



Larimer Vision Plan

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August 2020 Update

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community design center of pittsburgh

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Liberty Green Park
Rendering

*Image courtesy of
URA Pittsburgh*

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This Plan was prepared for the Larimer Consensus Group (LCG), a diverse group of self-selected stakeholders convened by State Senator Jim Ferlo. It includes representatives from Representative Joseph Preston Jr.'s office, East Liberty Concerned Citizens Corporation of Larimer (ELCCC), the Kingsley Association, East Liberty Development, Inc., the business community, and faith organizations in Larimer, with the Urban Redevelopment Authority of Pittsburgh, The Housing Authority of the City of Pittsburgh, elected officials, Community Design Center of Pittsburgh and other public partners participating as well.

The work of the Larimer Consensus Group builds on the work and historic commitment of East Liberty Concerned Citizens Corporation over the last 47 years to achieve this planning and revitalization effort for the neighborhood and the work of the citizens of Larimer.

Special thanks to the more than 100 community members and stakeholders who participated in the Community Design Workshop. The following people participated in the Larimer Consensus Group's meetings and discussions for this plan:

| | |
|--|---|
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| | Mr. Kevin B. Wells, Redd Up, Green Team |
| | Mr. Nathan Wildfire, East Liberty Development, Inc. |



Fig. 1 Concept Plan, 2020 Update

1. Executive Summary

This land-use vision plan addresses the opportunities and challenges identified in the Place & Environment Goals in the Larimer Community Plan completed in 2008 by Jackson/Clark Partners. Many of the challenges faced by Larimer, such as high vacancy, an older housing stock and a shrinking and aging population are problems faced by many communities across the Pittsburgh region and across the country. The opportunity here is to address the very real problems of the neighborhood in a manner that is a state-of-the-art model for the Pittsburgh region.

This 2020 update highlights the progress and development made since 2010.

This vision plan will direct readers and stakeholders to various other studies and relevant projects. This update is in response to the extensive redevelopment of the neighboring East Liberty area and new development efforts in Larimer.

Building a Sustainable Community

A major goal is to establish a new identity as a state-of-the-art green community. To achieve this goal the community should take steps to set itself apart as innovative and green. In addition to providing ecological benefits and distinguishing Larimer within the region, urban sustainability strategies can contribute to the economic revitalization of Larimer.

Addressing the excess of vacant and underutilized land will bring the neighborhood closer together, creating a more concentrated, vibrant residential core. This strategy will create connections and increase visibility within the neighborhood, city and region. Larimer's natural physical and historical connection is to East Liberty. Larimer's connectivity to public transit will allow it to pursue important urban sustainability strategies, such as walkable communities and transit oriented development.

Consolidating Assets

The isolation of Larimer from other communities was identified in the Larimer Community Plan as a challenge. But Larimer also has opportunities for connections. Larimer is largely flat, making it well suited for a variety of developments, including housing, recreation and urban agriculture. Visual and physical connections should be enhanced to create more development opportunities.

The excess of vacant land and structures creates an opportunity and a need to aggregate land in order to consolidate existing community assets and build new ones. However, to successfully revitalize, Larimer must retain its existing residents and we must respect their tenacity in the face of historic hardships. "A house for a house" is the motto of this plan, meaning no one should be forced to leave

their homes and those who choose to leave a home, but stay in the neighborhood, should receive a home in return. By consolidating new residential development in the core of the community and on the edges of the new park, the plan strengthens and revitalizes a smaller, stronger neighborhood. Through the rehabilitation of existing building stock and historic landmarks, Larimer can retain its character while evolving into a cutting-edge neighborhood.

Turning Challenges into Opportunities

A major component of this plan is to transition the parcels northwest of Larimer Avenue to parkland, with a major component of active recreation, that would form a new Larimer Park, connected to the rest of Pittsburgh's park system by Highland Park and to Mellon Park via an enhanced East Liberty Boulevard.

Larimer Avenue will be defined in the future by the expanded Larimer Park with a recreational fields complex on the north side and a strong residential edge on the south side. This residential edge includes the acquisition and redevelopment of East Liberty Gardens, new residential development on the site of the current East Liberty Park ballfield and the better integration of the new residential development and Enright Court into the neighborhood street system.

The underutilized Hamilton and Frankstown Avenue light industrial corridor currently serves a range of light manufacturing, distribution, service and craft-related businesses, providing jobs and economic activity to Larimer. The goal here is for light industrial development – with a focus on new, green industries and jobs – to continue to occur in this area and over the long-term to move light industrial uses incompatible in other parts of the neighborhood to this area.

The Larimer Consensus Group (LCG) and other affiliated groups have commissioned and received numerous studies relevant to this vision plan since its 2010 inception. A key development has been the receipt and current execution of the \$30M award from U.S. Department of Housing and Urban Development (HUD) for the Choice Neighborhood Initiative in Larimer and East Liberty. This development encompasses a multitude of goals from the LCG Action Plan, LCG Shared Plan for Growth and Progress, Larimer Living City Plan, Living Waters of Larimer Project Report and the Conceptual Community Stormwater Management Strategy.

2. Introduction

“A safe, clean, strong, diverse, vibrant, healthy & attractive community, with a renewed sense of pride that is a model for inner city revitalization.”

Community Vision from the Larimer Community Plan (2008)

Beginning in the fall of 2007, residents, business owners and community organizations in Larimer began the process of creating an updated Larimer Community Plan. That plan articulated the community vision. To achieve this vision, the community laid out goals around three main themes:

- + Place & Environment
- + Community & Organization
- + Human Needs

One of the Place and Environment Goals was the preparation of “a detailed, equitable land-use plan for future housing, business development and green space allocation: fix what we can, tear down what we can’t, & identify best areas for growth.” Building on the work done in the Larimer Community Plan, this Larimer Vision Plan seeks to give physical form to the community’s vision and re-direct readers to additional relevant resources and information.

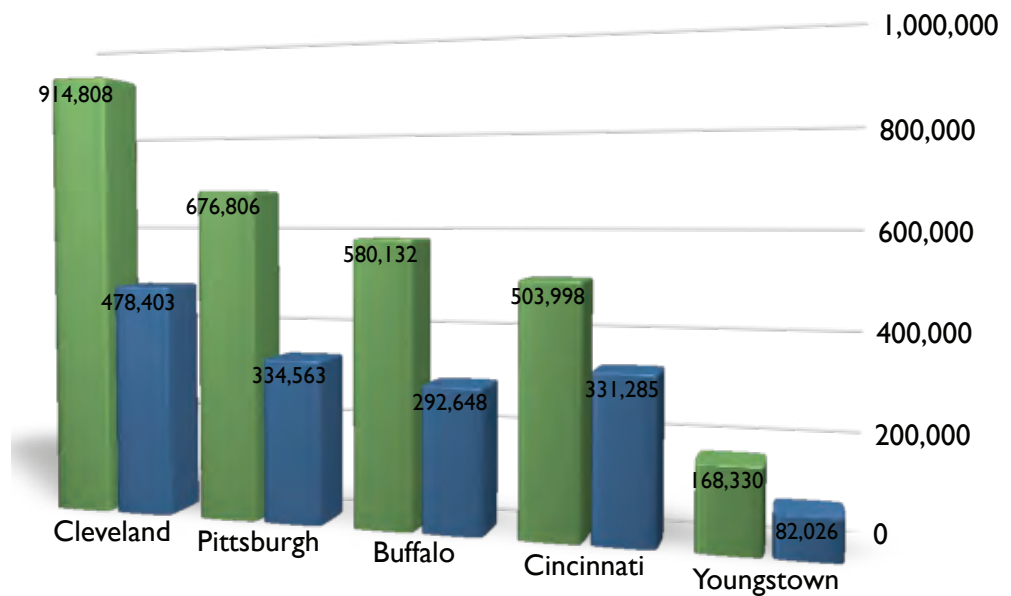
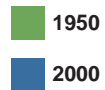
A land use vision plan helps a community achieve its goals by providing a roadmap for future development. It lays out the types and locations of land uses the community wishes to pursue as well as helping the community establish priorities. Finally, a plan serves as a tool for accessing resources and for negotiating with other interests, such as government officials, developers and landowners.

A Land Use Vision Plan is:

- + *A long-range vision:* an expression of the community’s vision for the future over 20 years
- + *A road map* for future development
 - What types of land-use do we want in the community?
 - Where should different land-uses occur?
 - Where do we start?
- + *A tool*
 - For accessing resources
 - For negotiation (with the city, county, developers, landowners)

This land-use vision plan addresses the opportunities and challenges identified by the community in the Larimer Community Plan. Many of the challenges and constraints faced by Larimer, such as high vacancy, an older housing stock and a shrinking and aging population are problems faced by many communities across the Pittsburgh region and across the country. Pittsburgh, like many former industrial cities, has seen a dramatic decline in population since the 1950s. Larimer cannot overcome all of these problems on its own, but what Larimer can do is find new, innovative and sustainable ways of addressing those challenges, turning them into opportunities and consolidating assets.

Fig. 2
Shrinking Population:
a Regional Challenge



Challenges/Constraints identified in the Larimer Community Plan:

- + High vacancy
(regional problem)
- + Older housing stock
(regional problem)
- + Poor image:
 - History of crime
 - Lack of “curb appeal” – many buildings, roads and sidewalks in poor repair
- + Physical isolation and poor visibility
(no one knows Larimer is there)
- + Shrinking population
(regional problem)

Assets/Opportunities identified in the Larimer Community Plan:

- + Proximity to East End development
- + Flat, developable land
- + Proximity to major transportation corridors and hubs
- + Committed political partners
(city, county, state)
- + Vacancy is also an opportunity to rethink land use in the neighborhood



Fig. 3
The Study Area

The Study Area

The study area includes both the defined neighborhood of Larimer, as well as the section of East Liberty along Larimer Avenue between East Liberty Boulevard, Collins Avenue and Broad Street. This reflects the understanding—from the outset—by the community of the importance of Larimer Avenue as the principal connection to the center of East Liberty.

This definition of the study area reflects the acknowledgement of the historic connection of Larimer to the heart of

East Liberty, which is defined by topography as much as anything else. The steep slopes along both sides of Negley Run and Washington Boulevard have always served to separate the heart of the Larimer neighborhood from Highland Park and Lincoln-Lemington and foster the historic connections to East Liberty. The historic prominence of Larimer Avenue as the primary connection to the East Liberty business district was increased by the urban renewal moves that severed most other connections between the two.

All of this, in combination with the surrounding redevelopment initiatives at the Kingsley Center, Fairfield apartments and Target has served to place increased importance on the Larimer Avenue corridor. Unfortunately, this had become one of the areas of greatest vacancy and blight, particularly on the Larimer side of East Liberty Boulevard. However since 2010, the development of the Choice Neighborhood Initiative Phases 3 and 4 have begun to address this issue, in addition to the renovation and expansion of the Larimer Playground. The new Village Green will also serve as a new outdoor hub and revitalize Larimer Avenue.

In order to develop a specific land-use vision for the Larimer Avenue corridor it was first necessary to understand the market-based opportunities within the area, as well as how Larimer Avenue’s revitalization will fit into a larger neighborhood context. Thus, these are the principal charges for this planning effort:

1. This Vision Plan has the overall goal of establishing a market-based land use vision for the entire study area of Larimer and East Liberty and,
2. To develop a more detailed land-use plan focused on the Larimer Avenue corridor between Broad Street and the Larimer Avenue Bridge.
3. To create a framework for future land-use in the Frankstown and Hamilton Corridors

3. The Land-Use Planning Process

This vision plan is a continuation of several planning efforts in both Larimer and East Liberty over the last 20 years that have reflected the dedication and efforts of many community activists. Specifically, these efforts have been guided by The Larimer Community Plan (1998) and A Vision for East Liberty (1999). In addition, the Larimer Living City Plan (2011) supplies methodologies for a sustainable future, whilst Bridging the Busway (2012) written for Homewood and Point Breeze North sets a precedent for redevelopment initiatives as well.

Fig. 4
January 7th 2010
LCG Meeting

Fig. 5
February 4th 2010
Community Meeting

*Images courtesy of
Larry Rippe
Photography*

The Community Builders and Steven G. Hawkins/Architects completed the first professional, neighborhood-wide plan and study for Larimer in 1998 for East Liberty Concerned Citizens Corporation. It served for many years as the neighborhood's official planning document. Addenda to the Larimer Community Plan followed, including "Building a Healthy Future For Larimer" (ELCCC, 2001); "The Larimer Community Plan Update- Community Analysis and Mapping" (ELCCC, with the assistance of East End Neighborhood Forum and

consultant Tika Gurung, 2002); and the "Winslow Street Master Plan," a plan for new housing adjacent to the Larimer School (prepared for ELCCC by Steven G. Hawkins/Architects, JAXON Development, and Karen Brean Associates, 2003). In 2005, the Federal Home Loan Bank of Pittsburgh designated Larimer as a "Blueprint Community," enabling a community team to receive training and guidance in doing development projects.

The next update to the Larimer Community Plan began in the fall, 2007. Led by ELCCC, the 11-month process was supported by ELCCC, the Kingsley Association and State Senator Jim Ferlo, and it was facilitated by Jackson/Clark Partners. This work (completed in 2008) updated the "state of the neighborhood," widened participation in the neighborhood planning process, restated and created a vision and goals, and established strategies for



Fig. 6
February 4th Meeting
break-out group.

*Image courtesy of
Larry Rippel
Photography*



implementation, including the five Action Teams. During this work, the Larimer Consensus Group was formed as an entity representing the various neighborhood stakeholders, with the intention of its being the implementing group of Larimer's rebirth.

The current Larimer/East Liberty planning process involved multiple approaches, including a public consultation process, an analysis of market conditions and analysis of the neighborhood's physical condition. The 2020 update to this vision plan was created through close collaboration with Larimer Consensus Group and Walnut Capital.

Consultation

To construct the plan and to ensure its acceptance and implementation, broad involvement in the planning process was needed. The insight and input from Larimer residents, businesses, institutions, organizations, and other stakeholders proved vital to the development of the plan. Considerable effort was spent on seeking broad-based neighborhood involvement and keeping the participants informed of the planning process. This community engagement process built on the community planning process facilitated by Jackson/Clark Partners in 2007-2008.

Larimer Consensus Group and Action Teams

Prior to engaging the consultant team, the Larimer Consensus Group was convened and received organizational training from the Community Technical Assistance Center (CTAC). By the spring of 2009, the Larimer Consensus Group had developed the Request for Proposals for the Larimer Vision Plan, reviewed the proposals, and selected the consulting team. The Consensus Group continued to

meet bimonthly throughout the planning process.

The 2008 Larimer Community Plan had resulted in the formation of five Larimer community action teams: One Voice; Redd Up; Green Up; Celebrate; and Work and Wellness. At the outset of the Vision Plan process, it became apparent that the Green Up action team was especially active and involved. During the Vision process, the Strada team provided opportunities for the Larimer Consensus Group to invigorate and repopulate the other action teams.

Fig. 7 & 8
February 4th Meeting,
the children present
their ideas and
drawings for the
neighborhood's future.

Images courtesy of
Larry Rippel
Photography

Larimer Action Teams:

- + *Redd-Up* – clean up & fix up
- + *Green-Up* – greening & beautification
- + *Work and Wellness* – healthy prosperous residents, families & community
- + *One Voice* – unity, partnerships, clarity, awareness & communication
- + *Celebrate* – pride in Larimer, community building events



Interviews with Stakeholders and Experts

Recognizing that considerable planning work had been undertaken prior to the launching of the Vision Plan, the Strada team reviewed existing planning documents to ensure that prior and on-going planning issues and initiatives would inform current thinking. The Strada team also reviewed the results of the interviews with neighborhood and other stakeholders conducted during the 2007-2008 community planning process. This analysis was presented to the Consensus Group for review and discussion. The Strada team rounded out the information by interviewing additional key stakeholders, including public agency representatives, realtors, developers, institutions, and business owners.

Community Meetings

Two community-wide meetings were convened during the planning process. Larimer residents, business owners, institutional representatives, and other

Fig. 9
February 4th Meeting
break-out group reports
back to the meeting.

*Image courtesy of
Larry Rippel
Photography*



stakeholders were invited to these facilitated discussions. The first community meeting was convened on October 22, 2009. Participants heard a presentation on an analysis of existing conditions, a summary of the market analysis and a discussion of what it means to be a sustainable community.

The second meeting, the community design workshop, was convened on February 4, 2010. Participants heard a presentation of the Vision Plan and then broke up into small groups to discuss their reactions to the Vision Plan. While the adults participated in the community design workshop, a children's town hall meeting was convened on site. Through drawing maps of their neighborhood, children were asked to explore their visions for Larimer. They were asked a series of questions to help them develop the maps, such as identifying their special and favorite places. They presented their maps and ideas to the adults at the end of the community design workshop.

Throughout the vision planning, the Strada team continued to provide opportunities to build the capacity of the Consensus Group and to encourage residents and stakeholders to work with the Consensus Group. The Strada team reviewed the community meeting agendas and presentations with the Consensus Group prior to the meetings. The Consensus Group convened the community meetings and took ownership of them, from introducing the evening's events, to co-facilitating discussion groups and outlining the next steps for the community in implementing the Vision Plan.

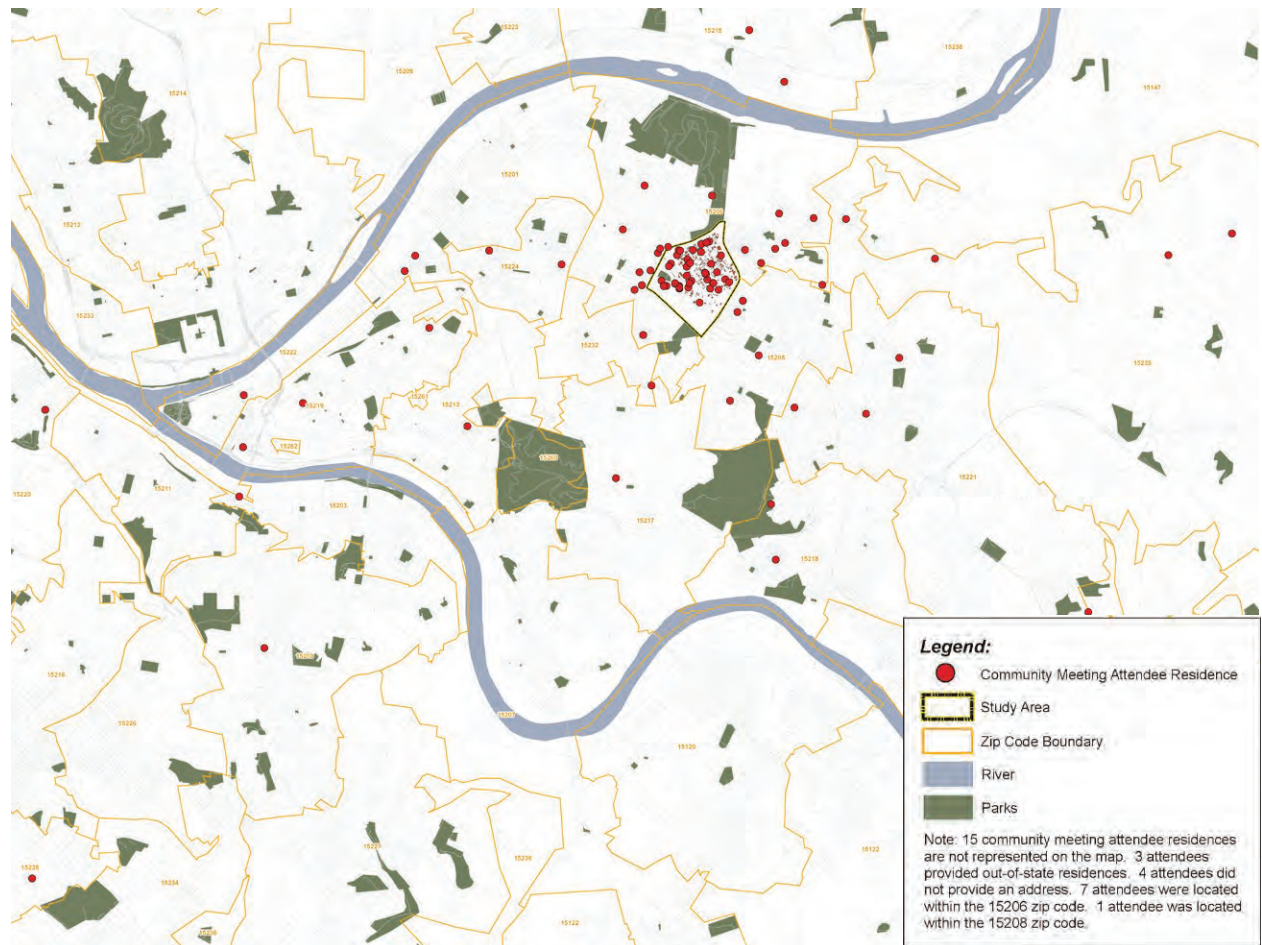


Fig. 10
2009-10 Community Meeting
Participants map:
 Although the majority of the participants in the public process came from the study area, the project attracted input from throughout the city.



4. Land-Use Vision

A. Physical Analysis

Land Use Analysis

The isolation of Larimer from other communities was identified in the Community Plan as a challenge. While it is true that the neighborhood is physically cut off from the north by Negley Run Boulevard and from the east by Washington Boulevard, Larimer also has opportunities for connections. The maps on the following pages highlight some of the existing physical characteristics of the neighborhood.

Larimer is largely flat, making it well suited for a variety of developments, including accessible housing, recreation and urban agriculture. The natural landform provides for great connectivity between Larimer and East Liberty, while the steep slopes to the north (Negley Run Boulevard) and east (Washington Boulevard) contribute to Larimer's isolation (*see figures 13 & 14*). Historically, the Larimer neighborhood had many more street connections to East Liberty, but the building of East Liberty Boulevard and Penn Circle severed many of those historic street connections, further contributing to the isolation of Larimer (*see figure 12*). This puts that much more importance on the redevelopment of Larimer Avenue and East Liberty Boulevard as the key connections to the growth center of East Liberty.

Larimer is also well situated with respect to public transit (*see figure 15*). The entire study area is within one mile of the East Liberty Busway Station. Building on the East Busway (2020), published by the Port Authority demarkates the potential site for a Larimer bus stop. A new transit stop would shorten the walk to the Busway by half for a number of Larimer residents. This study is part of the Transit Oriented Development (TOD) Pilot Program and aims to maximize ridership and economic development through increased connectivity. This could allow Larimer pursue important urban sustainability strategies, such as walkable communities and transit oriented development. The proximity of Larimer to the Busway can attract households because of the ease of travel to downtown and other employment centers, thus helping to create a market for housing in the neighborhood.

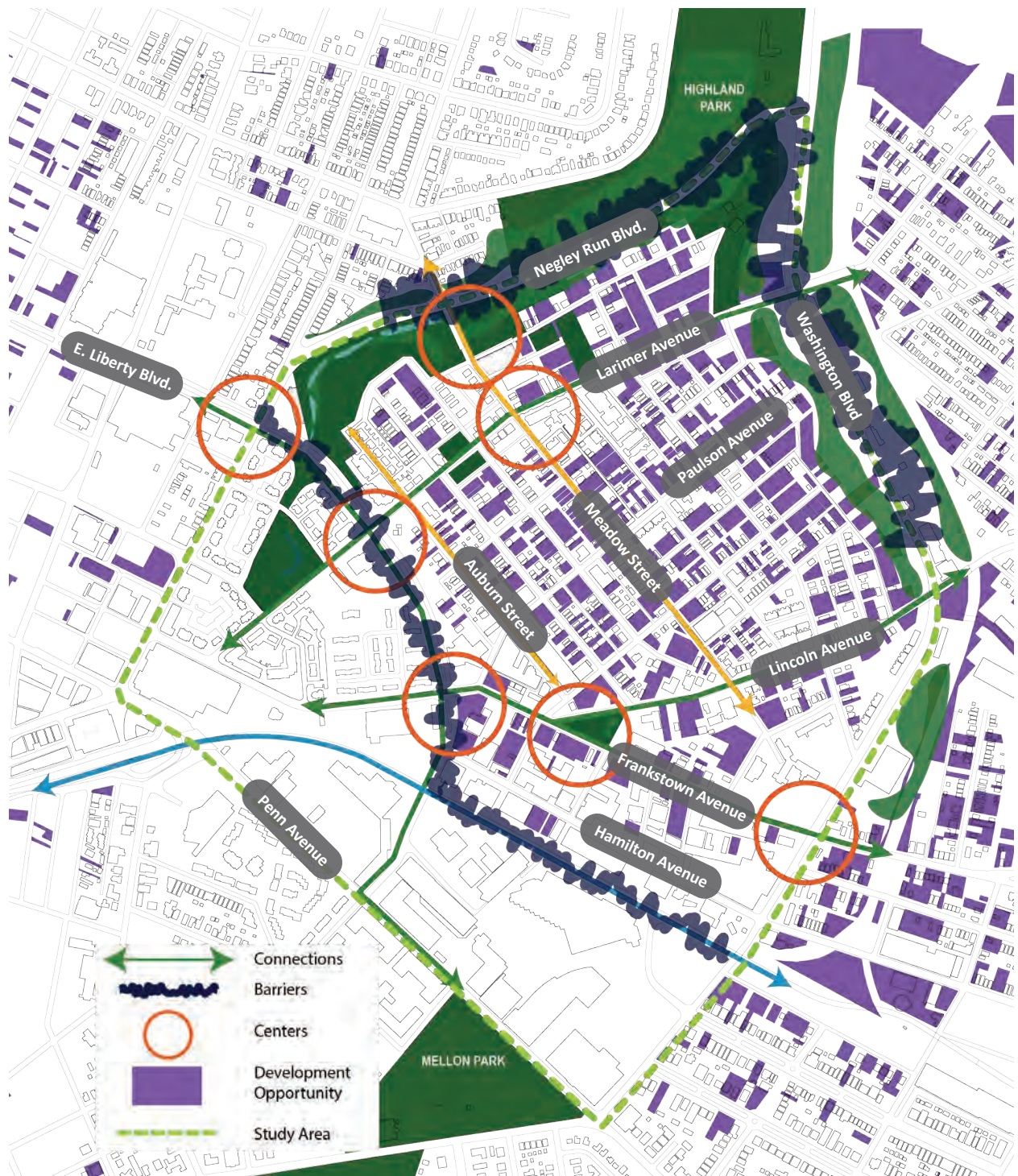


Fig. 11
Barriers and Connections
 This diagram summarizes the analysis of the physical barriers and connections.

 historic streets, no longer existing
 historic steps
 current streets

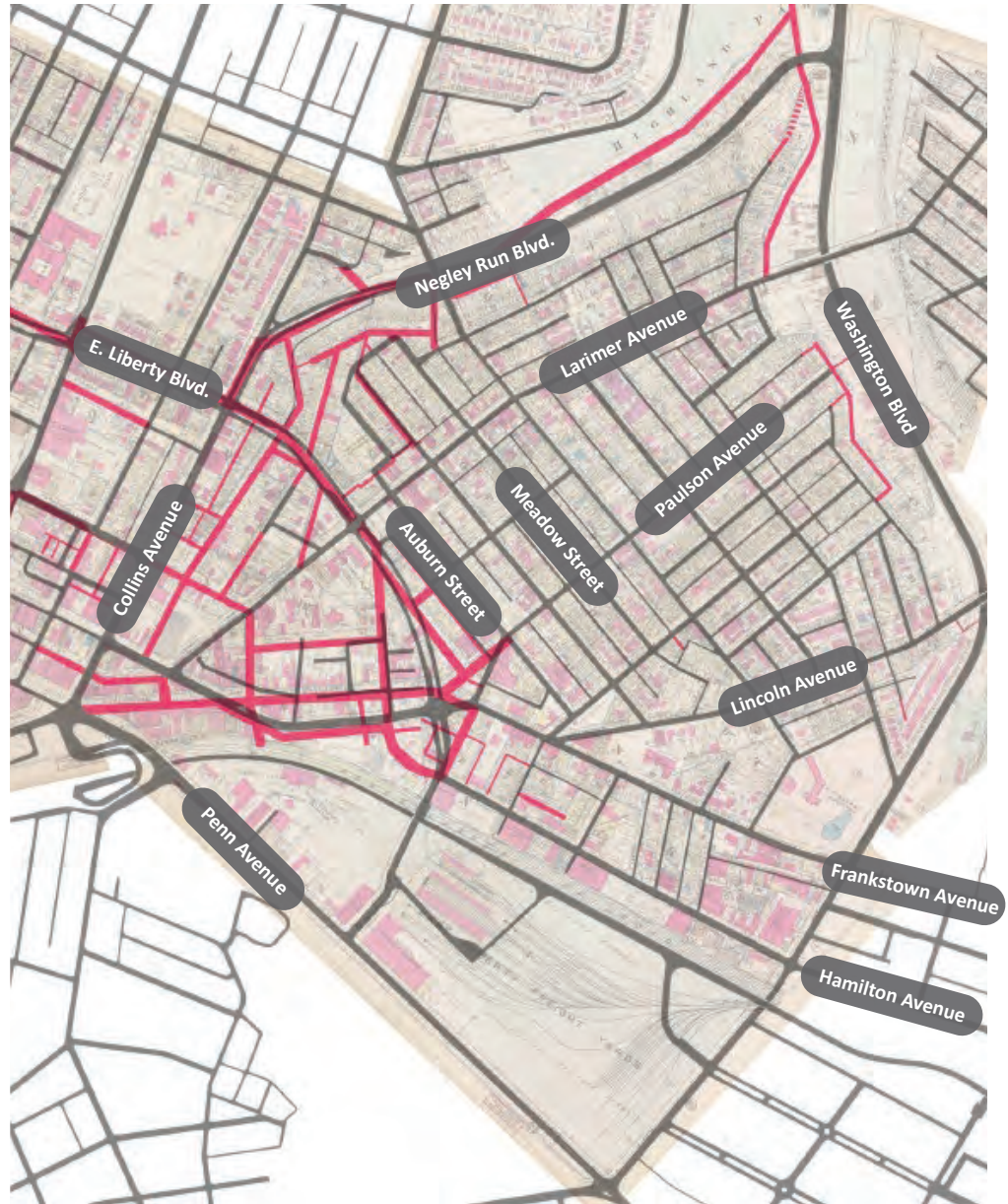


Fig. 12
Historic Connections
 This map shows the current street grid of Larimer in black. In red are historic streets, based on maps from 1939, showing the historically greater connection between Larimer and East Liberty. One goal of the plan is to re-establish a more integrated street grid in key places.

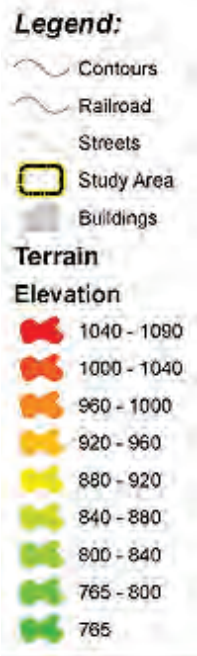


Fig. 13
Landscape Connections:
 This map shows the elevation of Larimer relative to the adjacent neighborhoods. This analysis again underscores the natural landscape connectivity of Larimer with East Liberty and the landscape barriers to the north and east of the neighborhood (Negley Run Boulevard and Washington Boulevard). The base mapping is from Allegheny County GIS department (ACGD). The topography is also from Allegheny County GIS department. 5 foot contours converted to a Triangulated Irregular Network (TIN). Elevation values broken down into 9 separate classes/colors at 40 foot intervals.

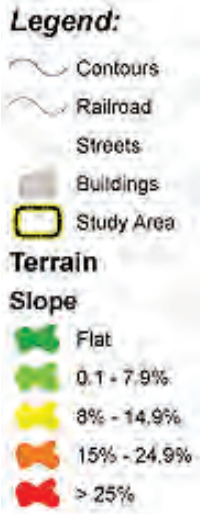


Fig. 14
Flatness:

The community process also identified the study area's abundance of flat land as a community asset. This map emphasizes the availability of flat land in Larimer suitable for many types of development, including housing, recreation (especially playing fields) and urban agriculture. It also emphasizes the natural connection of Larimer to the south and west and steep slopes that form barriers to the north and east. The base mapping and parks are from ACGD. The slopes were created from the topography layer from ACGD. The slope values were classified by 5 range values.

Legend:

- a PAT Bus Stops
- Streets
- Railroad
- Trails
- Bike Existing
- Bike Proposed
- PAT Bus Routes
- Study Area
- Buildings
- Park

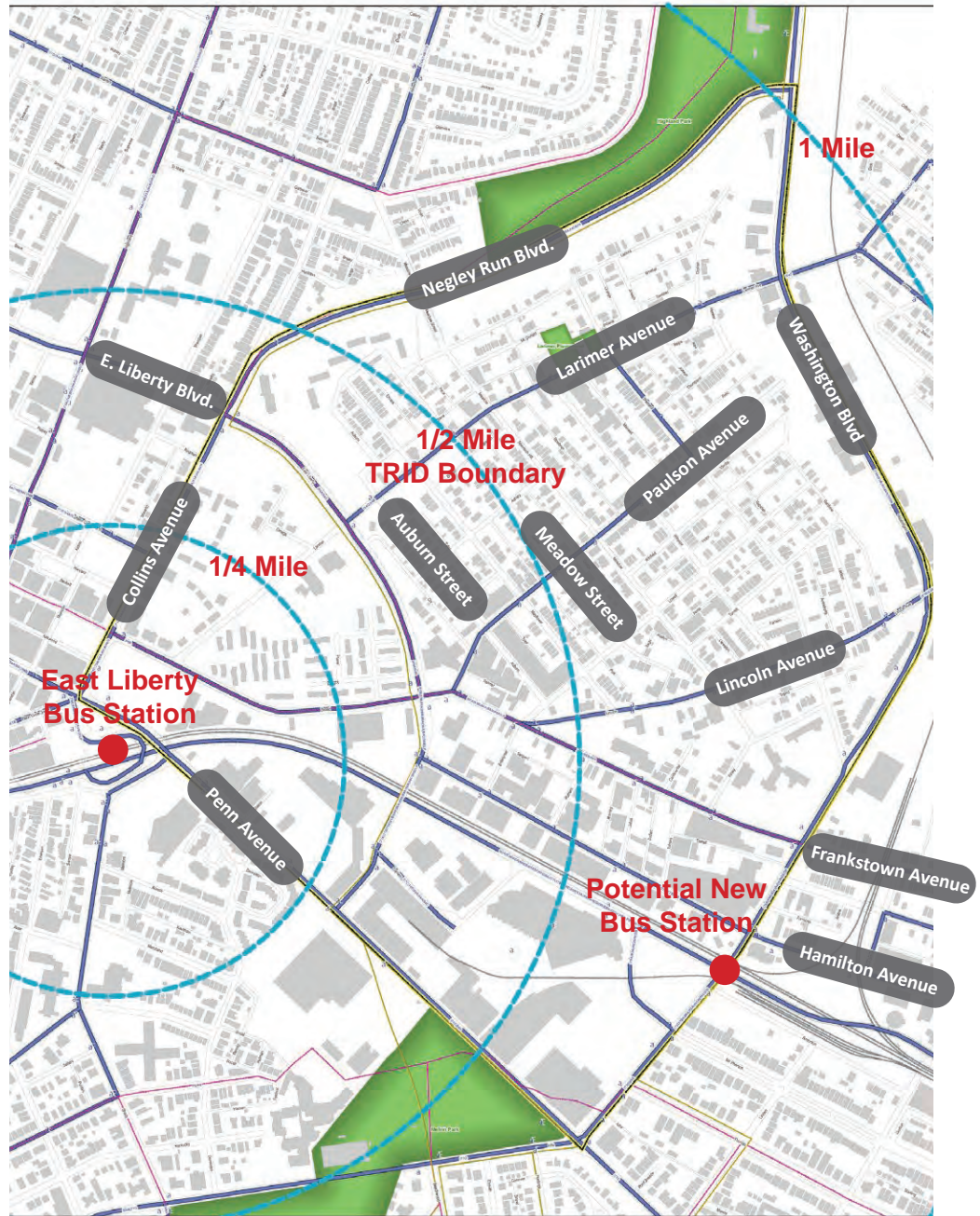


Fig 15

Transit:

Larimer is well situated with respect to public transit. The entire study area is within one mile of the East Liberty Bus station. The neighborhood is also relatively well served by local bus routes. Larimer’s connectivity to public transit allows it to pursue important urban sustainability strategies, such as walkable communities and transit oriented development. The proximity of Larimer to the Busway can attract households because of the ease of travel to downtown and other employment centers, thus helping to create a

market for housing in the neighborhood. The base mapping and parks are from ACGD. The PAT Bus routes and stops are created by Port Authority of Pittsburgh and obtained via SPC. The bike and trails were obtained from SPC. The location of the Potential new bus station is from Building the East Busway (2020) published by the Port Authority as well. As well as providing improved access to transit for the neighborhood, this new station could also increase traffic and visibility for Larimer, bringing more visitors and residents to the area.

Neighborhood prominence

Due to Larimer's physical location, it is unlikely that many people pass through the residential core of Larimer on the way to other destinations, leading to the neighborhood's lack of visibility. In order to enhance the visibility of Larimer, the community needs to create a presence for Larimer in the city and region and enhance its visibility at key points, especially along East Liberty Boulevard and Larimer Avenue. Increased development in the Hamilton and Frankstown corridors would create destinations within the neighborhood that will give people from outside Larimer a reason to visit and invest in Larimer. Additionally, it would provide close and convenient access to services not currently located within the neighborhood boundaries. (*see figure 11*).

Housing Stock, Vacancy and Ownership

The study area and particularly the Larimer neighborhood are dominated by single family homes (*see figure 16*), although the market analysis indicates that only 40% of occupied housing units in Larimer are owner occupied. Larimer is also characterized by a large level of public ownership of land (*see figure 17*). In some cases this is land owned by government agencies, such as the Housing Authority, the Port Authority, and the Postal Service, but in many cases it is land owned by the city or the Urban Redevelopment Authority as a consequence of vacancy. There are also a significant number of tax delinquent properties, which could come into public ownership.

The neighborhood also has many structures in deteriorating condition (*see figure 19*). In some cases these deteriorating properties may be vacant (*see figure 18*). Vacancy and deteriorating building condition were two areas raised by the community as concerns. The Larimer Community Plan also identified vacancy as a potential opportunity to rethink land uses within the neighborhood. The project team mapped building condition (*see figure 19*), and vacant parcels and structures (*see figure 18*). This data was combined into a map of total development opportunity (*see figure 20*). The total development opportunity map indicated the scale and location of property potential for redevelopment. This map also indicated that Larimer needs to find large scale land uses. Given the quantity of unoccupied land, this analysis indicates that the area needed for residential use is smaller than in the past and is likely to remain so for some time to come.

Legend:

-  Railroad
-  Streets
-  Buildings
-  Study Area
- Building Types**
-  Multi-family
-  Single Family

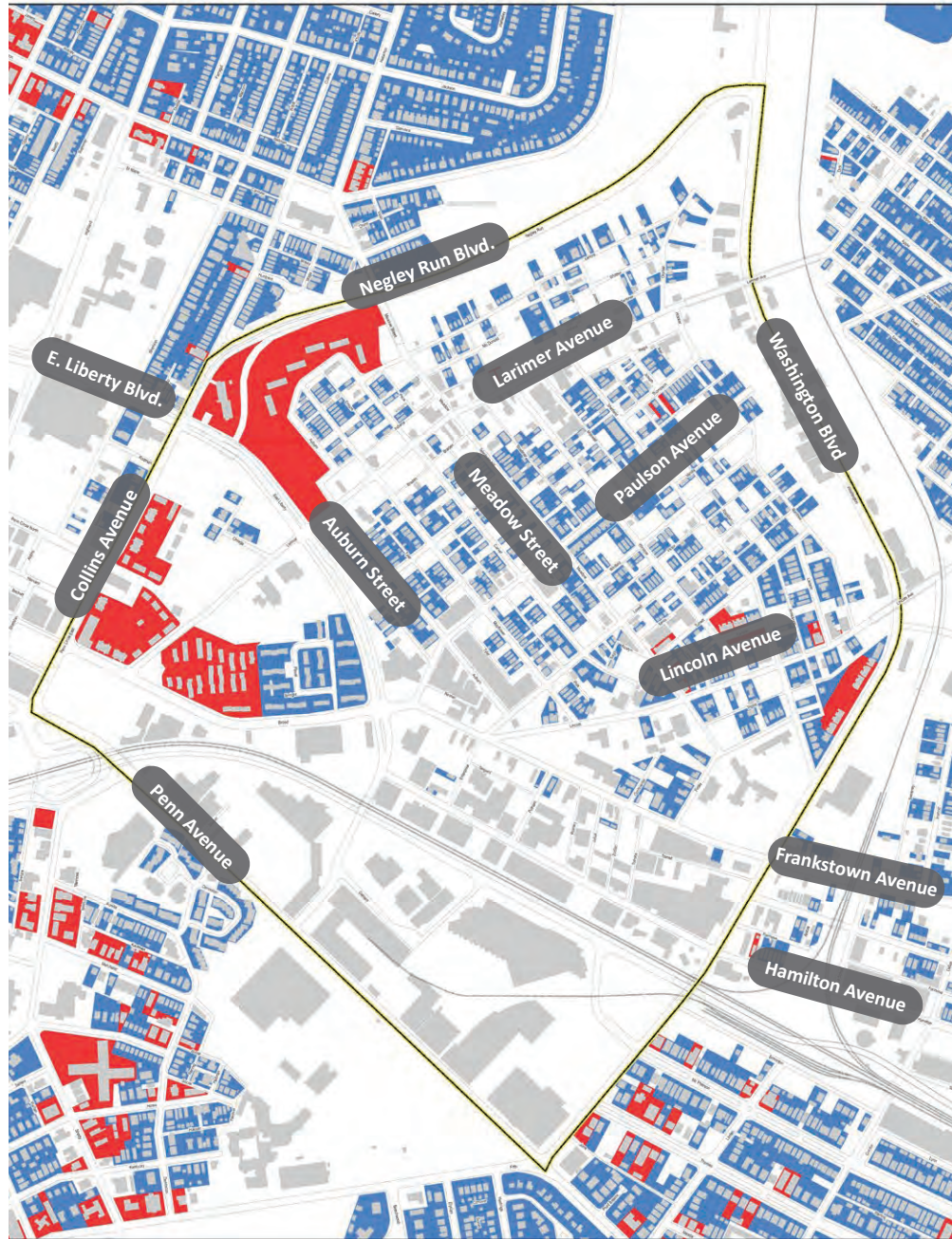


Fig. 16
Building Types (2010):

This map is an analysis of building types in the study area as a first step to understanding the structure and spatial location of home ownership. The study area is dominated by single family homes, **although the market analysis indicates that only about 40% of occupied housing units in Larimer are owner-occupied.** Parcels shown in blue are categorized as Single Family, Two Family, Three Family, Four Family, Rowhouse, and Townhouse in the Allegheny County GIS data. The areas shown in red are categorized in the Allegheny

County GIS data as: Apart 5-19 units, Apart 20-30 units, Apart 40+units, Comm Aprtm Condos 5-19, Hud Proj #202, Hud Proj #220, Hud Proj #236, Independent Living Seniors, and Owned by Metro Housing Authority. Grey structures are commercial or institutional uses.

Legend:

-  Study Area
-  Railroad
-  Streets
-  Buildings
- Parcel Ownership**
-  Private
-  Public

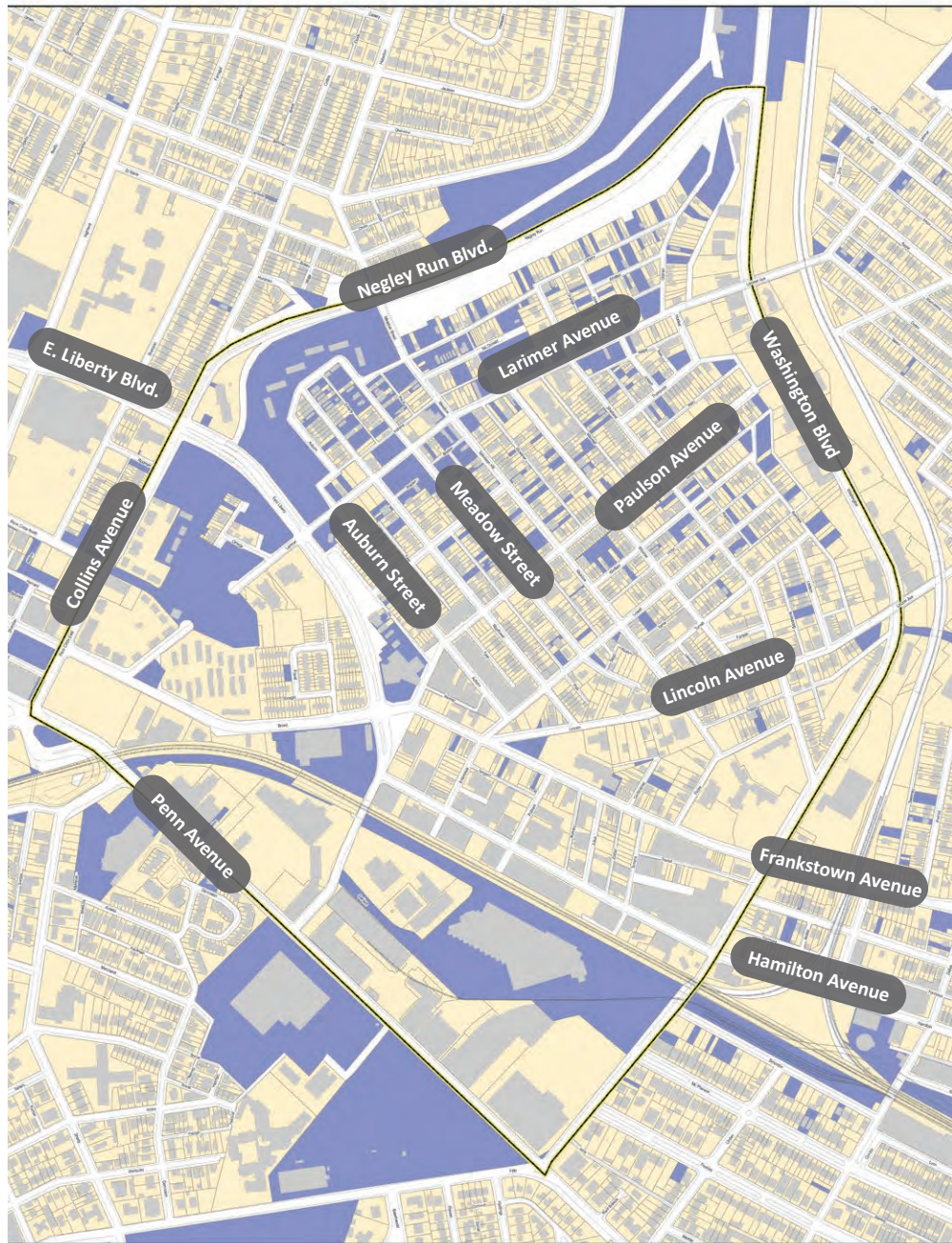


Fig. 17

Public vs. Private Ownership (2009):

This map shows that a large number of parcels within Larimer are already in public ownership. Public ownership is comprised of property owned by City of Pittsburgh, County of Allegheny, Housing and Urban Development, Port Authority of Pittsburgh, Pittsburgh Parking Authority, School Districts of Pittsburgh, United States of America, University of Pittsburgh, and Urban Redevelopment Authority. All other records were identified as Private. The base mapping is from ACGD. The parcels displaying public/private are also from ACGD as of August 2009.

Legend:

-  Railroad
-  Streets
-  Study Area
-  Buildings
- Parcel Status**
-  Condemned
-  Vacant Land
-  Foreclosure
-  No Water Service
-  Parcels

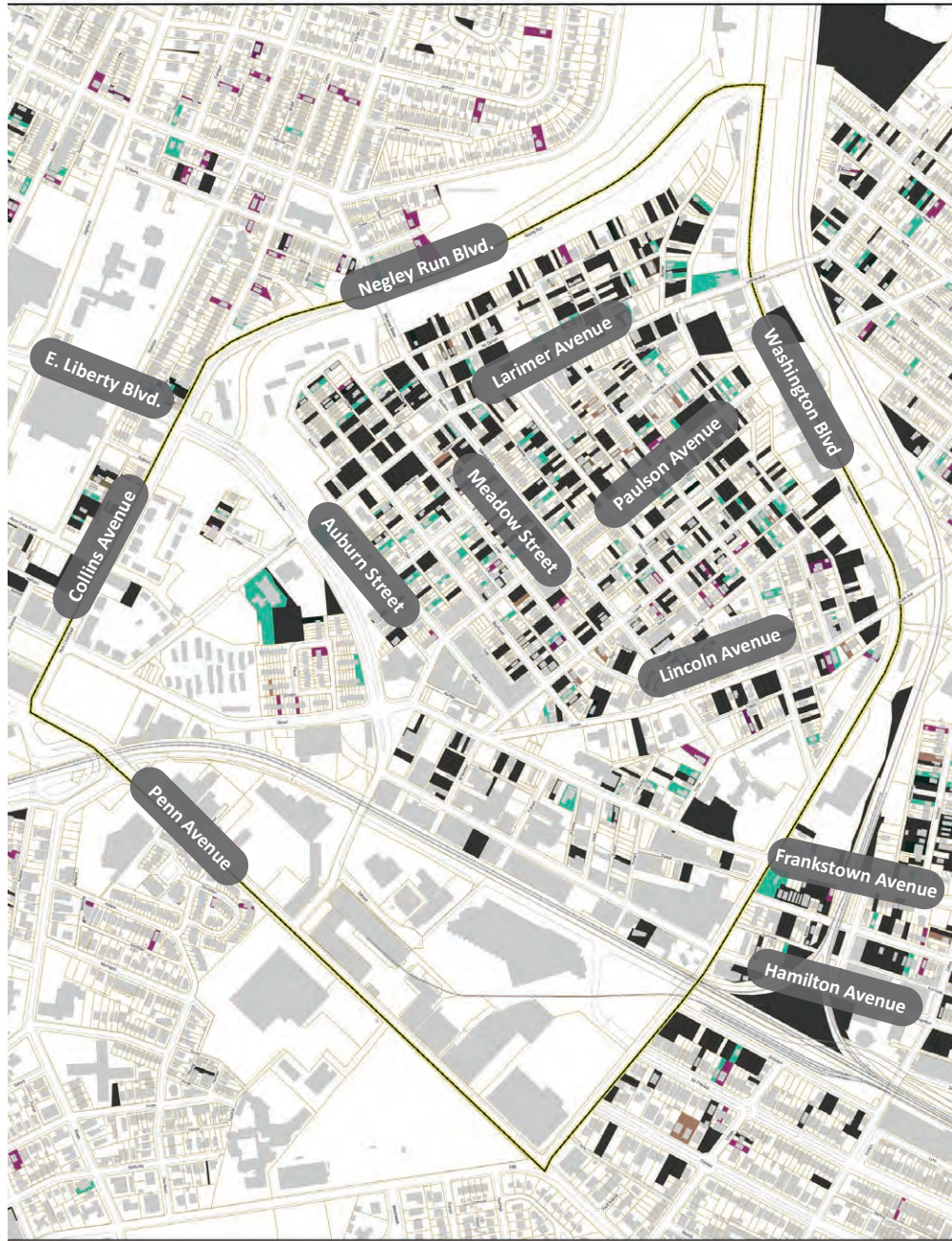


Fig 18:

Vacancy (2009):

This map identifies and locates vacancy. Vacant land (black) is based on categorization of the land as vacant, i.e. no structure, in the county GIS data base. In addition this map shows property with buildings that have been condemned, are under foreclosure and for which there is no water service, which we are assuming means the structure is unoccupied. Publicly owned land, which is vacant, does not show on this map. Vacant land was determined by the ACGD data for the following records: Condemned, Vacant

Commercial Land, Vacant Industrial Land, and Vacant Land. The no water service layer is from Pittsburgh Water and Sewer Authority (PWSA). The foreclosure layer is from ACGD. The base mapping is from ACGD. The parcels displaying condemned and vacant are also from ACGD as of August 2009.








- Legend:**
-  Railroad
 -  Streets
 -  Buildings
 -  Study Area
- Parcels**
- Building Quality**
-  Good
 -  Poor
 -  No Data



Fig. 19
2008 Building Condition:
 The Larimer Community Plan also identified decaying housing stock as a challenge for the community. This map analyzes the location of these properties. It is based on a field survey that was done by CTAC in 2008 that identified property that was in particularly poor condition or in excellent condition. The base mapping is from ACGD.



Fig. 20

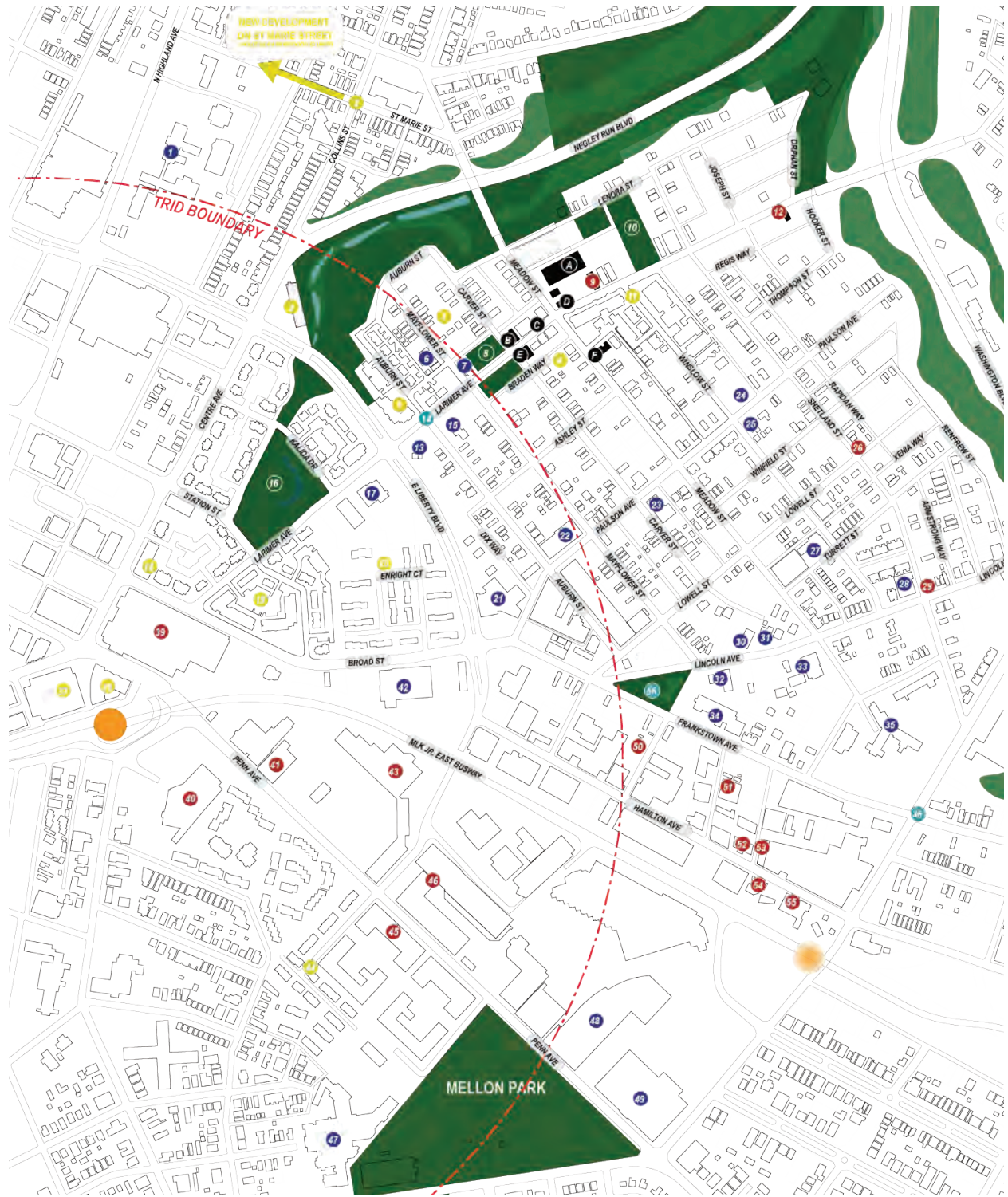
Total Development Opportunity (2020)

This map is a composite of land that is vacant (no structure, based on the County GIS data and aerial photography), contains property that is condemned or is not receiving water service (and therefore presumed to be vacant, from vacancy map, fig. 18), and buildings identified as in particularly poor condition (from the building condition map, fig. 19.). This image has been updated since 2009.

Seeds of Growth

Larimer has many existing institutions and businesses that may potentially serve as attractors to the neighborhood and seeds around which revitalization can start. New and future development has the potential to bring new jobs to the neighborhood.

- | | |
|---|---|
| A Mike's Auto Body | 26 R&D Convenience Store |
| B 403 Larimer Ave | 27 Urban Academy |
| C Ferlo Building | 28 Sixth Mt Zion Baptist Church |
| D Lottery Building | 29 LE Corner Store |
| E 400 Larimer Ave | 30 Good Hope Baptist Church |
| F Iota Phi Theta House | 31 Coston Funeral Home |
| 1 PittsburghTheological Seminary | 32 Lincoln Avenue Church of God |
| 2 St Marie Street CHOICE Neighborhood units | 33 St James African-American Methodist Episcopal Church |
| 3 Harriet Tubman Guild | 34 Lincoln Pre-K Schol |
| 4 New Infill Housing | 35 Cornerview Nursing and Rehabilitation Center |
| 5 Cornerstone Village | 36 New Traffic Light |
| 6 Faith Center Chruch of God | 37 Eastside Bond Apartments |
| 7 Agape Christian Fellowship Church | 38 Eastside Bond Apartments |
| 8 Village Green | 39 Target |
| 9 LA Grocery | 40 Giant Eagle |
| 10 Larimer Playground | 41 United States Postal Service |
| 11 Cornerstone Village | 42 Trader Joe's |
| 12 Henry Grasso Market | 43 Village of Shadyside |
| 13 Environment & Energy Community Outreach Center | 44 Bakery Living |
| 14 Street Improvements | 45 Bakery Office 3.0 |
| 15 New Jerusalem Holiness Church | 46 Bakey Square |
| 16 Liberty Green Park | 47 The Ellis School |
| 17 Pentecostal Temple Church of God in Christ | 48 Carnegie Mellon University |
| 18 Fairfield Apartments | 49 Chatham University |
| 19 Cornerstone Village | 50 Garden Resource Center |
| 20 Enright Court Renovations | 51 East End Brewery |
| 21 Jeremiah's Place | 52 CrossFit |
| 22 Mt Ararat Baptist Church | 53 Cotton Bureau |
| 23 Greater Bethlehem Temple Church | 54 KLVN Coffee Lab |
| 24 Masjid al-Mu'min | 55 Red Star Kombucha |
| 25 FROGS Club | 56 PWSA water feature |



- Cultural Institutions
- Housing
- Green Space
- Commercial
- Infrastructure Upgrades
- Notable Buildings
- E.Liberty East Busway Stop
- Potential New East Busway Stop

Fig. 21
Seeds of Growth
 August 2020

B. Market Analysis Summary

A market analysis by Real Estate Strategies, Inc. identified potential land uses. A full market analysis is attached as an appendix to this report. Below is a summary of conclusions and recommendations of the 2010 report. Various efforts have begun to address the points raised; additional progress points planned and made since 2010 are listed below.

Residential Development

New housing development can tap demand from households in the following postal zip codes:

- 15201, Lawrenceville/Stanton Heights;
- 15206, East Liberty/Larimer/Highland Park;
- 15208, Homewood/Point Breeze;
- 15213, Oakland; and
- 15224, Bloomfield/Garfield.



There is evidence of market support for the following types of housing over a time frame of five to ten years:

- + The Choice Neighborhood Initiative is a \$30M award from U.S. Department of Housing and Urban Development (HUD) which begins to address the two recommendations below. Revitalization includes 334 new housing units and neighborhood park. It has replaced the publicly assisted East Liberty Gardens housing complex and the public housing complex of Hamilton Larimer.
- + *New for-sale housing:* 50 to 60 single-family, for-sale homes with “green” features, creating a new green neighborhood. New development could include up to 10 carriage homes for seniors constructed to Uniform Federal Accessibility Standards and having first-floor master bedrooms. These homes would be an alternative for older homeowners now living in Larimer, as well as a relocation resource for seniors wanting to remain in the neighborhood. Infill housing on scattered sites should not be pursued until there are very clear signs that Larimer has become a stable neighborhood.
- + *Mixed-Income Rental Housing:* One or more new mixed-income rental projects with about 400 units will offer new housing opportunities for low-income residents of Larimer while also broadening the appeal of the neighborhood to households with higher incomes. Because they are a stakeholder in Larimer and can help assist extremely low-income households, involvement by the Housing Authority of the City of Pittsburgh in mixed-income rental development is recommended.

- + *Residential Phasing:* The LCG has proceeded with the recommendation to create a phasing plan to give priority to the development of new residential units that can be occupied by residents now living in the neighborhood, and has established an Action Plan with itemized priorities (*see Section 8*). With the large amount of vacant land that is available, it should be possible to offer replacement housing units for owner-occupants and renters. Since many households in the neighborhood have very low incomes, the challenge will be to ensure that new housing is affordable to households wanting to remain in the new neighborhood.

Commercial Development Potential

- + A greenhouse/garden center might be developed to support Larimer's new positioning as a green neighborhood. A community-oriented urban farm market could market products raised in the neighborhood; there would be synergies between a farm market and a greenhouse/garden center.
- + Food21's Larimer Food District Plan supports re-development along Larimer Avenue and is in proximity to the new Village Green. Phase III of the Choice Neighborhoods Initiative could also support new commercial ventures in the area.

Development of Industrial/Flex Space

- + Areas along Hamilton Avenue, Frankstown Avenue, and Washington Boulevard are good locations for manufacturing, distribution, service, and craft-related businesses. Improved lighting and streetscape enhancements would improve their competitiveness and marketability. Frankstown Avenue in Larimer can be redeveloped and repositioned as a location for new industrial/flex/showroom space to accommodate small businesses including green businesses, start-ups from nearby universities, and artists. This area can be Larimer's business gateway for green industries; facilities can complement those proposed in the Hill District by Pittsburgh Green Innovators, Inc.
- + Plans for a new school campus for the Environmental Charter School could act as a catalyst for the area to continue on its trajectory of a local business boom (*see Section 8 for more*).
- + New workforce development centers in Bakery Square 2.0 and 112 Auburn Street will also help facilitate interpersonal connections across Larimer and East Liberty and could introduce more visitors and provide support for commerce in the Hamilton and Frankstown corridors.

Open Space and Green Initiatives

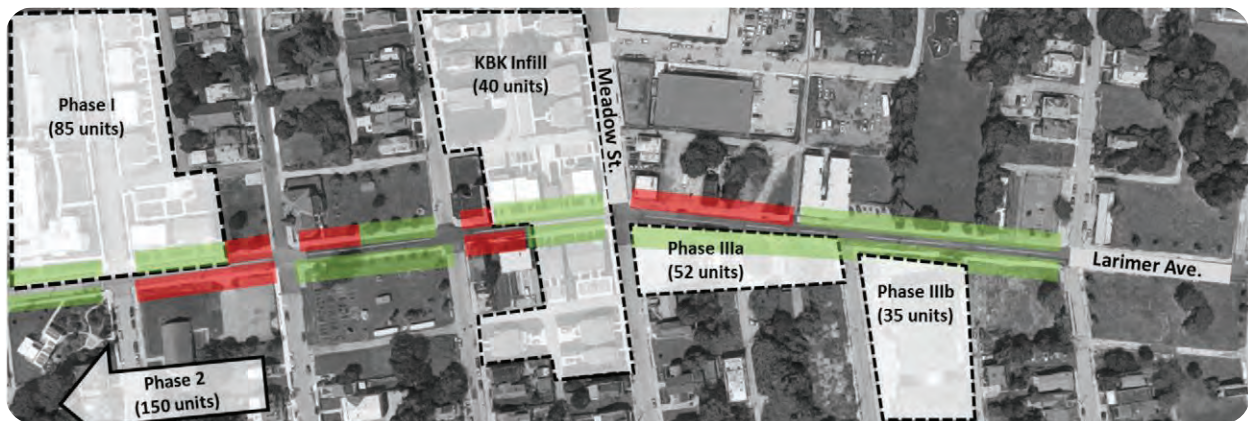
- + There is unmet demand for additional active recreation facilities in Pittsburgh including playing fields for baseball, softball, football, and soccer. Other facilities for active youth and adult sports are also needed; existing facilities are fully used and even over-used. The Larimer Playground is currently in the works and will act as a stop gap, whilst proposals soccer field and walk track are being studied by the Community. In addition, a new squash facility is slated for development (*see Section 8*).

- + Establishing an identity for Larimer as a green neighborhood will enhance its redevelopment potential. Green initiatives to help “jump-start” neighborhood revitalization can include:
 - Developing new structures to green standards, such as the Environment and Energy Community Outreach Center;
 - Preserving and expanding green spaces in the neighborhood;
 - Creating open spaces as centers for community gathering; and
 - Establishing an Urban Garden District in the neighborhood to specify and control permitted uses.
 - Creating of a pattern book that can set a standard for new construction in the community and provide guidelines to create a cohesive identity
 - Utilizing the stormwater management concept plan to reconstruct existing infrastructure into integrated green streets on a piecemeal basis

C. Larimer Avenue Commercial Action Plan

A market analysis prepared for the URA in May 2018 identified key needs and ideas for the Larimer Avenue corridor and how to best populate Phase III and IV Choice Neighborhood commercial spaces.

- + Food Services and drinking areas were determined to have most retail potential as nearby shopping districts are already meeting demand for convenience and comparison.
- + Improvements for pedestrian conditions are recommended to create a more desirable consumer experience and encourage community gathering
- + Plans and design for off-street parking were proposed to further support pedestrian activity
- + Restoration of original facades and notable buildings are also recommended to retain and enhance Larimer's identity (*see Section 8 for more*).



Areas for pedestrian condition improvements

Image courtesy of Larimer Avenue Commercial Action Plan



Fig. 22
Concept Diagram

D. Plan Development Implications & Strategies

The preceding analysis indicates that to stabilize and reverse the loss of population and households, the neighborhood must change. The analysis also suggests key strategies to ensure that Larimer can successfully revitalize, addressing in an innovative way the regional challenges of vacancy and a declining and aging population and planning strategically for a smaller neighborhood. Larimer needs a flexible plan that allows the community to be nimble in responding to market and development opportunities and one that allows Larimer to regrow successfully and strategically.

Larimer must establish a new identity and reputation in the city and the region. This will enable Larimer to attract newer residents, including those with higher incomes, while retaining existing residents. To both attract new residents and retain existing residents, Larimer needs to become a safe, secure and vibrant neighborhood. Larimer's abundant vacant land is a challenge, because it contributes to the image of Larimer as neglected and unsafe—a perception that must change for Larimer to successfully revitalize. However, that same vacant land provides an opportunity for Larimer to pursue large-scale land uses that radically change the character of the neighborhood.

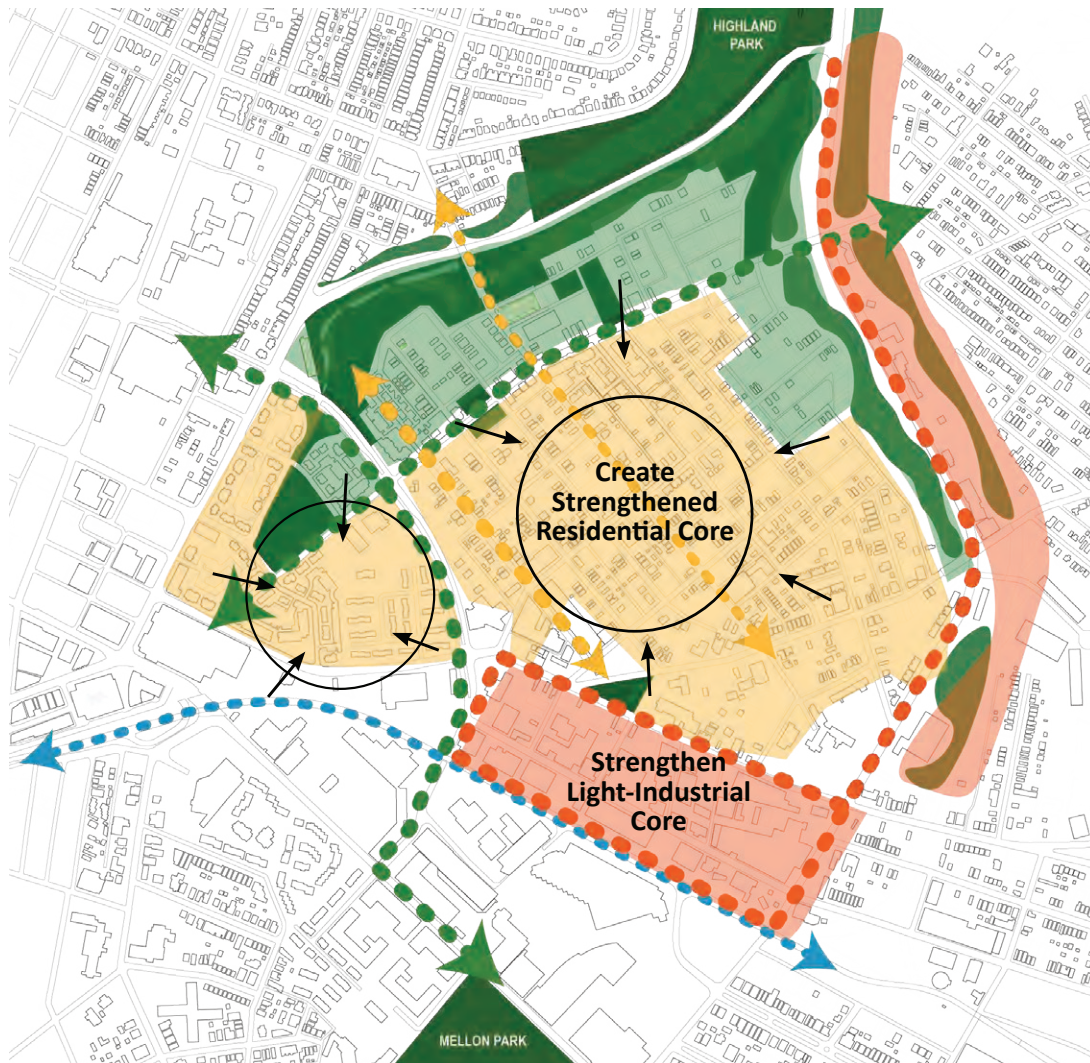
Strategies:

- 1. Bring the neighborhood closer together: create a more concentrated, vibrant residential core*
Larimer needs to address the negative aspects of vacancy—the “missing tooth” look of the neighborhood with vacant lots and abandoned buildings. To plan strategically and successfully, Larimer needs to concentrate existing residents and target new housing developments in a smaller residential core that will bring residents closer together and create a more vibrant, active neighborhood. New concentrated residential clusters developed since 2010 through the Choice Neighborhood Initiative are focused around existing community institutions such as the Larimer Playgrouond and have established space for the new Village Green. A number of neighborhood institutions, such as the East Liberty Concerned Citizens Corporation and Omega Psi Phi Fraternity, already have plans for doing precisely this. Dilapidated and unsafe structures should be cleared through deconstruction and sound structures stabilized and rehabilitated. Vacant lots within the residential core should either be used for new housing, deeded as side yards to adjoining homeowners, or reclaimed as open space for community use. Creating a “critical mass” of housing and increasing curb appeal in the core of the neighborhood in conjunction with new destinations will contribute to creating a new identity for the neighborhood.

2. *Establish a new identity as a state of the art green community.*

To achieve the goal of establishing Larimer as a state-of-the-art green community, Larimer should take steps to set itself apart as innovative and green. A menu of sustainability strategies is discussed in more detail in Section 6. The neighborhood should strongly encourage all new construction in the area to be green buildings. The neighborhood should explore the use of the LEED ND neighborhood development certification program as a way to foster comprehensively planned sustainable development, and set Larimer apart from other city neighborhoods. New residences developed in recent years have been in line with Enterprise Green Community criteria by virtue of the Choice Neighborhood Initiative and continue to do so. ‘Greening’ the pedestrian walkways and implementing integrated green streets will also aid in beautification and stormwater management of the area. Relevant recommendations can be found in the Meadow Street Microshed Concept Plan from 2019.

Fig. 23
Consolidating Assets



3. *Create connections and increase visibility*

Larimer's natural physical and historical connection is to East Liberty. Given the scale of re-development currently occurring in East Liberty, it makes sense for Larimer to enhance its connections to East Liberty. East Liberty Boulevard has historically contributed to Larimer's isolation. However, with increasing developments in East Liberty and at Bakery Square, traffic on East Liberty Boulevard is likely to increase. As Larimer's most accessible and most visible boundary, it is important to create gateways at key points along East Liberty Boulevard and to enhance the Larimer Avenue connection (*see figure 11*). Creating more street connections for bicycle and pedestrian traffic between Larimer and East Liberty, particularly across Choice Neighborhood Phases I & II into Phases III & IV. The continuity and proximity of these two areas lends the area of Larimer in between increased prominence and accessibility.

4. *Retain existing residents: "a house for a house"*

To successfully revitalize, Larimer must retain its existing residents. The principle established over the course of the planning process was "a house for a house." No one should be forced to leave their homes and those who chose to leave a home—but stay in the neighborhood—should receive a house in return. This can be accomplished in several ways. First, the phasing of redevelopment should provide for enough new housing to be constructed so that people only move once. Many of Larimer's residents are older, and new, possibly single-story construction (patio or carriage homes) may be more convenient and marketable and allow older residents to stay independent and in their own homes longer. Mechanisms like life estates can also be used to transfer property to public uses after residents pass on, if they elect that option.

5. *Create destinations that change the reputation of Larimer*

Larimer needs to find large scale land uses for its vacant land and prominent buildings. The 2010 market analysis suggests an active recreation complex, including rectangular fields, and a fieldhouse or other indoor facilities will create a regional destination that could be self-sustaining. Likewise, some of Pittsburgh's most successful neighborhoods—Squirrel Hill, Point Breeze, Regent Square, Highland Park—have developed adjacent to the city's parks. Ongoing development of the Larimer Playground and the Village Green have begun to change the face of Larimer Avenue, making it a destination for residents. New sports facilities are also planned, fulfilling the need for recreation spaces. The 2018 Larimer Commercial Action Plan also notes rehabilitation of prominent facades and increased parking will truly make this a destination unique to Larimer.

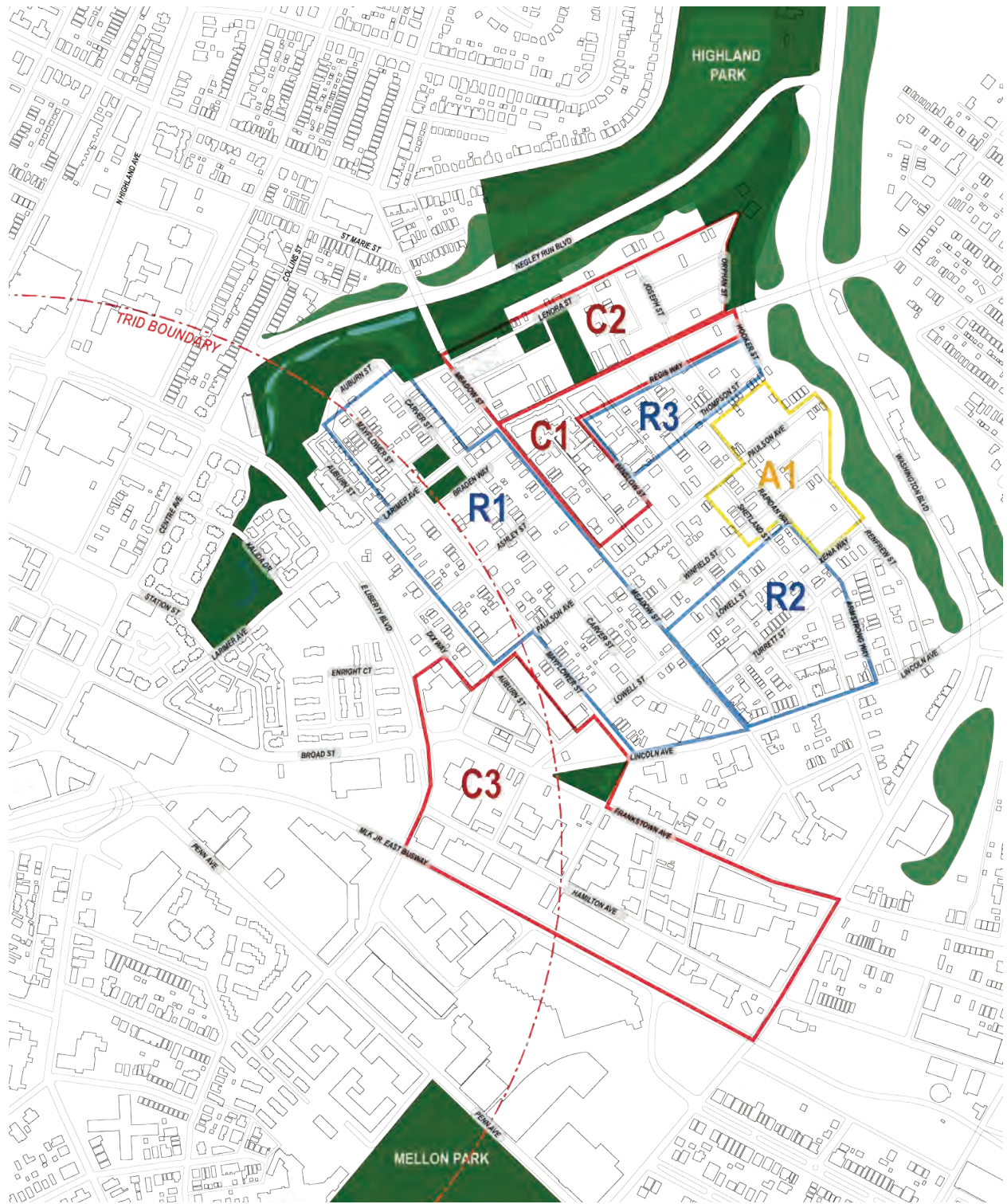


Fig. 24
LCG Action Plan Zones

6. *Establish a list of priorities for the redevelopment of the neighborhood*

In accordance to the 2010 Vision Plan, Larimer Consensus Group (LCG) and Larimer Community Watchers (LCW) established an Action Plan with focus areas in regards to residential, commercial and agricultural development. Select members of both groups convene monthly as part of the Housing and Land Use Committee (HLUC) and act as stewards for the plan (*see figure 24*). This plan is used to maintain transparency and accessibility of proposals to all residents of Larimer, whilst moving forward with the 2010 Vision Plan and this subsequent update.

Map Legend for Fig. 24

- R1 - high concentration of homeowner; adjacent to new development
- R2 - high concentration of homeowner; complex safety & development issues
- R3 - high concentration of homeowners but few units; rental potential
- C1 - mixed use development, interest shown by Chatham and PTS
- C2 - Rec fields linked to C1 development
- C3 - Potential as key business gateway to Larimer after clearing
- C4 - Light industrial corridor and connection to Bakery Square
- A1 - Substantially vacant land; potential for urban agriculture

5. The Land-Use Vision Plan: A Framework for Community Development

Perhaps the single biggest challenge facing Larimer is the large amount of vacant land and structures. Historically a thriving and bustling neighborhood, it has been depopulated to the point that there are now few residents, and even fewer businesses along Larimer Avenue. But this plan is predicated on the notion that this liability can be turned to an opportunity to reconstitute a smaller, but stronger residential neighborhood core. To achieve this, the plan uses the following principles:

- Identify large-scale land uses for vacant land
- Focus on a stronger, smaller core
- Identify key connections and local nodes for development

A. Neighborhood wide land-use strategy

The goal of the land-use strategy is to establish Larimer as a state-of-the-art green community to revitalize the neighborhood. A major component of this plan is to transition the parcels northwest of Larimer Avenue to park land that would form the new Larimer Park, and connect to Highland Park and the rest of Pittsburgh's park system. This new park would include a complex of rectangular fields and a field house, as well as passive recreation, urban woodlands and passive stormwater management. This would create an amenity for Larimer residents as well as a year-round destination for the city and region. The region needs rectangular fields and Larimer is one of the few places where a large amount of flat land is available for development in a central location.

The park would also continue along the slope above Washington Boulevard between Larimer Avenue and Lincoln Avenue. This edge of the neighborhood also has a high level of vacancy and could be incorporated into the park. The flatter areas could also be used for urban farms and community gardens.

Although the proposed park is one of the areas of greatest vacancy, creating the park may require the phased and patient relocation of some residents. This need not be accomplished all at once, but the goal would be to reconcentrate the residential core of the neighborhood between Larimer Avenue and Lincoln Avenue and Broad Street. The purpose here is to concentrate the neighborhood into a smaller residential core and reduce the rate of vacancy. Within the new residential core, vacant lots should either be developed as new housing, disposed to adjacent homeowners who are willing to maintain them, or dedicated to community green

space or green infrastructure.

The Study Area has numerous impressive historic structures, such as the former Catholic churches on Larimer and Meadow and the old Larimer School. Many of these structures are in disrepair and in some cases dangerous or near collapse; rehabilitation will be costly and complex. Where creative reuse of historic structures is feasible it should be pursued right away, but where it is not, they should be taken down and the building materials and contents reused and recycled (deconstructed). The community needs to be strategic about what to save and what to deconstruct.

The Hamilton and Frankstown Avenue light industrial corridor currently serve a range of light manufacturing, distribution, service and craft-related businesses, providing jobs and economic activity to Larimer. The goal is for light industrial development to continue to occur in this area and over the long term to move light industrial uses incompatible with the plan in other parts of the neighborhood into this area. The existing building stock in this area is largely intact and has begun to host numerous new business and facilities since 2010. The potential of this area to contribute to the economic growth of Larimer can be enhanced by capitalizing on the existing craft activities that are already happening along Hamilton Avenue as well as targeting this area for development of new green jobs. This area is also a possible location for a business incubation facility, as identified in the market analysis. New facilities for workforce development are in planning stages and can establish increased connectivity to Bakery Square. The Environmental Charter School is also constructing a new school campus on Hamilton Avenue which will bring increased traffic to the area, which in turn could turn into a boom for local businesses.

B. Larimer Avenue corridor land use plan

Larimer Avenue will be defined in the future by the establishment of Larimer Park with a new Village Green becoming the new hub for this area in addition to a strong residential edge on the south side. This residential edge comprises of new housing along Meadow Street, Choice Neighborhood Initiative Phases III and IV. The current community garden on Larimer Avenue between Mayflower and Carver has now been planned as the Village Green surrounded by new and rehabilitated infill housing. This area has already begun to serve as the new civic core of the neighborhood and this role should be strengthened in the plan.

The new Larimer Park should include the establishment of a recreation complex for organized sports, including a field house. A field house will create a year-round destination for people throughout the region, enhancing the visibility of Larimer. One possibility is to re-purpose the current Mike's Autobody as a field house in the future. A new squash sports facility at the intersection of Thompson St and Joseph St (*see Section 8 for more*) will provide additional community based amenities to the area.



Fig. 25
Rendering of cafe and retail along Larimer Ave.
Image courtesy of CHOICE Phase II LIHTC Application, Torti Gallas + Partners et al.

Fig. 26
Rendering of housing along Winslow St from Larimer Ave.
Image courtesy of CHOICE Phase II LIHTC Application, Torti Gallas + Partners et al.

6. The Sustainable Kit of Parts

A. Urban Sustainability Strategies

In addition to providing ecological benefits and distinguishing Larimer within the region, urban sustainability strategies can also contribute to the economic revitalization of Larimer. Research done at the Wharton School at the University of Pennsylvania on the impacts of vacancy and green strategies on property values in Philadelphia indicates that stabilizing a vacant lot (mowing, trash removal, etc.) led to an average increase of 17% in the value of adjacent homes. Improvements in streetscapes led to a 28% positive impact on adjacent property values.

Larimer has the opportunity to incorporate many of these sustainability strategies into the fabric of the neighborhood as redevelopment occurs. Steps to implement some of these strategies, such as stabilizing and greening of vacant lots and creating the community garden, are already being taken by the Larimer Green Team and others, and this work should continue and expand. Other strategies, such as creation of new park land, urban farming, green infrastructure, streetscape improvements, and incorporation of green building practices should be implemented as the redevelopment process moves forward. Sustainability strategies will help to create a new character and identity for the neighborhood.

Green development practices will also be important economic development tools that can contribute to attracting new grants, investment and residents to the neighborhood, and creating employment and job training opportunities. More and more, public and private funding opportunities are dependent on the incorporation of green practices into the development approach and new initiatives—such as the joint HUD/DOT/EPA Interagency Partnership for Sustainable Communities—are targeting funding around projects that advance this agenda.

References:

<http://www.epa.gov/smartgrowth/partnership/index.html>

Pennsylvania Horticultural Society, *Reclaiming Vacant Lots: A Philadelphia Green Guide*
<http://www.pennsylvaniahorticulturalsociety.org/garden/vacantmanual.html>

Growing Greener Cities: Urban Sustainability in the Twenty-First Century, Eugenie L. Birch and Susan M. Wachter, Editors (2008),
<http://www.upenn.edu/pennpress/book/14506.html>

Susan M. Wachter, Kevin C. Gillen, and Carolyn R. Brown, University of Pennsylvania, *A Positive Force in Cities: Green Investment Strategies* (2008)

Susan M. Wachter and Kevin C. Gillen, The Wharton School University of Pennsylvania, *Public Investment Strategies: How They Matter for Neighborhoods in Philadelphia*

Implementing Urban Sustainability Strategies in the Neighborhood

| Strategy | Scale | | |
|--|--|--|--|
| | Neighborhood | Street | Lot |
| Energy Efficiency/ Independence | Wind power Solar Cells Geothermal Biofuels EECO | | Green Buildings Energy efficient houses LEED certified houses Net zero houses |
| Food Security | Community Garden Urban Farm Schoolyard Gardens | | Sidelot/home gardens |
| Green Jobs | “Our own Construction Junction” Business Incubator Imagine Larimer | | Deconstruction/salvaging of building materials Farming Energy/Biofuels Weatherization |
| Healthy Communities | Recreation facilities | Streetscape improvements | Pocket park (basketball, playgrounds) |
| Walkable Communities | Enhanced pedestrian connections to key transit hubs: • Bus way • Penn Avenue • East Liberty Boulevard Enhanced pedestrian connection to neighborhood services, East End retail | Streetscape and lighting improvements ADA accessibility | |
| Green Infrastructure | Greenways Parks Connecting to existing Parks | Green streets Rain gardens Boulevards | Rain gardens Rain barrels/down spout disconnection Rain water recycling |

B. LEED for Neighborhood Development

New housing developments in Larimer, particularly Choice Neighborhood Initiative residences are making progress toward this goal, as they follow Enterprise Green criteria and meet more stringent energy efficiency standards.

In lieu of recent re-development efforts, LEED-ND certification program is one that Larimer might wish to consider as it moves forward with implementing its state-of-the-art green community. LEED-ND is a green building rating system that encourages communities to develop according to Smart Growth and urban sustainability principles, which include:

- + take advantage of existing transportation linkages, avoid sprawl and preserve sensitive lands
- + establish a neighborhood design that is equitable, walkable, healthy and mixed use
- + design and construct buildings and infrastructure that reduce energy and water use and promote a more sustainable use of materials

The certification program is a complex and sophisticated system that evaluates all of the aspects of a neighborhood development against a set of defined criteria in a point-based ranking system. Even if projects are not carried all the way through the certification process, the LEED-ND system will be an important guide that sets out clear parameters for the neighborhood's development. *(LEED-ND checklist is attached as an appendix to the report)*

References:

LEED-ND

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>

Greensburg GreenTown

<http://www.greensburggreentown.org/>

Germany Imagines Suburbs Without Cars

<http://www.nytimes.com/2009/05/12/science/earth/12subur>

Vauban District, Freiburg

<http://www.vauban.de/info/abstract.html>

Residents of Vauban, Community - Heroes of the Environment 2009

http://www.time.com/time/specials/packages/article/0,28804,1924149_1924154_1924430,00.html

C. Checkerboard Green & The Neighborhood Core

Checkerboard Green is a term developed during the community planning process to describe the strategy of utilizing the extensive land and building vacancy within the core of the Larimer neighborhood as a long-term asset, rather than the liability it currently is. A variety of small-scale strategies can be implemented to green these vacant lots—in a checkerboard pattern – and convert them to constructive uses as part of a long-term strategy of land banking them for future redevelopment. These strategies include:

- + *Sidelot acquisition*: this would encourage the transfer of publicly owned vacant parcels to the adjacent owners for no charge as long as they agree to maintain and utilize them.
- + *Green infrastructure*: conversion of some small, strategically located lots into rain gardens and infiltration areas for storm water management.
- + *Urban farming plots*
- + *Playgrounds and community open space*
- + *Low-maintenance ornamental gardens and greenways*

References:

Fig. 27
Checkerboard Green

Image courtesy of
Cleveland Urban
Design Collaborative
& Neighborhood
Progress, Inc.



Re-Imagining A More Sustainable Cleveland: Citywide Strategies for Reuse of Vacant Land

Prepared by:
Cleveland Land Lab at the Cleveland Urban Design
Collaborative, Kent State University
820 Prospect Avenue
Cleveland, OH 44115
www.cudc.kent.edu

D. New Buildings – Green Accessibility

Because of Larimer’s abundant flat vacant land, there is an opportunity to build new houses, which meet higher standards of energy efficiency, environmental performance (such as LEED certified buildings, and net-zero buildings, which produce as much energy as they consume), and accessibility and visitability for the physically disabled.

There are many recent models of new green houses that have been designed and built as affordable housing that follow the model of one, or one-and-a-half level living, a model described as the “patio” or “carriage” home. Utilizing Larimer’s abundant and level building sites for these types of new single-family or two-family houses is an important development strategy that can be affordable and accessible, and serve the aging segment of the existing population as well.



Fig. 28
Residence with solar panels

References:

Syracuse Center of Excellence
<http://www.syracusecoe.org/coe/>

Square Feet - In Syracuse, Reviving Old Neighborhoods the Green Way [http://www.nytimes.com/2009/12/16/realestate/commercial/16homes.html?scp=1&sq=Syracuse Center of Excellence&st=cse](http://www.nytimes.com/2009/12/16/realestate/commercial/16homes.html?scp=1&sq=Syracuse%20Center%20of%20Excellence&st=cse)

Syracuse SOA – innovative Green Homes
<http://soa.syr.edu/index.php?id=5357>

E. Park Edge Development

A key concept of the Larimer Vision Plan is the notion of re-concentrating the neighborhood around a new park amenity for both the surrounding neighborhood and the City of Pittsburgh. An important part of this redevelopment opportunity lies in capitalizing on the real estate advantages of proximity to parks and open space and the increased values that result. There are many local and national examples of the long-term economic value that accrues to property along the edges of successful and well-maintained parks. For these reasons, the plan recommends a focus on these edges of the new Larimer Park for the new housing initiatives, which have begun to provide visibility and place-making opportunities. Adjacent mixed-use retail spaces will increase pedestrian traffic and revitalize Larimer Avenue as a hub for the community.

Fig. 29
Rendering of cafe and retail along Larimer Ave. Image courtesy of CHOICE Phase II LIHTC Application, Torti Gallas + Partners et al.



Fig. 30
Frick Park and residential edge along South Braddock Avenue



References:

Parks and Property Values in Greenville, South Carolina, Molly Espey, Kwame Owusu-Edusei
Department of Agricultural and Applied Economics Clemson University January 2001

John L. Crompton, *The Impact Of Parks And Open Space On Property Values And The Property Tax Base* (2004)

The Trust for Public Land, *Measuring the Economic Value of a City Park System* (2009)

Urban Land Institute E. Baltimore Development (land assembly model) <http://www.ebdi.org/thestory.html>

Annie E Casey Foundation, Neighborhood Development Program <http://www.aecf.org/>

F. Urban Farming & Community Wellness

The design of communities can contribute to the health and wellness of the community and its residents. A neighborhood that includes recreation opportunities for residents in the form of parks and community centers contributes to residents' well being. Utilizing vacant land and open space to produce food through urban farms, individual garden plots, and community gardens will also contribute to the productivity, economy and wellness of the neighborhood. Many distressed urban neighborhoods have used urban farming as a redevelopment tool that can provide healthy food at the same time that it creates economic and job opportunities and community empowerment. The Living City plan (2011) and Apples on the Avenue (2015) begin to lay the groundwork for how urban agriculture could be implemented in Larimer. Food21's Larimer Food District plan also outlines additional adjacent food-focused businesses that could support urban farming and the community.

Again, one of Larimer's key opportunities is the abundance of level land that could be readily converted to this use. In addition, the neighborhood is ideally located very close to many desirable markets for these agricultural products, including the burgeoning East End restaurant scene that is increasingly focused on the use of local foods. Numerous local and national groups are focused on developing this revived form of urbanism, including Grow Pittsburgh, GTECH, Slow Food

Fig. 31
Urban apple trees in
Larimer
*Image courtesy of
Apples on the Avenue*



Fig. 32
Tree Pittsburgh's
seedlings for planting
*Image courtesy of
Apples on the Avenue*



Pittsburgh and many of the organizations cited below.

References:

Street Farmer

http://www.nytimes.com/2009/07/05/magazine/05allen-t.html?_r=1&em=&pagewanted=all

Growing Power

<http://www.growingpower.org/>

No Red Barn, but That's a Farm in Red Hook; Two Acres, No Mule, but an Agricultural Education for Urban Teenagers

<http://www.nytimes.com/2003/08/20/nyregion/no-red-barn-but-that-s-farm-red-hook-two-acres-no-mule-but-agricultural.html?sec=&spon=&pagewanted=all>

Turning Detroit Into Urban Farms: The Best Solution for Everyone?

<http://www.good.is/post/turning-detroit-into-urban-farms-the-best-solution-for-everyone/>

Can the Way We Eat Change Metropolitan Agriculture? The Portland Example
http://www.terrain.org/articles/17/works_harvey.htm

About Us | Edible Schoolyard
<http://www.edibleschoolyard.org/about-us>

Resource Center: City Farm
<http://www.resourcecenterchicago.org/70thfarm.html>

The Cleveland Model
http://www.thenation.com/doc/20100301/alperowitz_et_al/single

Aquaponics, a Gardening System Using Fish and Circulating Water
<http://www.nytimes.com/2010/02/18/garden/18aqua.html>

Center for Disease Control (CDC) Healthy Places:
<http://www.cdc.gov/healthyplaces/>

Fig. 33
 Nutrition and Habitat strategies to close the loop of food and waste
Image courtesy of Living City Plan (2011)



G. Green Infrastructure

Green infrastructure is a set of strategies for bringing greater ecological function into urban environments and rethinking the existing infrastructure of cities in new, more sustainable ways. It can be in the form of simple urban forestry initiatives that reduce urban heat island effect, provide for sustainable storm water management, and provide an amenity for the neighborhood, such as street trees and preservation and management of woodlands.

More intensively, it involves redesigning urban infrastructure—particularly stormwater and drainage systems—to more closely resemble natural drainage patterns that encourage groundwater infiltration, evapotranspiration and water quality improvement through filtration. Many different techniques have been developed for creating artificial wetlands, rain gardens, and other interventions into the conventional, street/gutter/drain/pipe system of urban stormwater management. Many of the references below describe these techniques in great detail.

Larimer’s developments since 2010 have begun to incorporate some of these strategies as neighborhood is being revamped. The Meadow Street Microshed Concept Plan and the Conceptual Community Stormwater Management Strategy both extensively detail how to implement green infrastructure specifically in Larimer. The Living Waters of Larimer 2016 report also outlines concepts to increase awareness of the regional watershed and proposes methods to rehabilitate Negley Run. Figure 34 shows how green infrastructure could be incorporated into the Larimer Plan. Figure 35 shows the historic drainages of Larimer, that can form the basis for a Larimer green infrastructure plan.

References:

Green Infrastructure: Linking Landscapes and Communities by Mark A. Benedict and Edward T. McMahon; 2006, Island Press

Artful Rainwater Design
<http://www.artfulrainwaterdesign.net/>

Low Impact Development Center
<http://www.lowimpactdevelopment.org/>

EPA Green Infrastructure website:
http://cfpub.epa.gov/npdes/home.cfm?program_id=298

Pennsylvania Stormwater Best Management Practices Manual, DEPARTMENT OF ENVIRONMENTAL PROTECTION, Bureau of Watershed Management

Samsø Journal - From Turbines and Straw, Danish Self-Sufficiency
<http://www.nytimes.com/2009/09/30/world/europe/30samsø.html?scp=1&sq=denmark island&st=cse>



Fig. 34
Green Infrastructure Plan



Fig. 35
Historic Drainage
This map shows the historic waterways in the Larimer neighborhood. These are no longer present as surface water ways, but suggest where historic drainages could be recreated as part of a green infrastructure system.

H. Deconstruction & Decommissioning

Larimer should also view its vacant buildings as natural resources to be harvested and reused through a process called deconstruction. Deconstruction is the process of dis-assembling buildings so that their materials can be repurposed or recycled. While sometimes more expensive than demolition, deconstruction is a more sustainable process, allowing valuable materials to be reused rather than sent to a landfill. It also creates green jobs, including skilled jobs in hazardous materials handling and construction techniques, while actively supporting the reuse of neighborhood resources in the rebuilding of the neighborhood.

References:

The Evolution of Deconstruction

http://www.jgpress.com/archives/_free/001884.html

Deconstruction - Construction Junction

<http://www.constructionjunction.org/pages/deconstruction>

Baltimore's Safe and Sound Campaign (deconstruction)

<http://safeandsound.org/>

7. Implementation

A. Leadership

The Larimer Consensus Group has made great strides in moving the community forward. They have also made significant progress since the 2010 vision and has successfully shifted their focus onto implementation. The new offices that house the LCG presently reinforce their position of being a guiding force as the neighborhood evolves.

The LCG has shown patience and persistence and has been an energetic organization focused on Larimer. Continuing to work with local elected leadership, to maintain an effective organizational structure for implementation will ensure the continued application of this Vision Plan.

Additionally, the LCG should establish and nurture strategic partnerships to contribute to the revitalization effort. Chatham University is a presence in the community and can offer landscape and horticultural advice. The Green Building Alliance offers expertise in environmentally and energy sound construction. These organizations as well as other businesses in the community can make significant contributions to the effort.

Throughout this process of neighborhood-building, the LCG and the implementing organization should continue working closely with the Urban Redevelopment Authority of Pittsburgh and the City to identify and seek funding for infrastructure and parks and to coordinate those improvements with development efforts.

B. Priorities & Development Phasing

The general development strategy is to develop the new housing edge and Larimer Park in tandem, since the two elements are so interrelated. Beginning at the west end of Larimer Avenue, at Broad Street is logical since this would build on the significant investments that have already been made in this area. The following are specific implementation tasks that have been and should continue to be a part of a coordinated redevelopment strategy:

- + The Fairfield project development has advanced significantly and includes Phase I of the Choice Neighborhoods Initiative (CNI). The park strategy recommended in this plan is currently being executed as Liberty Green. The integration of Enright Court into the neighborhood street system is being studied and ELDI has established a plan of how to do so in the future.

Achieving the proper income mix in this new neighborhood is very critical, and the new housing developments are a mixed-income model. To that end, it may be necessary to identify additional mixed income residential development sites to avoid “temporary relocation” of these residents.

- + The introduction of new for-sale residential product along Larimer Avenue east of the East Liberty Boulevard is comprised of eco-friendly urban housing of various types (patio homes, family homes, lofts) as recommended in 2010. Market studies’ suggestions for new housing located and organized along the southern side of Larimer Avenue, across from the park has been implemented as Phases III and IV of the CNI development.
- + Activities within the historic residential core should focus on the clearance of dilapidated structures, the rehabilitation of sound structures, the disposition of vacant lots and side yards to adjoining homeowners and the reclamation of open spaces for community gardens and farming. New infill residential construction in the core was not a significant part of the initial redevelopment strategy, however, can be implemented as success grows with current re-development efforts.
- + The Larimer Green Team should continue its progress in reclaiming land for gardens and should form strategic partnerships with local agricultural leadership and farmers to establish farming operations and related job production in the community, including the marketing of the locally grown produce to both residents and commercial operations such as restaurants.
- + The establishment of a recreation complex for organized sports in Larimer Park will serve to support the Larimer community in a number of ways. First, it will satisfy a regional market demand for ball fields, which will draw people into the neighborhood. These visitors may eventually constitute a market for food and other commercial needs along Larimer Avenue. Secondly, it will provide park amenities to residents of Larimer and East Liberty and serve to anchor the construction of a new urban community of homeowners. The Larimer Playground is currently in the process of being updated, whilst an indoor sports facility is also being explored by the community (*see section 8*). The WRT plans for open space done for the URA propose additional designs for this need.



Fig. 36
Conceptual Phasing
Plan

- + The Hamilton Avenue Corridor serves a range of manufacturing, distribution, service and craft related businesses, providing jobs and economic activity in Larimer. The strength and business vitality of this area should be nurtured by the strategic acquisition of vacant or underutilized properties to allow for the expansion of existing businesses or to attract new businesses. These key acquisitions should include the Frankstown Avenue corridor for additional commercial and flex space development as well. Use of local and state Economic Development Financing programs will also be key to the strengthening of this business zone.
- + The intersection of Frankstown and Lincoln is good for the preservation and addition of small-scale neighborhood serving retail on the Frankstown and Lincoln Avenue frontages. As part of such a reorganization of land uses, Paulson Avenue should be reclaimed as a residential street and a pedestrian/residential character established in the connection to Frankstown Avenue and the Kingsley Center. Additional vacant lots re-purposed as off-street parking would also aid in increased retail and pedestrian activity, similar to Larimer Ave.
- + The Forbes Health Facility at the corner of Frankstown Avenue and Washington Boulevard presents a long-range opportunity for the improvement

of Larimer. Recognizing the magnitude and visibility of this property, its use and condition should be monitored over time and actions taken at the appropriate time to ensure any reuse of the property will contribute to the strength and vitality of Larimer.

- + Commissioning market and feasibility studies for the re-development of the area denoted as C4 in Section 8 can begin to inform steps to be taken to maximize the potential of the Hamilton and Frankstown Avenue corridors. Exploring the rehabilitation of the Forbes Health Facility and the need for additional senior and veteran housing in the area will round out the need for studying the needs and growth of Larimer.

C. Housing Authority Property

As a major landowner in the Larimer Avenue study area, The Housing Authority of the City of Pittsburgh is clearly a major stakeholder in this planning process. Their large landholdings, expertise, and resources will be an important part of enabling Larimer's development.

The Housing Authority owns a large assemblage of land within the Larimer Avenue corridor, located at the northwest corner of the East Liberty Boulevard/Larimer Avenue intersection. Previously, this location was the site of Auburn Towers, a large 275 unit senior-housing property which was demolished in 2008. Today, that site is cleared. At the western end of Auburn Street, 28 HACP-owned units with their backs to the Negley Run ravine have also been cleared. New housing has been added to the northern-most area flanking Auburn Street as part of redevelopment and includes a mix of market rate and affordable homes.

The Omega Place properties and former watercourse of Negley Run have also been remediated and reconstructed as new housing as part of CNI Phase I and is adjacent to the new green space called Liberty Green.

The Housing Authority has developed, in partnership with other entities, new units of mixed income housing, with the distribution of tax-credit, affordable, and market rate units to be determined based on market demand and available financing, but with at least 25% market rate. Sites for this housing, both scattered and assembled at larger scale were identified as part of the application for the \$30M grant awarded by HUD for the CNI development.

Additional planning exercises were completed for establishing a permanent boundary for green space along the Negley Run ravine. Items these exercise had to

study were: first, the neighborhood must determine a few key things about needs: what is the appropriate density of housing units? What is the appropriate mix between different levels of affordable and market rate? What are neighborhood principles for scattered site housing versus single-site, and what are the ratios of each for an ideal neighborhood? Second, the neighborhood should undergo a green space master-planning exercise that identifies regional need and neighborhood preferences for green space amenities, while also identifying funding mechanisms to build and maintain new green space.

Ultimately, the Housing Authority is a critical partner in the Larimer neighborhood, not just in determining the land use of the land they hold now, but also in developing and managing new housing within the neighborhood.

D. Next Steps for Implementing the Vision

Questions to be answered:

- + What are the locations of strength and stability in the residential areas and in adjacent neighborhoods that we can use as foundations for future development?
- + What is the optimal density of the residential area of the neighborhood?
- + What is the optimal mix of people of different income levels in the neighborhood?
- + How does this translate to different housing types that the neighborhood should offer? What is the best unit mix for a successful neighborhood? (How many single family homes vs. apartments vs. ownership vs. rental vs. different subsidized and social services based housing units?)
- + How will land-use transitions happen in each zone?
- + What is the best phasing strategy for short term, medium term, and long term development? What needs to happen first so that other things can follow?
- + What are the region's recreational needs versus the neighborhood's needs? How is new recreation space paid for and maintained?

Translating our Vision into action:

- + Map the spatial organization of land uses, corridors, enclaves, and neighborhood groups.

- + Quantify the vision plan in measurable development objectives/long-range targets, including population, density, household income distribution, tenure, types and areas of open space, and economically sustainable non-residential uses.

- + Identify specific projects or initiatives that are catalytic, and stakeholder driven whenever possible.

- + Prioritize projects or initiatives based on long-range targets and market momentum.

- + Establish Larimer Community Green Principles: the community needs to define for itself what it means to be a state-of-the-art green community that will guide implementation. This could lead to the establishment of a set of design and development guidelines based on the East Liberty Green Vision or other relevant standards such as LEED-ND.

- + Assess the designs received (WRT plans) to establish a Park Development Master Plan: In order to facilitate the development of Larimer Park a comprehensive master plan needs to be undertaken that addresses the following issues:
 - An economic feasibility study that analyzes the market opportunities and capital and operating costs for an active recreation complex, including indoor facilities, as well as the other proposed park functions. The feasibility study should include financial projections and budgets for the capital and operating costs of the park's development scenarios as well as stewardship and management models for the eventual operation of the park.
 - A phased design and development plan that addresses needs articulated through the market research and a community process that creates a detailed site plan that can be implemented over time.
 - A green infrastructure plan that utilizes state-of-the-art sustainability practices in all aspects of both the capital development and on-going operations of the park. Park design and infrastructure development should be integrated into the adjacent land development so that the park functions as an operational piece of the total storm water management plan for the neighborhood.
 - A property acquisition plan for the park that identifies strategies to acquire

the land along the northwest side of Larimer Avenue for inclusion in the new Larimer Park. Whatever strategies are considered, they should all adhere to the general principles of “a house for a house.” Strategies to explore include:

- direct purchase
 - construction of replacement homes
 - life estate
 - condemnation
- + Develop a Decommissioning and Deconstruction Plan: for both vacant structures and historic infrastructure that can be converted to green infrastructure. This plan should develop strategies for using the existing vacant structures as a community resource of harvestable building materials, as well as decommissioning of public infrastructure as both an environmental and economic strategy that can reduce the total operating cost of the neighborhood. These cost savings in maintenance of infrastructure could then be translated to funds for redevelopment efforts.

8. Addendum: Action Plan Focus Areas

Map Legend

R1 - high concentration of homeowner; adjacent to new development

R2 - high concentration of homeowner; complex safety & development issues

R3 - high concentration of homeowners but few units; rental potential

C1 - mixed use development, interest shown by Chatham and PTS

C2 - Rec fields linked to C1 development

C3 - Potential as key business gateway to Larimer after clearing

C4 - Light industrial corridor and connection to Bakery Square

A1 - Substantially vacant land; potential for urban agriculture

A Mike's Auto Body

B 403 Larimer Ave

C Ferlo Building

D Lottery Building

E 400 Larimer Ave

F Iota Phi Theta House

1 PittsburghTheological Seminary

2 St Marie Street CHOICE Neighborhood units

3 Harriet Tubman Guild

4 New Infill Housing

5 Cornerstone Village

6 Faith Center Church of God

7 Agape Christian Fellowship Church

8 Village Green

9 LA Grocery

10 Larimer Playground

11 Cornerstone Village

12 Henry Grasso Market

13 Environment & Energy Community Outreach Center

14 Street Improvements

15 New Jerusalem Holiness Church

16 Liberty Green Park

17 Pentecostal Temple Church of God in Christ

18 Fairfield Apartments

19 Cornerstone Village

20 Enright Court Renovations

21 Jeremiah's Place

22 Mt Ararat Baptist Church

23 Greater Bethlehem Temple Church

24 Masjid al-Mu'min

25 FROGS Club

26 R&D Convenience Store

27 Urban Academy

28 Sixth Mt Zion Baptist Church

29 LE Corner Store

30 Good Hope Baptist Church

31 Coston Funeral Home

32 Lincoln Avenue Church of God

33 St James African-American Methodist Episcopal Church

34 Lincoln Pre-K Schol

35 Cornerview Nursing and Rehabilitation Center

36 New Traffic Light

37 Eastside Bond Apartments

38 Eastside Bond Apartments

39 Target

40 Giant Eagle

41 United States Postal Service

42 Trader Joe's

43 Village of Shadyside

44 Bakery Living

45 Bakery Office 3.0

46 Bakey Square

47 The Ellis School

48 Carnegie Mellon University

49 Chatham University

50 Garden Resource Center

51 East End Brewery

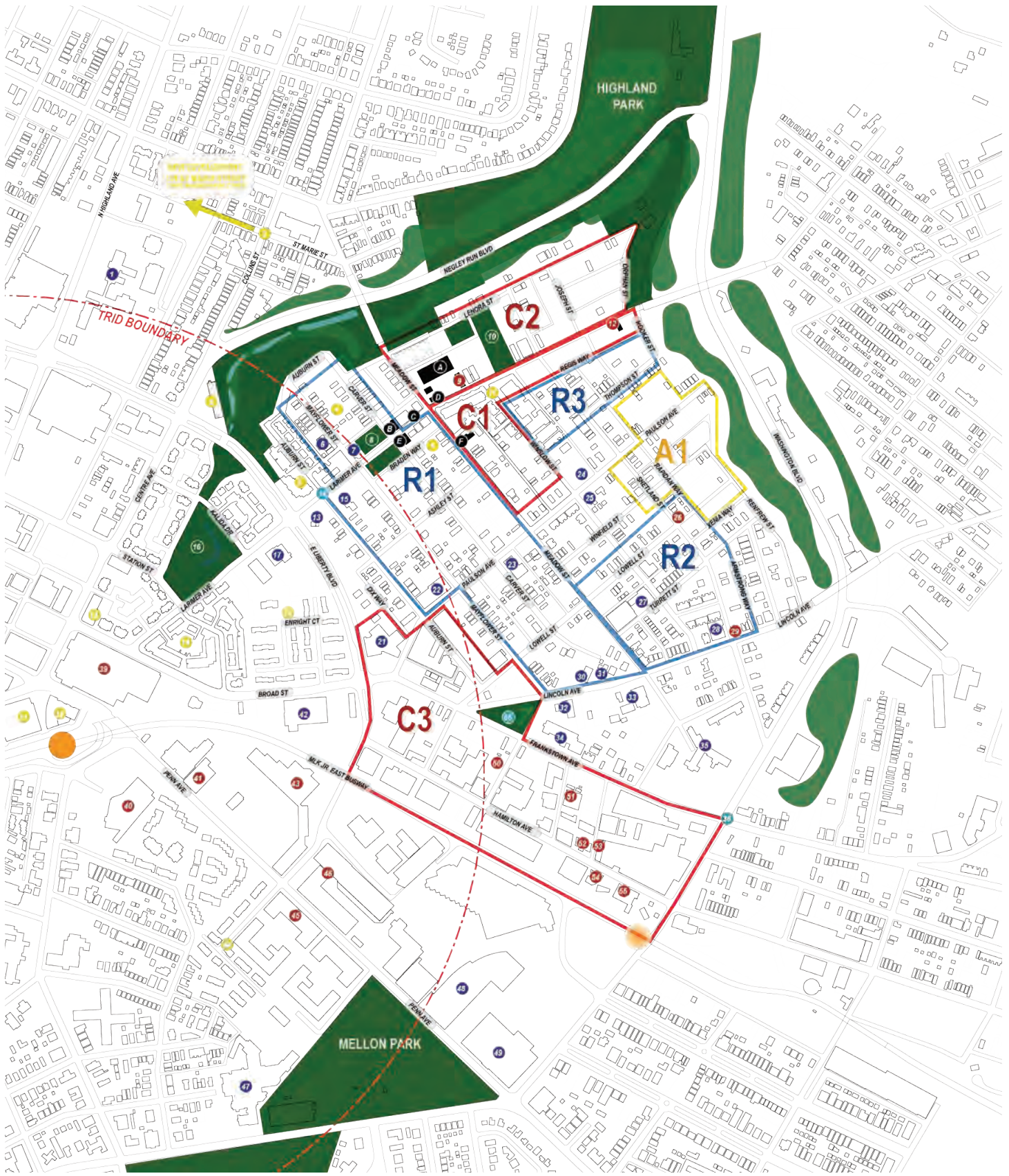
52 CrossFit

53 Cotton Bureau

54 KLVN Coffee Lab

55 Red Star Kombucha

56 PWSA water feature



- Cultural Institutions
- Housing
- Green Space
- Commercial
- Infrastructure Upgrades
- Notable Buildings
- E.Liberty East Busway Stop
- Potential New East Busway Stop

Fig. 38
Larimer Action Plan
 This diagram highlights the LCG Action Plan zones and seeds of growth in the neighborhood.

Residential Zones

R1 Focus Area

from LCG Action Plan Focus Areas and Actions

Updated from the Fall 2018 LCG Action Plan, this zone is a combination of R1 and R3 from said plan. This area contains a “high concentration of homeowners.” It is “adjacent to CNI investment activity,” in particular Phases 1 & 3.

LCG Action Items:

1. Map preferred land use for every parcel has been completed as of Fall 2017
2. URA has acquired city properties on 100 Carver, 100 Auburn
3. Request URA to acquire all city properties on 200 Carver, 100 Mayflower, 200 Mayflower, 200 Meadow, 300 Paulson, 300 Lowell, 400 Lowell
4. URA RFP for all parcels as required

1. 112 Auburn Street

This building has been rehabilitated to house a community workforce development center. It is located behind the The Environment and Energy Community Outreach (EECO) Center. This allows for the creation of a community outreach hub and strengthens the various community-led programs through being co-located.



112 Auburn Street

2. New housing

Various lots have been redeveloped as part of the Action Plan.

Habitat Pittsburgh and the LCG have been instrumental in the implementation and execution of several new homes. These homes are a mix of market rate and affordable homes, 9 of which are for sale as of August 2020.



New Housing sites

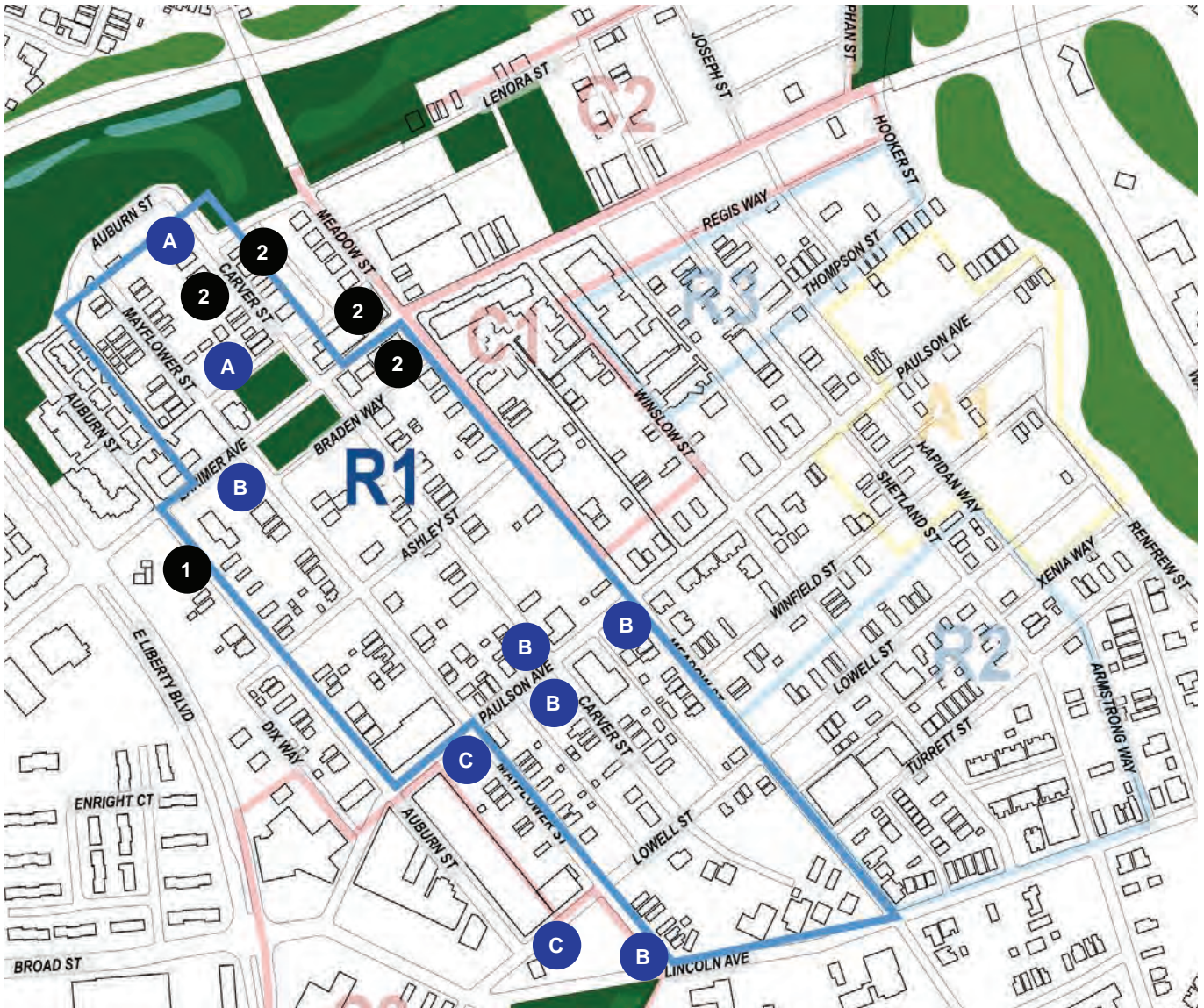


Fig. 39
R1 Zone
 This diagram shows R1, a residential zone with high concentration of homeowners, adjacent to new development.

- Legend**
- A. Parcels acquired by URA
 - B. Parcels owned by City
 - C. Parcels owned by private entities

- 1. Notable Building: 112 Auburn St
- 2. New housing built since 2010
Vision Plan

Residential Zones

R2 Focus Area

from LCG Action Plan Focus Areas and Actions

This area contains a “high concentration of homeowners and significant rehab investment underway at Elmer Williams Square and St. James.” This area is noted to have “complex public safety issues and multiple non-conforming uses are evident (SROs, industrial activity).”

LCG Action Items:

1. Map preferred land use for every parcel
2. URA acquired 200 Shetland
2. Request URA to acquire all remaining city properties listed
3. URA RFP for 6500 Llewellyn, 6500 Meadow, 6500 Winslow
4. URA RFP for 500 Paulson, 500 Winfield, 500 Lowell, 6500 Shetland, 500 Lincoln

1. Urban Academy

This area also includes the Urban Academy campus (1. in fig 40) which is housed in a repurposed and rehabilitated building. This form of adaptive re-use can make neighborhoods needs and amenities more accessible, whilst maintaining the architectural character of Larimer as well.



Urban Academy Campus

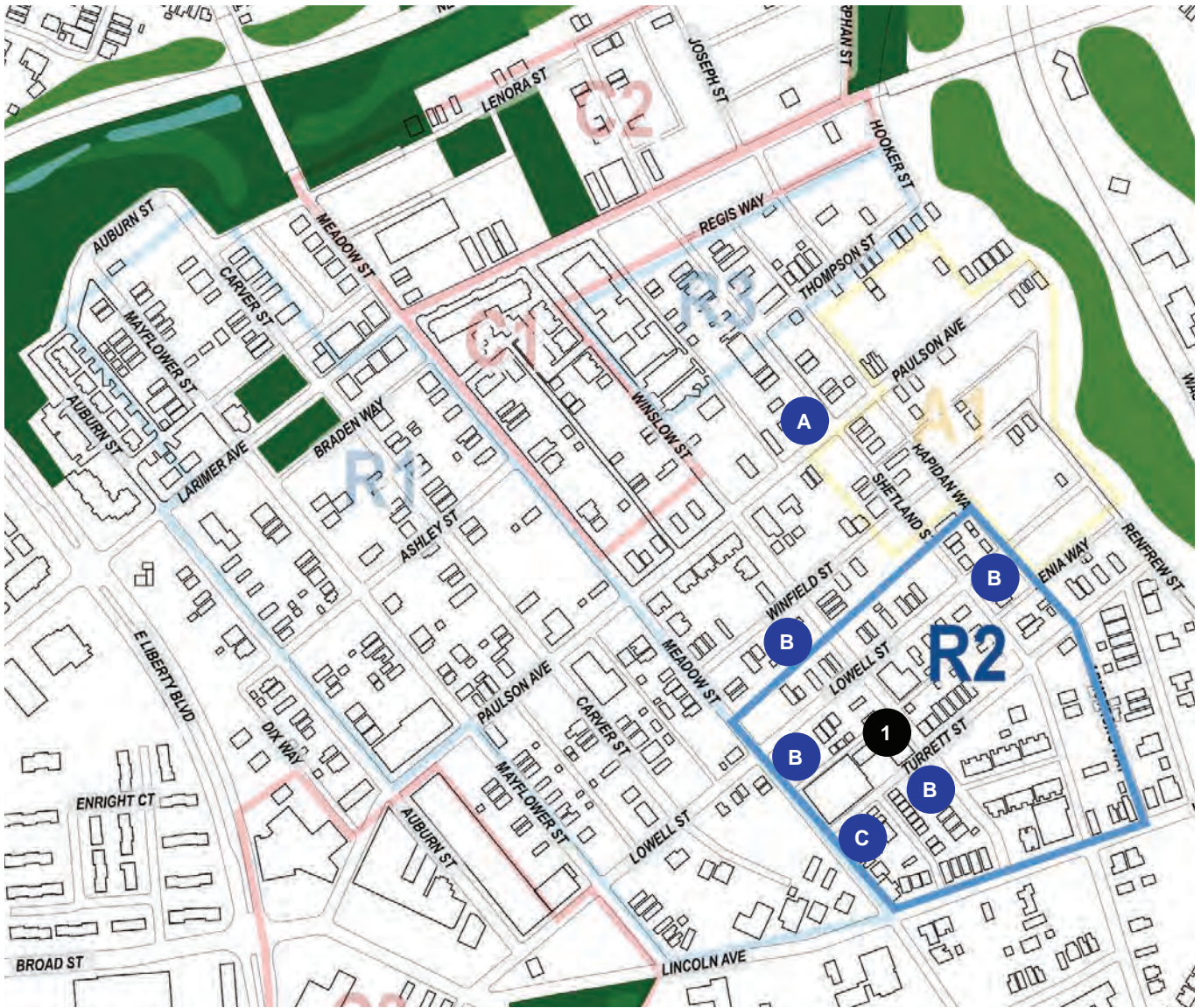


Fig. 40
R2 Zone
 This diagram shows R2, a residential zone with high concentration of homeowners; complex safety and development issues.

- Legend**
- A. Parcels acquired by URA
 - B. Parcels owned by City
 - C. Parcels owned by private entities

1. Notable Building: Urban Academy

Residential Zones

R3 Focus Area

from LCG Action Plan Focus Areas and Actions

This area contains “few units but high concentration of homeowners.” There is “high quality housing adjacent to CNI Phases 3 and 4 and good rental housing.” This area is notable for quiet streets and a potential connection to adjacent the urban agriculture zone.

LCG Action Items:

1. Map preferred land use for every parcel
2. Request URA to acquire all city properties on 100 Shetland, 6300 Joseph, 600 Thompson
3. URA RFP for all parcels



Fig. 41
R3 Zone
 This diagram shows R3, a residential zone with high concentration of homeowners but few units, has rental potential

- Legend**
- A. Parcels acquired by URA
 - B. Parcels owned by City
 - C. Parcels owned by private entities

Commercial Zones

C1 and C2 - Larimer Avenue

Revitalizing Larimer Village

Larimer has many existing institutions and businesses that may potentially serve as attractors to the neighborhood and seeds around which revitalization can start. In addition, there are multiple studies and proposals outlining potential. Larimer can take advantage of these initiatives to increase visibility, to create a new identity, and to attract new visitors, residents and jobs to the neighborhood.

1. Facade Improvements 400 & 403 Larimer

Larimer Avenue Commercial Action Plan, May 2018

This commercial market study was conducted to “provide an understanding of square footages and types of businesses that could be supported by the market within Phase III of the Choice Neighborhoods mixed-income housing development.”

The study recommends to “continue to promote URA storefront and street face redevelopment programs” with “flexible design for both exterior facades and interior of buildings allows buildings to adapt over time to changing demand.”

The Ferlo Building on 429 Larimer Avenue is one such example to continue to establish and create a continuous Larimer ‘identity.’



400 Larimer Ave



403 Larimer Ave

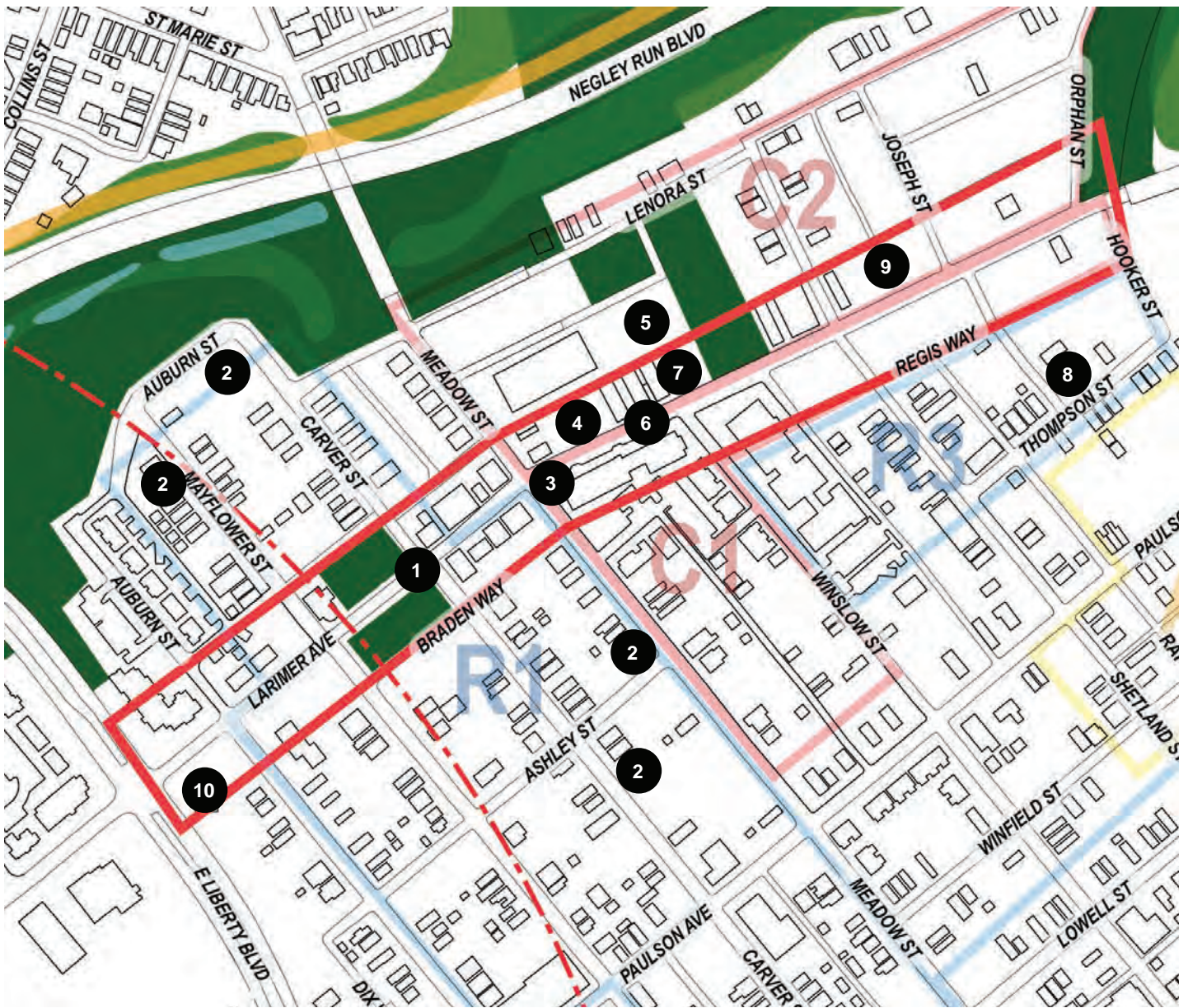


Fig. 42
Larimer Avenue Corridor

This diagram highlights the proposed plans and studies conducted to revitalize zones C1 and C2.

Legend

- 1. Facade improvements
- 2. LCG/PHDC new housing
- 3. Larimer Cafe
- 4. Pocket Parking Lot
- 5. Food Truck Hub
- 6. Sidewalk improvements
- 7. LA Grocery
- 8. Proposed new sports facility
- 9. Soccer field with walk track
- 10. EECO Center

2. New housing

LCG/PHDC Phase IA and IB

The Pittsburgh Housing Development Corporation and Larimer Consensus Group are in the process of developing two new phases of housing along Carver Street and Mayflower Street, indicated as A and B in the images below. Habitat for Humanity is also redeveloping four new lots indicated as C in the images below.



New housing locations

3. Larimer Cafe

CHOICE Phase III LIHTC Application, Torti Gallas + Partners et al.

This corner adheres to the Larimer Avenue Commercial Action Plan to “design a visually prominent corner for Phase III development to capture attention of pass-through and commuter traffic.”

The facade and future branding and architectural elements can uphold and continue a united neighborhood identity along Larimer Avenue.



Phase III Larimer Cafe rendering

4. Pocket Parking Lot

Larimer Avenue Commercial Action Plan, May 2018

The study recommends amending parking minimums within designated Larimer Village zone, pending creation of a small pocket parking lot to accommodate convenience parking needs to stimulate business.

The market study states the URA has begun acquiring the necessary site parcels. Creating a pocket lot would allow for a relaxation of parking requirements within a designated boundary. “The pocket lot can be designed to support pedestrian activity along Larimer Avenue and not act as a net detractor” when supported with the sidewalk and pedestrian improvements noted.



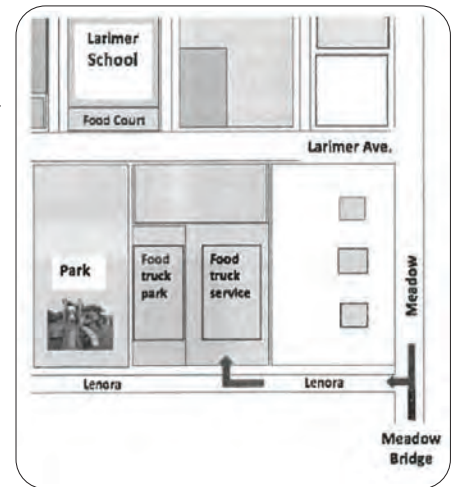
Proposed parking at Meadow and Larimer

5. Food Truck Hub

Food 21, Larimer Food District

The goals of this study include increasing the visibility and visitability of Larimer through food focused businesses. This plan outlines an Area C of Larimer for food focused business and housing development.

Food 21 proposes a food truck commissary and community food park to “overcome perceptions, improve home values, create opportunities, jobs and income.” Food markets such as the D.C. Eastern Market and the Detroit Eastern Market as noted as precedents for future developments to enhance Larimer’s visibility.



Larimer food truck and market plan

6. Sidewalk Improvements

Larimer Avenue Commercial Action Plan, May 2018

The market study conducted outlines various methodologies and best practices to improve pedestrian conditions along the commercial areas of Larimer Avenue.

These precedents include:

- PennDOT & URA Homewood Improvements
- Keystone Communities Program West Reading
- TreeVitalize



Areas for pedestrian condition improvements

7. LA Grocery

Renovation and expansion, AE7 et al.

This proposal responds as a potential strategy to renovate and expand one of the last remaining community grocery stores in Larimer. LA Grocery is working with the Larimer Consensus Group to coordinate the redevelopment efforts for the site.

The design “includes retail space, kitchen/restaurant space, building system needs, upstairs living areas, accessibility, security and off street parking,” in addition to addressing “the context of the neighborhood character and identity.”



LA Grocery exterior rendering



LA Grocery interior rendering

8. Proposed sports facility

There is a new construction, indoor squash facility proposed at this site. It is planned with classrooms for academic and community use.

Steel City Squash is pursuing plans with LCG to develop a new facility to serve as its new headquarters, estimated to cost \$5 million through a national organization called the Squash and Education Alliance Network.



Rendering of Steel City Squash
Image: IKM Architecture

9. Soccer field and walk track

A new active recreation ground will supplant the Larimer Playground updates, making for an all-round recreational activity hub in this area of Larimer.

10. EECO Center

Environment and Energy Community Outreach

Home to the Larimer Consensus Group, the Environment and Energy Community Outreach Center showcases sustainable design, while acting as a neighborhood resource hub.

It is built on the site of a former BP Gas station and sits at the entrance to the Larimer Neighborhood; an emblem of commitment to sustainable neighborhood revitalization.



EECO

Image: PVE Sheffler

Commercial Zones

C3 - Hamilton Avenue Corridor

A new arts and industrial district

Larimer has an up and coming industrial district along the Hamilton Avenue corridor, much of which has developed in the last ten years. This section highlights the proposed plans and ideas for the C4 zone to continue the revitalization of Larimer, in addition to increasing connectivity to the wider neighborhood.

1. TRID Boundary

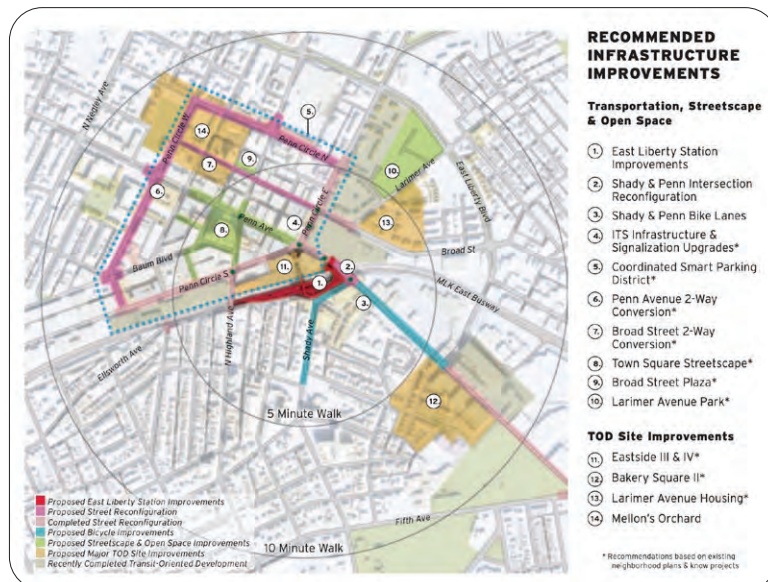
East Liberty Station: Realizing the potential, Pittsburgh City Planning

As part of the Downtown-Oakland- Uptown-East End Bus Rapid Transit (BRT) fixed-guideway project, Port Authority submitted application to FTA requesting \$682,500 in program funds to study TOD and multimodal improvements in the corridor where the BRT Project will run on the MLK Jr. East Busway.

The creation of a Transit Revitalization Investment District can be a key tool for capturing the value of transit to finance public transportation capital improvements, site development, other public infrastructure and maintenance needs to support TOD in East Liberty.



East Liberty busway station



Realizing the potential: TOD principles

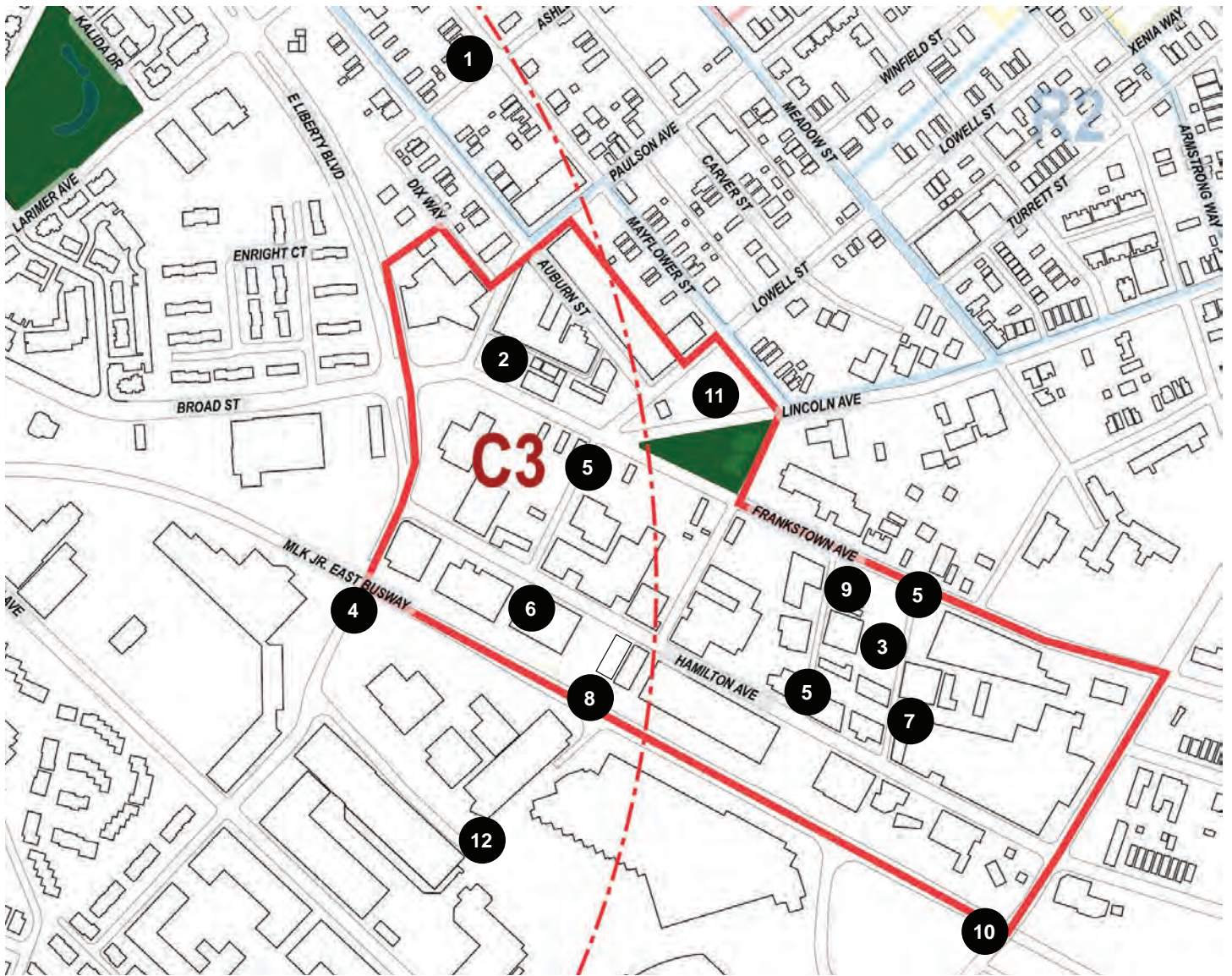


Fig. 43
Hamilton Avenue Corridor
 This diagram highlights new businesses and potential for revitalization along the East Busway.

Legend

- 1. TRID boundary
- 2. Murals and street art
- 3. Off-street Parking
- 4. Pedestrian underpass improvements
- 5. Sidewalk improvements
- 6. New school campus
- 7. Recent business developments
- 8. Hamilton Connector
- 9. Planned businesses
- 10. Potential new multi-modal hub + East Busway stop
- 11. Potential site for development
- 12. Dahlem Extension

2. Murals and street art

Taking inspiration from the Wynwood Walls of Miami, public art and murals can increase pedestrian activity and the general visibility of the industrial corridor along Hamilton and Frankstown Avenues. The local businesses and new public art interventions can symbiotically promote growth make this area of Larimer a new destination.



6486 Frankstown Ave: site for mural



Wynwood Walls, Miami; as a precedent



Corner of Paulson and Frankstown Ave: site for art installation

3. Off-street parking

Larimer Avenue Commercial Action Plan, May 2018

The study recommends amending parking minimums within designated Larimer Village zone, pending creation of a small pocket parking lot to accommodate convenience parking needs to stimulate business.

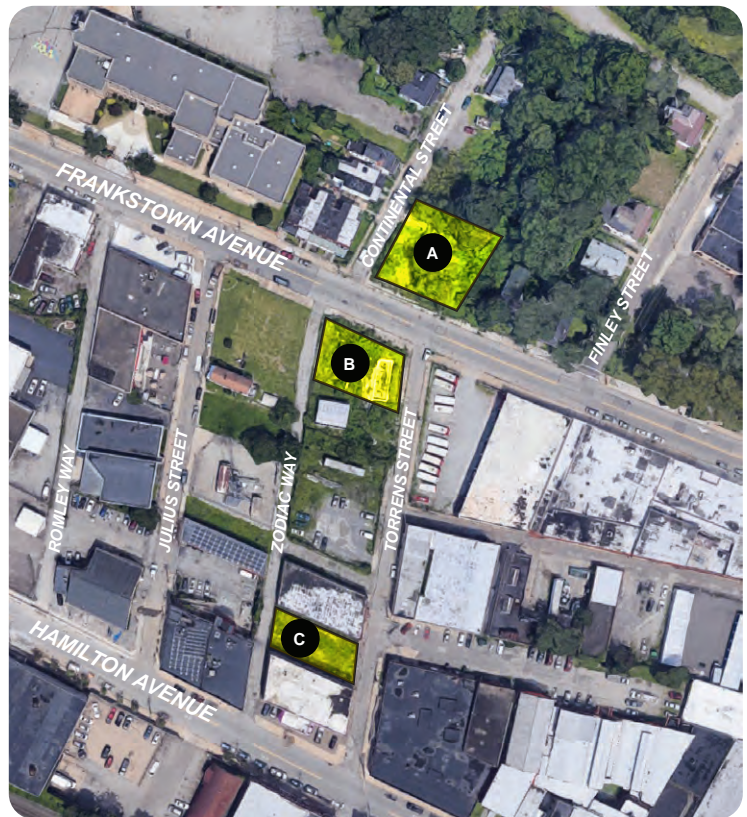
Expanding upon this design strategy, more off street parking can be integrated into the Hamilton Avenue corridor to promote local business revenue.

Potential sites in C4 for off-street parking:

A: 4 lots owned by the City of Pittsburgh

B: 2 lots, privately owned, two different entities

C: 2 lots, privately owned by one entity



Potential sites for pocket parking

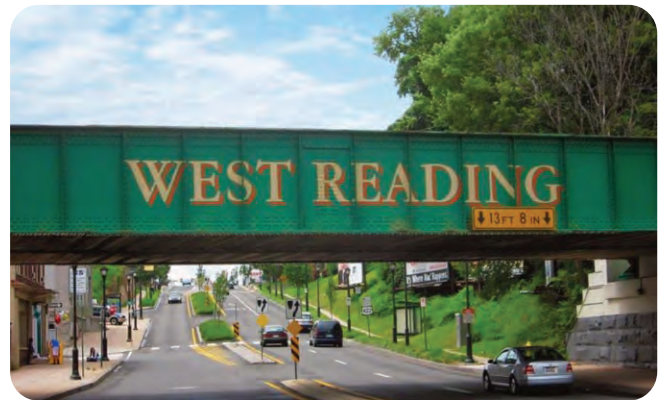
4. Pedestrian underpass improvements

Larimer Avenue Commercial Action Plan, May 2018

The market study conducted outlines various methodologies and best practices to improve pedestrian conditions along the commercial areas of Larimer Avenue and these can be extended to the C4 zone to increase visibility and accessibility.

These precedents include:

PennDOT & URA Homewood Improvements
Keystone Communities Program West Reading
TreeVitalize



Keystone Communities Program West Reading, as precedent
Image: Pittsburgh DCED



Site for improvement: East Busway underpass at East Liberty Boulevard

5. Sidewalk improvements

Larimer Avenue Commercial Action Plan, May 2018

The market study conducted outlines various methodologies and best practices to improve pedestrian conditions along the commercial areas of Larimer Avenue. These can be extended to the C4 zone to increase pedestrian activity to promote visibility and access to new businesses.

These precedents include:

PennDOT & URA Homewood Improvements
Keystone Communities Program West Reading
TreeVitalize



Detroit Alley Renovations, as precedent for Putnam and Julius St
Images: Model D Media



Sidewalks and alleyways highlighted for improvement



On-street parking at Frankstown Ave to replicate new developments along Larimer Ave, from CHOICE plans

6. New school campus

Environmental Charter School, from ecspgh.com

“Being near the hub of East Liberty, the location is in close proximity to Chatham’s Eastside campus, public transit, and many local amenities. Nestled between our three existing campuses, the Hamilton property will provide a common connection for students throughout our district, increase access to cutting edge industries and universities, and allow for daily connections with the built and natural worlds in an urban environment.”



New campus at 6500 Hamilton Avenue

7. Recent business development

The Hamilton Avenue and Frankstown Avenue corridors have seen new businesses develop and begin to revitalize this industrial corridor. Many are expanding and there is potential for more growth as accessibility and attractors to the area increase.

Current businesses in this area include:

Garden Resource Center

East End Brewery

CrossFit

Cotton Bureau

KLVN Coffee Lab

Red Star Kombucha

*see Fig.06 for more



KLVN Coffee Lab in Larimer



East End Brewing Company in Larimer

8. Hamilton Connector

Plans for a connector bridge with commercial development along Hamilton Avenue are in the works and would increase the marketability of the area for new businesses. The proposal is eligible for partial funding, being the connector from the Dahlem Garage, as it is within the TRID boundary. This proposed development could build upon the new local businesses and help establish more in the future.

A potential workforce training center and/or business incubator can support business building and community development to contribute to equitable economic growth in this area. Successful businesses “create jobs, reactivate post-industrial spaces, and bring business activity to disinvested communities in need of new and innovative economic activity,” according to Bridgeway Capital’s Creative Business Accelerator.

The incubator could model after Own Our Own from Homewood, which “equip(s) African American entrepreneurs to start businesses and connects them to the educational, financial and relational resources they need to build wealth, create jobs and transform communities.” *from ownourown.org*



Site for potential new development

9. Planned businesses

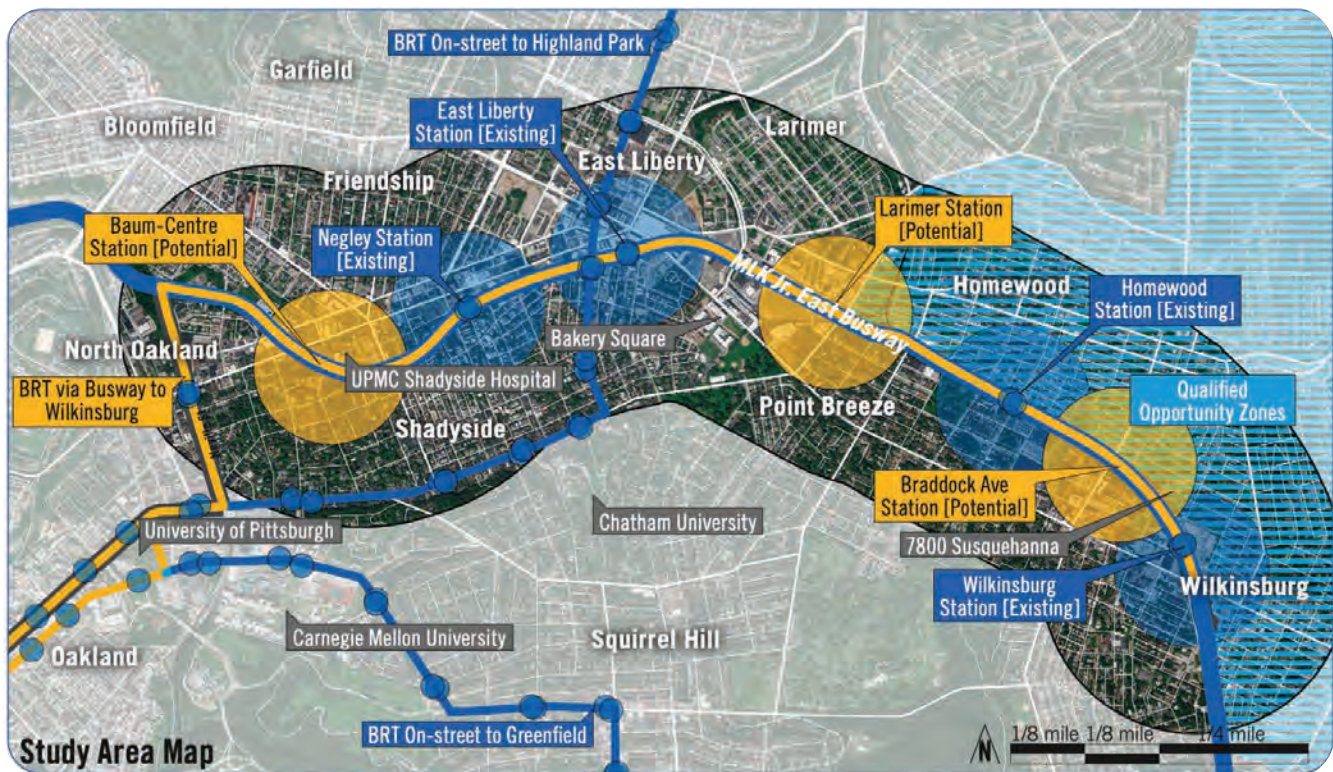
Celli’s Gym planned to be housed in new construction facility at this site.

10. Potential Multi-Modal hub & Busway stop

Building on the East Busway

Port Authority's project, called Building on the East Busway (TOD Project), is a collaboration with our land use partners, the City of Pittsburgh and Borough of Wilkinsburg that builds upon the original (1984) \$500 million capital investment in the East Busway and supports Port Authority's proposed BRT corridor valued at \$225 million. The TOD Project aims to maximize ridership, multimodal infrastructure, connectivity, and economic development.

The proposed multi-modal hub has plans to accommodate for buses, cars, pedestrians and bikes - facilitating more connections across the East Busway.



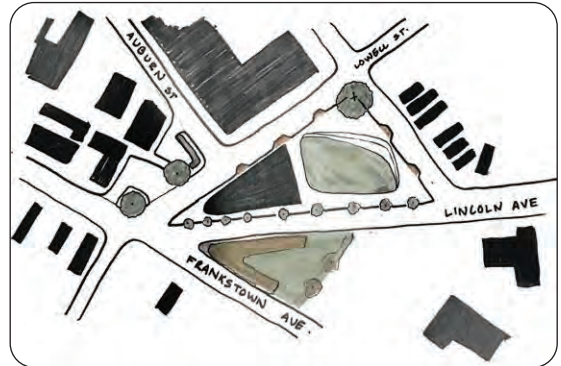
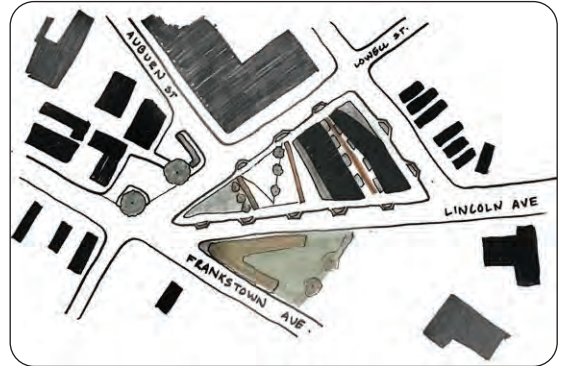
Port Authority : Building the East Busway

11. Potential re-development

The intersection at Lincoln, Frankstown Avenues and Lowell Street has the potential to be re-developed and act as a gateway to Larimer. A portion of the parcels are privately owned, however a majority are owned by the City of Pittsburgh which could support this endeavor.

Ideas for this area include an elevated parkspace, with planted barriers can make interior feel safer and quieter. A new building acts as gateway to neighborhood with a public programmable park, which also could be shared with the school.

Low to mid-rise development could support retail areas, senior and veteran housing to address neighborhood needs.



Idea generation for site development



Miller Park, Chattanooga TN

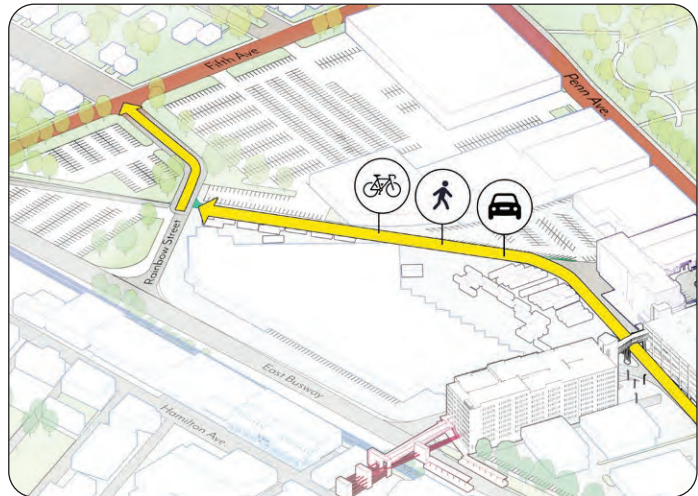


Triangle Park, Seattle WA

12. Dahlem Extension

The proposed extension of Dahlem Place (*shown in yellow in the image*) behind the East Liberty Garage will accommodate pedestrian and vehicular traffic for a seamless connection to Rainbow Street and Fifth Avenue.

This extension connects to the site of the potential East Busway stop which would make the regional area more accessible and amenable to pedestrian activity.



Schematic diagram of Dahlem Place extending from E Liberty Blvd to Rainbow St.

Urban Agriculture Zones

A1 - community serving agriculture

Revitalizing Larimer Village

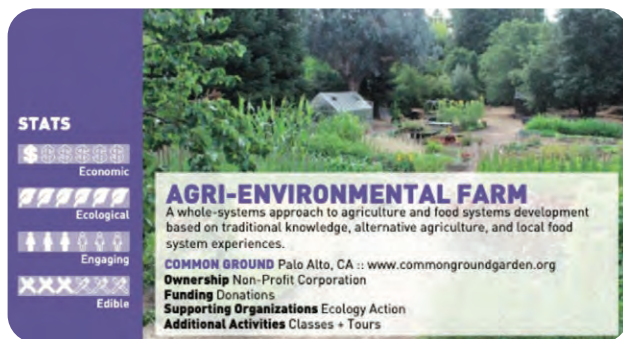
Larimer has a rich history of urban agriculture and focus on food. Urban agriculture has many opportunities to coalesce environmentally friendly strategies and social programs to benefit the community and neighborhood.

1. Urban Agriculture business models

Apples on the Avenue, September 2015

This report coalesces the potential for urban agriculture with community strategies and leadership models to bring back Larimer’s agricultural history. As part of the Living Waters of Larimer project the report “is intended to help advance Larimer’s ongoing efforts to create a community focused model for urban agriculture.”

The report includes outlines of various business models and types of land ownership that support urban farms, gardens and agriculture. It documents various examples that address various economic and/or social goals and potential ownership models to support said businesses.



Example of business model from Apples on the Avenue



Ownership of lots from Apples on the Avenue



Fig. 44
A1 zone for urban agriculture
This diagram highlights the area prioritized for urban agriculture and food centered development.

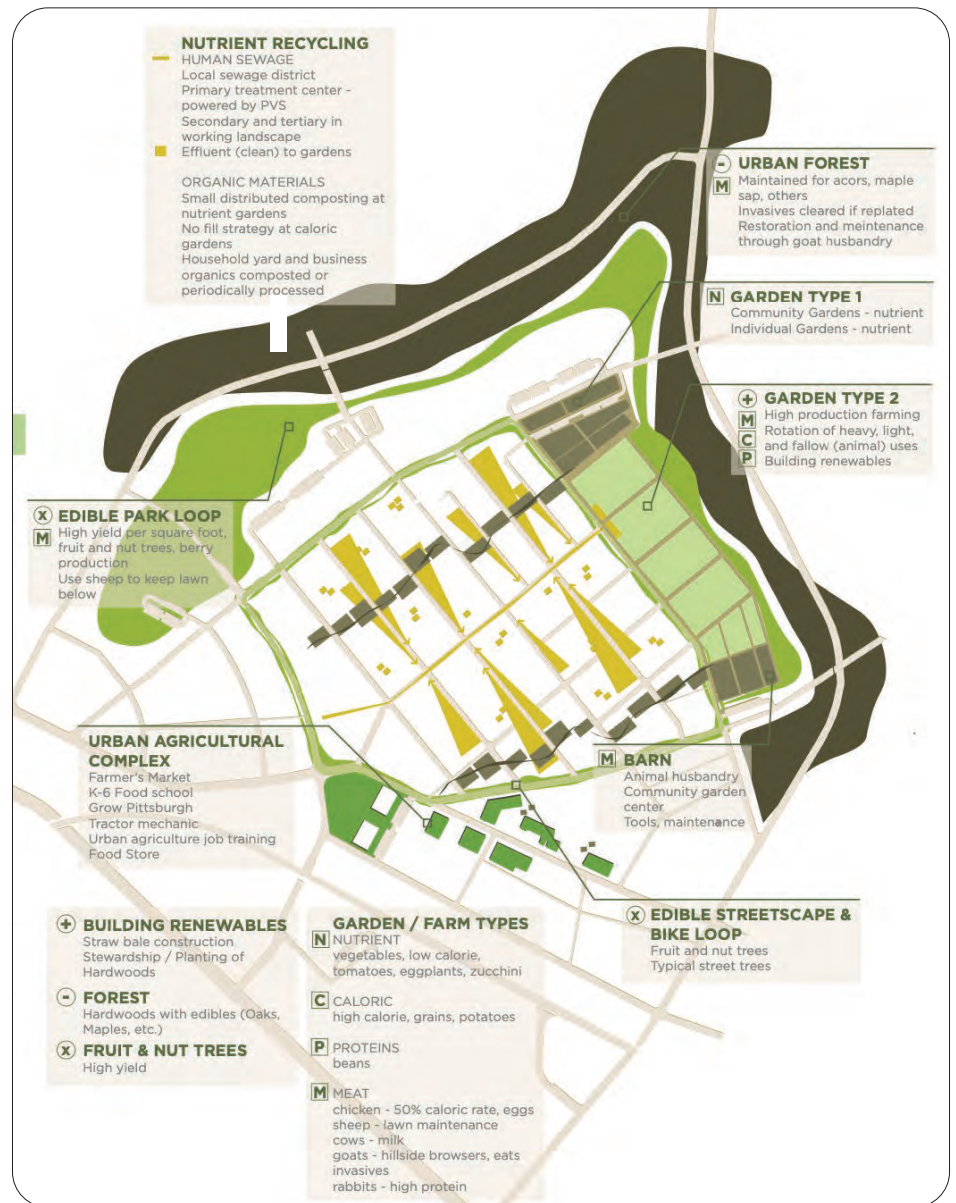
2. Nutrition and Water Management

Larimer Living Cities Plan, 2010

The Living Cities Plan outlines methodologies and techniques to transform into a “living community” from a post-industrial neighborhood. The section about Larimer as a site endeavors to “close the loops of food and waste with a highly productive landscape.”

This document outlines scalar strategies to increase access to more local nutrients, rehabilitate regional sewage treatment improve ecological and economic conditions in areas of vacancy.

It also addresses other factors to consider such as increased natural stormwater management which directly relates to sustaining urban agriculture



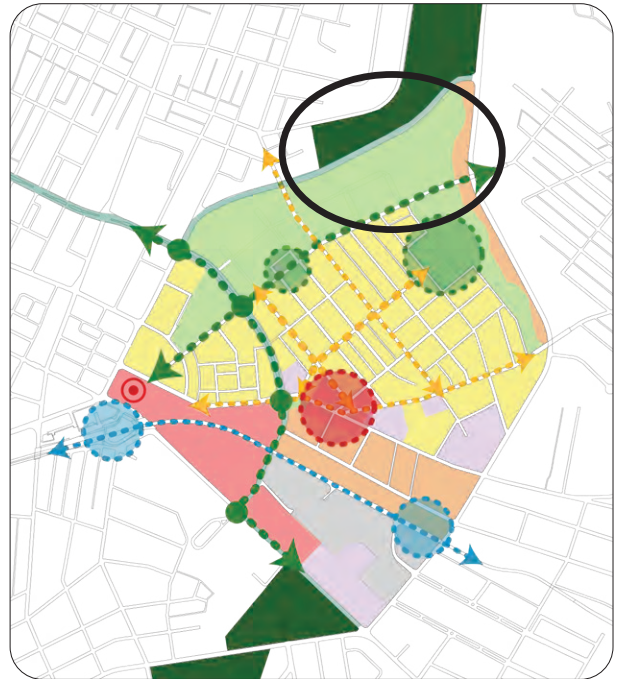
Living Cities : nutrition site map

3. Larimer Food District

Food 21, Destination Larimer

The goals of this study include increasing the visibility and visitability of Larimer through food focused businesses. This plan outlines an Area C of Larimer for food focused business and housing development.

Food 21 proposes food focused business growth to revitalize Larimer’s commerce. Plans include a food truck commissary, renewable energy production and a community food park to “overcome perceptions, improve home values, create opportunities, jobs and income.” Food markets such as the D.C. Eastern Market and the Detroit Eastern Market as noted as precedents for future developments to enhance Larimer’s visibility.



Larimer Area C: 2010 Vision Plan concept