

6.3 A42 Washington Boulevard and Negley Run

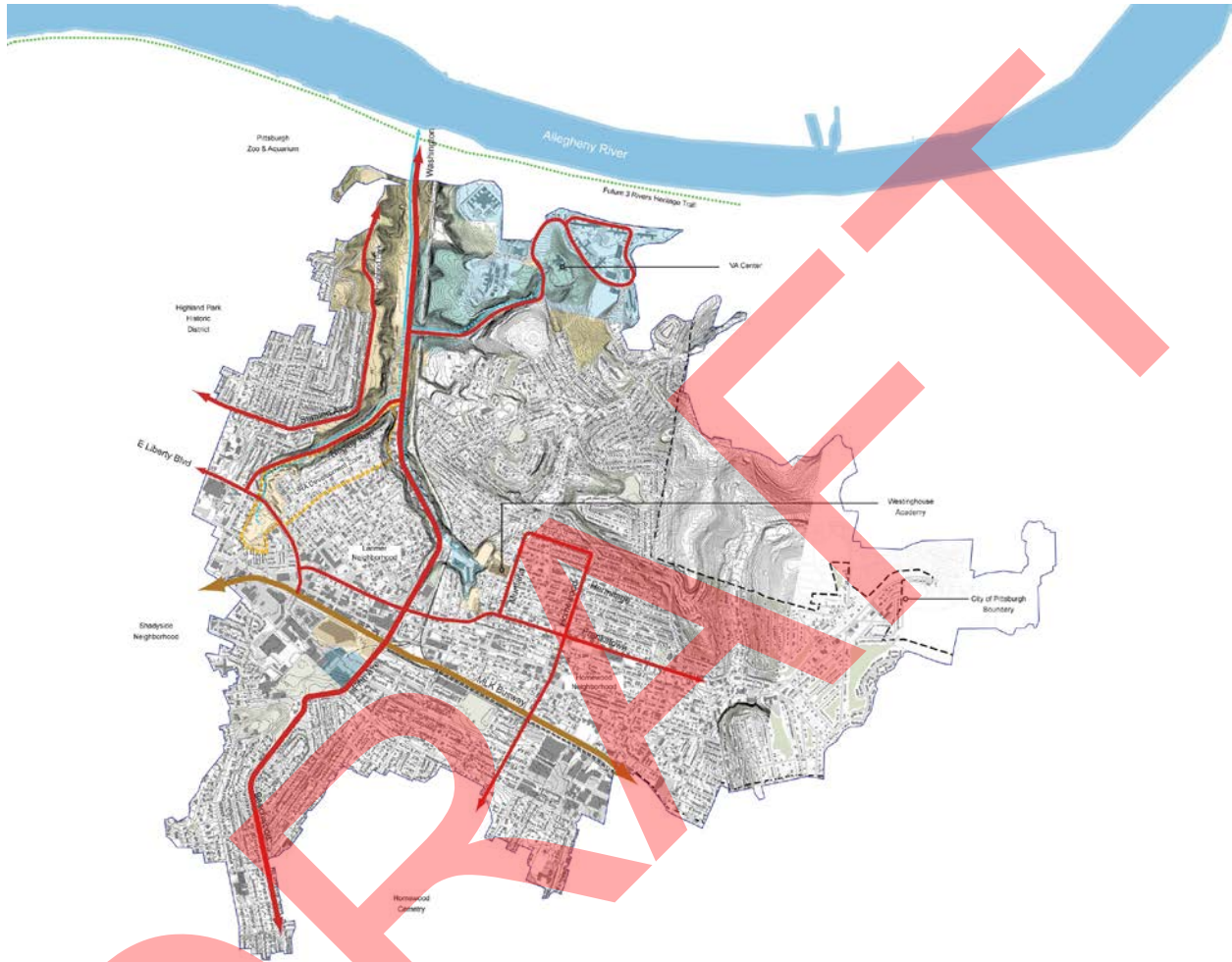


Figure 6-27

6.3.1 Sewershed Existing Conditions

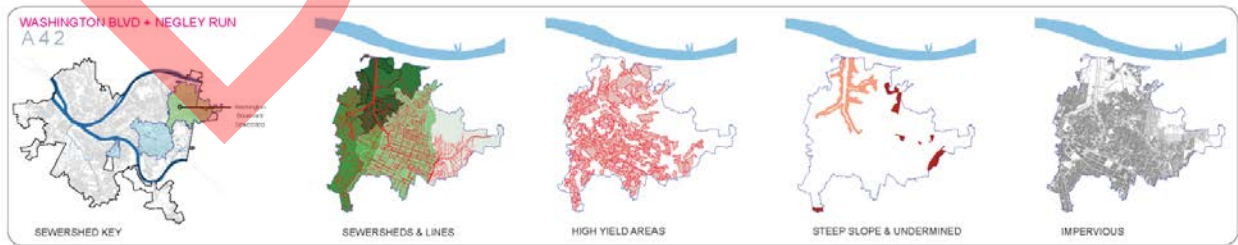


Figure 6-28

The A-42 Sewershed is 3,300 acres of dense, urban neighborhood development with only 10% of its land area covered by Park or park-like forested conditions. Washington Blvd and Negley Run Blvd. are the primary drainage corridors for the sewershed, capturing the largest volume of water of any sewershed in the City. The upper and middle reaches of the sewershed are dominated by dense single-family residential development, with multi-family, commercial and light industrial mixed in. Although the neighborhoods are dense, a patchwork of vacant lots and buildings are spread throughout the sewershed, providing some opportunities for distributed storage within neighborhoods. The lower reach of the sewershed includes portions of Highland Park, a broadly forested institutional campus of potential partners including Pittsburgh Job Corps Center, Shuman Juvenile Detention Center, US Army Reserve, Southwestern Veterans Center, and former VA Hospital site, and a stretch of light industrial and commercial development down Washington Blvd. drainage corridor. On the upstream third of the sewershed the MLK Busway intersects with important corridors extending to the south like Fifth Avenue, Beechwood Blvd. and Homewood Avenue. Also in this southern portion, Mellon and Westinghouse Parks are well situated to capture runoff.



Figure 6-29

6.3.2 A42 Washington Blvd. + Negley Run: Urban Design Framework Plan

The Washington Boulevard and Negley Run sewershed has a number of areas where stormwater can be captured and stored at a large scale. Corridors and site specific projects above potential sites are positioned in neighborhoods that would benefit from revitalization. One prime example is the Westinghouse Academy in the Homewood neighborhood, which could see public-realm improvements to street corridors extending away from the school and could leverage dollars into campus improvements.

In the Lincoln Lemington neighborhood east of Washington Boulevard and immediately south of the Allegheny River, there is a strong potential for workforce development partnerships like the **VA Center**, Job Corps and the **Juvenile Detention Center**. This area has a number of high yield sites as well as existing open spaces and a corridor well suited for GI.

Washington Boulevard provides an outstanding gateway and undeveloped areas with low slopes to accommodate large capture areas along with opportunities for pervious parking in large surface lots.

Washington Boulevard runs within Negley Run until it hits **Negley Run Boulevard** and runs up into the Larimer neighborhood above. Adjacent redevelopment plans in the Larimer neighborhood offer additional opportunity for GI. Above Negley Run Blvd in the **Highland Park** neighborhood are a number of streets, including Stanton Ave., East Liberty Blvd., and Highland Ave., that offer potential for GI.

The **MLK Busway** and large adjacent surface lots near **Fifth Avenue** offer opportunities for reducing impervious area. Streets surrounding **Westinghouse Park** could convey stormwater to this park that contains existing landforms that could be used to capture stormwater. **Mellon Park** could serve a similar role with **Beechwood Blvd.** conveying stormwater north into the park. This potential Complete Street connects neighborhoods to the south like Squirrel Hill.

The Homewood neighborhood and its **Westinghouse Academy** provide one of the best opportunities to demonstrate how GI investment into a community can be a catalyst for redevelopment: improving walkability, public health, and access to public transportation. Downstream from Westinghouse Academy, an athletic field and the former Silver Lake site offer large areas for capture potential as well as amenities to improve the well-being of this community. These efforts are identified and supported in previous planning efforts. In short, GI reinvestment would serve as catalyst, or what can be referred to as **Urban Acupuncture**, to accelerate the revitalization of Homewood.

In combination, the corridors of Washington Blvd., Negley Run Blvd., Stanton Ave., Beechwood Blvd., and a number of other streets serve to better link the various neighborhoods, and their shared assets, into a strategic framework, an Urban Design Framework that improves the quality of life in the A42 sewershed while addressing the goals for CSO reduction. Collectively, the network of green infrastructure corridors would provide system redundancy and an excellent grid of connectivity for Complete Streets efforts.

5 MINUTE
WALKING RADIUS



Figure 6-30: Homewood Urban Acupuncture Focus Around Westinghouse Academy

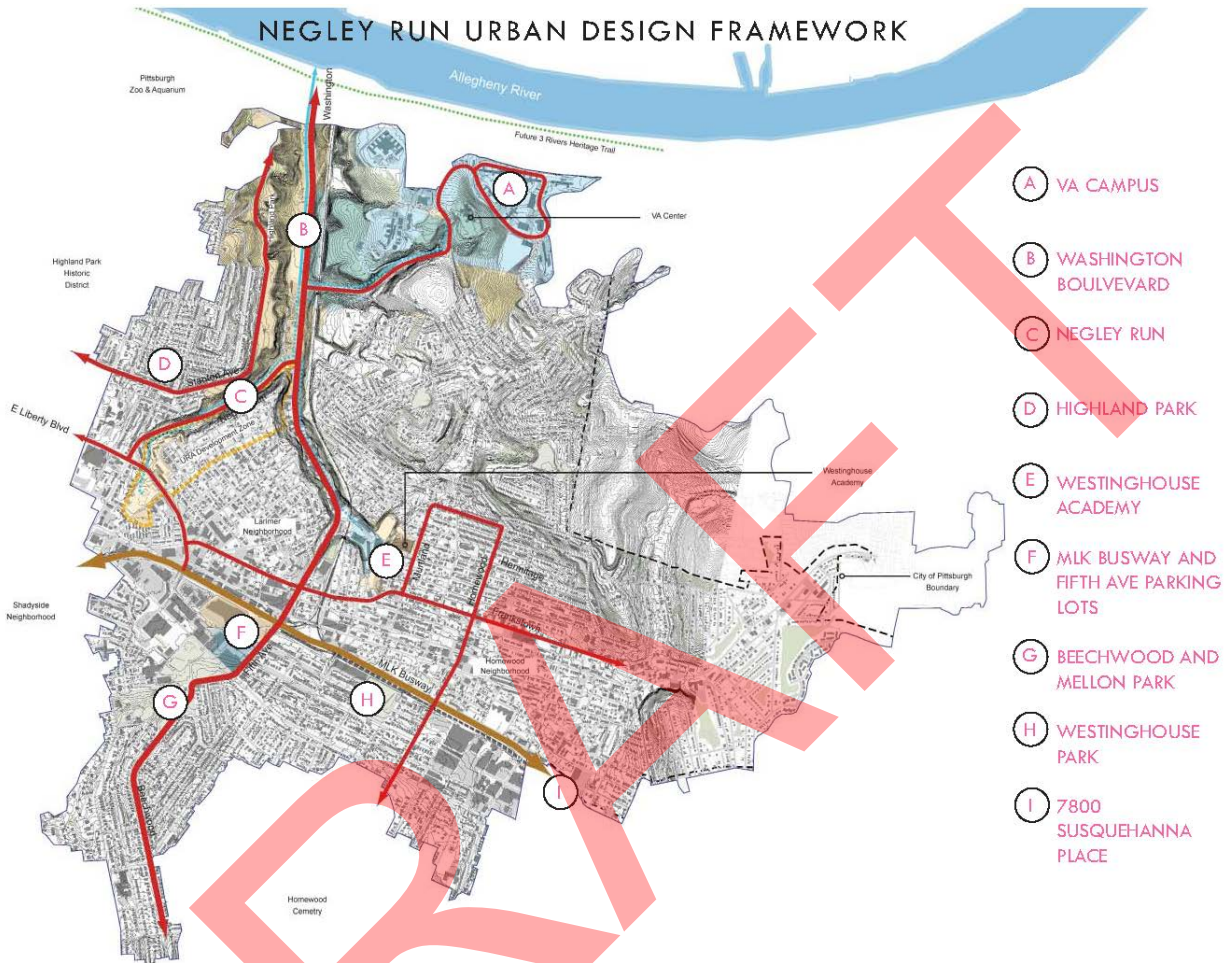


Figure 6-31



1 COMMUNITY ASSETS

- A** WESTINGHOUSE IS A NUCLEUS FOR NEIGHBORHOOD
- B** YWCA NEARBY ON FRANKSTOWN
- C** HERMITAGE SCHOOL COULD BE REDEVELOPED
- D** COMMERCIAL BUILDINGS ON LANG
- E** +/- 700 STRUCTURES WITHIN 5 MINUTES OF SCHOOL
- F** +/- 450 VACANT LOTS WITHIN 5 MINUTES OF SCHOOL
- G** MANY STREETS DRAIN TO ATHLETIC FIELD AND BELOW
- H** EXISTING COMMUNITY GARDEN

2 HEALTHY CORRIDORS

- PUBLIC REALM REINVESTMENT A CATALYST FOR GROWTH
- GREEN INFRASTRUCTURE AND COMPLETE STREETS
- HEALTHIER WALKABLE COMMUNITY
- ACCESS TO TRAILS AND OUTDOOR AMENITIES
- OPPORTUNITIES TO INTERACT WITH NATURE
- IMPROVED SAFETY FOR PEDESTRIANS AND CYCLISTS
- BETTER ACCESS TO HEALTHY FOOD



3 HOUSING INFILL + RENOVATE

- 1** PHASE 1 (MURLAND) 41 VACANT LOTS + 33 STRUCTURES
- 2** PHASE 2 (HERMITAGE) 23 VACANT LOTS + 31 STRUCTURES
- 3** PHASE 3 (LANG) 63 VACANT LOTS + 25 STRUCTURES
- 4** PHASE 4 (FRANKSTOWN) 8 VACANT LOTS + 34 STRUCTURES
- 5** PHASE 5 (UPLAND/LINCOLN) 38 VACANT LOTS + 45 STRUCTURES
- COMBINED - 175 VACANT LOTS & 170 STRUCTURES
- WORKFORCE DEVELOPMENT AND TRAINING

4 TRANSIT LINES

- IMPROVED CONNECTION TO TRANSIT ON FRANKSTOWN
- TRANSIT ORIENTED DEVELOPMENT (TOD)
- EXPAND POSSIBLE FUNDING STREAMS
- BUSWAY AND TERMINAL WITHIN 10 MINUTE
- IMPROVED ACCESS TO JOBS AND HIGHER EDUCATION
- NEW CONNECTION TO TRANSIT ON WASHINGTON

Figure 6-32

6.3.3 A42 Washington Blvd. and Negley Run: Green Infrastructure Concept Plan

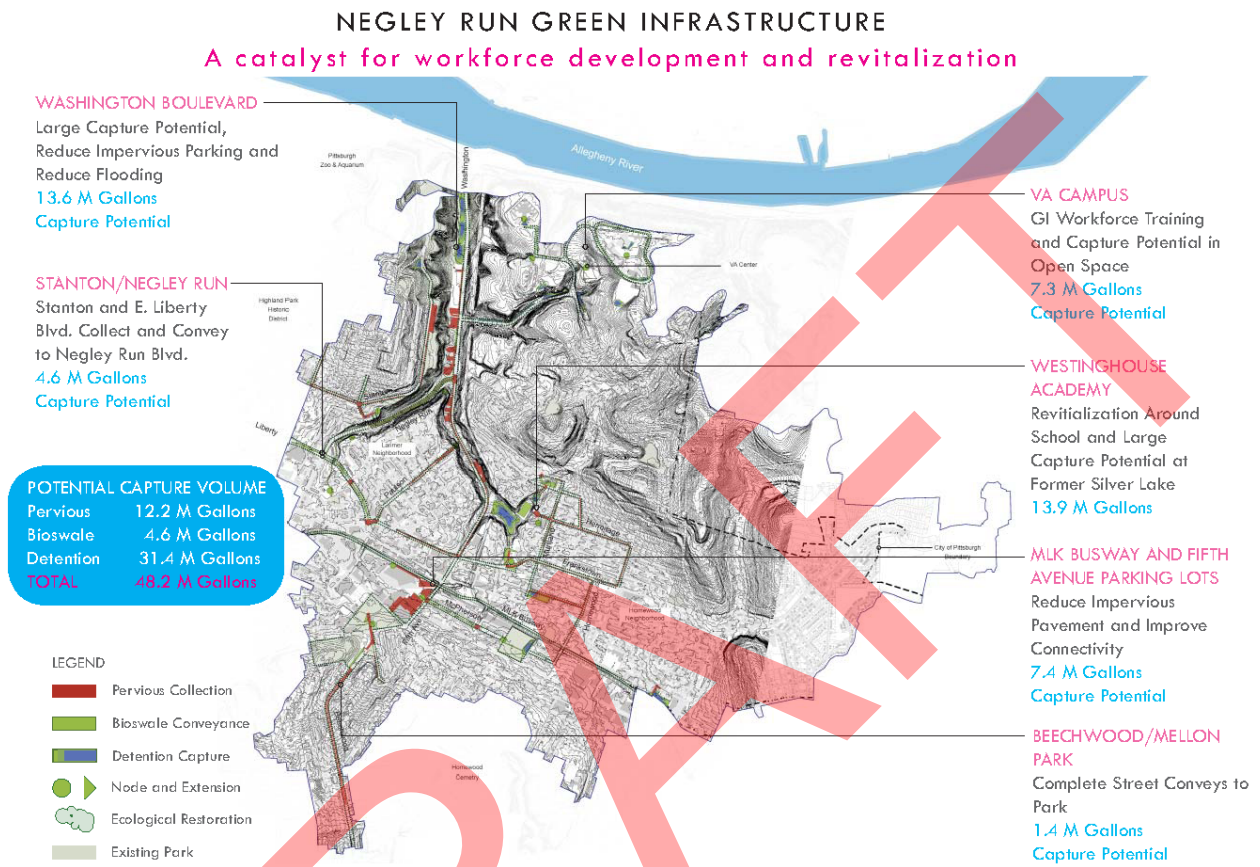


Figure 6-33

Washington Boulevard has potential pervious pavement and storage sites closer to the River. At the west side of this sewershed in the Highland Park neighborhood, Stanton Avenue and other streets around the Dilworth Academy can capture stormwater. Below and adjacent at Negley Run, East Liberty Boulevard's existing medians could be converted for capture and conveyance. In the Lincoln-Lemington neighborhood, adjacent to the Allegheny River bluffs, there is significant opportunity to team with one of several institutions on workforce development programming. Streets radiating from Westinghouse Academy can convey rainwater and serve as catalyst for revitalization. Large-scale pervious pavement opportunities exist around the bus terminal and busway. Beechwood Blvd. can capture and convey to storage in Mellon Park.



Figure 6-34

The **Highland Park** neighborhood has a number of high yield areas, and streets like Stanton Ave., Highland Ave., and Heberton St. can be used to collect and convey runoff to **Negley Run Boulevard**. Negley Run Blvd. is a good candidate for a Complete Street and construction is already underway for some GI improvements. Adjacent Negley Run Boulevard, a natural drainage channel can convey runoff from East Liberty Avenue. Proposed redevelopment in the Larimer neighborhood includes stormwater improvements that support this approach with community and stakeholder input.



Figure 6-35

Beechwood Boulevard provides an important connection to the south and offers opportunity as a Complete Street and to collect and convey runoff to **Mellon Park**. Westinghouse Park shares similar capture potential from surrounding streets like McPherson St.



Figure 6-36

Pervious pavement and reduced impervious area would serve to collect runoff along the **MLK Busway**, bus terminal, and **additional large surface parking** lots at Chatham University - East Side Campus. Improvement to the Busway should also look to improve surrounding residents' access to public transportation.



Figure 6-37

The **Westinghouse Academy** and surrounding Homewood neighborhood provide a great opportunity to reinvest in the public realm and serve as catalyst for redevelopment: an approach that is supported by previous planning and community engagement efforts. Streets radiating out from the school like Hermitage St. and Murtland Ave. work to collect and convey stormwater downstream. Hermitage St. is also the location of a former school at Lang Avenue that could serve as a nucleus for redevelopment. The athletic field east of the school offers capture potential, along with the former **Silver Lake** site, now an industrial site. This large flat site provides a high volume of potential capture for storage sites, which could make a great amenity for the neighborhood

**5 MINUTE
WALKING RADIUS**

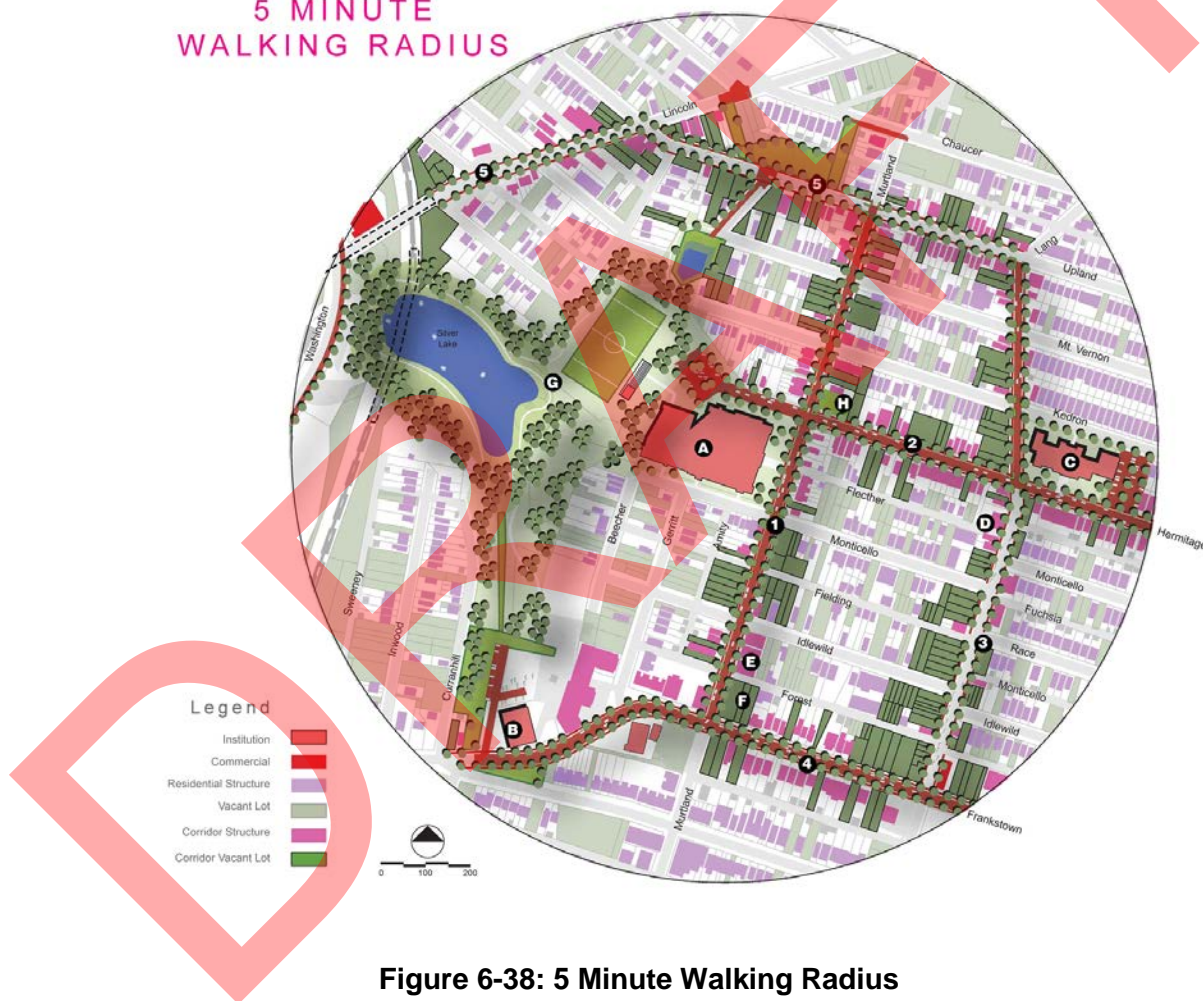


Figure 6-38: 5 Minute Walking Radius

Westinghouse Academy is the central focus of a green infrastructure-based Urban Acupuncture planning initiative.



Figure 6-39

The area surrounding the **VA Center**, Juvenile Detention Center, and Job Corps west of Washington Boulevard offers a different approach for GI solutions thanks to larger areas of open space and undeveloped areas. Runoff from building and surface lots can be collected and conveyed to basins along **Highland Drive** where runoff is ultimately taken to Washington Boulevard (see section views below). Beyond the potential volumes of capture surrounding these institutions, they offer a tremendous opportunity for workforce training and development focused on GI and sustainable development.



Figure 6-40

Washington Boulevard lies in the valley that serves as a convergence for the various sub-basins draining to it. The street itself has the potential to be a Complete Street. Large surface lots adjacent the City Police and Fire facilities, along with a bike track, offer pervious pavement and subsurface capture potential. Towards the northern edge of the valley, lower slopes and a broad profile offer high volumes for storage to the west of the Boulevard and can provide sedimentation capture areas to reduce the need for cleaning often clogged catch basins. A goal beyond the CSO reduction should be to reduce flooding in this low lying area. Proposed GI upstream from this may also improve this condition.



Figure 6-41: Existing Highland Drive (east of Washington Blvd.)

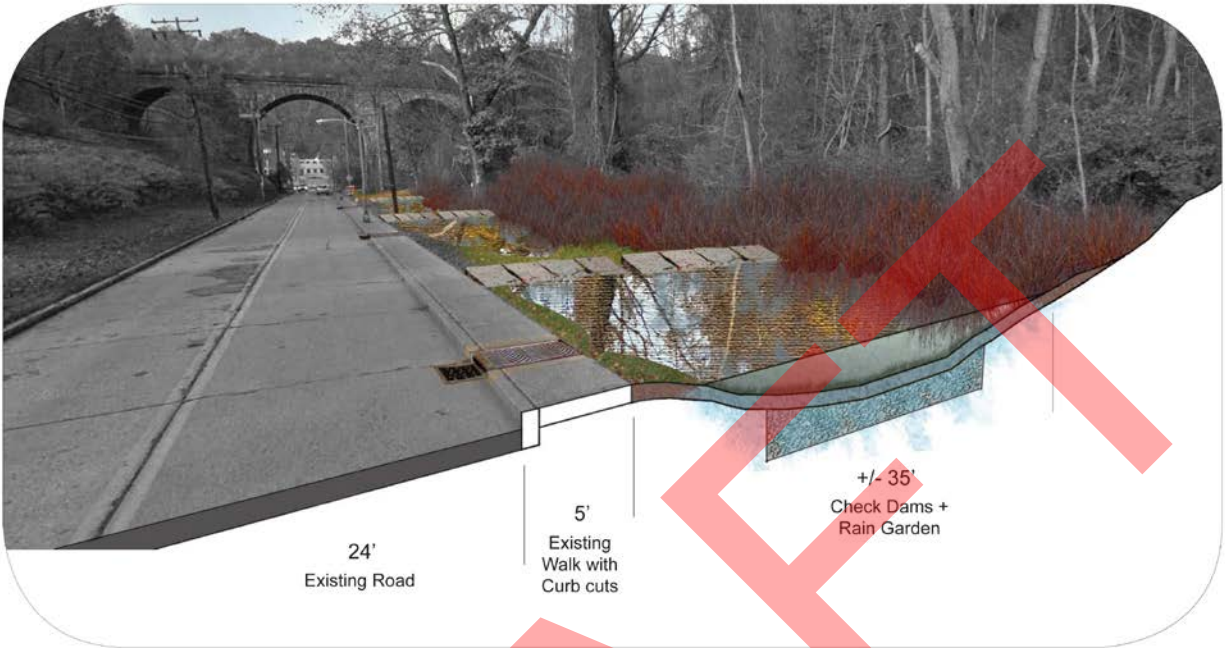


Figure 6-42: Proposed Bioswale adjacent Highland Drive (east of Washington Blvd.)