

Design Languages for a Just Pittsburgh

MANAGED

Harvard Graduate School of Design

Edited by Toni L. Griffin, Laura Greenberg, Laier-Rayshon Smith

Design Languages
for a Just Pittsburgh

**P A T
T E R
N E D
J U S
T I C E**

Harvard Graduate School of Design

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THE HEINZ
ENDOWMENTS

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Foreword

Karen Abrams

The Heinz Endowments

In the spring of last year, I attended a workshop hosted by the faculty and students of Carnegie Mellon University's School of Architecture and led by Toni Griffin and her design students from Harvard University Graduate School of Design. It was the closing activity after three days of interviews, site visits and research for their course, "Patterned Justice: Design Languages for a Just Pittsburgh." It was a perfect environment for the students to present their findings and discuss the patterns of injustice they observed based on site visits, interviews and casual interactions with residents and community leaders in the Pittsburgh neighborhoods of Beechview, Garfield, East Liberty, Hazelwood and the Hill District.

"Pattern of Ignorance" was written on the first of several slides of a presentation on the predominantly black, low-wealth communities that make up the Hill District neighborhood. There was an exchange of bewilderment and indignation between the presenter (for whom English is not his primary language) and many of us in the audience. While "ignorance," is not a word used often to describe the residents in the neighborhood, it too often captures assumptions made by many who neither live in, nor were raised in such communities. We braced ourselves for the worst.

Recognizing the tension building in the room, Toni, with an abundance of professorial grace and curiosity, simply asked: "What does the word ignorance mean to you?" The student went on to described '*ignore-ance*,' the state of being ignored, or a situation one may find themselves in when their physical presence or humanity is not recognized or accounted for. Heads nodded as we all chuckled awkwardly with relief, and humbly received the karma of prejudgment that boomeranged so swiftly. But

as I sat through the presentation, I became distracted, reflecting on my own experience growing up in Harlem amidst the injustice of '*ignore-ance*.'

The moment was heavy, and appropriately captured the harsh realities of people living in what Toronto-based urbanist Jay Pitter has described as the "forgotten densities." In her article, "Urban Density: Confronting the Distance Between Desire and Disparity," Ms. Pitter details the common features these places share, including "ageing infrastructure, over-policing, predatory enterprises like cheque-cashing businesses and liquor stores, inadequate transportation options, and sick buildings - structures that contribute to illness due to their poor design, materials and maintenance." In short, poor design contributes to the trauma that inflicts enduring physical and emotional harm on the people subjected to it. Poor design gives social and political license for those with the power and privilege to change these conditions to instead choose to continue to ignore them. This is the source of the design injustice.

For there to be design justice in Pittsburgh - and in cities and communities across the United States - we must acknowledge the injustices that have occurred, not only from a design perspective, but also as a result of the general failure to address systems that perpetuate racism, sexism and poverty.

Design justice calls for genuine co-creation and advocacy *with* community residents, not simply on their behalf. As civil rights and human rights activist Ella Baker noted, "Oppressed people, whatever their level of formal education, have the ability to understand and interpret the world around

them, to see the world for what it is, and move to transform it." We should not limit the leadership and participation in urban design and planning activities to urban designers, planners and architects, but rather make it a welcoming space for communities to lead, and its residents to participate.

The Heinz Endowments approaches its work through a lens of justice, with regular counsel from Toni Griffin. Her Just City Lab has been an integral part of the Just Pittsburgh values the Endowments' staff adopted in 2016, as well as the work behind *A Just Public Realm for Pittsburgh*, our investment strategy for the region's public spaces. As we continue to think about public design to address the inequities in climate impacts, housing and public health, it only makes sense for us to lean on her expertise, and the budding curiosity and fresh perspective of her students as we examine the benefits just design strategies may bring to our region. We have a lot to learn about design justice in Pittsburgh, and it is our hope that this project - and the interviews and analysis in this document - will serve as a guide for a myriad of community development practitioners and residents, both in our community and beyond.





CHAPTER 01

Introduction

Toni L. Griffin

Harvard Graduate School of Design

As cities are becoming more diverse, many still remain racially and economically segregated. Decades of 20th century economic, housing, transportation and land use policy intentionally created the spatial injustice that today's design and development practices struggle to dismantle. In response to this condition, there must be a cross-disciplinary design activism to bring about a more just distribution of city services, powers and rights; a more just approach to who participates in designing our cities; the acceptance of diverse cultural normatives; and the articulation of shared values for a more just future city. Within this mandate, the urban planning and design profession needs a value-based manifesto and portfolio of interventions that help to advance urban justice alongside other city-builders and disciplinary expertise.

In Pittsburgh, balancing the demands for advancing economic growth and environmental resiliency with the equally pressing demands for reconciling long-standing wounds of racial segregation is the ongoing work of local city leaders including philanthropy and nonprofit organizations. More progressive design and planning strategies are needed to address issues including, but not limited to, 1) inclusion and belonging in the public realm; 2) anti-displacement in the wake of new investment and value creation; 3) new models of vacant land reclamation including the reuse of industrial sites and neighborhood vacant lots left behind from urban renewal; 4) protection and conservation of natural resources against the effects of climate change and 5) the participation of marginalized communities in the city land use decisions.

Patterned Justice: Design Languages for a Just Pittsburgh was a 2019 design studio at

the Harvard Graduate School of Design and sponsored by The Heinz Endowments. The studio's core objective was to interrogate and advance socio-spatial justice through design and planning "pattern-making" in four Pittsburgh neighborhood areas - Beechview, Hazelwood, Middle Hill District and East Liberty/Garfield. The studio was conducted through a process of co-creation, and the results are published here as a handbook to help advance the work of local public, private and nonprofit organizations and everyday residents in Pittsburgh. The studio was taught by Professor in Practice Toni L. Griffin and included 12 students from the design disciplines of architecture, urban design and landscape architecture. Over the 13-week course, students participated in the following methodology:

- Researched and created a catalogue of 50 social and spatial *Patterns of Injustice* addressing issues of population, income, race, housing, environment, ecology, economy, redevelopment, transportation, open space, civic engagement, arts and culture, public finance and land use
- Validated *50 Patterns of Injustice* informed by secondary research, on-site field observations and interviews and a workshop held at Carnegie Mellon University School of Architecture
- Developed a values-driven manifesto for each of the neighborhood areas rooted in the language of the Just City Index
- Designed 50 unique *Patterns for Just Pittsburgh* that remediate the patterns of injustice found in the four neighborhood areas



Photo credit: Njaimah Njie

CHAPTER 02

Pittsburgh and Patterns of Injustice

PITTSBURGH

BEECHVIEW

*A Conversation with Colleen Cain
and Monica Ruiz*

EAST LIBERTY / GARFIELD

*Conversations with Janera Solomon,
Darrell Kinsel and Rick Swartz*

HAZELWOOD

*A Conversation with Kris DiPietro
and Jourdan Hicks*

MIDDLE HILL DISTRICT

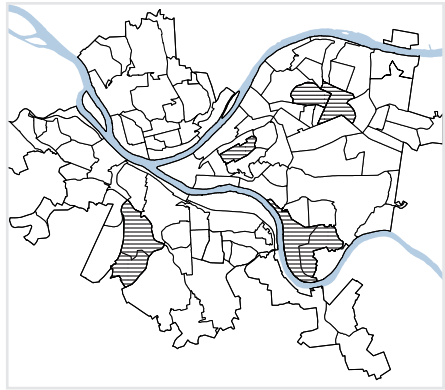
*A Conversation with Tyian Battle
and Father Paul Abernathy*

Pittsburgh

Pittsburgh is one of America's most picturesque cities. Its hillsides and riverbanks are iconic, and its residents hold great pride for their neighborhoods. Pittsburgh is the second largest city in the Commonwealth of Pennsylvania and is located in southwestern Pennsylvania in Allegheny County at the convergence of the Allegheny and Monongahela Rivers, which form the Ohio River. The city covers 58.34 square miles and has a population density of 5,540 people per square mile. The city is known as *the City of Bridges* because of its more than 400 bridges, and *the Steel City*, which references the city's history as a global steel manufacturer.

Just over 300,000 people call Pittsburgh home, with 2,324,734 living in the metro area of Allegheny County and the seven surrounding counties in southwestern Pennsylvania. The majority of residents are White, 66.9%, 23.2% are Black or African American, 5.7% are Asian, 3.1% are Hispanic or Latinx and 0.2% are American Indian or Alaskan Native. 8.5% of the total population is foreign born. The city has over 136,000 homes but a home ownership rate of only 47.8%, eighteen percent lower than the national average of 65%.

Underneath these demographics lies a development history of urban renewal, revitalization and emerging gentrification. As such, Pittsburgh's neighborhoods are largely segregated, separating black, white, Latinx, rich and poor communities from one another. The social isolation that separates people of difference furthers xenophobia, power imbalances, distrust and the culture of winners and losers. The spatial isolation has kept some neighborhoods and its residents either 1) distressed, disinvested and under resourced; 2) stable but underinvested; or 3) beginning to see a renewed interest by public officials, the private sector and anchor institutions. In this chapter of *Patterned Justice*, four



neighborhood areas have been identified as archetypes for investigating the conditions of injustice that exist in Pittsburgh. Beechview, a neighborhood west of the river, represents a stable, mostly white neighborhood with minimal public or private investment, which is experiencing an influx of new Latinx residents. East Liberty/Garfield represents two adjacent neighborhoods, historically black, working class and lower income, but transitioning with higher income white residents due to new public/private, large scale housing, commercial office and retail development over the last ten years. Hazelwood is an historic working class riverfront neighborhood with historic homes nestled on the hillside and an emerging mixed-use redevelopment of industrial lands along the riverbanks. The Middle Hill District represents the neighborhood that has experienced the most social and spatial trauma in the city. Once the epicenter of black life in the city, a large portion of the Middle Hill was decimated by urban renewal, leaving a community today filled with vacant land, abandoned structures and residents with limited access to work and amenities.



Photo credit: Dan Chmill
Pittsburgh Skyline ([Link](#))

In the Space of the Public

Pattern Index

For each of the four study area neighborhoods, students worked in teams to investigate the presence of injustice. Initially, students used secondary quantitative and qualitative data to understand current conditions and historic trends including but not limited to population, income, education, land use regulation, industry, housing, transportation, environment, climate, culture, and engagement. Depending on the dataset, information was also collected at the regional and citywide scale in order to compare the relative health of a neighborhood against its peers.

The desktop research was supplemented with a week-long trip to Pittsburgh to conduct field observations of each neighborhood. Meetings and walking tours were organized by The Heinz Endowments in collaboration with local residents and organizations working in each community. In these sessions, students were able to confirm and enhance their initial data findings with the experiential expertise of locals

Mobility

- 01 Transit Void
- 02 Cars Everywhere
- 03 Transit Cost

Natural Systems

- 04 Highway Barrier
- 05 Landslides
- 06 Unusable Hillside
- 07 Inclination

Public Realm

- 08 Impermanent Gathering
- 09 Uneventfulness
- 10 Funding Gap
- 11 Crumbling Stairs
- 12 Urban Wilds

Streets

- 13 Rail Barrier
- 14 Sidewalk Neglect
- 15 Conflicted Street
- 16 Quietness
- 17 Empty Street
- 18 Playlessness

Neighborhood Change

Commercial

- 19 Big Box Invasion
- 20 Capital Leakage
- 21 Lost Retail

Development

- 22 Disengagement
- 23 Unaccountable Funding
- 24 Developer Disregard
- 25 Gray (Development)
- 26 Disinvestment

Housing

- 27 Displacement
- 28 Dilapidation
- 29 Affordability
- 30 Housing Subsidy
- 31 Pricing Out

Vacancy

- 32 School Vacancy
- 33 Unsafe Vacancy
- 34 Exposed Walls
- 35 Neglected Sideyard
- 36 Vacant Buildings

Mind, Body, and Soul

Health

- 37 Addiction
- 38 Depression
- 39 Violence
- 40 Toxicity
- 41 Food Desert
- 42 Eroded Canopy

Identity

- 43 Scarring
- 44 Difference
- 45 Porch Stigma

Memory

- 46 Loss
- 47 Cultural Neglect
- 48 Whitewashing

Social Connection

- 49 Disconnection
- 50 Growing Old

living and working on the ground. The site visit culminated in a day-long workshop with Carnegie Mellon University School of Architecture faculty and students where students collaborated to map conditions and brainstorm strategies to promote greater urban justice.

The result of these efforts identified 50 Patterns of Injustice in Pittsburgh, indexed on the previous page. This chapter describes the patterns found in each of the four study area neighborhoods, Beechview, East Liberty/Garfield, Hazelwood and Middle Hill District. In synthesizing the findings, several patterns of injustice were also found at the citywide scale and can be found on the following page.

The Patterns of Injustice are also organized by three typologies of social and spatial conditions. *In the Space of the Public* describes unjust conditions of mobility natural systems, the public realm and streets. *Neighborhood Change* patterns of injustice describe the inequalities found in commercial corridors, urban development, housing and land vacancy. *Mind, Body, and Soul* describes patterns of injustice that affect residents, culture and community including health, identity, memory and social connection.

Each pattern is assigned a number and distinct title. In Chapter 4, each Pattern of Injustice is referenced again in connection with a corresponding Pattern of Justice.


In this section, patterns are displayed by neighborhood (with 6 patterns that can be found throughout the city). Some patterns are accompanied with data to demonstrate why that pattern of injustice was identified.

05 Landslides



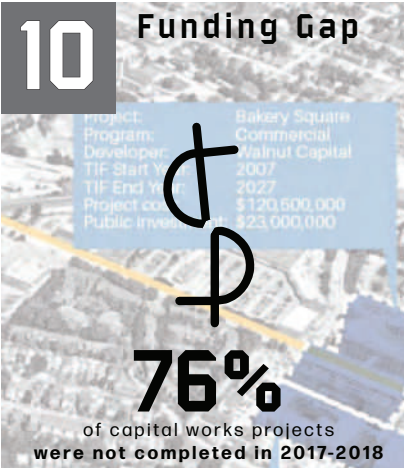
12,417
buildings
are landslide-threatened

28 Dilapidation



3.4%
of structures in Pittsburgh
are in 'poor' condition

10 Funding Gap



Project:	Bakery Square
Program:	Commercial
Developer:	Walnut Capital
TIF Start Year:	2007
TIF End Year:	2027
Project cost:	\$120,000,000
Public Investment:	\$23,000,000

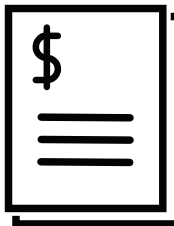
76%
of capital works projects
were not completed in 2017-2018

44 Difference




Pittsburghers encounter external conceptions of identity, whether on a neighborhood scale, or as an individual.

23 Unaccountable Funding



The City of Pittsburgh attempts to stimulate private development in areas under threat of 'blight' through a number of tax incentives that lack transparency standards.

46 Loss



-55%
population loss between
1950 to 2018

Beechview

Beechview is in the south of Pittsburgh at the edge of the city's border. It is a quiet, hilly neighborhood covering an area of 1.46 square miles. The hills around its border contribute to a lush atmosphere, while also making it feel slightly disconnected from its surrounding neighborhoods. Despite being across a river, Beechview is connected by the T that runs through its center.

Historically, Beechview was a primarily white neighborhood. In recent years, there have been an increasing number of Latinx residents moving to the area. This has contributed to a more diverse population and a shift in the types of businesses, which has caused tension between the older, whiter residents and the newer, Latinx residents.

As of the last Census, the neighborhood has a population of 7,974 residents. Most of those residents, 80.9%, are White, 12.1% are Black or African American, 5.6% are Hispanic or Latino, 2.7% are some other race, 2.6% are two or more races, 1.6% are Asian, and 0.1% are American Indian or Alaskan Native. 19% of residents are under the age of 18 and 15.1% are over the age of 65.

Of the 3,939 homes in Beechview 89.3%, or 3,516, are occupied. 1,406 or 40% of these homes are owner-occupied and 1,393 or 39.6% are renter-occupied. 55.3% of households are family households and 44.7% of households are nonfamily households.

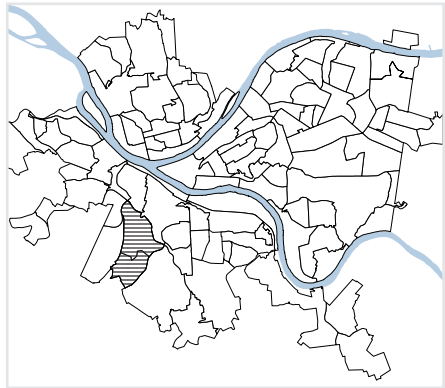





Photo credit: Dr. Boli
Red Line Car, Beechview, 2015-09-10.01 2-color (Elickr)

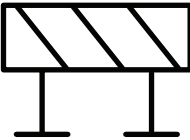
BEECHVIEW PATTERNS OF INJUSTICE

02 Cars Everywhere



70%
of residents drive to work
in private cars

04 Highway Barrier



Highways cut through a natural border zone, rendering these open spaces unusable and further distancing Beechview from its neighbors.

07 Inclination



46/100
walk score,
the neighborhood is unwalkable

09 Uneventfulness



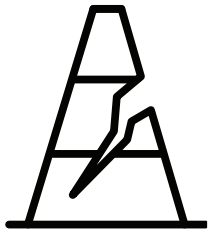
Beechview has concentrated areas of higher population density, but these areas do not correlate to a high number of event spaces. Of the available larger event spaces, 12 are properties with specific restrictions.

11 Crumbling Stairs



11%
of city steps in the neighborhood
are never used

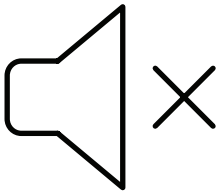
14 Sidewalk Neglect



The lack of sidewalks is mostly a result of policy that makes owners responsible for their upkeep.

16

Quietness



Historically poor planning has resulted in underused public space situated on steep inclines and on the neighborhood fringes.

37

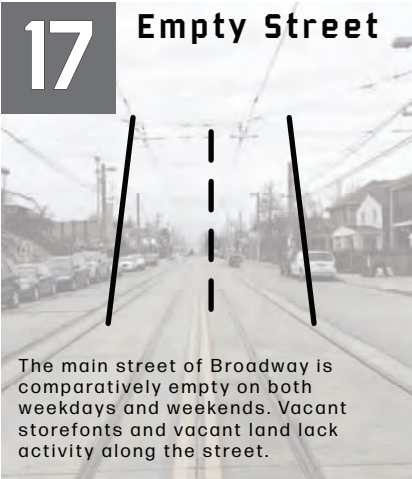
Addiction



15 people in Beechview died of opioid overdoses from 2015-2016

17

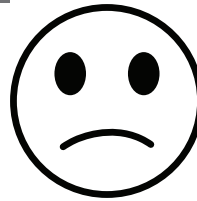
Empty Street



The main street of Broadway is comparatively empty on both weekdays and weekends. Vacant storefronts and vacant land lack activity along the street.

38

Depression

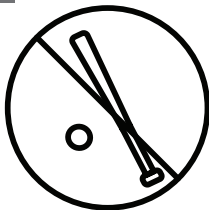


13

13 residents committed suicide from 2002 to 2017

18

Playlessness



2%

of Beechview is park land

49

Disconnection



Beechview is an aging community with ages 45-54 years as the largest aging bracket. Tension between the existing white population and a growing Latinx population makes it difficult to connect.

Talking Justice Beechview

"No Reconciliation Without Acknowledgement"

A Conversation with Colleen Cain and Monica Ruiz

[LAURA GREENBERG]

Hi, today we're hosting conversations about urban injustice in Pittsburgh. First, we are going to talk about Beechview. I'm going to ask our two guests to introduce themselves, and tell us what they love about Pittsburgh.

[MONICA RUIZ]

My name is Monica Ruiz. I am the Executive Director of Casa San Jose and our offices are located in Beechview. I currently live in Brookline and I'm originally from Cleveland, Ohio. I love Pittsburgh. I've been here for 12 years and there's just a lot of opportunities here that weren't in Cleveland, and so, I'm happy to be here.

[COLLEEN CAIN]

I'm Colleen Cain. I grew up in Beechview, so I lived there all through the '80s and most of the '90s. I actually moved back to Pittsburgh a few years ago and I live in Dormont. So I'm only a neighborhood away. My parents still live in Beechview. Currently I work at the Department of Human Services, but I'm a sociologist by training. So, I moved back here mainly because my family's here and I have a child and it was nice to be close to family again. I think it was an interesting time to move back a few years ago because I think the city is changing and not changing and there are a lot of challenges that, as an urban sociologist, are really of interest to me. And so I hope to be a part of the good part of the change.

[LAURA]

What comes to mind for you two when you think about the concept of justice in Pittsburgh overall?

[MONICA]

So, when I moved to Pittsburgh, I come from a city that's much more diverse than here. And so, when I first moved here, I started to notice things that were very different from where I came from. Cleveland's only two hours away, and so, I just really felt isolated. I felt like there were a lot of things that I couldn't quite understand about the city and its makeup. And it wasn't until I went to grad school at Pitt that I started learning the history of Pittsburgh and started to really understand a lot of the struggles that different neighborhoods have had and the reasons why those neighborhoods were put in those situations. And so, I think that really helped me decide what I wanted to do once I finished school because I thought that if we want a city that's just for all, a lot of work needs to be done here.

[COLLEEN]

I agree. I think that for me, the fact that where you grow up has such an impact on your life outcomes is the biggest injustice in Pittsburgh. And it's why I'm interested in the many neighborhoods in Pittsburgh and the deep segregation, the deep racial segregation that we have. I think moving back from D.C. was also a bit of a culture shock because I felt like I moved back in time a bit coming back here.

[MONICA]
100% agree with that statement. Yes.
Yes.

[LAURA]
Can you describe three specific conditions of injustice that you see in Pittsburgh? And then, same question for Beechview in particular.

[MONICA]
So, I think Pittsburgh just lacks diversity, when it comes to people that migrated here within the last 20 years. If you don't speak English in this city, it is really hard to navigate it, and there is a lack of access of services for people that don't speak English, right? I always complain that there is one bicultural, bilingual pediatrician in Allegheny County. One. We have kids, right, like everybody else. God forbid something happens to that person, what are we going to do? And I don't see that there are strong efforts to change that. And then in Beechview, yeah, just the blatant racism, it's just really horrible. Horrible, horrible. I have been told a countless amount of times to get out of here, to go back to where I came from. I speak Spanish to my children so that they can each know three languages. So, I can choose to speak whatever language I want, but I'm really enforcing their Spanish. A woman yelled at me one time and said, "You're ruining your children's lives because you don't speak English." So, it's just these ignorant things that happen and it's just not helpful to anyone.

[COLLEEN]
Wow. So, in the city at large, I was trying to come up with a list of three. But I think the idea of neighborhood conditions affecting your life outcomes, whether it's health or what you're exposed to environmentally or the schools that you're able to attend, the list goes on. And going to Beechview specifically though, I think that, I mean I echo everything you're saying. Of course, I don't see it as much as you do because I'm white. But one thing that, I will broaden the discussion a little bit and say is that, an injustice that has occurred in Beechview that people,

I think, are still reeling from, is there is a lot of vacant property on the main street in Beechview. There was somebody who owned a lot of land, a lot of those places in Beechview, and then defaulted on his loans and left the country around 2007 or so. People do not trust the city so much because a lot of those properties were owned by the city and so they feel the development of the main street has been halted and they're not being necessarily given attention or invested in by the city. Even if you look at the physical condition of the city steps, I'll walk up the city steps by my parents' house to go up to the T sometimes and they're just missing steps. For I don't know how many years now, there's been a cone. Why am I stepping over a cone? And I'm a young, able-bodied person. So, if you're a little older, you're going to hop over that? One thing, since we're going to make this a conversation, I did want to ask you, I know that there's been a lot of door-knocking that happened in Beechview.

[MONICA]
Yeah.

[COLLEEN]
My husband volunteers for your organization. He was really quite surprised during one of the earlier door-knocking campaigns, it was to hand out a flyer I believe that said something like, "We support..." Can you remind me what it said?

[MONICA]
Yes. So, it was kind of it...well, we're teaching people that they had immigrant neighbors and about them. And then it was like a zone, a welcome zone.

[COLLEEN]
I think that he was pleasantly surprised because he thought that when a lot of people knocked on doors that they would get a lot of negative reactions or maybe door slams. But even the folks who you might... Stereotyping, he was thinking they would not be open to this message. They were quite open. So, I'm wondering how that contrasts with the stories that you were just saying, why is that happening?



Monica Ruiz

[MONICA]

Yeah. We were pleasantly surprised as well, and we only had one person, I think we knocked on over 3,000 doors in total. There was only one person who was just like, "I'm just not interested," And that's all. They didn't say anything else. So we were pleasantly surprised that it was that. A lot of it was just like, "Oh yeah, yeah, I know." Everybody, all the Latinos started moving to Beechview, it felt like overnight to some people. And I guess I can understand how overwhelming that could be, right? Especially for folks...because the majority of people have been there for a long time, right? And then to see this new wave, and they're opening business on the main street while other ones are falling down. And so I get it, I get it, and I think that something could have been done at that point to help orient folks a little better. But I feel like there are people who again, have never even left the radius of two or three miles away and just have really this embedded thing in their heads that, "Everyone that's not my same color is just bad." So, I worry a lot about that, because our offices are right on Broadway Avenue and I worry about safety.

[COLLEEN]

Me too.

[MONICA]

Right? We are looking into replacing

our doors and windows so that they're bulletproof and things like that. I also think that there are folks that we're never going to reach that are always going to think the way that they think. And unfortunately, a bad example of that happened in Squirrel Hill, right? I really, really worry that something is going to happen here because it just takes that one person. And it's unbelievable to me how these things happen. How just even walking down the street, how someone could just yell at you.

[COLLEEN]

Yeah. I think that dynamic of the old and the new are absolutely what is defining Beechview right now. I mean, when you go through, like you mentioned the businesses, there are so many businesses that are very obviously Latino serving, which doesn't mean everyone else can't go to them, but that's very different for the people that have lived there for a long time. And I think they're trying to figure out if it's for them or not and how to navigate in that space. And the problem is if they're thinking about it in terms of zero sum. Like, "If the Latinos in the neighborhood gain from this, I can't, or if they're getting new businesses and attention, I can't. And then that's not for me." Which is also not true because I'm thinking a lot of those folks are older and there is a new senior center in the neighborhood. And it's very nice and I don't know how well it's used, but I think that there are investments being made in the older population as well.

[MONICA]

I think a lot of things have to be intentionally done - to kind of bring these two communities together. And I mean you would be surprised that the people from the community that come in and say, "Hey, I bought these gift cards for Giant Eagle," or "Here's this and I hear what's going on in the news and we really want to help.

[LAURA]

Can you describe what a vision of a just Pittsburgh would look or feel like to you?

[MONICA]

That is a good question. I think that

saying that Pittsburgh is the most livable city or whatever new phrase that comes up every few months to try to attract people to Pittsburgh is just like... Just so much needs to be done. There's just so much like the stairs, right? Why is that cone there? Why has that cone been there for so long? Our parks-

[COLLEEN]

I did call about it. A little while ago though, that's not good.

[MONICA]

But even the parks in Beechview, they're hard to get to. Many of the streets are falling apart. I couldn't imagine someone with a stroller trying to get to a park. Beechview has one of the largest populations of youth in all of Pittsburgh neighborhoods and we don't have a community center. We don't have anything for kids. And so, doing a real, not like hiring a company to come in and tell us what to do right? But working within communities, seeing the needs of the community as they see them, through their eyes, finding out how those things can be solved and then implementing those things. And I just think that that's something that hasn't been done here and people are pretty mad about it and hurt, right? And so, we have to start to mend these relationships and be real about what has been done and do some real work to change it.

[COLLEEN]

I like that a lot. I actually did take some minor notes on this idea, which is I think that there is a, I mean I'm sure there's many components of a just Pittsburgh, but things I was thinking about, one was the idea that every person is able to reach their potential. Another is a notion of lifting up instead of judging. I don't know if you guys have ever heard Tammy Thompson speak, but I was really inspired by something she said having to do with poverty and just minimizing the judgment that we do on other people. And then the last thing was, and I mentioned this earlier, but everyone feeling like they have an equal sense of membership and belonging and ownership in the city. And there is no reason why I should own Pittsburgh or love

Pittsburgh more than Monica should as someone that wasn't born here and as someone that's Latino versus white.

[LAURA]

What are three things that you need to get done in Beechview, and what does a just Beechview feel like and look like?

[MONICA]

Yeah, the infrastructure. Definitely the infrastructure. I mean Pittsburgh is an older city, right? And again, not a lot of attention has been given to us in Beechview. Investment in infrastructure, investment in the parks and just that main street. Something has to happen there, but not someone coming from outside and buying up the property and doing it themselves. It should be community; it should be the community, it should have the community voice, the community input. It has to have that because then... I'm sorry but I don't want it to be an extension of Mount Lebanon, Dormont type thing. This is Beechview, we want to be Beechview. Investment in our youth, right? Again, these parks are really hard to get to. We have a little spray park which is great but it's hard to get to that park, right?

[COLLEEN]

Yeah. I was thinking also along the lines of of infrastructure but also as I mentioned before, this lack of trust in the city or folks who are making decisions about what gets built or what loans are given out or whatever it may be. I definitely have been to meetings where you really get the sense that the trust that was ruined when that person left town and all of these buildings were left empty has not been restored. And I think that the city probably needs to figure out how it is that they can rebuild the trust. And then the last one, I'll use the term reconciliation, but it's also kind of like an acknowledgement. We cannot have any type of reconciliation until there is acknowledgement that we have problems. So, I'm coming back to that most livable city idea. And it hasn't been for everybody, but I think it will never be for everybody unless we kind of come to terms with the fact

that we're not all on the same playing field. And that goes for in Beechview as well.

[LAURA]

Who needs to be involved in creating a just Pittsburgh and a just Beechview?

[MONICA]

Everyone, right? Everyone should be involved. I also think that there are a lot of people that hold elected offices that have been in those chairs for a really, really, really, really, really long time. And maybe when they got elected, things were very different, but their constituency has changed, and they still want to operate on the way that they feel. I call it that good old boy mentality, right? When we moved to Brookline, and I mean that was 12 years ago, I didn't see anybody who wasn't white for months. And it's not something that I ever really thought about because when I was back home, I would just see everybody. Until one day I was like, "Oh my gosh, where are the black neighborhoods? What is this?" I know to look for these things. What about people that don't know to look for these things? So, we really just stop saying, "Oh, well since I have to cross a bridge and a tunnel to get to that neighborhood, it's really not that important to me." I think that if Pittsburgh wants to be what Pittsburgh can be, we got to get off that, we really do. And need to embrace everyone equally. Somebody said to me once, "Well, you know why all the Latinos are moving to Beechview?" And I said, "No, why don't you tell me?" And she said, "Because they only want to live around white people." And I was like, "Please don't ever repeat that to anybody ever again." And, because that's not true...It's affordable and the T runs through it, right? But that just goes to show you what peoples' minds go to and we just can't have things like that happening anymore. The ignorance, it's not okay to be ignorant anymore.

[COLLEEN]

Amen. Yeah. So, I was thinking about that particularly let's say in the Beechview context and I was thinking, I want to say everyone, but then I was really thinking the ideal

people to be involved are people with open hearts and open minds. People that want to be in it for the long haul and don't just want to check off a box that they came to a meeting. It's people that are representative of the population of Beechview, let's say. Of course, you need longtime residents and you also need new residents. I was thinking, none of us know what we don't know, and we only know what we know from our lived experience. So, if everybody that represents a whole different slew of perspectives are not at the table, then we'll be missing an opportunity. I'm going to digress for a minute and I'm thinking about if you've ever heard this story about Saturday Night Live and how initially it was heavily male or maybe all male and there was a woman who, I don't remember if it was Tina Fey, somebody came and had these ideas. She was pitching jokes and no one was thinking it was funny and then eventually more people that were women were joining the cast and they start cracking up at the jokes she's telling them because they're about things that women understand that maybe not all men do. Anyway, the point is, I think that building up the plethora of experiences is only going to be better for Beechview and of course the city too.

[LAURA]

In what ways do you think that urban planning and urban design can or should have an impact on addressing and improving these types of conditions?

[MONICA]

I can't stress enough - our streets. We have the steepest hills, right? It's dangerous at some point. There's a street, I forgot the name of it right now, but anytime it snows, there's an accident with cars sliding down, hitting parked cars. It always happens. There's got to be something that can be done about that. The youth, I worry, I have a long history of working with youth. So I always think about our youth. In Beechview, there's a bench that the kids hang out at, right? They're riding their skateboards around it, they're doing whatever. But one day some kids going to be like, "Oh, look at this rock," and toss it and it's going to

break a window. And now they're delinquents, right? But we didn't give him anything to do. We gave a bench. That's all we gave them, right? So, we really just have to invest. I mean, as much as I complain about Pittsburgh, because I complain all the time, but we can live in homes that have yards, our schools are fairly decent, and the crime rate is fairly low compared to other cities. So, it's like we have all these wonderful things about it, but come on, things are going to get worse unless they get better. If you're not moving forward, you're going backwards. Something has to happen here in order to make our communities benefit from what other neighborhoods are benefiting from.

[COLLEEN]

I would say I, when you talk about urban design, I know that it's broader than just a specific building, but I think a lot about the library. And I'd be curious Monica, what your experience has been at the library. But from my perspective, I feel like the library, which was renovated a couple of years back let's say, has been renovated in such a way as to be a welcoming space. I think to me, it was always a welcoming space. Growing up there I was always at the library. But the way it is now, I like it because they have a designated teen space. They have a downstairs for kids, they have an upstairs where people can read. It's just each part of the library seems like it was intentionally created to be somewhere where multiple, all types of people can come and enjoy the space. And that's reflected in its programming from my perspective as well, and the selection of books that are on display. So, from top to bottom, I feel like design in that space is just, and it's like a good model for other things in the neighborhood.

[MONICA]

The Carnegie Library in Beechview is amazing. The staff is almost harassing us every day, like, "Do you guys want to come? Oh, we're going to do this and we're going to do this presentation and we have these pictures and we have all this." We have an afterschool program now and the other day the kids were just a little too antsy and I was just like,

"What are we going to do with all these children?" The youth program director said, "Let's take them to the library." He said that when they walked in there with those 10 kids, their eyes lit up. There are a lot of buildings there that are empty, let's do something with them, right? So that we can engage everyone. We just need more spaces like that.



Colleen Cain

East Liberty / Garfield

The neighborhoods of East Liberty and Garfield are located in the East End of Pittsburgh. The two neighborhoods share a history of being first ring suburbs to Pittsburgh before being annexed in the late 1800s. East Liberty served as a central business district to the adjacent suburbs. As working-class white populations from communities like Garfield started to flee the city for more distant suburban communities, black, lower income residents moved in and urban renewal once again disrupted the lives and spaces of the neighborhood.

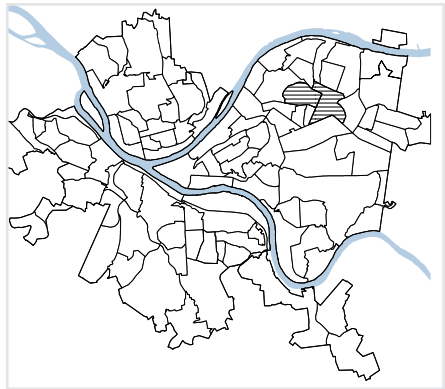
Today, East Liberty is experiencing renewed investment, attracting big box retail centers, corporate offices for companies like Google, boutique hotels and middle-class white residents.

Garfield, on the other hand, has remained relatively stable over the last decade, but the gentrification of East Liberty is creating increased property values and rents in adjacent neighborhoods.

As of the last Census, East Liberty was home to 5,869 residents comprised of 67.7% Black or African American, 25% White, 3.2% Asian, 3.1% two or more races and 2.4% Hispanic or Latinx. 18.5% of East Liberty residents are under the age of 18 and 15.1% are over the age of 65.

Most housing in East Liberty is rental housing. 2,565 homes, or 84% , are renter-occupied and 491, or 16%, are owner-occupied. 36.7% of households are family households and 63.3% are nonfamily households.

As of the last Census, Garfield was home to 3,675 residents, comprised of 80.1% Black or African American. 13.6% White, 2.9% two or



more races, 2.6% Asian and 2.4% Hispanic or Latinx. 28.1% of Garfield residents are under the age of 18 and 12.7% are over the age of 65.

Of the 1,971 homes in Garfield, 832 or 54.9% are renter-occupied and 423 or 27.9% are owner-occupied. 57.4% of households are family households and 42.6% are nonfamily households.



Photo credits: John Greenfield (above), Nick Amoscato (below)
Penn Plaza Demo ([Elicit](#)); Garfield Development ([Elicit](#))

03

Transit Cost

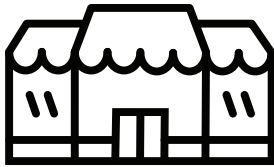


33%

of residents are
transit cost burdened

19

**Big Box
 Invasion**



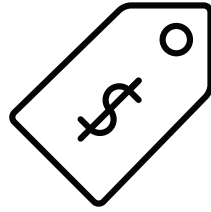
\$900 million

reinvested in
East Liberty since 1990

New developments have replaced the original scale, type and mix of local retail and service establishments that catered to local residents. This model of urban renewal has triggered a pattern of gentrification that is changing East Liberty's economy.

21

Lost Retail



Many local retail stores, many of which were owned by African Americans, are being replaced due to increasing rents. These neighborhoods have been robbed of these African American businesses.

22

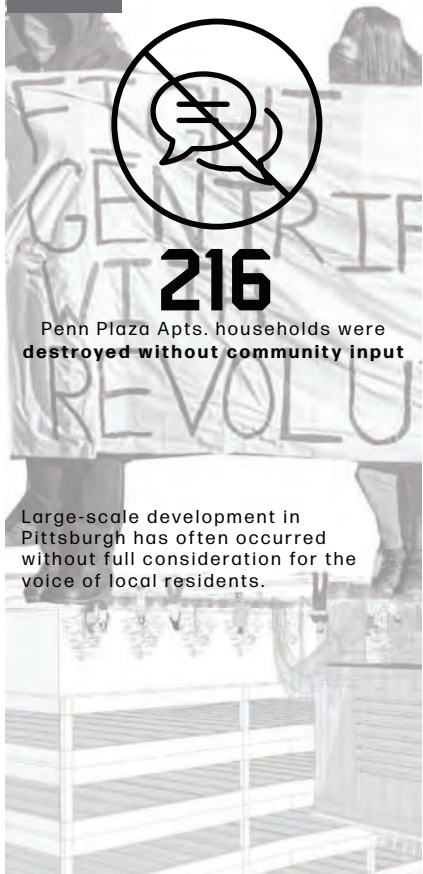
Disengagement



216

Penn Plaza Apts. households were destroyed without community input

Large-scale development in Pittsburgh has often occurred without full consideration for the voice of local residents.



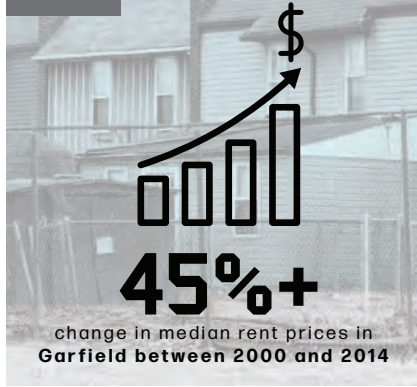
29 Affordability



40%

of households are
housing cost burdened

31 Pricing Out



30 Housing Subsidy



16%

of residents live
in subsidized housing

Low income households, including public housing residents, have high cost burdens and there are not enough opportunities for higher wage jobs to help fill the gap.

48 Whitewashing



-11%

in African American population
since 1990s reinvestment

50 Growing Old

65+

Many Pittsburghers lack convenient access to senior care. This results in problems for the elderly's daily life, including low access to healthcare and a lack of companionship.

Talking Justice East Liberty

"We Have To Tell All The Truths"

A Conversation with Janera Solomon

Janera Solomon is an independent consultant/cultural strategist, writer, producer and curator. Janera is the former Executive Director of the Kelly Strayhorn Theater In East Liberty, where she served in that role for 11 years. In 2014, Janera formed the August Wilson Center Recovery Committee to save the August Wilson Center from bankruptcy. At age 9, Janera and her family moved here from Guyana. Janera lives and works in Pittsburgh's East End.

[LAIER-RAYSHON SMITH]

How would you define a Just Pittsburgh and what three things must the city have to become more just?

[JANERA SOLOMON]

A Just Pittsburgh is a bold notion; at least that's how I interpret it, and I admire the ambition. A Just Pittsburgh suggests a commitment to a grand vision. To be just, is to do the MOST - to go big! So, let's dream. Imagine a just city. How will we know when we are there? Are there outcomes and outputs we can collectively measure? Is there some model? Where does it exist? Where can we find the most just city in America? Might it be Pittsburgh in some radical future?

In a "Just Pittsburgh," we will confront our past and present truths courageously. And, there are many truths. There's at least yours and mine. And, we can't spin tales. Actually, we can, and some folks do, but we'd be fooling ourselves to think

it's a long term strategy; and besides that, it's limiting. In a just city we are more ready for radical confrontation -- which is confrontation rooted in respect. I would say love but for some folks that's overwhelming.

In a "Just Pittsburgh" we will embrace this complexity. We cannot reduce communities to single organisms and identities. We strive for a more exact understanding of everything and everyone. We strive for deeper understanding of each other. It will take more time. More rigor.

In a "Just Pittsburgh" the poetics of things will matter as much as the economics. We will recognize our interconnectedness and interdependence and consider all parts equal. Equity, love, and compassion rule the day. In a just city my happiness is tied to yours, and yours to mine.

And, we will come to an unavoidable awareness that we make our cities as we want them to be.

[LAIER]

How would you define a Just East Liberty and describe three conditions of injustice.

[JANERA]

This is a difficult question to answer because I am struggling with the word 'condition'. A condition implies something temporal, or removable or resolvable. With conditions we understand that there's a beginning and end. Do conditions last for

generations? Are the conditions transferable, generation to generation? "Patterns of injustice" are more rooted and settled.

I don't know that the patterns of injustice where I live and work are any different from patterns elsewhere. They permeate the city. And, can be found in many of our ninety neighborhoods.

The first pattern of injustice would be Youthfulness Aborted. One of the most heartbreaking patterns of injustice is the ways in which young people are policed in neighborhoods.

When a group of teenagers congregate near a Target because it is the only well-lit public square in their neighborhood, we might wonder, why isn't there anyplace else for them to be? to laugh? to have fun? And depending on their race, those teenagers are either disregarded, as "just kids" or regarded as dangerous causes for suspicion. Is the freedom to be a teenager acting a fool a right or a privilege? In East Liberty, and along Penn Avenue, that behavior will result in calls to the police, perhaps from a genuine sense of fear. Regardless, a youthful moment, a kind of rite of passage that every teenager should have, disappears and is replaced by a different rite of passage -- how to engage with police officers and live through it with your life and some dignity.

The second pattern of injustice would be the prolific revitalization story. "There was nothing here."

That is everyone's start to the revitalized neighborhood story. Funders, investors, architects, planners, neighborhood CDCs, etc. proudly tour through neighborhoods highlighting new shiny spaces and telling stories of bringing communities to life. It is the revitalization narrative that fortifies injustice.

The narrative sugarcoats, if it mentions at all, histories of disinvestment, and in not so subtle ways that implies there was nothing of value to acknowledge. The revitalization narrative denies everyone the benefits

of interrogating neighborhood histories; and worse, the pleasure of celebrating them. The "revitalization" narrative does something else that's equally damaging. This narrative gives the newer occupants a false responsibility to make the neighborhood their own. As though they are pioneers.

While I worked at the Kelly Strayhorn Theater, new neighborhood residents occupying the newly built apartments catty-corner to the Theater, on more than one occasion, called the police to complain of "noise" during our neighborhood dance parties. First, didn't they understand the idea of the dance party was to bring the neighborhood together, to connect new and old residents? Or maybe new residents to gentrifying neighborhoods don't dance! Perhaps, it hadn't occurred to them that the theater had been there more than one hundred years fueling activity and vibrancy which attracted them to the neighborhood. I don't know if it ever occurred to them that just before their arrival, the 'noise' was a sign of life; a welcomed sign of life after years of closure.

Neighborhood residents collectively telling neighborhood histories. That would be justice. Let's replace sterilized "revitalization" narratives with messier ones. The new narratives won't ignore or dismiss real communities in the name of telling a simpler story. We will remember businesses, cultural spaces, open spaces, people and their stories. Neighborhood stories will be lineage tales, like the book of Genesis - this begat this, and, this begat that, and so on and on... acknowledging rootedness would be justice practiced. If we want to be 'just' we have to tell the truth - all the truths.

[LAIER]

In what ways do you believe urban planning and design can have an impact on addressing, improving these conditions?

[JANERA]

Projects like The Just City Lab add to the effort by giving us new ways of looking and seeing; shifting our perspectives. All of revisiting what

we think we know and understand about our communities fuels new and, I believe, better thinking. Hopefully in Pittsburgh, design will start to speak more plainly about racism and all the -isms.

We cannot undo or replace without acknowledging. And, it is more than acknowledging that race and class are at the root and have been at the root of urban planning and design. It is acknowledging the intentionality of it all. It's not benign. Not happenstance. Patterns of injustice are "patterns" because they are repeated. Habitually.

If the contemporary conversation acknowledges the pattern without investigating how it came to be and why, then I'm afraid we are going in circles. Or something... worse, reinforcing the patterns. Holding patterns in place. But it's complicated. Urban planning has to embrace the complexities. We all do.

Architecture and design are critical to our understanding of what matters. People have a tendency to accept what their environment provides as hard-wired fact. This is how it has always been, they come to believe. As design and planning continues to embed equity and justice in the work, we'll see the difference.

[LAIER]

Who has to be involved in creating a more just Pittsburgh, a more just East Liberty?

[JANERA]

Everyone has to be involved. It has to be intensely debated and everyone has to contribute. Justice should be the talk of the town. There can be justice parties and parades. We have to feel as much pride in a "Just Pittsburgh" as we do in a "City of Champions."

[LAIER]

What do you love about Pittsburgh?

[JANERA]

I love Pittsburgh for its sense of possibility.



Janera Solomon

Talking Justice Garfield

"We Want To Be In The Deal"

A Conversation with Darrell Kinsel and Rick Swartz

[LAIER-RAYSHON SMITH]

So, today we're hosting conversations about urban injustice and justice in Pittsburgh. Now we're going to be talking about Garfield. So, first, we'd like to ask our two guests to introduce themselves.

[DARRELL KINSEL]

Hey, peace. My name is Darrell Kinsel. I live, work, and play in Garfield and also occupy the Penn Avenue Arts and Business District. I am here today with my big homie.

[RICK SWARTZ]

Rick Swartz, from the Bloomfield-Garfield Corporation. We're a grassroots community organization that focuses on programs around housing, education, employment, and advocacy for the community on environmental issues. We live in Garfield/Friendship. So, we live right in the neighborhood, my wife and kids. What I like about it is, I don't have the traffic congestion that seems to dominate every major American city across the span of the United States. When was the last time we had a traffic jam on Penn Avenue? Oh, when we have that occasional blizzard, right? And traffic slows to a crawl.

[DARRELL]

What Rick did not mention, and as he's been a huge part of my personal growth and career, is the Bloomfield-Garfield Corporation also supports various arts initiatives in the neighborhood, one of them

being the Penn Avenue Unblurred Gallery Crawl, which my art gallery BOOM Concepts has taken part in over the past, this is our sixth year, Rick. Yeah. The past years, being a creative hub for artists on Penn Avenue, specifically black, brown, queer, and femme artists has been our goal, has been our mission, and has been our action. We're very thankful for the role that the Bloomfield-Garfield Corporation has played in our growth, our evolution as a space and as a business, based on the numbers. What I love about living in Pittsburgh, I'm continuing the legacy of my family living here. You know, as, like, turbo black yinzers who came up during the Great Migration. You know, that's really important to my wife and me. Both of our families are really rooted here, so just being able to continue that legacy. I live like five minutes away from where my great-grandparents are entombed. You know? We live in a little big city.

[RICK]

Yeah, I think Darrell has thrown a lot of plaudits out here. But I think what Darrell has helped to occur on Penn Avenue is to bring a more diverse presence to the street, to resist the posse of gentrification as it tries to round up more people. And to help us promote a commercial district that represents people on both sides of the corridor, on the Garfield side and on the Friendship-Bloomfield side.

[LAIER]

So, what comes to mind when you

think about the concept of justice and Pittsburgh?

[RICK]

Well, maybe I'll talk about it from the housing standpoint. Because we deal with that quite a bit. We believe very firmly that capitalism should be in service to democracy and not democracy in service to capitalism. I think many Americans probably fall on either side of that fence. We believe that, at the end of the day, people need to be involved in shaping the future of their communities. By being involved, being able to have a place at the table for the long term in those communities. The private sector doesn't necessarily have the same goals. When housing developers come into the city and come into neighborhoods like ours, East Liberty, Garfield, they're looking for opportunity to make a profit. Let's be honest about it. So, our goal as an organization is to be sure that their activities, their endeavors don't crowd out efforts by others, including our organization, to retain Garfield as a working-class community, which it's been historically. To not allow people to be displaced by the numbers that we've seen in other neighborhoods, such as East Liberty. For us, that would be an ultimate disaster, if we saw large numbers of housing being converted from affordable housing to market-rate housing. So, that's kind of our ambition, is to see that at the end of the day, public resources are not allocated to programs and projects that end up displacing people.

[DARRELL]

Through the lens of entrepreneurship and culture, it's making sure that young entrepreneurs, entrepreneurs from diverse backgrounds, especially creative makers have an opportunity to plug into the new investments that are happening as the change in the city is coming. You know, reinvestment is inevitable. Ideally, you want to be located in the space that's being reinvested in, specifically a main street, as BOOM Concepts is located. Our goal is to help young entrepreneurs from the neighborhood that borders these main streets have an opportunity to jump in, make an honest dollar, and you know, take advantage of

the new markets that are coming to the neighborhood. For culture, you know, oftentimes justice or rather injustice and gentrification, its goal is to erase culture. So, you know, what we've tried to do is stand as a place for culture, put the flag down and ensure that not only is our space a space for honest and authentic culture, and know where people can still find that on the main street. But also, to encourage and inspire others to develop a space or spaces for authentic culture to happen, while the city is changing and growing.

[RICK]

So, I think, you know, it also spills over into the education system. We have programs where we work with high school seniors. The whole goal of that is to get them on a pathway to a productive career, or hopefully a college education. But what we want to also make sure is that they understand that if you are not active, if you are not attuned, if you are not aware of what's going on around you, the chances are that you're going to be relegated to the bottom of the heap. Nobody other than perhaps your immediate family members are going to be looking out to make sure that you don't fall into some large void and never climb out of that void. So, we want you to understand that it's also the individual initiative you have to show as a person, and we'll enable you to do that. We will be a resource. We will be a helping hand. We also need your family to do the same thing. I think we have a kind of a vision of a social pyramid in our neighborhood, where the individual is really at the top of that pyramid. Government is at the bottom, and all the layers in between are the layers that come to define what the future and destiny of not only communities will be, but what the future and destiny of the individuals in those communities will be.

[LAIER]

So, it sounds like the two of you are talking about entrepreneurship, culture, housing, education. Do you think those are the conditions of injustice that exist in the neighborhood that must be addressed, the most important ones?



Darrell Kinsel

[DARRELL]

Yes. The capitalist market wants to erase all of those things. It wants to erase housing. It wants to erase culture, right? And replace it with people who really just want to individualize experience in the neighborhood and want to be alone in their big, tall, straight up house. Or in their large apartment complex, where you have all the amenities within the complex, that doesn't require you to affiliate or associate with anything else in the community. One of the primary intersections is making sure that we're sharing the knowledge of housing, the expertise of justice, culture to the next generation, so they're not making these mistakes, or they're not falling into the simple capitalist plan of erasure and whitewashing.

[RICK]

So, for example, the Bloomfield-Garfield Corporation is a partner in 64 affordable homes in Garfield. We actually have an ownership in that development. It's not uncommon for the management company to come back to us all the time and say, "Well, I've got a tenant who has 699 dollars in late fees that have been assessed. We're ready to take them to the magistrate's office over it." And I say, "No, you will not." The policy of the ownership, which we're a part of, is that we do not take people to magistrate's court over late fees. The response I might get is, "Well, that's

how all the other developments are run. Now you're telling us that you want to be different from that?" Yes, we do. We want to understand that the late fees are things that we've imposed on the tenant that don't necessarily do any good for anybody. We're not going to be sitting in a magistrate's office with anybody because they haven't paid late fees. Landlords want to take tenants to eviction proceedings after 30 days. We tell our management company, "That's not going to happen, either."

[DARRELL]

Yeah, it's about setting a new standard around these issues of basic humanity, and the capitalist system doesn't care, give a damn, give a fuck, about basic humanity, in any way, shape, or form. So, whether it be housing environment, for us through the arts and culture lens, it's about making sure that our artists are paid equitably, so we pay more for our teaching artists than a lot of the large institutions that have huge endowments. You know, whenever we're contracting with these large institutions, we always make sure that we're negotiating above market rates for our artists and entrepreneurs, so they're getting the same respect as national artists may, who are entering into these larger cultural institutions. One of the things that we were really appreciative in being in Garfield is the slow and intentional development of the main street, that seemed to have a lens of justice and equitability, making sure that we were involved. And in our little corner, it's super diverse, and it's one of the most diverse blocks, if you look at it.

[RICK]

So, 40 years ago, when the Bloomfield-Garfield Corporation was first kind of finding its legs, it went to the city planning department and asked the city planning department, "What is the future for our commercial district? We now have vacancies that total over 50% of the available storefronts." The city planning director was very frank. He said, "Ultimately, we probably think that your commercial district will have to be demolished. And that we will have to start over and find a new

identity for your district, because inner-city commercial districts are no longer retail centers." This was already happening in 1980. Suburban shopping centers were already thriving. People were building malls. Why would anybody come into an inner city, in a commercial district to do anything? And we said to the city planning director, who was very well respected at the time, "Well, thank you for that observation. But we're probably going to move in another direction." And we came back and huddled, and we decided we were going to salvage as much of the existing commercial district as we could, if it took us 40 years to do it. And it pretty much has taken that long. Well, the Penn Plaza debacle, which took place over the last three years, is an indication of what can happen when government allows certain things to happen. Thinking that they could be in the best interest of the larger community, but then find out, as time progresses, that the pain and the anguish that this particular event caused wasn't worth the ultimate end goal. Our community, along with a community in Friendship and over in East Liberty banded together. We jumped into the legal fight that was now beginning between the developer and the city over how this site was going to be developed in the wake of the demolition of over 300 apartment units and the eviction of over 200 families. They were surprised that the community jumped into the legal process. We became what are known as intervenors, which requires our having to raise over 10 thousand dollars in legal fees, to have attorneys come to the table and not represent the city's viewpoint or the developer's viewpoint, but the community viewpoint. You know, what are we going to get out of this? We've had to go out and work with private and nonprofit developers to start, over the next 15 years, to replace the 300 housing units that were lost. The city government isn't going to do that. The state government isn't going to do that. The federal government isn't going to do that.

[DARRELL]

This region in particular has a history of unjust policy, unjust plans. They don't care. So, this idea and this

approach that I think Rick and I are talking about is really new. It hasn't been popular.

[LAIER]

What are maybe two other conditions of injustice that you see the city as a whole needs to address?

[RICK]

I can talk about the public school system.

[DARRELL]

Well, wait, Big Rick's getting hot. I would say the life expectancy of black women. Period, point blank. You know, I have a daughter now. A black daughter. You know, that's something, especially the artists and entrepreneurs we interface with at BOOM Concepts, we primarily engage a lot of black women artists as our studio members. You know, to hear about some of the small things that happen to them in their careers and their day-to-day, when they're visiting the doctor, when they're in different institutions trying to get a job, trying to make a way. And then you hear about recent reports that show you actual numbers that match up with this anecdotal information that you're constantly hearing about. You know, I just got a phone call from my mom about some tough shit she was facing. You know, so one of the biggest injustices I think that this region and Pittsburgh in particular has to really address is increasing the lifespan, livability, and conditions for black women in particular. I don't have an answer to that. I don't know if Pittsburgh is ready to approach that question, beyond the research piece. You know, this region loves to do some research. Loves to do some investigation and pay for that. What are they doing, what money are they putting up towards initiatives, programs, and funds that are supporting the life conditions of black women in this region?

[RICK]

I think on Penn Avenue, we have a family health center that started in 1984. I had a board member come to me in 1983 and say, "I don't understand why we don't have a primary care physician in our commercial district. Every other

commercial district seems to have one. And instead, in our community, people wait until they're either very sick or diseases have progressed to the point where they could be terminal, and they have no primary care relationship with a doctor that could have prevented all of that in the first place." I said, "Well, how would we go about doing this?" She said, "Well, why don't we go talk with the hospitals?" And I said, "Well, I'm game. I don't know anything about this." And sure enough, we got the door slammed on us on the first three visits we made to hospitals. The three that we visited, and they shall remain nameless to protect their identity, said that they just couldn't bring themselves to open a storefront family health center in our community. The fourth one that we went to hit pay dirt. That was Saint Margaret's Hospital. We had the privilege of sitting down with one of their vice presidents, an African American fellow named Thomas McCants. He listened to our pitch and said, "You know, I think this is something that may align very nicely with the objectives of Saint Margaret's Hospital," which by that time was across the river in Aspinwall. In 1984, he found a woman, Dr. Ann McGaffey, who agreed to become the director of this family health center that has now been on Penn Avenue for 36 years. It sees people the next day or the day after, at the very latest. You don't wait two or three weeks for an appointment. The fees schedule is very reasonable. They provide a full range of preventive health amenities and resources. Doctor McGaffey goes into the school system and gets programs started around everything from sexual awareness to diagnosing asthma and kids with diabetes. So, it's a way then to bring a measure of healthcare justice to our community, so that healthcare becomes more accessible, more affordable. Lifespans hopefully can be increased. People can begin to look at their own healthcare practices, diets and other issues in their own lives.

[LAIER]

So, now think about the neighborhood and describe what a just Garfield would include?

[RICK]

Two units of affordable housing for every one unit of market-rate housing that gets built from here on forward. That is the justice we're looking for in our community. We know that market-rate housing can be built just about anywhere in the county. Affordable housing, in order to acquire the land, right? You have to work in neighborhoods like ours, which have been neighborhoods on the margins. So, does it make a lot of sense for us to just stand back and let market-rate housing take over? No. So, I think we want to make the most of the fact that in Garfield, we have available land, and we have developers now that when we sit down with them and say, "Can we work out some accommodation in terms of the project that you want to do with our neighborhood goals?" I think what we're saying is, in our neighborhood, we want to be in the deal. We want to have housing, if it's rental housing and it's intended for affordable housing, for a low income population, the community needs to be a part-owner in the project. We need to have a stake. Because your company may eventually go away. You may sell it to somebody, and the person who comes into your company is going to have less inclination to want to keep the housing affordable beyond the 30-year requirement that comes with a low income housing tax credit program.

[DARRELL]

Three things for a just Garfield. Support for the Garfield Gators. People who've been doing it in the neighborhood, that's the peewee league football team, run by brothers who are from that community. Have a longstanding stake. So support for programs like that, specifically the Garfield Gators and all the after-school mentorship programs that they're offering.

[RICK]

Let me just cut in there. You know.

[DARRELL]

He's fired up!

[RICK]

One of the pieces of advice that we always give to people like Bob

Jones, who runs the Garfield Gators, is the goal of your program isn't just football.

[DARRELL]
Yeah, yeah. Yeah.

[RICK]
Or having a cheerleading squad. Your job is to help these young children and young adults learn how to avoid entanglements with the empire.

[DARRELL]
Yeah. Well, it's like, not giving the empire a reason, because the empire will still show up with a battering ram at your door, specifically for black families. So, it's like, first wave, supporting the Garfield Gators, Coach Bob, Coach Garth. All those guys who are from Garfield. Second wave, supporting organizations like Bloomfield-Garfield Corporation, Garfield Jubilee, and what is the succession plan for these organizations? Because Big Rick is not going to be here forever. He can't. It's impossible. So, what is the succession plan? What is the support that city government, that philanthropic partners are providing around that succession plan? That's the second wave. And the third wave, you know, where BOOM Concepts sits on the main street is making sure a just Garfield has representation on the main street from entrepreneurs of all identities.

[LAIER]
So, I want to ask who has to be involved in creating a more just Pittsburgh, a more just Garfield?

[DARRELL]
People who have the same values and beliefs around justice. We have to begin to share our values and beliefs, as opposed to assuming that we know what each other's values and beliefs are. So it's hard to identify an individual person, but I think part of figuring out who needs to be involved is having open conversations and making sure values align, so you can get behind what justice means.

[RICK]
I think it's an endeavor that requires contributions from everybody. Even people on different sides

of the political spectrum. In our neighborhood, we have a person whose title is Community Engagement and Planning Specialist. Community engagement is the first piece of that, right? There's no planning that goes on-

[DARRELL]
Without community.

[RICK]
We can't get a group of residents to a meeting, to talk about the issue. If Darrell wants to talk about environmental injustice and decides to have a meeting in Garfield and flyers the entire neighborhood about the meeting and three people show up, that is a commentary on our own community. We are at times inflicting the wounds ourselves, by not being involved. By not giving up an hour, an hour and a half of my time to be part of a volunteer endeavor. A neighborhood cleanup on a Saturday. It gets very simple here. Making a small contribution to BOOM Concepts, having seen one of their programs at Unblurred. Getting into any kind of volunteer work at our employment center. So, it crosses political lines. It crosses racial lines. It isn't just African Americans who have to solve the problems of African Americans in Pittsburgh. It's also the white community. We have to be at the table, too.



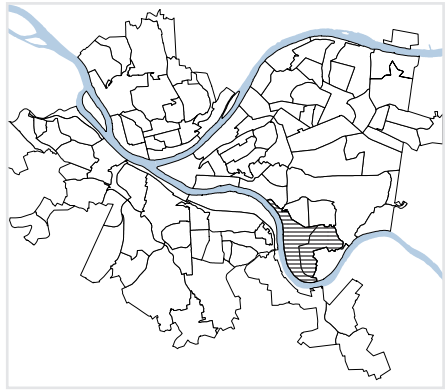
Rick Swartz

Hazelwood

The Hazelwood neighborhood is located in the East End of Pittsburgh. It sits on the banks of the Monongahela River and rises up into the adjacent hillside. Historically, the neighborhood was a mixed use, working-class community with active rail and industry, including the last operating steel mill in the city. The hillside homes were populated by White and African American families. Once the steel mills closed for good, neighborhood decline accelerated, resulting in severe population loss, disinvestment and property blight.

As of the last Census, the neighborhood had a population of 4,317 residents, where 54.3% are White, 41% are Black or African American and 1.5% are Asian. 24.4% of the residents of Hazelwood are under the age of 18 and 14.4% of residents are over the age of 65.

Of the 2,361 homes in Hazelwood, 79.8% or 1,884 are occupied. 850 or 45.1% of these homes are renter-occupied and 543 or 28.8% are owner-occupied. 55.6% of households are family households and 44.4% are nonfamily households, mostly comprised of residents living alone. Recent planning and redevelopment efforts for the area imagine the large-scale redevelopment of the former industrial lands into a new mixed-use community known as Hazelwood Green. The project intends to further the city's sustainability goals and includes new office, market rates and affordable residential and open spaces.



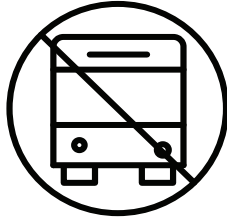


*Photo credit: Annie O'Neill
Hazelwood Green*

HAZELWOOD PATTERNS OF INJUSTICE

01

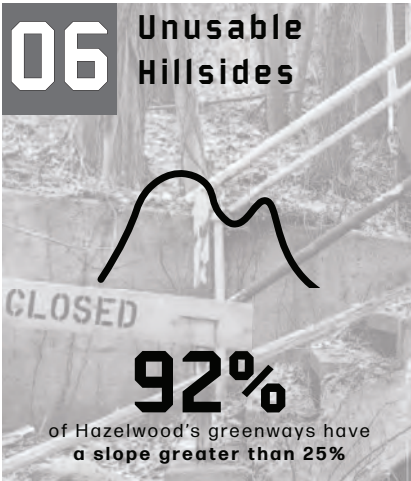
Transit Void



Increasing traffic problems and limited public transit options make commuting to and from neighborhoods increasingly challenging.

06

Unusable Hillside

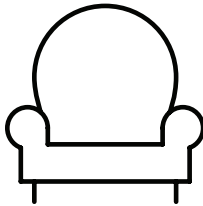


92%

of Hazelwood's greenways have a slope greater than 25%

08

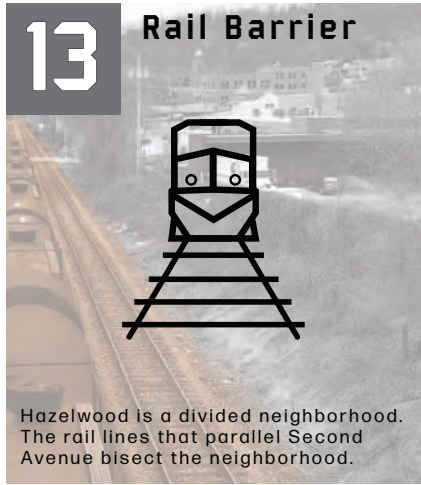
Impermanent Gathering



Residents in underinvested neighborhoods that lack public open spaces informally appropriate underutilized spaces.

13

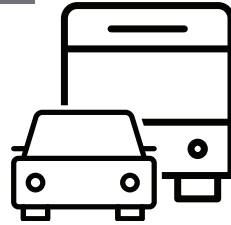
Rail Barrier



Hazelwood is a divided neighborhood. The rail lines that parallel Second Avenue bisect the neighborhood.

15

Conflicted Street

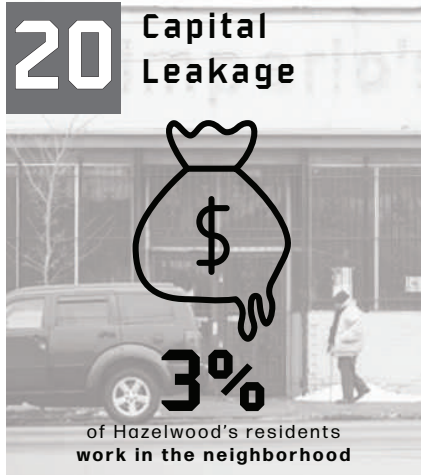


250%

less public realm space than adjacent neighborhoods

20

Capital Leakage



3%

of Hazelwood's residents work in the neighborhood

24

Developer Disregard



Large riverfront developments have resulted in either displacement or in a generic architectural character that feels foreign to the existing neighborhood.

25

Gray (Development)

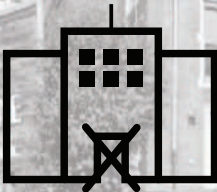


9%

of Hazelwood's open green space is accessible to residents

32

School Vacancy

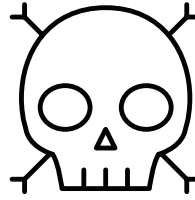


54%

of closed schools have remained vacant

40

Toxicity



67%

of Hazelwood's public parks are on contaminated land

43

Scarring



Homeowners and home renters with limited resources to repair their homes often use unusual and unconventional materials and construction techniques to repair their homes.

45

Porch Stigma



\$200-\$500

fine per day for indoor furniture on porches

Talking Justice Hazelwood

"It's About the Past, Present and Future"

A Conversation with Jourdan Hicks and Kris DiPietro

[LAIER-RAYSHON SMITH]

Today we're hosting conversations about urban justice and injustice in Pittsburgh. And now, I would like to invite our two participants to introduce themselves and tell us what you love about Pittsburgh.

[JOURDAN HICKS]

My name is Jourdan Hicks. I am originally from Hazelwood, born and raised. I currently live in Swissvale. I work as a journalist, assignment producer, correspondent for a local Pittsburgh-based non-profit news source called PublicSource. And what I love about Pittsburgh, I'm actually still trying to figure that out. I don't really have a clear one thing, like, "I love this about Pittsburgh." I mean, I'm thankful that ketchup came from here. Because I do like ketchup.

[KRIS DIPIETRO]

I'm Kristina DiPietro. I've lived in Hazelwood my entire life, close to 73 years. And for the past 20 years, my whole role has been about volunteering. I served on the Hazelwood Initiative, which is a local community development organization board, for nine years. I was a chair of it for two of those nine years. Currently, I am on two other boards in the community, Fishes and Loaves Cooperative Ministry, which works around food insecurity for vulnerable people. And Spartan Center, which is a board that was developed as a non-profit to manage an old parochial school that has turned into a hot place for small community groups, nonprofits, that are serving people

in my community. Since I've been here my whole life, what I really love about Pittsburgh is its diversity. Its diversity in how it looks, the terrain, the hills, the communities that go for miles that are flat, the rivers. And also, I think what really adds to what Pittsburgh is and creates lots of different dynamics, is its diversity of population. And I think that has pluses and has created some minuses for those people.

[LAIER]

So, we'll start the conversation with, what do you think of when you think of the concept of justice in Pittsburgh?

[KRIS]

When I think about concepts of justice in the City of Pittsburgh, there are three things that jump out at me. First is equity and the importance of equity. Also, about how do I contribute to justice and injustice in this city. And how each of us create our own kinds of justice and injustice by our actions or our inactions. I think that Pittsburgh has lot of work to do, lot of work to do. And I think it's... The systems are inadequate. There's a lack of inclusiveness. There's a lack of creating wealth for people. And that's not only financial wealth but personal, spiritual wealth in the communities.

[JOURDAN]

I think what immediately comes to mind for me is how in Pittsburgh justice seems to work on a binary

instead of a spectrum. And I think a lot of the times when we talk about justice versus injustice in this city, we're talking about if it's punitive or if it's restorative, if it is based in law or is it based on social relationships and emotions, like quantitative versus qualitative. And I think a lot of the work that's being done now to expand justice to all Pittsburghers and to everyone is about mending those two ideas of punitive versus restorative. To figure out how bringing those two closer together or at least tying or healing the relationship between the two can be beneficial for the community.

[LAIER]

It's interesting you talk about justice as like a binary. I'm interested in how that shows up. What sorts of conditions of injustice do you see in your neighborhood?

[JOURDAN]

I think the conditions of injustice in Hazelwood, specifically, mirror the larger ones in the city. And they tend to focus on injustice around work and labor, injustice around access to social-emotional health, mental wellness, mental health. And also, which may seem a little wonky, but this issue of time. Who has the time to get their stuff together, who has the time, the luxury of time to focus on certain things and have conversations like we're having now about justice and about different concepts. And those I think are the three categories in which we can put all of the injustices in to get a better idea of what it looks like in Pittsburgh, what it looks like in Hazelwood.

[KRIS]

As I look at injustice in my neighborhood of Hazelwood, I see it really as about the people. We need to take it personally, when we think about, "how do I contribute to injustice or how do I contribute to moving the whole philosophy and the actions about justice, moving it forward?" It's about how outside sources create difficulties and how to challenge people in communities around justice and injustice. I think that we always talk about the importance of being at the table

when something's happening. I really believe that the people need to be creating the agenda before they get to the table. They have to be an important piece, an important part of creating the agenda for what's happening in our community. And then proceed on to be part of a table that identifies the injustices that are happening and who contributes to that injustice. Everyone needs to think about how they can be a part of creating a just community.

[JOURDAN]

Last night in preparation for this morning, Ms. Kris and I were going over the questions and kind of looking at the layers of our community. And we both agreed that maybe... And I don't know if this is the right word, like, are we complicit in the injustice that happens in our community? Because there are certainly people who didn't have the advantages that we have or don't have them. They would be the perfect people to talk about justice and injustice within fairness versus unfairness. And those people typically don't have access to these conversations.

[KRIS]

Right. Because we... Part of our conversation was about injustice. How can I, as a white senior woman, address injustice when I have lived a very advantageous life? I personally have had very little injustice happen to me. And there are people in my community that have really suffered greatly around injustice. And to me, they are better at expressing how they felt it. I see myself as someone to constantly remind myself about injustice out there, how I contribute to it, and what I can do to enable others to talk about it and to create an environment of understanding. Because often what happens is we don't listen to one another. We don't listen. And I think about something I read a long time ago: We have to remember that the word listen, that the same letters are in the word silent. So you have to be silent when you're listening. And if you're not silent, or if you're already making decisions or comments internally about what someone else is saying, you are already prejudging a decision.



Kris DiPietro

[JOURDAN]

And also putting it through, I think your personal method of translation to see what injustice and justice looks like for you, but also the ways that you've benefited from it. So that you can understand what someone is expressing to you or telling you. Because once someone tells you that, you are then responsible for their truth, what they've shared with you. Often the relationship between community and I guess planner or whoever, is that they come into the community to listen. But then, the translation process, that's usually where things fall apart. And so you have the desires of a community and the plans that a community has for itself being translated in a way that totally doesn't represent what it is that they actually need and want. Values get lost and misplaced.

[KRIS]

And I think what's really important here that gets missed is we look at community leaders, and what we do is we go and we talk to a community leader. And that brings a lot of responsibility. And I think it's a challenge and some more than others, as a community leader, to be able to recognize that you play an important role. And sometimes, what you have to do is put aside your personal agenda, your personal organization's agenda aside. Because it's about the people who live there every day who are part of

this community.

[LAIER]

I want you to think about your neighborhood and describe what a just Hazelwood would look like. What would it include?

[JOURDAN]

It doesn't have to look like anything, it has to feel a certain type of way. And I think that's something that has come from a lot of the things that we value in our shared culture, American culture centering whiteness, is that it has to be pristine. It has to look organized. It has to function a certain way. And in terms of how our community works, we don't need all of that. We don't need all of that. And the concern is usually about how something feels, the spirit of the thing. If people are feeling good about what they're doing, if people are believing in the thing that they're doing. And I feel like what justice looks like, in terms of that specific piece in Hazelwood, is that people believe that their words, their desires are being respected and that they are truly at the table making definitive decisions about what happens in their community and if it's happening in the ways that it needs to happen. And not that it looks a certain way. So, for example, you may see a building that looks under... I don't know. Just not cared for, forgotten about, under resourced. And so, someone may come into the community and say, "Oh, well that building needs to be torn down so we can make a parklet. Or that's an awesome space for like a garden." And from a community standpoint, we may be saying, just fix up the first floor. We can do something for our afterschool program. Or we can make it a feeding station. Or we can just make it a space where people can hang out. But because of the value system of the people who are in power, that can't happen because in their minds they can't see it. It's not as valuable if it doesn't look nice or function in a certain type of way.

[KRIS]

Right. Because when you think about it, a just Hazelwood, an advantage that we have at this particular time, is that we have witnessed what has happened in other communities. We

can learn what other communities did right and what other communities maybe didn't do so right, and I think that's an advantage for Hazelwood. I think that a lot of what Jourdan said was about believing in people, and believing that they understand where they've come from in that community, where their family has been, and they have a really good grasp of what they want to see in the future. What they want to see there is a reflection of what the community has always been, and what it can look like in the future so that their mark is always there. It's about history. It's about the past, it's about the present, and it's about the future. And I think that for a just Hazelwood, what we need to have is those people who have been around, like I've been around a long time, but really our present and our future is about the young people who are living there. We have to be inviting and be welcoming to people to come into the community as well. When I was growing up, there were over 20,000 people who lived in the Greater Hazelwood Community. 20,000 people! Now in the Greater Hazelwood Community, which includes Glen Hazel, Glenwood, Hazelwood, a portion that we in the community always called "below the tracks," we have less than 4,500 people. So, when you think about that, that's a dramatic... I mean, I was growing up in the 1950s and 1960s. When I went to the parochial school there, there were 1,300 students in first grade to eighth grade. Now, the schools are closing because we don't have enough students. Things have changed, but we have to learn from that past, and learn what other communities did. Having that experience of learning will help us create a better and more just community.

[LAIER]

Let's think about the whole city now as, a whole. Because we've spent most of this time talking about Hazelwood. So, what is your vision for just Pittsburgh? And what are three things a city must have to become more just?

[JOURDAN]

Okay, I'm going to try to get to exactly where you need me to land on the ground. I think that the city,

for us to achieve a just city, really has to begin to look at the ways we tell history about the city, the history of the city, the story of the city, we have to look at the relationship between, specifically in labor, and business and work, the relationship between employer and employee. Because I think that's one of the only relationships that kind of should be *quid pro quo*, my personal opinion. And then we also need people who are in positions of power, who hold identities of men, white, specifically those two, fo' real, fo' real, just white, to really understand what whiteness has done to them, and how it's colored their actions and how they look at communities that don't reflect their own. Because they are the ones who most likely usually are making decisions about communities. And so, if the intention is to reform and to revive communities, we have to look at how we truly feel about the people in these communities and the decisions that we're making. Is this policy really in alignment with what the mission is? And I think if we can really clarify those things, we can really transform some of the decisions, the policies, even the expectations that we have when we come into communities that have been underserved and underrepresented. And I think, in a lot of ways, systems do need to be just completely redone because they're not working obviously. Because we wouldn't be having this conversation. But I think that if people really sit down and line by line, value by value really start to do some inventory on those things, we can really start to see transformation in places that regular people like Ms. Kris and I aren't usually in; board rooms, distributing money. We're not in those spaces. If we were, maybe things would be different. But the people who are in charge of these things need to do some reassessing of their selves and their decisions.

[KRIS]

Right. I think that Jourdan hit it right on the head. For a just Pittsburgh, it has to really look at its past and not be so anxious to indicate us as "the most livable city." Because if you talk to many people who actually live in this city, they would

have varying marks as to where we are. I think that in order for us to ensure that we're here, I think it's about investing - investing in the people. Not necessarily investing in an opportunity, because there are some big grants out there. This is the trend that's happening. We need to invest in people, and that takes a lot of time. It takes a lot of listening. I don't think Pittsburgh has been very good at that, and a lot of it is based in deep racial segregation when you look at our city. I think we need to create an environment that enables people to feel comfortable about pointing out what inequities are out there. And we need to do that in our schools. We have to get children from an early age to talk about what's going on. We can learn a lot from them. I think that schools, not only elementary, but high schools, colleges, it should be part of the narrative. And one thing to make a just Pittsburgh, we need to recognize that people have things they need to say, and they need to talk to one another. And we need to create environments where this conversation can go on.

[JOURDAN]

And, I don't know if you're going ask this question, but one of the questions was like, who needs to be involved?

[LAIER]

That's the next one.

[JOURDAN]

Wow!

[LAIER]

Who needs to be involved in creating a more just Pittsburgh, more just Hazelwood?

[JOURDAN]

And I think who needs to be involved is the people who are willing to be involved. The people who have the capacity to say, "I am wrong. I was thinking about this wrong. Or I've changed my mind on this." Someone who has the ability to say and do that. And someone also who has the ability to know when time is up, and when they need to move onto something different. We have a lot of legacy families in different institutions and industries

in Pittsburgh. We have a lot of people who stay in positions too long because it's comfortable for them in their personal life, but are making decisions that affect other people's personal lives and how they live their lives and their abilities and access to things. And I think that, if we have people say, "You know what, I am not the best urban planner. My disposition is not well suited to be a council person." "You know what, being a fill-in-the-blank is really difficult. This is not for me." We would open up a lot of opportunities for people who have the capacity, mentally, spiritually, emotionally, and logically to carry out the things we say as a city that we want for ourselves. So, the people who are involved in a just Pittsburgh are people who are self-aware, people who are compassionate, people who have dealt with their traumas somewhere else. And also, we have to get rid of this whole hierarchical relationship. It's not about you were up here, you were making this decisions. It's you and I, across from one another, having a conversation, exchanging ideas. That's how justice works.

[KRIS]

And I also think what needs to happen is that people who have the ability to do all those things that Jourdan said, also have to have an ability to listen to the people who are in the roots of it, that are experiencing it every single day. Because often we forget about that and their voices really don't get heard.

[LAIER]

You've started talking about urban planning and the role that urban planning plays in shaping neighborhoods. So what ways do you believe urban planners and urban designers could have an impact in addressing and improving the conditions of injustice that you've talked about?

[JOURDAN]

I think that urban planners translate the desires, or should, when they are working in the best capacity possible in their role. That urban planners are responsible for translating and illustrating the desires, wants and

needs of a community to whatever legislative or political body is responsible for approving that vision. And I think that if the translation happens and hopefully the values and language between community group, urban planner and approving body or whatever is the same or at least really, really, really similar semantically, so we're talking about the same things the same way, that the urban planner can be almost a disciple of sorts. Being a, like I said, translator. That's the word that really keeps coming back to me, is translating the wants, desires, needs of the community in a way that's equitable, that's accurate, that's fair and that represents the culture of change that people want to see in the community.

[KRIS]

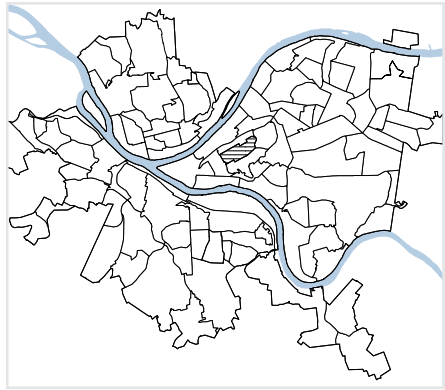
I think that also what urban planners need to do is be willing to invest the time on the front end by working with people along the way. You just can't come into a community, do your work and try to lead them, and sometimes drag them on to the conclusion that you want them to see. To me, that is less effective for the long term. You'll have to invest in people and invest not only money, but time, energy, resources and talent. It has to happen on the front end so that you recognize and see the people in that community as what's being invested in. To me, it's all about a journey. It's about a journey that people go through every day. And that journey can be just or it can be unjust. My family moved here in the early 1900s because of the steel mill. So, you know there's an investment. It's normal that there are families who have long historic roots in the community. So urban planners have to recognize that you have a resource here. To me, their role is listening to people over a long period of time, and then being able to say, "Well, here's a resource that you can tap that can make your community what you see for the future."



Jourdan Hicks

Middle Hill District

The Middle Hill District is centrally located between the two primary business hubs of the city, Downtown to the west and Oakland to the south east. The neighborhood covers an area of 0.31 square mile, and is part of the larger collection of communities known as the Hill District. Like many urban communities populated by African Americans and situated adjacent to the downtown core, the Hill District fell victim to urban renewal and population removal in the 1970s. Prior to its destruction, the Hill was the center of African American life in the city, a mixed income community with a thriving commercial corridor and home to prominent Pittsburgh residents, including playwright August Wilson.



Fifty years since the violence of renewal, the Middle Hill District remains one of the most distressed communities in Pittsburgh. The last Census showed that the population of the neighborhood was 1,707 residents, representing an over 70% loss since its peak population in 1950. The majority of the residents are Black or African American, constituting 94.3% of the population. 21.5% of the residents of the Middle Hill District are over the age of 65 and 17.5% are under the age of 18.

Over 40% of the remaining residents live below the poverty line with 69.7% of residents in rental housing. 41.3% of households are family occupied and 58.7% are non-family households primarily composed of residents living alone.

Despite these trends, there remains a strong pride of place for the cultural heritage of the Hill District and a collection of active grassroots organizations and activists who continue to fight to uplift both people and place.



Photo credit: Laura Greenberg

12 Urban Wilds



72%
of parcels are in
fair or poor condition

27 Displacement



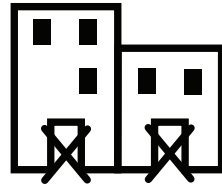
29%
of rental units are
\$1,000 a month or more

26 Disinvestment



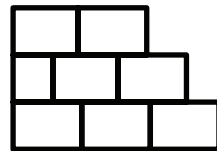
35%
of residents
are below the poverty line

33 Unsafe
Vacancy



53%
of properties
are vacant

34 Exposed Walls



Walls exposed when part of a vacant attached house or rowhouse is demolished greatly affects the impression of the neighborhood. Exposed walls also affect house performance.

Neighborhoods like the Middle Hill District have suffered from high vacancy, high poverty rates and have less access to financial support from banks and investors. Unjust policies of urban renewal and redlining eradicated the vitality of these neighborhoods, resulting in low levels of home and business ownership and a serious mistrust of the government as a partner.

35

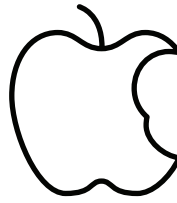
**Neglected
Sidyard**



Some neighborhoods suffer from vacant lots in between occupied residential properties.

41

Food Desert

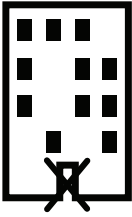


40%

of residents
are food insecure

36

**Vacant
Buildings**



Years of disinvestment have resulted in a high number of vacant buildings throughout the neighborhood.

42

**Eroded
Canopy**

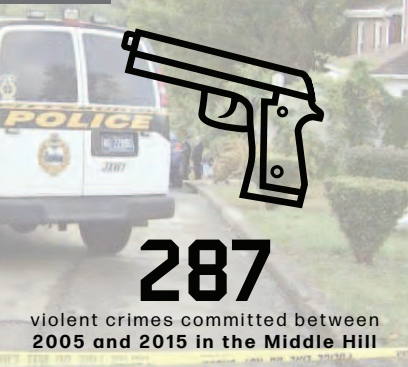


49

street trees
in the Middle Hill

39

Violence

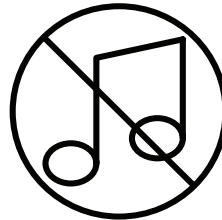


287

violent crimes committed between
2005 and 2015 in the Middle Hill

47

**Cultural
Neglect**



The Hill District was once known as the "crossroads of the world." Music, art, culture and commerce thrived in "Little Harlem."

Talking Justice Middle Hill District "The People's Voice Really Matters"

A Conversation with Father Paul Abernathy and Tyian Battle

[LAURA GREENBERG]

Today we are going to host conversations about urban injustice and justice in Pittsburgh. And right now we're going to talk about the Middle Hill District in particular. I'm going to ask our two guests to introduce themselves and tell us what they love about Pittsburgh.

[FATHER PAUL ABERNATHY]

I'm Father Paul Abernathy. I'm the Chief Executive Officer of the Neighborhood Resilience Project. I'm originally from a small town in Allegheny County called Cuddy, right outside of Bridgeville, and I live in the Hill District now. And that's also where the Neighborhood Resilience Project is. And what I love most about Pittsburgh is just this incredible, I believe, commitment that the people of Pittsburgh have to one another. I can say that it seems that in this city, if you are willing to work with people, there is always someone of a good heart that you will find who will be willing to partner with you and help you really make this city a better place.

[TYIAN BATTLE]

Hi, my name is Tyian Battle. I am the Executive Director of ACH Clear Pathways. I am originally from the Hill District. I live in Sheraden on the west side of Pittsburgh, but I do the work of servicing youth and families within visual and performing arts in the Hill District at the Kauffman Center. What I love about living in Pittsburgh is that we have so

many nonprofit organizations that are dedicated to doing the work of servicing families and children and making our region a better place. And I'm just happy to be a part of it because one day we will see a child say, "Hey, this organization touched my life." Or, "Miss Ty and her staff touched my life and I want to do better for our region." So, I'm excited to be a part of it.

[LAURA]

What comes to mind for both of you when you think about the concept of justice in Pittsburgh?

[PAUL]

I think in Pittsburgh, the topic of justice is a difficult one. I think one thing that makes it very difficult is Pittsburghers have a tendency to really reflect on the really good things that this city has to offer. Pittsburghers, I think, are historically very proud of this city. The way in which we have rebounded after the fall of the steel industry I think greatly demonstrates that. That said, sometimes that celebration and the joy of being from this city overshadows a deeper reality that not all Pittsburghers share in the prosperity of this new renaissance. There's also, I think, a challenge here in Pittsburgh being a northern city, I think it's not unique among other northern American cities in that racism has historically existed in this city. And yet, at the same time, people have historically not acknowledged that racism. Being a northern city and thinking this



Father Paul Abernathy

of bringing new development will not be in a situation to where we're displacing our community members, but we're uplifting them because there are barbershops who've been in the community for 20 years, but they've been renting from someone to actually operate their shops. So, now we're in a day where the Urban Redevelopment Authority wants to help give back and help these business owners get the tools that they need to become their own owners of the property in the asset that they work out of. So, it's very exciting for me.

[PAUL]

Well, and I have similar aspirations for the Hill, I would say my concerns that go along with that are, if we're really talking about creating more small businesses, I think a couple of considerations are, what really is the financial runway that these businesses have? It takes obviously three to five years for businesses to become viable. And I think that's why many of our businesses don't make it. But I also know that we're living in a day, in an age where retail is actually not doing that well. And I also think that even if there are shops like in Shadyside, we have a very successful shopping district, the question becomes, is Pittsburgh large enough a market to support different districts? And this emphasis on what really does it take to have kind of a black

Shadyside, so to speak. I know that our community, a lot of times the thinking is, "well, how can we support this retail in our communities?" But I also wonder if we were to have any kind of retail, would whites come into our community to go shopping or is that stigma still too great to prevent people from coming into our communities?

[TYIAN]

Yeah. But how do we get over that stigma as far as whites and blacks in the community? Okay. We know the Hill District is predominantly African American, but you live in the Hill, Paul. How does it feel when your baby needs Pampers and you're not able to just make a run straight down to the next block to get some Pampers? You have to drive miles away. How does that feel?

[PAUL]

No, I'm totally with you. So right now, just to be very clear, I'm saying I really want those things but I'm also talking about what would it realistically take to really support those kinds of businesses. The challenge...we're just coming after a failed grocery store in the Hill District. We're just coming after Crazy Mocha failed, the Subway failed in the Hill District.

[TYIAN]

All of those things failed, in my opinion, because we did not have the community leadership as one. It was just one economic development corporation that was managing that, which had other arms of their nonprofit that they were running as well. So, I think it's more of a unit that it's going to take for community leadership to come together so that we can have these chain businesses, small businesses, things that a family would need in their community to be sustainable so that we don't go under. Just one person can't make one community. It's just my thought.

[PAUL]

Right.

[TYIAN]

I get that it's going to take a lot, but if we're not even given the resources to actually utilize those things in our community, how do we take a stance

blossoming right before our eyes and yes, you don't want our residents to be displaced, but at the same time, if you think about the Hill, there's not too many residents that are not in communities that have already been revitalized. We have a lot of vacant land. We have a lot of properties that are blighted. So, what is it going to take to start with one corner just to show our community that, yes, I am in this position in the city and I have the authority and the resources to show you this is what can be done just by this one block, this one corner. Give them something to see, to grab, to taste if you will, Paul.

[PAUL]

In terms of how urban designers can really help this. One of the big challenges is I think we come to the community and we ask the community to really weigh in on a design process when really we as community members, we really don't know much about urban design. For me, I think a lot about the Civil Rights Movement and our work especially, in particular in the Neighborhood Resilience Project. The people in the Civil Rights Movement were heavily trained. They were well organized and well-disciplined. And so, I believe that urban designers could play a critical role in helping catalyze a popular movement where we have people that are not only speaking out of emotion in community meetings. Because when we don't have knowledge, emotion is what will drive us. And in my experience in community meetings is that when we sit down and architects or 'developers' stand in front of us and they present their plans, the community has already lost because they're just responding. There's no voice in it. But how can there be if we have no popular education about design, if we have no popular education about development, and I'm not just talking about development in the context of economic impact. We need to rethink this because the goal of community development should quite simply be community well-being. And so I think that urban designers, architects and the like can play a critical role in helping inform the people so that we can catalyze a popular movement that has really significant impact.

[TYIAN]

And if they are in our community to spend some time and not just drop in and say, "Hey, this is what we want to do." Spend some time in the community, get to learn the history, get to know the people that are living there so that the needs that you want to present to our communities, because it's the voice that you heard at those meetings, can actually be implemented. Community meetings are very frustrating because they present and then are gone. But we're still frustrated because while you set out that community meeting, you were going to do this. And now it's five years later and it's not done. So how do we move on from there?

[PAUL]

So often, I've seen it's in the case when people present, it's always the charrettes usually, and I've learned to ask, "Are you asking me how well you can draw?"

[TYIAN]

Right. And I'm honored to be in a position that I'm in and learning things that I had no knowledge about so that I can share it with those who do not or have not had the educational opportunity to learn. And there is hope. I feel there is hope for the Hill and I am excited to see what that is going to look like, I can see it, I can reach for it. So if there's any way I can be a part of that, I'm open to doing that for the community.



Tyian Battle

CHAPTER 03

A Just Methodology for Pattern-Making

The intention behind Patterned Justice, the design studio at Harvard Graduate School of Design, was to explore the scale and repetition of urban spatial and social conditions that contribute to why marginalized communities do not have full access to the systems, spaces and supports that bring about full economic participation and wellbeing. While the studio was centered in Pittsburgh, there is ample evidence to suggest that these conditions are not unique, but are in fact “patterns” of disinvestment, disengagement, devaluation, and dismissal. The studio was an opportunity to catalogue these patterns as unjust and seek more just patterns to eradicate them.

The studio is therefore influenced by the work of Christopher Alexander and his colleagues and their groundbreaking publication, *“A Pattern Language: Towns, Buildings, Construction.”* The studio draws from the premise that problematic spatial conditions can be addressed through a pattern book of design solutions. This premise is tested and expanded by looking specifically at the issues of social and spatial justice that contribute to racial, economic, health, social and political disparities in urban America. As such, the studio also draws upon the work of the Just City Lab at the Harvard Graduate School, led by Toni L. Griffin and a team of researchers, who investigate the role of a values-driven approach to design and planning.

"[...] we are saying a centralized entrance, funneling everyone in a building through it, has, in its nature, the trappings of control; while the pattern of many open stairs, leading off the public streets, direct to private doors, has, in its nature, the fact of independence, free comings, and goings."

Christopher Alexander et al., *A Pattern Language*



A Pattern Language

A Pattern Language: Towns, Buildings, Construction is a seminal book on architecture, urban design, and community livability written in 1977 by Christopher Alexander, Sara Ishikawa, and Murray Silverstein of the Center for Environmental Structure in Berkeley, California. The book proclaims that people designing their environments rely on certain "languages" that allow them to articulate and communicate an infinite variety of designs within a legible and coherent system. The 253 "patterns," the units of this language, are answers to urban planning and design problems including, "How much space in a neighborhood should be devoted to the public realm."

The book uses words to describe patterns, arranged by different themes, supported by drawings, photographs, and charts. It describes exact methods for construction for functional and aesthetic outcomes, at every scale, from the regional, city, neighborhoods, public realm, buildings, rooms, furnishings, and fixtures. The patterns describe a problem and then offer a solution that enables professionals and residents to collaboratively improve city, neighborhood, site, and building scale design.

The patterns are not exact, reliable solutions to problems, but rather hypotheses about what arrangement of physical space will solve a particular spatial problem. Patterns within a theme and across themes may be combined to form larger patterns, or to illustrate a relationship and reliance that one pattern might have to another. These arrangements are uniquely informed by local conditions. *A Pattern Language* is also a values-driven framework, where values such as access and freedom are embedded in the intention of the design outcome.



"By offering these values, I know I run the risk of communicating a top-down proclamation, implying that a city is not just unless it succeeds at these specific values. Quite the contrary – I believe it is imperative that each city or community decide for itself what values it should assign to become more just. I insist only that there be a clear intention, expressed through a clear and collectively developed definition, so that when we achieve the just city, we will know it when we see it."

Toni L. Griffin

The Just City Index

The Just City Index, published in 2017 by Toni L. Griffin and student research assistants at the Just City Lab at Harvard Graduate School of Design, is a framework of 50 values designed as a tool to help communities assess conditions of justice or injustice, and then identify and define the values necessary to make cities or neighborhoods more just. The conditions of injustice and justice are different for different people, communities, and cities around the world. Therefore, every locale should be able to construct the values most critical to their vision for a Just City.

Cities are becoming more diverse, yet in the U.S., they remain racially and economically segregated. This segregation, put in place by federal exclusionary policies, has contributed to urban sprawl, blight, infrastructure inefficiency, and economic inequality, creating both social and spatial injustice. Some would argue that the urban planning profession has been complicit in designing and enforcing these policies, with architecture producing design solutions that ignore the urban trauma by merely building more defensible spaces.

The Index is built on the proposition that design can have a more meaningful impact on creating more significant social and spatial

justice. Current design pedagogy and practice does not always require us to consider the people, politics, or public policy of a place before we begin our creative intervention work. Recent design frameworks built around the aspirations of sustainability and resiliency are built on a fixed set of metrics that must be met to be validated. The Just City Index, shown on the following pages, was developed through methods of secondary research and crowd-sourcing. It is a robust language because each city and neighborhood has a unique set of characteristics, conditions, politics, and inhabitants – which means they should have different needs and aspirations for justice and wellbeing.

In combination with the use of the Index, there must also be cross-disciplinary design approaches to the just distribution of goods, services, powers, and rights; who participates in designing our cities; the acceptance of different cultural normatives, and the creation of a common ground for future city development. Therefore, urban planning and design processes need a value-based methodology and a language of "just patterns" and arrangements that help to advance urban justice by a variety of different city-builders and disciplinary expertise.

ACCEPTANCE

BELONGING
to feel accepted and comfortable despite age, gender, race, sexuality, income

EMPATHY
to recognize and understand the point of view of another, even if different from your own

ASPIRATION

CREATIVE INNOVATION
nurturing ingenuity in problem solving and intervention

HAPPINESS
a state of wellbeing that brings about joy, contentment, and/or ease

DEMOCRACY

DIVERSITY
an intentional state of mixed people, institutions, and cultural norms

SPONTANEITY
to allow for the unplanned, where individuals or groups can self-create processes, interventions, or activities

ENGAGEMENT

COMMUNITY
a group of individuals or collective groups having shared or common interests

COOPERATION
the process by which individuals or collective groups work together to do something

EQUITY
the distribution of material and non-material goods in a manner that brings the greatest benefit required to any particular community

MERIT
a good quality, feature, process, or outcome that deserves to be praised and assigned worth or value

TRANSPARENCY
the openness of process, rules, rights, and procedures through the sharing of knowledge and information

IDENTITY

VITALITY
an energetic, integrated community with opportunities for and support of cultural, civic, and economic involvement

MOBILITY

ACCESS
the convenient proximity to, quality of, or connectivity to basic needs, amenities, choices, and decisions

CONNECTIVITY
the physical and social networks that tie places and people together, providing contact and opportunity for social wellbeing

REPRESENTATION
a balance of a community's desires, representative of its diversity, are present in the decision making process

RESILIENCE

ADAPTABILITY
the ability to change or be changed in order to fit or work better in some situation or for some purpose

KNOWLEDGE
the ability to gain information or awareness through education and/or experience

OWNERSHIP
the ability to have a stake in the property, process, outcome, and other assets

WELFARE

HEALTHINESS
a state of complete physical, mental, and social wellbeing that supports the absence of disease or infirmity

INCLUSION

the acceptance of difference and the intention to involve diverse opinions, attitudes, and behaviors

RECONCILIATION

the process of bringing together different ideas, facts, points of view to coexist at the same time

RESPECT

a mutually earned and shared honoring of different voices, opinions, behaviors, and cultural expressions

TOLERANCE

the acceptance of difference

TRUST

the confidence earned by the demonstration of fulfilling commitments made among people and institutions

HOPE

the possibility of fulfillment of a desire, aspiration, outcome, or happiness

INSPIRATION

the result of creative thinking and collaboration that has the potential to produce new and innovative outcomes

DELIGHT

creating places, spaces, and processes that promote happiness and joy

CHOICE

CONFLICT

the acceptance of disagreement or opposition in pursuit of necessary change or improvement

DEBATE

providing forums for the discussion of different voices and points of view

PROTEST

the act of objection or disapproval in the form of public demonstration

VOICE

allowing different points of view and cultural norms to help shape decision-making

PARTICIPATION

the active engagement of individuals and community members in matters, both formal and informal, affecting wellbeing

TOGETHERNESS

a sense of solidarity within and across populations

FAIRNESS

EQUALITY

the provision of equal or equivalent distribution, status, rights, power, and amenity

AUTHENTICITY

the recognition and promotion of physical and social characteristics that are genuine to a particular place or culture

BEAUTY

everyone's right to well-made, well-designed environments

CHARACTER

features or attributes used to separate distinguishable qualities of place

PRIDE

a respect and admiration arising from feeling good and confident about some act, space, place, or relationship

SPIRITUALITY

the presence of places and attitudes that support religious expression, practice, and belief

POWER

DURABILITY

the ability of all social and spatial systems to remain strong and in good condition over a long period of time

SUSTAINABILITY

the quality of not being harmful to social or spatial wellbeing or depleting resources, and thereby supporting longterm balance

ACCOUNTABILITY

the acceptance of responsibility by individuals or collective groups to contribute to the creation and maintenance of just conditions for all

AGENCY

enabling the confidence, rights, and status of individuals or groups to act on behalf of their own interests

EMPOWERMENT

to give formal authority or power to a person or collective group by promoting action or influence

RIGHTS

PROSPERITY

the condition of being successful or thriving in terms of social, economic, civic, cultural, and health indicators

PROTECTION

the state of being kept from harm or loss in social or spatial conditions

SAFETY

an environment that minimizes physical and emotional vulnerability and threats to wellbeing

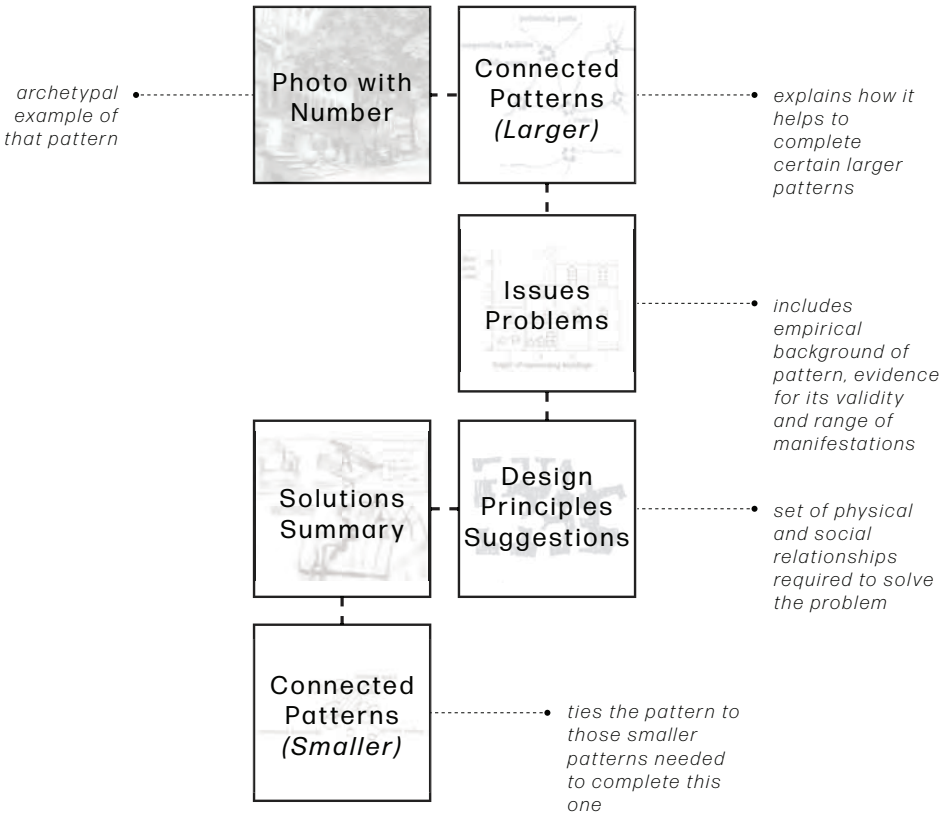
SECURITY

social and spatial conditions that support the freedom from danger, exclusion, and harm



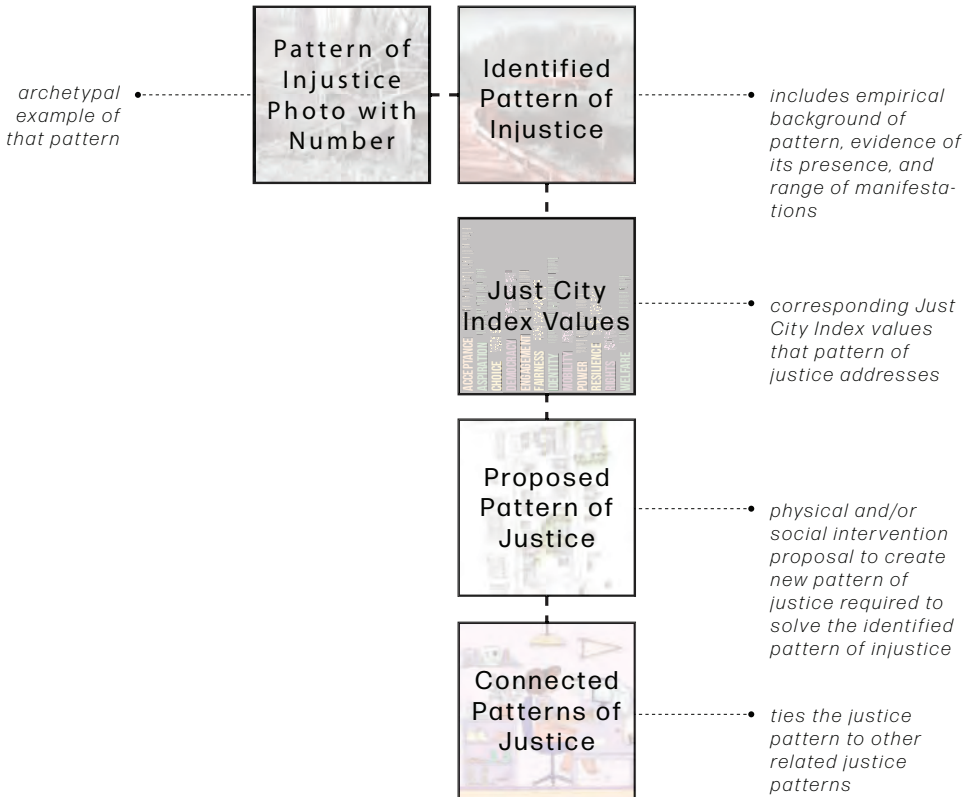
Structure for A Pattern Language

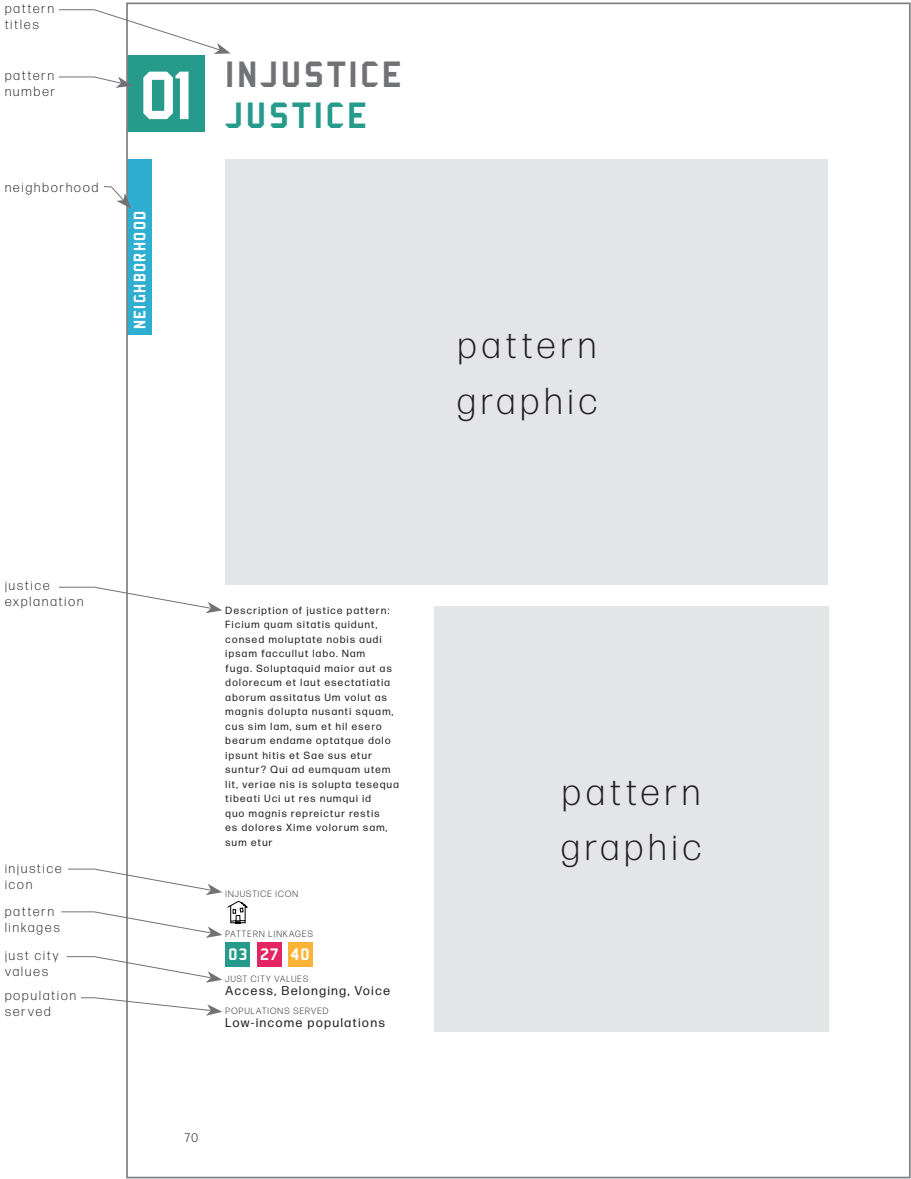
The structure for *A Pattern Language* starts with an understanding of a spatial condition, an examination of problems to be remedied, and then proceeds to outline design principles and patterns through a set of social and physical relationships required to solve the problem.



Structure for Patterned Justice

The structure for Patterned Justice is similar to the approach to *A Pattern Language* with two key exceptions: First, the Patterned Justice framework uses a value-based approach to assess existing conditions and identifies unique patterns of social and spatial injustice. Second, the structure also assigns aspirational values to each design intervention as a means to ensure the outcomes work to help actively advance greater urban justice.





CHAPTER 04

Pattern Languages for a Just Pittsburgh

In order to advance socio-spatial justice through design and planning in Pittsburgh, 50 pattern languages for a Just Pittsburgh have been imagined to combat the 50 patterns of injustice described in the previous chapters. The patterns were originally developed in the context of the four study area neighborhoods, Beechview, Hazelwood, East Liberty/Garfield and the Middle Hill District. Each of the 12 students developed up to 4-6 patterns on their own, and then cross-referenced the patterns by subject matter and neighborhood. In doing so, the studio identified three overarching design language themes that organize the patterns:

In the Space of the Public

These 18 patterns address injustices related to mobility, natural systems, public realm, and streets.

Neighborhood Change

These 18 patterns address injustices related to commercial corridors, real estate development, housing, and vacancy.

Mind, Body, and Soul

These 14 patterns address injustices related to health, identity, memory, and social connection.

A detailed description of all 50 patterns is illustrated in this chapter. Each pattern has a number and title that corresponds to its related pattern of injustice and the neighborhood where it is most applicable. Each pattern includes both graphic illustrations and a text narrative about how the pattern works. Finally, each pattern also references other patterns that could be combined to achieve larger patterns of urban recovery, reparation or revitalization, the Just City Index values addressed by the intervention, and the target populations served by the pattern.

Pattern Index

Each pattern of justice project is designed to stand alone, but they are often most effective when they are used in combination with others. In doing so, the patterns work together to solve for complex spatial and social issues of injustice like mobility and steep slopes or land vacancy and social engagement. Alone and together, the patterns also achieve a great impact on shared community values like inclusion, belonging, ownership, choice and empowerment, just to name a few. A complete list of all 50 patterns is shown here, and a full graphic index of the patterns of injustice, justice and their corresponding Just City Index value can be found on the following page. The users of this manual are encouraged to identify other pattern linkages that best address the conditions of injustice in their community, Pittsburgh and elsewhere.

In the Space of the Public

Mobility

- 01 Transit Void
AV Loop
- 02 Cars Everywhere
Park Zones
- 03 Transit Cost
Car Share

Natural Systems

- 04 Highway Barrier
Green Crossings
- 05 Landslides
Safe Slopes
- 06 Unusable Hillside
Celebrated Hillside
- 07 Inclination
Slopology

Public Realm

- 08 Impermanent Gathering
Chair Check-Out
- 09 Uneventfulness
Events Emerge!
- 10 Funding Gap
Shared Stewardship
- 11 Crumbling Stairs
Bright City Steps
- 12 Urban Wilds
Green Care

Streets

- 13 Rail Barrier
Crossings
- 14 Sidewalk Neglect
Sidewalk Co-Op
- 15 Conflicted Street
The People's Street
- 16 Quietness
Audible Street
- 17 Empty Street
Lively Facade
- 18 Playlessness
Play Anywhere

Neighborhood Change

Commercial

- 19 Big Box Invasion
Retail in a Big Box
- 20 Capital Leakage
Business Boost
- 21 Lost Retail
The Corner Store

Development

- 22 Disengagement
Know Your Development
- 23 Unaccountable Funding
Incentives Exposed
- 24 Developer Disregard
Character Infusion
- 25 Gray (Development)
Green (Development)
- 26 Disinvestment
Community Land Trust

Housing

- 27 Displacement
Communal Resilience
- 28 Dilapidation
Paint Pittsburgh
- 29 Affordability
House Share
- 30 Housing Subsidy
Permanent Rental
- 31 Pricing Out
Ownership Protection

Vacancy

- 32 School Vacancy
Re-Use a School
- 33 Unsafe Vacancy
Eyes on the Street
- 34 Exposed Walls
Ghost Space
- 35 Neglected Sideyard
Sideyards Activated
- 36 Vacant Buildings
Re-Use a House

Mind, Body, and Soul

Health

- 37 Addiction
Collective Rehabilitation
- 38 Depression
Supportive Refuse
- 39 Violence
Networked Reconciliation
- 40 Toxicity
Clean Reparations
- 41 Food Desert
Food Oasis
- 42 Eroded Canopy
Urban Nursery

Identity

- 43 Scarring
Tattooing
- 44 Difference
Note
- 45 Porch Stigma
Porch Pride

Memory

- 46 Loss
Recalling
- 47 Cultural Neglect
[Re]Discover your History
- 48 Whitewashing
Cultural Continuity

Social Connection

- 49 Disconnection
Transference
- 50 Growing Old
Senior Care

PATTERN INDEX

	INJUSTICE PATTERN			JUSTICE PATTERN		
In the Space of the Public	Public Realm	Natural Systems	Transit Void	AV Loops	01	
			Cars Everywhere	Park Zones	02	
			Transit Cost	Car Share	03	
			Highway Barrier	Green Crossings	04	
			Landslides	Safe Slopes	05	
			Unusable Hillside	Celebrated Hillside	06	
			Inclination	Slopology	07	
			Impermanent Gathering	Chair Check-Out	08	
			Uneventfulness	Events Emerge!	09	
			Funding Gap	Shared Stewardship	10	
Streets	Commercial	Development	Crumbling Stairs	Bright City Steps	11	
			Urban Wilds	Green Care	12	
			Rail Barrier	Crossings	13	
			Sidewalk Neglect	Sidewalk Co-Op	14	
			Conflicted Street	The People's Street	15	
			Quietness	Audible Street	16	
			Empty Street	Lively Facade	17	
			Playlessness	Play Anywhere	18	
			Big Box Invasion	Retail in a Big Box	19	
			Capital Leakage	Business Boost	20	
Housing	Vacancy	Health	Lost Retail	The Corner Store	21	
			Disengagement	Know your Development	22	
			Unaccountable Funding	Incentives Exposed	23	
			Developer Disregard	Character Infusion	24	
			Gray (Development)	Green (Development)	25	
			Disinvestment	Community Land Trust	26	
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			Dilapidation	Paint Pittsburgh	28	
			Affordability	House Share	29	
			Housing Subsidy	Permanent Rental	30	
Identity	Social	Memory	Pricing Out	Ownership Protection	31	
			School Vacancy	Re-Use a School	32	
			Unsafe Vacancy	Eyes on the Street	33	
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			Neglected Sideyard	Sideyards Activated	35	
			Vacant Buildings	Re-Use a House	36	
			Addiction	Collective Rehabilitation	37	
			Depression	Supportive Refuse	38	
			Violence	Networked Reconciliation	39	
			Toxicity	Clean Repairs	40	
Memory	Social	Memory	Food Desert	Food Oasis	41	
			Eroded Canopy	Urban Nursery	42	
			Scarring	Tattooing	43	
			Difference	Note	44	
			Porch Stigma	Porch Pride	45	
			Loss	Recalling	46	
			Cultural Neglect	[Re]discover Your History	47	
			Whitewashing	Cultural Continuity	48	
			Disconnection	Transference	49	
			Growing Old	Senior Care	50	

NEIGHBORHOODS

JUST CITY VALUES

- Beech-view
- East Liberty / Garfield
- Hazel-wood
- Middle Hill
- All



Pattern-making Workshops

Two pattern-making workshops were held during the studio. The first was held in Pittsburgh at Carnegie Mellon University with design students and faculty from the School of Architecture. This workshop focused on confirming patterns of injustice in the city and assigning the values and pattern strategies most needed to advance justice in the four study area neighborhoods.

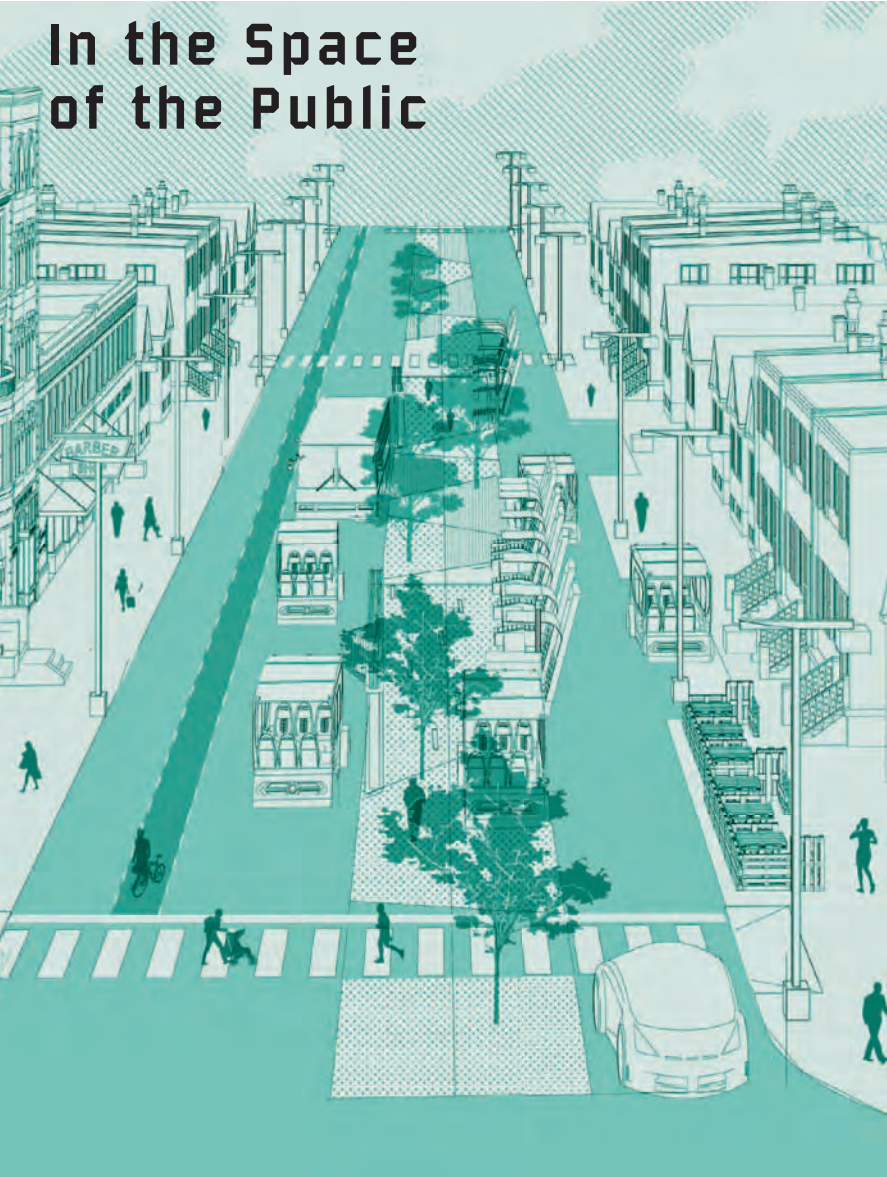
For the second workshop, rather than hold a traditional final design review where students present in front of an audience of design critics and classmates, the final review for Patterned Justice brought together design and planning professionals, artists, faculty, students and visitors from around the country and Pittsburgh to collaborate. The room was wallpapered with the 50 patterns of injustice and justice and at the center of the room were maps of each of the four study area neighborhoods. For each design language theme, "In the Space of the Public," "Neighborhood Change" and "Mind, Body, and Soul," groups of students introduced the corresponding patterns. Students distributed "pattern postcards" and invited guests to assemble the patterns into larger interventions over the neighborhood maps. This interactive experience allowed guests and students to engage in a much deeper dialogue about the effectiveness and impact of their proposals, understand the pattern's relationship and sometimes dependence on other patterns, and the potential sequence of activities and decisions needed to implement the patterns.

This dynamic approach to our design review simulated a model of engagement for how Patterned Justice as a design manual can be used by policy makers, philanthropy, community organizations, developers, activists and residents to bring collaborative design thinking to both problem setting and problem solving.





In the Space of the Public



Mobility

- 01 Transit Void
AV Loop
- 02 Cars Everywhere
Park Zones
- 03 Transit Cost
Car Share

Public Realm

- 08 Impermanent Gathering
Chair Check-Out
- 09 Uneventfulness
Events Emerge!
- 10 Funding Gap
Shared Stewardship
- 11 Crumbling Stairs
Bright City Steps
- 12 Urban Wilds
Green Care

Natural Systems

- 04 Highway Barrier
Green Crossings
- 05 Landslides
Safe Slopes
- 06 Unusable Hillside
Celebrated Hillside
- 07 Inclination
Slopology

Streets

- 13 Rail Barrier
Crossings
- 14 Sidewalk Neglect
Sidewalk Co-Op
- 15 Conflicted Street
The People's Street
- 16 Quietness
Audible Street
- 17 Empty Street
Lively Facade
- 18 Playlessness
Play Anywhere

In the Space of the Public Patterns of Injustice

01

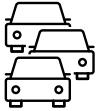
Transit Void



Increasing traffic volumes and limited public transit options make commuting to and from neighborhoods increasingly challenging. The “last mile gap” - the distance between destinations not served by transit - affects many low-income neighborhoods where residents do not have access to a private car, and affects areas with steep slopes that limit walkability.

02

Cars Everywhere



Although many residents heavily rely on cars for daily commutes, especially in hilly neighborhoods, the availability of parking spaces either along the street or in parking facilities is limited. As a result, on street parking is everywhere, not just curbside, but also on narrow sidewalks.

03

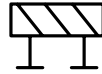
Transit Cost



Hilly topography makes it harder for some residents to access public transit, making household vehicles critically important, but costly for lower-income residents. In some neighborhoods, like Garfield and East Liberty, the transit cost burden is higher than 20%.

04

Highway Divide



There is a sentiment of isolation in Beechview, with residents often expressing feelings of disconnection from the city and other residents across the river. This is largely due to the highways that cut the neighborhood off from its adjacent neighbors. The highways cut through a natural border zone, rendering these open spaces unusable, and further distancing Beechview from its neighbors.

05

Landslides



Landslides are a perennial problem for Pittsburgh and its residents, and one that is sure to escalate with climate change. Decades of urban development along landslide-prone slopes means the city and state scramble to repair damaged infrastructure without adequate funding, and residents are displaced as their dwellings become increasingly unsafe to occupy.

06

Unusable Hillsides



Pittsburgh’s steep hillsides and greenways are often quite steep, uninhabited, inaccessible and vulnerable to landslides. Although many of these *Unusable Hillsides* add environmental value, they often divide neighborhoods, and limit resident access to basic services and amenities necessary for prosperous communities.

07

Inclination



Beechview is only minutes away from Downtown via the "T," Pittsburgh's trolley system. At a 37 percent grade, Canton Avenue in Beechview is believed to be the steepest street in the U.S. Additionally, 64.3% of Beechview's households are built on an *Inclination* greater than 25%, with much of these slopes left unused for other purposes.

10

Funding Gap



Pittsburgh's public realm has been suffering from decades of neglect and the City is struggling to keep up with maintenance and repair due to a *Funding Gap* between the cost of repairs and available public resources. The cumulative neglect is most visible in the 213 structurally deficient public stairs, and aging and underutilized public parks.

08

Impermanent Gathering



Residents in underinvested neighborhoods that lack public open spaces informally appropriate underutilized spaces for *Impermanent Gathering*. Examples include lone chairs along the sidewalk and patio furniture arranged in a circle on a vacant lot. The lack of public seating in neighborhoods like Hazelwood makes community building and social engagement difficult.

11

Crumbling Stairs



Pittsburgh has more public staircases than any city in the United States and the combination of steep slopes and the potential of landslides make public steps essential for pedestrian mobility and access to services. However, this infrastructure is not well-maintained, creating *Crumbling Stairs* that are often dark and covered in litter.

09

Uneventfulness



Some neighborhoods like Beechview, are quiet residential communities predominantly occupied by single-family homes on quiet streets, giving the impression of *Uneventfulness*. When asked, residents would point primarily to religious centers as places of gathering or mention that there were not many events in the neighborhood.

12

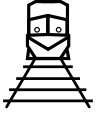
Urban Wilds



Urban Wilds documents the conditions of successional landscapes on vacant land. The vacant parcels are ranked on scale, physical condition or plant growth, slope, cleanliness (illegal dumping), maintenance and use. In the Middle Hill District for example, 47.3% are in fair condition and the remaining 24.4% of the parcels are in poor condition, requiring extensive clean up.

13

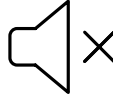
Rail Barrier



In Hazelwood, the railroad tracks that parallel Second Avenue bisect the neighborhood, creating a *Rail Barrier* between the hillside community and the riverfront section of the historic neighborhood, now known as Hazelwood Green. The current designated crossings over the tracks are dangerous and infrequent, compounding Hazelwood's lack of connectivity to the riverfront.

16

Quietness



Many neighborhoods that have large amounts of vacant land lack vibrancy and activity, thus contributing to a sense of *Quietness*. Some of this quietness exists on the unused steep slopes, while some exists on the vacant flat lands of neighborhood commercial corridors, areas that should be alive with people, activity and energy.

14

Sidewalk Neglect



Not every neighborhood in Pittsburgh has adequate sidewalks for pedestrian safety. In Beechview, *Sidewalk Neglect* exacerbates inaccessibility in an area that is already unwalkable due to steep slopes. Public policy requires that homeowners be responsible for the upkeep of sidewalks adjacent to their property. This requirement can be a hardship for property owners with limited incomes.

17

Empty Street



In Beechview, Broadway is a relatively *Empty Street* both on weekdays and weekends. Many formerly vibrant neighborhood commercial corridors feel empty for the majority of the day, only active when residents are home in evenings and on weekends, and there is adjacent population to drive activity.

15

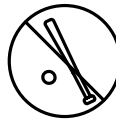
Conflicted Street



Pittsburgh has a number of *Conflicted Streets*; streets that carry a lot of traffic, but pass through neighborhoods with high levels of commercial vacancy along the street. Second Avenue is a particularly good example, with largely abandoned storefronts and a lack of services and amenities, resulting in a corridor dominated by vehicular-oriented streetscapes with narrow sidewalks.

18

Playlessness

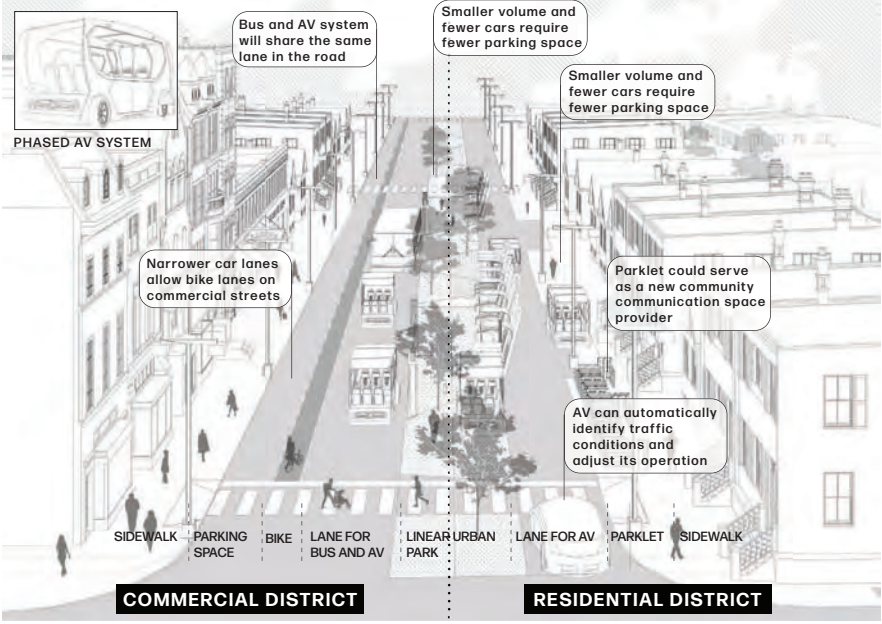


Despite the abundance of green hillsides, many neighborhoods do not have access to usable public open spaces. Even more surprising is the low utilization of some public recreational facilities, caused by low youth populations and/or poor maintenance and programming, creating a sense of *Playlessness* in residential communities.

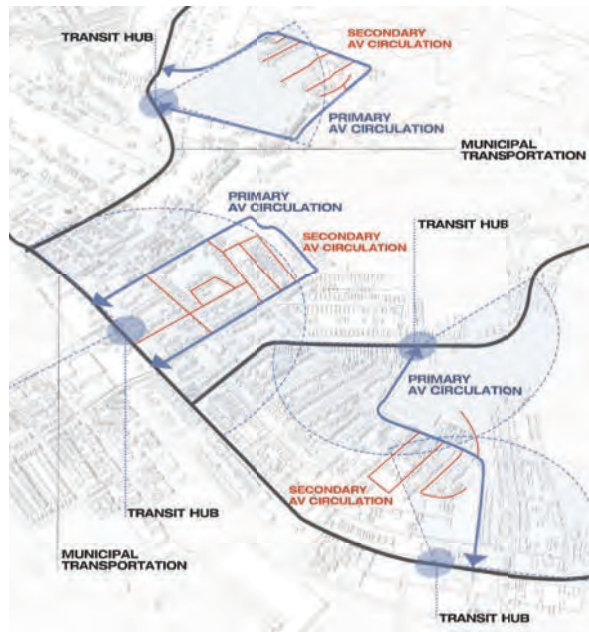


Photo credit: Njaimah Njie

Transit Void AV Loop



In order to fill the *Transit Void* and solve last-mile transportation problems, an Autonomous Vehicle Mobile Loop (AVML) will be introduced. Short term, the AVML system will be implemented in areas with the most prominent traffic problems. Long term, the AVML will gradually replace reliance on private car usage and become the main choice for resident travel. Street sections will change to accommodate dedicated AV lanes, and may also create improved sidewalks and increased open space.



INJUSTICE ICON



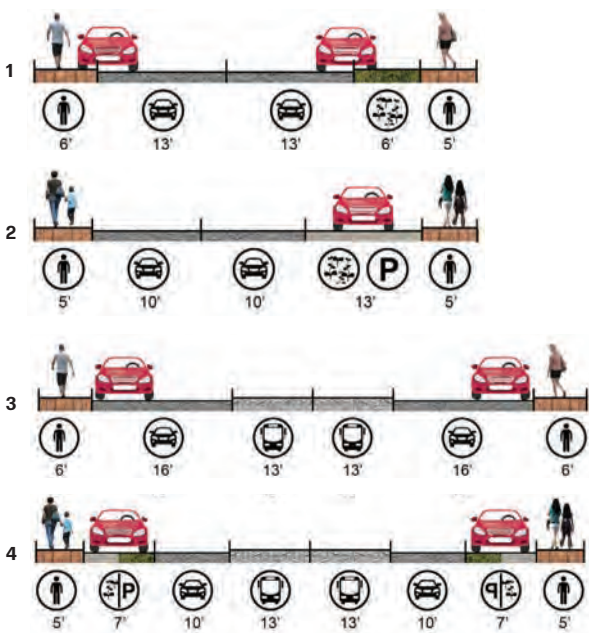
PATTERN LINKAGES

03 04 50

JUST CITY VALUES
Access, Belonging

POPULATIONS SERVED
All residents

Cars Everywhere Park Zones



In order to eliminate *Cars Everywhere*, new parking regulations are required. *Park Zones* is a new approach to assigning different parking configurations based on street sections. On narrow streets, parallel parking will be allowed only on one side of the street. On wider streets, angled parking will hold more cars than parallel parking. In parking lot zones, landscaped resting areas will be required to improve stormwater management and help make the lots more welcoming.

INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES
Beauty, Adaptability

POPULATIONS SERVED
Car owners

Transit Cost Car Share

RENT



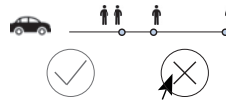
SHARE




Vehicle Type: XXX
Owner: XXX
Available Time: XX-XX
Price: XXX/XX



Search Destination: XXX
Find the best share:



For low-income families with high *Transit Cost* burden, *Car Share* is an initiative for qualifying households where they provide their cars for sharing or renting. For a small membership fee, creating a pool of cars available for community members to share will lower individual family costs, while also creating a pool of funds for repairs, gas and insurance.

INJUSTICE ICON



PATTERN LINKAGES

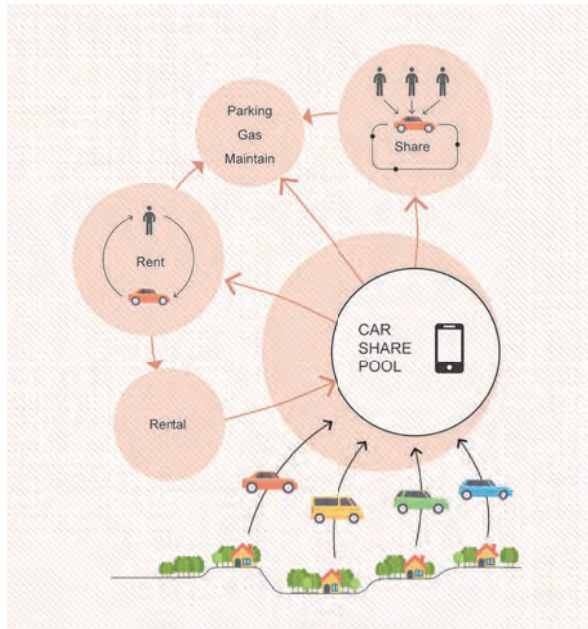


JUST CITY VALUES

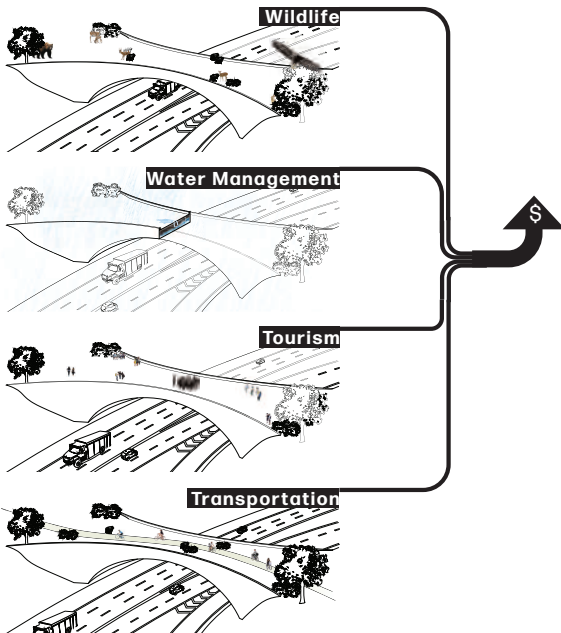
Access

POPULATIONS SERVED

Low income residents



Highway Barrier Green Crossings



The natural system that borders Beechview could be an incredible amenity if unobstructed by the *Highway Barriers*. This wooded network could be filled with trails, connecting the neighboring communities through Pittsburgh's unique landscape. *Green Crossing* land bridges are proposed to connect existing and proposed bikeways, allow pedestrians and animal habitats to safely cross the road, mitigate flooding, and attract tourism to this often overlooked area.

INJUSTICE ICON



PATTERN LINKAGES

01 06 12

JUST CITY VALUES

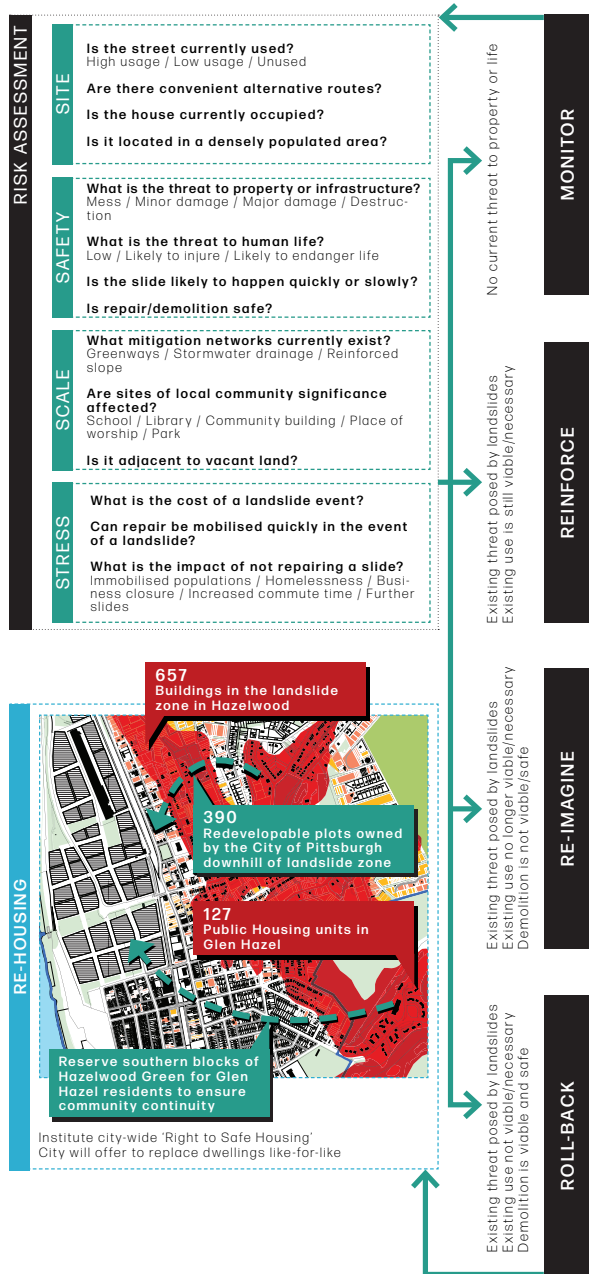
Connectivity, Beauty

POPULATIONS SERVED

Pedestrians

05 Landslides Safe Slopes

ALL



Safe Slopes is a landslide prevention and impact-mitigation plan. The plan demonstrates that prevention and mitigation of *Landslides* requires urban design intervention transforming otherwise banal and mono-functional engineering solutions into public assets. The plan provides city planners and engineers strategies to create beautiful and even usable spaces, while prioritizing the safety and security of residents.

INJUSTICE ICON



PATTERN LINKAGES

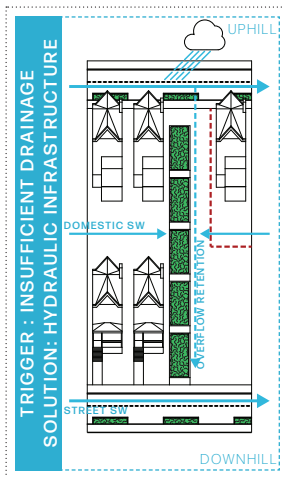
06 07 12

JUST CITY VALUES

Safety, Protection, Durability

POPULATIONS SERVED

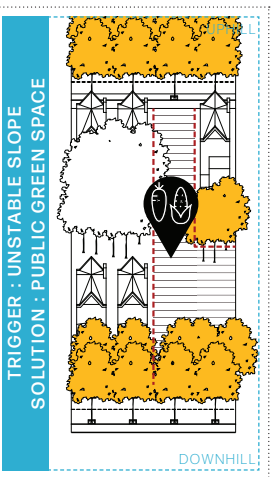
Residents in landslide areas



TRIGGER : INSUFFICIENT DRAINAGE
SOLUTION : HYDRAULIC INFRASTRUCTURE

Planted stormwater sumps: Increase stormwater capture and improve street's visual character.

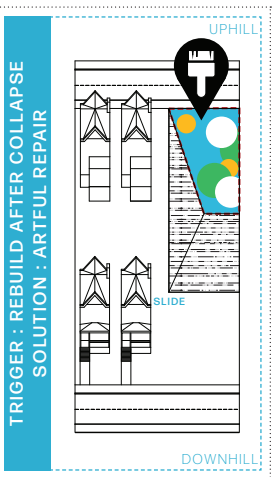
Hydraulic park: staged retention to capture and control street's stormwater overflow.



TRIGGER : UNSTABLE SLOPE
SOLUTION : PUBLIC GREEN SPACE

Productive slopes: soil stabilising urban agriculture

Street tree planting: reduce soil erosion and improve traffic calming.



TRIGGER : REBUILD AFTER COLLAPSE
SOLUTION : ARTFUL REPAIR

Artful repair: Local artists commissioned to conceal shotcrete reinforcement.

Pre-slide

Temporary public space: temporary planter cap to maintain pedestrian permeability of the street. Astroturf cover continuous with open space.

Alternative functions TBC by geotechnical engineer.

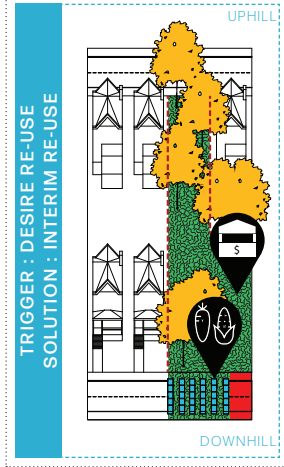
Greenway cap: terminates dangerous street.

Close up and paint houses: Existing residents are offered safe relocation (see Roll-back)

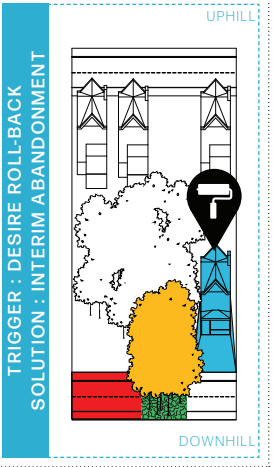
Post-slide

Prefabricated steel bridge: provides pedestrian connection, and can be dismantled and re-used following street repair.

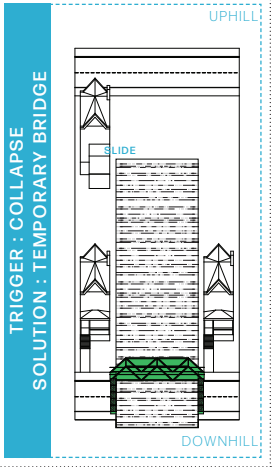
Reinforce edges of damaged roadway and cap with planter box barriers.



TRIGGER : DESIRE RE-USE
SOLUTION : INTERIM RE-USE



TRIGGER : DESIRE ROLL-BACK
SOLUTION : INTERIM ABANDONMENT



TRIGGER : COLLAPSE
SOLUTION : TEMPORARY BRIDGE

PROGRAM PLACEMENT PRINCIPLES:
(FACTORS THAT INFLUENCE LOCATION DESIGN INTERVENTIONS)

Celebrated Hillside creates social connections within Pittsburgh's hillside by adding new programming and amenities in areas typically rendered unusable (land over 25% in slope). The proposal outlines a diverse toolkit of recreational, cultural, and educational interventions on *Unusable Hillside*. It also recommends program placement principles based on adjacencies, funding availability, existing/proposed physical features, and existing/desired spatial characteristics of the site.

INJUSTICE ICON



PATTERN LINKAGES

05 07 12

JUST CITY VALUES
Community, Adaptability, Beauty
POPULATIONS SERVED
Hillside residents

1. ADJACENCIES

1-A) LAND USE
Optimal program placement is decided by adjacent land-use-- both in proximity (distance) and accessibility. For example, more active programming should occur by commercial hubs.

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

TRANSITIONAL

2. INVESTMENT

2-A) INVESTMENT REQUIRED
Optimal program placement is partly determined by the amount of investment require to build and maintain appropriate uses. Low investment interventions should be used when market is new or more unclear.

\$
LOW

\$\$

\$\$\$
HIGH

3. SPATIAL CHARACTERISTICS

3-A) USAGE VOLUME
Optimal program placement is partly determined by amount of pedestrian volume and residential density in a given area.

LOW

HIGH

3-B) DAY NIGHT / SEASONAL USAGE
Optimal program placement is partly determined by the ability to use such a site day vs. night and summer vs. winter.

DAY

3-C) MATERIALS
Optimal program placement is partly determined the type of materials used. This is directly tied to the extent of investment.

TEMPORARY

PERMANENT

3-D) ACTIVE / PASSIVE USAGE
Optimal program placement is partly determined by the type (or use) of such a program. This can be determined by public need.

LOW

HIGH

4. PHYSICAL FEATURES

4-A) ACCESS
Optimal program placement is partly determined the amount of access-- direct (parking available, near primary roadways) or indirect (remote in nature, far from regular vehicular routes).

DIRECT
EASY

INDIRECT
OBSTACLES

4-B) TREE COVER
Optimal program placement is partly determined by the extent of vegetation cover required or allowed for program to function.

LOW

HIGH

PROPOSED HILLSIDE PROGRAM

RECREATIONAL



LOOK OUT PLATFORM

SIZE: MEDIUM
COST: MODERATE/HIGH
MATERIALS: WOOD, STEEL
FEASIBILITY: MODERATE



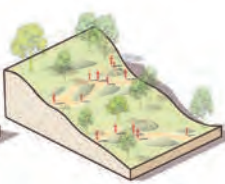
SEATING PODS

SIZE: SMALL
COST: LOW/MODERATE
MATERIALS: CONCRETE, WOOD
FEASIBILITY: EASY/MODERATE



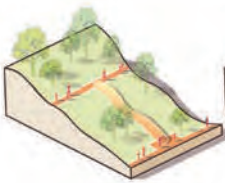
BIRD WATCHING PIER

SIZE: SMALL/MEDIUM
COST: MODERATE
MATERIALS: WOOD, STEEL
FEASIBILITY: EASY/MODERATE



TOPO PLAY MOUNDS

SIZE: SMALL/MEDIUM
COST: LOW
MATERIALS: SOIL, PLUGS/SEED
FEASIBILITY: EASY/MODERATE



SLIDE

SIZE: SMALL/MEDIUM
COST: MODERATE
MATERIALS: PRE-FABRICATED SLIDE
FEASIBILITY: EASY/MODERATE



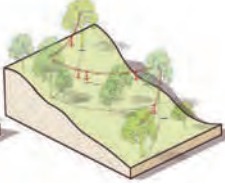
SKI SLOPE

SIZE: LARGE
COST: MODERATE/HIGH
MATERIALS: CUTTING DEVICE, SKI MACHINERY
FEASIBILITY: MODERATE/DIFFICULT



BIKE/HIKE CORRIDOR

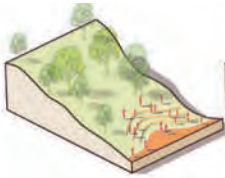
SIZE: LARGE
COST: LOW/MODERATE
MATERIALS: ASPHALT, CONCRETE, GRAVEL
FEASIBILITY: EASY



ZIP-LINE

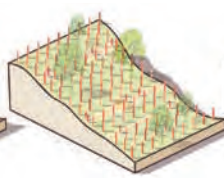
SIZE: LARGE
COST: MODERATE
MATERIALS: WOOD, STEEL CORD
FEASIBILITY: MODERATE

CULTURAL



AMPHITHEATER

SIZE: SMALL-LARGE
COST: HIGH
MATERIALS: CONCRETE, STONE
FEASIBILITY: MODERATE/DIFFICULT



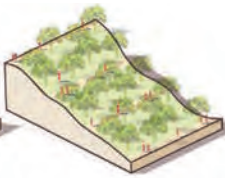
ART INSTALLATION

SIZE: SMALL-LARGE
COST: MODERATE-HIGH
MATERIALS: VARIES
FEASIBILITY: EASY-DIFFICULT



FILM SCREEN

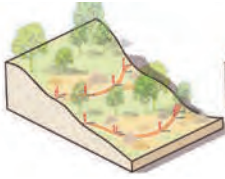
SIZE: SMALL/MEDIUM
COST: LOW
MATERIALS: TARP, INFLATABLE SCREEN
FEASIBILITY: EASY



ORCHARD

SIZE: SMALL-LARGE
COST: LOW/MODERATE
MATERIALS: TREES, SOIL
FEASIBILITY: EASY/MODERATE

LEARNING / INNOVATION



MATERIAL PILES

SIZE: SMALL-LARGE
COST: VARIES
MATERIALS: VARIES
FEASIBILITY: VARIES



SELECTED TREE CLEARING

SIZE: SMALL-LARGE
COST: LOW
MATERIALS: CUTTING DEVICE
FEASIBILITY: EASY



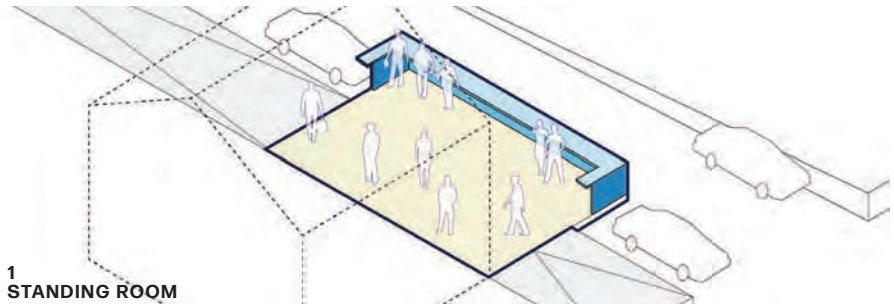
OUTDOOR CLASSROOM

SIZE: SMALL/MEDIUM
COST: LOW-HIGH
MATERIALS: STONEDUST, CONCRETE
FEASIBILITY: EASY/MODERATE

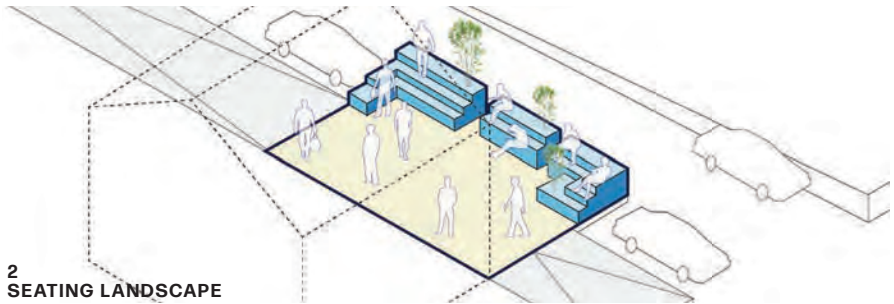


ECO TEST STRIPS

SIZE: SMALL-LARGE
COST: LOW/MODERATE
MATERIALS: PLUGS/SEED, SOIL
FEASIBILITY: EASY

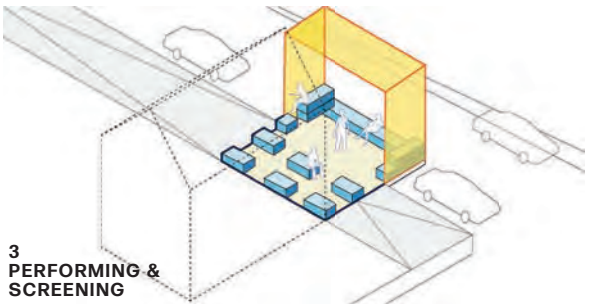


1
STANDING ROOM

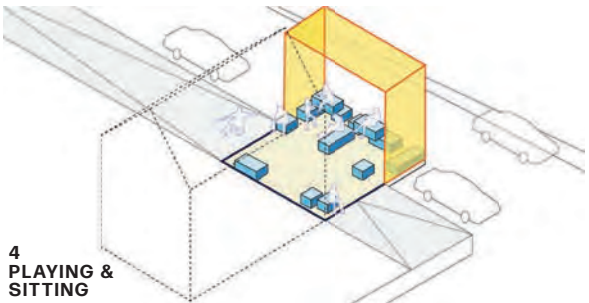


2
SEATING LANDSCAPE

Slopology seeks to create new uses on unused public realm of steep *Inclination* in Beechview and other hilly neighborhoods. Activating the steep slope of the public realm could include redesigning sidewalks combined with parallel parking spaces with a variety of functions including shade trees, plantings, seating and game spaces.



3
PERFORMING & SCREENING



4
PLAYING & SITTING

INJUSTICE ICON



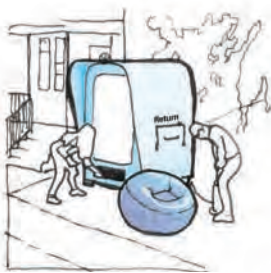
PATTERN LINKAGES

05 **06** **11**

JUST CITY VALUES
Community, Togetherness

POPULATIONS SERVED
All residents

Impermanent Gathering Chair Check-Out



The *Chair Check-Out* system is a series of vending machines of inflatable outdoor furniture. Run by the public library, the furniture can be checked out with a library card, inflated with an adjacent pump, and enjoyed anywhere. The vending machines would carry a variety of furniture sizes and could easily adapt their stock by customizing the inflatables to reflect the aesthetic of different neighborhoods, thereby building community pride and identity.

INJUSTICE ICON



PATTERN LINKAGES

16 17 35

JUST CITY VALUES

Spontaneity, Adaptability

POPULATIONS SERVED

All residents

Uneventfulness Events Emerge!

Events Emerge! is a proposal inspired by resident's strong pride of place and entrepreneurial spirit to create more activity within residential neighborhoods. Neighbors can band together to create income-generating, rentable event spaces in their yards and on vacant lots. These smaller scale spaces allow anyone from artists to entrepreneurs to experiment in affordable venues, creating greater community social capital and neighborliness.

INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES
Vitality

POPULATIONS SERVED
All residents, artists





RESIDENTIAL WORKSHARE

Shown, in order: Shared office, Conference / Presentation room, and supporting kitchen

How It Works

Residents dedicate areas of their home to be available for a non-resident's home office.

Policy Tie-In

Zoning for residential coworking for non-resident use can give tax breaks to both participants. Make office or industry zoning available on application

Suggested Events

- Building a community by coworking
- Shared office or group space
- Shared visual art studio
- Writer's corner
- Presentation practice room
- Political organization
- Tutoring / study groups
- Tech Start up
- Web Conference



PROGRAMMED WORKSHOPS

Shown: Portable Woodshop

How It Works

Similar to the above models, the workshop relies on residents coming together to create a space, with a higher specialty value and buy-in.

Policy Tie-In

Make small loans or sums available to renovate new spaces, with conditions to contribute the space to public use on a set schedule.

Suggested Events

- Subscription model
- Dedicated lessons or classes
- Or weekly or monthly fee to use
- Types
 - Woodworking
 - Pottery
 - Printmaking
 - Metalworking
 - Casting
 - Glassblowing



BACKYARD GARDEN CELEBRATION

Shown: Private event with adjoining kitchen and cocktail reception entry

How It Works

Residents with adjoining backyards agree to form a semi-private space, removing dividing fences and providing plantings and furnishings.

Policy Tie-In

Incentivize the removal of chain-link fences that separate individual properties. Includes front lawn.

Suggested Events

- Migrating displays
- Library extensions
- Art installations
- Performing arts: music, dance, theatre
- Venue for private events
- Weddings, Anniversaries
- Quinceañeras, Birthdays
- Christenings, Baby Showers



LAWN POP-UP AFFAIR

Shown: Full layout for seating, food truck and pop up restaurant friendly

How It Works

Residents with adjoining lawns or significant square footage provide seating or a large flat area for set up.

Policy Tie-In

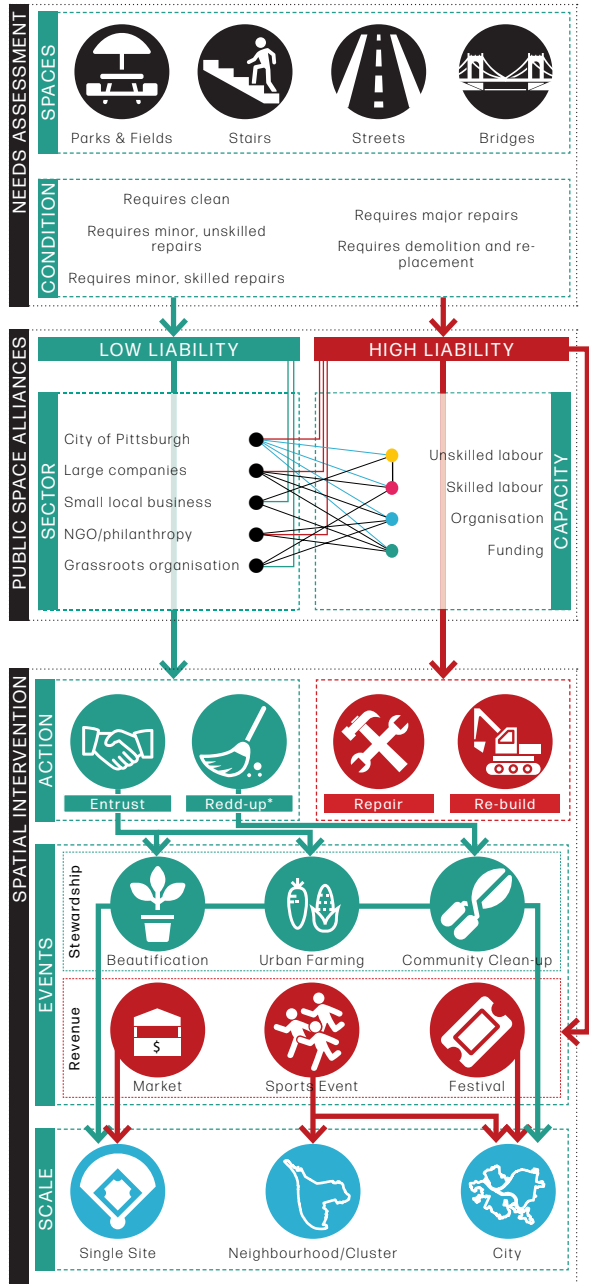
A full-time, paid, staff position for a community event will facilitate a robust rotation of vendors.

Suggested Events

- High traffic multi stand events
- Cultural Fair
- Farmer's market
- Local Business display
- Food Stands / Trucks
- Open talent-based shows
- Craft displays: ceramic, wood, artisanal food, etc
- Job Fair

Funding Gap Shared Stewardship

ALL



Shared Stewardship is a collaborative public space stewardship guide for the City of Pittsburgh. The Guide provides the City's Department of Public Works and planners with a decision matrix for developing public-private alliances that fill the *Funding Gap*, and create resources for the upkeep and upgrade of public realm infrastructure. The Guide focuses on developing events-oriented forms of stewardship that would complement some of the City's existing programs.

INJUSTICE ICON



PATTERN LINKAGES

11 14 15

JUST CITY VALUES
Cooperation, Participation

POPULATIONS SERVED
All residents

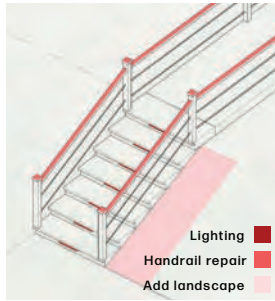
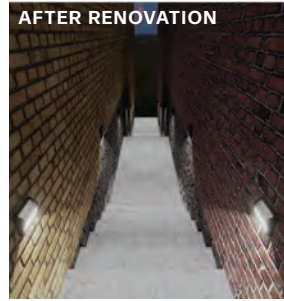
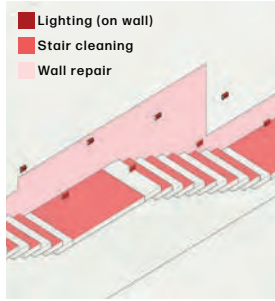
EVENT IMPLEMENTATION

Event name	Partner organisations	Recurrence	Allied Programs	Budgets
GRASSROOTS PARTNERSHIP				
Direct Stewardship				
neighbourhood plant-a-tree : local parks gain community gardens	City of Pittsburgh Large companies Small local business NGO/Philanthropy Grassroots organisation	single event + ongoing gardening		Set-up costs Potential revenue Revenue sources
redd-up city steps : clean up 115 overgrown & littered stairs		quarterly/annually	Redd-Up zones	\$
Revenue Raising				
legs of steel : city steps fun run		annually	Hell on Hills 5K Dirty Dozen	registration vendors sponsors \$ \$
weekend markets: neighbourhood crafts and food markets		weekly	Pittsburgh Farmer's markets	sales vendors sponsors \$ \$ \$
PUBLIC-PRIVATE PARTNERSHIP				
Direct Stewardship				
pop-up beer gardens : planters to remain in place		seasonal	TIF/TRID BID Beerfest	sales vendors sponsors \$ \$
pre-event upgrades				
Revenue Raising				
3 bridges festival : stages on Clemente, Warhol & Carson bridges		annually	Picklesburgh PHILLTER Jazz Festival	registration vendors hotel levy sponsors \$ \$ \$ \$
tour de PGH : 446 bridges bicycle race		annually	Marathon	registration hotel levy sponsors media \$ \$ \$ \$

ONGOING STEWARDSHIP

<p>GRASSROOTS PARTNERS</p> <p>Neighbourhood character programs: Extra funding into grants for local arts, crafts and small business</p> <p>Hand-over ('friends of...'): Community organisations are given control over land for a range of agreed uses</p> <p>Material sponsorship: City provides ongoing material support, e.g. plants, garbage disposal, etc.</p>	<p>PRIVATE PARTNERS</p> <p>Community benefits agreements: Included in incentive agreements for new developments</p> <p>Ongoing stewardship agreements: Ensure continued stewardship between events</p> <p>Ongoing technical assistance: City provides operational assistance for events management</p>
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Crumbling Stairs Bright City Steps



Bright City Steps is a capital improvement initiative to make the city's public stairs safer and promote improved neighborhood identity. A palette of lighting, step, and railing treatments are proposed that can be used in different combinations to promote unique neighborhood identity. Opportunities to introduce public art on the stairs or the adjacent walls is also encouraged to increase vibrancy, making the steps a more utilized resource within hilly communities.

INJUSTICE ICON

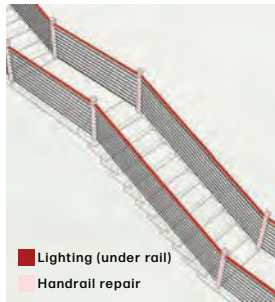


PATTERN LINKAGES

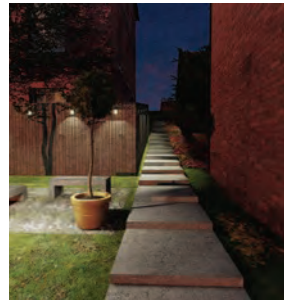
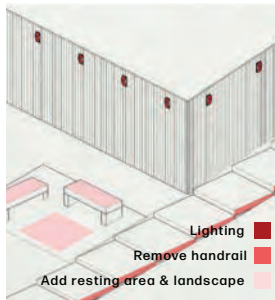
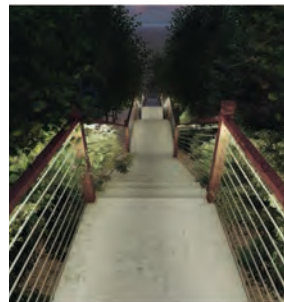
07 10 14

JUST CITY VALUES
Beauty, Safety

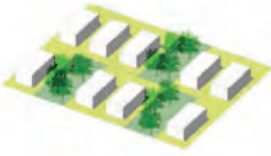
POPULATIONS SERVED
Pedestrians



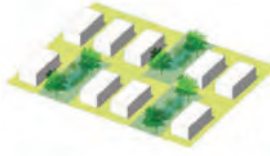
Current



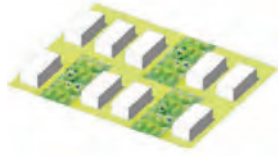
SINGLE PARCEL



Pocket Garden

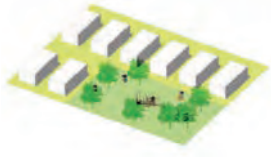


Rain Garden

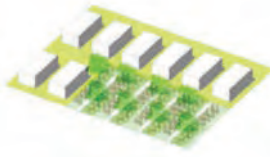


Wild Flower Bed

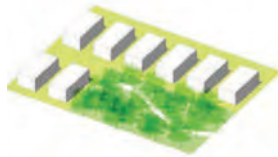
COMBINED PARCELS



Community Park



Urban Farmland



Wild Plants Park



Canna Lily

\$13.50 for three bulbs. To grow, place the bulb in the ground after the threat of frost has passed, then water, cover with mulch, and wait for it to sprout. Once the tropical beauty blooms, you'll need to keep it moist.

Coneflower

\$15.99 for one plant. Where some plants struggle in poor soil, the coneflower thrives. Also known as echinacea, this purple flower. It requires a trim in late summer to rejuvenate its bold blooms.

Creeping Thyme

\$4.19 for 100 seeds. Creeping thyme is a favorite of home cooks and lazy landscapers alike. This fragrant—and edible—perennial ground cover needs little more than warm weather and the occasional watering.

American Beautyberry

\$23.95 for a 6 inch pot. If you want a low-maintenance plant with year-round color, look no further than the beautyberry shrub. After months of green foliage speckled with lilac blooms in the spring and summer.

Spotted Laurel

\$14.95 for one gallon plant. The spotted laurel is an easygoing evergreen that is tolerant of many conditions. With its thick, glossy leaves it's an excellent choice as a hedge, foundation plant, or container plant.

Geranium Brookside

\$6.95 for one gallon plant. The geranium brookside's hardy, long-lasting blooms have earned the plant a glowing reputation among long-time gardeners. Enjoy the lovely blue flowers from late spring through summer.

Butterfly Bush

\$31.43 for one gallon plant. It's a truly tough shrub made beautiful by eye-catching trusses of pink, white, or purple blooms. In addition, true to its name, butterfly bush typically doesn't fail to attract.

Green Care offers a palette of low-maintenance solutions to make maintaining vacant lots more affordable and attractive. A comprehensive plant list is provided along with costs related to maintaining and replacing materials for residents to select from, working with city officials.

INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES
Sustainability

POPULATIONS SERVED
All residents

Rail Barrier Crossings



Crossings are a series of interventions that improve existing crossings and seek to add new crosses that connect the two sides of Hazelwood. Some of the existing crossings offer unique views but lack high quality materials and safety features that make the experience more inviting. The addition of new lighting, color, crosswalk markings and signage are designed to improve the pedestrian crossing experience.



INJUSTICE ICON



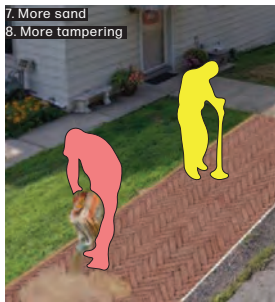
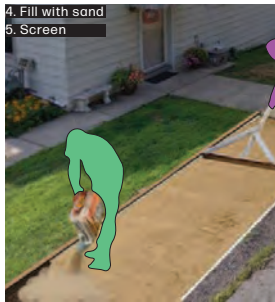
PATTERN LINKAGES

05 23 24

JUST CITY VALUES
Beauty, Connectivity

POPULATIONS SERVED
Pedestrians

Sidewalk Neglect Sidewalk Co-Op



Sidewalk Co-Op proposes to group blocks of different age and class brackets together to pool money and labor to fix sidewalks in their district. These cooperatives will take turns throwing fundraising block parties, which can raise money and build stronger communities. Community members can volunteer to help construct new signature sidewalks that are cheaper, more ecologically friendly, and more accessible in order to equitably build a more accessible neighborhood.

INJUSTICE ICON



PATTERN LINKAGES

10 11 18

JUST CITY VALUES

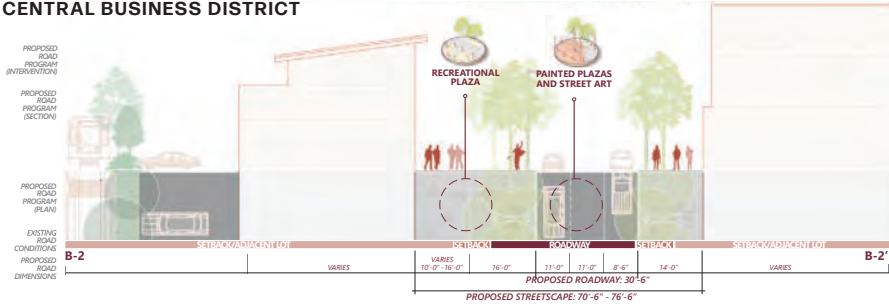
Connectivity, Empowerment

POPULATIONS SERVED

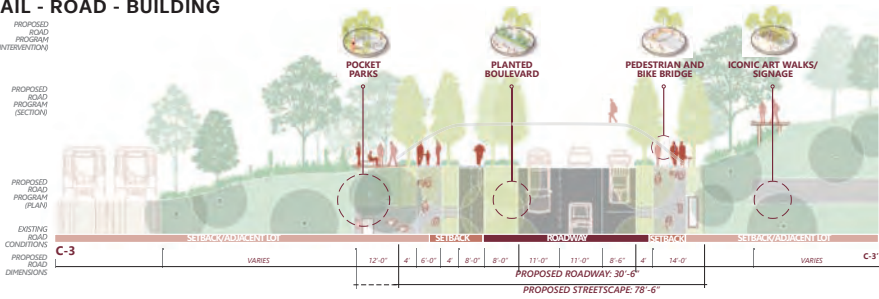
All residents

Conflicted Street The People's Street

CENTRAL BUSINESS DISTRICT

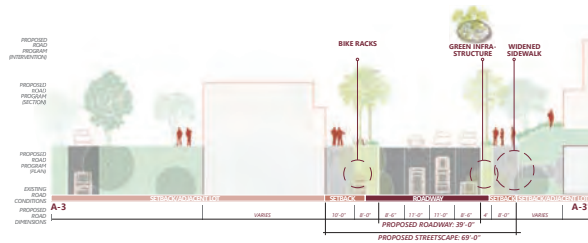
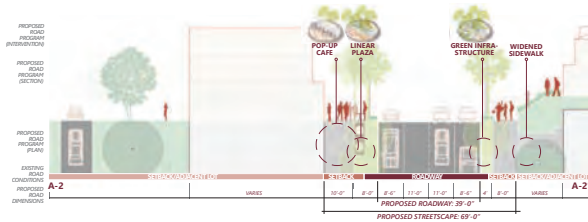


RAIL - ROAD - BUILDING



The People's Street is a proposal to reclaim some of the vehicular roadway for pedestrians. People-first streetscapes offer flexible sidewalks for pedestrian use, active and mixed-use ground-floor building uses, landscapes and green infrastructure installations. The new street section will also allow for multi-modal transportation, and programmatic interventions that create habitable and celebrated places full of neighborhood identity, economic opportunity, and stewardship.

RESIDENTIAL / INDUSTRY



INJUSTICE ICON



PATTERN LINKAGES

02 17 18

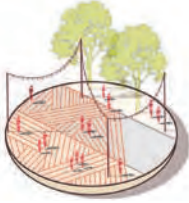
JUST CITY VALUES

Representation, Spontaneity

POPULATIONS SERVED

All residents

PROPOSED STREETSIDE PROGRAM



PAINTED PLAZAS AND STREET ART

R C S

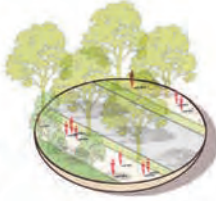
SIZE: SMALL-LARGE
COST: LOW
MATERIALS: PAINT



POP-UP CAFES, MARKETS, AND PARKS

R C S

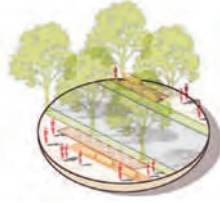
SIZE: SMALL-LARGE
COST: LOW-MODERATE
MATERIALS: WOOD, PLASTIC MODULATIONS



GREEN INFRASTRUCTURE AND PLANTED STRIPS

R C S

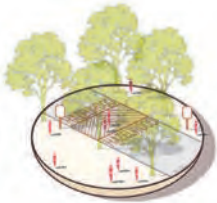
SIZE: MEDIUM-LARGE
COST: MODERATE-HIGH
MATERIALS: CONCRETE/GRANITE, SOIL, SEED, PLUGS, TREES



LINEAR PLAZAS AND GREENSPACE

R C S

SIZE: MEDIUM-LARGE
COST: MODERATE-HIGH
MATERIALS: VARIES; CONCRETE, WOOD, STONE/GRANITE, PLANTINGS



ICONIC ART WALKS AND SIGNAGE

R C S

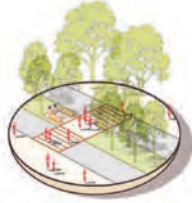
SIZE: SMALL-MEDIUM
COST: LOW
MATERIALS: PAINT, STEEL, MISC.



PLANTED MEDIANS AND BOULEVARDS

R C S

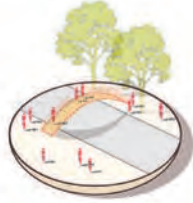
SIZE: MEDIUM-LARGE
COST: LOW-MODERATE
MATERIALS: SOIL, SEED, PLUGS, TREES



MEDIAN REFUGE AND AMENITY ZONES

R C S

SIZE: SMALL
COST: LOW-HIGH
MATERIALS: PAINT, CONCRETE, WOOD, GRANITE, STONE, ETC.



PEDESTRIAN AND BIKE BRIDGES

R C S

SIZE: SMALL-MEDIUM
COST: HIGH
MATERIALS: STEEL



COMMUNITY GARDENS/ FARMERS MARKET STANDS

R C S

SIZE: SMALL-LARGE
COST: LOW
MATERIALS: STEEL/ALUMINUM, TARP, WOOD, PAINT



BUS/TRANSIT HUB AND/OR KIOSK

R C S

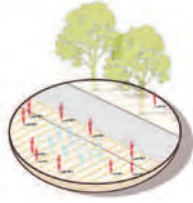
SIZE: SMALL-MEDIUM
COST: LOW-MODERATE
MATERIALS: STEEL, GLASS, CONCRETE, WOOD



POCKET/LINEAR PARKS - DOGS, RECREATION

R C S

SIZE: MEDIUM-LARGE
COST: MODERATE-HIGH
MATERIALS: VARIES; CONCRETE, WOOD, STONE/GRANITE, PLANTINGS



RECREATIONAL PLAZAS - GAMES, WATER, PLAY

R C S

SIZE: MEDIUM-LARGE
COST: HIGH
MATERIALS: VARIES; CONCRETE, WOOD, STONE/GRANITE, PLANTINGS

LITTLE/LOW INVESTMENT
TEMPORAL

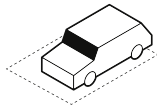
HIGHER INVESTMENT
PERMANENT

Quietness Audible Street

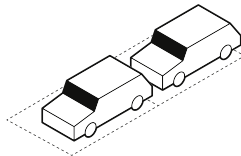
1. PARKLET

Parklets transform on-street parking spaces into small spaces for people to use and enjoy. This provides pedestrian amenities such as seating, landscaping, and bike parking.

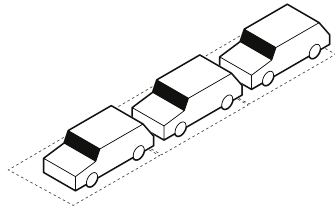
- Partners Involved :**
- Department of transportation
 - Local businesses
 - Business associations
 - Community associates
 - Residents



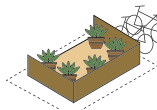
1 Parking Space



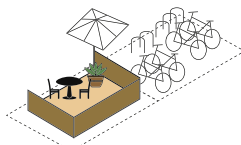
2 Parking Space



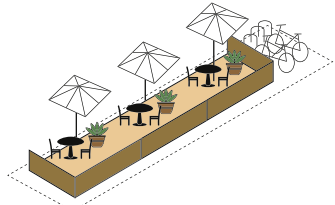
3 Parking Space



Small Parklet



Parklet with bike corral



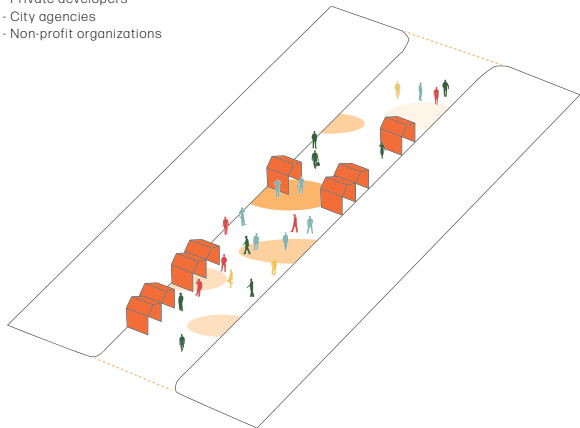
Parklet with bike corral

Audible Street is a project designed to reverse the *Quietness* of neighborhoods experiencing vacancy. The project uses parklets, street fairs, and temporary installations on vacant land and underutilized streets to create moments of vibrancy in areas of former or emerging commercial activity.

2. TEMPORARY STREET TRANSFORMATION

It's important for residents to have a sense of ownership, or territoriality, of the space in order to promote its use and deterrence of crime.

- Partners Involved :**
- Residents, community group
 - Private developers
 - City agencies
 - Non-profit organizations



INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES
Vitality, Delight

POPULATIONS SERVED
All residents

Empty Street Lively Facade

17

BEECHVIEW



MATERIAL

Retain original materials
Similar in type and scale to surroundings

DISPLAY WINDOW

Clear of signs
Small window decals



AWNING

Defining storefronts
Embellish the street

WINDOW OPENINGS

Keep original openings
Re-open closed openings



Streets like Beechview's Broadway need storefront activation and improvement to increase the pedestrian activity. *Lively Façades* is an initiative to activate vacant storefronts through physical upgrades using signage, awnings, lighting, windows and color. A comprehensive set of design guidelines will help promote, retain and attract businesses to storefront spaces, as well as new customers.

INJUSTICE ICON



PATTERN LINKAGES

09 16 20

JUST CITY VALUES

Vitality, Character

POPULATIONS SERVED

Business + property owners

Playlessness Play Anywhere

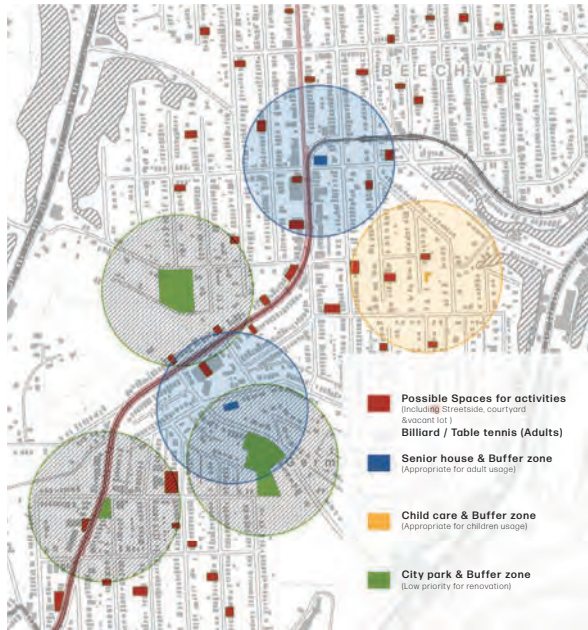


(Children)
Fixed equipments



(Adults)
Billiards/Table tennis

Play Anywhere is a proposal to create multi-generational areas for play. These new play areas can be located along the street, within courtyards and vacant lots, and designed with equipment and furnishings that allow people to create their own forms of play. *Play Anywhere* sites should be located in areas near high populations of youth and seniors and adjacent to senior care facilities and schools.



INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES

Spontaneity, Togetherness

POPULATIONS SERVED

All residents



Neighborhood Change



Commercial

- 19 Big Box Invasion
Retail in a Big Box
- 20 Capital Leakage
Business Boost
- 21 Lost Retail
The Corner Store

Housing

- 27 Displacement
Communal Resilience
- 28 Dilapidation
Paint Pittsburgh
- 29 Affordability
House Share
- 30 Housing Subsidy
Permanent Rental
- 31 Pricing Out
Ownership Protection

Development

- 22 Disengagement
Know Your Development
- 23 Unaccountable Funding
Incentives Exposed
- 24 Developer Disregard
Character Infusion
- 25 Gray (Development)
Green (Development)
- 26 Disinvestment
Community Land Trust

Vacancy

- 32 School Vacancy
Re-Use a School
- 33 Unsafe Vacancy
Eyes on the Street
- 34 Exposed Walls
Ghost Space
- 35 Neglected Sideyard
Sideyards Activated
- 36 Vacant Buildings
Re-Use a House

Neighborhood Change

Patterns of Injustice

19

Big Box Invasion



Centre Avenue in East Liberty has recently experienced a *Big Box Invasion* of non-local retailers and corporate headquarters. New developments have replaced the original scale, type and mix of local retail and service establishments that catered to local residents. This model of urban renewal has triggered a pattern of gentrification that is changing East Liberty's character and economy.

22

Disengagement



Large-scale redevelopment in Pittsburgh has often occurred without full consideration of the voice of local residents. This *Disengagement* is in part due to public engagement processes that have failed to adequately reach out to and involve residents with developers in a meaningful and sustained way that incorporates their feedback and affects the final outcomes.

20

Capital Leakage



Due to the lack of a local business market and the mismatch between existing opportunities and local job skills, it is nearly impossible for residents like those in the Hazelwood neighborhood to spend their limited income within their own neighborhood, resulting in *Capital Leakage*.

23

Unaccountable Funding



The City attempts to stimulate private development in 'blighted' areas through incentive programs like Tax Increment Financing. These incentives are exempt from transparency standards applied to other city-funded projects. *Unaccountable Funding* creates distrust of the government when allocation is negotiated privately and impacts are unreported.

21

Lost Retail



Lost Retail is a common trend on historically active commercial main streets throughout Pittsburgh neighborhoods. Recently, the locally owned stores are being replaced by more upscale businesses catering to new populations, often with higher incomes.

24

Developer Disregard



Some neighborhood residents do not believe they will benefit from new development because of the historic pattern of *Developer Disregard* that occurs when new development happens seemingly without notice. In the past, large riverfront developments have resulted in either displacement or in a generic architectural character that feels foreign to the existing neighborhood.

25

Gray (Development)



Hazelwood Green’s new development proposal misses opportunities to create ecological connectivity, vibrancy, and value. Although touted as greener than city requirements, the project’s internal building and parcel layout is predominantly a *Gray Development*, with a higher ratio of impervious surface to green landscapes.

28

Dilapidation



Abandonment, poverty, low land value, the high cost of repair and depopulation have all contributed to Pittsburgh’s high rates of residential *Dilapidation*. In many of the city’s neighborhoods, it is cheaper for owners to abandon their properties than repair them. However, in other parts of the city there is a building boom, with a 91% increase in permits issued since 2016.

26

Disinvestment



Neighborhoods like the Middle Hill District have suffered from decades of *Disinvestment*, and as a result, suffer from high vacancy, high poverty rates and less access to financial support from banks and investors. Unjust policies of urban renewal and redlining eradicated the vitality of these neighborhoods, resulting in low levels of home and business ownership and a serious mistrust of the government as a partner.

29

Affordability



Garfield and East Liberty have some of the highest concentrations of affordable housing in Pittsburgh. However, new developments are attracting wealthier populations, contributing to higher rents and threatening the neighborhood’s *Affordability*, thus putting low-income residents at risk.

27

Displacement



Gentrification seems inevitable, but *Displacement* of low-income residents does not have to be. The Federal Hope VI program is responsible for most of the demolition and new mixed-income housing, but rents still rise, total public housing units decrease, and people remain isolated. Redevelopment of distressed public housing enclaves must create more than just mixed-income housing.

30

Housing Subsidy



Government-sponsored *Housing Subsidy* is used in many forms throughout Pittsburgh, yet these resources are still insufficient to accommodate the high demand for more affordable housing. Low income households, including public housing residents, have high housing cost burdens and there are not enough opportunities for higher wage jobs to help them fill the gap.

31

Pricing Out



Neighborhoods like Garfield and East Liberty have the lowest household income and the highest rate of housing resales and rent escalation. These sales result in higher housing rents and the *Pricing Out* of low-income renters who lose their homes.

34

Exposed Walls



Exposed Walls are created by vacant lots in between existing buildings that share a structural party wall, like rowhouses and historic commercial buildings. These exposed party walls have become a commonly observed feature in neighborhoods that have experienced high population loss, which affects the impression of the neighborhood.

32

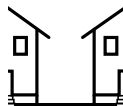
School Vacancy



Neighborhoods with majority African American populations have been disproportionately affected by public *School Vacancy* due to population decline that resulted in school closures. The vacant schools are rarely redeveloped in a way that continues to provide public benefit to the community.

35

Neglected Sideyard



Some neighborhoods suffer from vacant lots in between otherwise occupied residential properties. In neighborhoods with longstanding vacancy, the city makes these lots available to the adjacent property owner in hopes that they will maintain the lot. These *Neglected Sideyards* could become neighborhood open space assets.

33

Unsafe Vacancy



Several neighborhoods like the Middle Hill District suffer from vacant land and buildings that create unsafe environments for local residents. This especially affects frequent walkers like children, bus riders, and people shopping on the commercial corridors. The loss of activity generated by active buildings and open space leave neighborhoods vulnerable to real and perceived lack of safety.

36

Vacant Buildings



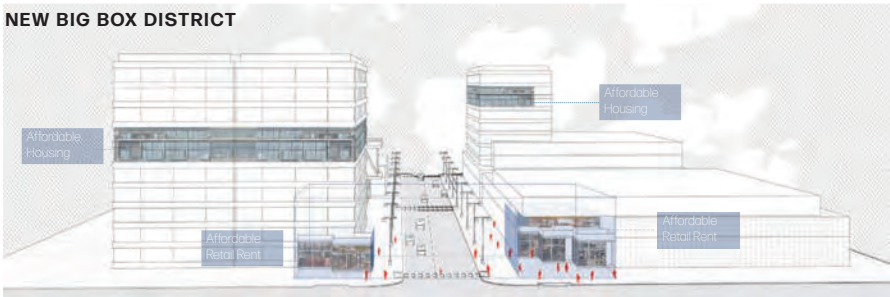
There are a number of residential *Vacant Buildings* throughout the city that, if left to deteriorate, may become eyesores and diminish neighborhood property values. The buildings are in varying stages of disrepair with some still eligible for rehabilitation, while others may need to be deconstructed or demolished.



Photo credit: Njaimh Njie

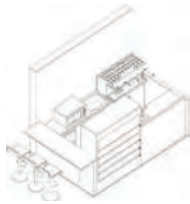
Big Box Invasion Retail in a Big Box

NEW BIG BOX DISTRICT

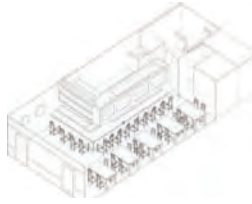


LOCAL RETAIL TYPE

DEVELOPMENT PROCESS



1. Food Stand
Individual local small business



2. Small Shop
Local stores like small restaurants



3. Combined Shop
Several stores sharing same space

Retail in a Big Box is a design and development strategy that allows a neighborhood to accommodate *Big Box Invasion* and still retain spaces for small local businesses. The new model requires developers to incorporate retail spaces for small businesses on the ground floor facing the commercial street, with the big box retailer behind and on the second floor. The strategy encourages mix-commercial retail, providing diverse offerings at diverse price points.

INJUSTICE ICON



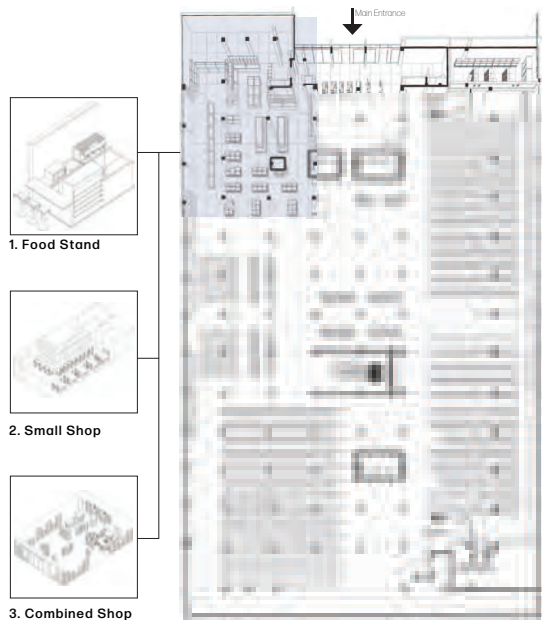
PATTERN LINKAGES

21 23

JUST CITY VALUES
Inclusion, Equity

POPULATIONS SERVED
Small business owners

GROUND FLOOR LAYOUT



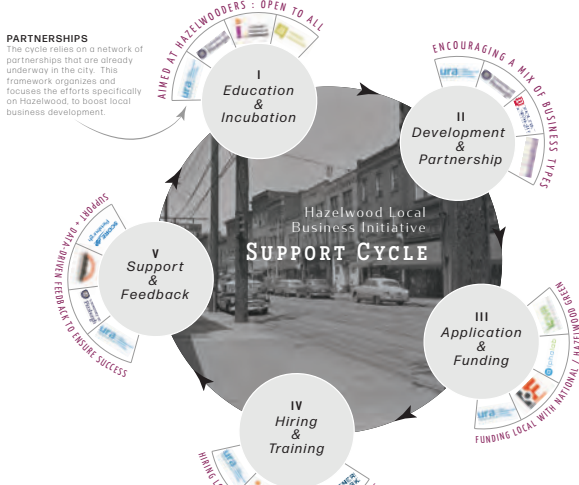
3. Combined Shop

Capital Leakage Business Boost

Increasing Mixed-Price-Point Local Businesses with a Comprehensive Support Cycle

PARTNERSHIPS

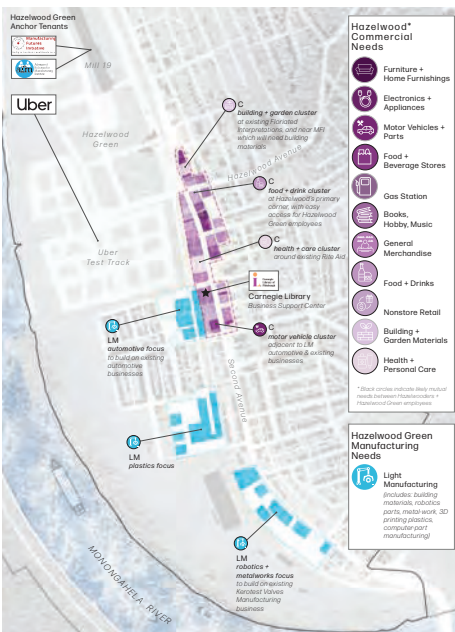
The cycle relies on a network of partnerships that are already underway in the city. This framework organizes and focuses the efforts specifically on Hazelwood, to boost local business development.



Current
Very few people run a business, work, or spend money in Hazelwood

Impending
Hazelwood Green is likely to be expensive, and the average Hazelwooder will continue to work + spend elsewhere

Proposed
Integrate a mixed-price-point local business scene with Hazelwood Green to encourage a work/spend economic cycle



Business Boost is a local business initiative support cycle. An entrepreneurial ecosystem will encourage local business development that offers mixed price point goods and services to serve both current, lower-income Hazelwood residents and future Hazelwood Green employees and residents, who will likely have higher incomes. Second Avenue is reimaged as a thriving mixed-use corridor that complements Hazelwood Green, keeping money within the neighborhood.

INJUSTICE ICON



PATTERN LINKAGES

17 24 26

JUST CITY VALUES

Ownership, Vitality

POPULATIONS SERVED

Small business owners

Lost Retail The Corner Store

REDEVELOPMENT

DEVELOPMENT MODE

FAR bonus add-on

Market-rate Rent

FAR bonus for individual buildings whose owners provide affordable rent for local retail

Market-rate Rent

Affordable Rent

Market-rate Rent

Affordable Rent

Combine adjacent parcels to implement larger building for multi-use programs, including local business

The Corner Store is a proposal to ensure small, locally owned businesses can remain in the neighborhood. The strategy includes the provision for affordable commercial rents to qualifying businesses, similar to affordable housing requirements in new development. Small business attraction campaigns will be targeted towards business owners of color and women who are more likely to be vulnerable with rapid gentrification. Developers who provide these set asides will be eligible for increased FAR bonuses, and development must follow form-based code requirements that help maintain existing neighborhood character.

INJUSTICE ICON



PATTERN LINKAGES

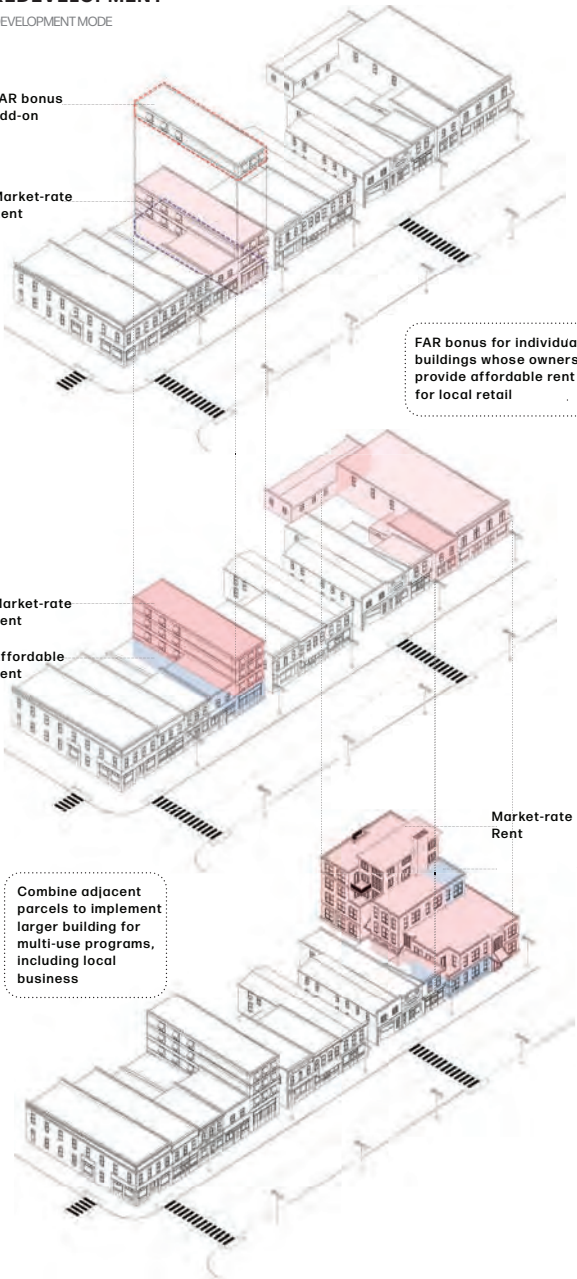
19 23

JUST CITY VALUES

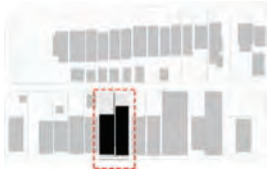
Inclusion, Equity

POPULATIONS SERVED

Business + property owners



Individual Building Renewal



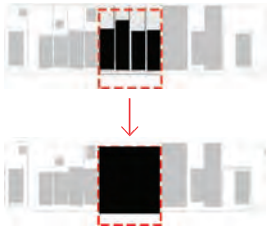
FAR Add-on



1st Floor for Locals



Combination of Adjacent Parcels



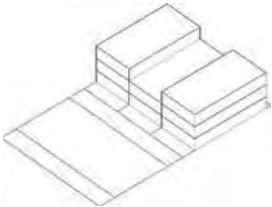
Individual Building



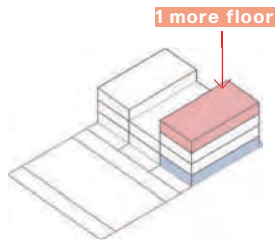
Larger Scale for Multi-program



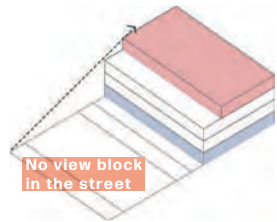
Status Quo



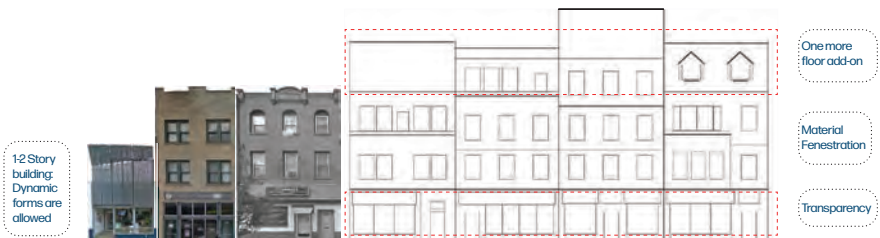
Individual Building Renewal



Combined Building Renewal



STREET STYLE (FORM-BASED CODE)



Disengagement Know Your Development

Know Your Development is a new engagement strategy that requires public projects to fully consider public opinion during the feasibility phase. It focuses on promoting participation from the aspects of community, development, mobility and infrastructure. This new required process gives every resident the opportunity to contribute their concerns, insights and knowledge for the common interests of the community. All residents can express their opinions to the local government to safeguard their interests and achieve outcomes that benefit residents as well as developers.

INJUSTICE ICON

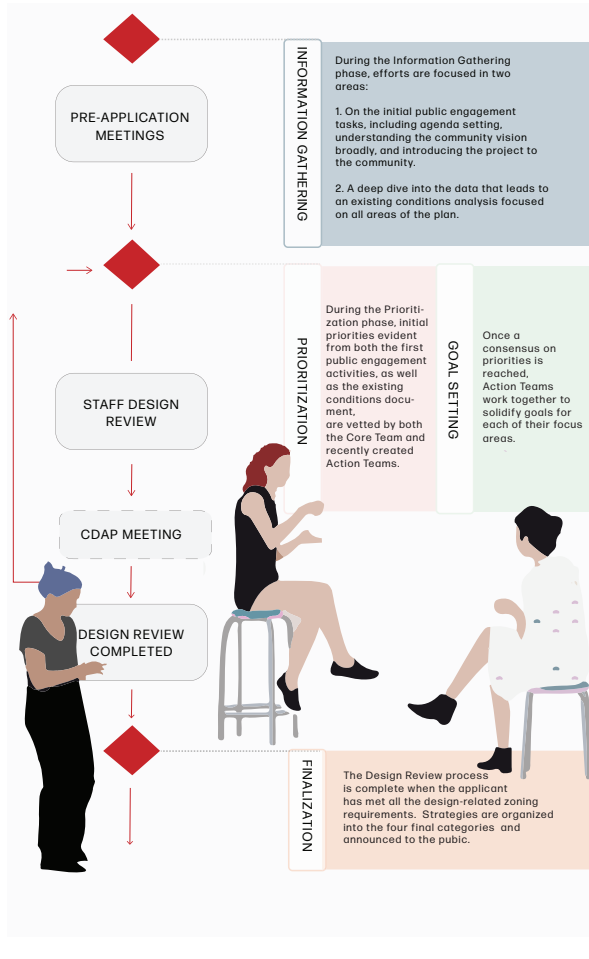


PATTERN LINKAGES

23 24

JUST CITY VALUES
Participation, Cooperation

POPULATIONS SERVED
All residents



COMMUNITY

Community goals primarily focus on the connections among the Urban Design and Development, Sustainability, Culture and Recreation, Public Health and Safety, Education, and Workforce Development.

DEVELOPMENT

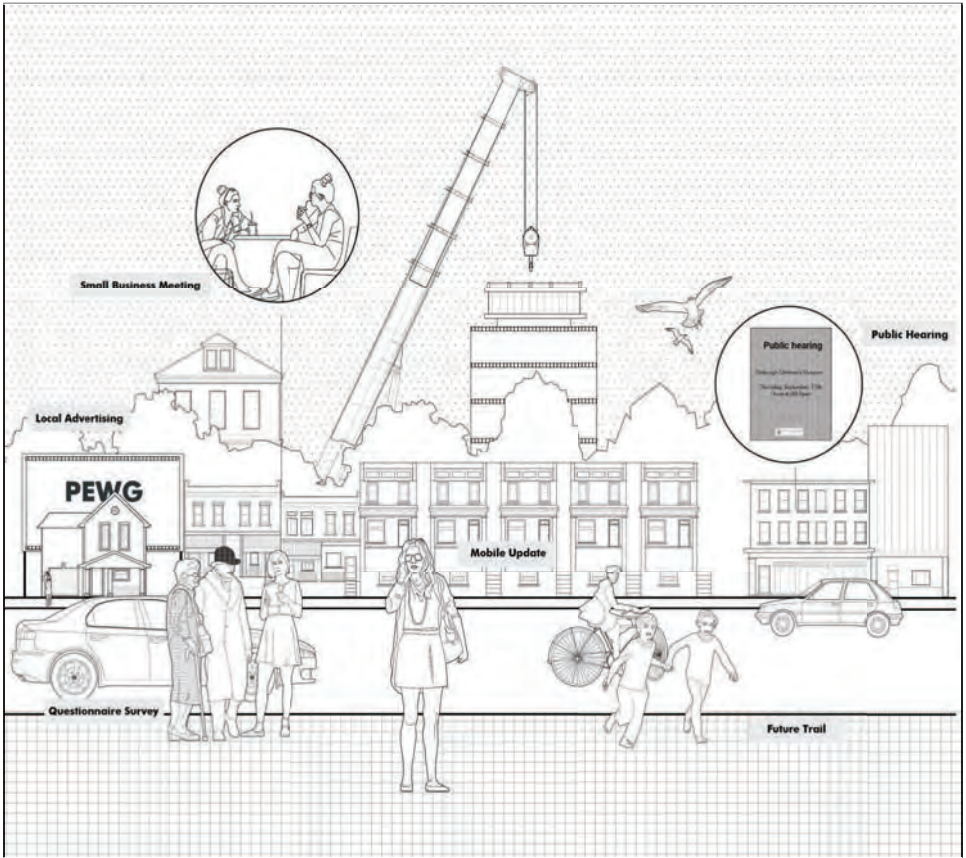
Within the Development theme, goals primarily address Urban Design and Development, Public Health and Safety, Housing, and Business and Innovation.

MOBILITY

Mobility goals cut across Sustainability, Mobility, Public Health and Safety, Education, and Workforce Development focus areas.

INFRASTRUCTURE

Infrastructure forms the foundation of a livable community. Goals within this theme are primarily focused on Urban Design and Development, Sustainability, and Culture and Recreation.



RECOMMENDATIONS FOR EFFECTIVE COMMUNITY ENGAGEMENT

- 1: Have a clear purpose.
- 2: Involve existing community organizations and groups
- 3: Provide flexible, genuine opportunities to engage and meet basic needs of participants.
- 4: Ensure there is value for participants
- 5: Develop realistic expectations for the engagement.
- 6: Develop new leaders
- 7: Provide skilled, culturally competent facilitators, translators, interpreters and representatives.
- 8: Show how community engagement influenced outcomes



DEVELOPING A COMMUNITY ENGAGEMENT STRATEGY

- Stage 1: Scope**
 Step 1: Define purpose and objectives
 Step 2: Understand community profile.
 Step 3: Identify potential community partners and stakeholders.
- Stage 2: Plan**
 Step 4: Develop priorities
 Step 5: Identify mechanisms for engagement
 Step 6: Develop outcome and performance measures.
- Stage 3: Engage**
 Step 7: Implement.
- Stage 4: Review**

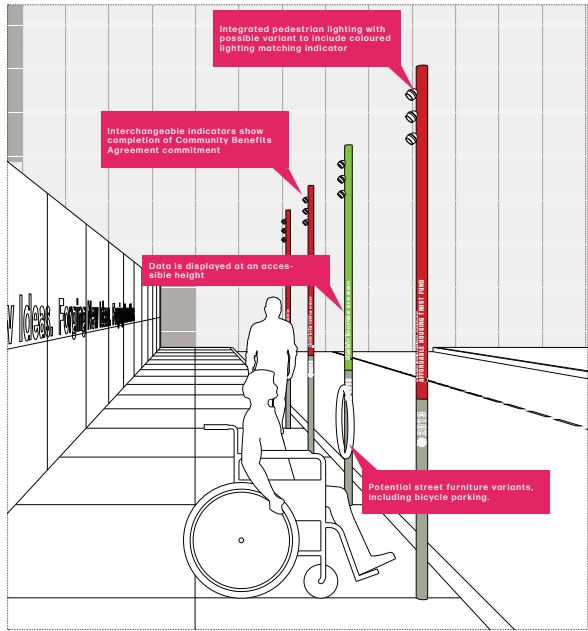
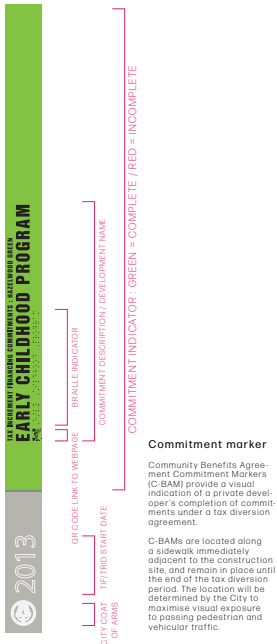


TOOLS

- Inform And Consult Tools**
 Strategy 1: Community Walkshops
 Strategy 2: SpeakOuts
 Strategy 3: Surveys
 Strategy 4: Focus Groups/
 Focus Workshops
 Strategy 5: Pop-Up
 Visioning
 Strategy 6: Community
 Mapping
 Involvement And Collaborate
 Tools
 Strategy 7: Visioning
 Workshops
 Strategy 8: Summits

Unaccountable Funding Incentives Exposed

ALL



Incentives Exposed is a proposal for more transparent and accountable tax-supported financing incentives and spending. The proposal adds a binding and enforceable 'Community Benefits Agreement', and creates a City Tax Diversion Monitor, which reports on the impacts of tax diversion-funded projects. These strategies enable more transparent and accountable reporting through four types of public installations.

INJUSTICE ICON



PATTERN LINKAGES

22 24 25

JUST CITY VALUES

Accountability, Knowledge

POPULATIONS SERVED

Taxpayers in TIF districts

TRANSPARENT REPORTING

Commitment markers installed adjacent to site

Public (neighbourhood)

Monitor updates website with project progress and impact

Public (city-wide)

COMMITMENT REPORTING

IMPACT MONITORING

Financial Planning

TIF fund status
Projected vs actual revenues

Community Benefit

Project status
Commitment completion
Remedial actions taken

Resident Impact

Land values
Displacement
Local jobs

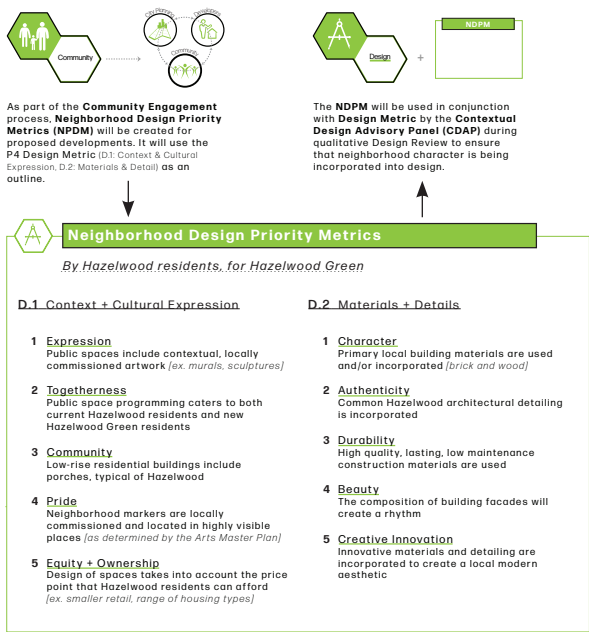
Developer Disregard Character Infusion

community • equity • ownership • character • authenticity • durability • beauty • creative innovation

	Existing Hazelwood	Generic Hazelwood Green	Proposed "New Local" Hazelwood Green
Material:	Brick	Metal Siding	Brick
Detailing:	Yes	No	Yes
Porch:	Yes	No	Yes
Awnings:	No	No	No
Transparency			
Upper Floors:	13%	15% (min)	15%
Ground Floor:	11%	30% (min)	30%



Type A2 - Duplex Apartment (30' wide)



Character Infusion gives existing residents more say in the character of large new developments. Neighborhood Design Priority Metrics will be created through a community engagement process that ties into existing P4 Performance Measures. The Metrics combine neighborhood values, urban character and sustainability goals into new development guidelines intended to reduce tension between existing neighborhoods and adjacent new development.

INJUSTICE ICON



PATTERN LINKAGES

20 25 27

JUST CITY VALUES

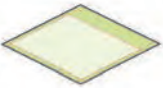
Authenticity, Character, Voice

POPULATIONS SERVED


Existing residents

Gray (Development) Green (Development)


GUIDING PRINCIPLES: (TO APPLY TO ALL CONDITIONS)




1. GREEN EDGES
All parcels should have green edges-- ideally (all, if not some) soft in nature, but if not, well vegetated with permeable surfaces to allow for infiltration.



2. PERMEABLE SURFACES
All parcels hardscape should be permeable. Permeable asphalt, stone dust, pea gravel, lawn, groundcover, and/or native species should be readily used depending on land use and usage.



3. NATIVE / ADAPTIVE SPECIES
Parcels should use native and adaptive species that are not invasive. A mix of species diversity between planting gestures should be used to inhibit disease and promote ecological diversity.



4. ADEQUATE OPEN SPACE
All parcels should provide an adequate and open space, that varies depending on land use. When possible, parcels shall compound open space to each other, creating greater opportunities for ecological diversity and social richness.

Green Development creates a new kit-of-parts of development standards for all commercial/mixed-use, residential parcels and industrial parcels, surface and garage parking, streetscapes, the riverfront and open space areas. The proposal defines key guiding principles and strategies for integrating ecology, amending larger habitat, hydrological, and health issues, and providing more recreational and stewardship opportunities for residents, neighbors, and visitors alike.

INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES

Sustainability, Prosperity

POPULATIONS SERVED

Development / Greater PGH

RETHINKING STANDARDS

INTEGRATING IDEALIZED ECOLOGICAL ASPIRATIONS TO PARCEL DESIGN



LEED FOR HAZELWOOD GREEN

Hazelwood Green mentions "sustainability" frequently in their guideline report, specifically using LEED benchmarking to achieve LEED certification. While laudable and should be a benchmark for all developments to aspire towards, Hazelwood Green should also look into SITES certification benchmarks, that are more tailored towards sustainable urban design and landscape strategies.

EXISTING BUILDING TYPE CRITIQUES

TYPE A (RESIDENTIAL)

Beyond size and scale of proposed residential dwellings larger than Hazelwood's classic building typology, document makes no mention of green infrastructure principals to be incorporated in and around building to aid in ecological value—including orientation, materiality, and setback character.

TYPE B/C (COMMERCIAL)

The commercial building massing largely covers the entire parcel—leaving little room for infiltration. Lot coverage is mentioned to be 80% or greater, with no requirements for green systems and infiltration setbacks. Tower orientation should be defined to encourage less impacted microclimates. Tower setback of 10' should also be increased and podium level should be broken apart to encourage greater ecological corridors.

TYPE D (INDUSTRIAL)

The Hazelwood Green industrial guidelines have a no maximum to their building coverage area of the entire parcel. This means that none of the parcel has to be allocated to open space and permeable surfaces. Furthermore, nothing has been defined about orientation or other exterior building characteristics.

PARKING

Hazelwood Green's existing surface parking guidelines mentions using permeable surfaces when applicable, but does not go into detail on stormwater capturing, parking layout, and the ecological hierarchy when planning out a lot. Garage parking mentions integrating "nature", but does not define what, where or how.

STREETSCAPES

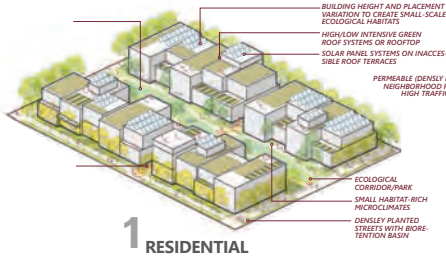
Hazelwood Green's guidelines create a street network typology, largely focusing on transportation, land use, and overall mobility connections. While, there is some mention of general planting gesture, it goes into no detail on how to create an ecologically sustainable and celebrated streetscape, while accommodating social and economic value.

RIVERFRONT/OPEN SPACE

Hazelwood Green's guidelines talk mostly about passive and recreational programming along the riverfront edge. In addition, the mention preserving existing ecologies, but do not mention native planting strategies and stormwater detention/capturing.

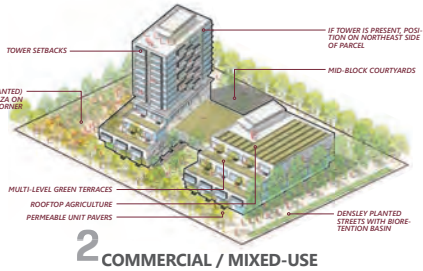
PROPOSED LAND USE PATTERNS

MAGNIFYING GREEN INFRASTRUCTURE PRINCIPALS TO SET DESIGN STANDARDS



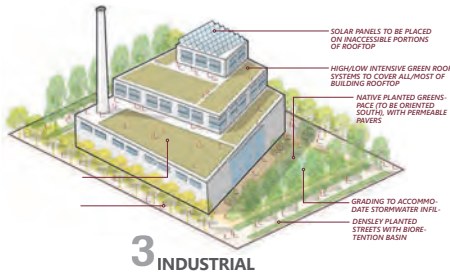
1 RESIDENTIAL

All residential parcels should be offset from lot to accommodate double street tree allees with underlying stormwater collection system. Block typology should resemble existing Hazelwood rowhome housing in floorplate, height, and variability. Staggered quality of building typology is encouraged to create courtyards and open space. Mid-block alleyway is proposed for a more connected ecological and hydrological system with backside housing that opens into a shared ecological corridor and recreational amenity. Flat-tiered roofs encourage solar panel systems, rooftop agriculture, and greenroof systems.



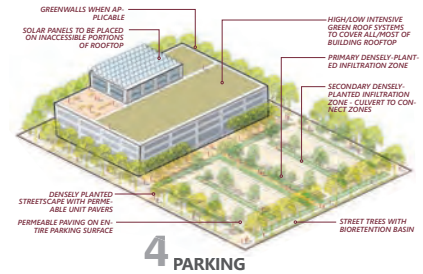
2 COMMERCIAL / MIXED-USE

All parcels should be offset from parcel corners—specifically in high traffic areas to accommodate widened boulevards, permeable vegetated (dynamic) plazas. In addition, building footprints should be segmented/staggered to encourage mid-block courtyards and towers strategically placed with generous setbacks to minimize extreme micro-climates and create wind tunnels. Blocks should also incorporate multi-level porches, green balconies, rooftop agriculture, and green roofs.



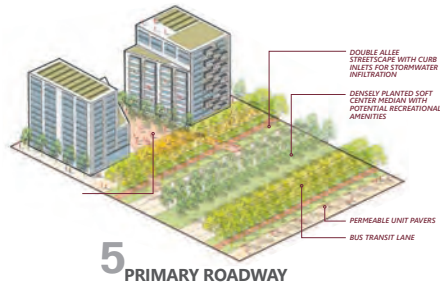
3 INDUSTRIAL

Industrial parcels are to occupy 50-60% of parcel size or less. Positioning of building floorplate is to encourage optimal microclimate and growing conditions on site. Remaining portion of parcel is to be set aside for ecological and recreation amenities and compounded to adjacent parcels of similar nature. On-site stormwater retention is required through modular or intensive greenroof systems, stormwater infiltration, and permeable paving. All sides of parcels are to have large street tree corridors with ample groundcover planting. Solar panel systems are encouraged when roof accessibility is difficult.



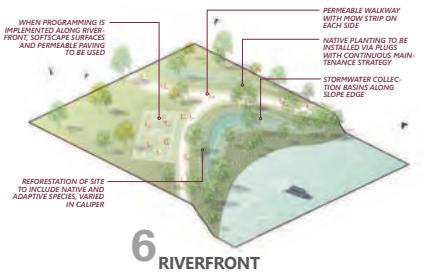
4 PARKING

Surface parking is to be constructed with permeable asphalt and/or stabilized stone dust to provide optimal infiltration. Green (infiltration and pedestrian access) corridors are to run perpendicular to parking for additional rainfall collection and to provide a safety buffer for pedestrians. In center of surface lot, a widened corridor is to run from parking into other green areas of parcel. Parking lot is to be generously treed to provide additional shade and ecological value. Structure parking is to have green roof system and optimally green walls on all/some of sides to provide additional ecological value, stormwater collection, and act as an overall cooling agent.



5 PRIMARY ROADWAY

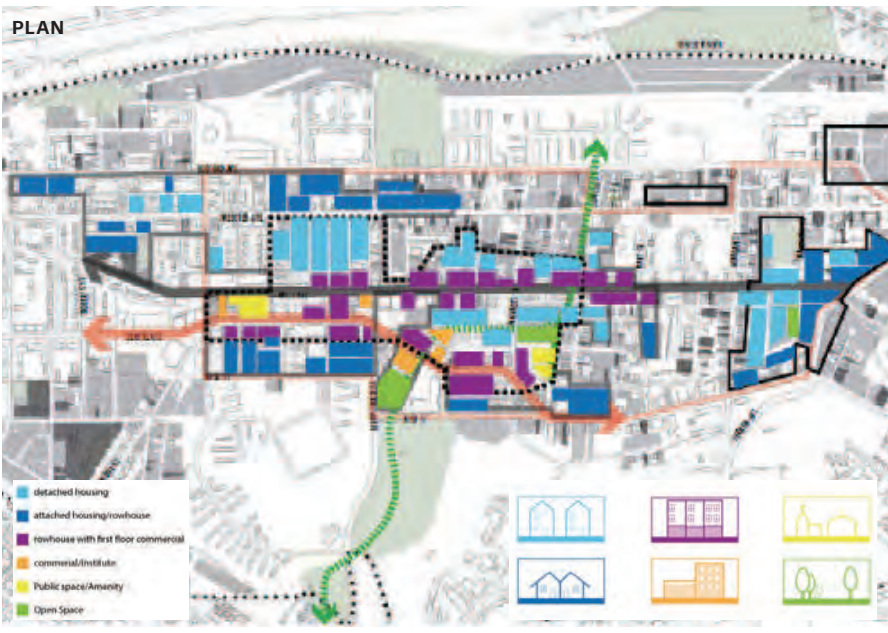
Primary roadways are to have generous median space for plantings and trees. Additional recreational amenities (bus stops, trails, seating, linear parks, etc.) are encouraged. On the outer perimeter of each (singular-direction) boulevard lane, additional soft plantings and a protected bike lane is encouraged to provide additional ecological value and a balance between pedestrian and vehicular hierarchy. Inlets and curb cuts in roadway are recommended to funnel stormwater into soft planting zones for retention and infiltration.



6 RIVERFRONT

Riverfront and large open space areas should consist of 90-100% (permeable) softscape, predominantly with low/no maintenance native/adaptive species. Swaths of infiltration basins should run parallel to river to provide an additional infiltration buffer for runoff of adjacent parcels and the larger Hazelwood community. In areas with more recreational attention, program is suggested to also be permeable in nature—stone dust and permeable asphalt trails are to weave throughout zone with 2' mowed maintenance strip on each side.

Disinvestment Community Land Trust



Unjust public policies have led to chronic neighborhood *Disinvestment*. *Community Land Trust* is a model for the community to develop and retain permanent land ownership through a limited equity model. This community ownership model retains affordability long term to resist market impact. Publicly owned land would be purchased at a low rate, combined with privately owned land, and placed into a new land trust organization, in combination with private property owners.

INJUSTICE ICON

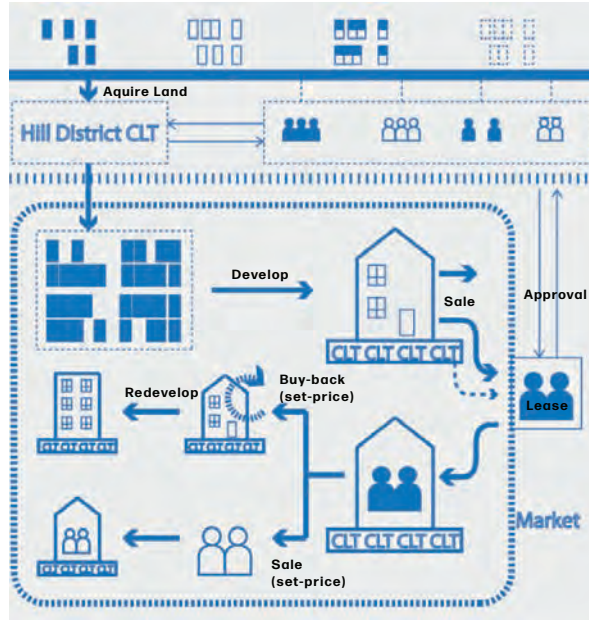


PATTERN LINKAGES

20 24 32

JUST CITY VALUES
Ownership, Empowerment

POPULATIONS SERVED
All residents



Displacement Communal Resilience

27

MIDDLE HILL

DISTRIBUTED OWNERSHIP

This plan shows a wide range of new possibilities for the Hill District. And it also considers how phasing new construction and demolition can ensure that public housing residents move only once and are not displaced from the Hill.

Phase 2: 2024-2027

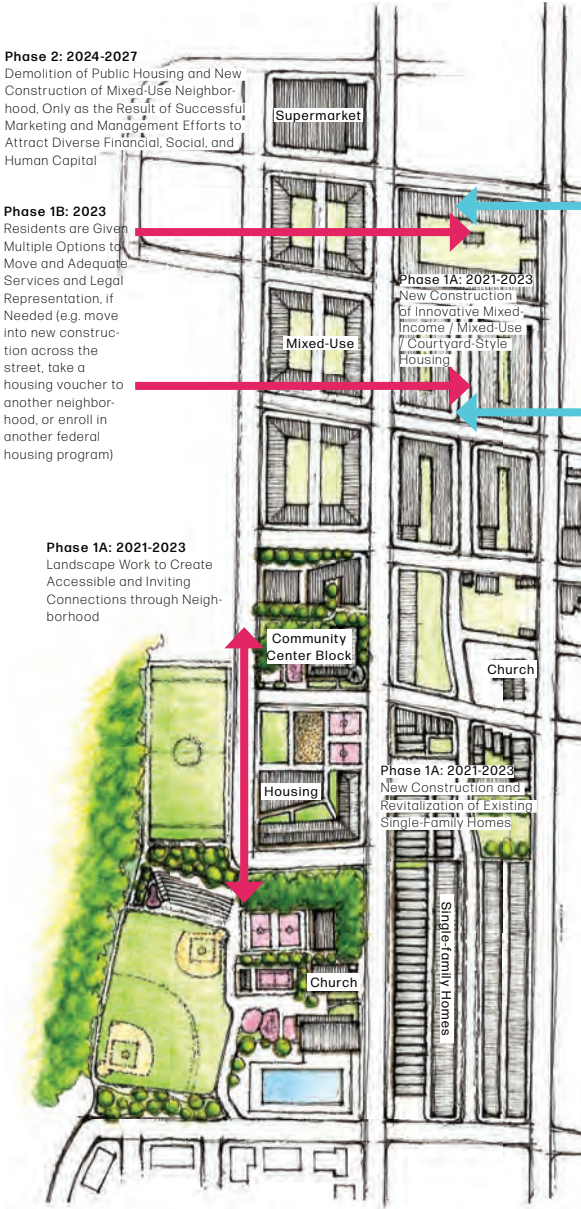
Demolition of Public Housing and New Construction of Mixed-Use Neighborhood, Only as the Result of Successful Marketing and Management Efforts to Attract Diverse Financial, Social, and Human Capital

Phase 1B: 2023

Residents are Given Multiple Options to Move and Adequate Services and Legal Representation, if Needed (e.g. move into new construction across the street, take a housing voucher to another neighborhood, or enroll in another federal housing program)

Phase 1A: 2021-2023

Landscape Work to Create Accessible and Inviting Connections through Neighborhood



Phase 1A: 2021-2023

Outline and implement a dynamic network of human and social services that is prepared to work directly with individuals, individual households, groups of residents, and the entire community that occupies each building. Construct this network of services based mainly on the most urgent needs of existing public housing residents, but also anticipate the need for a system that productively improves social relations between all residents. Strive for communal resilience that spans across all possible perceived boundaries between class, culture, race, etc. It is absolutely imperative that adequate services are established before any units are occupied and must be provided to all residents. Create a methodology for evaluating resident relations.

Phase 1A: 2021-2023
New Construction of Innovative Mixed-Income / Mixed-Use / Courtyard-Style Housing

Phase 1A: 2021-2023
New Construction and Revitalization of Existing Single-Family Homes

Communal Resilience is an anti-enclave approach to the redevelopment of segregated public housing sites. Attracting more diversity (of income, programs, people, and transit) can reinforce economic and social resilience and help break the cycle of poverty. The addition of new uses, business development and job training will allow low income and public housing residents opportunities to not only work near home, but also become entrepreneurs themselves.

INJUSTICE ICON



PATTERN LINKAGES

24 26

JUST CITY VALUES

Adaptability, Sustainability

POPULATIONS SERVED

All residents

28 Dilapidation Paint Pittsburgh

ALL

Paint Pittsburgh! is a comprehensive, neighborhood-focused home repair program that seeks to stabilize existing housing stock, connect residents to existing repair programs, and elevate local identity and history as part of rehabilitation efforts. The project proposes the formation of Paint Pittsburgh! districts in neighborhoods experiencing high dilapidation, poverty, and abandonment. The program is marked by a day of house painting, during which assistance is given to residents of a district to repaint their houses. Paint Pittsburgh! events can be organized around the city to include occupied homes as well as homes being offered for sale by the City.

INJUSTICE ICON



PATTERN LINKAGES

33 43 45

JUST CITY VALUES

Cooperation, Authenticity

POPULATIONS SERVED

All residents

CREATING DISTRICT PALETTES



Cognitive mapping

Residents reflect on memories of neighbourhood and identify important cultural, spatial and built features.



Living Heritage

Consulting artist completes colour survey of standing spaces of local importance identified in cognitive mapping.



Objects of memory

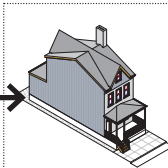
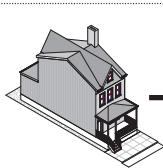
Residents collect objects that reflect local history and identity, and that recall what once was.



Lost histories

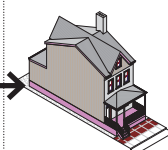
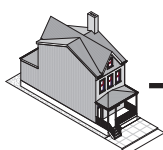
Historic photographs and a local historic survey uncover 'lost' histories that help explain present conditions.

RE-PAINT TYPES



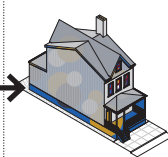
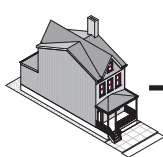
Occupied Dwelling

Residents pick a colour palette from 'living heritage'.



City 'Held' Dwelling

Houses held by the city, are painted in colours of 'objects of memory'.



Condemned Dwelling

Local artists develop murals with community members, using colours of 'objects of memory' and 'lost histories', turning uninhabitable structures into temporary

29 Affordability House Share



1 HOME SHARING



- TARGETED OBJECTS:**
- Single family house with more than one bedroom constantly vacant.
 - Babyboomers: Empty nesters. (As owners)
 - Millennials: Students, Young professionals, Visitors. (As renters)

- DEFINITION:**
- Home-sharing
 - No reconfiguration to the existing house.

House Share is a program to maintain affordability in the neighborhood by creating more rentable units using the existing housing stock. *House Share* allows property owners to place the spare rooms and spaces in their homes for rent to people who need a place to live. The program would be run by a professional management cooperative owned by the homeowners, allowing them to share in revenues and profits as a community.

2 FROM SF TO MF



- TARGETED OBJECTS:**
- Large Single family house with lots of inactively used space
 - Small families, Empty nesters, Young Professionals, Older Adults(As owners)
 - Millennials: Students, Young professionals, Young Families, Visitors. (As renters)

- DEFINITION:**
- Convert one or two floor to rentable units.
 - No reconfiguration to structure.
 - Reconfigured the floor layout.

3 CREATE (AN) ANNEX(ES)



- TARGETED OBJECTS:**
- House with spare garages/ basements/ spare backyards to build or be converted in to an annex.
 - Students, Young professionals, Young Families, Visitors, Older adults. (As renters)

- DEFINITION:**
- Convert garage rentable units.
 - Build an rentable annex structure.
 - Adopt compact living layout.

INJUSTICE ICON



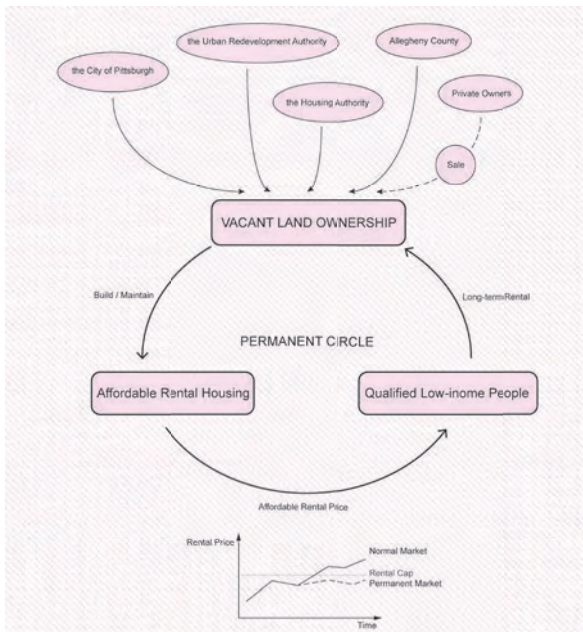
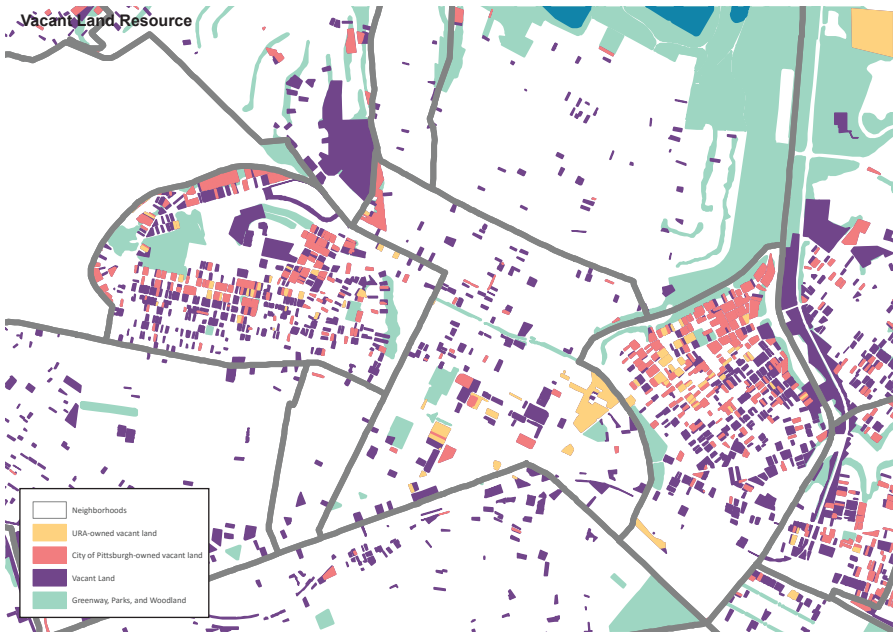
PATTERN LINKAGES

03 09 49

JUST CITY VALUES
Access

POPULATIONS SERVED
Homeowners + renters

Housing Subsidy Permanent Rental



Permanent Rental housing is a proposal to retain and expand the supply of housing that remains affordable to certain low income populations in perpetuity. The proposal recommends retaining all existing public housing subsidies and supports and providing long term incentives to Section 8 property owners and affordable housing developers.

INJUSTICE ICON



PATTERN LINKAGES

27 28 29

JUST CITY VALUES

Inclusion, Access

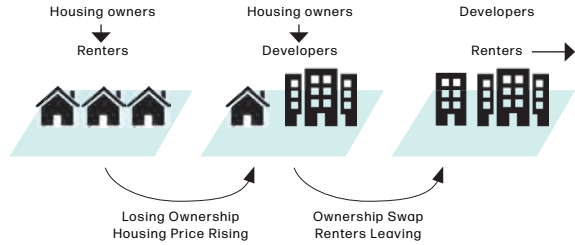
POPULATIONS SERVED

Families needing housing

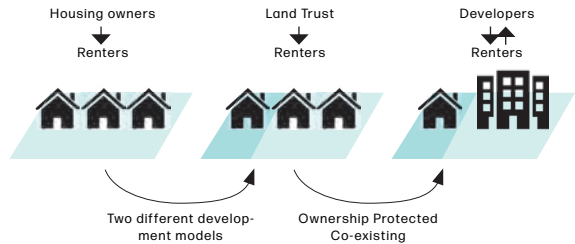
Pricing Out Owner Protection

TWO DEVELOPMENT MODELS

1. Gentrification - Ownership Swap

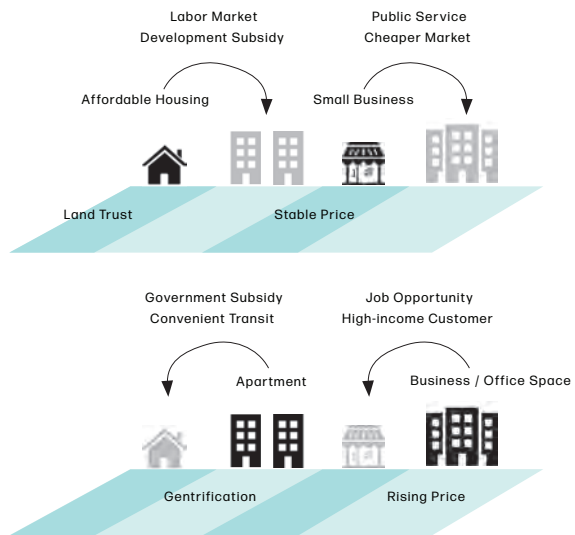


2. Land Trust - Ownership Protection



Ownership Protection is a policy that protects current homeowners and renters. The policy offers technical assistance on estate planning, tax abatement, and home repair assistance to current owners who are considering selling their property. The policy also creates rent stabilization requirements for the sale of properties over a certain number of units over a period of five years.

DEVELOPMENT MODELS CO-EXISTING



INJUSTICE ICON



PATTERN LINKAGES

27 28 29

JUST CITY VALUES

Inclusion, Ownership

POPULATIONS SERVED

Families losing ownership



32 School Vacancy Re-Use a School

DECISION FRAMEWORK FOR PITTSBURGH PUBLIC SCHOOLS

What should we do with this school?

STEP 1 EVALUATE CONDITIONS

Physical		Market	
	Y N	Y N	Consider in Step 2
Building has been well-maintained	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	BO BU
Entire building is architecturally significant	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
Portion of building is architecturally significant	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	BU
Building has newer additions	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	BO BU
Building is small enough to have single re-use	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	BU
Overall site is large	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	LO LU
Unoccupied portions of site are large	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	
Overall site is flat	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	

Summary: *Ex. Original building is in good shape, but... but has additions that could be demolished. The site... is quite large with flat unoccupied areas suitable for... new construction.*

	Y N	Consider in Step 2
Neighborhood needs a school now	<input type="checkbox"/> <input type="checkbox"/>	BO BU
Neighborhood may need a school soon	<input type="checkbox"/> <input type="checkbox"/>	
Neighborhood lacking community space	<input type="checkbox"/> <input type="checkbox"/>	BU
Community organizations have capacity to operate	<input type="checkbox"/> <input type="checkbox"/>	
A lot of reinvestment in adjacent neighborhood	<input type="checkbox"/> <input type="checkbox"/>	BU
Strong market for leasing space	<input type="checkbox"/> <input type="checkbox"/>	
Neighborhood lacking recreation space	<input type="checkbox"/> <input type="checkbox"/>	LO LU
Strong market for new construction	<input type="checkbox"/> <input type="checkbox"/>	

Summary: *Ex. Neighborhood does not need a new... school now, but would benefit from community space... Community organizations have strong capacity, and... market can support new construction to lease.*

Re-Use A School is a decision framework tool for Pittsburgh Public Schools (PPS) to evaluate redevelopment approaches for the many vacant school properties across the city. The framework prioritizes PPS retaining ownership of the properties and using them for public good as well as private-profit-oriented uses, like housing. The long-term outcomes create community benefits for neighborhoods affected by school vacancies and allow PPS to flexibly adapt the properties over time in response to population and market changes.

INJUSTICE ICON



PATTERN LINKAGES

26 36 48

JUST CITY VALUES

Adaptability, Community

POPULATIONS SERVED

Developers + residents

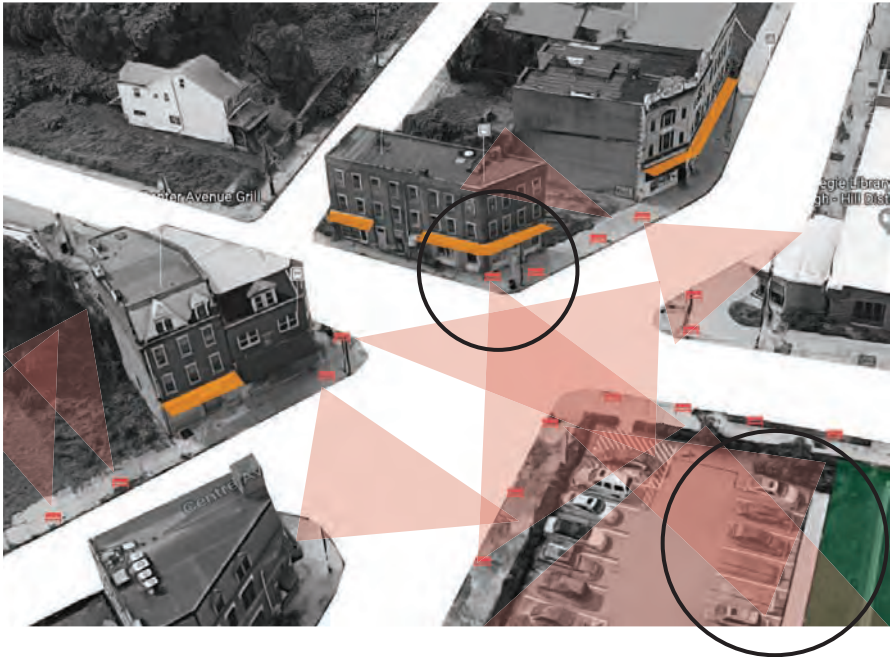
STEP 2 MAKE DECISIONS

Building		Land					
	All Part None		All Part None				
BO Building Ownership	Retain & operate	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BO1	LO Land Ownership	Retain & operate	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LO1
	Retain & lease	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BO2		Retain & lease	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LO2
	Sell	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BO3		Sell	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LO3
BC Building Construction	Retain & maintain	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BC1	LU Land Usage	School usage	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LU1
	Demolish	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BC2		Community usage	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LU2
	New construction	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BC3		Private market	<input type="radio"/> <input type="radio"/> <input type="radio"/>	LU3
BU Building Use	School usage	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BU1	Summary: Ex. PPS retains half the building and land to operate as a school, and the other half goes to a community org.			
	Community usage	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BU2	BO1 BO2 BO3 BU1 BU2 BU3 LO1 LO2 LO3 LU1 LU2 LU3			
	Private usage	<input type="radio"/> <input type="radio"/> <input type="radio"/>	BU3				

	Ideally, they would still be schools!	Today, a few are community centers...	...but most become private condos.
CURRENT TYPICAL SITUATIONS	<p>SCHOOL</p> <p>PPS owns and operates a school.</p>	<p>COMMUNITY CENTER</p> <p>PPS sells everything to a community organization.</p>	<p>CONDOMINIUMS</p> <p>PPS sells everything to a private developer.</p>
	<p>LEGEND</p> <p>SELL (diagonal lines) LEASE (cross-hatch) SCHOOL (yellow) COMMUNITY (orange) PRIVATE (brown)</p>		

	GOAL: Re-opening a School	Community Usage	Private Use with Public Good
STRATEGY	<p>SCHOOL</p> <p>PPS sells front corner building and land to pay for remaining buildings to operate as a school.</p>	<p>COMMUNITY CENTER ± OFFICES</p> <p>PPS sells back lot, leases front corner to a private developer and leases the rest to a community organization.</p>	<p>APARTMENTS ± DISTRICT MONEY</p> <p>PPS leases everything to a private developer. The proceeds are used to fund other schools in other parts of the District.</p>
	Buildings Retention	<p>SCHOOL ± COMMUNITY CENTER</p> <p>PPS sells back lot, leases front corner to a community organization to pay for school.</p>	<p>COMMUNITY CENTER</p> <p>PPS sells back lot, leases everything else to a community organization.</p>
Partial Demolition		<p>NEW SCHOOL</p> <p>PPS demolishes everything, sells back lot to fund construction of new school.</p>	<p>COMMUNITY PARK</p> <p>PPS demolishes everything, sells back lot and leases the land as a community center & park.</p>
	Complete Demolition		

Unsafe Vacancy Eyes on the Street



Eyes on the Street aims to improve the security of neighborhoods like the Middle Hill District. Through surveillance cameras, artists are commissioned to create illumination using creative light installations on streets with high vacancy to promote a greater sense of vibrancy. These can be color-coded to reveal who owns the camera; a property owner, business owner, the city, public safety office, creating more public transparency in surveillance.

INJUSTICE ICON



PATTERN LINKAGES

15 17 28

JUST CITY VALUES
Safety, Security

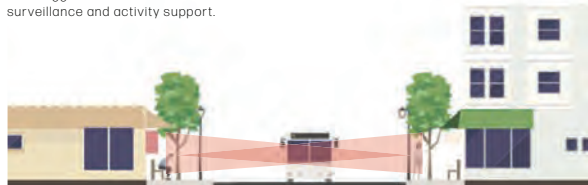
POPULATIONS SERVED
All residents

interventions

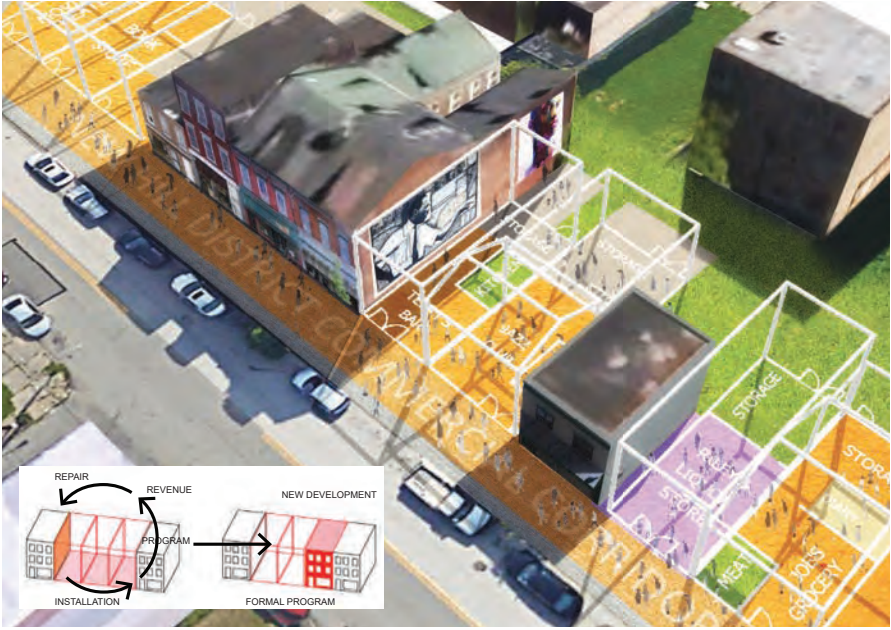
- Install awnings
- Install street furniture
- Site for new park

NATURAL SURVEILLANCE + ACTIVITY SUPPORT

Seats are added along the street and new commercial activities are also suggested to both add natural surveillance and activity support.



Exposed Walls Ghost Space



Ghost Space proposes to repair and renovate exposed party walls by hosting revenue-generating programs on the vacant land in between. Spaces can be on commercial corridors to maximize visibility and attract pedestrians. Community organizations and artists are encouraged to collaborate on the exposed wall artwork and programming. A ghost structure, resembling the lost building, can also be erected to create enclosure and celebrate history.

INJUSTICE ICON

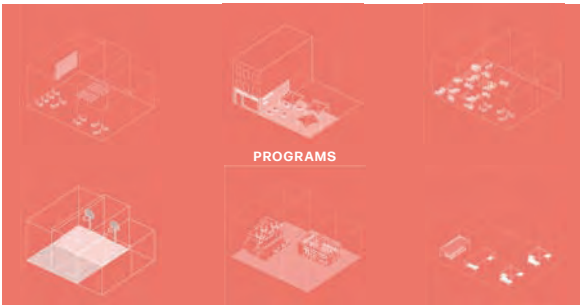


PATTERN LINKAGES

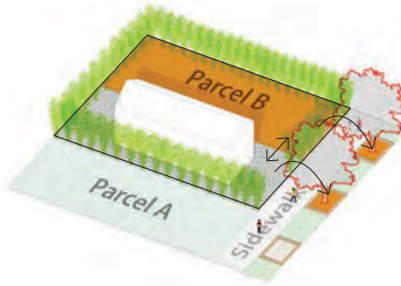
28 39 43

JUST CITY VALUES
Inspiration, Delight

POPULATIONS SERVED
All residents

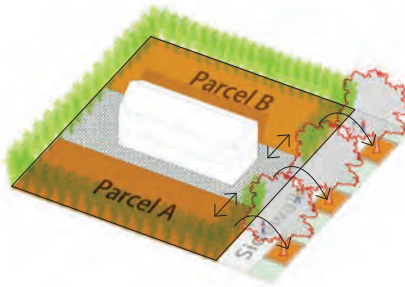


Neglected Sideyard Sideyards Activated



1. BUY SINGLE PARCEL

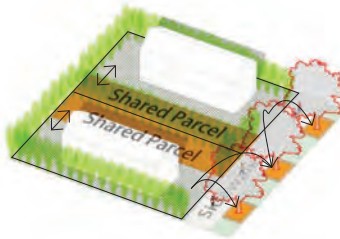
Landowners who buy one of their neighboring parcels as a sideyard (eg. Parcel A or Parcel B) will receive a 70% discount on the parcel value. The parcel may only be used as a sideyard, no other types of land use are allowed. Owners are required to plant one tree in front of the purchased parcel, in order to coordinate with the Eroded Canopy pattern.



2. BUY MULTIPLE CONTINUOUS PARCELS

Landowners who buy multiple neighboring parcels as sideyards (eg. Parcel A and Parcel B) will receive a 50% discount on the parcel value. The parcel may only be used as sideyards, no other types of land use are allowed, which means only sideyards and no other types of land use are allowed. Owners are required to plant one tree in front of the purchased parcel, in order to coordinate with the Eroded Canopy pattern.

Sideyards Activated provides four types of sideyard development strategies for adjacent vacant lots. 1) adjacent property owners can purchase a single lot for private use; 2) adjacent property owners can purchase multiple lots for private use; 3) two owners can purchase an adjacent lot and subdivide; and 4) lower-income owners can apply for the city to create mini sideyards within their existing property.



3. SHARE THE PARCEL

Two neighboring landowners may purchase a vacant parcel together and share the land as a sideyard. The purchasers will receive a 50% discount on the parcel value, and can divide the payment, offering a less expensive shared option. Owners are required to plant one tree in front of the purchased parcel, in order to coordinate with the Eroded Canopy pattern.

INJUSTICE ICON

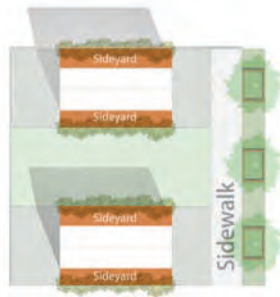


PATTERN LINKAGES

12 42

JUST CITY VALUES
Ownership,

POPULATIONS SERVED
Property owners

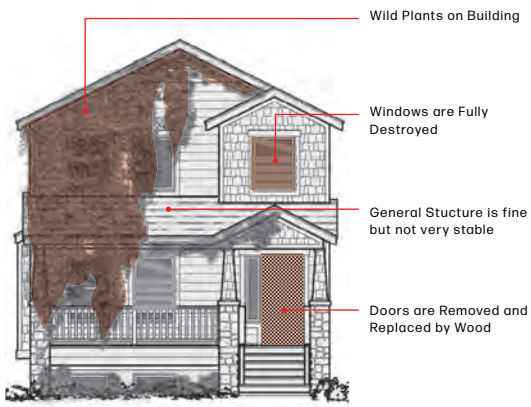


4. SIDEYARDS WITHIN EXISTING PROPERTY

Residents below a specified income standard can apply to the city for mini-sideyards to be created within the boundaries of their property. Residents will contribute \$400 towards the sideyard, and a city fund will cover the remaining costs.

Vacant Buildings Re-Use A House

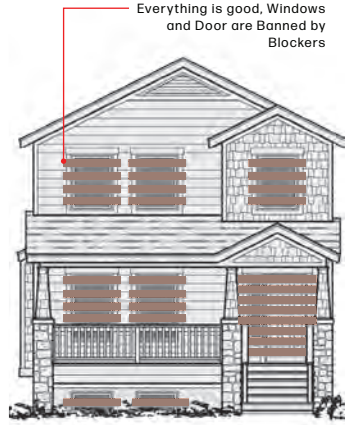
FAIR CONDITION BUILDINGS



Rehab Key Notes

- Plants: Remove
- Structure: Reinforce
- Windows: Replace
- Door: Replace
- Interior: Refresh

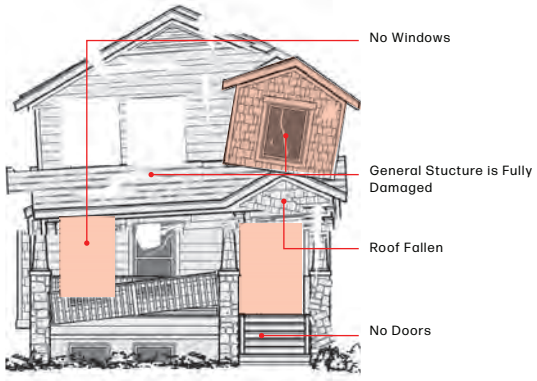
GOOD CONDITION BUILDINGS



Rehab Key Notes

- Blockers: Remove
- Interior: Refresh

POOR CONDITION BUILDINGS



Rehab Key Notes

- No Value to Rehab: Deconstruct

Re-Use A House classifies abandoned residential buildings into 3 different categories for design and reconstruction interventions. A community-trained workforce, artists, and construction trades can work together to stabilize, rehabilitate or deconstruct properties depending on their physical states. This can range from artist-led board-ups to the careful dismantling of building materials that can be repurposed in other buildings.

INJUSTICE ICON



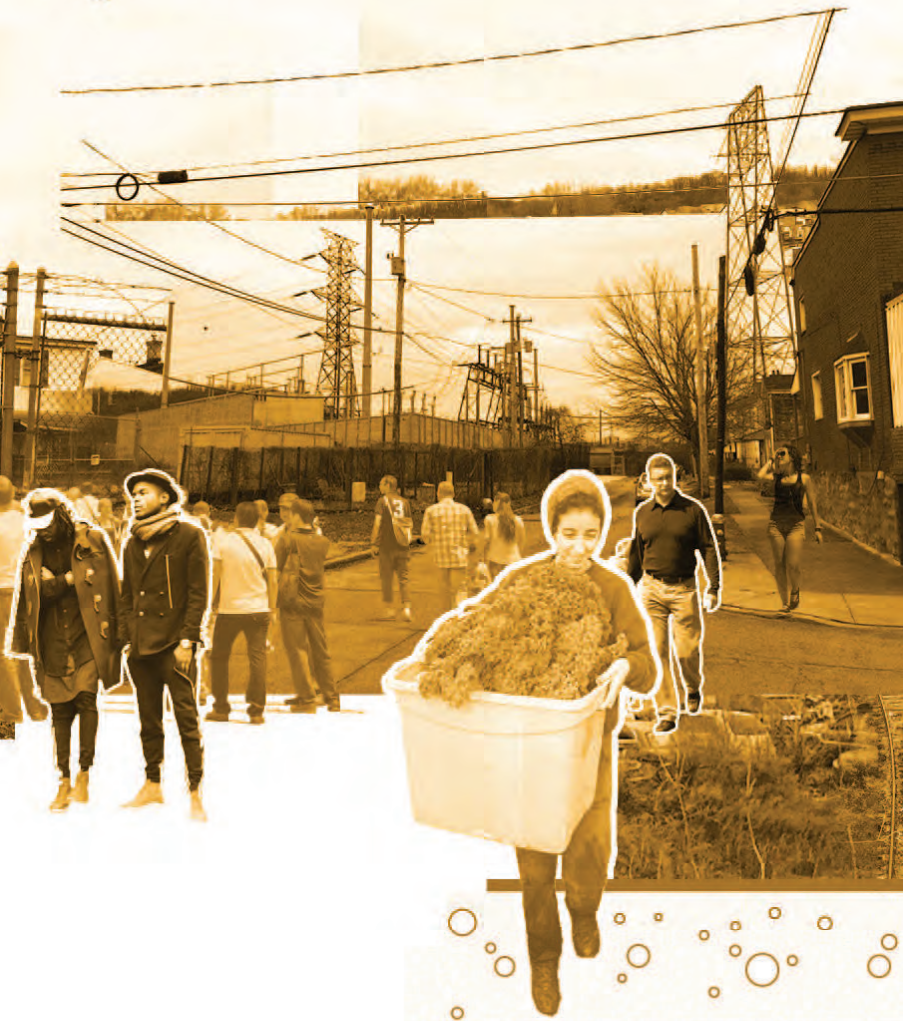
PATTERN LINKAGES

32 33

JUST CITY VALUES
Creative Innovation, Cooperation

POPULATIONS SERVED
Low-income residents

Mind, Body, and Soul



Health

- 37 Addiction
Collective Rehabilitation
- 38 Depression
Supportive Refuse
- 39 Violence
Networked Reconciliation
- 40 Toxicity
Clean Reparations
- 41 Food Desert
Food Oasis
- 42 Eroded Canopy
Urban Nursery

Memory

- 46 Loss
Recalling
- 47 Cultural Neglect
[Re]Discover your History
- 48 Whitewashing
Cultural Continuity

Identity

- 43 Scarring
Tattooing
- 44 Difference
Note
- 45 Porch Stigma
Porch Pride

Social Connection

- 49 Disconnection
Transference
- 50 Growing Old
Senior Care

Mind, Body, and Soul

Patterns of Injustice

37

Addiction



The U.S. Department of Justice ranks combating the opioid crisis its third top priority behind protecting national security and reducing violent crime. Opioid *Addiction* is affecting Pittsburgh households and communities, as those afflicted coming out of either treatment or incarceration often return to their home neighborhood without support.

40

Toxicity



The flat land of Pittsburgh's riverfront once housed bustling rail corridors and heavy industry, which created large areas of *Toxicity*, contaminated sites that are still present today. Most of Hazelwood's open space is on contaminated non-remediated grounds, but the adjacent Hazelwood Green development has been remediated, resulting in a health and safety imbalance.

38

Depression



In Allegheny County, more than 2,100 suicides occurred from 2002 to 2014. In an April 2019 New York Times op-ed, psychiatrist Dr. Amy Barnhorst wrote, "we certainly need more psychiatric services and more research into better, faster-acting treatments for severe *Depression* and suicidal thoughts."

41

Food Desert



The Middle Hill District is an example of a *Food Desert*, a neighborhood without enough density to support a full service grocery store. Limited food resources and poor access to food put residents' health at risk.

39

Violence



Violence, as measured by person or property crimes, tends to be highest in neighborhoods with lower incomes and high vacancy, like the Middle Hill District. It is important to understand this chronic trend in the context of the violent histories of urban redevelopment, resident dislocation and the demolition of properties and histories.

42

Eroded Canopy



Eroded Canopy is an unfortunate trend in many underinvested neighborhoods like the Middle Hill District with only 49 street trees and 19 dead trees. The lack of tree canopy contributes to increased heat island effect, higher energy costs in the summer and lower outdoor activity.

43

Scarring



Homeowners and home renters with limited resources often use unusual and unconventional materials and construction techniques to repair their homes. This material pastiche *Scarring* is often seen as a recognizable marker of disadvantage and can lead to judgement and cultural divisions within the community.

46

Loss



By the 1950's, the city's population swelled to 600,000. By the 2000's, the population had dwindled to 300,000. Each of these neighborhoods has a significant population and living history *Loss*.

44

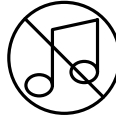
Difference



Pittsburghers encounter external conceptions of different identities on a neighborhood and individual scale. This *Difference* between these perceptions can be seen in the press, with articles differing depending on national, local, or neighborhood sources, and on the streets from neighborhood sign postings to public art.

47

Cultural Neglect



The Hill District was known as the "crossroads of the world." Music, art, culture and commerce thrived in "Little Harlem." The Hill boasted the only all-black radio station, its own weekly newspaper, and an active jazz scene. Urban renewal demolished a large section of the neighborhood, and buildings that survived since the 1950's remain as empty symbols of *Cultural Neglect*.

45

Porch Stigma



Residents of lower-income areas, where porches are in poor structural condition or contain unconventional furnishings, face legal consequences and social *Porch Stigma* surrounding the state of their porches.

48

Whitewashing



Many sites of cultural significance for Pittsburgh's African American residents have either been demolished or had their names removed and rebranded over the years. This *Whitewashing* tends to occur during periods of increased development and reinvestment to appeal to newer, whiter residents, most recently in previously "distressed" areas which had been redlined in the 1950s.

49

Disconnection



Several neighborhoods are experiencing the loss of younger populations leaving the majority of residents between the ages of 45-64. At the same time, new immigrants are moving in with young children, creating a more diverse population. Despite this growing diversity, there is a *Disconnection* between these populations.

50

Growing Old

65+

Many Pittsburghers are *Growing Old* in place, but lack convenient access to senior care. This results in problems for the elderly's daily life, including low access to health care and a lack of companionship.



Photo credit: Njaimh Njie

Addiction Collective Rehabilitation

Collective Rehabilitation is a new facility aiding individuals suffering from addiction, offering beds, trained staff and new social programs that encourage collective healing. The facility includes flexible space for guest lectures and education-oriented activities open to those recovering from addiction and the community at large with the hopes of destigmatizing addiction and building more empathy and social connection.

INJUSTICE ICON



PATTERN LINKAGES

33 39

JUST CITY VALUES

Healthiness, Empathy

POPULATIONS SERVED

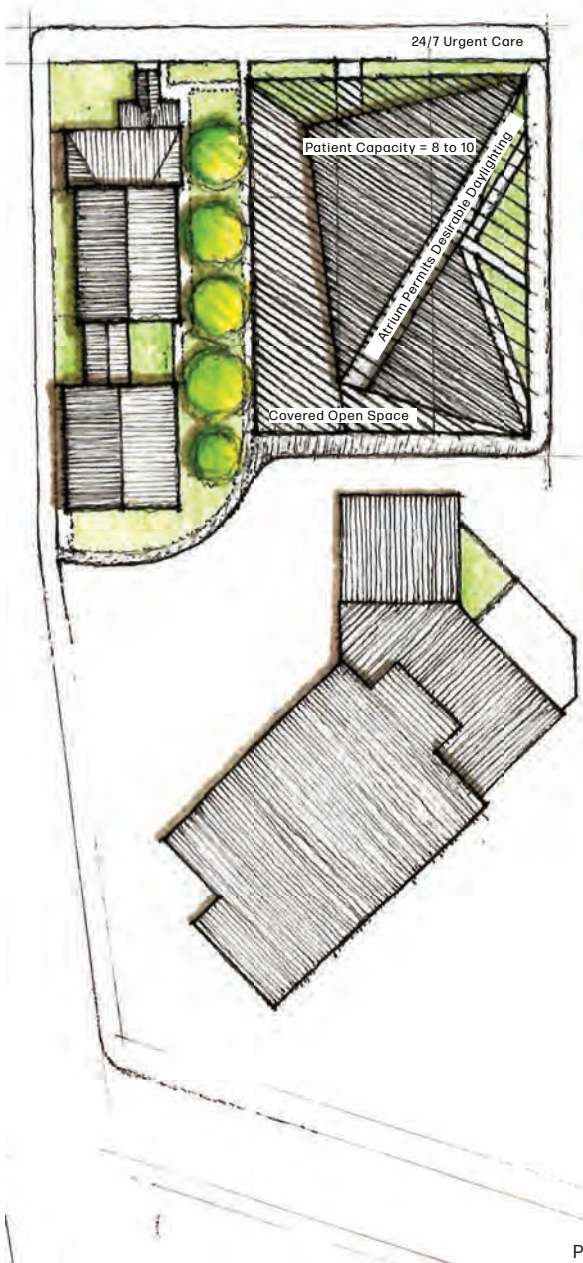
People with addiction



Depression Supportive Refuse

38

BEECHVIEW



Part of a more holistic response to mental illness like *Depression* involves mission-driven design that helps shape environments for healing. *Supportive Refuse* is a UPMC-funded urgent care center offering new services and public space in a state-of-the-art healthcare facility to address depression and anxiety in the most vulnerable residents. This facility creates an inviting environment for patients and local community members by utilizing an architectural pattern language that integrates open spaces and communal spaces designed to promote healing through interaction and engagement, caring and empathy.

INJUSTICE ICON



PATTERN LINKAGES

35 37

JUST CITY VALUES

Healthiness, Safety

POPULATIONS SERVED

People with mental health issues

Violence Networked Reconciliation

Networked Reconciliation is a revitalization strategy that connects intimate spaces and utilizes vacant lots to build recreation and community services in neighborhoods marked by violence. This strategy acknowledges the past, addresses trauma, and creates a common vision to prevent retaliatory violence. This involves multiple sites that are linked physically, socially, or systematically through a partnership of organizations and institutions that own and maintain the sites.

INJUSTICE ICON



PATTERN LINKAGES

12 33 46

JUST CITY VALUES

Conflict, Reconciliation

POPULATIONS SERVED

Youth and families





Toxicity Clean Reparations

SOCIAL PROCESSES
(STEP-BY-STEP, DO-IT-YOURSELF)

SOIL CONTAMINATION COVERS
(AT LEAST) **45%**
OF THE LAND IN HAZELWOOD,
ACROSS MULTIPLE SOCIAL AND PHYSICAL BOUNDARIES

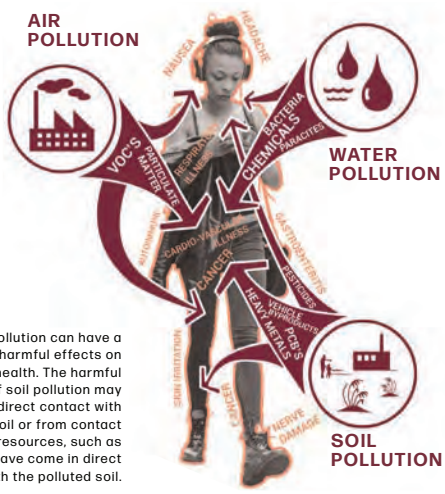


SOIL TESTING
PROMOTES VISIBILITY OF THE CURRENT GROUND
CONDITIONS IN HAZELWOOD

(INDIVIDUAL/NEIGHBORHOOD-SCALE)
PROCESSES
CAN BE EASILY
IMPLEMENTED TO REMEDIATE EXISTING

Clean Reparations showcases the importance of soil remediation from a social and health perspective—something that is largely overlooked and predominantly affects lower income areas. The proposal offers a step-by-step catalogue of remediation techniques that can be applied to polluted land. It also identifies contaminants found in Hazelwood and recommends vegetation species to ameliorate them.

HEALTH EFFECTS



Soil pollution can have a number of harmful effects on human health. The harmful effects of soil pollution may come from direct contact with polluted soil or from contact with other resources, such as water, that have come in direct contact with the polluted soil.

*SALMON COLOR REPRESENTS HEAVY METAL CONTAMINANTS

INJUSTICE ICON



PATTERN LINKAGES

12 25 26

JUST CITY VALUES

Prosperity, Equality, Safety

POPULATIONS SERVED

Underserved areas

Food Desert Food Oasis



MINI GROCERY 1
Small grocery store with limited food choice

Food Options:
Focusing on several limited food choices

Rationale:
Flexible, Fresh, Small Investment, Locally-Owned Business



FOOD BANK 2
Philanthropies that provide food for low-income people

Food Options:
Cooked meals, Donations

Rationale:
Feeding America Program. Provide food for those in need.



FARMER'S TRUCK 3
Temporary and Itinerant recourse. Cooperation with Urban Farm

Food Options:
Fruits, Vegetables, Ingredients

Rationale:
Flexible, Fresh, Temporary, Itinerant #PHASE I#



MARKET 4
Formal

Food Options:
Fruits, Vegetables, Ingredients, Meat, Fish, Dairy, Liquor

Rationale:
Formal #PHASE II#
Depends on large open space



FOOD STALL 5
Temporary and Itinerant recourse

Food Options:
Cooked Food

Rationale:
Flexible, Small Investment, Locally-Owned Business, Temporary, Itinerant #PHASE I#



RESTAURANT 6
Formal

Food Options:
Cooked Food

Rationale:
Formal #PHASE II#
Depends on commercial corridor

Food Oasis uses a strategy of diversity and phasing to improve food access. Instead of depending on a single grocery store, a greater diversity of food outlets are provided in the neighborhood including small grocers, food stalls, farmers markets, food trucks, community gardening, food banks, restaurants and food stores. The strategy builds a local ecosystem of food outlet owners and community customers that ensures residents have the food they need.



DELIVERY SYSTEM 7
Food delivery system

Operation:
Deliver food according to orders received a day before

Rationale:
Enhance accessibility to food
Prioritize residents on the Hill



PUBLIC KITCHEN 8
Rentable space with cooking equipments.

Operation:
Reuse publicly owned vacant building as public kitchen

Rationale:
Give food access to those who lack cooking conditions

STRATEGY: DIVERSITY + PHASING

PHASE I



PHASE II



INJUSTICE ICON



PATTERN LINKAGES

20 21 33

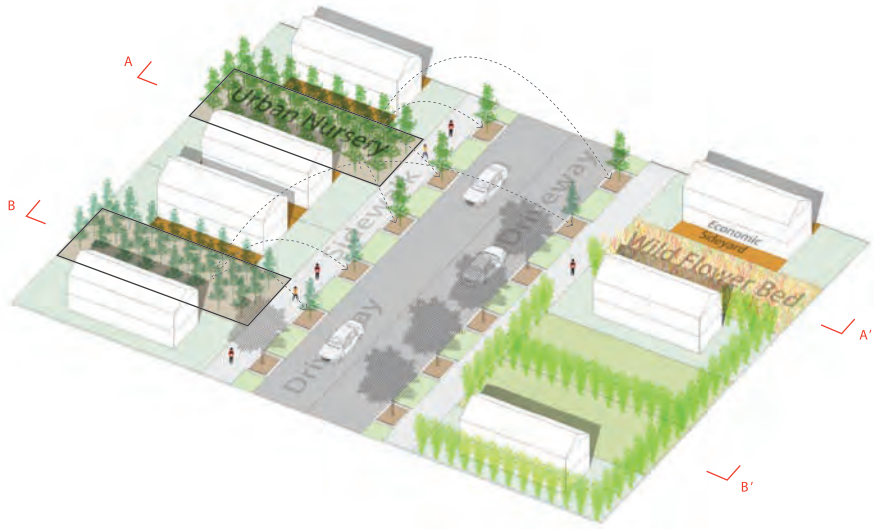
JUST CITY VALUES

Access, Cooperation

POPULATIONS SERVED


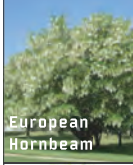
Residents in underinvested neighborhoods

Eroded Canopy Urban Nursery



A-A' Section



 <p>Purpleblow Maple</p>	<p>Habit and Form: a. Deciduous b. Rounded, Broad Crown with Regular c. Texture is medium Landscape Use: a. Good for Small Residences as Shade Tree ID Feature: a. Milky Foliage Sap b. Unique Leaf Shape</p>
 <p>Ruby Red Horsechestnut</p>	<p>Habit and Form: a. Deciduous b. Broad Crown c. branches are upright and spreading Landscape Use: a. Specimen or Shade Tree ID Feature: a. Large, palmately compound leaves, smaller b. Smaller, more rounded habit than A. hippocastanum</p>
 <p>European Hornbeam</p>	<p>Habit and Form: a. Deciduous b. Broad, Rounded Crown c. Texture is medium Landscape Use: a. Specimen or Shade Tree b. Lawn Tree ID Feature: a. Naked Buds b. Base of Petiole Covers the Bud</p>

Urban Nursery recommends using vacant lots to grow street trees that can be planted in neighborhoods with poor tree canopies.

The proposal also recommends that property owners participating in *Sideroads Activated* or other public land sale programs plant and maintain a street tree. The City will assemble at least one parcel in high vacancy neighborhoods to install the nursery and, in partnership with local residents, create a maintenance agreement and planting strategy.

INJUSTICE ICON



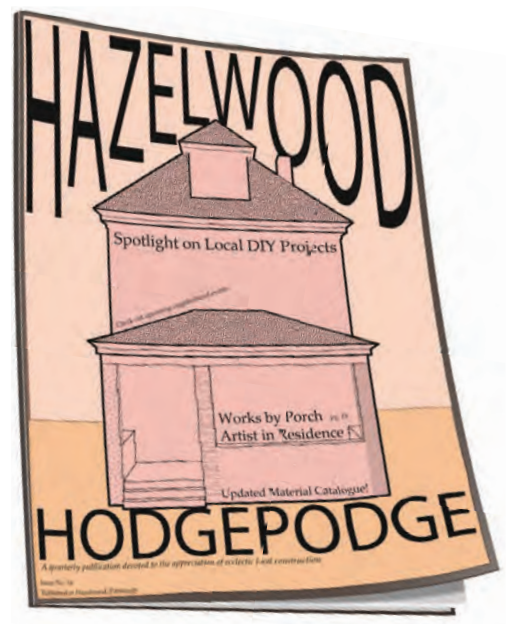
PATTERN LINKAGES

12 33 35

JUST CITY VALUES
Sustainability

POPULATIONS SERVED

Residents in high vacancy neighborhoods



The pattern of material *Tattooing* is a way to celebrate this quirky aesthetic by encouraging all residents to artfully curate a variety of materials into their repairs rather than attempting to match the original look of the building. A quarterly magazine, "Hazelwood Hodgepodge," would be published by residents to amplify this new aesthetic. Each publication would highlight DIY *Tattooing* repair efforts, and include a material catalogue featuring creative design ideas.

INJUSTICE ICON



PATTERN LINKAGES

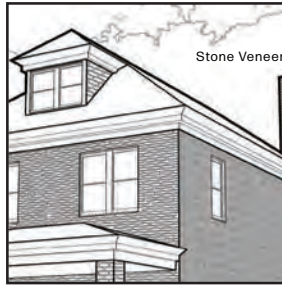
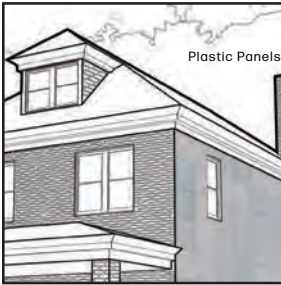
28 34 45

JUST CITY VALUES
Pride, Belonging

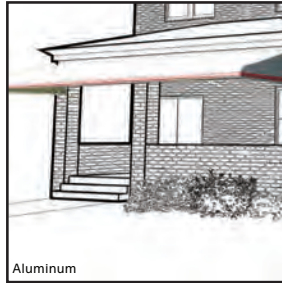
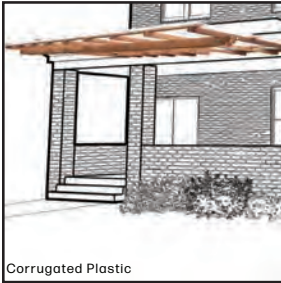
POPULATIONS SERVED
Low-income residents



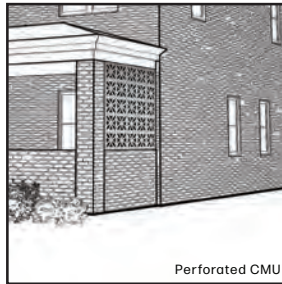
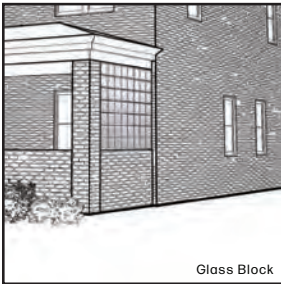
Cladding Alternatives



Awning Alternatives



Screen Alternatives



Column Alternatives



Difference Note

ALL

Myk, 20

tired, sluggish, growing up, time, sleep, help, shelters, house, experiences

wake, ready, work, tired, broke, bored, difference, community, children, sports, youth, club, reputation, respect, remember, friends, location, opportunity

Ati, 30

wake, breakfast, partner, daughter, coffee, go, school, bagel

ready, focused

work, day, price, lists, organized, plants, water, inventory, need, alone, coffee, classes

evening, dinner, family, go, sleep

Ter, 50

up, ready, bus, Starbucks

machine, design, years, do, enjoy, move

buy, Subway

positive, tea, talk, old, young, play, art, cat

Neighborhood residents share the desire to be seen and heard. *Note* asked individuals to describe a typical day, then used that to generate a musical theme. When played or seen, neighborhood experiences become audible and visible. The goal was to keep the themes simple, discernable, and preserve each person's voice without providing the intimate details of their life. Each person is distinct through the unique cadence of their days.

Legend

- Daily correlation: Musical transition
- Timeline in hour increments: Two measures per mark
- Typical event or task: Musical tone stays constant
- Sometimes, this event happens: Played at half volume
- Spontaneous or rare events: Played as distant echo
- Borrow or negativity: Notes turn sharp
- Positive future thoughts: Notes tend to climb
- Dependence of work by time: Time signature
- Company: external: Added accompaniment: piano
- Company from household: Added accompaniment: no whirrs, caters

INJUSTICE ICON



PATTERN LINKAGES

43 45 47

JUST CITY VALUES
Character, Voice

POPULATIONS SERVED
Adult residents

Porch Stigma Porch Pride

45

HAZELWOOD



"Didja see those jagoffs finally got rid of that furniture ordinance?"



MAY
indoor furniture



"Jeet jet?"



JUNE
outdoor kitchen



Porch Pride is a summer of events and art celebrating quirky porch culture! A Hazelwood porch crawl will happen every third Saturday to increase appreciation for unconventional porches. A Hazelwood Porch Artist Residency program will also be created, sponsoring local artists to document porch typologies. A grand finale porch celebration will occur right before Halloween to cap off the summer and fundraise for a neighborhood Porch Maintenance Fund.

INJUSTICE ICON



PATTERN LINKAGES

28 43 44

JUST CITY VALUES

Pride, Community, Respect

POPULATIONS SERVED

Low-income residents

"Hahzabout dem Stillers?!"



SEPTEMBER
city pride



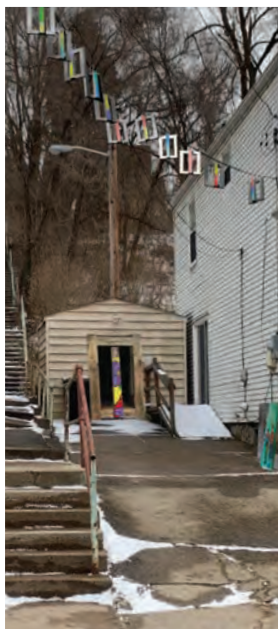
"It's not nebbly since we're friends now"



OCTOBER
grand finale



"May I buy one of the porch pitchers?"



Pittsburghers often use the language of “used to be” while speaking about shops, supermarkets, and other places. *Recalling* recreates traces for people who have left but left no trace, for a community that still feels their absence. Inspired by Pittsburgh’s connection to steel and the symbology of the bell, ornaments are created using sheet metal, a frame and a clapper. Each ornament can be customized and made by those who remember and wish to call back those who have gone.

INJUSTICE ICON



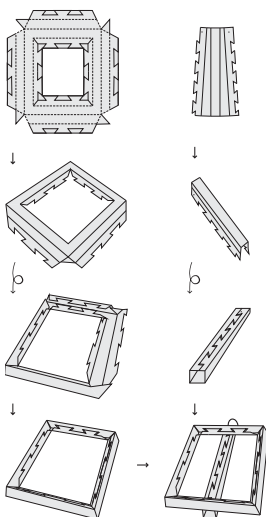
PATTERN LINKAGES

34 36 48

JUST CITY VALUES
Reconciliation

POPULATIONS SERVED

Those who experience loss



Material

Pittsburgh homes commonly have metal awnings above their patios and steel fences around their lawn. This can be repurposed. Recycled steel sheets can be cut and folded using the instructions to the left. Steel wire is used to connect the clapper, allowing it to swing, and hang the frame bell in a visible location.

Customized Reuse

Residents are also invited to use objects that have been left behind or are in disuse to create visually similar symbolic objects at different scales. Suggestions include picture frames, window and door frames.

Distributed Memory

These frame bells are then placed throughout the neighborhoods, creating a visual language of physically expressed memory. Locations within the city should be designated for collecting ornaments from previous owners, forming a collective space of recall.

Cultural Neglect (Re)Discover Your History



AUGUST WILSON'S HOUSE

Phase One: Before August Wilson's house is renovated to a museum



(Re)Discover Your History is an online platform to highlight the culture in the Middle Hill District. Using August Wilson's house as an example, two phases are designed for this platform: 1) an online exhibition based on mobile application and 2) an immersive virtual reality experience of August Wilson's career as a playwright and Hill District stories he drew inspiration from.

INJUSTICE ICON



PATTERN LINKAGES

44 48

JUST CITY VALUES

Pride, Authenticity

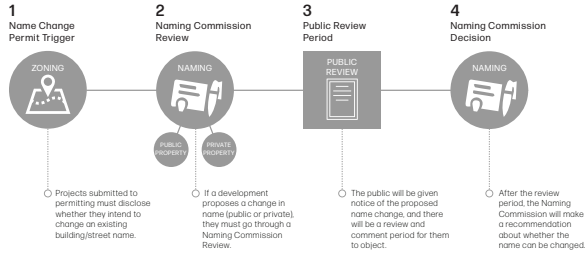
POPULATIONS SERVED

African American residents

Whitewashing Cultural Continuity

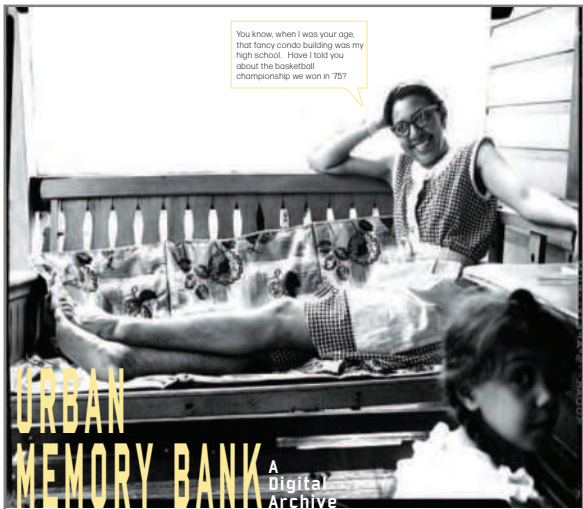
HOW DO WE PRE-EMPTIVELY PREVENT WHITEWASHING?

Demand Procedural Change (Pre-emptive)



To combat *Whitewashing* and achieve cultural continuity, both procedural and cultural change is required. *Cultural Continuity* proposes two types of procedural change: 1) a pre-emptive procedure requiring name changes to go through a public review and Naming Commission decision process, and 2) a restorative procedure to nominate significant sites to receive Legacy Markers designed by local artists. A digital Urban Memory Bank will be created with crowd-sourced archival images, videos and stories documenting the significance of local sites. The content will be geolocated at the Legacy Marker sites, making visible the lost cultural heritage for all users.

Facilitate Cultural Exchange (Pre-emptive)



INJUSTICE ICON



PATTERN LINKAGES

32 46 47

JUST CITY VALUES

Accountability, Respect

POPULATIONS SERVED

African American residents

Concerned about the cultural legacy of your neighborhood?

Got a story to tell? photo to share? video to show?

Call for Submissions

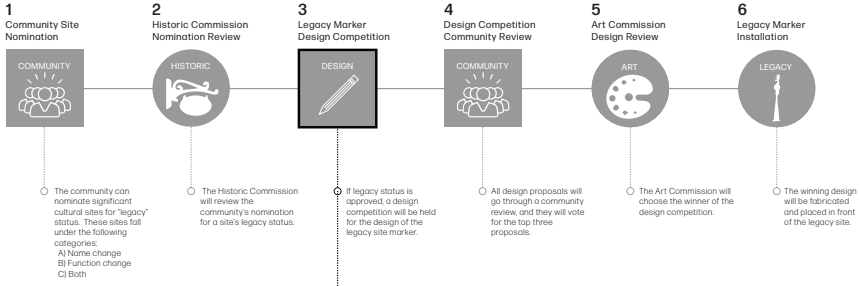
of COLLECTIVE MEMORY from Pittsburgh's African American residents

Accepting submissions at www.urbanmemorybank.com

With supporting archival images from:

AND RESTORE CULTURAL CONTINUITY TO SITES THAT HAVE ALREADY BEEN REBRANDED?

Demand Procedural Change *(Restorative)*



Facilitate Cultural Exchange *(Restorative)*

Legacy Marker Design Competition
 Requirements:
 A) Relates to the site
 B) Electronic element to host Urban Memory Bank
 C) Way for visitors to record their memories (upload photos, record stories, etc.)

LEGACY MARKERS Locally Designed, Interactive Posts, hosting Urban Memory Bank

Thought bubbles from people in the image:
 "I had no idea this used to be a school."
 "I'm gonna upload my pictures from senior year..."

Disconnection Transference

The generational gap, as well as race, account for neighborhood *Disconnection*. *Transference* uses intergenerational programming to transfer knowledge, whether it is technological, traditional, or simply a matter of outlook across people of different age groups. The cultural literacy difference between first and second-generation Americans versus multigenerational citizens allows for an even greater exchange.

INJUSTICE ICON



PATTERN LINKAGES



JUST CITY VALUES

Togetherness, Respect

POPULATIONS SERVED

Youth and senior residents



Suggested Focus:
Childhood songs, folk songs (any language)

Ingredients:
Musical instruments and musicians
1:1 ratio of musicians to instruments
Divide non-musicians equally among musicians

Preparation:
15 minutes to set up small group areas
1 volunteer to oversee logistics
Sample tracks (optional)

Facilitation Instructions:
Group participants evenly so that no group is too large. Ask musicians beforehand for their preference in student age or musical background. Arrange non-musicians by level.

Divide time available by people per group. Encourage sharing.



Suggested Focus:
Enchilada variations (including for dietary restrictions)
Traditional snacking (flavored popcorn, fruit preserves)

Ingredients:
One large space (See Community Center)
1 part adults
1-2 parts children

Preparation:
2-3 hours
3 volunteers
\$100 worth of food per 20 people
Kitchen supplies from home

Facilitation Instructions:
Pair off all participants. No table should have more than 2 kids. Have each team decide which variation they would like to cook.



Suggested Focus:
Communication apps and services (email, text, video chat)
Social media navigation (posting, deleting, commenting)

Ingredients:
Computer lab (maximum 2 seniors per device)
1 part children
1-2 parts seniors

Preparation:
3 volunteers to help if teachers are overwhelmed
Installation of relevant applications
Stickers to give as prizes to good students / teachers

Facilitation Instructions:
Seat all participants with technology questions at the correct device. Give them 10 minutes to bring up any windows necessary and log into their accounts. Have teachers circulate at will.

TARGET POPULATION

The target population consists of three kinds of senior people.

1. lives alone or wishes for a companion¹



2. disabled or has difficulty walking²



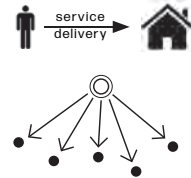
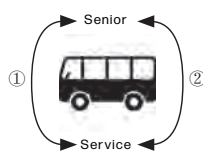
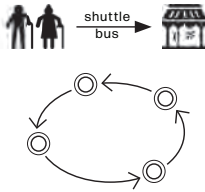
3. ill or needs daily health care³



MOBILITY

There are two kinds of mobility services:

1. Shuttle buses transport seniors to different services throughout the neighborhood.
2. Services are delivered to the seniors' residences directly.



Senior Care is a system that provides services in food, personal care, media, health and green space for target neighborhoods with high concentrations of older people. The services are distributed throughout the neighborhood with convenient shuttle bus transport. The services can also be delivered directly to the senior's homes if needed. In this way, seniors can build more solid social connections, whether in-home or at the new neighborhood senior care centers.

INJUSTICE ICON

65+

PATTERN LINKAGES

01 49

JUST CITY VALUES

Healthiness, Access

POPULATIONS SERVED

Senior residents

SERVICES

1. Food Plan

Mobility 1



Mobility 2



3. Health Service

Mobility 1



Mobility 2



2. Media Center

Mobility 1



Mobility 2



4. Community Farm

Mobility 1



Mobility 2







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Spring 2019 studio

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Terri Baltimore *Hill House Association*
Dave Brewton *Hazelwood Initiative*
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Spring 2020 podcast interviews

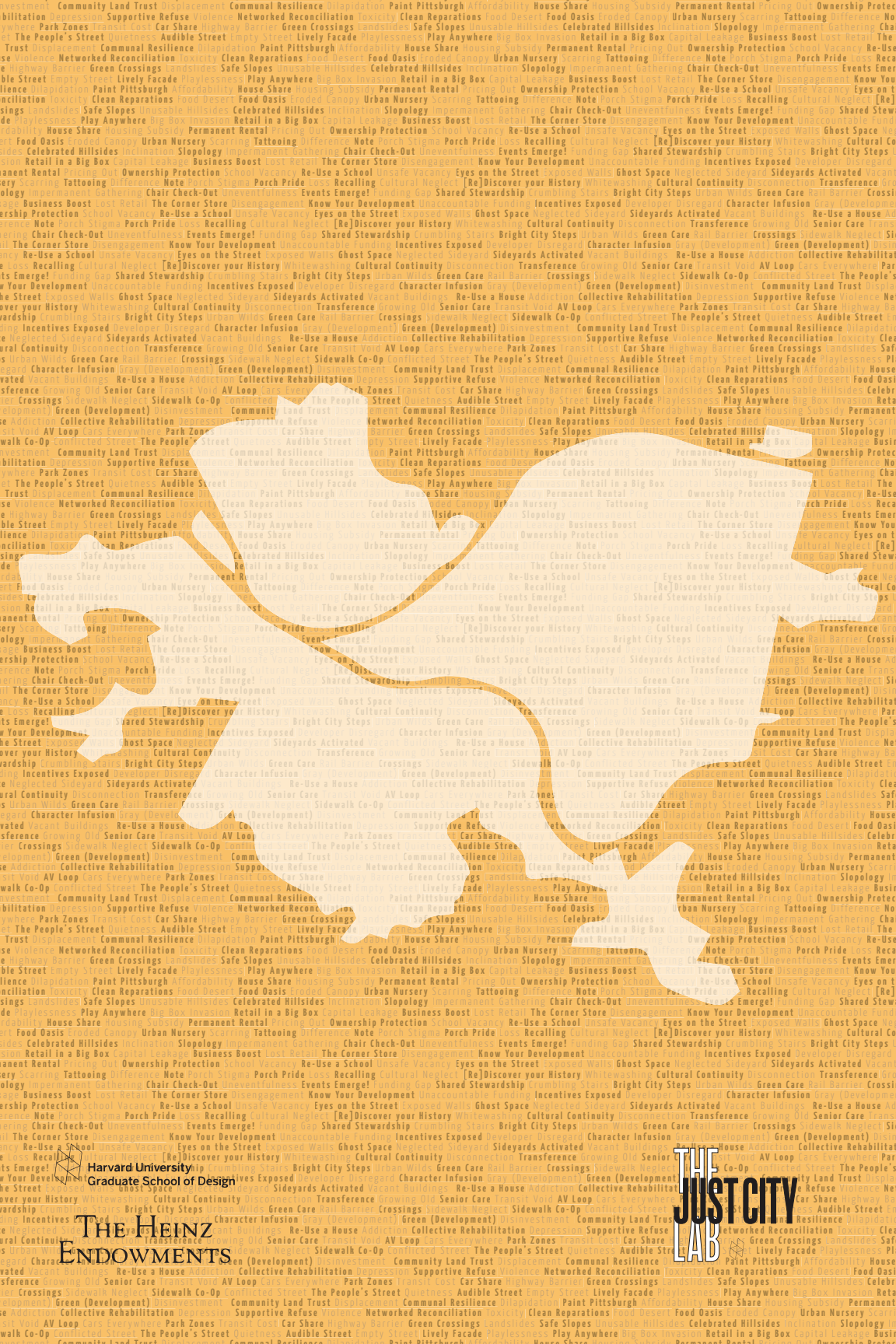
Father Paul Abernathy *Neighborhood Resilience Project*
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Spring 2020 podcast engineers

Joshua Franzos
Tim Murray

Book photo credits

Nick Amoscato *pg. 29*
Colleen Cain *pg. 8*
Justin Cawley *pg. 76-77, 131, 163*
Dan Chmill *pg. 13*
Dr. Boli *pg. 19*
Joshua Franzos *pg. 24, 27, 38, 41, 48, 51, 58, 61*
John Greenfield *pg. 29*
Laura Greenberg *pg. 4, 53, 62, 76-77, 147*
Toni L. Griffin *pg. 7, 76-77, 164*
Kelly Strayhorn Theater *pg. 35*
Michael Mehaffy *pg. 64*
Njaimah Njie *pg. 10, 83, 113, 143*
Annie O'Neill *pg. 43*



Harvard University
Graduate School of Design

THE HEINZ
ENDOWMENTS

THE
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LAB