sharrows (i.e. arrows that inform cars that lanes are to be shared with bikes) at Perrysville Avenue, Marshall Avenue, and Charles Street in Perry Hilltop and Henderson Street in Fineview.
- » Parking lanes on Marshall Avenue
- » Mirrors at Marshall Avenue near Kennedy Avenue
- » Retaining Walls on Osgood Street

Reference map on Page 65

OTHER STRATEGIES IDENTIFIED

Advocacy

- » Advocating for sufficient, reliable public transportation service in our community
- » Advocate to make sure roads are properly salted and sidewalks are shoveled
- » Connect seniors with Snow Angels and other services
- » Advocate for better bus availability and reliability, particularly on

evenings and weekends

- » Advocate for bikers to get discounts on the bus and increase space on buses for bikes

PROGRAMMING

- » Organize community van/ carpool opportunities
- » Provide easier ways for neighbors to put money on their bus passes
- » Ensure that neighbors have access to driver's education programs

INFRASTRUCTURE

- » Install WiFi at the top of lighting fixtures.
- » Create trail markers, maps, and signage to guide people through the neighborhoods to various assets and landmarks.
- » Repair and replace security and safety barriers next to sidewalks on Henderson Street.

EXISTING ASSETS & POTENTIAL PARTNERSHIPS

- » Bike Pittsburgh
 - » Northside Leadership Conference Bike Ped Committee
 - » Pittsburghers for Public Transit
 - » Older Persons Transportation (OPT) - A shared-ride service sponsored by the DHS Area Agency on Aging (AAA). ACCESS Transportation Systems, Inc. provides OPT service through contracts with local transportation companies.
- More information:** <http://www.county.allegheny.pa.us/Human-Services/Programs-Services/Basic-Needs/Transportation/Older-Persons-Transportation-Program.asp>

[allegheny.pa.us/Human-Services/Programs-Services/Basic-Needs/Transportation/Older-Persons-Transportation-Program.asp](http://www.county.allegheny.pa.us/Human-Services/Programs-Services/Basic-Needs/Transportation/Older-Persons-Transportation-Program.asp)

- » Burgess Street Bicycle Garage
 - » Pittsburghers For Public Transit
 - » Ways to Work - Helps low-income people with less than perfect credit secure a loan to purchase a car.
- More information at:** <http://www.pawaystowork.org/apply.cfm>

CONNECTIONS TO OTHER AREAS OF PLAN

Economic Development	Attract additional businesses to encourage walkability****
Open Space	Plant trees on Marshall Avenue and Perrysville Avenue to reduce traffic speed
Public Safety	Increase lighting near bus stops and help people feel safer using the bus

* Number of stars equals higher priority

Mobility & Transportation

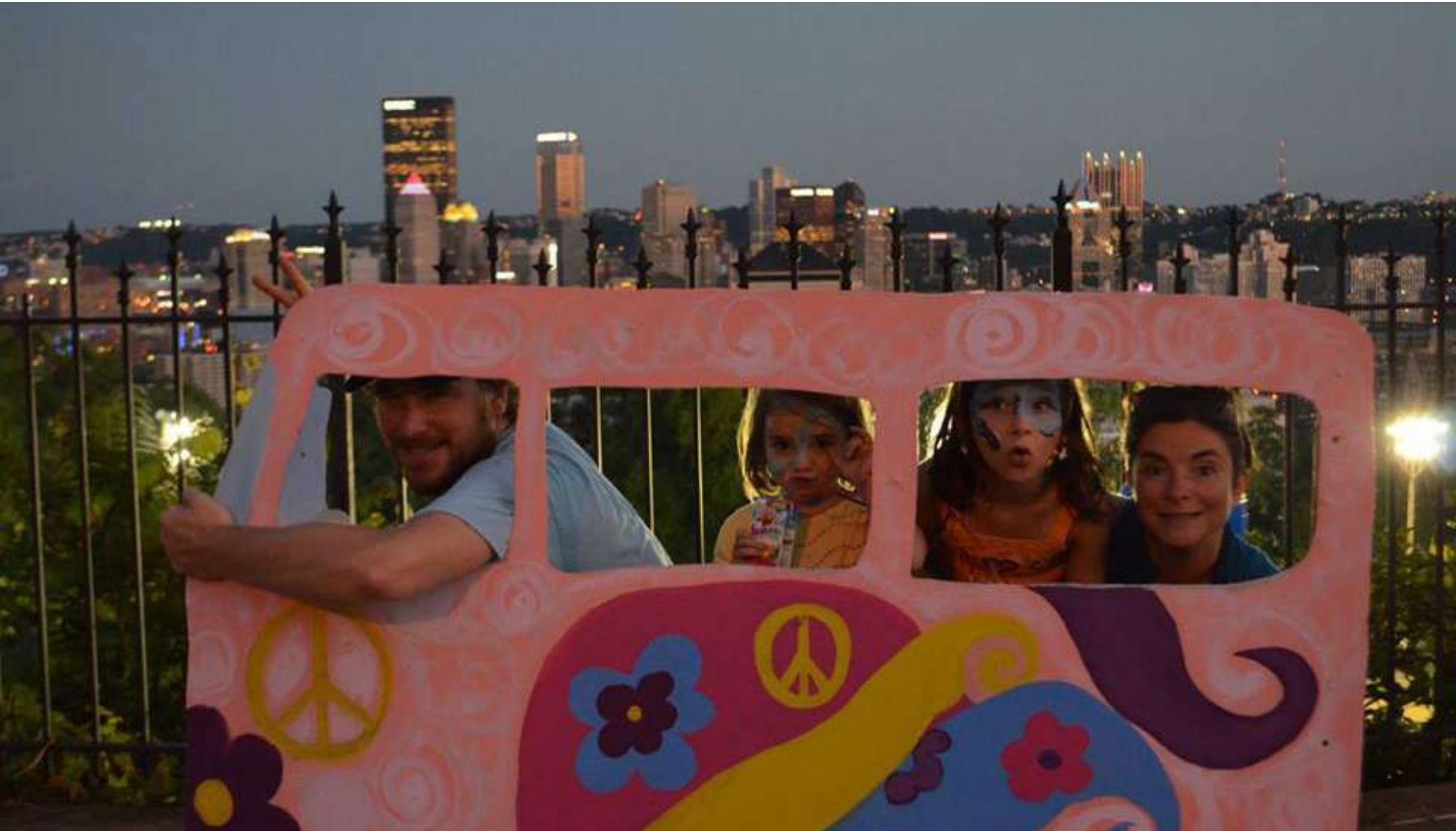
TARGETED INVESTMENT AREAS & PRIORITY LOCATIONS

- parking lanes
- bike lanes
- retaining walls
- steps in need of repair
- mirrors
- shelters in need of repair
- sidewalks in need of repair





Mobility & Transportation



OPEN SPACE

- COMMUNITY PLAN 2018 -





Open Space

PROJECT OVERVIEW

GTECH Resilience Generation program provided technical assistance and support in the creation of this chapter that captures shared challenges and opportunities related to open space in our communities.

VISION & STRATEGIES

	1. WELL MAINTAINED OPEN SPACES	<ul style="list-style-type: none"> A. Increased capacity to maintain landscaping in public open spaces B. Engage and employ young people to participate in improving open spaces C. Leverage natural features as an economic asset for neighborhood development
	2. CONNECTED, COHESIVE & WELCOMING OPEN SPACES	<ul style="list-style-type: none"> A. Increase access to public open spaces for all residents B. Use open space to celebrate the history of the Fineview and Perry Hilltop communities C. Use open space to create a welcoming community environment
	3. ACTIVATE PUBLIC OPEN SPACES WITH PROGRAMMING & SITE AMENITIES	<ul style="list-style-type: none"> A. Increase and diversify children's play spaces throughout the community B. Utilize public open spaces regularly for community events C. Provide site amenities in public open spaces
	4. RECREATE BLIGHTED VACANT LOTS AS VALUABLE OPEN SPACE ASSETS	<ul style="list-style-type: none"> A. Build community familiarity with the City of Pittsburgh's Vacant Lot Toolkit B. Identify, plan and implement vacant lot transformation projects C. Create and sustain a trash/dumping removal and maintenance strategy
	5. INTEGRATE NEW URBAN AMENITIES FOR RECREATION	<ul style="list-style-type: none"> A. Incorporate dog parks into the community B. Increase number of and maintain community gardens C. Explore options for a public orchard



WELL-MAINTAINED OPEN SPACE

A. INCREASED MAINTENANCE CAPACITY

All open space requires some degree of ongoing maintenance following stabilization. The potential benefits that open space brings to a community depend on maintaining the quality of these properties. Maintenance needs will vary based on the type of open space, and there are a variety of ways to manage that maintenance. Neighborhood-managed open space is one model that simultaneously reduces the overall cost of maintenance and increases neighborhood social capital. Encouraging and training resident leaders to maintain neighborhood open space through formal programming supported by local agencies can greatly expand your capacity and create a deeper connection between residents and the land that makes up their community (Parks and People).

B. INCREASED YOUTH INVOLVEMENT

The necessity for open space maintenance offers a unique opportunity to engage and empower local youth through service-learning experiences. Service-learning programming provides hands-on, experiential opportunities for young people to connect with their neighborhoods and encourage feelings of ownership and belonging. Service-learning is an effective and compelling strategy for engaging youth in the outdoors. By engaging young people in service-learning projects in community open space, neighborhood organizations and their volunteers can impart a greater appreciation of the

value of nature and the outdoors to young people.

The Operation Better Block's (OBB) Junior Green Corp, is a local example of youth stewardship in work. OBB established the Junior Green Corps in 2010 to provide Pittsburgh youth ages 14-19 with structured activities that "impact their physical environment, equip them for leadership roles in the community, improve their academic achievement, and provide them with an opportunity to explore green collar jobs and careers." The program aims to increase work readiness skills, provide academic support, grow environmental knowledge, and engage youth in community projects. In its first year, the program supported 20 students in beautifying the community by cutting down over 20 vacant, overgrown lots and clearing the streets of litter throughout the summer.

C. AWARENESS OF AMENITIES

Increasing awareness of Perry Hilltop and Fineview's "amenities," or value-added resources, and particularly their unique and place-specific resources, can have both social and economic benefits for residents. Americans consistently rank qualities such as scenic beauty, unique character, openness, tolerance, and a sense of community as the most important characteristics when choosing where to settle. The cultivation and awareness of rich community amenities supports population retention and attracts new business to the local economy.

In order to promote these resources, it is important to understand which assets and amenities already exist and then make sure that this inventory is communicated as a part of your neighborhood's profile. This can be accomplished through engaging neighbors to identify these assets and by building off of existing resources such as GTECH's Northside Asset Inventory and Mapping project.

Once identified, you can support an awareness of these community amenities through publication in local newsletters and websites, as well as through directly engaging community groups, student groups, and local business owners in education around these features. When sharing neighborhood amenities in your narrative, remember to emphasize the importance of preserving these assets, and how stakeholders can join in the effort to sustain them.



Operation Better Block's Junior Green Corps members



The One Northside Asset Inventory Mapping effort was a project by One Northside and GTECH Strategies that aimed to create an entire Northside asset inventory and map to inform the planning and design of an inter-neighborhood connectivity system.



Open Space



ACTIVATED PUBLIC OPEN SPACES WITH PROGRAMMING AND AMENITIES

INCREASE AND DIVERSIFY CHILDREN'S PLAY SPACES.

When children play they are not just filling in time, they are learning to interpret their world. Play facilitates the learning of life skills, and for this reason, the provision of quality outdoor play spaces is vitally important in local communities. There are many local examples of innovative youth playspaces. A more recent example is GTECH's 'Green Playces Hilltop' site. Through Green Playces Hilltop, GTECH worked with local partners in Pittsburgh's Hilltop to transform a vacant lot into a youth-focused space. The primary partner for the project was the Allentown Learning and Engagement Center (ALEC) which is run through the Brashear Association. The kids at ALEC worked with GTECH to redesign the lot as a creative and engaging space for all kinds of play and learning.

The flat, paved area of the lot has been transformed into a space for growing vegetables and active play. The upper, sloped area of the site has a kid-sized nest for reading, and a slide. GTECH also received a grant from Allegheny County Conservation District to create a rain garden to capture stormwater on the site and run educational events about stormwater. To date GTECH has hosted three environmental education sessions reaching 90 kids. Scroll down to see photos of the lot's transformation and events held there.

UTILIZE PUBLIC OPEN SPACES REGULARLY FOR COMMUNITY EVENTS

- Create meaningful social interaction (longer engagements,)
- Can increase community support for public space investment through positive experiences,
- Can catalyze partnerships, opportunities for leadership by small neighborhood organizations.

Examples of things the community would like to see are as follows: gardens, dog parks, meditation spaces, book nooks, bike/skate parks, healthy cooking/eating events, farmers markets, hikes, miniature golf etc.

» As part of Neu Kirche Contemporary Art Center's "Fallow Grounds for Sculpture" — a series of installations in vacant North Side lots that experiment with urban regeneration, the Tripoli St Bakeyard was developed as a place where the community can gather to bake in a cob oven. The space is repeatedly activated through the programming of pot-lucks and community baking days.

PROVIDE SITE AMENITIES IN PUBLIC OPEN SPACES

When incorporating site amenities such as waste containers, benches, lighting and electricity, it is important to keep in mind the goals of the design and the impact on future maintenance. Using a uniform design for site furnishings, such as waste containers, benches, lighting, and bollards, improves the appearance of the landscape, reinforces a neighborhood 'brand', and makes maintenance, repair, and replacement easier.

» A small-scale local example of community management of community assets is the Garfield neighborhood Pitch-in program, initiated by Garfield Community Action Team. Through this program, a local artist decorated a set of 15 trash receptacles, which were then adopted by community residents, and distributed along small public parks, community gardens, and pedestrian routes. This type of program increases the availability of public amenities without increasing maintenance demands.



Example of natural play space: "Green Playces: Hilltop" GTECH worked with the Allentown Learning and Engagement Center to transform this vacant lot into a youth-focused space.



Garfield Pitch-in trash receptacles painted and ready to be distributed to neighbors.



RECREATE VACANT LOTS AS OPEN SPACE

BUILD COMMUNITY FAMILIARITY WITH THE CITY OF PITTSBURGH'S VACANT LOT TOOLKIT

The Pittsburgh Vacant Lot Toolkit is a resource to help residents navigate the Cities Adopt A Lot program, which helps home owners acquire publicly owned vacant property adjacent to their homes. The toolkit walks interested residents through the program, providing resources and contacts for each step of the process. The resource and process are managed by Shelly Danko+Day, the open space specialist for City Planning.

IDENTIFY, PLAN AND IMPLEMENT VACANT LOT TRANSFORMATION PROJECTS

Over the course of the last year, GTECH has transformed 24 vacant lots into open space assets. Through our experience in re-creating vacant lots, we have developed into a process for identifying, planning, and implementing transformation projects that includes:

- **Lot Selection:** a combination of researching its context (history, zoning, community capacity,) and assessing its physical condition (soil quality, sun exposure, water access, etc.)
- **Community engagement:** building community partnerships, collecting design input from residents, and building awareness through on-site programming.
- **Planning and Implementation:** through a process of budgeting and volunteer coordination

A breakdown of these phases, along with more information and resources, is available at lotstolove.org, an online guide developed to share GTECH's knowledge and experience around vacant land reclamation.

KEY SITES

- Improve Fowler Park and Playground
- Improve Fineview Park and Playground
- Install Playground at Charles Street and Irwin/Josh Gibson
- Install Natural Playground on Federal Street near Unity Corner

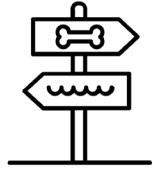


December 2015





Open Space



INTEGRATED URBAN AMENITIES

INCORPORATE DOG PARKS INTO THE COMMUNITY

Dog parks can greatly improve the livability of a neighborhood, pending on the level of interest and need expressed by its residents. Thorough community outreach and proper site location are the two key elements to the success of a new dog park.

- » Example 1: Lawrenceville Dog Park - 5 years of planning and fund-raising
- » Example 2: Parks & Rec City of Ann Arbor - Best practices
- » Example 3: Detroit pop up dog park - Rules and website

INCREASE NUMBER OF AND MAINTAIN COMMUNITY GARDENS

Beyond the well known health and social benefits of community gardens, It is also observed that they have an overall positive effect on the livability and value of surrounding community properties. Though community gardens are often well received, it is very important to do extensive community outreach and planning before breaking ground. It is equally as important to establish a reliable and knowledgeable team of residents who can effectively manage the space and its users. Developing an incentivized

urban landcare program, with resident led programming and maintenance, can help ensure that a gardening space is routinely activated and cared for, ensuring its long term success.

- » Example 1: Grow Pittsburgh - Community Garden Sustainability Fund
- » Example 2: Denver Urban Gardens - Compilation of Research Findings
- » Example 3: GTECH's Community Care Program

EXPLORE OPTIONS FOR A PUBLIC ORCHARD

Establishing public orchards is a long term, high maintenance, expensive project however, once established, are an invaluable asset to a community. Like any other public space project, it takes proper planning and community outreach. Long term community stewardship is also a high priority for it may take 2 to 5 years for the orchard to be fruitful. Partnering with local tree experts can help ease the burden and ensure success. The Pittsburgh Tree Tenders and The Fruit Tree Planting Foundation have operated successfully off of this resident stewardship model and offer many resources to help with education, outreach, and training.

- » Example 1: The Fruit Tree Planting Foundation - Education
- » Example 2: Tree Pittsburgh - Volunteer Tree Tender Program
- » Example 3: Lawrenceville Community Fruit Tree Project

See appendix for detailed descriptions of these and other strategic site priorities



Food City community garden has 30-35 garden plots that are rented out to community members each spring. It is a quarter of an acre (10,821 square feet) located on four vacant city lots and two privately owned lots in the East Deutschtown neighborhood





CONCLUSION

Our Community Plan is based on outreach to our neighbors, consultation with experts, extensive discussion, and working together as members of a community to identify priority solutions. The plan builds on the work of One Northside and provides us with a framework for addressing our priorities in the areas of public safety, housing, jobs and economic development, education, public health, arts and cultural preservation, mobility and transportation, and open space.

Our community meetings and survey revealed that residents believe that all of the focus areas identified in the community plan are important, with particular concern for safety, education, public health, and housing.

These top focus areas are all related to one another as well as to the other areas of the plan. For example, we need good schools and reliable transportation in order for us to get and keep a quality stable job. We need safe and clean green spaces to exercise and play in so we can have good health. And, we need public art that reflects our community and is created by our residents to remind us who we are and to give us hope.

Hope and hard work are essential ingredients for a healthy community and are critical aspects of our work. We have hope for our community and all of the residents that live here. Hope that they can live, love, and thrive in the coming years. We look forward to working with our neighbors, community partners, government leaders, and funders to move these priorities into action!

A. PUBLIC SAFETY

Fifty five percent of responding households in Fineview feel very safe being on their porches during the day and 38% at night, while in Perry Hilltop, 43% of people feel it is very safe to be on their porches during the day and only 37% feel very safe at night.

A quality of life indicator could very well be the number of households spending leisure time on their porches without fear or worry or where 100% of families feel that their children are very safe in schools. If people feel more comfortable on their porches, it has a positive consequence of more eyes being on the street. If people are frightened, they go indoors for protection. If people live far away from parks, they are less likely to want to go to them, thus having fewer people/fewer eyes in the park. According to the 2015 One Northside Census survey, residents of Fineview felt that their parks were too far away.

According to the 2015 One Northside Census survey, 50% of Fineview residents consider drugs on their block to be a challenge.

The presence of abandoned lots also influences the perceived levels of safety in Perry Hilltop and is the second most cited area that residents would like to work to change, at 16%.

In the "Equitable Development: The Path to an All-In Pittsburgh" outcomes meeting, a high impact, but difficult to implement strategy was to build resident

capacity to prevent crime and violence, keep police accountable, and work with the police to address problems.

B. HOUSING & REAL ESTATE

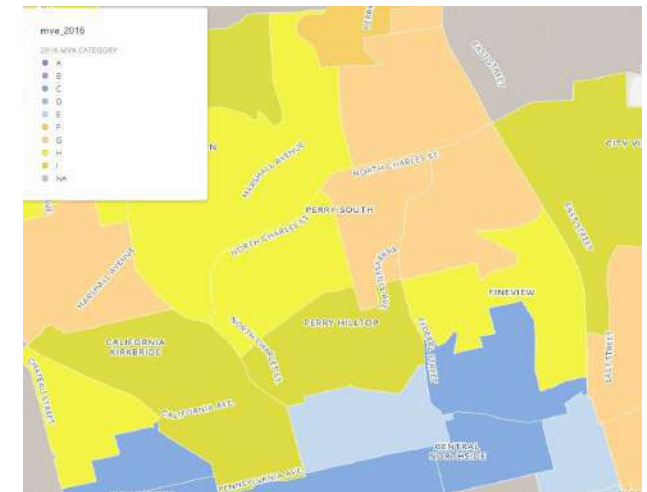
The amount of vacant land in Perry Hilltop and Fineview is a reflection of the population loss that each neighborhood has experienced. From the peak in 1970 to 2010, Fineview and Perry Hilltop lost 58% and 40% respectively of their population. During this same time period, the number of housing units decreased by 27.4% in Fineview and 48.5% in Perry Hilltop (University of Pittsburgh Community Development Class Presentation) -

MARKET VALUE ANALYSIS TOOLS MEASURES OF STRESS

Other metrics of stress are those devised by the URA of Pittsburgh and Pittsburgh Community Reinvestment Group who together, completed the 2016 Market Value Analysis (MVA) for the City of Pittsburgh. This tool helps identify areas that are distressed, those that are striving, and all areas in between. The tool allows for a local analysis by census block so that it is possible to see smaller areas next to each other and the potential for one market to influence the other.

In 2016, Fineview was classified C and H. Perry Hilltop had three different classifications, F and G, and I, all characterized as stressed, with I being

Market Value Analysis categories with Market Conditions:



Screen Capture created using Western Pennsylvania Regional Data Center's map builder for URA's MVA Tool. <https://wprdc-maps.carto.com/u/wprdc/builder>.

Pittsburgh 2016 MVA Market Characteristics										
Client Letter	Number	Median Sales Price 2015Q4 - 2016Q4	Variance Sales Price 2015Q4 - 2016Q4	Percent Owner Occupied 2010 - 2014	Percent Residential Vacancy 2015	Percent Poor or Worse Condition Parcels	Percent Substandard Housing Units	Percent Parcels With a Permit	Foreclosures as a Percentage of Sales 2013 - 2015	Density of Housing Units per sq. mile
A	30	\$404,230	0.52	60.2%	1.6%	0.5%	1.5%	4.3%	5.2%	7,116
B	89	\$228,045	0.47	23.6%	2.3%	0.5%	1.8%	1.5%	9.9%	29,964
C	42	\$134,763	0.53	37.1%	4.7%	2.4%	7.6%	2.2%	25.3%	15,242
D	55	\$122,335	0.46	76.6%	2.1%	1.4%	5.6%	1.3%	26.5%	5,930
E	80	\$75,896	0.88	44.7%	7.1%	4.2%	4.0%	3.4%	21.0%	13,061
F	37	\$63,098	0.53	69.2%	4.1%	1.3%	8.3%	0.8%	49.0%	5,612
G	40	\$37,344	0.82	50.0%	9.9%	5.7%	14.5%	1.1%	54.0%	9,217
H	32	\$20,416	0.87	52.7%	12.4%	7.0%	25.4%	0.9%	62.8%	7,589
I	23	\$9,553	1.13	54.3%	14.3%	9.0%	22.7%	0.8%	46.4%	7,126

most stressed. G, H, and I are characterized by high vacancy rates, low median sales prices, very high levels of foreclosures as a percentage of sales, (from 48.4% to 54%), and 14.5% to 22% subsidized housing. C is classified as steady, in transition.

Perry Hilltop and Fineview have the potential to build on the momentum of the strengthening market of its southern neighbor, Central Northside. In the past three years, this market has gone from G to C. The area of Fineview just to the North, went from F to C.

C. LIST OF PAST STUDIES

PERRY HILLTOP

- » 2003 PH Needs Survey
- » 1997 The Pittsburgh Project PH Asset/Needs Analysis (Focus Group Questionnaire)
- » 2003 N Charles/Perrysville Market Study (SWOT analysis)
- » 1990-1994 PH 5-year Housing Plan
- » PH Demographic Profile (historic over time)
- » 2013 PH Vision Survey
- » 2011 Property Database (excel sheet)
- » PHCC UCSAR study 1976
- » <http://ucsur.pitt.edu/wp-content/uploads/2014/11/North-Side-Perry-Hilltop.pdf>

FINEVIEW

- » 2013 FV Strategic Plan
- » 2008 Lanark St Planning/Housing Study (NSLC; pre-development application)
- » 2004 FV Neighborhood Transformation Initiative (abandoned/vacant structures and lots)
- » 2009 FV Strategic Plan (CMU)
- » 2004 FV Development Plan (NSLC)
- » 2006 Lanark St & 5-Acre Dilemma (Community Design Center Pgh)

D. PERRY HILLTOP & FINEVIEW DEVELOPMENT REVIEW RUBRIC

This tool is designed to assess the degree to which development projects adhere to Perry Hilltop / Fineview's Comprehensive Community Plan Goals.

Rate the degree to which the project aligns with the Community Plan goals. Projects can be rated from 1-5.

1 - UNACCEPTABLE

Project Reflects No Adherence to Community Plan Goals

2 - INSUFFICIENT COMPLIANCE

Project Reflects Limited Adherence to Community Plan Goals

3 - EMERGING COMPLIANCE

Project Reflects Some Adherence to Community Plan Goals

4 - COMPLIANCE

Projects Reflects a Consistent Adherence to Community Plan Goals

5 - ADVANCED COMPLIANCE

Project Reflects an Outstanding Adherence to Community Plan Goals

NA - NOT APPLICABLE

These criteria are not applicable to the project

APPENDIX

PUBLIC SAFETY	DOES IT COMPLY WITH GOALS? WRITE COMMENTS	SCORE 1 2 3 4 5
Encourages neighbors in Perry Hilltop/Fineview to look out for their neighbors to care for and supporting one another.		
Management company has good track record for selecting residents and maintaining properties. Project includes adequate lighting and accommodations. All of these things reduce likelihood that households will experience fear, violence, or other traumatic activities inside their homes or on the streets surrounding their homes.		
Promotes a culture where criminal and violent acts are addressed through appropriate measures.		
Encourages residents and police to develop and implement methods of policing that are responsive to the needs and challenges faced by our communities.		
Provides property management and/or supportive services to help residents in Perry Hilltop/Fineview who are seeking to be free from addiction to drugs and alcohol.		
HOUSING	DOES IT COMPLY WITH GOALS? WRITE COMMENTS	SCORE 1 2 3 4 5
BONUS POINTS for putting land into Fineview/Perry Hilltop's Community Land Trust (CLT).		
Includes affordable rental or for sale housing for those various income levels and household sizes, which will help prevent displacement.*		
Provides construction jobs with benefits as well as job training for Perry Hilltop/Fineview residents, allowing neighbors to participate in fixing and rehabbing homes, gaining skills and resources. (i.e. Provide list of jobs and job descriptions 1 year in advance, so we can identify, train, and prepare residents.)		

Uses sustainable building practices (e.g. green building, LEED certified).		
Development is inclusive and respectful of all incomes, races, physical and mental abilities, sexual orientation, and genders in Perry Hilltop/Fineview.		
Prioritizes use of existing housing stock, including the rehabbing and repurposing of vacant homes.		
Maintains and improves the homes of existing Perry Hilltop/Fineview neighbors.		
Prevents displacement of existing Perry Hilltop/Fineview residents and businesses.*		
Includes adequate, educational, and attractive play spaces in close proximity to housing developments in Perry Hilltop/Fineview.*		
Considers the impact that new development has on children and population density for local schools* (i.e. don't reduce the population to degree that we lose our feeder schools).		
JOBS AND ECONOMIC DEVELOPMENT	DOES IT COMPLY WITH GOALS?	WRITE COMMENTS
	SCORE	
	1 2 3 4 5	
Supports economic activity that directly benefits Perry Hilltop/Fineview residents and existing businesses*		
Ensures the retention of current businesses and/or provides new opportunities for entrepreneurship as well as equity stakes for Perry Hilltop/Fineview organizations.* (e.g. we help fundraise and become co-owners of development)		
Provides jobs that pay life-sustaining wages with health and other benefits.		
Provides jobs for those Perry Hilltop/Fineview residents who are hardest to employ and those with employment barriers, including youth, single parents, seniors, those with disabilities, and those with criminal backgrounds.		
Provides attractive, enjoyable, affordable places for Perry Hilltop/Fineview residents to be able to gather outside of home and work.		

APPENDIX

Restores commercial vibrancy and strength by concentrating market demand and resources to: Renew Perrysville Avenue/Charles Street business district and Wilson Street/Perrysville Avenue business district.*		
Leverages proximity to lower Northside and Downtown.*		
Encourages live-work and at-home innovation projects.*		
EDUCATION	DOES IT COMPLY WITH GOALS? WRITE COMMENTS	SCORE 1 2 3 4 5
Provides job training that allow youth and adults to do something meaningful that provides for themselves and others.		
Provides educational opportunities that allow youth and adults to do something meaningful that provides for themselves and others.		
PUBLIC HEALTH	DOES IT COMPLY WITH GOALS? WRITE COMMENTS	SCORE 1 2 3 4 5
Increases access by all Perry Hilltop/Fineview residents to quality health care, including preventative care.		
Provides access to quality water and air and has a positive impact on water and air quality in the community.		
Provides residents of Perry/Fineview with fitness and health opportunities.		
ARTS AND CULTURAL PRESERVATION	DOES IT COMPLY WITH GOALS? WRITE COMMENTS	SCORE 1 2 3 4 5
Contributes to there being an abundance of beautiful, well-crafted art projects, created with community involvement of all ages, reflective of the culture and history of Perry Hilltop/Fineview.		
Enables children and adults in Perry Hilltop/Fineview to have opportunities to create art, music/dance, and improve their artistic skills.		
Provides neighbors from Perry Hilltop/Fineview with affordable access to art and cultural events.		

Preserves and shares the history of Perry Hilltop/Fineview.		
MOBILITY AND TRANSPORTATION	DOES IT COMPLY WITH GOALS?	SCORE
	WRITE COMMENTS	1 2 3 4 5
Promotes sustainable future by encouraging public transportation.		
Improves transportation networks and services to the city and within our communities, allowing all Perry Hilltop/Fineview residents to have a variety of options.		
Upgrades the quality and improves the maintenance of sidewalks and streets.		
Promotes walkability, street accessibility for those with disabilities, as well as access to work, retail and social amenities.		
Encourages cars to drive at appropriate speed levels and travel safely on the roads.		
OPEN SPACE	DOES IT COMPLY WITH GOALS?	SCORE
	WRITE COMMENTS	1 2 3 4 5
Turns vacant lots into high quality safe spaces for recreation with new amenities, such as dog parks, gardens, and playspaces. Spaces incorporate Perry Hilltop/Fineview's culture, history, and public art.		
Engages and employs young people from Perry Hilltop/Fineview to participate in improving open spaces, helping them to gain skills and financial resources.		
Improves and expands Perry Hilltop/Fineview's trails as green connections with a larger city network*		

*Based on Hill District Consensus Group Development Rubric



FINEVIEW

OPEN SPACE OPPORTUNITIES



SITE PROFILES OVERVIEW

To understand the issues and opportunities present in the Fineview and Perry Hilltop communities, the GTECH team constructed site profiles of the resident identified locations with open space potential. The following pages provide an overview of each open space site, including:

SITE DESCRIPTION:

- Brief description of site in its current state

ASSETS:

- Positive attributes of the site

LIABILITIES:

- Negative attributes of the site

PROJECT PROPOSALS:

- Proposed open-space upgrades to the site

GOALS ACHIEVED:

- Open space goals achieved through implementation of proposals

OWNERSHIP:

- Owner of the site

ZONING:

- Land use information about the site

PARCEL ID:

- Allegheny County parcel identification

COUNTY ASSESSMENT PAGE HYPERLINK:

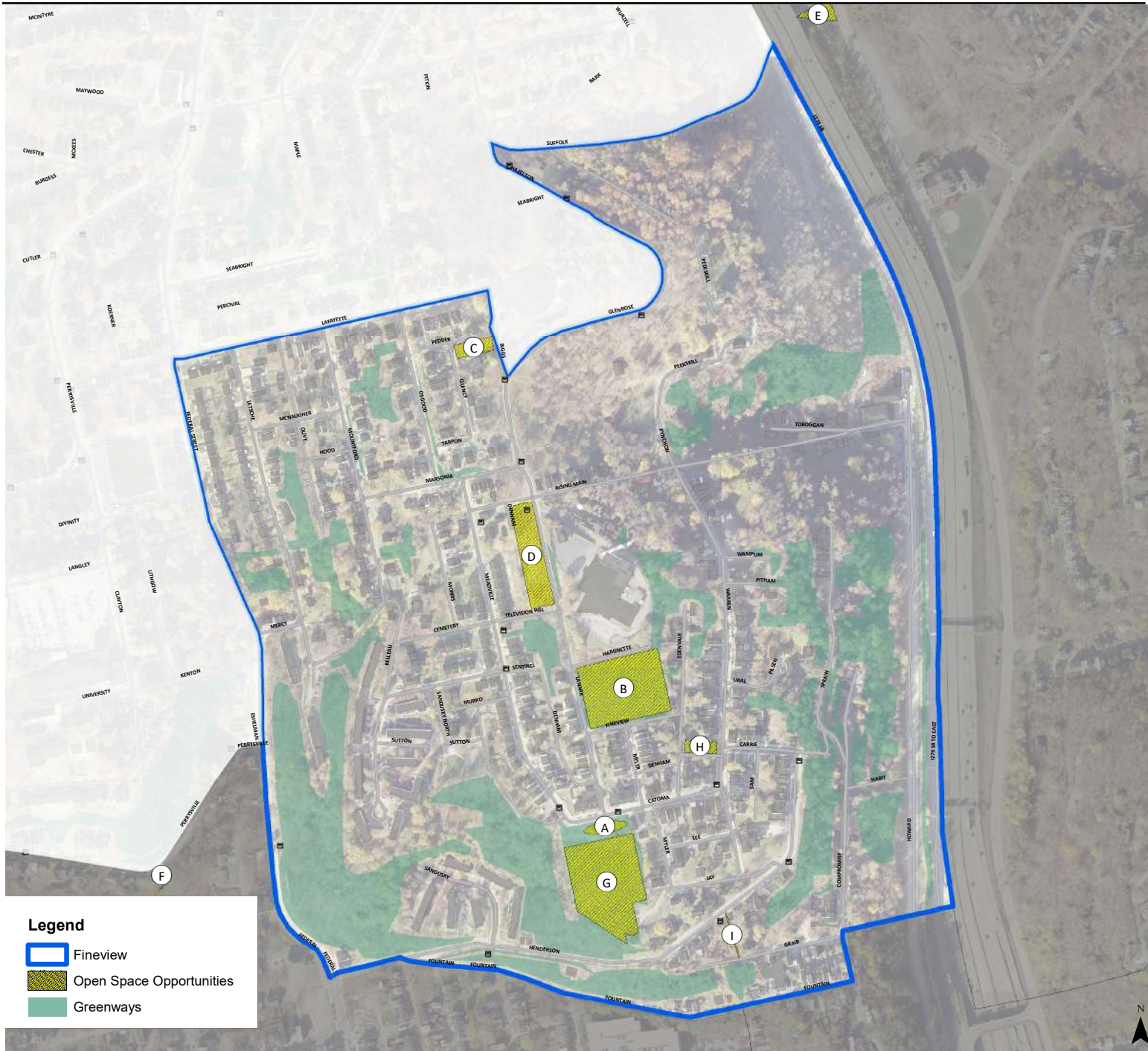
- link to Allegheny County assessment page for site
- Photos:
- images of site in its current state

OPEN SPACE OPPORTUNITIES - FINEVIEW

Site Name	Proposals
A Catoma Overlook	<ul style="list-style-type: none"> Enhance overlook aesthetics Develop tourism strategy Public art or sculpture Permanent seating Trash Cans Wayfinding signs to overlook on federal st. Interpretive signage Small scale seasonal planning
B Fineview Park	<ul style="list-style-type: none"> Adventure/Nature Playground General playground upgrades Walking trail connections Maintenance plan Landscaping upgrades Unique all-ages additions
C Biggs Hillside Garden	<ul style="list-style-type: none"> Develop sustainable maintenance strategy Pollinator garden Potential for additional lighting on site Potential for an artistic application to the stairways
D Empty Lot	<ul style="list-style-type: none"> Dog Park Commuter parking Future development site Event space
E Eastern Gateway	<ul style="list-style-type: none"> Gateway sign Artwork Directional signs
F Arch Steet Stairway	<ul style="list-style-type: none"> Stairway refurbishment Pedestrian signage
G Fineview Fields	<ul style="list-style-type: none"> Advocate for continued maintenance of playing fields Use Space to organize and host community events
H Warren St. Fineview Welcome Sign	<ul style="list-style-type: none"> Updated sign Solar lights Landscaping
I Henderson Street Stairway	<ul style="list-style-type: none"> Advocate for stairway upgrades and maintenance Cut back invasive species to improve visibility

Open Space Opportunities Fineview

- A Catoma Overlook
- B Fineview Park
- C Biggs Hillside Garden
- D WPXI Lot
- E Eastern Gateway
- F Arch Street Stairway
- G Fineview Fields
- H Fineview Gateway Sign
- I Henderson Street Stairway



1 inch = 129 feet

Catoma Overlook (A)

DESCRIPTION

- Raised platform providing drastic views of Downtown Pittsburgh located above Fineview Fields

ASSETS:

- Views of city
- Views of baseball field
- Adjacent to Heathside Cottage
- Many Airbnb's on street

ISSUES:

- Limited parking
- Overgrowth from hill obstructing view
- Concrete/foundation issues

PROPOSALS

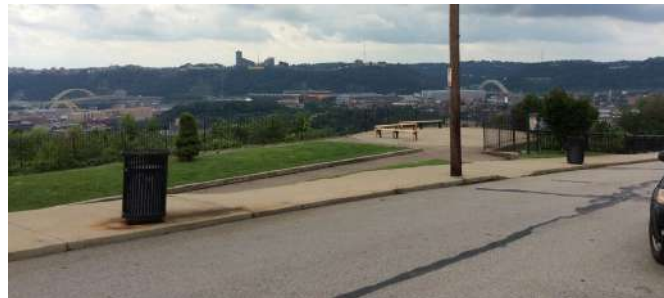
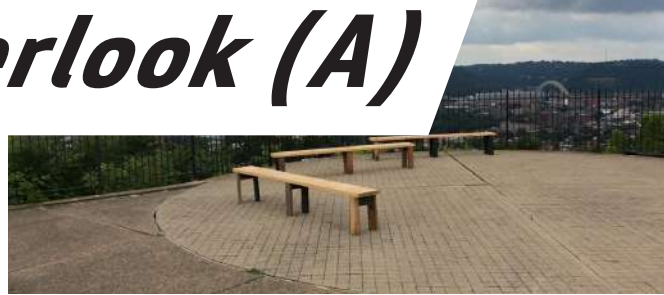
- Enhance overlook aesthetics
- Develop tourism strategy
- Small scale seasonal programming
- Permanent seating
- Interpretive signage
- Trashcans
- Stairway to ball field
- Invasive removal with use of Allegheny Goatscape

PROPERTY INFORMATION

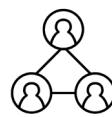
Ownership City of Pittsburgh
Zoning P
Parcel ID 0023-G-00366-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023G00366000000>



GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
- Connected, Cohesive, and Welcoming Open Spaces
 - Use open space to celebrate the history of the Fineview and Perry Hilltop communities
 - Use open space to create a welcoming community environment



- Activate Public Open Spaces with Programming and Site Amenities
 - Utilize public open spaces regularly for community events
 - Provide site amenities in public open spaces

Fineview Park (B)

DESCRIPTION

- City park with playground, pavilion, and tennis courts

ASSETS:

- Views
- Existing playground equipment
- Seating and planting feature
- Garbage can
- Pavilion

ISSUES:

- No water access
- No bathrooms
- Limited parking, not lined
- Tennis courts underutilized

PROPOSALS

- Adventure/nature playground
- All-ages playground additions
- Walking trail connection
- Maintenance plan
- Landscaping upgrades



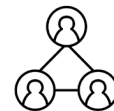
PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning P
Parcel ID 0023-D-00108-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023C00246000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development
- Connected, Cohesive, and Welcoming Open Spaces
 - › Increase access to public open spaces for all residents
 - › Use open space to celebrate the history of Fineview and Perry Hilltop communities
 - › Use open space to create a welcoming community environment
- Activate Public Open Spaces with Programming and Site Amenities
 - › Increase and diversify children's play spaces through the community
 - › Utilize public open spaces regularly for community events
 - › Provide site amenities in public open spaces

Biggs Hillside Garden (C)

DESCRIPTION

- Hillside garden organized by GTECH Ambassador, Nicole Flaherty, in 2015. The site is located at 037 Biggs Ave. Volunteers pulled out weeds, created a pathway and open gathering space in the center, built a bench, installed fences, planted perennials, and built a Little Free Library.

ASSETS:

- Part of Step Challenge route

ISSUES:

- Site is overgrown
- Stairway needs repair
- Site has lack of definition and purpose
- Sign has graffiti

PROPOSALS

- Develop sustainable maintenance strategy
- Potential for additional lighting
- Potential for an artistic application to stairway



PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning MUNICIPAL GOVERNMENT
Parcel ID 0046-L-0023-0000-00
County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046L00323000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping investments

Empty Lot (D)

DESCRIPTION

- Empty, fenced in paved area across from WPXI building at 33 Lanark St. Lot was donated to Perry Hilltop Citizens Council.

ASSETS:

- Existing fence
- Site adjacent to two city owned lots

ISSUES:

- Lighting fixtures present but inoperable
- Lot needs to be repaved
- Gates do not close

PROPOSALS

- Dog park
- Commuter parking
- Future development site
- Event space
- Potential parking for Fineview Park



PROPERTY INFORMATION

Ownership Perry Hilltop Citizens Council

Zoning NDO

Parcel ID 0046-R-00239-0000-00

County Assessment Link:

<http://www2.county.allegheeny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046R00239000000>

GOALS ACHIEVED



- Activate Public Open Spaces with Programming and Site Amenities
 - › Utilize public open spaces regularly for community events



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - › Identify, plan and implement vacant lot transformation projects



- Integrate New Urban Amenities
 - › Incorporate dog parks into the community

Eastern Gateway (E)

DESCRIPTION

- Vacant land at the corner of East St. and Suffolk St. Eastern route into Fineview and Perry Hilltop neighborhoods. The lot sits at the base of a hill that passes beneath the Parkway North (I-279.) Site is a privately owned lot.



ASSETS:

- Highly visible
- Clear demarcation as entrance into community

ISSUES:

- Steep hill
- Under an overpass
- Potentially not well traveled
- Overgrown

PROPOSALS

- Gateway sign
- Artwork
- Directional signs



PROPERTY INFORMATION

Ownership Private
Zoning H
Parcel ID 0046-H-00182-0000-00

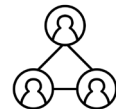
County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046H00182000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Leverage natural features as an economic asset for neighborhood development



- Connected, Cohesive, and Welcoming Open Spaces
 - › Use open space to celebrate the history of the Fineview and Perry Hilltop Communities
 - › Use open space to create a welcoming community environment

Unity Corner (F)

DESCRIPTION

- Vacant lot at the border of Fineview, Perry Hilltop and Central Northside located near 1665 Federal St.
- House that once stood here is now demolished. The lot is owned by the Perry Hilltop Citizens Council with plans to convert the lot into a community space called Unity Corner.

ASSETS:

- Adjacent to multiple transit stops
- Located along highly utilized roadway
- Sidewalks present

ISSUES:

- Site access potentially difficult

PROPOSALS

- Unity Corner gateway
- Historic Marker



PROPERTY INFORMATION

Ownership PHCC
Zoning Vacant Land
Parcel ID 0023B00218000000

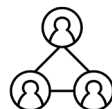
County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023B00218000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Leverage natural features as an economic asset for neighborhood development



- Connected, Cohesive, and Welcoming Open Spaces
 - > Use open space to create a welcoming community environment



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Identify, plan and implement vacant lot transformation projects

Arch St. Stairway (G)

DESCRIPTION

- City stairway, near 202 E Jefferson St., connects Perry South to Mexican War Streets.

ASSETS:

- Pedestrian shortcut between two city neighborhoods
- Stairway is flanked by multiple bus stops

ISSUES:

- Overgrown
- Litter and dumping
- Stairway condition questionable

PROPOSALS

- Stairway refurb
- Pedestrian signage



PROPERTY INFORMATION

Ownership City of Pittsburgh

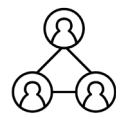
Zoning Hillside

Parcel ID N/A

County Assessment Link:

N/A

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Increase access to public open spaces for all residents



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Create and sustain a trash/dumping removal and maintenance strategy

Fineview Fields (H)

DESCRIPTION

- Baseball field in Fineview with amazing views of Downtown Pittsburgh.

ASSETS:

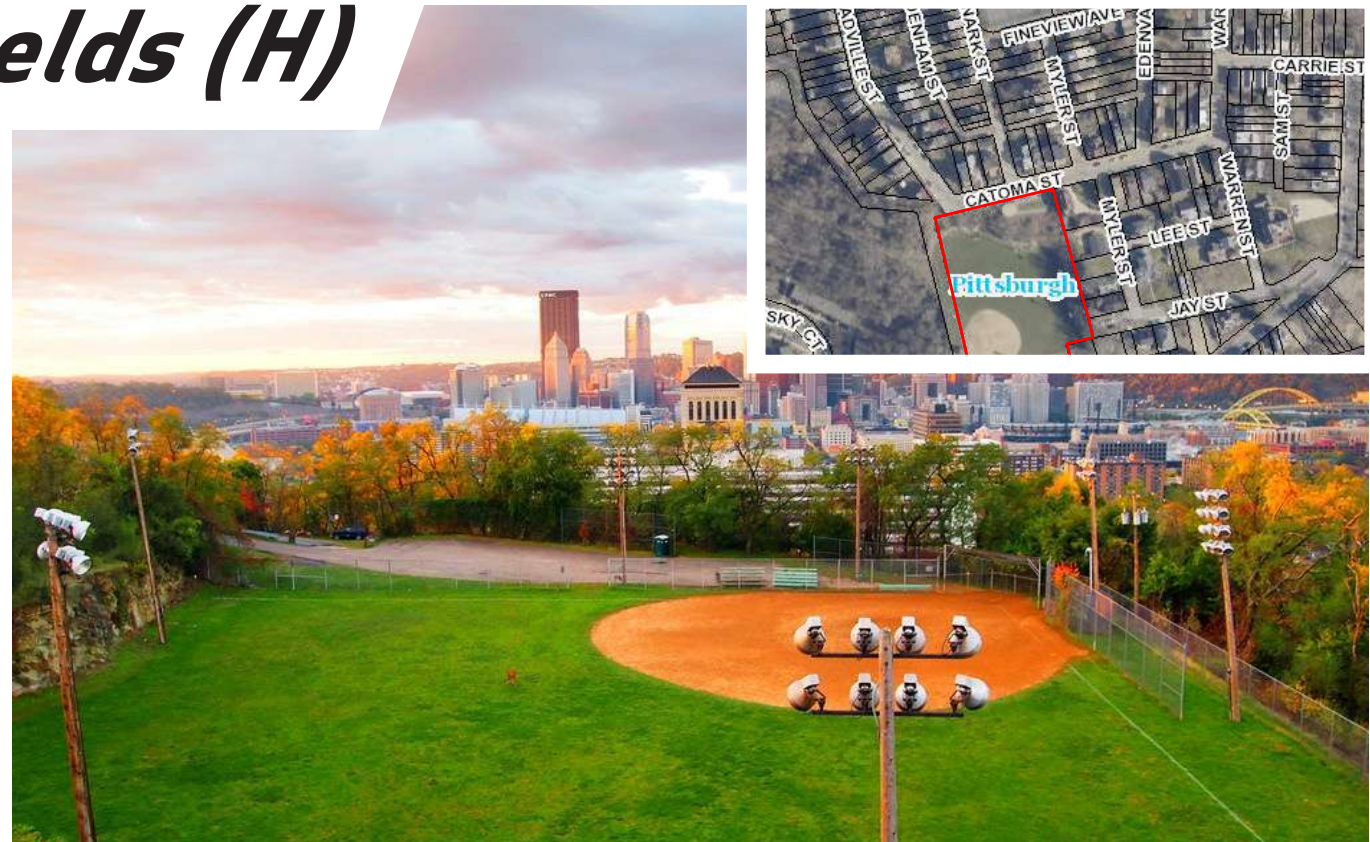
- Beautiful city views
- Lighting
- Maintained by the City of Pittsburgh
- Porta Johns
- Can be seen from Fineview Overlook platform

ISSUES:

- Difficult for community to access

PROPOSALS

- Advocate for continued maintenance of playing fields
- Use space to organize and host community events
- Increase community access from lower (Allegheny Dwellings) and upper Fineview



PROPERTY INFORMATION

Ownership CITY OF PITTSBURGH
Zoning Parks
Parcel ID 0023-G-00366-0000-00

County Assessment Link:
<http://www2.county.allegheny.pa.us/RealEstate/GenerallInfo.aspx?ParcelID=0023G00366000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development
- Activate Public Open Spaces with Programming and Site Amenities
 - › Utilize public open spaces regularly for community events

APPENDIX

Warren St. Gateway Sign (I)

DESCRIPTION

- Southern gateway to the Fineview neighborhood from Central Northside via Henderson St. Comprised of the backyards of three lots on Edenvale St.

ASSETS:

- N/A

ISSUES:

- Requires a regular maintenance plan
- Sign is older
- Litter

PROPOSALS

- Updated sign
- Solar lights
- Landscaping
- Wall mural behind sign

PROPERTY INFORMATION

Ownership CIT GROUP CONSUMER
FINANCE INC

Pam & Ronald Filsinger Jr.

Tammy Buletic

Zoning Single Unit Detached Residential

Parcel ID 0023D00110000000
0023D00108000000
0023D00109000000

County Assessment Links:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023D00110000000>

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023D00108000000>

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0023D00109000000>



GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Leverage natural features as an economic asset for neighborhood development
- Connected, Cohesive, and Welcoming Open Spaces
 - › Use open space to celebrate the history of the Fineview and Perry hilltop communities
 - › Use open space to create a welcoming community environment

Henderson Street Stairway (J)

DESCRIPTION

- Concrete stairway from Fineview to neighborhoods and commercial areas to the south.

ASSETS:

- Existing pedestrian infrastructure

ISSUES:

- Poor condition
- Aging
- Overgrown and lack of visibility

PROPOSALS

- Advocate for stairway upgrades and maintenance
- Cut back invasive species to improve visibility



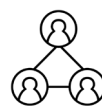
PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning NA
Parcel ID NA

County Assessment Link:

XX

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Use open space to celebrate the history of the Fineview and Perry Hilltop communities
 - > Use open space to create a welcoming community environment
 - > Increase access to public open spaces for all residents

APPENDIX





PERRY HILLTOP

OPEN SPACE OPPORTUNITIES

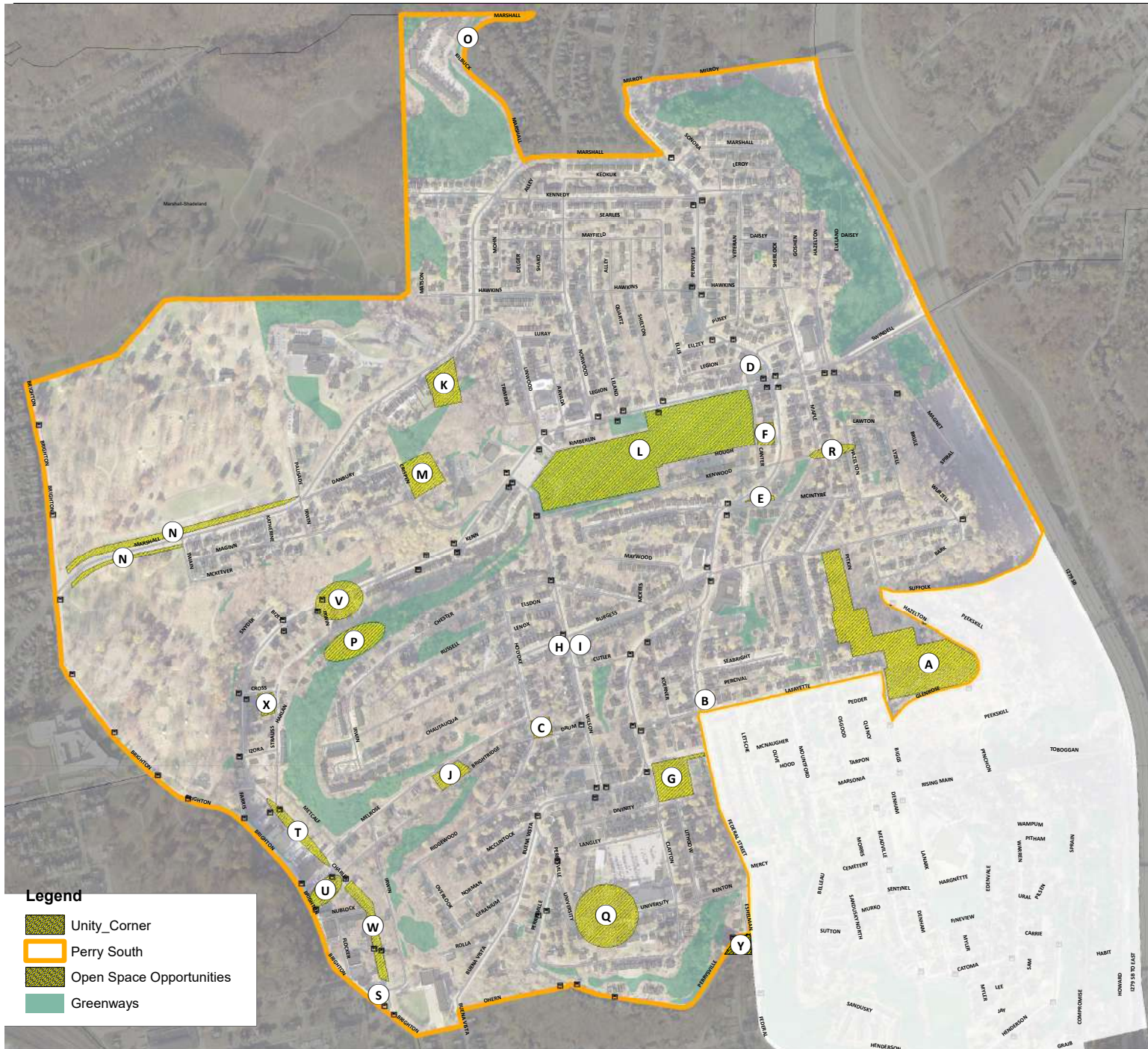


APPENDIX OPEN SPACE OPPORTUNITIES - PERRY HILLTOP

	Site Name	Proposals		
A	Hazelton Hillside	• Nature Trail Loop		
B	Lafayette Hilltop Welcome Sign	<ul style="list-style-type: none"> • Gateway sign • Green border • Paved gravel 	<ul style="list-style-type: none"> • Food trucks • Flea market • Pop-up gathering space 	<ul style="list-style-type: none"> • Potential option for green stormwater infrastructure
C	Holyoke St. Ambassador Site	• Nature Trail Loop		
D	Legion Way Vacant Lot	• Community Parklet		
E	East McIntire Vacant Lot	• Parklet		
F	2509-2517 Perrysville Avenue Vacant Lots	<ul style="list-style-type: none"> • Community parklet • Community garden 	<ul style="list-style-type: none"> • Small dog park 	
G	Perry Plaza	• Pedestrian corridor (Federal St./Perrysville Ave.)	• Food truck roundup/outdoor seating area	• Outdoor performance & event space
H	Corner of Hope	• Plan for sustained maintenance		
I	Wilson Avenue Vacant Lot	• Plan for sustained maintenance		
J	Brightridge Street	<ul style="list-style-type: none"> • Additional pedestrian and safety amenities • Rumble strips, flashing signs, painted lines 	• Utilize city owned properties to expand pedestrian amenities	• Pedestrian trail parklet and benches
K	Allegheny Goatscape Homebase	• Create hillside natural trail loop between Allegheny Goatscape Homebase and Fowler Park		
L	Fowler Playground	<ul style="list-style-type: none"> • Advocate and fundraise to complete gym construction • Fix lighting fixtures 	<ul style="list-style-type: none"> • Continue to integrate community youth into garden maintenance • Additional public art installations 	• Continued maintenance of community gardens
M	Ballfield Farm	<ul style="list-style-type: none"> • Hillside pedestrian trail loop connectivity • Additional wayfinding signage 	• Plan for sustained maintenance and increased resident participation	<ul style="list-style-type: none"> • Ballfield Farm/Allegheny Goatscape/Fowler Park • Host a variety of community events in the space
N	Marshall Avenue	• Stairway refurbishment	• Pedestrian signage	
O	Riverview Park Gateway	• Plan for sustained maintenance		
P	Irwin Avenue Hillside	• Plan for sustained maintenance		
Q	Reports of an Underground Spring	• Work with PWSA and DPW to find and mitigate source of running water		
R	Abandoned Paper Street	<ul style="list-style-type: none"> • Advocate for infrastructure improvements • Plan for sustained maintenance 		
S	Brightridge Chuck Point	• Plan for sustained maintenance		
T	Charles St. @ Melrose & Strauss	• Cut back overgrowth and increase visibility	• Plan for sustained maintenance	
U	Row Homes @ Charles & Brightridge	• Partner with Mistick Construction/Northside Properties to develop a playground	• Plan for sustained maintenance	
V	Row Homes @ North Charles St.	• Partner with Mistick Construction/Northside Properties to develop a playground	• Plan for sustained maintenance	
W	Charles St. @ Lower Irwin & Brightridge	• Cut back overgrowth and increase visibility	• Plan for sustained maintenance	
X	Playground @ Cross & Strauss	• Plan for sustained maintenance		
Y	Unity Corner	• Unity Corner Gateway Signage		

APPENDIX

Open Space Opportunities Perry Hilltop



- A Hazelton Hillside
- B Lafayette Hilltop Welcome Sign
- C Holyoke St. Ambassador Site
- D Legion Way Vacant Lot
- E East McIntire Vacant Lot
- F 2509-2517 Perrysville Avenue Vacant Lots
- G Perry Plaza
- H Corner of Hope
- I Wilson Avenue Vacant Lot
- J Brightridge Street
- K Allegheny Goatscape Homebase
- L Fowler Playground
- M Ballfield Farm
- N Marshall Avenue
- O Riverview Park Gateway
- P Irwin Avenue Hillside
- Q Reports of an Underground Spring
- R Abandoned Paper Street
- S Brightridge Chuck Point
- T Charles St. @ Melrose & Strauss
- U Row Homes @ Charles & Brightridge
- V Row Homes @ North Charles St.
- W Charles St. @ Lower Irwin & Brightridge
- X Playground @ Cross & Strauss
- Y Unity Corner

N
1 inch = 225 feet



Hazelton Hillside (A)

DESCRIPTION

- Wooded area on hillside near 2201 Hazelton St with high visibility along the entrance into the neighborhood

ASSETS:

- Near hillside trail
- Opportunity for rain garden/flower plantings

ISSUES:

- Heavily wooded
- Multiple landowners

PROPOSALS

- Trail loop



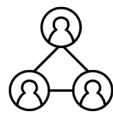
PROPERTY INFORMATION

Ownership Majority: City of Pittsburgh. Multiple lots.
Zoning H
Parcel ID 0046-L-00240-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046L0024000000>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Use open space to create a welcoming community environment

Lafayette Hilltop Welcome Sign (B)

DESCRIPTION

- Vacant corner lot adjacent to fire station at 2201 Federal Street Ext. The site sits at the border of Fineview and Perry Hilltop.

ASSETS:

- Striking view of cityscape to the south
- Sited at primary entrance into community along Federal St.
- Existing signage

ISSUES:

- Welcome sign needs work
- Pavement issues
- Overgrown

PROPOSALS

- Gateway sign
- Green border
- Paved gravel
- Pop-up gathering space
- Food trucks
- Flea market
- Green stormwater infrastructure
- Venango Trail Interpretive Signage

PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning R1D-H
Parcel ID 0046-K-00216-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046K002160000000>



GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Leverage natural features as an economic asset for neighborhood development



- Connected, Cohesive, and Welcoming Open Spaces
 - > Use open space to celebrate the history of the Fineview and Perry Hilltop communities



- Activate Public Open Spaces with Programming and Site Amenities
 - > Use open space to create a welcoming community environment
 - > Utilize public open spaces regularly for community events

Holyoke St Ambassador Site(C)

DESCRIPTION

- 2015 GTECH Ambassador Site reimagined by Perry Hilltop resident named Ayanna. Original project involved invasive species removal and gateway beautification features

ASSETS:

- Existing community champion
- Initial site clearing and beautification

ISSUES:

- Proect site has grown back in due to a lack of maintenance

PROPOSALS

- Rejuvenate neighborhood gateway site
- Re-engage site Ambassador and prior volunteers
- Strategize for sustained maintenance



PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning R1D-H
Parcel ID 0046-N-00222-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046N00222000000>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Increase access to public open spaces for all residents
- Activate Public Open Spaces with Programming and Site Amenities
 - > Provide site amenities in public open spaces



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Identify, plan and implement vacant lot transformation projects

Legion Way Vacant Lot (D)

DESCRIPTION

- Vacant lot on the corner of Legion Way and Perrysville Ave

ASSETS:

- Sited close to neighborhood retail center and transit stops
- Near the Steelworker’s Tower senior living facility
- Adjacent to historic Atlas Theatre

ISSUES:

- Vacant lot
- Moderately overgrown

PROPOSALS

- Community parklet
- Future development opportunities



PROPERTY INFORMATION

Ownership SOUTHERN TIER ENVIRONMENTS FOR LIVING
Zoning Local Neighborhood Commercial
Parcel ID 0046-B-00123-0000-00

County Assessment Link:
<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00123000000>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Increase access to public open spaces for all residents
- Activate Public Open Spaces with Programming and Site Amenities
 - > Provide site amenities in public open spaces



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Identify, plan and implement vacant lot transformation projects

E. McIntyre Vacant Lot (E)

DESCRIPTION

- Vacant lot at Perrysville Ave and E. McIntyre Ave.

ASSETS:

- Next to multiple transit stops
- High visibility from the street and surrounding homes
- Existing stairway for access

ISSUES:

- Overgrown
- Litter and Dumping
- Lack of maintenance

PROPOSALS

- Parklet
- Small scale play space



PROPERTY INFORMATION

Ownership Charlotte King

Zoning R1D-H

Parcel ID 0046-F-00226-0000-00

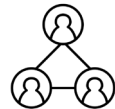
County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046F00226000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Increased capacity to maintain landscaping in public open spaces



- Connected, Cohesive, and Welcoming Open Spaces
 - > Increase access to public open spaces for all residents



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Identify, plan and implement vacant lot transformation projects
 - > Create and sustain a trash/dumping removal and maintenance strategy

2509-2517 Perrysville (F)

DESCRIPTION

- Series of vacant lots along Perrysville Avenue near 2523 Perrysville Ave and local retail establishments.

ASSETS:

- City of Pittsburgh Ownership - Potential for Adopt-A-Lot Process

ISSUES:

- Litter and dumping
- Adjacent to other distressed buildings

PROPOSALS

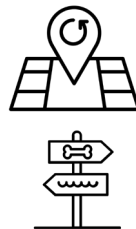
- Community parklet
- Community garden
- Small dog park



PROPERTY INFORMATION

Ownership	William Eubanks and Elizabeth Francis
Zoning	CITY OF PITTSBURGH Local Neighborhood Commercial
Parcel ID	2509: 0046-B-00103-0000-00 2511: 0046-B-00104-0000-00 2513: 0046-B-00105-0000-00 2515: 0046-B-00106-0000-00 2517: 0046-B-00107-0000-00

GOALS ACHIEVED



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Build community familiarity with the City of Pittsburgh's Vacant Lot Toolkit
 - > Identify, plan and implement vacant lot transformation projects
 - > Create and sustain a trash/dumping removal and maintenance strategy
- Integrate New Urban Amenities for Recreation
 - > Increase number of and maintain community gardens
 - > Incorporate dog parks into the community

County Assessment Link:

2509:<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00103000000>
 2511:<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00104000000>

2513:<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00105000000>

2515:<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00106000000>

2517:<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B00107000000>

Perry Plaza (G)

DESCRIPTION

- Unprogrammed paved area in Perry Plaza shopping area at 2403 Perrysville Ave.

ASSETS:

- Connects two major neighborhood thoroughfares (Federal St. Ext. & Perrysville Ave.)
- Existing signage on Federal St. Extended
- Considerable amount of parking
- Close proximity to three bus stops

ISSUES:

- Space faces the back of the building/exposed utilities and service doors
- Impervious pavement
- Minimal "eyes on the street" - space hidden from many vantage points

PROPOSALS

- Pedestrian corridor (Federal St./Perrysville Ave.)
- Food truck roundup/outdoor seating area
- Outdoor performance & event space



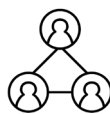
PROPERTY INFORMATION

Ownership PERRY PARTNERS
Zoning Local Neighborhood Commercial
Parcel ID 0046-P-00150-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046P00150000000>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Increase access to public open spaces for all residents
 - > Use open space to create a welcoming community environment



- Activate Public Open Spaces with Programming and Site Amenities
 - > Utilize public open spaces regularly for community events
 - > Provide site amenities in public open spaces

Corner of Hope (H)

DESCRIPTION

- Art installation located on the corner of W. Burgess St and Wilson Ave displaying informational panels of the Negro League. Funded by the Love Your Block Grant. Partnership between Perry Hilltop/Fineview and the Pittsburgh Project.

ASSETS:

- Existing and engaging historic installation
- Benches
- Adjacent to bus stops/High visibility

ISSUES:

- Adjacent to a number of distressed properties.

PROPOSALS

- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership URBAN REDEVELOPMENT AUTH OF PITTSBURGH

Zoning Single-Unit Detached Residential

Parcel ID 0046-J-00229-0000-00

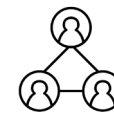
County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046J00229000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development



- Connected, Cohesive, and Welcoming Open Spaces
 - › Use open space to celebrate the history of the Fineview and Perry Hilltop communities

Wilson Ave. (1)

DESCRIPTION

- Vacant, landscaped lot adjacent to Oakglade Realty office.

ASSETS:

- Engaged and active owner
- Well maintained
- Across the street from Corner of Hope

ISSUES:

- N/A

PROPOSALS

- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership	OAKGLADE REALTY CAPITAL PARTNERS LP
Zoning	Single-Unit Detached Residential
Parcel ID	0046-J-00324-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046J00324000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Increased capacity to maintain landscaping in public open spaces
 - > Engage and employ young people to participate in improving open spaces
 - > Leverage natural features as an economic asset for neighborhood development



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - > Identify, plan and implement vacant lot transformation projects

Brightridge St. (J)

DESCRIPTION

- Heavily utilized pedestrian and motorist corridor. Southern gateway into the neighborhood. Area of focus adjacent to 110 Melrose Ave.

ASSETS:

- Highly utilized thoroughfare

ISSUES:

- Running streams/springs
- Minimal pedestrian amenities
- Litter and dumping an Issue
- No lighting
- Trees need to be cut back/low visibility
- Speeding

PROPOSALS

- Additional pedestrian and safety amenities
 - › Rumble strips
 - › Flashing signs
 - › Painted lines
- Utilize city owned properties on that roadway to expand pedestrian amenities
- Pedestrian trail
 - › Parklet & benches



PROPERTY INFORMATION

Ownership CITY OF PITTSBURGH
Zoning Hillside
Parcel ID 0046-N-00043-0000-00
 0046-N-00041-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046N00043000000>

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046N00041000000>

GOALS ACHIEVED



- Activate Public Open Spaces with Programming and Site Amenities
 - › Provide site amenities in public open spaces



- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - › Build community familiarity with the City of Pittsburgh's Vacant Lot Toolkit
 - › Identify, plan and implement vacant lot transformation projects
 - › Create and sustain a trash/dumping removal and maintenance strategy

Allegheny Goatscape Homebase (K)

DESCRIPTION

- Wooded hillside northwest of Fowler Park, adjacent to 447 Marshall Ave. Homebase for Allegheny Goatscape.

ASSETS:

- Goats provide sustainable landscaping maintenance option
- Pastoral urban woodland setting
- Active and engaged owners

ISSUES:

- Thick brush, downed trees, and ill-defined trail makes access difficult

PROPOSALS

- Create hillside nature trail loop between Allegheny Goatscape homebase and Fowler Park
- Adopt hillside
- Stewardship strategy



PROPERTY INFORMATION

Ownership Gavin and Joanna Deming
Zoning Single-Unit Detached Residential
Parcel ID 0045-D-00041-0000-00

County Assessment Link:
<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0045D00041000000>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - › Increase access to public open spaces for all residents
 - › Use open space to create a welcoming community environment
- Activate Public Open Spaces with Programming and Site Amenities
 - › Increase and diversify children's play spaces throughout the community

Fowler Playground (L)

DESCRIPTION

- City park in Perry South heavily utilized by the Pittsburgh Project.

ASSETS:

- Utilized by Pittsburgh Project
- Pool open
- New Kaboom Playground in 2016
- Pittsburgh Project community gardens
- Gazebo and Seating Areas
- New treevitalize trees
- Public art installation
- Regular program of litter clean ups with youth
- Existing lighting features
- Existing "snack shack" facility

ISSUES:

- Unfinished gym facility started in 2001
- Uncertain if lighting features work

PROPOSALS

- Advocate and fundraise to complete gym construction
- Continued maintenance of community gardens
- Continue to integrate community youth into garden maintenance and litter pickup
- Additional public art installations
- Fix lighting fixtures

PROPERTY INFORMATION

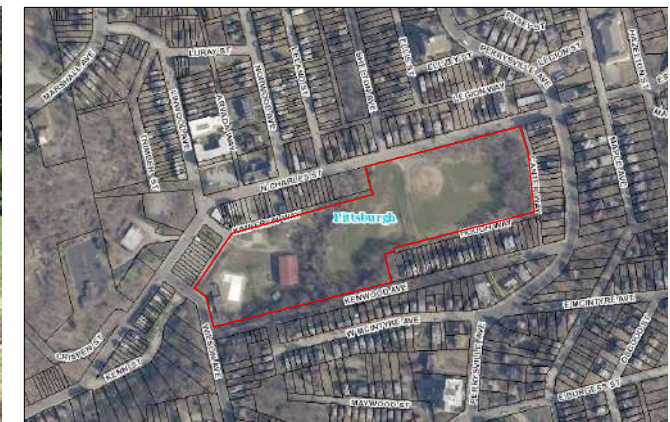
Ownership CITY OF PITTSBURGH

Zoning Parks

Parcel ID 0046-B-00290-0000-00

County Assessment Link:

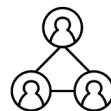
<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0046B002900000000>



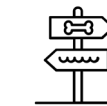
GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development



- Connected, Cohesive and Welcoming Open Spaces
 - › Use open space to celebrate the history of the Fineview and Perry Hilltop communities



- Activate Public Open Spaces with Programming and Site Amenities
 - › Increase and diversify children's play spaces throughout the community
- Integrate New Urban Amenities for Recreation
 - › Incorporate dog parks into the community
 - › Increase number of and maintain community gardens
 - › Explore options for a public orchard

Ballfield Farm (M)

DESCRIPTION:

- Community urban farm on Crispin St. sponsored by the Pittsburgh Project and sustained by local volunteer labor.

ASSETS:

- Well established and organized effort
- Well maintained site

ISSUES:

- Disconnected from other community assets
- Speeding issue on Crispin St.
- Dumping/littering on Crispin St.

PROPOSALS:

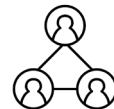
- Hillside pedestrian trail loop connecting Ballfield Farm, Allegheny Goatscape, and Fowler Park
- Additional wayfinding signage
- Plan for sustained maintenance and increased resident participation
- Host a variety of community events in the space



PROPERTY INFORMATION

Ownership CITY OF PITTSBURGH
Zoning Single-Unit Detached Residential
Parcel ID 0045-H-00264-0000-00
County Assessment Link:
<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0045H00264000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
- Connected, Cohesive, and Welcoming Open Spaces
 - › Increase access to public open spaces for all residents



- Activate Public Open Spaces with Programming and Site Amenities
 - › Utilize public open spaces regularly for community events
- Recreate Blighted Vacant Lots as Valuable Open Space Assets
 - › Create and sustain a trash/dumping removal and maintenance strategy
- Integrate New Urban Amenities for Recreation
 - › Increase number of and maintain community gardens

Marshall Avenue (N)

DESCRIPTION

- Vehicular corridor offering western access to the neighborhood
- Roadway transects

ASSETS:

- Pastoral setting
- Greenspace flanking both sides of right-of-way

ISSUES:

- Lacking community gateway features

PROPOSALS

- Plant street trees on both sides of right-of-way
- Neighborhood welcome signage



PROPERTY INFORMATION

Ownership Uniondale Cemetary Co.
Zoning Parks
Parcel ID 0045-C-00001-0000-01

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0045C00001000001>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Increased capacity to maintain landscaping in public open spaces
 - > Engage and employ young people to participate in improving open spaces
 - > Leverage natural features as an economic asset for neighborhood development

Riverview Park Gateway (0)

DESCRIPTION

- Residential area with walkable access to Riverview Park entrance

ASSETS:

- Existing sidewalks
- Mature trees flanking right-of-way

ISSUES:

- Limited wayfinding signage

PROPOSALS

- Develop Riverview Park Gateway Sign
- Plan for sustained maintenance
- Sidewalk improvements
- Pedestrian scale lighting



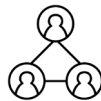
PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning Park
Parcel ID 0076-D-00001-0000-02

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0076D00001000002>

GOALS ACHIEVED



- Connected, Cohesive, and Welcoming Open Spaces
 - > Use open space to celebrate the history of the Fineview and Perry hilltop communities
 - > Use open space to create a welcoming community environment
 - > Increase access to public open spaces for all residents

Irwin Avenue Hillside (P)

DESCRIPTION

- Overgrown hillside area

ASSETS:

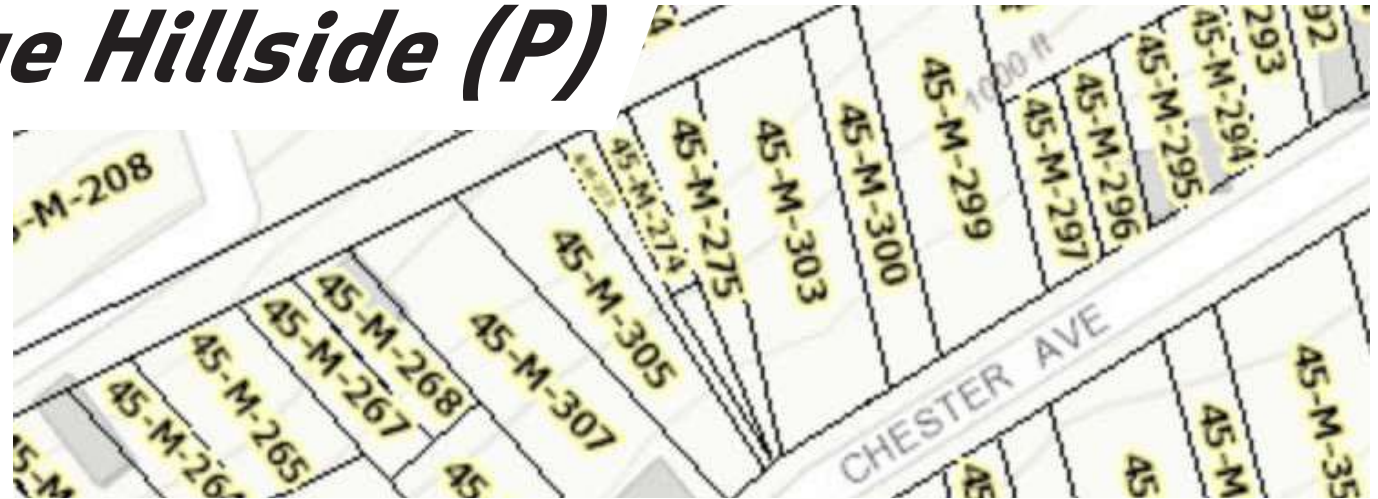
- Green buffer
- Habitat creation

ISSUES:

- Overgrowth
- Lacking visibility

PROPOSALS

- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership Multiple Private Owners
Zoning Hillside
Parcel ID 45-M-218 to 45-M-305

County Assessment Link:

N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Increased capacity to maintain landscaping in public open spaces
 - > Engage and employ young people to participate in improving open spaces
 - > Leverage natural features as an economic asset for neighborhood development

Reported Underground Spring (Q)

DESCRIPTION

- Roadway (Clayton Ave.) flanked by single family and multi-family housing

ASSETS:

- Green space

ISSUES:

- Flooding and standing water

PROPOSALS

- Work with PWSA and DPW to find and mitigate source of running water



PROPERTY INFORMATION

Ownership Multiple Private Owners
Zoning R1D-H and Hillside
Parcel ID 23-A-288 to 23-B-13

County Assessment Link: N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - > Increased capacity to maintain landscaping in public open spaces
 - > Engage and employ young people to participate in improving open spaces
 - > Leverage natural features as an economic asset for neighborhood development

Abandoned Paper Street(R)

DESCRIPTION

- Unmaintained and de-commissioned paper street

ASSETS:

- Potential for expanding pedestrian access

ISSUES:

- Dumping

PROPOSALS

- Advocate for infrastructure improvements
- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership N/A
 Zoning N/A
 Parcel ID N/A

County Assessment Link:

N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development

Brightridge Chuck Point (S)

DESCRIPTION

- Corner parklet at the intersection of Brighton Rd. and N. Charles St.

ASSETS:

- Next to bus stop
- Low maintenance landscaping features

ISSUES:

- Maintenance

PROPOSALS

- Continue to maintain and enhance open space in partnership with the Charles St. Area Council, The Pittsburgh Project, and Perry Hilltop Citizens Council



PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning Urban Industrial
Parcel ID 0022-H-00084-0000-00

County Assessment Link:

<http://www2.county.allegheny.pa.us/RealEstate/GeneralInfo.aspx?ParcelID=0022H000840000000>

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development

Charles St. @ Melrose & Strauss (1)

DESCRIPTION

- Wooded and overgrown row of parcels along N. Charles St.

ASSETS:

- Existing pedestrian infrastructure

ISSUES:

- Overgrowth
- Dumping

PROPOSALS

- Cut back overgrowth to increase visibility
- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning Hillside
Parcel ID 45-S-366 to 45-S-376

County Assessment Link:

N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development

Row Homes @ Charles & Brightridge (U)

DESCRIPTION

- Multi-family housing

ASSETS:

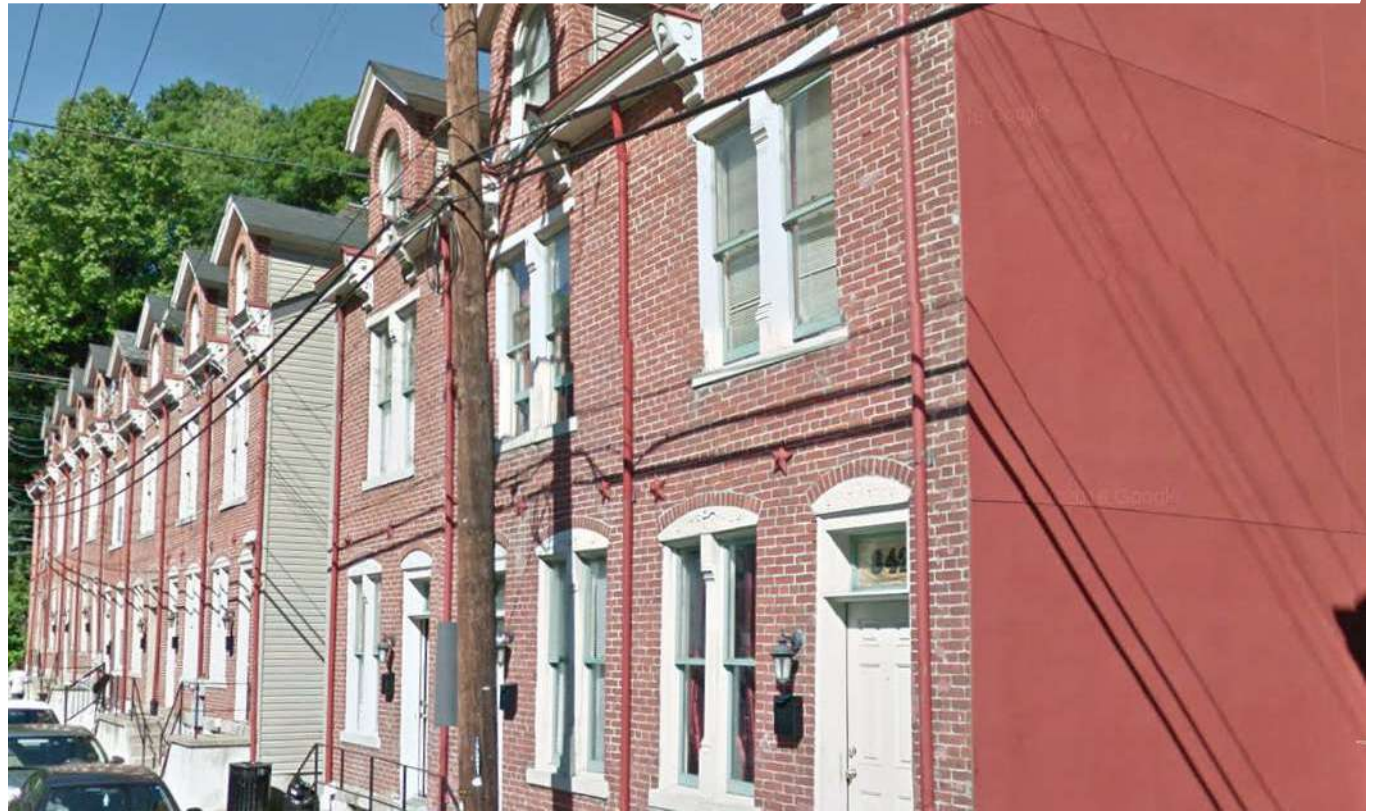
- Existing multi-family housing

ISSUES:

- Limited open space adjacent to row homes

PROPOSALS

- Partner with Mistick/Northside Properties to develop a playground in the area



PROPERTY INFORMATION

Ownership Northside Associates
Zoning R1A-VH
Parcel ID 22-D-194 to 22-D-224

County Assessment Link: N/A

GOALS ACHIEVED



- Activate Public Open Spaces with Programming and Site Amenities
 - › Increase access to public open spaces for all residents
 - › Use open space to celebrate the history of the Fineview and Perry Hilltop communities
 - › Use open space to create a welcoming community environment

Row Homes @ North Charles St. (V)

DESCRIPTION

- Multi-family housing along North Charles St.

ASSETS:

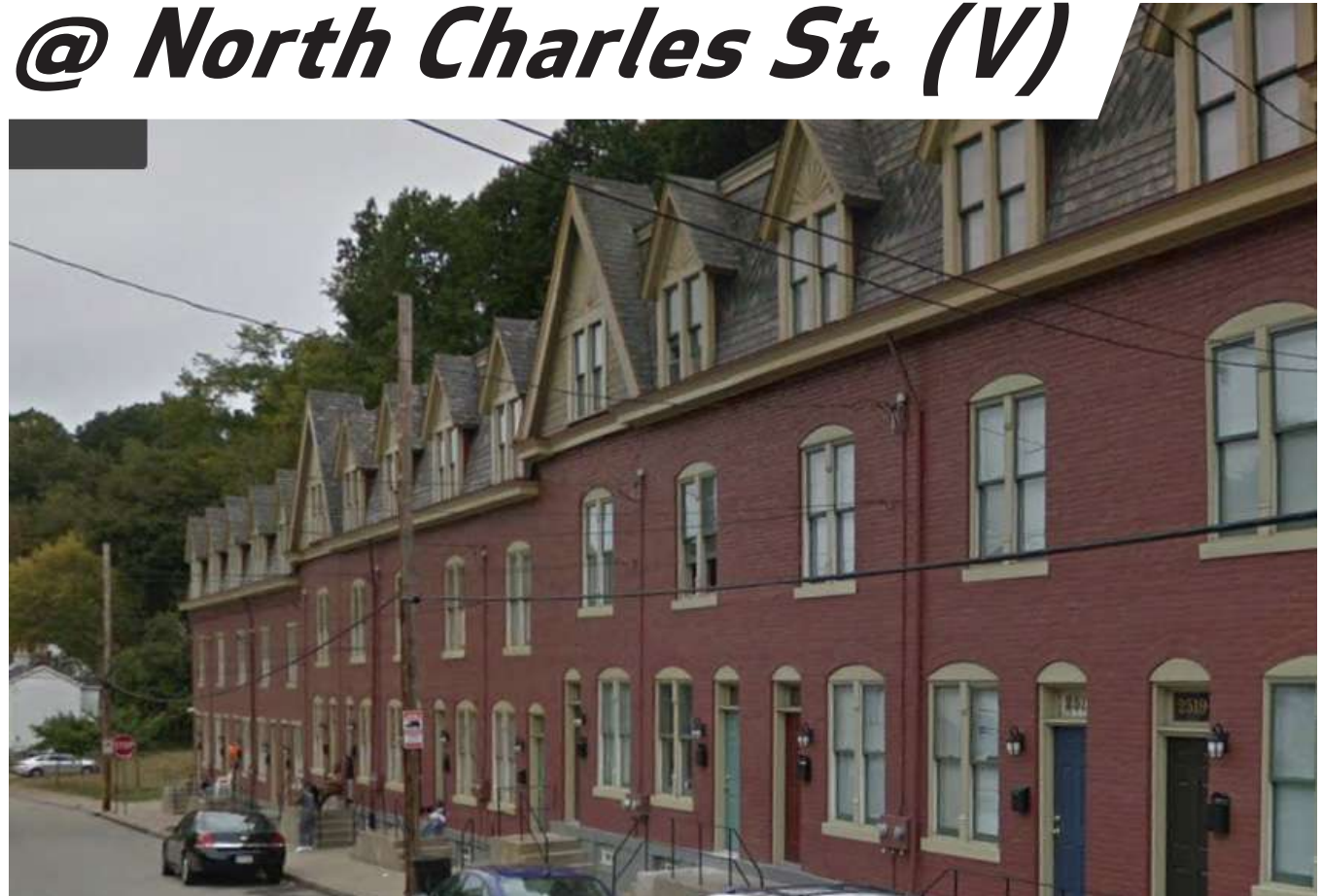
- Architectural character
- Existing sidewalks

ISSUES:

- Limited play spaces for kids

PROPOSALS

- Partner with Mistick Construction/ Northside Properties to develop a playground in the area



PROPERTY INFORMATION

Ownership Northside Associates
Zoning Hillside
Parcel ID 45-M-49 to 45-H-211

County Assessment Link:
 N/A

GOALS ACHIEVED



- Activate Public Open Spaces with Programming and Site Amenities
 - › Increase access to public open spaces for all residents
 - › Use open space to celebrate the history of the Fineview and Perry Hilltop communities
 - › Use open space to create a welcoming community environment

Charles St.- Lower Irwin & Brightbridge (W)

DESCRIPTION

- Wooded hillside

ASSETS:

- Existing sidewalk

ISSUES:

- Overgrown
- Limited visibility

PROPOSALS

- Cut back overgrowth to increase visibility
- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership Multiple Private Owners

Zoning Hillside

Parcel ID 22-D-75 to 22-D-310

County Assessment Link:

N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development

Playground @ Cross & Strauss (X)

DESCRIPTION

- Community parklet with a playground and basketball court

ASSETS:

- Existing play equipment
- Highly visible location

ISSUES:

- Aging equipment
- Ongoing maintenance and trash

PROPOSALS

- Upgrade and improve equipment
- Plan for sustained maintenance



PROPERTY INFORMATION

Ownership City of Pittsburgh
Zoning R1D-H
Parcel ID 0045-M-00130-0000-00
0045-M-00126-0000-00

County Assessment Link:
N/A

GOALS ACHIEVED



- Well Maintained Open Spaces
 - › Increased capacity to maintain landscaping in public open spaces
 - › Engage and employ young people to participate in improving open spaces
 - › Leverage natural features as an economic asset for neighborhood development

APPENDIX

CLEAN AND GREEN

This is a general clean up of a selected lot that may have been overgrown with weeds and debris. This is a great tool to transition the lot and demonstrate to a community what an asset vacant land can be.



DOG PARK

Any large open parcel or grouping of smaller parcels can be assembled for use as a dog park, which makes a great community space. Fencing materials and minimal maintenance are needed to establish these areas though additional amenities such as benches, trees or other shade structures and trash cans are beneficial.



RAIN GARDEN

These gardens help to limit the amount of water flowing into our combined sewer systems. They require knowledge of general construction techniques as well as the selection of appropriate plant species. Rain gardens are green infrastructure, being aesthetically pleasing and helping to manage stormwater runoff at the same time.



TEMP. PARKING

Temporary parking on vacant land can be utilized for community pop-up events and special events.



GATEWAY

Corners and other prominent parcels can be designed with plantings and signage to create gateways announcing the different neighborhood areas to visitors and also supporting comprehensive neighborhood way-finding.



ART INSTALLATION

These parcels can be used to display local artists' work, helping to activate vacant spaces. They would be designed to allow pieces to be moved to a new home if it becomes necessary to do so.



APPENDIX

PARKLET

Smaller parcels within dense housing areas can be great locations for parklets. By adding simple amenities like seating, shade, pathways and plantings, you can create informal community meeting spaces that can also be a resource for residents without yards. Investment in formalizing these spaces vary depending upon the amount of time and volunteer commitment available.



SEATING

Seating is an automatic invitation for passersby to interact with a public open space. Seats offer walkers an opportunity to rest on a journey, to relax on a nice day, or patiently wait for a bus or a friend. Seating should be designed for all ages and ranges of ability, weatherproof and easy to maintain. Adding color, texture or plaques can give the space a unique identity.



PEDESTRIAN INFRASTRUCTURE

Pedestrian infrastructure is key to safely transporting visitors to and from public open spaces. Pedestrian infrastructure includes sidewalks, trails, footbridges, crosswalks, and lighting. Features should always comply with ADA requirements, should be built to withstand all seasons, and should be maintained regularly.



WAYFINDING SIGNS

Wayfinding signage helps to establish community identity, direct visitors around the community, and to celebrate neighborhood open spaces. Wayfinding signs can be artistic as well as informational, but should be uniform in design. Wayfinding features should fit into the existing visual aesthetic of the streetscape.



EVENTS/POP-UP

Pop-up events are a great way to utilize public open space while minimizing the amount of physical infrastructure that must be maintained. Amenities such as shelter, seating, and programming are brought into an existing open space temporarily. Centrally located accessible open spaces with adjacent parking, flat topography are most suited for pop-up events.



PLAY SPACES

Play spaces strategically placed throughout a community can help ensure that every child has a safe space close to home to run, jump, and laugh. Especially in an urban context, outdoor play spaces can be used to help kids learn about and celebrate the natural environment. Best sites are centrally located, setback from roadways, and have room to accommodate a variety of recreational activities.



TREE PLANTINGS

Trees have a host of well celebrated benefits, especially in the urban context. Mature trees can be the most defining feature of a prominent open space and thoroughfare. Trees visually soften the built environment, can be used to create urban boundaries and pathways, and can improve air quality. They provide shade and help to decrease the urban heat island effect caused from sunlight reflecting from hot surfaces such as asphalt. Trees in public spaces should be low maintenance and native to the region. They should always be planted with enough room for the roots at full growth.





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