Garfield/Friendship Penn Avenue Corridor Girl Friday Proposal

Urban Laboratory

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Garfield / Friendship
Homewood / Point Breeze
Penn Avenue Corridor
garfield / friendship

penn avenue corridor
At Carnegie Mellon University all students in their final year of the Bachelor of Architecture program enter the Urban Laboratory.

The purpose of the Urban Laboratory is to provide students with a pre-professional studio in which they experience the realities of designing in an actual urban context. Every part of the Pittsburgh metropolitan region is chosen for study. This enables students to visit their sites, meet with citizens, interview representatives of public agencies and the investment sector, and to set up their design programs in a climate of accountability.

Three areas of study were chosen for the 1997-98 Urban Laboratory: the rapidly growing northern suburb of Cranberry; Oakland, the university and institutional, core of Pittsburgh; and the Penn Avenue Corridor.

As in previous years the Urban Laboratory was divided into two parts coinciding with the Fall 1997 and Spring 1998 Semesters. In general terms, the products of the Fall Semester were comprehensive urban policies, written and visualized; and the products of the Spring Semester were the detailed urban and architectural design of target situations.

In the past two years a Masters Degree in Urban Economic Sustainability program has been initiated in the H. John Heinz School of Public Policy. Students in this program, bringing skills in economic projection and public policy, join the Urban Laboratory providing students from both Architecture and Public Policy exposure to the interdisciplinary nature of urban design.

For the 1997-98 Fall and Spring Semesters the Penn Avenue Corridor was selected as the focus of study for two Urban Laboratory Studios (those of Professor David Lewis and Professor Alan Simpson) and the Heinz School students. The Penn Avenue Corridor runs from Pittsburgh's Downtown in the west to suburban Moroeville in the east.

Along its length are several communities offering a variety of urban characteristics. For the 1997-98 Urban Laboratory two studios were formed, one to study the Friendship and Garfield communities, and the second to study the North Point Breeze
and Homewood communities.

As in previous years, the products of the Urban Laboratory are recorded in published reports which are made available to the communities concerned and to the City Authorities. There is also a public exhibition of the recommendations made at the end of the Spring Semester, coinciding with Graduation.

The Urban Laboratory is a pre-professional interdisciplinary program, involving students in their final year of the Bachelor of Architecture program.

The subject of this report is a comprehensive urban design and policy statement produced by each of four teams for Garfield and Friendship. Each team was asked to simulate a professional interdisciplinary firm, and to go through the steps a professional firm would take, starting with responding to a Request for Proposal from the City of Pittsburgh.

Garfield and Friendship are two highly contrasting neighborhoods separated from each other by Penn Avenue. Garfield is substantially an African American neighborhood with high unemployment, deterioration, poverty, and crime. Friendship is a racially integrated and historic neighborhood with tree-lined boulevards with large attractive period homes.

Each interdisciplinary team, in the Fall Semester completed the following stages of work: Physical and Social Survey; Exploration and Analysis; Preparation of Alternative Urban Design Strategies; the Development of the Preferred Urban Design Strategy/Alternative; and Final Presentation of Recommendations and Proposals. Students and Faculty held meetings and seminars with citizens, representatives of City Agencies, representatives from the private investment and development sectors, and representatives of Community Development Corporations.

Professor Alan J. Simpson.

Fall Semester Urban Laboratory School of Architecture Carnegie Mellon University.

Professor Alan J Simpson

Mathew Collins
Martha Cross
Anand Devarajan
Marc Ford
Donald Johnson
Jon Kline
Jason Landon
Greg Maul
KC Royal
Ed Shim
Julie Song
Hilary Ward
Irving Yee

GARFIELD + FRIENDSHIP

penn avenue corridor
Dear Planning Commission:

Enclosed is a response to your request for proposal issued on September 10, 1997 for the Penn Avenue Corridor. We are enthusiastic about the prospect of working on a project with such potential.

Having personally familiarized ourselves with the neighborhoods of Garfield and Friendship we have found the neighborhoods to be rich with identifying character. We plan to build on the independent character of each neighborhood to formulate a plan of action that will involve the residents on all levels of redevelopment. Much of our involvement with the communities has shown us that redevelopment is simply a matter of building upon existing strengths.

The Penn Avenue Corridor is heavily trafficked by automobiles, buses, and industrial vehicles. It also, in places, serves as a major pedestrian pathway. In certain parts of the corridor it may be perceived as a boundary for the neighborhoods that flank it. It may also serve as a barrier between neighborhoods rather than a seam, and as such may be a factor in accentuating isolation rather than relieving it. Thus we are proposing to study the Garfield and Friendship neighborhoods.

We wish to examine the means by which the isolation can be overcome. The neighborhood of Garfield is predominantly African-American and lower-income. It is viewed as a high-crime neighborhood. Many buildings and lots sit vacant, and there are few resources and motivation to change that. The strong commercial district along Penn Avenue serves Garfield, but ends abruptly where Friendship begins.

The neighborhood of Friendship, on the other hand, has been on the upswing for the past several years. Many proactive community members have invested time and energy into ensuring a higher quality of life, and raising the image of the area. They have worked hard on establishing a community identity.

We have done in depth analysis of similar neighborhoods for projects in Pittsburgh, Chicago and Indianapolis. We hope to apply our expertise to this project. We hope that we will get the opportunity to study these neighborhoods and their relation to one another in the future.

Thank you for your consideration.

Julie Song
Hilary Ward
Anand Devarajan
Don Johnson
**Scope of Services**

**Phase I**

In order to address the needs of the Garfield + Friendship neighborhoods and to present the community with a solid set of design solutions to the proposal of urban redevelopment in the area our firm will undertake an extensive information and data gathering process. The goal of this process is to intimately familiarize each member of the design team with Garfield + Friendship.

It is our intention to not only map the physical characteristics of the landscape, but also to document its existing social fabric by interacting on a personal level with the community.

Various civic leaders and community activists will be called upon to provide the design team with a clear sense of current affairs in the neighborhood as well as establishing shared goals. Business and industry will be consulted to discuss the commercial and industrial past as well as the commercial and industrial needs for the future.

During this investigation we will be using the expertise of our consultants in such areas as traffic control, landscape design, economics, community interaction and cultural identity. The existing conditions concerning each consultant's specialty will be mapped and plans for further improvement and change will then be integrated in the final proposal. Target areas of consideration are such things as internal links within neighborhoods, development of public greenspace and traffic patterns.

Other neighborhoods and districts in and around Pittsburgh as well as pertinent examples nationwide will be studied. Our hope is that by familiarization with examples of success and failure we can best benefit the needs of the community.

Our findings will then be taken back to the residents in hopes of clarification and supplementation. With this interaction we can accurately develop a program tailored to the residents of Garfield + Friendship.

**Phase II**

Using the in-depth analysis and data collection involving various inside and outside experts we will prepare a set of proposals that will be presented to the community for deliberation. After discussion and review of the proposals one alternative will be selected and a detailed program will be prepared for the final project.

**Phase III**

The final proposal will be revised and presented to the community once again. The presentation will take the form of drawings, written materials and records, and models when necessary. A timetable for the enactment of the selected scheme will also be implemented.
Phase I. Data Collection
- city map explorations
- demographic census studies
- community members
- analysis of data base
- preliminary proposal examination

Phase II. Exploration of Alternatives
- establishing criteria
- analysis of alternatives
- presentation to community
- choosing and consolidating into one plan

Phase III. Preferred Alternative and Implementation
- presentation of final alternative to community
- presentation of final alternative to planning committee
- strategies for implementation
Analysis of the Penn Avenue Corridor

Image
- lack in maintenance of yards or buildings
- (see lack of green space)
- (see infrastructure)
- housing types not appropriate: low income housing on the top of the hill is an eyesore, and detracts of the existing continuity of Garfield.
- lack of community space for kids to play, so streets become the public space.
- image that Garfield is not a safe place.
- racial barrier

Safety
- lack of defendable space for the residence in the neighborhood
- obvious sign of gun fire.
- without safety, the pedestrian neighborhood cannot thrive.
- lack of adequate street lighting

Economics
- hinges on the commercial redevelopment of East Liberty.
- need to create a reason for destination.
- reinvestment into housing stock.
- provide career opportunities for the residents.

Infrastructure
- infrastructure is very poor and has not been paved or maintained in many years.
- city services needed to be reintroduced heavily in the neighborhoods of Garfield and Friendship.
- broken glass and trash on the streets.
- streets have vegetation growing through cracks in the streets.
- curbs in bad shape or non-existent.
- pedestrian access from Penn Avenue is tattered from years of misuse and abuse; makes the walkways undesirable to use.
- slope of walkway and street could be excessive and undesirable to use.
- poor depiction prescribed traffic patterns and street signs.

Housing
- nature of the housing does not complete the neighborhood block.
- too many voids creates discontinuity on streets.
- incentives need to be prescribed for residents to maintain their yard and house.

Lack of green space for the neighborhood of Garfield
- no well defined green space
- poor maintenance of existing greenspace

Community center (identity)
- lack of well defined community center.
- organization does not extend itself into the outreaches of the community.
Philosophy

Girl Friday was founded on the principle of retaining urban character of existing neighborhoods, while implementing policies for growth. We help define urban centers. Girl Friday does this by talking to residents, examining statistics, and establishing vision. It is not enough to enter a neighborhood believing that we know what residents want or need.

The project team chosen for the study of the Penn Avenue Corridor is made up of a varied group.

Julie Song, Principal. She has led neighborhood study and analysis in such projects as Chicago’s Cabrini-Green Housing Project and New York City’s Lower East Side. Her experience with low-income housing will be a great asset in the study of Garfield.

Hilary Ward, Principal. She has worked with neighborhood development corporations in South Boston and Miami. Her experience dealing with active community members will aid in relation to Friendship’s burgeoning development.

Anand Devarajan, Senior Associate. He has developed creative solutions in response to growth in Circle Centre in Indianapolis and Crawford Square in Pittsburgh. His human-scale work in housing developments will personalize the end result of the project.

Donald Johnson, Senior Associate. He has led preservation work in Washington Square in Savannah, Georgia, Boston’s Back Bay, and Washington, D.C. His innovative approach to making old structures environmentally responsive will assist the firm’s whole-world approach.

In addition to our in-house project team, we will be utilizing the services of consultants to round out our team.

Stephan Marshall, economic consultant
Michelle Donovan, PAT traffic consultant
Henry Hanson Associates, landscape architects
Richard Cleary, social and architectural historian with the H.J. Heinz Pittsburgh Historical Center
Robert Stefani, Bloomfield-Garfield Land Development Corporation-community coordinator
Karen Brean, Department of City Planning-zoning consultant
### Cost Breakdown of Related Services

**Data Collection**

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**Total Fee $32,640**
Figure Ground

A figure-ground map is a key tool in deconstructing urban landscapes. When you can examine physical properties such as density, building types, and transportation, you will be using it to gain insight into other aspects of city life. This map shows how the figure-ground has greater building density then the background, which is community interaction. The map provides useful as community interaction. This means when looking at the surrounding neighborhoods, the area of Corda Funk is clearly more developed than the surrounding area on the map. From high density is the most dense area on the map. The Corda area well having larger lots and homes. This map provides useful as community interaction. This map shows the figure-ground has greater building density then the background, which is community interaction. The map provides useful for understanding urban landscapes. When you examine physical properties such as density, building types, and transportation, you will be using it to gain insight into other aspects of city life.
The topography of a neighborhood can greatly affect the levels of urban interaction. Friendship is primarily very evenly sloped while Garfield is more steeply sloped. The most severe slopes act as a barrier and are at the base of the Garfield Heights plateau. Penn Avenue acts as a ridge between the two neighborhoods of Garfield + Friendship.
The zoning laws of a given area define the types of structures and the kinds of activities which can occur on given property. The area of Garfield + Friendship is predominantly residential meaning the majority of structures are low rise housing.
In studying building condition we can target areas that need redevelopment. Examples of different levels of redevelopment would be renovation of existing housing stock, or investment in new construction of homes. These responses to the built environment can help to create greater pride in the community. As this diagram shows there is a higher number of vacant or poorly maintained buildings (marked with red) in Garfield than in Friendship.
The street grid shows us the overall structure of street placement, and where organization strays from the pattern. We can also learn the hierarchy of the street structure and how that may impact traffic flow. The diagram shows the east to west orientation of the grid north of Penn Ave., while south of Penn Ave. the grid is oriented north to south. Garfield also contains a higher number of one-way streets, dead ends and secondary alleys. At Garfield Heights the street grid disappears acting as a barrier for community interaction.
Trees help to create the character of a place. They make roads seem narrower, and sidewalks more friendly. By studying the placement of trees we can better judge the qualities of the street as an urban space. The diagram shows a greater density of trees in Friendship than in Garfield. The trees of Friendship are also much more mature in height and canopy density as well as being planted in a regulated pattern. Garfield has a random scattering of smaller trees which do not provide the same scale of shade and street ceiling as seen in Friendship.
Porches show the connection between the private interior of homes and the public street that they front. While being open to the climate they are within the domain of the home. Both Garfield + Friendship have a high number of porches. Garfield’s porches are situated much closer to the street without adjoining front or side yards making them more of the public domain then the porches in Friendship.
AVENUE GARFIELD

- Houses closer to the street in Garfield than Friendship
- Fewer trees along sidewalks
- Houses dense or attached
- Houses front on East-West streets more than North-South
- High levels of street activity
- Public/private distinction unclear
- Smaller or nonexistent front yards
- Topography steep
- Poorly maintained infrastructure
STREET SECTION
ATLANTIC AVENUE
FRIENDSHIP

• large face to face distance relative to Garfield
• porches and front yards create separation between public + private
• lined with mature trees
• street activity minimal
• low traffic density
• alley utilized for parking
• low pedestrian traffic
• no commercial activity
• shaded
• quiet
• pedestrian zone bound by buildings, awnings and trees
• Penn Ave typically lined with three story multi-use buildings
• commercial use on first floor, residential above
• street width equivalent to two lanes traffic, plus on street parking
• 65 foot building face to building face width
• historical character
• structures predominantly brick construction
• residential sector lined by porches
• buildings face directly onto street

commercial street section

residential street section
Safety is a major factor, especially related to the image of Garfield. There are certain areas that are viewed as unsafe, while not necessarily being so. We tried to understand why a place would be viewed as unsafe. Poor maintenance of buildings and spaces, few street lights, and vacant homes can all negatively affect a community's safety. In Garfield the police force are perceived differently than in other neighborhoods.
Areas indicated are those with incomplete blocks and very low density. Higher concentrations of occupied housing complete the neighborhood and leads to greater sense of community. Garfield has very low densities as you move farther north of Penn Ave. Friendship has a consistent density although its building face to face distance is larger than that of Garfield. The commercial zones are the most dense areas.
The character of Penn Ave before Atlantic Ave is primarily commercial and at that point changes to residential. While Penn Ave has the character of being a commercial area, and is zoned as such, there is much unused retail space. Dense areas have a better chance at sustaining themselves. As you move east towards East Liberty Penn Ave begins to die commercially. Penn Ave is not used as destination for the residents of Friendship, they instead choose Shadyside.
By analyzing the size and location of green space, we can see where outdoor gathering spaces are, and where the community is partially centered. Included in the analysis are tree lined streets and boulevards. Green spaces are a good indicator of both individual and community pride. In Friendship we see a great deal of effort put into maintaining yards and green space. Garfield has considerably less usable green space yet the efforts involved in maintaining these areas exceeds that in Friendship.
The average person's impression is that Garfield is dangerous and rundown. Especially towards Garfield Heights. People from outside of the community are afraid to spend time there. Factors that contribute to this are poor infrastructure, vacancy, the projects, crime, and racial segregation. The higher levels of on street daytime activity is also unfamiliar to visitors. Friendship is viewed as the edge of suburbia, with flower boxes and doghouses. The tree lined streets and well kept yards are more welcoming.
The Penn Ave Corridor, especially west of Atlantic Ave, is a crucial economic base for the area. Moving north from Penn Ave into Garfield you find a deterioration of economics. The Garfield Heights Housing Project needs to be reexamined as an alternative to low income housing. Incentives need to be offered for residents of Garfield to change their socioeconomic status. High unemployment equals low average income. Outside investors are needed to reinvest in Garfield in order to return a sense of pride, sense of place, and identity. Friendship has a higher income base, but significantly less commercial development.
The roads and sidewalks in Garfield are in relatively poor condition. Many of the sidewalks are even completely unusable in places. Potholes make navigation of the streets difficult. Currently, the city is in the process of repaving parts of the neighborhood, but no one knows the scope of the current project.
Here we looked at several factors that make up the community identity including the commercial district along Penn Ave, schools, and churches. In many respects there is not a defined town center for both neighborhoods of Garfield and Friendship and Penn Ave is not used as a destination. Community centers can be scattered across a neighborhood and reach out to the residents as opposed to being located in singular locations.
• projects portrayed with bimage
• projects exist against the pattern of the streets
• hill perceived as barrier
• neighborhoods perceived as dangerous
• lack of neighborhood unity
• lack of community investment
• crime
• "poor people"

• uplift quality of spaces
• invest in infrastructure
• create urban spaces
• creation of places as destinations
• remove crime
• reinvest in existing housing
• high vacancy rate in northern Garfield
• lack of retail establishments
• barrier of Garfield Heights
• no amenities for residents
• Penn Ave. under utilized as destination
• separation between Garfield Heights and Garfield
• low property values
• average home value of $9,000 in Garfield
• low average annual income of $9,000

• increase residential density to remove vacancy
• local commercial development (grocery, bakery, etc.) using existing retail stock
• continuation of street grid through Garfield Heights
• small business and industry development
• refurbishment of existing housing stock
• new housing stock based on neighborhood precedent
• Penn Avenue as a destination
**INFRASTRUCTURE**

• roads in disrepair, especially away from Penn
• vacant lots overgrown, full of trash
• sidewalks not maintained
• houses run-down, in need of repair
• difficult pedestrian access to Penn Avenue
• street signs missing or unclear
• many dead end roads, especially up the hill
• housing density inconsistent, especially at corners

• turn vacant lots into community gardens
• create incentives for community pride
• some roads currently being fixed - hope for future
• housing renovation, new housing, e.g. Habitat for Humanity
• continue street grid over hilltop
• housing infill to complete blocks
• community involvement in master planning
• local resources used for small-scale maintenance
• street lights to increase safety at night
PROPOSAL

COMMUNITY IDENTITIES

• lacking community center
• gathering place is Rite-Aid parking lot
• lack of play spaces besides streets
• no amenities for residents
• no destination for non-Garfield residents
• separation between Garfield Heights and Garfield
• no local voice for the community
• no pride in the community
• detachment of residents to Garfield

*create "town square"
• local commercial development (grocery, bakery, etc.)
• continuation of street grid to Garfield Heights
• creation of safe play space throughout community
• involvement of YMCA, churches, etc. in community
• involvement of residents in community organization
• centralization of focus centers
• greater accessibility to rest of city
• installation of neighborhood watch program
COMMERCIAL REDEVELOPMENT

- existing commercial building stock renovated over time
- restores historic retail district along Penn Ave
- becomes destination for entire city
- walking distance for residents of Friendship, Garfield, and Bloomfield
- creates one dense commercial district by focusing on five blocks
AVENUE LINKS TO PARK

• trees line streets from Penn Ave to new park
• will draw pedestrians and vehicles up the hill
• help to create better image of the area
• small open “parklets” along avenues, more of an entrance
• streets line up with more formal park entrances: arches, etc.
• walking becomes more pleasant experience
• creates links between residential and public areas

penn avenue corridor
LANE NETWORK RECONSTRUCTION

Typical Section

penn avenue corridor
LANE NETWORK RECONSTRUCTION
LANE NETWORK RECONSTRUCTION

Plan

Typical Section

penn avenue corridor
• bring back brick road surface in rear access lanes
• traffic is slowed, charm increased
• backyards, gardens, benches open on low traffic areas
• safe play areas -- basketball hoops on garages, hopscotch
• walk to school, friends' on network of lanes
• new lanes line up with entrance paths to school, parks
• add trees, lighting, clean up backyards
• become safe areas
• still used for garage access but slow, local, low traffic
• width and character changes throughout network -- path in places, automobile passing in others
• create enclosure/separation from yards -- fence, shrubbery, garages -- leave breathing room for residents

penn avenue corridor
PENN AVE. REDEVELOPMENT
AVENUE LINKS TO PARK

East Elevation

Section AA

penn avenue corridor

FRIDAY

girl friday
proposal
garfield and friendship
STRATEGY
HILLTOP HOUSING
FRIDAY
• Garfield Heights projects razed in 1999
• relocate residents into single family houses
• new housing has street grid, character of Garfield
• proximity to park increases desirability
• individual one-family homes either bought or rented
Typical Elevation
- renovate existing housing in Garfield
- build new housing of scale and character of Garfield
- relocate residents from Garfield Heights housing
- increase density of blocks in Garfield
- everyone has street address, yard
Design Philosophy

We at Peoples Urban Design believe that the many problems that have affected Pittsburgh in the last 30 years have not destroyed the essential qualities of its people and environments which once made, and can make, it a vibrant city. These factors may be in a dormant or reduced state today, but they still exist. Peoples Urban Design seeks to provide the second step toward viability to communities which have completed the first step in the form of a set of underlying conditions like those in Garfield and Friendship. We seek to enhance, extend, and multiply existing resources to bring about a more humane environment through means of minimal disruption.

Introduction

This document contains the urban design proposals developed for the neighborhoods of Garfield and Friendship by Peoples Urban Design under contract to the Planning Commission of the City of Pittsburgh. The Commission had sought studies of these communities as connected to Penn Avenue, one of the major east-west corridors in the city. Since the majority of the avenue primarily serves industrial, low-income, and working class districts, its viability was seriously shaken during the economic, racial, and urban renewal turmoil of the 1960s. Penn, like similar thoroughfares, takes on the character of Pittsburgh's distinct neighborhoods as it connects them. Today, Penn Avenue within the area studied can be associated most closely with the pattern of general disinvestment begun many years ago from the racial and economic instability of Garfield. While Friendship lies just to the south of Penn, its moderate income residents have greater ability to access businesses and services elsewhere within and without the city and therefore have little need for a commercial district on Penn. The legacy of the racial and economic disjunction between the two neighborhoods is that Penn Avenue now forms a barrier from which each turns inward: Garfield to further decline, and Friendship to improvement through housing restoration.

Goals and Strategies

The overriding aim of these proposals is to create a single, cohesive piece of urban fabric which meets the needs of the currently disjointed communities of Garfield and Friendship. As the boundary between these two neighborhoods, Penn Avenue retains great potential to foster this cohesion. The establishment of a continuous business district with specialty as well as basic service businesses will draw residents of both neighborhoods and beyond to a lively "main street" atmosphere. As the only north-south street which runs continuously throughout Garfield and Friendship, Aiken Avenue could be infilled at specific points to create nodes which serve shopping and social needs while reflecting the unique character of the immediate area. This would be not unlike the changing qualities of Penn Avenue as it travels through the city. The landscaping of four streets which connect four major greenspaces and two schools dispersed through Garfield and Friendship would provide the opportunity for recreational, educational, and cultural exchange. Finally, providing public housing residents with defined public and private spaces in the form of porches and yards would do much toward giving their homes the image of a typical, functional neighborhood.
One major symptom of the isolation of these communities is the absence of services and amenities in many parts of them. Residents are not able to spend their time and money contributing to the vibrancy of their own communities. This would be possible if a range of needs could be fulfilled within a five minute walking radius. This is most important to low-income residents, who can not afford to solve the problem of inadequate public transportation in the neighborhoods by purchasing their own autos. This assessment shows the parts of the study area most in need of particular services.
places of worship

public institutions

access to amenities
This diagram identifies the major building masses, zones of similar building scale, and unused spaces along the Penn Avenue corridor throughout the City of Pittsburgh.
This diagram identifies the major building masses, zones of similar building scale, and unused spaces within the two neighborhoods studied as they currently exist.
garfield • friendship

schematic diagram

This drawing shows the interventions proposed for Garfield and Friendship as an abstract set of connected elements. The two thoroughfares of Penn and Aiken Avenues extend into other neighborhoods and therefore have the potential to show the positive urban qualities of Garfield and Friendship to many people. This will occur not only at their juncture, where a major node for the communities will be created with new buildings, but along their lengths, where trees will be planted where they do not currently exist. Infill along Penn will reestablish it as a viable commercial zone that serves both neighborhoods. New construction along Aiken will provide local services currently lacking. Improvements to the Garfield Heights public housing project will enable residents to share a sense of control and pride in their homes. Finally, four streets connecting four major greenspaces will be lined with trees to form a loop that will provide for educational and cultural, as well as recreational, exchange between the two communities.
This diagram identifies the major building masses, zones of similar building scale, and unused spaces within the two neighborhoods studied as they will exist after the proposals are implemented.
creating pattern language
accommodating autos, buses and pedestrians

This proposal aims to improve street conditions for pedestrians and public transit users, while recognizing the importance of the street as a traffic and parking way for autos. Extending the pedestrian way into the zone of the parking lane at major intersections allows for a shorter walking distance to cross the street and a space for the transit stop. Placing the bus waiting area along the traffic lane enables buses to avoid using parking lanes, which are often illegally blocked at corners, to receive passengers.
This proposal aims to turn the normally utilitarian space of the transit stop into a positive place as it has been done in other cities. Well-lit, covered bus stops may induce more people to use public transit. Furthermore, their unique design in Garfield and Friendship, which would include community as well as transit information, means that they would serve as orientation devices within the city as well as the neighborhoods.
people/ urban design

penn avenue corridor

peoples urban design
proposal
garfield and friendship
This diagram shows the existing figure ground overlain with proposals for the area south of Penn Avenue and east of Aiken Avenue. Aiken takes on the identity of local service with new construction at its intersection with Baum. The loop of recreational, educational, and cultural exchange between Garfield and Friendship is shown as a defined, tree-lined public realm along Friendship and Graham. A well-maintained node of this loop, Friendship School, is also shown.
This diagram shows the existing figure ground overlain with proposals for the area south of Penn Avenue and west of Aiken Avenue. This is a stable area of Friendship requiring little intervention. The loop of recreational, educational, and cultural exchange between Garfield and Friendship is shown as a defined, tree-lined public realm along Friendship and Mathilda. A well-maintained node of this loop, Friendship Park, is also shown.
This diagram shows the existing figure ground overlain with proposals for the area north of Penn Avenue and east of Aiken Avenue. A new building at the corner of Penn and Negley provides a strong entrance to the Penn commercial district from East Liberty. The loop of recreational, educational, and cultural exchange between Garfield and Friendship is shown as a defined, tree-lined public realm along Hillcrest and Graham. Improvements to a major node of this loop, Kite Hill, are also shown.
This diagram shows the existing figure ground overlain with proposals for the area north of Penn Avenue and west of Aiken Avenue. Aiken takes on the identity of local service with new construction at its intersections with Mossfield, Hillcrest, and Penn. Public and private space definition is shown in the Garfield Heights housing project. The loop of recreational, educational, and cultural exchange between Garfield and Friendship is shown as a defined, tree-lined public realm along Hillcrest and Mathilda. Additions to a major node of this loop, Fort Pitt School and Playground, are also shown.
The intersection of Penn and Negley Avenues forms the eastern gateway to Garfield and Friendship. Even though building density is greater on the western side of Negley, it is still not great enough to appear distinct from the spatial excess of East Liberty on the other side of the street. A new building to replace the abandoned gas station at this corner will assist in establishing the distinct scale of the neighborhood. Visitors traveling on Penn from the east will also be able to orient themselves to the pattern language of the neighborhood through the major bus stops at the intersection.
The intersection of Penn and Aiken Avenues has tremendous potential to be the major node of Garfield and Friendship. Penn is already a zone of interaction, while Aiken has the potential to serve as the connector between all parts of the neighborhoods. However, their intersection is not defined in three dimensions by surrounding buildings. The mature landscaping of the St. Joseph's nursing home will provide greenery and shade for a bus stop at that corner. The street life that exists outside the Penn-Aiken Dairy may be expanded along both streets by new construction at the other two corners.
The stretch of Penn Avenue between Pacific and Atlantic Avenues contains major gaps in the built fabric which detract from the reading of the street as a continuous commercial zone. An informal public space already exists in the Rite Aid parking lot at the corner of Penn and Pacific. Another could be created under the shade of trees existent at the southern edge of the Champion Commons parking lot at the corner of Penn and Atlantic. A new building on part of a large parking lot mid-block would generate greater pedestrian activity and provide greater demand for the two public spaces that it would stitch together. The existing mural wall would be retained as an inner wall in the entry of the new building.
the rite aid pharmacy currently serves as a gathering place for residents of garfield

infilling the nearly empty parking lot next to the service hardware store will begin to create continuity along penn ave.
penn/mathilda gateway

The intersection of Penn Avenue and Mathilda Street forms the western gateway to Garfield and Friendship. Existing built fabric, particularly on the east side of Mathilda, marks the transition into a pedestrian commercial zone from the pleasant green of Allegheny Cemetery. Visitors traveling on Penn from the west will also be able to orient themselves to the pattern language of the neighborhoods through the major bus stops at the intersection.
existing northeast corner, the upstairs theater building

existing southeast corner

penn/avenued corridor

peoples urban design
proposal
garfield and friendship
These diagrams show the major building masses, zones of similar building scale, and open spaces as existing and proposed along the focus corridors of Penn Avenue and Aiken Avenue. Penn is reestablished as a destination commercial zone for both neighborhoods with continuous infill, while Aiken takes on the identity of local service with new construction at its intersections with Mossfield, Hillcrest, Penn, and Baum.
One major symptom of the isolation of the Garfield Heights public housing project is the absence of any basic services within an easy walking radius. The Stanton Heights Shopping Center which served and employed residents of the project and surrounding area failed and was demolished. Today, since most of these people can not afford their own autos, they must rely on public transportation to take them elsewhere to shop. Since the emphasis in the development of a new Stanton Heights Shopping Center is pedestrian access, a design placing the stores behind a sea of parking would make this difficult. This proposal locates the main facade of the supermarket directly along Mossfield Street, with smaller shops located along an internal street connecting the street to the parking lot in the rear.
the proposed stanton heights shopping center does little to address the pedestrian access from the street.
Many cities, including Pittsburgh, have a tradition of mixed-use buildings which combine commercial facilities on the ground floor with residential space on upper floors. The businesses in these "shop-houses" most often serve a very small geographic area. The continuity of Aiken Avenue throughout Garfield and Friendship lends itself to the location of neighborhood businesses. The direct connection of Hillcrest Street to the Garfield Heights housing project and the evidence of previous commercial activity at its intersection with Aiken indicates that mixed-use infill will provide needed services and possibly engender further development.
While located along an auto-oriented commercial zone at the edge of Friendship, the area immediately surrounding the existing Shadyside Natural Foods store has the potential to include several more “basic needs” or specialty businesses. Depending on the tenants, these might have the power to entice motorists from Baum Boulevard onto the Aiken Avenue corridor. The design of this small complex would begin to make this highway-like road more amenable to pedestrians from Friendship.
These diagrams show the major building masses, zones of similar building scale, and unused spaces as existing and proposed in the Garfield Heights public housing project. Enclosing the back yards defines private space, while adding front porches provides semi-public space. Each of these design strategies may increase residents' sense of control and pride over their homes. Instead of all spaces belonging to everyone and being maintained by no one, residents will feel more comfortable in personalizing their private spaces and using public spaces socially.
Since public housing projects were to be temporary housing, residents were provided with no opportunity to claim outdoor private space. Consequently, all space between the buildings became undefended public space where crime could thrive. Through a federal government commission, UDA Architects of Pittsburgh worked with the residents of Diggs Town to create a neighborhood. Interventions implemented as a result of this process centered around the definition of public and private space. New streets between housing blocks form the traditional public space of urban neighborhoods, while fenced yards and porches show the claim and responsibility of individual residents to the areas immediately surrounding their homes.
public and private space
existing

A major problem in the design of public housing projects like Garfield Heights is that it provides only two types of space: private interior space surrounded by public exterior space. There are no transitional spaces, no outdoor spaces for private gatherings, and no indoor spaces for community interaction. Even so, some residents have claimed responsibility for the yards outside their front doors in an effort to control space that might otherwise be neglected. Likewise, plastic chairs on stoops show a desire to socialize outside the home.
A restructuring of space in Garfield Heights would improve the standards of community and safety in the neighborhood. This proposal provides individual spaces as in any other type of housing by subdividing rear lots into privately accessible yards and attaching front porches to provide transition from public to private. Even though the difficult terrain effectively prevents through streets between residential buildings, paths in these spaces will be widened to allow for occasional auto traffic, such as on moving days.
Frei proposed public and private space

penn avenue corridor

peoples urban design
proposal
garfield and friendship

proposed public and private space
The suburban precedent used in the design of Garfield Heights is evident in the generous accommodations provided for private autos. While the irregular street pattern and placement of buildings are not desirable, changing them would mean the disruption of a fragile community. Instead, the reduction of parking spaces to one per unit would allow for the street to be narrowed at irregular intervals. This would slow traffic, and provide space for bus stops, community gathering places, and small play areas.
wide streets facilitate a perpendicular parking lane, two lanes of traffic and a parallel parking lane, the amount of parking spaces is more than adequate
These diagrams show the major building masses, zones of similar building scale, and open spaces as existing and proposed along Hillcrest Street, Mathilda Street, Friendship Avenue, and Graham Street. These streets connect the four major greenspaces of the neighborhoods: Fort Pitt School & Playground, Friendship Park, Friendship School, and Kite Hill. It is possible that these tree-lined streets will provide not only a recreational loop between these improved open spaces, but a loop of educational and cultural exchange between schools as well.
existing greenspaces

Garfield and Friendship have five major greenspaces of varying sizes and standards of upkeep. Fort Pitt Playground, adjacent to Fort Pitt School and Garfield Heights, has large playing fields, playground equipment in good condition, and tennis courts in unusably poor condition. Kite Hill, in the eastern half of Garfield, has playground equipment and a basketball court, all in poor condition. Friendship Park, adjacent to West Penn Hospital, is a small, well-maintained space for passive recreation. The landmark Friendship School has a basketball court and a large lawn. Additionally, a small park was created by Friendship community members on Roup Ave. near Baum Ave.
garfield • friendship

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Proposal
Garfield and Friendship
Penn Avenue Corridor
Today’s citizens have in their hands the tools to forge a bright future for their cities - if they dedicate themselves to the effort. In this effort, they may also determine whether we sink into a fragmented, disjointed high-tech version of the dark ages or initiate our own new renaissance, in which our cities are not the source of our despair but symbols of our highest aspirations.

-Joel Kotkin
STUDY AREA

This is a project about the American city, about people and the buildings that structure their lives. At the end of the twentieth century we find our cities in decline and isolation, undermined from all sides, literally abandoned. Loss of population, economic collapse, increased crime, obsolescence created by large scale corporate competition, confusion about technology, and finally a canonized inability to create anything of beauty, have all helped to destroy our cities and neighborhoods. We do not believe that these problems are caused by forces beyond our control, technological, historic or otherwise. We believe that ideology, modernist ideology, is the source of our problems. It is our goal here to provide a concrete drawn example that the future of the city can be different. People made the city the way it is today, and people can make it be otherwise.

The area of study includes the neighborhoods of Garfield and Friendship and their adjacent communities in the East End of Pittsburgh. These two neighborhoods grew up around Penn Avenue during the end of the nineteenth century. Penn was a thriving business district serving the communities which were home to people of a variety of income levels. Today the Penn main street is largely vacant, Garfield is depopulated with many of its small frame houses vacant and collapsing, while Friendship remains healthy at the cost of isolation. These problems are the result of a complex set of variables. Modern views of politics, economics, sociology, technology and architecture have all affected the history of the city. We have attempted to study these forces in order to understand and direct them in order to redirect the growth of the American city.

American cities experienced massive growth during the industrial revolution. This giant increase in size led to cites composed of numerous urban neighborhoods clustered around a city center. The scale and density of these neighborhoods was made possible by the creation of public transportation which allowed people to commute to the center city. Business districts and neighborhoods grew up around street car lines running to the center city. Frequent stops allowed residents to walk to the trolley for their daily commute down town. Trolleys passed directly through business districts bringing customers and hence, economic vitality. The East End neighborhoods of Pittsburgh grew in this way. The structure, scale and typologies of Garfield and Friendship are based upon this pattern of growth.

After the Second World War the rise of automobile ownership combined with federal policy favoring suburban growth led to the increased use of private automobiles for longer commutes to suburban neighborhoods. Suburban growth and the exclusive commitment to automobiles led to the abandonment of numerous Pittsburgh streetcar lines in the 1960s. When these lines were removed neighborhood connections to the rest of the city were weakened. Isolation was furthered by completely misguided urban renewal projects during the 1960s which leveled vital main streets and reconfigured infrastructure to bypass central areas. This was followed in the 1970s by the collapse of the industrial economic base of the city of Pittsburgh. Garfield and Friendship and the main street shopping district they shared lost their street car lines, their connection to the thriving center of the East End- East Liberty, and their economy. This started a cycle of disinvestment and abandonment that has left Garfield and the Penn Avenue main street in a state of serious decline.

This project seeks to rebuild the residential, commercial and civic fabric of these neighborhoods. It attempts to provide a model for both rebuilding and future growth in a manner that is continuous with the history and culture of the city. It makes possible a pattern of living that many Americans desire despite their fear that this way of life is disappearing and obsolete. It also presupposes certain basic shifts in policy and economics that are currently being attempted in other American cities. It is our belief that these images describe the sustainable future for our cities; sustainable in terms of resources, but more importantly, in terms of our culture and desire.
The master plan proposes the construction of a new transit line serving Pittsburgh's East End. The line links East End neighborhood main streets to each other and to downtown. The East End Trolley Line starts at the Steel Plaza Station of the existing Pittsburgh T line. It then serves the Strip District, Lawrenceville, Bloomfield, Garfield/Friendship, East Liberty, Homewood, and Wilkinsburg and continues towards the eastern suburbs. Rather than a high speed light rail line with a separate right of way, the trolley will be a track based street level system that runs primarily on existing streets.

The traditional trolley running in the street has been chosen because this type of system will best serve the East End neighborhoods. It was around this type of system that these neighborhoods developed and such a system is still the best type for a dense urban neighborhood. Numerous stops allow passengers to get on and off on short notice and to use the line for long and short distance trips. The track presence on the street indicates unequivocally the fixed presence of a route and signals one's position in the city. The street level trolley in commercial districts will bring potential shoppers into immediate visual contact with main street businesses. Previously isolated areas, such as Penn avenue in Garfield would have a large volume of people passing through and potentially stopping daily.
For the East End Trolley Line the P.C.C. Streamline Street Car will be reintroduced into the city. Developed in the 1950’s the P.C.C. provides an ideal street car for city use. These cars accommodate sharp curves, narrow streets, steep grades, and interact positively with the public and the public realm of the street. They are also a part of the collective memory of the city of Pittsburgh and many other American cities.

The introduction of the line will lead to increased economic viability, safety and growth potential. The trolley is the key to creating a balanced thriving sustainable neighborhood. It is upon this potential that this master plan is based. The trolley system both creates the potential for incremental large scale growth and enables the neighborhoods to sustain this growth.
Civic Design: The Reurbanization Armature

City neighborhoods are a combination of public and private: streets and buildings; squares and rooms; institutions and residences. Public space is important in a neighborhood - a community - and its qualities impact directly on the lives of the people living nearby. A person's location and orientation in the area are determined by proximity to a public space. Citizens' desires may be expressed there and their needs met there. The properties of ownership and belonging to an area are attached to the public space as well. A series of well-defined public spaces linked by a clear network of public rights-of-way are essential to a good city neighborhood.

Analysis and exploration of the Garfield and Friendship neighborhoods established the specific program for the project. The result is a network of public space in the two neighborhoods, depicted at left, based upon and resulting from improvement, clarification, and extension of existing civic space. All areas are near some type of amenity, each a distinguishing place. Streets now have destinations for walking and driving - they connect to other neighborhoods and other parts of Garfield and Friendship. They meet other
Streets at a series of public amenities in important spots: a YMCA, a library, churches, a large commercial building, parks and ballfields. Streetcar service on Penn Avenue is a ten minute walk from any point, as is the center of the neighborhood. In the determination of proposed civic spaces, emphasis is on form and location, not program.
Existing Figure Ground
Proposed Figure Ground
Connecting disparate parts of the project area is an essential part of reurbanizing Garfield and Friendship. The neighborhoods originally developed through connection to city wide networks. These networks are almost completely missing today. Specifically, the housing project area in Garfield Heights is separated from Garfield by a steep grade change executed at the time of the project's construction. Stanton Heights, at the northern edge of the project area, is disconnected from Garfield and from Morningside, the neighborhood to its north.

At the same time, the desire to reconfigure Garfield heights as a successful neighborhood led to re-evaluation of the past decision regrading the top of Garfield's hill into isolation. We studied the introduction of typically sized, typically dense, typically built Garfield houses in most of the northern part of the neighborhood.

Ultimately, our proposal is to demolish selective areas of Garfield Heights, regrading the slope so it is buildable. We also extend streets from Friendship and Penn Avenue through the northern reaches of the neighborhood and beyond, connecting to Stanton Heights, Morningside and Highland Park.

Topography is tempered over much of the site, though in two cases large bridges will bridge dramatic hollows, in typical Pittsburgh fashion, with the addition of a new gate for Allegheny Cemetery and the conversion of steep hillsides below the bridges to a public park.

The connection of these neighborhoods would make traveling between the northern and southern parts of the East End possible, strengthening each neighborhood's position and identity and tying it in to the city as a whole. The regrading would be a long-term commitment, and the construction of the bridges would follow the reurbanization of Garfield Heights. Ultimately, all surrounding neighborhoods would benefit from the strengthening of the city as a whole.
STREET TYPES

The master plan calls for the addition of numerous new buildings. Both empty lots between existing buildings and newly laid out lots will require the construction of new buildings. This section of the master plan is a set of guidelines to direct new construction. These guidelines take the form of street types.

The street, rather than the building, is the primary element of public space. Thus, indications about new construction are given based upon the building’s relation to the public realm of the street. The nature of this public space is defined at a very basic level by the cross section of the street. The street section determines the character a street will have. The difference between a residential street and a commercial street starts with a difference in section—houses are set back while commercial buildings extend to the sidewalk’s edge, trees tend to be larger and sidewalks smaller on residential streets. These differences in section are perceived immediately and they indicate what type of street one is on and what sorts of buildings one expects to find.

All of the street type drawings are based on existing streets in the study area. They give indications about possible streetscape improvements on existing streets such as sidewalk adjustments, street tree size and location, and on the commercial streets, new sidewalk lighting. The street types also apply to new streets created in the master plan. While some sections of the master plan have specialized street sections, the street types provide a set of guidelines for typical new streets found in Garfield heights.

The street sections guide the types of buildings that can be built and hence the types of uses that could occupy those buildings. All of the street types are designed to provide a clear public zone that is defined by walls of buildings. They lay down a general massing for the buildings and also give guidelines about the facades, or public faces of the buildings fronting on the street. The street facades are based on existing examples of buildings in Garfield. They are provided as examples of the types of new buildings that would be appropriate for Garfield and Friendship.

The street types are not models to be copied directly, instead they provide a set of guidelines about what is typical and how more of the typical can be produced. Nor are they merely a set of abstract rules from which a few key measurements can be extracted. The intention is to give a set of guidelines about how buildings and public streets of the same quality as those existing can be built. Both the sizes of things and what they look like are important.
STREET TYPES: Garfield Heights

Plan

Street Section

Street Elevation

Precedent: Coral Street Row houses
Existing Public Housing Buildings

Kline Ford Collins
Reurbanization
Garfield/Friendship, Pittsburgh
STREET TYPES: Garfield Streets Perpendicular to Penn

Plan

Street Section

Street Elevation

Precedent: North Side Row Houses

Existing Winebiddle Residential Row Houses
STREET TYPES: Garfield Streets Parallel to Penn

Plan

Street Section

Street Elevation

Precedent: Oakland Houses

Existing Hillcrest Houses

Kline Ford Collins
Reurbanization
Garfield/Friendship, Pittsburgh
STREET TYPES: Penn Avenue Commercial

Plan

Street Section

Street Elevation

Precedent: Eighth Avenue Homestead

Existing Penn Avenue Commercial Strip
STREET TYPES: Penn Avenue Residential

Precedent: New York Row Houses
Existing Penn Avenue Residential Row Houses
A successful neighborhood requires a network of well defined public spaces. The community inhabits this public space. The public nodes are a stage for the collective life of the community. It is in these spaces that the community plays out the drama of its existence.

This series of public spaces is proposed for Garfield and Friendship to serve the needs of the community. They are for meeting, for shopping, for playing, for learning and for praying. The network of public spaces forms the backbone of a strong community by making places to be proud of. Everyone in the neighborhood owns these spaces, and it is in these spaces that the strongest expression of community is found.

Some of the nodes serve as plazas amongst the civic and commercial spaces of the neighborhood. Others are parks where the citizenry can meet, play, and relax. All of them are linked by major public routes and together they form a network that binds the neighborhood and the community together.
1. **GARFIELD SQUARE:** Penn Avenue and Atlantic Avenue Intersection

2. **BLAKEY SQUARE:** Mossfield at Black and Schenley

3. **PENNLEY PARK:** Penn Avenue Mews

4. **CORNWALL CRESCENT:** Loop Hill at Garfield Heights
FORT PITT:
Fort Pitt Elementary, playing fields, and stair to the Stanton Heights Tripartite Bridge

OCEANS FIELD:
Courts and Pavillions

KITE HILL:
YMCA of East Liberty and Garfield

KITE HILL:
Roup Terraces and Kite Hill Park
Achieving a Center

Garfield and Friendship currently use the parking lot of a Rite Aid drug store when they meet for large, outdoor civic gatherings. The lot lacks prominence and the stature of Rite Aid leaves something to be desired.

The presence felt by activity participants, civic leaders, passing motorists and Penn Avenue shoppers doesn’t give the impression of progress, nor is it capable of inspiring hope. This square attempts to reconcile the awkwardness of that situation.

Various improvements have been suggested with the intention of making a civic plaza that local residents can be proud of. The new meeting place exists at a more present location: the intersection of Penn Avenue and Atlantic Avenue. This location, just after the bend in Penn, marks a change in street character from main street retail to institutional. It already has the advantage of having a parish church, a school, a home for the elderly, a funeral home and an office building of respectable
GARFIELD SQUARE:
Penn Avenue and Atlantic Avenue Intersection
character and proportion. The enclosure is completed by the addition of a branch library or similar public building and a neighborhood bell tower. All of these institutions share the plaza and protect it, and since the users of these buildings live, work and shop in the neighborhood, they own it. It is the kind of place around which investment, both personal and financial, is likely to occur. A tower and fountain will mark the achievement of this civic gathering place.

The addition of a center to these two neighborhoods will establish a link where there is currently a seam. It is a place where people can safely loiter, read a book, meet a friend, or set as a destination for a walk after a date. The nature of planned events can be social and fun or, in the event of unrest and crisis, political. The most significant role it fills is to create in both communities a mutual and dignified place to congregate when there is a need for public meeting.

Kline Ford Collins
Reurbanization
Garfield/Friendship, Pittsburgh
Back-a-the-Hill

This node is a small commercial district at the center of the neighborhood between Garfield Heights and Stanton Heights. It sits at the back of the hill above Garfield, creating a destination and a through-route for Northern and Southern travel, where there currently is none.

Blakey Square has a pedestrian and automobile friendly environment. Within walking vicinity there is a variety of housing conditions available to people living on lower through upper-middle income wishing to own or rent. Amenities include small store fronts, larger retail facilities, rental space available for offices and apartments, a neighborhood baseball park, and plenty of parking. To the west (up in the image to the left) there is a gate to Mossfield Park.

In Mossfield Park you can walk on paths along bubbling brooks, ice skate or sail a model boat on the pond, and sunbathe or frolic with your dog in the field. The park also enables pedestrians secondary routes to adjacent neighborhoods.
Precedent:

Blakey Square is modeled after New England town centers and city squares. These urban places have a relaxed unplanned character to them. Commercial buildings are clustered around a public pedestrian space.

The character of architecture in this neighborhood will follow the tradition of 19th Century urban American buildings. The high relief and complex detail of the exteriors on these buildings are suitable for pleasant pedestrian occupancy. The proportions of their facades and their openings create a dignified streetscape that does not discriminate between the income level of occupants or the specific function served by the buildings. Their interior spaces are superior to those of modern buildings since they have large, operable windows, high ceilings, and shallow floor plates. Buildings in this tradition take well to changes in use, renovation and hence, never become obsolete.

BLAKEY SQUARE:
Mossfield at Black and Schenley
Renaissance Row

As Penn Avenue approaches East Liberty from Garfield the character of the street tells you to anticipate something big and grand. The new development at Pennley Park re-establishes a density of residential building that once existed in areas surrounding East Liberty, making the bustling city center there possible again.

The pedestrian and auto-scaled tree-lined boulevard along with taller buildings and civic statuary contrast with the main street characters of Penn in Garfield/Friendship and East Liberty and mediate between their different scales.

Penn Avenue Mews not only connects and mediates from East to West, it also strengthens connections from North to South. It begins at Negley Avenue on the western edge. Negley was one of the only streets that extended all the way from Highland Park to Shadyside during the American Dark Ages. The continued success of Highland Park through that time owes much to this street's presence. The Mews develop-
Precedent:

New York Chicago (proposed) Cranberry Boston

The development exploits this artery by reintroducing a continuous grid of residential blocks from Highland Park all the way to Shadyside. The development's center and most significant street is Penn Avenue, which connects East Liberty to Downtown Pittsburgh.

The character of architecture at Pennley Park follows a model used in many successful modern cities including Barcelona, Boston, and New York. Large blocks of row houses or adjacent apartment buildings surround and protect a removed inner block that acts as a backyard sanctuary. The treatment of these spaces varies depending on the character of buildings and occupants that enclose them. Sometimes shops move into the first floor. The presence of the buildings on the streetside becomes more public and anonymous, thus more dignified.
Spec Housing

The Cornwall Crescent is the centerpiece of Garfield Heights. It is a public green set on a north facing hill. The eccentricity of the streets that form the crescent here are the result of laying a hierarchical grid over the rolling hills that give Garfield its prominence, incorporating the ghost of an old housing project which plagued the local community. The original, winding streets still exist with slight modifications and approximately 60% of the public housing project’s structures still stand: refaced, built up and bookended by more prominent structures.

Infill accounts for the increased density of buildings here. The new buildings have a slight advantage over the neighborhood’s original structures despite renovation. Since each was built to the specifications and style requested by the first owners, some blocks and some streets have an unusually rich character. In addition, the new buildings don’t all have uniform lots. In many cases building form has been designed to exploit the unique spatial situations that arise from redeveloping a site with pre-existing structures. The result is a huge variety of form and style in the neighborhood. No corner is identical. There is an

New Buildings

Location and Orientation

Civic Design in Context
intimacy in this neighborhood that rivals Shadyside, in terms of familiarity, privacy and safety. This location is particularly attractive to first time home buyers and families. It is a five minute walk in either direction to the Penn Avenue main street or Blakey Square and it is two blocks from Fort Pitt Elementary School.

The cost of owning a home in such a quaint place is offset by rental units located either in the half-cellar or the attic. These are ideal living places for single adults, young couples, the elderly and professionals who hold households in other cities and commute to Pittsburgh for long parts of the week. The resulting community is made up of a dynamic mix of people of all ages and all walks of life.
Degrassi Elementary

The improvements around Fort Pitt School have made it a model for the redesign of other public facilities. The prominence of the building, visible from many points in the city, makes it a landmark and a symbol of excellence for the surrounding neighborhoods. It stands above the residential fabric that lies over the Garfield hill, aligned with Winebiddle Street to the south, an alignment which reaches through Friendship all the way to Bloomfield. Its classical axial orientation to the Stanton Heights Tripartite Bridge establishes its presence as a landmark to the north. This relationship was reinforced when the Northern facade of the gym was redesigned and a second story of classrooms was added. The streets that align themselves with the building connect with one another by way of a block formed around the school's property. Locating and orienting oneself on the streets around the block is easy since they are confined by residential buildings on the outside and the school's property on the inside.
Precedent:

Special attention has been given to the landscaping and exterior environment of the school so that it will be a place that students and parents will enjoy and can safely occupy even when the school is out of session. In this way the school's benevolence and grace is felt both from afar and at the scale of personal interaction.

FORT PITT: Fort Pitt Elementary, playing fields, and staircase to the Stanton Heights Tripartite Bridge
Field of Dreams

Oceans Field is a public park on Hillcrest Avenue bounded by Atlantic and Pacific Avenues. It is one of a series of public recreation and athletic facilities strung along Hillcrest which includes Fort Pitt's football field, Kite Hill Park and the YMCA of Garfield and East Liberty. This field includes picnic and grill amenities, stadium seating, a small field suitable for a summer film festival and basketball courts. Access to the plateau is limited to three stairways connecting to local residential streets and three main gates on Hillcrest.

A great deal of care is given to the architectural elements of the park in the tradition of parks designed by Calvert Vaux and Fredric Law Olmstead. The stairs are grand, the stadium is majestic, the pavilions are massive and the lighting is delicate. Steep hillsides covered in trees and undergrowth isolate the park making it a notably escape in the thick of the residential neighborhood: a good place to read a book or talk with a friend without running the risk of being interrupted, and an ideal location to hold outrageously fanatic basketball tournaments, safe from offending the neighbors.
Precedent:

London

Brooklyn

New York

Brooklyn

OCEANS FIELD:
Courts and Pavillons

Kline Ford Collins
Reurbanization
Garfield/Friendship, Pittsburgh
Outdoor swimming pools have historically been much too hard to come by in Pittsburgh's dog days of summer. The increase in population density in both Garfield/Friendship and East Liberty makes the space between an ideal location for one such pool. The urban nature of poth places presumes a large pedestrian population and an inavailability of land and money such that backyard pools would never be feasible or desirable. Demand for a public watering hole is self evident.

The old, vacated, Hornbostelian, Jewish Temple on Negley Avenue has the proper institutional presence and the ideal location. It enables a pedestrian stair extension of Hillcrest. This connection traverses a previously isolating hillside. The ability to exploit primarily pedestrian access (and public transport) restricts the need for parking on the site, allowing the present dignified character to remain.

The YMCA Garfield branch that once occupied an obscure single storey concrete block shack has space in this building for indoor and outdoor pools, weight rooms, unprogrammed rec rooms, locker
rooms, offices and a rentable ball room/banquet hall. The sun deck of the outdoor pools utilizes the vast rooftop of all but the congregation hall. This institution completes and formalizes Garfield's recreational spine that includes the kite-flying, picnic, basketball, football, and baseball fields further up Hillcrest.

KITE HILL:
YMCA of East Liberty and Garfield
Society Hill

Roup Terraces continue the flow of Roup Street from Friendship through Garfield as a pedestrian street stringing together a number of outdoor rooms. Though the path itself meanders and shifts with the surrounding residences, the path's destination, Kite Hill Park, has a tower on axis with the street. The tower formalizes the connection and gives definition to the park at the scale of the city.

As you might presume the tower has a primary function related to the neighborhood's history: a memorial and a tomb. Its secondary function is orientation. This isn't only experienced at the street level, but also from the tower. An observation deck on top alerts you to your location in relation to all of the surrounding monuments and institutional buildings: East Liberty Presbyterian Church, the YMCA of Garfield and East Liberty (to which the tower is axially aligned as well), the Cathedral of Learning, Fort Pitt Elementary, Allegheny Cemetery's Penn Gate, Garfield's branch library, and numerous parish and congregational churches.

Other incorporations in the planning of this node were a parking lot for Penn
Precedent:

Philadelphia

Avenue retail customers, parking for the park, one parallel and two perpendicular alleys supplementing all of the residential streets that participated in the Terrace project and two new row houses. The design of the terraces recalls the alleys, pedestrian paths and public, outdoor rooms in Philadelphia's Society Hill. The tower's architecture recalls many other Pittsburgh institutional buildings, including the Central Catholic School in Oakland and many Richardsonian buildings here and in other American cities. Perched aloft its pinnacle a globe projects a night time beacon to city residents asserting Garfield's presence.

KITE HILL:

Roup Terraces and Kite Hill Park
FIN
"We believe that the people of a community are the community's most valuable resources. Urban design is not the simple creation of architectural forms, nor is it solely the intervention of urban designers. It is a process of interactions among residents, community leaders, and urban designers to develop and implement a vision towards the community's future development. We are dedicated to creating sustainable environments that are unique to people and place as well as the spirit embodied by the community.

We will work with the residents to develop a series of urban interventions to confront the issues facing their community. Together, we will combine built form and public policy to create a vision that will both be dynamic and flexible so that it maintains its effectiveness in the future.

The desire of Face to Face Design is to take the communities of Friendship and Garfield and help them onto the path of sustainability. By promoting education to enhance the spirit of the community, we will give these people the determination and ability to improve their future. We are dedicated to providing opportunities through our urban design philosophy so community residents can take an active role in the redevelopment of their neighborhoods."

Jason Landon
Edward Shim
Irving Yee

Face to Face Design
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Master Plan. Program

Analysis of the current conditions within the neighborhoods of Garfield and Friendship has revealed several key important issues. The issues are a lack of successful sustainable commercial base, organic green spaces, public and community plazas, and poorly designed housing. Both communities suffer from poor housing situations. Garfield suffers from vacancy and physical deterioration. Friendship, on the other hand, suffers from many absentee-owned housing units. Garfield also lacks places for the youth. Both communities could benefit from increase of community activities as well as specific increase of youth activities. In general, the current situations in each community are preventing social economic growth.

In order to remedy these conditions, we propose a three phase master plan. The plan will begin with the major urban corridor which exists between these two communities, Penn Avenue. As the circulation spine and commercial core of this area, Penn Avenue is crucial to the long term sustainability of Garfield and Friendship. After changes to Penn Avenue have taken effect, work will begin on the enhancement of the infrastructure within the neighborhood of Garfield primarily. The enhancement will include providing rows of trees, street lighting, benches and improved hardscape with the addition of minor urban plazas and community centers. These streets going in the north and south direction within the neighborhoods will begin to provide paths and places for people to occupy and enjoy and foster neighborhood identity. The final phase of the plan will involve the reorganization of residential housing in both Garfield and Friendship with a major concentration on the Garfield Heights area.

Phase I. Penn Avenue Revitalization (Mathilda Ave - Negley Avenue)

Penn Avenue will receive an intensive commercial development. Private funding from NAACP will be allocated for improvements of existing local businesses. These stores will receive structural repairs, aesthetic enhancements and equipment improvements where necessary to transforming them into more successful businesses. This will contribute to attract new businesses into this zone of Penn Avenue strip. Locally subsidized low interest loans have been improved to also further increase the potential of these new businesses. The master plan of Penn Avenue corridor will control placement of new businesses. In addition to Penn Avenue, side streets immediately adjacent to Penn Avenue will be the location of these businesses to entice public activities into crossing Penn Avenue. Penn will be expanded from a linear commercial district into a network of commercial branches. Businesses requested by residents, such as bakeries, restaurants, produce markets, and butcher shops, will be targeted to open on Penn Avenue. The size of new businesses will be restricted to smaller stores with owners who intend to live in the neighborhoods. Locally owned stores will further intensify the connection between the individual business and the larger community. Additional stores will be created throughout CDC funded training programs which residents will have the opportunity to receive portions or ownership. This new formation of commercial activity will integrate Penn Avenue more into both communities of Garfield and Friendship. The result of this change will impact of Penn as a “zipper” on both the commercial and social fabric of the immediate neighborhoods.
Phase II. Neighborhoods Infrastructure Enhancement

Phase II will include the enhancement of primarily Winebiddle Avenue, Pacific Avenue and Aiken Avenue within the neighborhood of Garfield. These streets in the north and south direction are crucial connecting paths within the urban fabric of this area which links the commercial core, Penn Avenue and the neighborhoods of Garfield Valley and Garfield Heights. Enhancing the infrastructure of these streets will bring a new identity and improve the image of Garfield. The enhancement plan will once again include the lining of trees and streetlights to create pedestrian and vehicular canopies and light the streets of the neighborhoods. At certain selected intersections where appropriate, places will be established for people to enjoy and relax. This idea of creating paths and places is a vision that will have quite an impact on the lives of the residents especially.

Garfield Valley also has stairways which are presently serving no purpose. These stairways are separating the adjacent homes from the sidewalks and the streets and provide a deteriorating image to the community. Nevertheless, these physical elements should be seen as tremendous potentials to create opportunities for various social gatherings and other activities. The plans for the stairways will include the repairment of the structure and the enhancement of the aesthetics and the overall quality. People will not only use them for access but also for social unity and views to downtown Pittsburgh.

Phase III. Garfield Heights Redevelopment

Garfield suffers from two simultaneous housing situations. Garfield Heights, housing projects, suffers from high density and communal living conditions. In the valley, the critical issue is vacant and abandoned properties. Project: First Home has been created to deal with this issue. Residents of the Heights will be asked of their preference of maintaining residence on the redeveloped hill or owning a private house in the valley. Those who prefer the valley will be subsidized low income mortgages. Low income homes will be created by Garfield Jubilee purchasing existing vacant buildings and fully renovating them with government and selling the homes to the former Heights residents. Selected Garfield Heights buildings will be demolished and will then be replaced with private parking for remaining adjacent residential complexes. This will create more space for private property, as well as further integrating individual front doors with streets.

The local government has agreed to assist any outside individual who is willing to purchase an empty Garfield home with the cost of renovation and repairs. This program will bring outside people into the community.

Friendship is currently plagued with 75% absentee-owned housing units throughout the area. The Friendship Development Association will continually investigate any houses placed on sale. In turn, purchasing the homes and only selling to individuals who agree to live full time in the house. This will increase the number of Friendship residents who genuinely care for the community and this in turn enhance the overall sense of identity.
PRECEDENT STUDIES
"Street signs in New York City not only identify historic districts but also help build a constituency for historic preservation. The Environmental Simulation Center in New York City enables citizens and planners to explore alternate scenarios for architectural, planning and urban design proposals."

"In the U.S. there are few places where the average person can get information regarding public projects. Can't we disseminate more information about specific buildings as they are going up and when they're completed...?"

"Government should set an example not only by commissioning public buildings but also by increasing an awareness of architectural culture among all age groups. All cities and regions should have a forum where members of the public can make their opinions clear to architects and to the government..."

-Sir Richard Rogers
"Civic plazas are distinctively different because of their potential of being a symbolic and ceremonial space for the entire city. Even though the entire citizenry can no longer gather in these places, they can become symbolic centers for key events in a community's life. In that same vein, the civic plaza can become a repository of collective memory for a community, not only by sparking recollection of events it has held, but also as the vessel for monuments and tangible reminders of the past."
Streetlights, as publicly furnished elements in the built environment, represent and connote civic purpose. Streetlights reflect human scale and manual craft in built environments, which can engender a sense of being located in a world with familiar images and collective purpose. The design of streetlights and illumination should be determined by the nature of the environment that is being lit and should take into account the intertwined issues of function, culture and aesthetics. Giving recognizably civic form to infrastructure like streetlights manifests a permanent commitment to the public realm, in contrast to the restless uses and reuses of private development. In any case, our extensive investment in infrastructure ought to reward us with some level of visual delight.
Art in civic spaces denote a sense of community pride and spirit. Objects such as sculptures identify a place and give it a special meaning. These places become places of privilege and pride. People of the communities may express themselves and reflect on their lives around and in these spaces to gather themselves and their thoughts. Art is essential to the city because of the distinction and character it adds to the identity of the place.
"Ultimately, our opportunity to create places of privilege everywhere and for everyone depends upon designing projects at every scale, both public and private, that are designed to augment the inherent identity and distinction of their districts and neighborhoods."

StudieS

State Office Building. Entry Plaza
Chicago, Illinois. USA

Placa Nova
Barcelona, Spain

face 2 face design
proposal
garfield and friendship
The community must have the responsibility, the authority and the resources to decide, design and direct renewal effort. Local government, the business community (tourism, retail, and services) and the residents of downtown cities need to form a successful partnership. The city council should not tell residents and tax-paying property owners what to do; these people should tell the city council.
Denver, Colorado

"This bus stop on Denver's transit mall has movable chairs. People make their own casual seating arrangements, which makes waiting for the bus seem almost leisurely."

Morelia, Mexico

"In Morelia, Mexico waiting passengers can pick up a snack of fresh mango or pineapple. These well-maintained vending cars, which are regulated by the city, are painted bright yellow and topped with white canvas awnings."

Paris, France

"The quirky, fan-shaped profile of the Paris bus stop marker is so distinctive that you can spot it from a block away. The RATP, Paris' bus and rail agency, manages to compress and extraordinary amount of information on these kiosks, from diagrams of the immediate area to maps of the regional transit network. A new electronic version can be programmed from a central office to tell passengers when the next bus will arrive."

Santa Monica, California

This is a bus stop marker that isn't a shelter. It is a landmark Craftsman-style pergola along the oceanfront that was developed into a vertical column that carries vines and an illuminated sign.

Champs d'Elysees

"At the other end of the spectrum, these Champs d'Elysees shelters, designed by Norman Foster, achieve an elegant transparency. They are part of an overall streetscape program managed by JCDecaux. In exchange for advertising rights, Decaux works with leading designers to develop, build, install and maintain customer-designed shelters."
VISIONS

- enhance Penn Avenue corridor through improving building uses, renovation and restoration and embellishing the urban infrastructure
- create a hierarchy of public nodes (intersections) along the spine of Penn Avenue which offer commercial, educational and recreational activities
- attract multi-income families to move into the communities of Friendship and Garfield, creating a more stable and balanced future
- provide the people of both communities opportunities, individual or shared, to grow. Providing long-term investments to unemployed and lower income individuals and families
- improve the community spirit of the area by increasing level of cultural, social and economical activities
- develop a public awareness of community events and projects
- create places of opportunity everywhere and for everyone, both public and private, that are designed to augment the inherent identity and distinction of their neighborhood
- enhance overall quality and image of both communities
Phase I:

PENN AVENUE REVITALIZATION
Figure Ground: Penn Avenue, Existing

Figure Ground: Penn Avenue, Proposed
Master Plan. Penn Avenue. Proposed

Intersection Axonometric.
Primary Node. Educational Plaza.
Penn Avenue & Aiken Avenue

Intersection Axonometric.
Penn Avenue & Mathilda Avenue

Intersection Axonometric.
Tertiary Node. Commercial Link
Penn Avenue & Winebiddle Avenue

penn avenue corridor
Penn Ave & Mathilda Ave
South View . Proposed

West View . Proposed

South View . Existing

West View . Existing
The Mathilda intersection is one of three urban garden nodes. This particular intersection provides green spaces which marks the anchor of the section of redevelopment of Penn Avenue in the communities of Friendship and Garfield. Green Spaces are places for people to escape and share their artistic and cultural values with each other. Children have places to play and adults now have places to observe nature surrounded by urban infrastructures and architecture. The integration of nature within urban spaces are also crucial to enhancing community spirit and pride.
Penn Ave & Millvale Ave
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Millvale intersection is one of many commercial nodes along this section of Penn Avenue. Existing buildings have been renovated and restored. Some building uses have been reconsidered to enhance commercial activity. For example, the existing Getty gas station along Penn Avenue is being reconsidered as a place such as a restaurant or outdoor cafe to attract people into these available open urban spaces. Such commercial and social places enhance the community’s identity and spirit.
Penn Ave & Winebiddle Ave
The Winebiddle intersection is another commercial node. Existing buildings on the north side in particular have been demolished and replaced with buildings which are more oriented with open corner urban plazas. These plazas may provide spaces for various activities. Other open spaces along the south side of Penn Avenue become places for bus stops that are designed to primarily provide more pedestrian friendly shelters from bad weather and to inform people of the activities within the community through the bulletin boards which comprise the bus stop.
The Evaline intersection is also a commercial revitalized area. Proposed buildings are set back to provide more open urban plazas and existing buildings are once again enhanced with canopies to identify mixed-use buildings and to extend the property over the sidewalks. These mixed-use buildings are considered as changes to entice various people from other communities as well. Garfield and Friendship are anticipated to become major and commercial provisions for the other parts of Pittsburgh.
Penn Ave & Pacific Ave
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Pacific intersection is the compliment to Evaline. The extension of mixed-use buildings occur along this section and existing spaces are once again restored to enhance the image of commercial revitalization of Penn Avenue. The parking lot which exists for the Rite Aid building is kept and redeveloped for social gatherings which already occur. Parking spaces in the urban fabric need to be more aesthetically considered and enhanced to the pedestrian scale.
Penn Ave & Atlantic Ave
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Atlantic intersection is another one of three urban garden nodes. Existing structures on the west side are demolished and replaced with urban green spaces to further accommodate the users of the existing church and funeral home. This particular intersection is seen primarily as a more quiet place due to the activities involved. The green spaces in this case are thus provided for more quieter activities such as reading spaces, sculptures, water fountains, and gardens for the communities.
Penn Ave & Aiken Ave
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Aiken intersection is considered as the primary node along Penn Avenue within this section. This place is identified as an educational square for the people. Existing buildings on three of four corners are replaced with new educational facilities. The existing building on the north-east corner is also renovated with the addition of more floors. These urban structures are significantly higher than other structures along Penn Avenue to signify the importance of this node and for easier wayfinding for the people accessing the place from either Friendship or Garfield. Places such as these will provide people with opportunities to learn and gain a better lifestyle.
Penn Ave & Graham Ave
South View. Proposed

West View. Proposed

South View. Existing

West View. Existing
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Graham intersection has the least amount of renovation considered as a commercial node. The existing buildings are aesthetically enhanced and streetscapes are also reconsidered with the addition of more trees and better lighting for both vehicles and pedestrians. Buildings once again address the corners to mark urban plazas and open spaces in front of stores widen the image of the streets and sidewalks.
Penn Ave & Fairmont Ave
Enlarged Plan. Node. Proposed

South Elevation. Penn Avenue. Proposed
The Fairmont intersection is also redeveloped as a commercial node. Building uses are reconsidered to enhance the social activity level of this place. Places such as restaurants, book stores and other clothing retail stores are considered for this area. Fairmont will mark as the end of the commercial line at least for this section along Penn Avenue in the Garfield and Friendship area.
North View. Existing

Penn Ave & Negley Ave

North Elevation. Penn Avenue. Proposed
The Negley intersection is redeveloped with urban green spaces. Urban green spaces as anchor nodes for the communities of Friendship and Garfield are aesthetic and effective means of socially uniting the eastern boundaries of both communities and marking an identity of the neighborhoods along this section of Penn Avenue. The existing apartment complexes are demolished and new apartments are built to form courtyards which once again enhance the idea of green spaces for the people. The other green spaces which are available provide spaces for the people to express their artistic and cultural values. They also are places to escape from the daily lifestyle of the private homes.
VISIONS

- Use natural environment to improve spatial quality.
- Create community recreational spaces.
- Attract multi-income families to move into the Garfield Heights area, creating a more stable and balanced future.
- Develop a connection between Garfield Heights and Garfield Valley to Penn Avenue across to Friendship.
- Improve the community spirit of the area by increasing positive neighborhood identity.
- Develop character of stairs and extend them throughout.
- Develop stairs into functional spaces.
- Enhance overall quality and image of community.
- Take advantage of Pittsburgh’s city and landscape views.
- Develop a sense of pride and ownership in both communities.
Phase II:

CONNECTION
Figure Ground. Pacific, Winebiddle & Aiken. Proposed
Master Plan, Pacific, Winebiddle & Aiken. Proposed

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garfield and friendship
View up to Garfield Heights from Penn Avenue

Existing Stairway Conditions on hill

View from Garfield Heights area

Master Plan . Existing Stairway . Pacific Ave . Proposed
Proposed Perspective of area along Winebiddle Avenue

Proposed Perspective of area along Pacific Avenue

Proposed Perspective of area along Aiken Avenue
Existing Photo of area along Winebiddle Avenue

Existing Photo of area along Pacific Avenue

Existing Photo of area along Aiken Avenue
The Penn Avenue redevelopment will be supplemented with a neighborhood infrastructure enhancement. This phase will involve the “greening” of the streets running N-S after turning the corners of Penn Avenue. The purpose of this phase is to enhance the quality of life to the people that are already living there and to entice a new generation to come visit and live in both Garfield and Friendship.

This phase will be most visibly seen along three main streets of both neighborhoods. These streets are Winebiddle, Pacific and Aiken. These streets were selected for their respective locations between the 2 neighborhoods and the appealing connections it particularly has to Garfield Heights. Winebiddle connects the Fort Pitt High School of the Heights to Friendship Park in Friendship. Pacific connects the proposed Garfield Heights Community Center to the Greater Pittsburgh Christian Temple, a dignified place for Friendship worshippers. Aiken connects the front entrance to the Heights and the new educational square on Penn Avenue. These green connective streets will provide opportunity for the people to walk along their neighborhoods with pride and a sense of belonging and identity to share.

Green spaces will also be established near the center of these neighborhoods. On Winebiddle, there is a kid’s playground at the end of the alleyways. This gives a certain use to the alleyways that are in desperate need for a sense of place. The playgrounds could potentially feature maze-like walls about 3’ in height to allow a safe environment for kids to play in. This green space definitely displays a separation of vehicular activity and pedestrian activity. Pacific will showcase another type of space where residents can sit at tables to play chess and checkers at the corner of their residencies. This open space will allow people to interact with each other and maintain visibility of activities along streets. And finally, Aiken will feature a recreation center where people of all ages can come to swim.

The culmination of these streets at the heights involves a terraced landscape where people can view Oakland and beyond. There will be footpaths for people to walk as they view sculptures planted along the way. At certain points along the stairs, there will be cafes and restaurants for people to go, eat and enjoy the views. These new places will be a solution to the isolation of the people living in the Heights to their neighbors near and far.
VISIONS

• Replace public housing complexes with smaller overall structures containing more space per occupant.

• Reduce and replace vacant and abandoned housing.

• Attract multi-income families to move into the Garfield Heights area, creating a more stable and balanced future.

• Provide the people of both communities opportunities, individual and shared, to grow. Proving permanent resources for all residents to share.

• Improve the community spirit of the area by increasing positive neighborhood identity.

• Reduce the number of absentee owned residences, both single-family and multi-family.

• Enhance overall quality and image of community.

• Develop a sense of pride and ownership in a residential community.
Phase III:

GARFIELD HEIGHTS
REDEVELOPMENT
The Proposed plan calls for the demolition of all public housing structures. These buildings will be replaced by private single-family homes, multi-family homes, and apartment buildings. These homes will all have yards and a direct sequence from home to car to street. Infill housing has been used to fill in existing vacant lots. The grid of Garfield has been extended into the Heights to create a strong connection between the Valley and the Heights. This network has been used to generate city blocks within this area. A sense of the "neighborhood block" has been created. The northern side of Garfield can not be connected to the extended grid due to its topographic separation. Instead, a new block form has been used. A series of housing zones has been created for all three types of housing. These new blocks involve both pedestrian and vehicular paths. They also center around front yards similar to the way buildings can center around a courtyard. Through streets have been extended connecting the area south of the Heights with the area north of the heights. Streets have been made smaller to reduce the size to a more human scale.
The existing Garfield Heights Projects is an area of public, large-scale, multifamily residential buildings. These structures provide no opportunity for home ownership. They are each indistinguishable from each other and are organized by an extremely poor system. The buildings are spread out in an almost haphazard manner so that there is no relationship between adjacent buildings. They are orientated perpendicular to the streets so the fronts of each residence is disconnected from the street as well as from the car. The streets through this area are wide thoroughfares which are very pedestrian unfriendly. These streets go everywhere but bring one to nowhere specific. The network of city streets in Garfield is disrupted in the projects. Through streets are cut off and are replaced with meandering, curved streets. The neighborhood block is completely destroyed by the public housing units. There is no sense of a "block" and no sense of belonging to a specific area within the Heights. Garfield Heights acts as a tear in the urban fabric of Pittsburgh.
In addition to the significant changes in housing, a park has been created in the center of Garfield Heights. This park occupies the peak of the hill of Garfield Heights and allows everyone to enjoy the best view in the Heights. The park provides green spaces for residents to jog in, have picnics, relax and enjoy a calm breeze, and to walk holding hands. Most importantly, the park gives the Heights a much needed heart. Trees have been added to the majority of streets in the Heights. These trees provide a transition between the scale of the sky and the scale of the house. They also create a connection between the Heights and the Valley through the north-south streets. The urban grid of Garfield has been extended up the hill to create “blocks.” These new blocks are much smaller than the open spaces which the existing public housing complexes vaguely define. These new “neighborhood blocks” will help to increase a feeling of belonging and identity. They will become part of a sequence of identity that goes from city to neighborhood to block to home.

Homes on the north side of the hill have been organized into new blocks. These blocks have houses that face each other across front yards that meet at a public pedestrian path. The pedestrian path connects these homes with the central park and the rest of Garfield Heights. Between the backs of adjacent houses are automobile paths which connects the homes to Mossfield Street. Immediately in front of the park, Garfield Heights will have a new community center. This center will house the local resources needed by local residents. They will include such things as daycare, recreational activities, neighborhood meetings, etc.
Street Perspective. Proposed. Garfield Heights

Area Perspective. Proposed. Garfield Heights

Area Perspective. Proposed. Garfield Heights
The new Garfield Heights block provides zoning for a mix of single-family homes, multi-family home, apartment buildings. Each specific site is a module that can contain any one of these types. The buildings will be oriented east-west to maximize sunlight and minimize exposure to the prevailing winds. Each home will be located so that the front of the house face the front of another house and the back faces another house's back. Driveways will be in the rear of the homes and houses whose backs face each other will share a common road which connects them outward to Mossfield Street. The front of each house will face each other across large front yards. These yards will acts as a neighborhood block. Here is where the majority of outside activity will occur for these neighbors. This will be the space in which families barbecue, where neighbors chat, children play, and individuals sit on their porches and watch their neighborhood. Where the front yards meet, there will be a pedestrian path. This path connects the homes inward to adjacent homes, other block and the Garfield Heights Park. In a method similar to the way the vehicular streets connect Garfield Heights to the areas outside of its borders, this pedestrian path will connect the Heights to areas within its borders.
The section of Garfield Heights reveals how the new park will be the centerpiece of the neighborhood. It sits atop the highest point on the hill and looks out in all directions. It holds a beautiful view of the rest of Pittsburgh and will create a wonderful atmosphere to relax within. The topography of the park makes this part an important and necessary area to connect the north and south halves of Garfield Heights. This is achieved with pedestrian paths and the activities that occur within the park.

Enlarged Plan of Typical Housing Modules. Proposed. Garfield Heights
Figure Ground Overall. Existing
Figure Ground Overall. Proposed
Face 2 Face Design
Personnel Profile

Irving Yee
iy22+@andrew.cmu.edu
5th year, school of architecture
Carnegie Mellon University
Pittsburgh, Pennsylvania

Edward Shim
es5a+@andrew.cmu.edu
5th year, school of architecture
Carnegie Mellon University
Pittsburgh, Pennsylvania

Jason Landon
jla9+@andrew.cmu.edu
5th year, school of architecture
Carnegie Mellon University
Pittsburgh, Pennsylvania