



# TROY HILL VACANT

## TROY HILL, PITTSBURGH 2011

# LAND ASSESSMENT



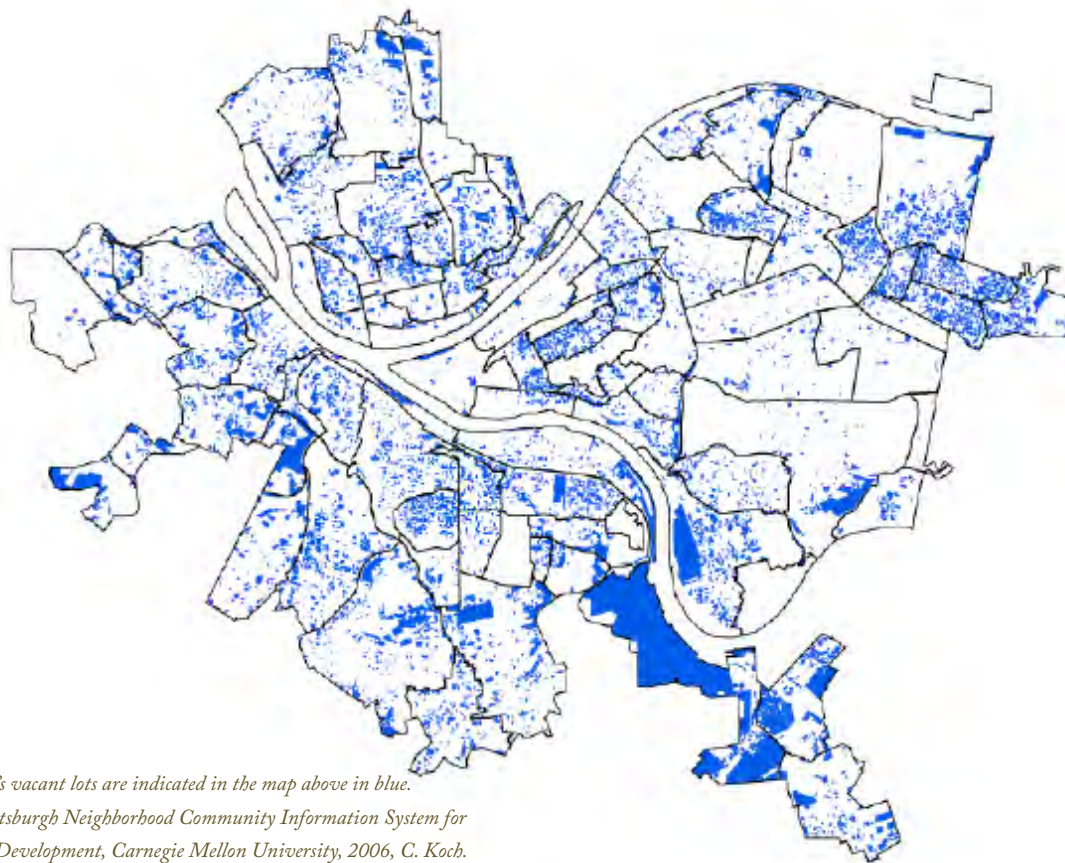
This 2011 report was produced by GTECH Strategies (Growth Through Energy and Community Health) for the Troy Hill Citizens Inc. This plan was financed with a grant from the City of Pittsburgh through the Community Development Block Grant (CDBG) Program, Luke Ravenstahl, Mayor.



# TABLE of CONTENTS

<b>INTRODUCTION</b>	Page
Vacancy	04
Scope of Work	05
<b>SITE EVALUATION</b>	
Our Approach	06
Typology	
- Hillsides	08
- Infill Lots	09
- Contiguous Lots	10
<b>COMMUNITY INPUT</b>	
The Survey	11
Survey Results	12
Contiguous Lot Exercise	
- Gardner Street	14
- Elbow Street	15
- Lowrie Street	16
- Rialto Street	17
Sticker Exercise	18
Greening Strategies	
- Short Term Strategies	20
- Long Term Strategies	22
Sticker Exercise Results	24
<b>CONCLUSION</b>	
Next Steps and Action Plan	26
<b>APPENDIX</b>	
A. Individual Vacant Lot Assessment Results	
B. Greenway	
C. SideYard Program	

# INTRODUCTION



*Pittsburgh's vacant lots are indicated in the map above in blue.*

*Source: Pittsburgh Neighborhood Community Information System for Economic Development, Carnegie Mellon University, 2006, C. Koch.*

In the City of Pittsburgh, there exist over 20,000 vacant lots, which represent 15% of the city land mass. Through neglect, disinvestment and loss of population, hundreds more lots are added through demolition each year. GTECH, through its vacant land program, works to provide communities with the tools to identify, assess, and transition sites to productive reuse. We use greening strategies as a platform for community engagement, training and education. GTECH has worked on over 80 lots in the past four years, and has transitioned 35% of those lots within three years to productive reuse like food gardens, parks and even housing.

In 2011, GTECH was asked by Troll Hill Citizens Incorporated to assess their current vacant land, and provide recommendations for green strategies that could be used for current and future sites. In 2010, Troy Hill completed its community master plan, which is used as a guide for future development. As the community faces increased demolition activity, it is important to engage the community in the decision-making process to begin finding short-term and long-term strategies to transition sites that become vacant land.

# INTRODUCTION

## Scope of Work



In 2010, the Troy Hill community completed a neighborhood-wide plan outlining priorities for future redevelopment. The community plan identified the utilization of vacant lots as a community priority. Since greening strategies are based on current site conditions, GTECH was asked by the community to assess and provide the following deliverables to assist with vacant land utilization.

- **Data collection and analysis**
- **Site assessment and evaluation**
- **A menu of possible green strategies for sites ready for short-term or long-term transition**
- **Identification of one site for implementation**

This report outlines the scope of work, our findings, the community's input, and information on the final implementation project. Through data collection and analysis, GTECH identified Troy Hill's current vacancy issue, and informed the community that unlike some Pittsburgh neighborhoods Troy Hill is not facing significant levels of vacancy. However, the community is dealing with many recent demolitions and is concerned about the growing number of vacant lots. The community is also dealing with many abandoned and blighted lots being too sloped for possible future greening strategies.



By performed a lot-by-lot assessment on 33 vacant lots where we evaluated their physical conditions and recommended a greening solution based on the site's characteristics and its connectivity to local green assets.

The community then identified one lot on Straubs Lane and Ley Street that GTECH is currently assisting the transition of a vacant lot into a low-maintenance, short-term community greenspace with paths, plants and art.

Throughout the reporting process, GTECH worked with Troy Hill Citizens, Inc. and community members to assess opinions on vacant lot issues and greening initiatives in Troy Hill. GTECH organized and facilitated a community charrette on March 16, 2011 to present our findings and seek input for a demonstration project. GTECH identified four contiguous sites that were most appropriate for a community project. Stakeholders were surveyed and voted on which site they were most interested in and their desired short-term and long-term programmatic use. GTECH analyzed the results and the implementation occurred in the summer and fall of 2011.



# SITE EVALUATION

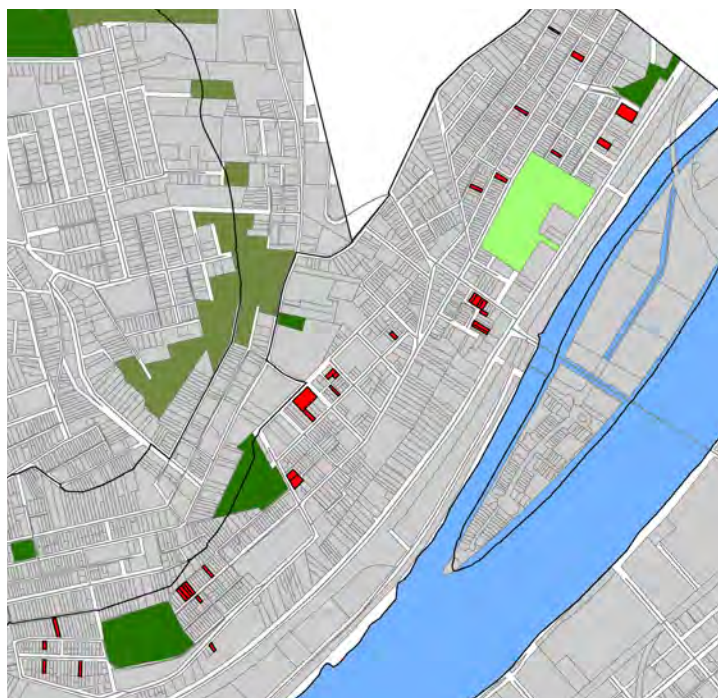
## Data Collection and Analysis:

The individual site assessments were critical to understanding the overall picture of the vacancy within Troy Hill. They not only provide information on a site-by-site basis, but collectively the evaluations provide a breakdown of the different types of vacancies that are present in the neighborhood.

Assessment began by identifying each site using existing parcel data and GTECH confirming each locations map/block/lot number and ownership, its county parcel identification number, confirming the location and determining who owns the property. Then while on-site, GTECH took pictures and soil samples in addition to rating the site on 10 different factors: soil structure, compaction, rubble, dumping, littering, slope, sun, canopy, vegetation, and invasive coverage (see the appendix for details on site analysis).

This data allows GTECH to piece together an overall picture for each lot, enabling us to provide recommendations on a site-by-site basis and develop a sense of potential costs for implementing different strategies. Without these specifics any work to improve the soil or plan for greening would be guesswork.

Looking more generally at the sites' characteristics within the neighborhood GTECH placed each site in one of three categories: hillsides, infill, or contiguous lots. Each category is explained in further detail in the following section.



*Troy Hill's Vacant Lots are indicated in the above map in red. The map on the opposite page shows each site being classified as a hillside, infill or contiguous lot.*

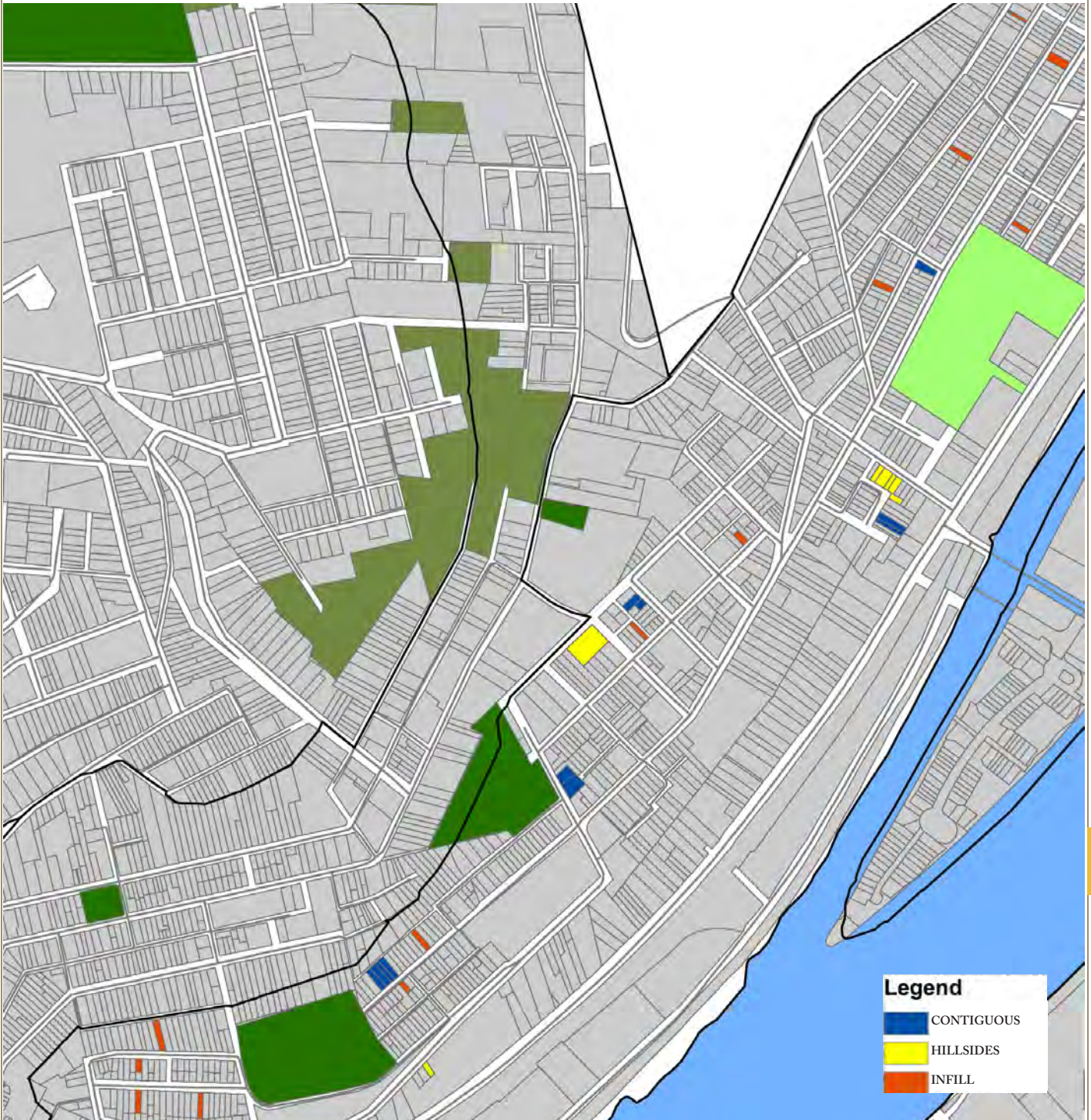
Owner:		Lot/Block #:		Address:	
Summary of site condition:					
Organic Matter:		Soil Contamination:			
Soil Structure:		Compaction:			
Rubble Type:		Dumping (1-10):			
Percentage:		Littering (1-10):			
Slope (1-10):		% Sun:			
		Canopy:			
Vegetation Coverage:		Invasive Coverage:			
Neighbors:					
Notes/Comments:					

*This form was completed for each vacant lot and directly impacted GTECH's suggested resuse*



# SITE EVALUATION

Typology:





# SITE EVALUATION

## Hillsides:

Hillsides are parcels that are on extreme slopes and generally not appropriate for rebuilding or active greening. For these sites GTECH recommends leaving them fully vegetated to prevent erosion and working with the City of Pittsburgh to pursue Greenway status. The city has deemed sites above 25% slope should not be developed given the infrastructure costs associated with roads and utilities as well as concerns of stormwater management.

Since 2005, the city has been actively consolidating hillside properties into permanent, public, passive open space to serve adjacent neighborhoods. Pittsburgh's topography has formed intricate and diverse communities. The Greenways for Pittsburgh is a program preserving the historic and ecologically diverse slopes so they are assets to communities. Appendix B provides the appropriate resolution and cover letter the neighborhood should file with the City Planning Office to apply for Greenway status.

For more information about this program, please contact your neighborhood planner, Andrew Dash at 412.255.0760. If illegal dumping is a concern, contact Allegheny CleanWays for assistance.



## ALLEGHENY CLEANWAYS:

Allegheny Cleanways is organization affiliated with Keep Pennsylvania Beautiful dedicated to reducing illegal dumping. They have developed procedures to assist in cleanups

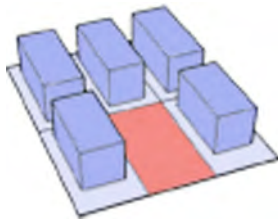
on steep hillsides or waterways where volunteer safety may be of a concern. Allegheny CleanWays offer trainings on how to facilitate cleanup days for community groups addressing litter issues and provide the necessary equipment: gloves, bags, and safety vests.

Troy Hill residents may want to consider contacting the Partners Against Littered Streets (PALS) program for litter collection kits for regular pick ups. Keep PA Beautiful Program, a compatible organization offers a site adoption program for high visibility sites in the neighborhood would ensure sites are cleaned twice a year and offers technical assistance for adopted sites.

For more information visit their website, [www.alleghenycleanways.org](http://www.alleghenycleanways.org)

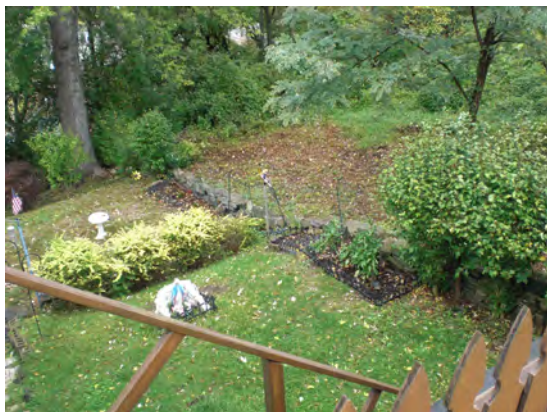


# SITE EVALUATION

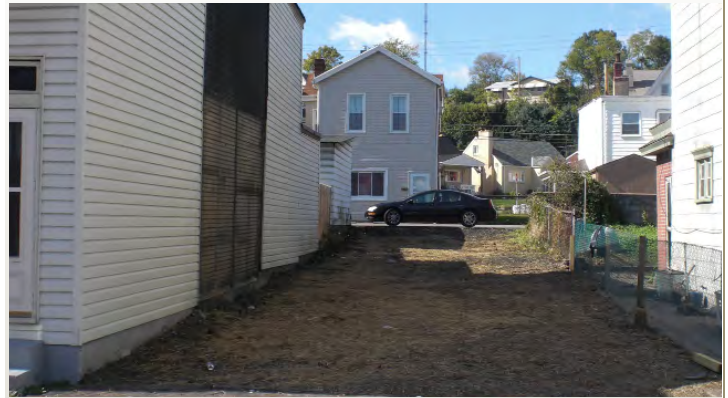


## Infill Lots:

Infill lots are individual vacant parcels surrounded by occupied buildings or maintained properties. Troy Hill's Neighborhood Plan calls for these parcels to be used for new housing, however these lots can serve as additional green spaces, side yards for existing residents, or footpaths to break up the community's long stretches of one-way streets.



*This lot on Lowrie Street is a prime example of an infill lot currently being used as a side yard for the existing resident next to it.*

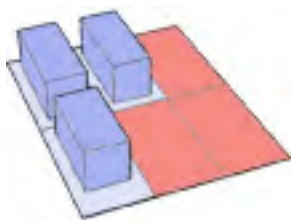


## SIDE YARD PROGRAM:

The City of Pittsburgh's Side Yard Sale Program is a low-cost option for homeowners to add space to their property. To be eligible for this program, you must live in and own the home directly adjacent to a publicly owned vacant lot. The process starts with you leasing the lot from the City of Pittsburgh while the title for the property is cleared. The total cost can be as low as \$401 (\$201 to enter a purchase agreement with the City, and another \$200 to cover closing costs, fees and taxes). To check if the lot adjacent to your property is publicly owned, check the Allegheny County Real Estate website at [www.alleghenycounty.us/re](http://www.alleghenycounty.us/re)

For more information please contact the City's Real Estate Department at 412.255.2300. An application can also be found in Appendix C

# SITE EVALUATION



## Contiguous Lots:

Contiguous lots are multiple vacant parcels that are side-by-side and are typically larger in size. These sites are where GTECH has focused its planning efforts on for community projects because they help address a larger issue and provide greater benefits as green space. It was the contiguous lots that GTECH based the community charrette in March 2011.

GTECH identified four contiguous sites for community input session with the community: **Elbow Street**, **Rialto Street**, **Gardner Street**, and **Lowrie Street**. Each site was selected for their size, visibility and proximity to existing community assets. GTECH wanted to meet with the community and hear their thoughts about vacancy, what they liked about their neighborhood and how this already strong community could be improved.



*Above: Elbow Street Contiguous Lot*



*Above: Gardener Street Contiguous Lot*



*Above: Rialto Street Contiguous Lot*

# COMMUNITY INPUT

## The Survey:

The community input session in March was two-fold. GTECH created a survey to gauge how community members felt about sustainability and greening in Troy Hill. All attendees of the March Community meeting were given a copy of the survey shown below, and it was also posted on the Troy Hill's facebook and wordpress page for anyone who was unable to attend the meeting.

For each question, residents could circle one of five answers: Strongly agree, agree, don't know, disagree, or strongly disagree. In total we had 37 participants. The purpose of the survey was to gauge community interest and knowledge regarding green infrastructure issues facing their neighborhood. The results of the survey are found on the following pages.



### Troy Hill Vacant Land Questionnaire

March 16, 2011 | North Catholic High School

GTECH wants to know your thoughts on Troy Hill's vacant land. Please take a few moments to complete this survey so your opinions are reflected in our final report's solutions.

Are you currently a Troy Hill resident? Yes ☐ No ☐

If so, how long have you lived in the neighborhood \_\_\_\_\_

Please read the following statements about your community. Circle the response under the heading Strongly Agree to Strongly Disagree that reflects your opinion for each of the statements that follow. If you have no opinion or don't know about an item, circle the response under Don't Know.

#### VACANT LAND

Vacant properties are an important issue in Troy Hill

Strongly Agree Agree Don't Know Disagree Strongly disagree

Our community has an effective plan for dealing with vacant land

Strongly Agree Agree Don't Know Disagree Strongly disagree

#### PARKING:

Troy Hill has ample parking

Strongly Agree Agree Don't Know Disagree Strongly disagree

Our parking lots are attractive and function well

Strongly Agree Agree Don't Know Disagree Strongly disagree

#### GATEWAYS:

Our community has effective signage and gateways into Troy Hill

Strongly Agree Agree Don't Know Disagree Strongly disagree

Our community could benefit from additional beautification projects

Strongly Agree Agree Don't Know Disagree Strongly disagree

#### HILLSIDES:

Erosion on the hillsides are a concern

Strongly Agree Agree Don't Know Disagree Strongly disagree

The hillsides are well kept and attractive

Strongly Agree Agree Don't Know Disagree Strongly disagree

#### COMMUNITY GARDENS:

Our community has enough access to garden space

Strongly Agree Agree Don't Know Disagree Strongly disagree

The existing gardens are well distributed throughout the community

Strongly Agree Agree Don't Know Disagree Strongly disagree

#### PARKS AND GREENSPACE:

Our community has ample parkland

Strongly Agree Agree Don't Know Disagree Strongly disagree

Our parks are well distributed throughout the community

Strongly Agree Agree Don't Know Disagree Strongly disagree

Our parks meet the recreation needs of all age groups (kids, teens, adults, and seniors).

Strongly Agree Agree Don't Know Disagree Strongly disagree

Use the space below for additional information you would like to share with GTECH (use the back if needed)

.....

.....

.....

.....

.....



# COMMUNITY INPUT

## Survey Results:

Question	Most Popular Answer	2nd Most Popular Answer
Vacant Properties are an important issue in Troy Hill	Strongly Agree (22)	Agree (13)
Troy Hill has an effective plan for dealing with vacant land	Don't Know (16)	Disagree (13)
Troy Hill has ample parking	Strongly Disagree (15)	Disagree (12)
Troy Hill's parking lots are attractive and function well	Disagree (19)	Tie: Strongly Disagree & Don't Know (9)
Troy Hill has effective signage and gateways	Disagree (19)	Agree (8)
Troy Hill could benefit from additional beautification Projects	Strongly Agree (27)	Agree (8)
Erosions on the hillsides are a concern	Agree (16)	Strongly Agree (15)
The hillsides are well kept and attractive	Disagree (19)	Strongly Disagree (13)
Our community has enough access to garden space	Disagree (18)	Agree (14)
The existing gardens are well distributed throughout the community	Disagree (17)	Agree (10)
Troy Hill has ample parkland	Disagree (14)	Agree (13)
Our parks are well distributed throughout Troy Hill	Agree (15)	Strongly Agree (5)
Our parks meet the needs of all age groups	Disagree (14)	Don't know (8)

*The number in parenthesis is how many votes that answer received, out of 37 total voters*

The results of the surveys indicated the overall consensus from residents is positive regarding Troy Hill. Residents feel the parks are spread throughout the neighborhood. They feel that hillsides could be an asset to the community, if maintained to some degree. Residents were in agreement about the important issues facing the neighborhood. They felt beautification projects are needed that are both attractive and beneficial for all age groups.

Consistently, the lack of parking in sections of the neighborhood was mentioned especially during ball games and special events. Additional parking provides an opportunity for permeable pavement and perimeter greening to ensure to stormwater mitigation and minimize runoff, especially to the sloped areas.

# COMMUNITY INPUT

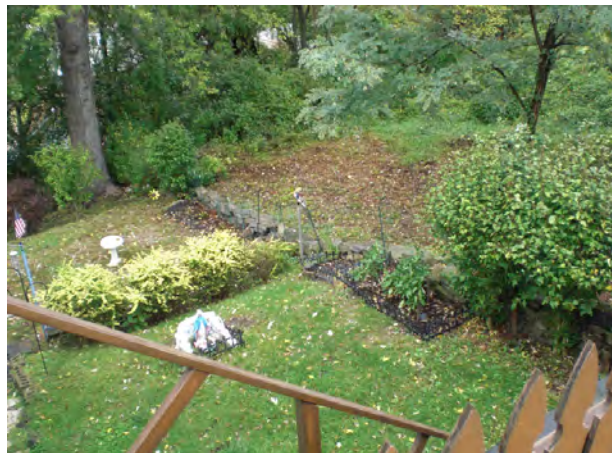
## Contiguous Lot Exercise:



*Gardner Street*



*Elbow Street*



*Lowrie Street*



*Rialto Street*

Troy Hill has a large group of dedicated and involved citizens who were excited to inform GTECH about how they felt about their neighborhood and what use could be implemented on one of the contiguous lots. It was important to include the current residents in the planning process for the sites because they are most impacted by the outcome.

The larger contiguous lots are an opportunity to create a more impactful community project. Troy Hill has four contiguous sites: Gardner Street, Elbow Street, Lowrie Street, and Rialto Street. If granted site access, these can be transformed into a larger scale community asset. The next few pages introduces each site, their pros and cons, and the exercise conducted to gather residents opinions.



# COMMUNITY INPUT

## Gardner Street:

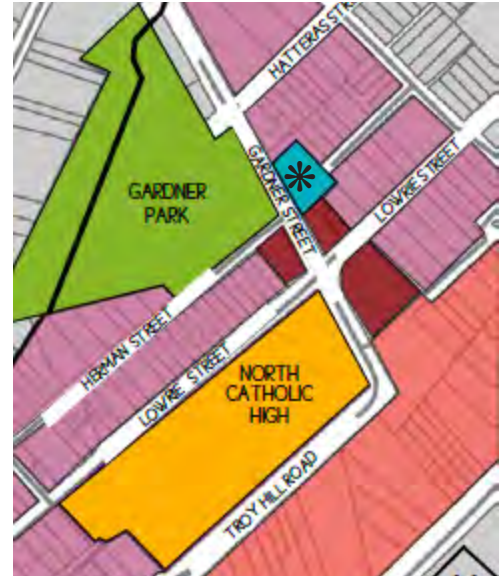
Across from the Gardener Street ball field lays two vacant lots. Their condition is less than ideal. One appears to have been used as a parking lot. At the community meeting, neighbors voiced their concerns over the lack of care of this site.

### PROS

- Proximity to Gardner Park and the “Heart of Troy Hill”
- Low contaminants
- Flat site

### CONS

- Site owned by two separate owners
- Illegal dumping have been an issue in the past
- Congestion during baseball games and community events



	VACANT LOT		STEEP SLOPE
	RESIDENTIAL		COMMERCIAL
	INSTITUTIONAL		PARK SPACE



*The site is currently used as a cut through*



*The site is often overgrown and unkept*



# COMMUNITY INPUT

## Elbow Street:

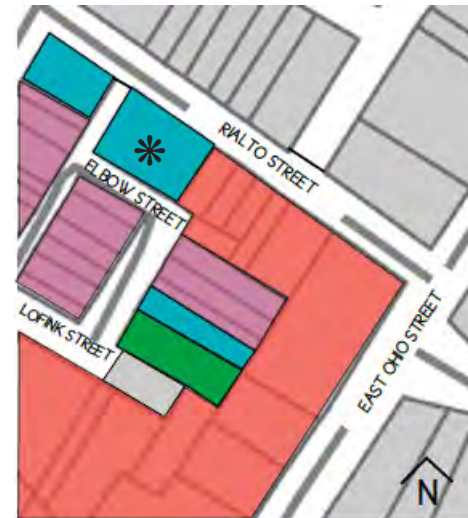
The contiguous lots at Elbow Street are located where a recent house fire brought down three houses. The lots overlook the hillside west of Rialto Street with a spectacular view of the city. The site during site assessment was free of debris and invasive species, and without any known plans for redevelopment.

### PROS

- Near the existing community garden
- The site is flat
- Largest contiguous lot
- The site is centrally located

### CONS

- Steep drop off on backside of site
- Currently owned by three separate owners
- No soil test have been completed



*The site after demolition*



*The site after demolition*

# COMMUNITY INPUT

## Lowrie Street:

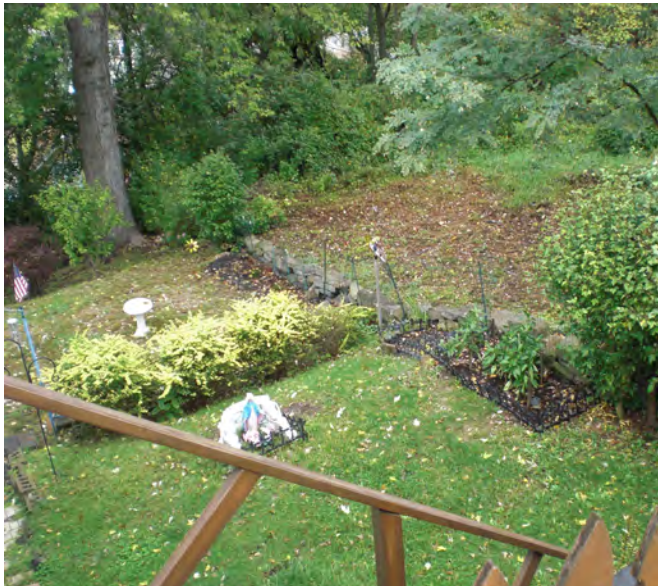
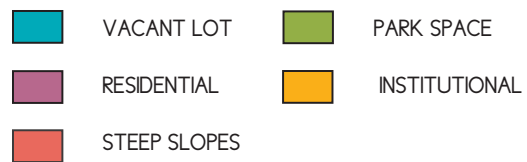
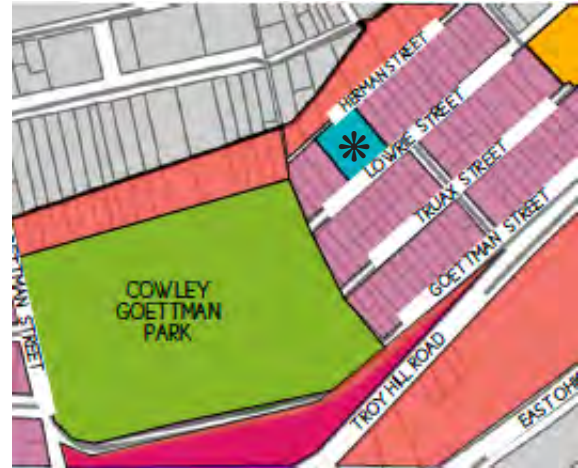
The lots on Lowrie Street are towards the western end of the neighborhood. There are four small, adjacent lots next to each other, within a residential area. One and a half of the lots are already being taken care of, presumably by the next-door neighbor. The other lots are highly vegetated.

### PROS

- Large site
- Proximity to Cowley Goettman Park
- Mature tree cover
- Partial care of site from adjacent neighbor

### CONS

- Steep slope
- Limited accessibility
- Low visibility from the sidewalk



*The maintained portion of the site*



*The unkept portion of the site*



# COMMUNITY INPUT

## Rialto Street:

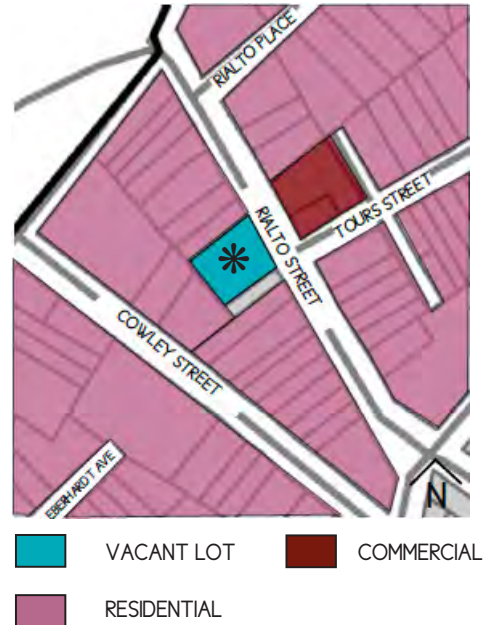
At the intersection of Rialto Street and Tours Street are two vacant lots recently demolished by the City of Pittsburgh, in an effort to remove condemned buildings from the neighborhood. The site as of spring 2011 was free of debris and invasive species, without any known plans for redevelopment

### PROS

- Easier site access because of city ownership
- The site is relatively flat
- High visibility
- The site is centrally located

### CONS

- No soil test have been conducted
- Initial slope at the sidewalk
- Expressed interest of neighbors to purchase one or both sites as side yards.



*The site after demolition*



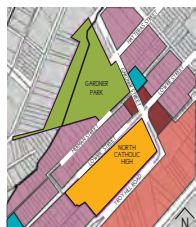
*The site this Fall 2011*



# COMMUNITY INPUT

## Sticker Exercise:

### GARDNER STREET SITE



#### Advantages

- Proximity to park, high school and 'heart'
- Low contamination
- Good sunlight
- Flat

#### Challenges

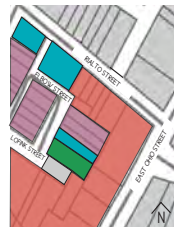
- Dumping has been an issue in the past
- Owned by two separate owners

short term programs			
surftowers	wildflower	clean and green	rain garden

long term programs			
food garden	permeable paving	parklet	play space



### ELBOW STREET SITE



#### Advantages

- Proximity to the community garden
- View of the city
- Large and relatively flat site

#### Challenges

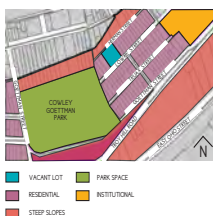
- Slope behind the lot
- Tight access
- Private ownership
- Soil has not been tested

short term programs			
surftowers	wildflower	clean and green	rain garden

long term programs			
food garden	permeable paving	parklet	play space



### LOWRIE STREET SITE



#### Advantages

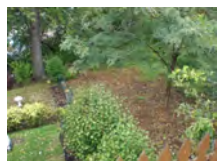
- Proximity to the park
- Large site
- Partial care from adjacent neighbor
- Nice canopy cover

#### Challenges

- Limited accessibility
- Steep slope initially
- Currently overgrown
- Low visibility

short term programs			
surftowers	wildflower	clean and green	rain garden

long term programs			
food garden	permeable paving	parklet	play space



### RIALTO STREET SITE



#### Advantages

- City owned
- High visibility
- Centrally located
- Fairly flat

#### Challenges

- Soil has not been tested
- Initial slope

short term programs			
surftowers	wildflower	clean and green	rain garden

long term programs			
food garden	permeable paving	parklet	play space



The other intent behind the March input session was to get feedback regarding their vision for the four contiguous sites previously mentioned. This was accomplished through a sticker exercise.

Each resident received four stickers: two 1st choice stickers and two 2nd choice stickers. The first choice stickers were placed on the site they most wanted to see a project on. One of the first choice stickers went to a short-term project; the second of the first-choice stickers went to a long-term project. The two 2nd choice stickers went

to their 2nd most desired site. Again, one sticker went to a short-term strategy and one went to a long-term strategy. In the next section, the proposed strategies GTECH suggested and the sticker exercise results are presented on page 24.

# COMMUNITY INPUT

## Greening Strategies



*Troy Hill residents placing their vote*

There are many options for green strategies that can be implemented on each of the sites. Short-term strategies tend to be lower in start up costs, maintenance costs, and are easier to install, as well as un-install.

Many times, short-term strategies can be implemented while planning for longer-term strategies. These long-term options tend to be higher in costs and need more thought towards design, cost, and community capacity.

The short-term strategies described on the next two pages are: sunflowers, native plants, clean & green, and rain gardens. Longer-term solutions may include: parklets, food gardens, playspaces, and permeable parking lots. A description of each is included in the following section of this report.



# COMMUNITY INPUT

## Short Term Strategies:

### Sunflowers

GTECH uses Sunflowers as a transition strategy to reduce blight and brighten up a vacant or multiple vacant lots. Sunflowers also help build soil, prevent erosion, and have been shown to uptake toxins like lead in small amounts over time. Sunflowers are a great way to brighten up a vacant lot or multiple vacant lots. These plants are moderately drought-resistant, can withstand rocky soil, and are extremely familiar to most people. The annual cost for prepping, planting, maintaining and harvest a  $\frac{1}{4}$  acre lot is about \$2,500, which is comparable to the cost of maintaining a grass lot. GTECH recommends using this strategy for 1-3 years, while we work with communities to transition lots to a more permanent reuse like gardens, parks and housing. Site work done during sunflower projects helps lower the costs and prepare the site for reuse.

*Picture in top right is in the East Liberty neighborhood. Courtesy of GTECH.*

### Native Plantings

Native wildflower gardens are a great way to encourage wildlife diversity and promote biodiversity. Wildflower gardens are within the same cost range as a sunflower garden, with some extra costs for seeds. By planting native perennial wildflowers, you can keep a site planted year after year, only having the cost of maintenance.

*Picture to the right is a biodiversity project in the Wilksburg, PA. Courtesy of GTECH.*





# COMMUNITY INPUT

## Clean & Green

Clean & Green is a strategy being used by cities that have high rates of vacant lots. The strategy is to keep the site looking clean by planting grass and keeping it mowed. While the cost for maintenance is about \$1200-2500 per lot, installation of the soil, grass, trees and fence is much higher depending on site condition and can range to \$3000-5000.

*The picture to the right is a project of The Philadelphia Horticulture Society, and a good example of a Clean & Green project.*



## Rain Gardens

A rain garden is an attractive strategy that reduces stormwater runoff before it enters the sewer system. Rain gardens can vary drastically in cost, depending on how extensive the design is. The simplest rain garden installation using volunteer labor can cost as little as \$4,000 for a demonstration site of 400-500 square feet. More engineered features and hiring contractors for installation can drastically increase the cost. Given the cost associated with installation, this can be considered either a short or long-term strategy.



*A public rain garden outside of Schenley Visitors Center, in Schenley Park.  
Photo courtesy of the Pittsburgh Parks Conservancy.*

# COMMUNITY INPUT

## Long Term Strategies:

### Parklets

Parklets are smaller parks, sometimes called pocket parks, which are ideal for passive enjoyment of greenery. In an urban area, these parks can be strategically placed within a dense residential area to provide a place to sit and view nature. The cost for this type of endeavor can run as high as \$25,000 for 1/5-acre site, not including site design.



*A parklet in Oakland, near Schenley Plaza.  
Photo courtesy of Pittsburgh Parks Conservancy.*

### Food Gardens

Food Gardens allow residents to grow their own food and build community. They require a dedicated volunteer base to construct and maintain a garden. The materials for constructing beds, soil, seeds, water and maintenance cost can be as high as \$20,000 a year. Liability insurance for food gardens is often higher than other green spaces.



*The picture to the right is from the Larimer Community Garden, a project installed with the Larimer Green Team with GTECH and Penn State in the Larimer neighborhood. Photo courtesy of Craig Marcus*



# COMMUNITY INPUT

## Playspace

A small scale play space on a vacant lot will have many of the same costs of a small parklet. Depending on the design and the type of equipment included, playspaces can range from \$10,000 to 50,000. The biggest difference will be the cost to insure the site. If you have children playing on the space, you will need to make sure you have proper liability coverage, in addition to making the space safe.

*Photo to the right is at the Sojourner MOMS property in East Liberty. GTECH assisted in the transition of two vacant lots into a playground. Photo courtesy of Sojurer MOMS.*



## Permeable Pavement

Permeable Pavement is a material that allows rainwater to be absorbed through the surface, reducing runoff and strain on the sewer system. Planting trees and other vegetation around the edges allows for more rainwater catchment, in addition to the beautification of the site.

There are many different types of permeable pavement – from types of asphalt and concrete to pavers. Thus, the cost can vary drastically. Estimates run the cost from \$1/square foot to \$15/square foot, with the least expensive being a type of porous asphalt.



*A porous paver parking lot absorbing roof runoff. Photo courtesy of Wenk Associates.*



# COMMUNITY INPUT

## Sticker Exercise Results:

Site	Rank	1st Short Term	2nd Short Term
Gardner	1	Sunflower*	Clean&Green*
Rialto	2	Clean&Green	Sunflowers
Lowrie	3	Wildflowers*	Clean&Green*
Elbow	4	Sunflowers*	Wildflowers*

Site	Rank	1st Long Term	2nd Long Term
Gardner	1	Pavement	Parklet
Rialto	2	Parklet	Food & Pavement tied
Lowrie	3	Food*	Parklet*
Elbow	4	Pavement	Food

*A \* next to a strategy indicates a tie.*

After all aspects of the contiguous lots were explained to the community, we broke up into small groups and asked residents to vote on which site and strategies that wanted to see happen. Through this process, we were able to determine which sites were higher priority for community members.

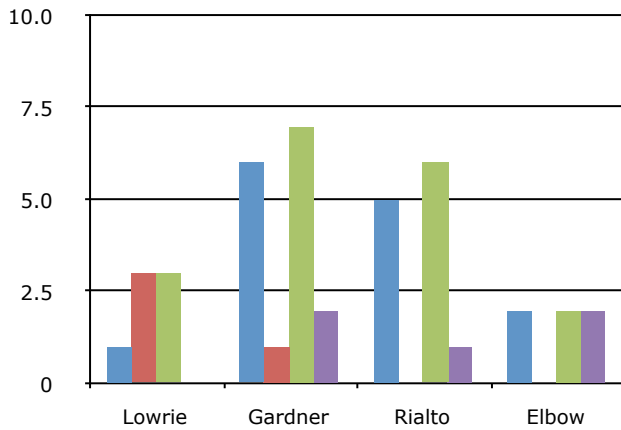
The Gardner Street lot was a clear favorite, with sunflowers and Clean & Green being the two short-term strategies that community members favored. The long-term favorite, by far, was permeable paving. Due to ball games and other events that happen at the field across the street, parking is extremely difficult.

The lacking of parking also leads to hazardous situations. Cars are double, often triple parked making it impossible for emergency vehicles to respond to calls.

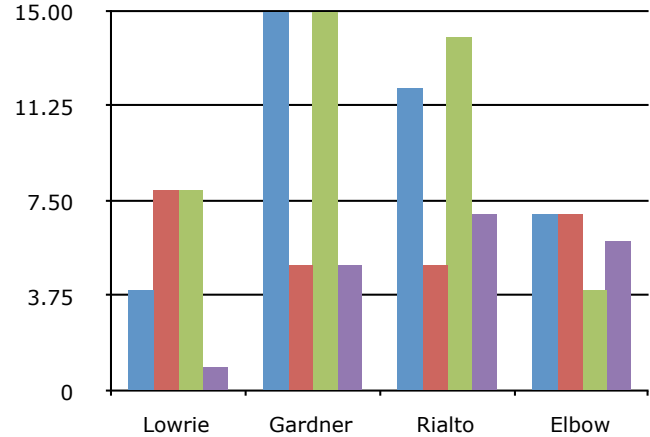
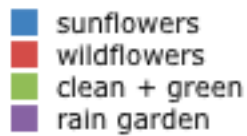
Since the community input session, one of the two Gardner Street lots was sold to the adjacent automobile business making it impractical to do a community-based project on this site. Additionally at Rialto, a neighbor began the process for purchasing the vacant lots. The community revisited the viability of the Elbow and Lowrie sites for a demonstration project and decided not to pursue them at this time.

GTECH and Troy Hill Citizens Inc worked together to find a suitable site for the demonstration project and settled on a site between Ley and Straubs in the fall of 2011. GTECH worked with community members on a design with implementation to be completed by the end of the year.

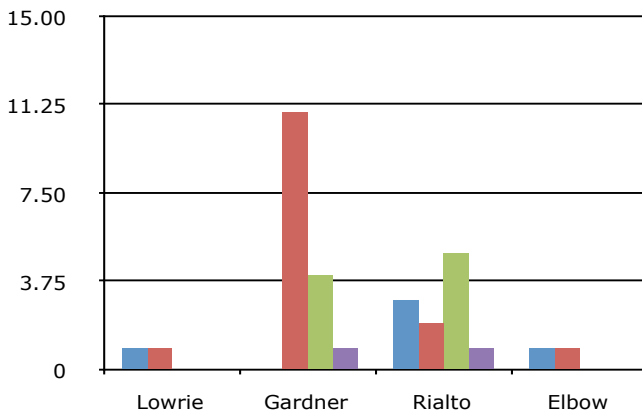
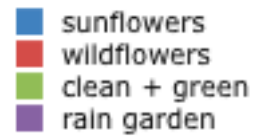
# COMMUNITY INPUT



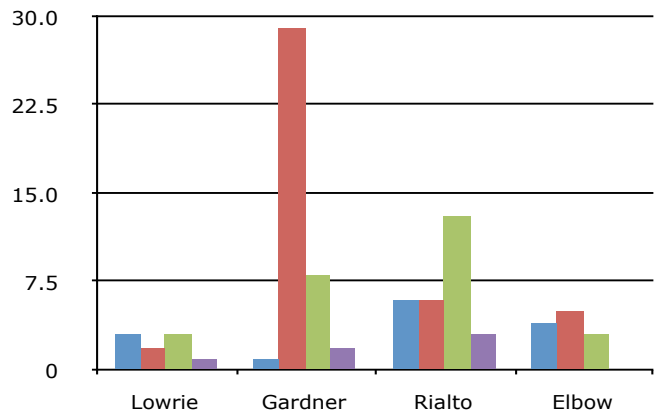
First Choice Short term Strategy



Overall Short term total



First Choice Long term Strategy



Overall Long term total



# CONCLUSION

## Next Steps/Action Plan:



*Elements of the Straubs Lane site include “stairs” designed from tree stumps and tires. Landscaping at the top will include low-maintenance native perennials.*

As Troy Hill moves forward in addressing their vacancy, GTECH’s recommends first focusing side lot possibilities. A majority of current vacant lots are eligible for the city’s program and is an easy way to expand current resident’s outside space. Information regarding the City of Pittsburgh’s Side Lot Program is found in Appendix C.

Next, Troy Hill should work with the City of Pittsburgh to transfer eligible steep hillsides into the Greenway Program. Troy Hill’s neighborhood planner is Andrew Dash; he is both familiar with the

program and working to create Greenways in other neighborhoods. Troy Hill’s planner can be reached at 412.255.0760.

The final recommendation is for the community to identify the owners of the contiguous lots. This has proven to be a difficult task, but a necessary one to reclaim these lots. With permission to be on these sites, community members can then start to clean them up and explore productive uses that benefit Troy Hill. Allegheny County’s Real Estate website is helpful in determining ownership of these sites.



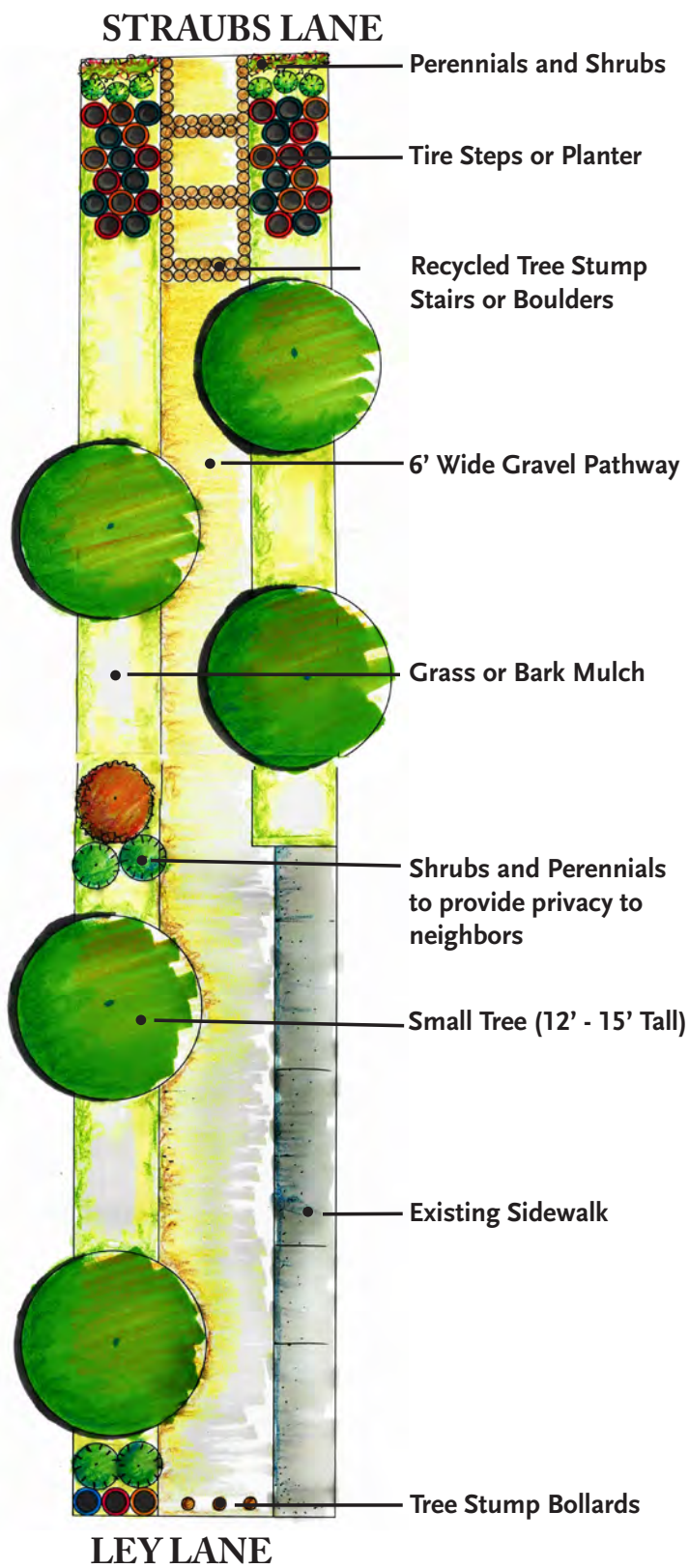


### Demonstration Project

Citizens had expressed concern about a vacant lot on Straub Lane being used for illegal parking and disruptive behaviors to neighbors. GTECH and Troy Hill Citizens evaluated this site, met with neighbors and presented the site plan to the right. The site is currently being used as a cut through and the design will include solar lighting, painted tires to stabilize the hillside, a defined pathway lined with small trees, perennial shrubs and flowers. This low-maintenance design will provide a safe space for neighborhood youth to play off the busy streets of Troy Hill.

GTECH held a tire painting session with area youth, installed a majority of the design on October 22, 2011 as part of the University of Pittsburgh Day of Giving annual event and will have the site completed by the end of 2011.

As part of the Day of Giving event, volunteers cleaned and planted native shrubs and perennials at the Rialto site and painted the rail at Purse Lane. These beautification projects should be continued since their impact is instantaneous and long lasting.



# Appendix A: Site Analysis

Owner: Joseph M. Senoski		Lot/Block #: 24-D-114		Address: 1412 Gardner	
Summary of site condition:		Easily accessible, flat site with good sun exposure. Compaction and invasives are not a problem. With owner permission, this site could provide an excellent, centrally located space for a community project.			
Organic Matter:		Low	Soil Contamination:		Low lead
Soil Structure:		Sand/clay	Compaction:		4" – compacted/normal
Rubble Type:		None visible	Dumping (1-10):		1 – none/low
Percentage:		N/A	Littering (1-10):		6 - medium
Slope (1-10):		1 – none/slight	% Sun:		80%
			Canopy:		Large trees
Vegetation Coverage:		80%	Invasive Coverage:		None
Neighbors:		Auto shop, adjacent vacant lot (1414 Gardner), baseball field			
Notes/ Comments:		Combined w/1414 makes ideal for neighborhood activity			





Owner: Pamela B. Dumont		Lot/Block #: 24-D-116	Address: 1414 Gardner
Summary of site condition:	Easily accessible, flat site with good sun exposure. Compaction is not a problem. Invasives and litter can be easily addressed. With owner permission, this site could provide an excellent, centrally located space for a community project.		
Organic Matter:	Good	Soil Contamination:	Low lead
Soil Structure:	Sand/clay	Compaction:	4" – compacted/normal
Rubble Type: Percentage:	Stone/brick on the surface	Dumping (1-10):	3 – low/medium
		Littering (1-10):	8 - high
Slope (1-10):	1 – none/slight	% Sun:	90%
		Canopy:	Neighboring buildings
Vegetation Coverage:	80%	Invasive Coverage:	<5% single <i>Ailanthus altissima</i> (tree of heaven)
Neighbors:	Auto shop, adjacent vacant lot (1412 Gardner), baseball field		
Notes/ Comments:	Combined w/1412 makes ideal for neighborhood activity		





Owner: Mary Frances Virginia		Lot/Block #: 24-F-366	Address: 1119 Brabec
Summary of site condition:	A small infill lot with significant amounts of Japanese knotweed growing on it. This site has poor sun exposure and would most readily lend itself to a privately owned parking spot.		
Organic Matter:	Good	Soil Contamination:	Medium lead
Soil Structure:	Clay w/ sand capping front	Compaction:	4 – compacted/normal
Rubble Type:	Brick/gravel	Dumping (1-10):	1 – none/low
Percentage:	10%/5%	Littering (1-10):	4 - medium
Slope (1-10):	2 - slight	% Sun:	60%
		Canopy:	Neighboring buildings
Vegetation Coverage:	40%	Invasive Coverage:	50% <i>Fallopia japonica</i> (japanese knotweed)
Neighbors:	Garage with garbage overflowing, residential		
Notes/ Comments:	Sign that reads “posted private property,” may be for neighboring property. Was purchased in 2010 by current owner.		



Owner: City of Pittsburgh		Lot/Block #: 24-G-98		Address: 1153 Bohemian	
Summary of site condition:		The site is situated on a heavily wooded hillside adjacent to a pedestrian staircase. The site experiences problematic dumping and littering. This site would not provide a good platform for greening projects but may be a good site for a neighborhood cleanup.			
Organic Matter:		Not tested		Soil Contamination:	
Soil Structure:		Loam		Compaction:	
Rubble Type:		None		Dumping (1-10):	
Percentage:		N/A		Littering (1-10):	
Slope (1-10):		7 – steep		% Sun:	
				Canopy:	
Vegetation Coverage:		100%		Invasive Coverage:	
Neighbors:		Wooded lots/residential			
Notes/ Comments:		Possible site for Allegheny CleanWays and/or Greenway status			



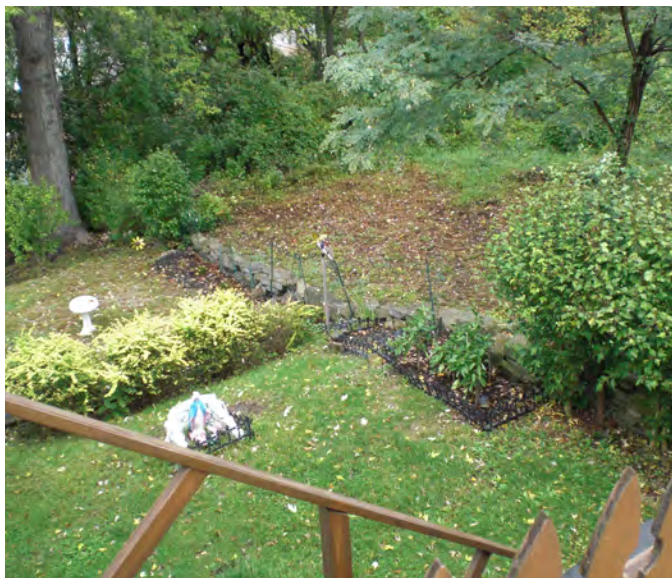


Owner: David A. Duncan		Lot/Block #: 24-G-101		Address: 1128 Brabec	
Summary of site condition:		A tricky site with steep slopes in the front and the back. There is a significant amount of Japanese knotweed in the back that may become a problem if not addressed. Most appropriate for a privately owned side yard.			
Organic Matter:		Low	Soil Contamination:		Low lead
Soil Structure:		Clay	Compaction:		7 – normal
Rubble Type:		2%	Dumping (1-10):		5 – medium
Percentage:		Brick	Littering (1-10):		2 – low
Slope (1-10):		10 front/ 2 mid	% Sun:		75%
			Canopy:		Buildings
Vegetation Coverage:		90%	Invasive Coverage:		10% <i>Fallopia japonica</i> (Japanese knotweed)
Neighbors:		Residential			
Notes/ Comments:		Rear hillside is very steep.			





Owner: City of Pittsburgh		Lot/Block #: 24-G-119		Address: Lowrie			
Summary of site condition:		This site is currently being maintained as a side lot and the transfer of ownership should be facilitated.					
Organic Matter:		Not tested		Soil Contamination:		Not tested	
Soil Structure:		N/A		Compaction:		N/A	
Rubble Type:		None visible		Dumping (1-10):		1 – none/low	
Percentage:		N/A		Littering (1-10):		1 – none/low	
Slope (1-10):		8/3 – steep slope giving way to slight slope		% Sun:		50%	
				Canopy:		Buildings/trees	
Vegetation Coverage:		80%		Invasive Coverage:		None visible	
Neighbors:		Residential					
Notes/ Comments:		Currently being maintained as a side lot					



Owner: James Rosenberger		Lot/Block #: 24-G-122		Address: 1318 Lowrie	
Summary of site condition:		A sloping site with good conditions for plant growth. The site is densely covered with weeds but could be maintained as a side yard, or it could, in combination with adjacent lots provide a reasonable amount of space for a community project.			
Organic Matter:		Good		Soil Contamination: Medium lead	
Soil Structure:		Clay/loam		Compaction: 11 – soft	
Rubble Type:		Concrete		Dumping (1-10): 1 – none/low	
Percentage:		15%		Littering (1-10): 1 – none/low	
Slope (1-10):		8 /3 steep slope in the front giving way to a slight slope in the back		% Sun: 70%	
				Canopy: Buildings	
Vegetation Coverage:		100%		Invasive Coverage: 3% <i>Fallopia japonica</i> (japanese knotweed)	
Neighbors:		Residential, dog nearby			
Notes/ Comments:		Overgrown			



Owner: Edward C. & Robert J. Schell		Lot/Block #: 24-G-130		Address: 1336 Lowrie	
Summary of site condition:		A very nice site with a good possibility of being a side yard for one of the neighbors. Some Japanese knotweed in the rear of the site, but otherwise ideal.			
Organic Matter:	Good		Soil Contamination:	Medium lead	
Soil Structure:	Sand/clay loam		Compaction:	3 - compacted	
Rubble Type:	Sidewalk, gravel		Dumping (1-10):	1 – none/low	
Percentage:	10%		Littering (1-10):	2 – low	
Slope (1-10):	5 – moderate		% Sun:	75%	
			Canopy:	Buildings	
Vegetation Coverage:	100%		Invasive Coverage:	3% <i>Fallopia japonica</i> (japanese knotweed)	
Neighbors:	Residential				
Notes/ Comments:	Fence edge maintained				





Owner: City of Pittsburgh		Lot/Block #: 24-G-145		Address: 1321 Lowrie	
Summary of site condition:		Site was apparently being cared for by neighboring house with a newly erected fence. Side lot sale should be facilitated.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		N/A		Dumping (1-10):	
Percentage:		N/A		Littering (1-10):	
Slope (1-10):		N/A		% Sun:	
				Canopy:	
Vegetation Coverage:		N/A		Invasive Coverage:	
Neighbors:		Residential			
Notes/ Comments:		New fence, cared for as side lot			



Owner: City of Pittsburgh		Lot/Block #: 24-G-322		Address: 1321 Troy Hill	
Summary of site condition:		This lot is an extremely steep slope with no neighbors nearby. It is extremely rubble-filled and would not be a practical site for community greening efforts.			
Organic Matter:	Did not sample	Soil Contamination:	Did not sample		
Soil Structure:	N/A	Compaction:	N/A		
Rubble Type:	Brick/stone	Dumping (1-10):	2 – low		
Percentage:	90%	Littering (1-10):	6 – medium		
Slope (1-10):	10 – very steep/dangerous	% Sun:	80%		
		Canopy:	Trees		
Vegetation Coverage:	80%	Invasive Coverage:	5% <i>Ailanthus altissima</i> (tree of heaven)		
Neighbors:	None				
Notes/ Comments:	Rubble filled, extremely steep slope. Consider Greenway status.				



Owner: City of Pittsburgh	Lot/Block #: 24-H-010	Address: Traux
Summary of site condition:	This site is a brick walkway that connects Traux Way to Lowrie Street. The lot is for sale by the city.	
Organic Matter:	N/A	Soil Contamination: N/A
Soil Structure:	N/A	Compaction: N/A
Rubble Type:	None	Dumping (1-10): 1 – none/low
Percentage:	N/A	Littering (1-10): 2 – low
Slope (1-10):	1 – none/slight	% Sun: 30%
		Canopy: Buildings
Vegetation Coverage:	30%	Invasive Coverage: None
Neighbors:	Residential, school	
Notes/ Comments:	Brick walkway	





Owner: City of Pittsburgh		Lot/Block #: 47-S-171		Address: Harpster	
Summary of site condition:		Heavily wooded hillside with little dumping or littering. Japanese knotweed is pervasive under the canopy, but maintaining vegetation will reduce any erosion.			
Organic Matter:		High	Soil Contamination:		Medium lead
Soil Structure:		Silt loam	Compaction:		9 –normal/soft
Rubble Type:		None	Dumping (1-10):		2 – low
Percentage:		N/A	Littering (1-10):		1 – none/low
Slope (1-10):		9 – very steep (NW Facing)	% Sun:		10%
			Canopy:		Large trees
Vegetation Coverage:		Forested with understory	Invasive Coverage:		50% <i>Fallopia japonica</i> (japanese knotweed)
Neighbors:		Industrial (Branded Solution)			
Notes/ Comments:		Layer of duff removed for soil testing. Consider pursuing Greenway status.			



Owner: City of Pittsburgh		Lot/Block #: 47-S-184		Address: 1606 Hatteras	
Summary of site condition:		A small slope in the front flattens out to a nice space directly adjacent to a public staircase. The site is across the street from the park on Hatteras and Claim and may make a nice site for a community project. Cleanup is needed next to the stairway.			
Organic Matter:		Low		Soil Contamination:	
Soil Structure:		Gravel, clay		Compaction:	
Rubble Type:		None		Dumping (1-10):	
Percentage:		N/A		Littering (1-10):	
Slope (1-10):		7/1 steep slope giving way to no/slight slope in the back		% Sun:	
				Canopy:	
Vegetation Coverage:		50%		Invasive Coverage:	
				10% <i>A. altissima</i> (tree of heaven), <i>F. japonica</i> (japanese knotweed)	
Neighbors:		Residential and a pedestrian staircase			
Notes/ Comments:		Newly graded and seeded w/ grass, adjacent lot suffers from severe dumping and littering			



Owner: Antonio Veneziano		Lot/Block #: 47-S-194		Address: 1538 Hatteras	
Summary of site condition:		There is currently a structure on the site with a sign that states “For Rent.”			
Organic Matter:	Did not sample		Soil Contamination:	Did not sample	
Soil Structure:	N/A		Compaction:	N/A	
Rubble Type:	N/A		Dumping (1-10):	N/A	
Percentage:	N/A		Littering (1-10):	N/A	
Slope (1-10):	N/A		% Sun:	N/A	
			Canopy:	N/A	
Vegetation Coverage:	N/A		Invasive Coverage:	N/A	
Neighbors:	Residential				
Notes/ Comments:	Structure "For Rent" 412-818-5868				





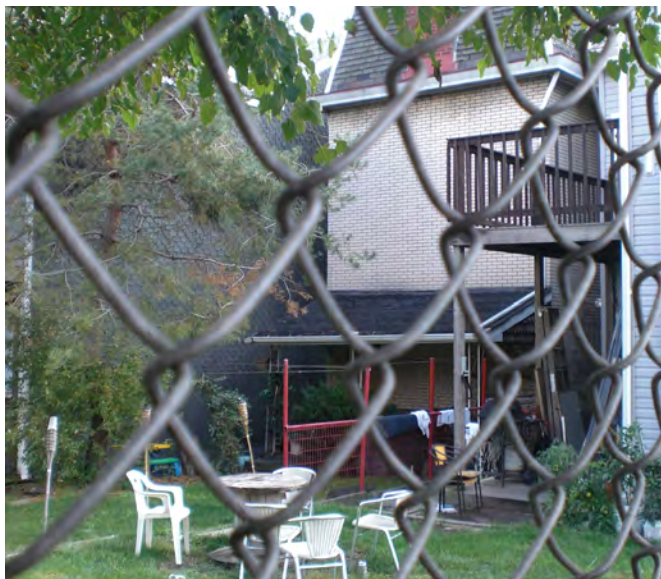
Owner: Louis Boglitz		Lot/Block #: 47-S-264-A		Address: 1511-13 Claim	
Summary of site condition:		This site is a steep hill sloping down to a house that is only accessible by the City Steps. A recent demo, this site is currently manageable as a side yard if it is mowed on a regular basis.			
Organic Matter:	Low	Soil Contamination:	Medium lead		
Soil Structure:	Clay	Compaction:	6 – normal		
Rubble Type:	Brick	Dumping (1-10):	1 – none/low		
Percentage:	<5%	Littering (1-10):	1 – none/low		
Slope (1-10):	8/3 – steep slope giving way to slight slope in the back	% Sun:	50%		
		Canopy:	Buildings		
Vegetation Coverage:	60%	Invasive Coverage:	30% <i>Fallopia japonica</i> (japanese knotweed)		
Neighbors:	Residential, church				
Notes/ Comments:	Neighbor Ron Fuchs wants to purchase as a side lot				

Owner: John T. Jacoby		Lot/Block #: 47-S-264		Address: 1511-13 Claim	
Summary of site condition:		This site is a steep hill sloping down to a house that is only accessible by the City Steps. A recent demo, this site is currently manageable as a side yard if it is mowed on a regular basis.			
Organic Matter:	Low	Soil Contamination:	Medium lead		
Soil Structure:	Clay	Compaction:	6 – normal		
Rubble Type:	Brick	Dumping (1-10):	1 – none/low		
Percentage:	<5%	Littering (1-10):	1 – none/low		
Slope (1-10):	8/3 – steep slope giving way to slight slope in the back	% Sun:	50%		
		Canopy:	Buildings		
Vegetation Coverage:	60%	Invasive Coverage:	30% <i>Fallopia japonica</i> (japanese knotweed)		
Neighbors:	Residential, church				
Notes/ Comments:	Neighbor Ron Fuchs wants to purchase as a side lot				

Owner: Janet M. Laukaitis		Lot/Block #: 47-S-265		Address: 1517 Claim	
Summary of site condition:		This site is a steep hill sloping down to a house that is only accessible by the City Steps. A recent demo, this site is currently manageable as a side yard if it is mowed on a regular basis.			
Organic Matter:	Low	Soil Contamination:	Medium lead		
Soil Structure:	Clay	Compaction:	6 – normal		
Rubble Type:	Brick	Dumping (1-10):	1 – none/low		
Percentage:	<5%	Littering (1-10):	1 – none/low		
Slope (1-10):	8/3 – steep slope giving way to slight slope in the back	% Sun:	50%		
		Canopy:	Buildings		
Vegetation Coverage:	60%	Invasive Coverage:	30% <i>Fallopia japonica</i> (japanese knotweed)		
Neighbors:	Residential, church				
Notes/ Comments:	Neighbor Ron Fuchs wants to purchase as a side lot				



Owner: City of Pittsburgh		Lot/Block #: 47-S-290-A		Address: 1714 Hatteras Rear	
Summary of site condition:		The lot is effectively the backyard of 1714 Hatteras and side lot purchase should be facilitated.			
Organic Matter:		Did not sample		Soil Contamination:	
				Did not sample	
Soil Structure:		N/A		Compaction:	
				N/A	
Rubble Type:		N/A		Dumping (1-10):	
Percentage:		N/A		Littering (1-10):	
				N/A	
Slope (1-10):		N/A		% Sun:	
				Canopy:	
				N/A	
Vegetation Coverage:		N/A		Invasive Coverage:	
				N/A	
Neighbors:		Residential			
Notes/ Comments:		Lot is located in the rear of an existing house, property lines unclear.			



Owner: City of Pittsburgh		Lot/Block #: 48-A-267		Address: 2130 Straubs	
Summary of site condition:		The lot is a sliver of land between two residential properties. It has the potential to be a side lot sale if it is not considered a right of way.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		Brick		Dumping (1-10):	
Percentage:		Unclear		Littering (1-10):	
Slope (1-10):		8 – steep		% Sun:	
				Canopy:	
Vegetation Coverage:		100%		Invasive Coverage:	
Neighbors:		Residential			
Notes/ Comments:		Possible walkway/right-of-way for utilities. Possible side yard, needs to be cleared out.			





Owner: City of Pittsburgh		Lot/Block #: 48-B-5		Address: 2156 Liedertafel	
Summary of site condition:		This site is a wooded lot on a steep slope. It would not be a practical choice for a community greening project.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		None visible		Dumping (1-10):	
Percentage:		N/A		Littering (1-10):	
Slope (1-10):		9 – very steep		% Sun:	
				Canopy:	
Vegetation Coverage:		100%		Invasive Coverage:	
Neighbors:		Wooded lots, residential			
Notes/ Comments:		Steep hill, forested with heavy ivy			





Owner: Chmura Living Trust		Lot/Block #: 48-B-131		Address: 2128 Lowrie	
Summary of site condition:		Side yard of neighboring house. Is well maintained and not in need of additional work.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		50%		Dumping (1-10):	
Percentage:		Stone		Littering (1-10):	
Slope (1-10):		6 – moderate		% Sun:	
				Canopy:	
Vegetation Coverage:		100% grass/ornamentals		Invasive Coverage:	
Neighbors:		Residential			
Notes/Comments:		Occupied & cared for, picture below includes Halloween decorations.			



Owner: Glenn J. Wack		Lot/Block #: 48-E-216		Address: 1950 Ley	
Summary of site condition:		A recent demo, this site has little vegetation whatsoever. This infill lot may be well suited as a green space with a walkway to provide access between Ley St. and Tours Way.			
Organic Matter:	Good	Soil Contamination:	Medium lead		
Soil Structure:	Gravel fill	Compaction:	6 – normal		
Rubble Type:	Stone	Dumping (1-10):	1 – none/low		
Percentage:	<5%	Littering (1-10):	1 – none/low		
Slope (1-10):	2 – low	% Sun:	40%		
		Canopy:	Buildings		
Vegetation Coverage:	<5%	Invasive Coverage:	None		
Neighbors:	Residence				
Notes/ Comments:	Large dog next door				



Owner: G8 Capital LLC.		Lot/Block #: 48-E-258		Address: 2038 Ley 2039 Straubs	
Summary of site condition:		A recent demo, this site has little vegetation whatsoever. This infill lot may be well suited as a green space with a walkway to provide access between Straubs Ln. and Ley St.			
Organic Matter:		Good		Soil Contamination:	
Soil Structure:		Clay/gravel		Compaction:	
Rubble Type:		Stone		Dumping (1-10):	
Percentage:		12%		Littering (1-10):	
Slope (1-10):		8/3 – steep slope down from Straubs giving way to a slight slope		% Sun:	
Vegetation Coverage:		20%		Canopy:	
Neighbors:		Residential			
Notes/ Comments:		Severe compaction, neighbor, Melissa Tutro interested in purchase as side yard. Current owner purchased the site late in 2010.			





Owner: Project Delivery LLC.		Lot/Block #: 48-E-310		Address: 1809 Niggel 1966 Lowrie	
Summary of site condition:		A muddy strip of land at the end of a block, this site is adjacent to a restaurant/bar which may be best used as parking.			
Organic Matter:		Low	Soil Contamination:		Low lead
Soil Structure:		Clay	Compaction:		3 – compacted
Rubble Type:		Brick, concrete, stone	Dumping (1-10):		1 – none/low
Percentage:		20%	Littering (1-10):		1 – none/low
Slope (1-10):		1 – none/slight	% Sun:		85%
			Canopy:		Buildings
Vegetation Coverage:		10%	Invasive Coverage:		<5% <i>Fallopia japonica</i> (japanese knotweed)
Neighbors:		Residential, bar, graveyard			
Notes/ Comments:		Currently being used as a parking lot, Jeffery Anesin (412-657-7557) says he applied for side lot purchase.			



Owner: Mathew Mieczkowski		Lot/Block #: 48-E-354	Address: 2026 Lautner
Summary of site condition:	A recent demo, this site has little vegetation whatsoever. This flat infill lot is well suited to become a privately owned side yard.		
Organic Matter:	High	Soil Contamination:	Medium lead
Soil Structure:	Gravel, clay	Compaction:	5 – normal
Rubble Type: Percentage:	Brick/rock	Dumping (1-10):	1 – none/low
	<5%	Littering (1-10):	1 – none/low
Slope (1-10):	2 – slight	% Sun:	40% front, 70% rear
		Canopy:	Buildings
Vegetation Coverage:	15% rear (grass)	Invasive Coverage:	0%
Neighbors:	Residential		
Notes/ Comments:	Recent demo, possible side lot, gravel fill		



Owner: City of Pittsburgh		Lot/Block #: 48-F-138		Address: 1905 Lookout	
Summary of site condition:		A nice open site with good sun exposure and a great view. The tests for lead on this site came back high and the City will follow up by doing additional testing.			
Organic Matter:	High	Soil Contamination:	Extremely high lead and sulfur, more testing needed		
Soil Structure:	Gravel/clay loam	Compaction:	2 – very compacted		
Rubble Type:	Rock, concrete	Dumping (1-10):	1 – none/low		
Percentage:	15%	Littering (1-10):	2 – none/low		
Slope (1-10):	Variable 2/7/4	% Sun:	85%		
		Canopy:	Trees		
Vegetation Coverage:	100% (maintained grass)	Invasive Coverage:	3% <i>Ailanthus altissima</i> (tree of heaven)		
Neighbors:	Playground, residential				
Notes/ Comments:	Great location; overlook; adjacent to playground. City will do additional testing.				





Owner: Pgh Central Federal Credit Union		Lot/Block #: 48-J-90		Address: 1803 Rialto	
Summary of site condition:		A recent demo, this lot in addition to the adjacent vacant lot is central in the neighborhood and high visibility. With a slight slope in the front this site is a good candidate for a community-based project.			
Organic Matter:	Did not sample		Soil Contamination:	Did not sample	
Soil Structure:	N/A		Compaction:	N/A	
Rubble Type:	N/A		Dumping (1-10):	N/A	
Percentage:	N/A		Littering (1-10):	N/A	
Slope (1-10):	N/A		% Sun:	N/A	
			Canopy:	N/A	
Vegetation Coverage:	N/A		Invasive Coverage:	N/A	
Neighbors:	Residential				
Notes/ Comments:	Recent demo, structures existed during initial site surveys				



Owner: Robert J. Katic		Lot/Block #: 48-J-91		Address: 1801 Rialto	
Summary of site condition:		A recent demo, this lot in addition to the adjacent vacant lot is central in the neighborhood and high visibility. With a slight slope in the front this site is a good candidate for a community-based project.			
Organic Matter:	Did not sample		Soil Contamination:	Did not sample	
Soil Structure:	N/A		Compaction:	N/A	
Rubble Type:	N/A		Dumping (1-10):	N/A	
Percentage:	N/A		Littering (1-10):	N/A	
Slope (1-10):	N/A		% Sun:	N/A	
			Canopy:	N/A	
Vegetation Coverage:	N/A		Invasive Coverage:	N/A	
Neighbors:	Residential, adjacent vacant lot				
Notes/ Comments:	Recent demo, structures existed during initial site surveys				



Owner: City of Pittsburgh	Lot/Block #: 48-J-315	Address: 1829 Elbow
Summary of site condition:	This site is on an extreme slope, which is wooded. It would not be a practical site for greening projects.	
Organic Matter:	Did not sample	Soil Contamination: Did not sample
Soil Structure:	N/A	Compaction: N/A
Rubble Type:	N/A	Dumping (1-10): 6 – medium
Percentage:	Unknown	Littering (1-10): 9 – high
Slope (1-10):	10 – very steep/dangerous	% Sun: <20%
		Canopy: Large trees
Vegetation Coverage:	100%	Invasive Coverage: 50% <i>Fallopia japonica</i> (japanese knotweed)
Neighbors:	Vacant lots, residential	
Notes/ Comments:	A group of several lots on an extreme hillside	





Owner: City of Pittsburgh		Lot/Block #: 48-J-321		Address: 1523 Rialto	
Summary of site condition:		This site is on an extreme slope, which is wooded and has high levels of invasives. It would not be a practical site for greening projects.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		Demo		Dumping (1-10):	
Percentage:		Unknown		Littering (1-10):	
Slope (1-10):		9 – very steep		% Sun:	
				Canopy:	
Vegetation Coverage:		100%		Invasive Coverage:	
Neighbors:		Residential, roads			
Notes/ Comments:		A group of several lots on an extreme hillside			



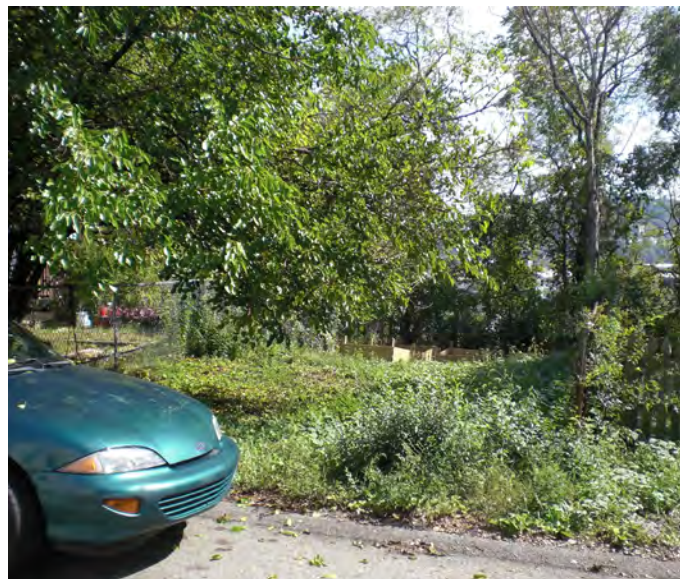
Owner: Daniel C. Gitzen		Lot/Block #: 48-J-323		Address: 1521 Rialto	
Summary of site condition:		This site is on an extreme slope, which is wooded and has high levels of invasives. It would not be a practical site for greening projects.			
Organic Matter:		Did not sample		Soil Contamination:	
Soil Structure:		N/A		Compaction:	
Rubble Type:		Demo		Dumping (1-10):	
Percentage:		Unknown		Littering (1-10):	
Slope (1-10):		9 – very steep		% Sun:	
				Canopy:	
Vegetation Coverage:		100%		Invasive Coverage:	
Neighbors:		Residential, roads			
Notes/ Comments:		A group of several lots on an extreme hillside			

Owner: City of Pittsburgh		Lot/Block #: 48-N-100	Address: 1819 Elbow
Summary of site condition:	Site is currently a community garden. Nice site for garden could have trees selectively pruned/cut down to improve sun exposure.		
Organic Matter:	High	Soil Contamination:	Low lead
Soil Structure:	Clay loam	Compaction:	7 – normal
Rubble Type:	None	Dumping (1-10):	1 – none/low
Percentage:	N/A	Littering (1-10):	1 – none/low
Slope (1-10):	2 – slight	% Sun:	70%
		Canopy:	Trees
Vegetation Coverage:	<90%	Invasive Coverage:	<5% <i>Fallopia japonica</i> (japanese knotweed)
Neighbors:	Wooded lots, residential		
Notes/ Comments:	Community garden		





Owner: City of Pittsburgh		Lot/Block #: 48-N-101		Address: 1821 Elbow	
Summary of site condition:		Narrow site adjacent to the community garden. Some invasive weeds that need continued maintenance to be controlled. The tree canopy may need to be managed if this site is to become an expansion of the garden.			
Organic Matter:	Good	Soil Contamination:	Medium lead		
Soil Structure:	Clay loam	Compaction:	5 – normal		
Rubble Type:	Bricks, concrete	Dumping (1-10):	1 – none/low		
Percentage:	10%	Littering (1-10):	1 – none/low		
Slope (1-10):	2 – slight	% Sun:	70%		
		Canopy:	Trees		
Vegetation Coverage:	95%	Invasive Coverage:	60% <i>F. japonica</i> (japanese knotweed), <i>Ailanthus altissima</i> (tree of heaven)		
Neighbors:	Residential, community garden				
Notes/ Comments:	Possible community garden expansion				



## Site Analysis Key

Lot owners were determined using the Allegheny County Assessment records and may not reflect current status.

### Organic Matter

- Low = 0-4%
- Good = 4-8%
- High = 8+%

### Lead Contamination

- Low = 0-400 ppm
- Medium = 400-600 ppm
- High = 600-1000 ppm
- Extremely High = 1000+ ppm

### Compaction

- Very Compacted = 1-2" penetration
- Compacted = 3-4" penetration
- Normal = 4-9" penetration
- Soft = 9-12" penetration
- Very Soft = 12+" penetration

### Dumping/Littering (1-10 scale)

- Low = 1-3
- Medium = 3-7
- High = 7-9
- Very High = 10

### Slope (1-10 scale)

- None/Slight = 1
- Slight = 2-3
- Moderate = 4-6
- Steep = 7-8
- Very Steep/Dangerous = 9-10







# TROY HILL VACANT TROY HILL, PITTSBURGH 2011 LAND ASSESSMENT

This 2011 report was produced by:



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