



# **Armstrong Park Study and Master Plan**

**South Side Local  
Development Company**

**December 2010**

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City of Pittsburgh, Department of Public Works  
City of Pittsburgh, Department of City Planning  
City of Pittsburgh, Citiparks

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## Preface

Armstrong Park and Esser Plaza are historically important urban spaces within the South Side neighborhood. In an enclave that is well known in the City for its dearth in green spaces and tree-lined streets, these civic areas provide residents with a place to meet, rest, recreate and inspire. In fact, to most residents, the spaces are considered the neighborhood's backyard, and an integral part of everyday life in the South Side.

Since the formation of the South Side Local Development Company (SSLDC) in 1984, the neighborhood has undergone significant changes. Many residents have come and gone; many new homes have been built and many stores and restaurants have developed along East Carson Street and the adjoining local thoroughfares. Armstrong Park was originally constructed in the early 20<sup>th</sup> century and was refurbished in 1995. The refurbishments focused on the rebuilding of the fountain and surrounding wall, a safety surface installed and the playground equipment was renovated. Despite the minor renovations, the urban green space no longer carries the same attraction to residents as it once did. Esser Plaza, developed in the 1990's, has seen one re-design but suffers from the negative impacts of the South Side's infamous night-time activities. Finally, Roland Way, the alley separating Esser and Armstrong, has become a heavily travelled street and is critically needed by the businesses fronting upon East Carson Street. Roland

Way is subsequently viewed by most residents as a barrier, a blight and a safety hazard.

The following study was initiated by SSLDC to assess the conditions of Armstrong Park, Esser Plaza and Roland Way and to conceptualize improvements that will restore the civic importance of the Park and Plaza to the residents. The study and its corresponding master planning process were designed to solicit the residents for their thoughts and to respond in an effective and inclusive manner. The resulting plan and recommendations reflect concerns and aspirations of the neighborhood and form the basis for a core group of residents advancing towards the next steps of revitalization.

## PREFACE |

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## Introduction

With the advent of the 21<sup>st</sup> century, American cities and neighborhoods found themselves as “the places to be.” Cities are once again appreciated for their centrality and city residents, affectionately referred to as urbanophiles, exalt the benefits of living in neighborhoods that exhibit a mixture of uses, walkability and density. The resurrection of the American city has also led to the rebirth of the urban park. Today the nation’s most desirable or most livable cities, go to extreme lengths to tout the greatness of their park and green space systems. Cities are actively revitalizing parks and green spaces areas as a means of improving the quality of life in a neighborhood or altering the public perception of the place itself. More importantly, parks and green spaces are viewed as legitimate tools for stimulating economic development and the enhancement of the municipal tax base. Citizen organizations such as the Pittsburgh Parks Conservancy, Philadelphia Green and Washington Parks and People have formed to transform derelict railways and riverfronts as well as old parks, playgrounds and schoolyards from poor to good and good to great.

The purpose of the Armstrong Park Study and Master Plan is to identify through analysis, observation, and community engagement the best opportunities for transforming Armstrong Park, Esser Plaza, and Roland Way into great urban green spaces. More importantly, the master planning



## INTRODUCTION |

process has been conceived to build resident awareness and interest in supporting such a transformation.

The Armstrong Park Study and Master Plan was initiated by the South Side Local Development Company (SSLDC) as a means of evaluating existing conditions, determining resident needs for recreation and green space and developing a consensus-driven vision for renovating the area and restoring its civic importance to the neighborhood residents. Most importantly, the Study and Master Plan suggests a series of realistic steps needed to advance the proposed improvements towards implementation.

While titled the Armstrong Park Study and Master Plan, the planning effort focused not only on the Park, but also on Esser Plaza and Roland Way. All three urban spaces largely encompass the area between East Carson/Sarah Streets and 12<sup>th</sup>/13<sup>th</sup> Streets. In total, the area consists of 1.80 acres and is completely surrounded by residential and commercial development. The area is highly accessible and visible as all four streets are heavily trafficked by pedestrians, motorists and transit.

Armstrong Park, the largest space at 1.55 acres, is bounded by Sarah Street to the south, 12<sup>th</sup> Street on the west and 13<sup>th</sup> Street on the east. The Park was originally created in the early 20<sup>th</sup> century and contains memorials to the United States military and Arch Herron a resident active in the neighborhood's recreation pursuits. Armstrong Park contains some the neighborhoods largest canopy trees





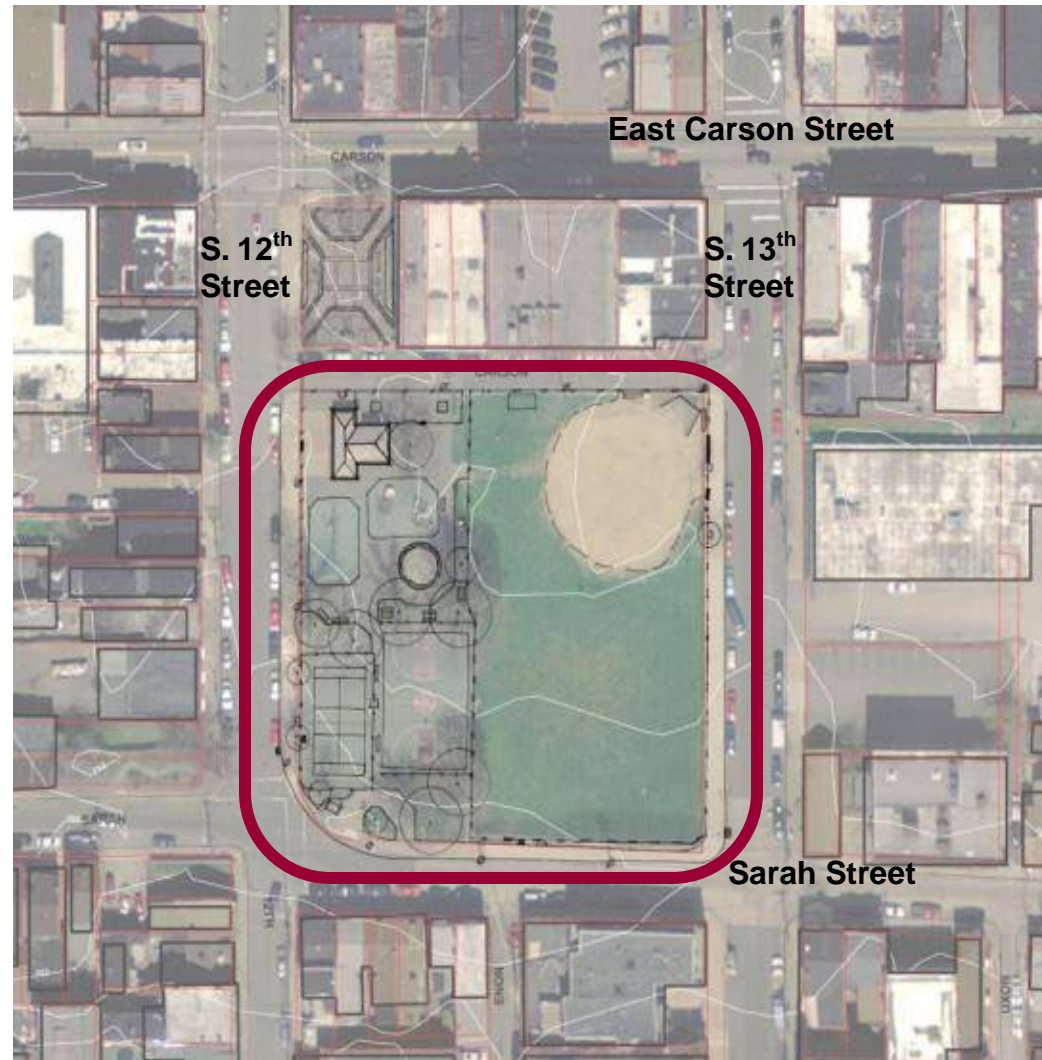


and is the largest contiguous formal green space between the Smithfield Street Bridge and 18<sup>th</sup> Street.

Esser Plaza, the smallest of the three areas at .25 acres, fronts on East Carson Street and was originally created as a public plaza in the early 1990's. The plaza was later dedicated as a memorial to Cindy Esser a long-time neighborhood resident, business owner and member of the City of Pittsburgh's Planning Commission.

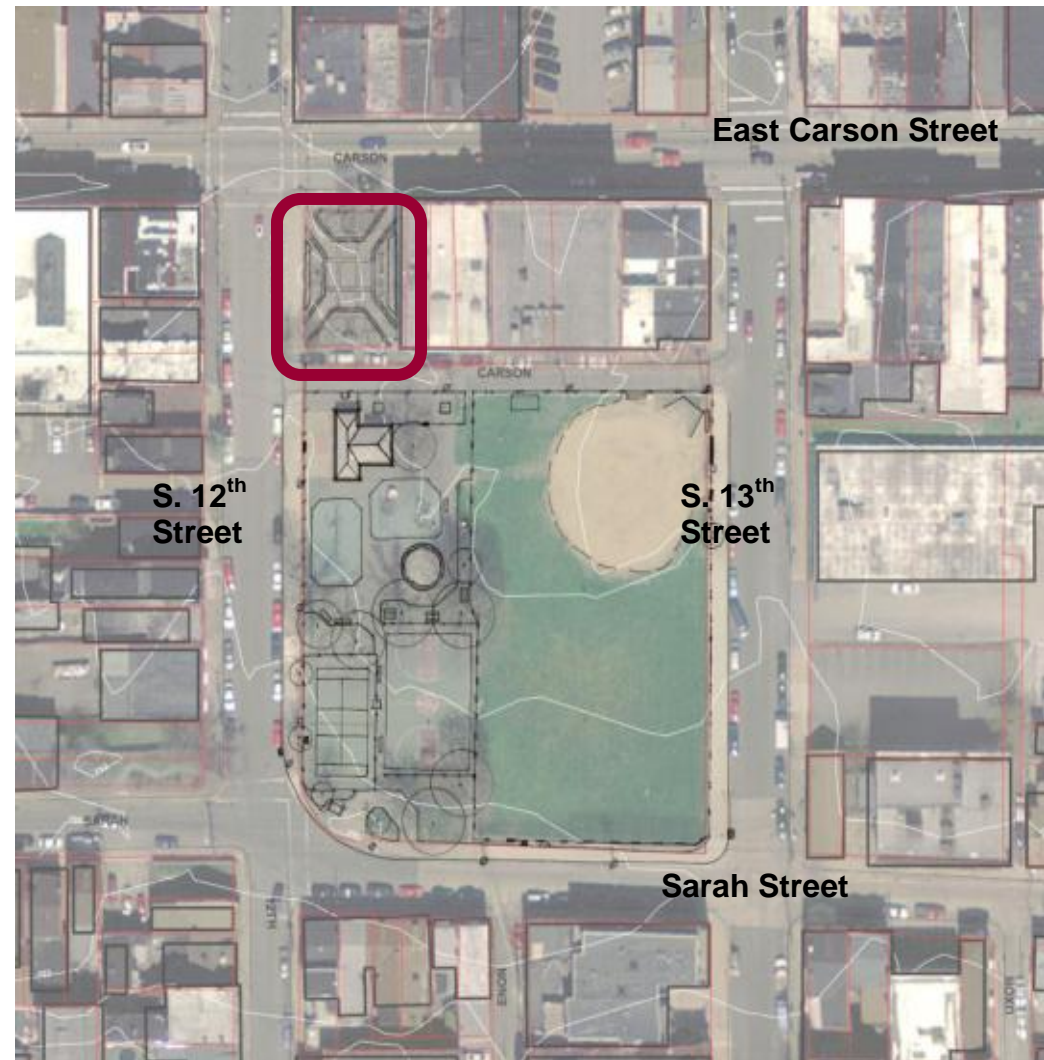
Roland Way, approximately 263 feet long, is a alley whose traffic flows primarily from east to west. Roland Way provides the businesses situated on East Carson Street with service access and limited parking within a 30 foot right-of-way. Moreover, the alley accommodates garbage trucks, large delivery trucks and cut-through traffic attempting to avoid traffic congestion at the 13<sup>th</sup> and East Carson Street intersection.

## ***Armstrong Park***

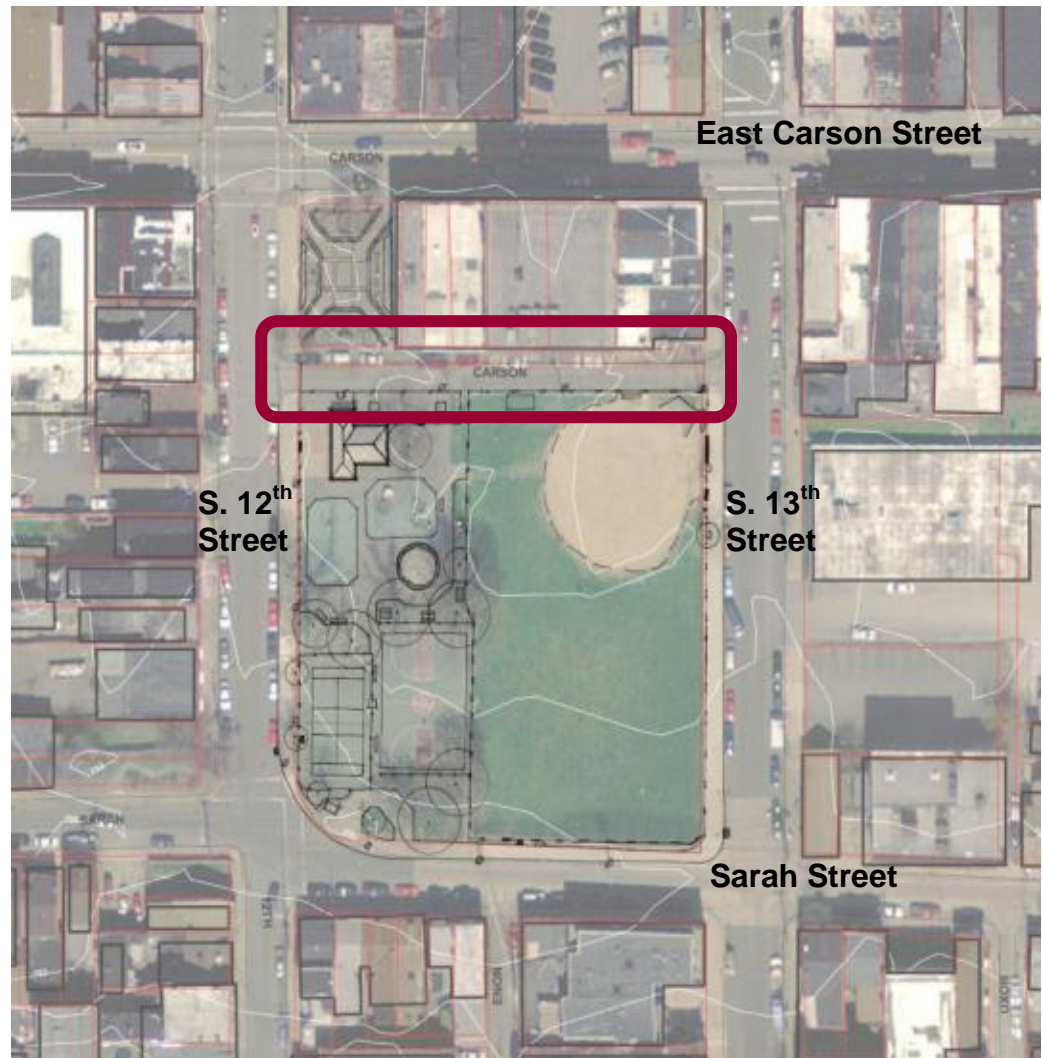




## ***Esser Plaza***



***Roland Way***







### ***What is a Master Plan?***

A master plan is a “blue print” or “vision” for future improvements. A plan allows multiple issues and opportunities to be evaluated and addressed in the comprehensive but cohesive manner. A successful master plan balances functional, programmatic, ecological, social, cultural and financial considerations simultaneously. A master plan equips the neighborhood with a vision that can be presented to City staff and elected officials. Most importantly, the master plan provides the neighborhood with a document where priorities can be established and fund-raising efforts can be initiated.

### ***Report Organization***

The following report summarizes the key analyses completed as part of the study, the corresponding community engagement, the design givens and principles and the master plan itself. Examples of the proposed amenities and improvements are illustrated and the “ball park” development costs associated to the master plan are summarized. Finally, a series of appendices are included to memorialize the other concepts studied as part of the planning process.

## INTRODUCTION |

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## Neighborhood Background

Armstrong Park, Esser Plaza and Roland Way are located in Pittsburgh's South Side Neighborhood. The South Side was "founded" in 1763 as gift from the King of England to John Ormsby, and was later divided into the boroughs of South Pittsburgh, Birmingham, East Birmingham and Ormsby. The four Boroughs were annexed to the City in 1872. The South Side quickly established itself as one of Pittsburgh's premier industrial centers during the 1800s through the rapid growth of the iron, glass and steel industries. These heavy industries are now mostly gone from the South Side, but have given way to a vibrant neighborhood rich in industrial and ethnic charm.

Armstrong Park was originally constructed in in the early 20<sup>th</sup> century. Esser Plaza was developed from a vacant lot in the 1990s. The plaza is named after Cindy Esser, a resident, business owner and florist from the South Side, who passed away in 2002. Mrs. Esser served on the City's Planning Commission for more than 8 years and was active in community planning activities as well as the neighborhood's revitalization.

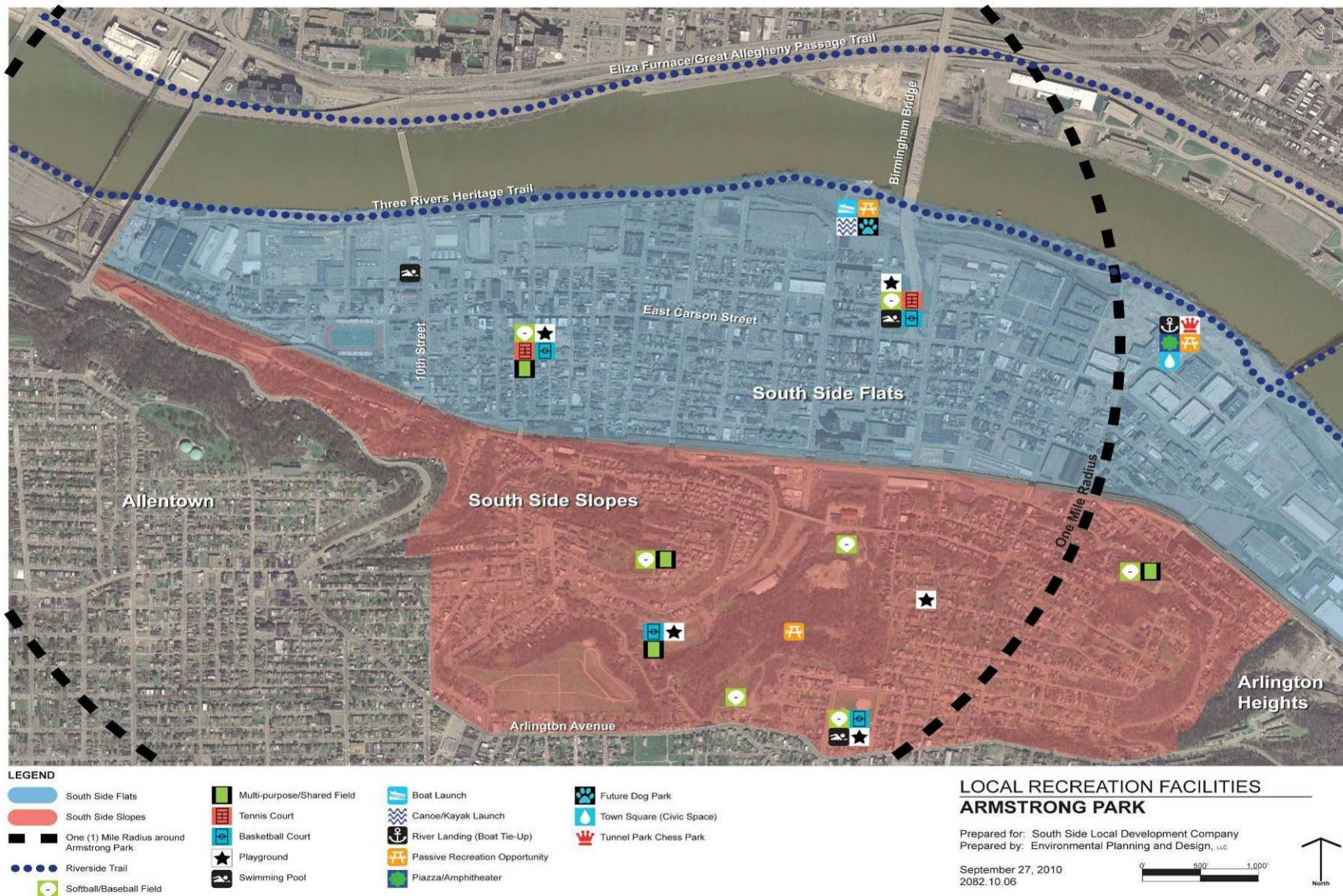
Summarized on the following pages, is a situational profile of the neighborhood. The first inventory outlines the demographics of both the South Side Flats and the South Side Slopes. The second inventory depicts the

location and nature of the neighborhood's local recreational facilities and open space areas.

### *Demographic Profile*

<b>Neighborhood Demographics</b>	<b>South Side Flats</b>	<b>South Side Slopes</b>	<b>Total</b>
<b>Total Population</b>	5,964	4,432	10,396
<b>% of Change from 2000 Census</b>	+4.2%	-11.5%	-7.3%
<b>% of Population by Age:</b>			
<b>5-19</b>	10.2%	18.8%	13.8%
<b>20-34</b>	35.8%	25.9%	31.5%
<b>35-59</b>	27.5%	33.0%	29.8%
<b>60-74</b>	13.3%	13.0%	13.1%
<b>75+</b>	13.2%	9.4%	11.5%
<b>Acres of Parkland</b>	21.0	63.6	84.6
<b>% of Parkland</b>	3.5%	13.9%	17.4%

## Neighborhood Recreation Facility Profile



### ***Pertinent Neighborhood and Park Planning References***

Over the years there have been a number of planning efforts to develop and improve the parks and neighborhood. Firstly, these efforts provide a foundation for this master planning initiative. Secondly, these other efforts inform this process as related to issues and opportunities. Finally, numerous state and national agencies and organizations have developed publications pertinent to the master planning of public parks, playgrounds and open space areas. These publications serve as important references and resources.

Brief synopses of the pertinent neighborhood and park planning references are detailed below.

### ***Neighborhood Planning Studies***

#### ***Survey of South Side Public and Commercial Greenspaces (1999)***

In regards to Armstrong Park, the conclusion offered in the Survey of South Side Public and Commercial Greenspaces was that nothing needs to be done to improve this facility. In response to Esser Plaza, more trees and benches should be installed as well as a potential water feature. (Since this study was completed,

additional trees and benches have been added to Esser Plaza.)

#### ***South Side Parking Analysis (2002)***

This analysis recommended that the South Side neighborhood could gain additional parking by constructing a two-level underground public parking garage on the Armstrong Park site with the playground and ballfields located on a street-level garage roof.

#### ***South Side Park Master Plan (2003)***

The South Side Park Master Plan presented three design concepts for the South Side Park. The three concepts presented ideas to provide passive recreation space, provide active recreation space, or incorporate historic roots into the park. The current trend associated with the concept development of this park was to incorporate more active recreation activities and sports facilities into this park.

#### ***East Carson Street Public Space Improvement Plan (2005)***

Overall recommendations to enhance the pedestrian environment along East Carson Street included:

- The intersection of East Carson Street and 12<sup>th</sup> Street (which includes Esser Plaza) is identified as a node and an oasis
  - A node is defined as a place for pedestrian movement and gathering and an oasis is defined as a place of



## NEIGHBORHOOD BACKGROUND |

- gathering and relaxation as well as a place for public art installations
- One key design recommendation is to create a pedestrian oriented corridor between Bedford Square and the Esser Plaza/Armstrong Park area

### *South Side Neighborhood Plan – 7<sup>th</sup> Update (2007)*

The general notes and recommendations found in the 7<sup>th</sup> update of the South Side Neighborhood Plan that pertain to Armstrong Park, Esser Plaza and Roland Way included:

- There was a continued need to preserve green space in the South Side neighborhood
- Congestion was a result of numerous transit stops located along East Carson Street
- Encourage the analysis of properties for conversion to parking facilities or other urban uses
- There was a need to attract new residents to the community, with a desire to attract families with young children
- Encourage “green” building technologies, as well as “green” site design and planning strategies
- There was a need for overall streetscape improvements throughout the South Side neighborhood

- In reference to the scattered vacant lots in the South Side, investigated the potential to participate in a city-wide public garden program

### *Resident Survey (2007)*

The following was a summary of relevant information pertaining to Armstrong Park as taken from the 2007 resident survey:

- Nearly 60% of respondents noted that they used the park at least a couple of times a week, making Armstrong Park a popular neighborhood park and destination
  - The most active time of the day was late afternoon/evening
- The most popular activities/facilities at Armstrong Park included:
  - Dog walking (However, the current ordinance regarding dogs in parks (473.056 BEHAVIOR) actually prohibits dogs at this park.)
  - Relaxation
  - Playground
- The most desired additions/enhancements to the park included:
  - Dog park (Currently not an option as per 473.056 BEHAVIOR)
  - More trees/plants
  - More benches
- Survey respondents were not interested in:
  - Pavilion

- Café seating
- Future park planning and design should cater to:
  - Young adults/adults
  - Elementary school children
- Only 10% of respondents felt “unsafe” in the park

### ***State and National Publications***

#### ***Inside City Parks – Urban Land Institute (2000)***

- Having a park vision provides an overall plan for urban design, a predictable framework for investors, and recognizable goals and benefits to the citizenry at large that is greater than any one person or institution.
- Parks have true economic value.
- Great parks and great park systems have a commitment to continued improvement.

#### ***Pennsylvania Department of Conservation and Natural Resources (2007)***

##### ***Principles of Sustainable Community Park Design and Landscaping***

- Retain as much of the pre-existing landscape as possible.
- Maintain high quality soils.
- Connect new landscape components with the surrounding native vegetation.

- Create natural stormwater management systems.
- Protect wetlands from disturbance and fill.
- Use integrated pest management strategies.
- Minimize impermeable surfaces.
- Reduce turf.
- Use native plants.
- Identify and remove invasive plant species.

#### ***2009 – 2013 Pennsylvania Outdoor Recreation Plan (2009)***

According to a state-wide residential survey taken as part of the Pennsylvania Outdoor Recreation Plan, outdoor activities with the highest percentage of participation rates that apply to Armstrong Park and Esser Plaza include walking, picnicking, dog walking, and playground use.

#### ***Urban Green: Innovative Parks for Resurgent Cities (2010)***

- Urban parks and green spaces are experiencing a re-birth in American cities.
- Parks should be designed around what their users needs are – rather than institutionalized standards.
- A park, it's improvements and amenities should to be designed to allow flexibility and modification. As a Neighborhood's demographics change so does the demands on it's parks and green spaces.

## NEIGHBORHOOD BACKGROUND |

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## Existing Site Conditions

Armstrong Park is primarily an active urban park with two distinct areas; a large playing field along 13<sup>th</sup> Street and a playground area along 12<sup>th</sup> Street that includes a playground, spray fountain, basketball court, and block house. Currently the basketball court and playground are heavily utilized, while the block house building is heavily underutilized due to budget and programming limitations. Due to the various active spaces provided, one prominent visual feature of the park is its fencing, ranging in height from 4' to 20'. At the corner of 12<sup>th</sup> and Sarah Streets there are two memorials, one for veterans and another for a local citizen. The park also contains several large shade trees as well as some limited seating areas.

Originally the site of a building at the corner of East Carson Street and 12<sup>th</sup> Street, which later burned down, Esser Plaza was established as a public plaza in the 1990s and later dedicated as a memorial to Cindy Esser. The plaza features brick and concrete paving with a few seating and landscape areas. The adjacent building also features the “Birmingham Mural” which is now a city landmark. There is also a raised annual flower bed and memorial stone located adjacent to 12<sup>th</sup> Street.

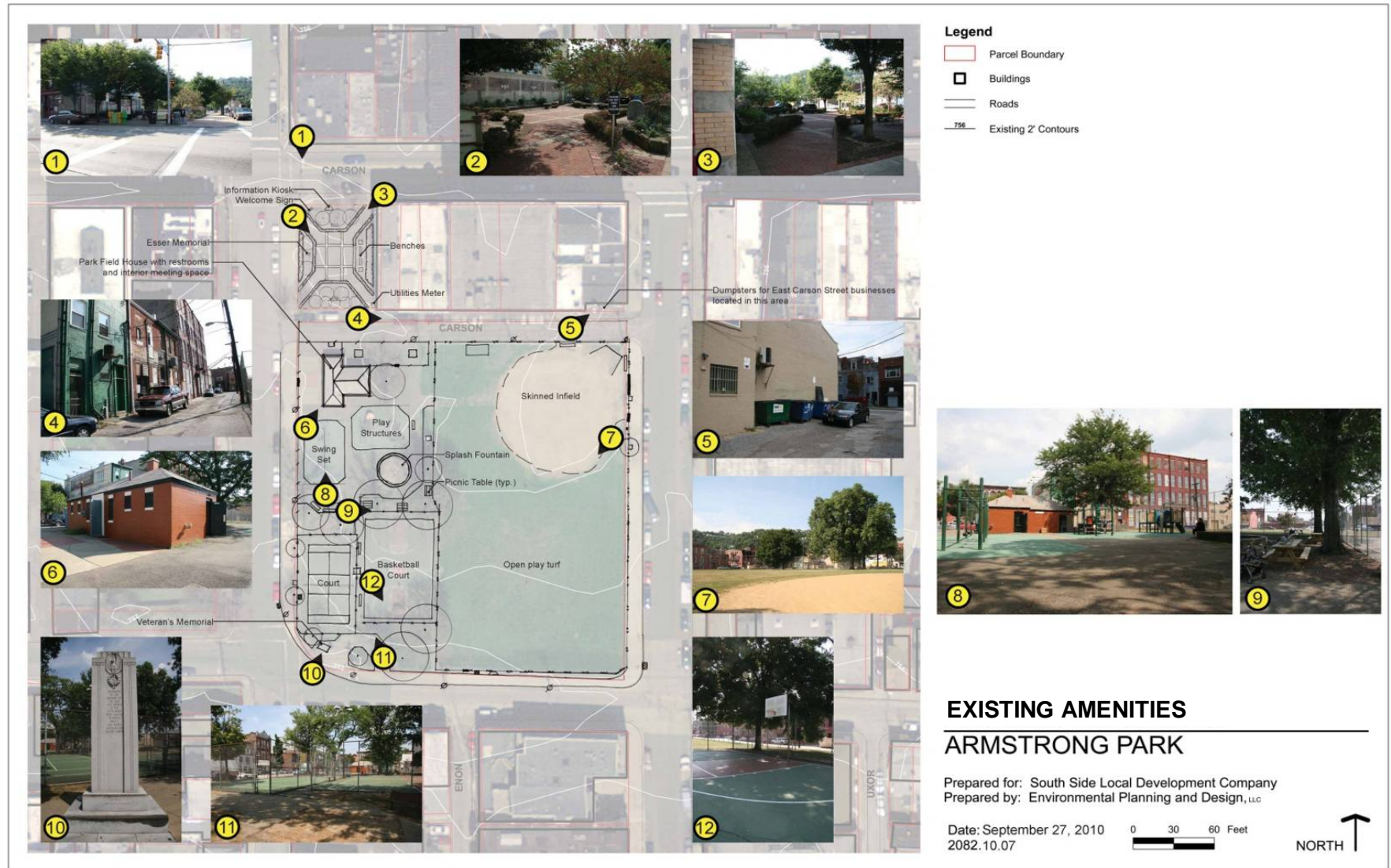
Running parallel to East Carson Street and forming the southern boundary of Esser Plaza, is Roland Way.

Currently in poor physical condition, this alley provides service access and limited parking to the buildings that front on East Carson. The alley is often used as a cut-through from 13<sup>th</sup> Street to 12<sup>th</sup> Street for drivers attempting to avoid traffic congestion at the un-signalized intersection of 13<sup>th</sup> Street and East Carson Street.

Depicted on the following pages are graphic and written summaries of the three area's existing conditions. These conditions were documented through field reconnaissance, public input, testimony from City officials and research. The linework on the drawings indicate the location and extent of the existing site improvements; the notations describe the physical state of the existing site improvements as well as observations related to the implications of the current conditions. Finally, the asset and challenge summary defines a series of key points that can be built upon or key points that need to be addressed by the master plan.

# EXISTING SITE CONDITIONS |

## Existing Amenities





## ***Assets and Challenges***

### **Assets**

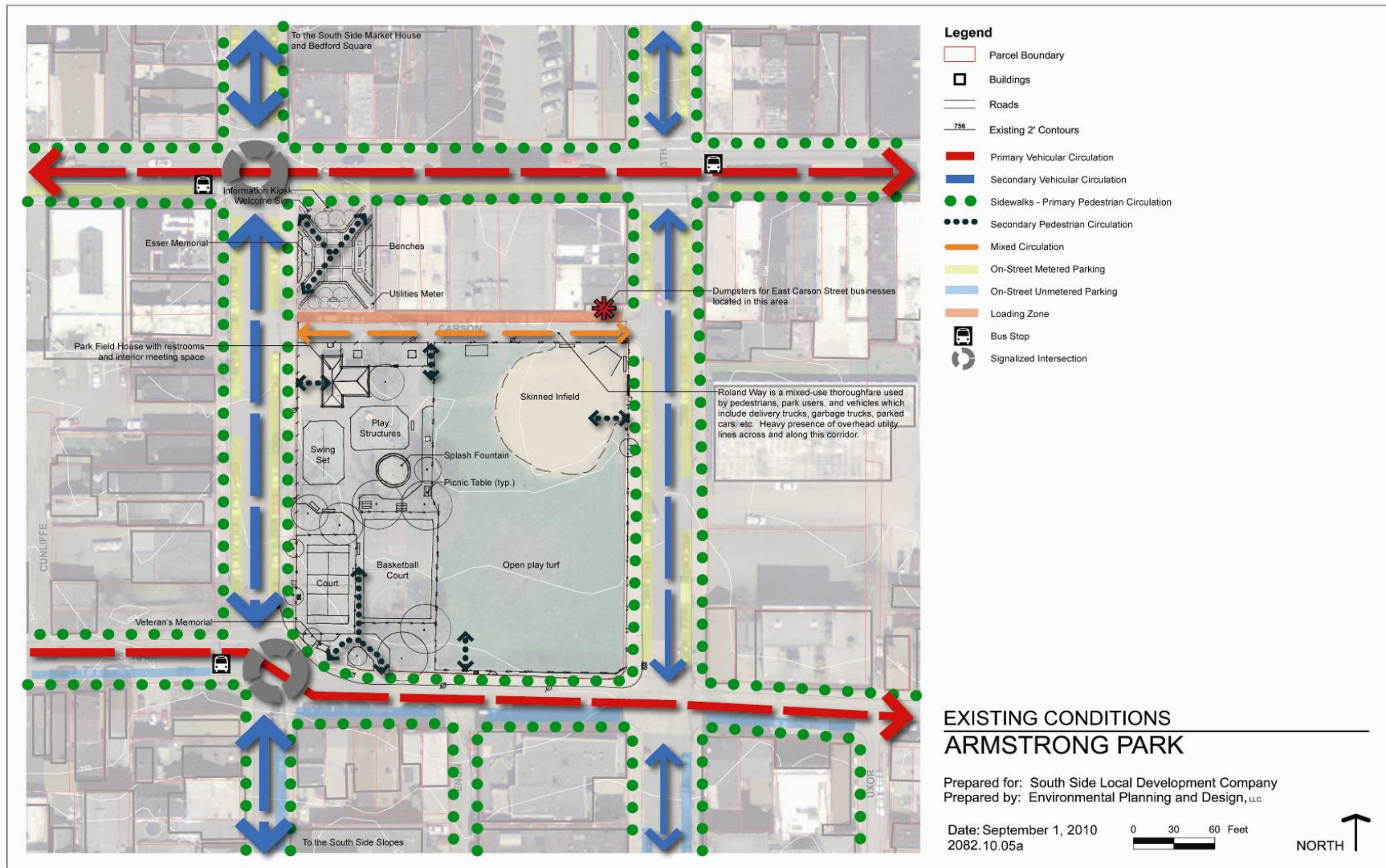
1. The close proximity to East Carson Street makes this an easily accessible and visible site.
2. Esser Plaza informally serves as a gateway into the heart of the South Side business district.
3. A large canopy of trees reduces the heat-island effect while making the space more inviting.
4. The existing building can be transformed into a useful civic amenity, such as a neighborhood police station.
5. Proximity to the Bedford Square (South Side) Market House allows for the potential to combine programming and activities.
6. Port Authority bus routes could be used to further enhance the accessibility.
7. The basketball court and playground are heavily used and are assets to the community.
8. The Pittsburgh Urban Magnet Project sports/recreation programs are perennial park user.

### **Challenges**

1. There are no clear visions or dominant use of the park except for active recreation.
2. There is no real opportunity to expand.
3. The location leads to vandalism, transients, illegal activity, etc.
4. Because of dated amenities, poor streetscape treatment, and low visibility, this increases negative perceptions.
5. Layers of fencing creating a fortress-like appearance and limiting traffic patterns.
6. Limited number of tree canopy creates a stark and uninviting public area.
7. Utilities are above-ground and are an eyesore; level topography creates areas difficult to drain.
8. Universal accessibility requirements, as well as playground safety standards need to be addressed throughout the Park.
9. During the winter months there is no use.
10. There is land-use conflicts between bars, car shops, etc. and playground.
11. Lack of defined parking for park users; no bicycle parking.
12. Civic discord on what the park could offer the South Side residents.

# EXISTING SITE CONDITIONS |

## Existing Conditions



## ***Issues/Concerns***

Throughout the master planning process, multiple public meetings were held to garner input and feedback.

Residents were actively involved in defining issues and concerns as well as establishing design principles and design concepts. As a complement to the public input, SSLDC and the Design Team meet with City officials representing the Department of Public Works, CitiParks, City Planning, City Council and the Mayor's Office. The key issues and concerns voiced by residents include:

### ***Public Issues/Concern***

#### *Overall*

- Safety/Security/Police Enforcement
- Safety of amenities
- Safety of users
- Cleanliness
- Maintenance
- Commercialization of Public Space

#### *Armstrong Park*

- Old/Under-utilized Amenities
- Not Fully Accessible
- Lack of Amenities for Seniors
- Under-utilized Blockhouse
- Conflict Between Uses
- Lack of Passive Amenities

#### *Esser Plaza*

- Vandals/Transients
- Inadequate Seating
- Lack of a Defining Feature/Element
- Lack of Planting Areas
- Advance of Programs

#### *Roland Way*

- No Defined Use
- Separates Esser Plaza from Armstrong Playground
- Neglected Rear of Buildings on East Carson Street
- Over-utilized as a Cut-Through from 13th to 12th Street

### ***City Official Issues/Concerns***

- The neighborhood has not fully supported organized programming at either the South Side's Market House or Armstrong Park
- The extent of the potential improvements/renovations are dependent upon the availability of funding
- The City Officials expressed major concern related to the maintenance demands generated by new/additional amenities with the Park and Plaza
- The traffic flow and patterns on Roland Way need to remain as is

## EXISTING SITE CONDITIONS |

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## Detailed Design

A critical step in the master planning process was the facilitation of a Public Charrette held on 10/23/10. Through the nearly 5-hour session, approximately 40 residents and property owners participated in hands-on brain-storming exercises to discuss issues, to assess a few initial concept diagrams and to develop through group collaboration an alternative concept diagram. By the end of the Charrette, the alternative concept diagram represented the consensus solution of the participants. In general, the alternative concept diagram incorporated a:

- New and slightly enlarged playground;
- Renovated block house with a rental picnic pavilion extension;
- Splash pad;
- New basketball court;
- Fitness path with exercise stations; and
- Large green space for organized athletics and spontaneous play.

*(For reference, this report's appendix contains the concept diagrams prepared prior to the Public Charrette.)*

## DETAILED DESIGN |

Following the development of the alternative concept diagram, the Design Team refined the concept based on the preferred amenities/improvements spatial requirements, safety standards, the design principles and other recreation planning factors. The Illustrative Master Plan depicts the refined design. In addition, a series of material finishes and sustainability enhancements have been incorporated into the Illustrative Master Plan. Representations of each proposed amenity, improvement, finish and enhancement is depicted on the following pages.

### ***Design Principles***

As a complement to the design goals, a series of design principles were established by the neighborhood residents. Principles are one-word directives that represent the core values embodied by the residents. Every design concept must respond, respect and adhere to each design principle in order to successfully reflect the neighborhood's values. The design principles and their specific points of focus as established by the residents include:

#### ***Cohesion***

- Integration of the spaces

#### ***Diversity***

- People and activities

#### ***Security***

- Visibility and access points

#### ***Safety***

- Equipment, facilities and barriers

#### ***Cleanliness***

- Litter, graffiti, restrooms, etc...

#### ***Accessibility***

- Americans with Disabilities Act (ADA) and Federal Outdoor Standards Compliance

#### ***Beauty***

- Landscaping, materials and finishes

#### ***Pedestrian-Oriented***

- Limited vehicle access and pedestrian connectivity

#### ***Durable***

- Materials, finishes and recreation equipment

#### ***Sustainable***

- Ecological, financial and programmatic



### ***Design Givens***

Based on discussions with City Staff members from CitiParks, the Department of Public Works, the Department of City Planning and the Department of Engineering and Construction early in the planning process, several design givens were defined. These givens represent “real world” constraints or conditions that could not be changed or altered as part of the planning process. The givens largely represent infrastructure limitations or traffic operations/realities that extend well beyond the parameters of this Study. The design givens are as follows:

- Roland Way must remain open to vehicles and the traffic direction must be maintained in its current state;
- On-Street Parking on 12th, 13th and Sarah Streets must remain as is;
- The sidewalk width around Esser Plaza and Armstrong Park must be maintained; and
- Universal accessibility needs to be provided throughout all three spaces.

### ***Preferred Design Concept***

The final outcome of the Public Charrette was the development of a consensus-driven preferred concept plan. The image depicted on the following page represents the conceptual layout for the renovation and redevelopment of the three areas.



## DETAILED DESIGN |

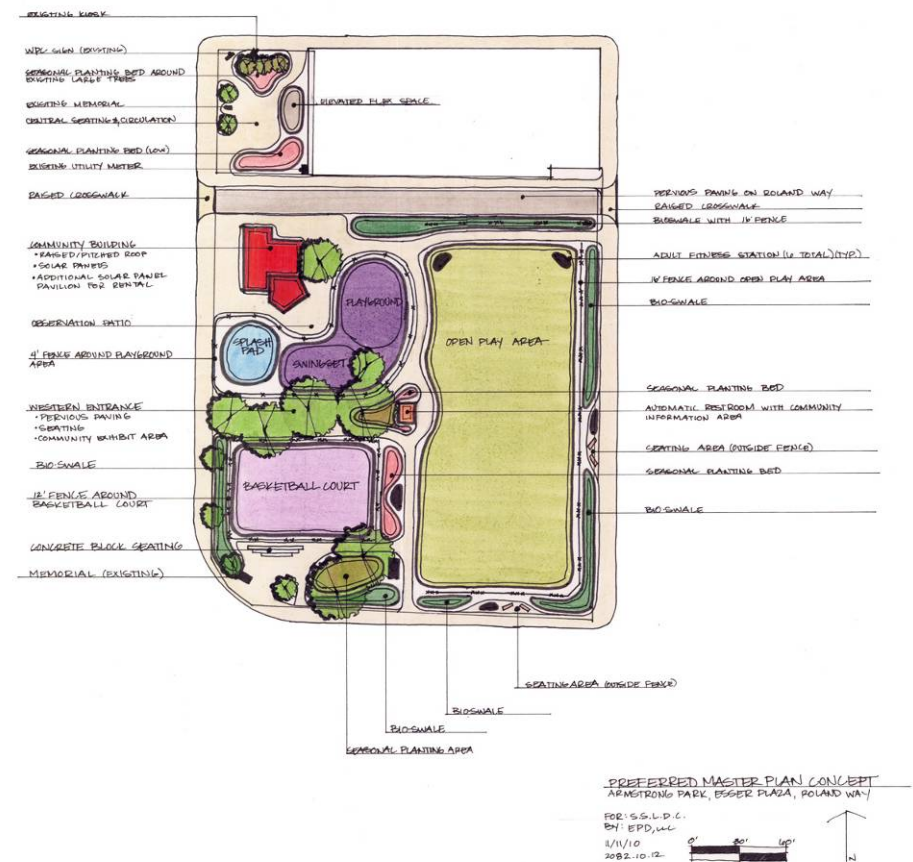
While conceptual in nature, the diagram outlines a palette of desirable site improvements.

In sum, the improvements defined for Esser Plaza include the re-setting of the brick pavers, the removal of the internal planting beds and the construction of raised floral gardens along the Plaza's perimeter. A raised multi-purpose stage or seating area is planned for the base of the mural and fixed tables and chairs will be installed throughout the space to allow for lunches, coffer breaks, book readings, etc...

The major improvements slated for Armstrong Park include the renovation and re-purposing of the existing block house building as a kitchen and pavilion, an automated restroom, a new basketball court, a new and enlarged children's playground and a splash pad.

Roland Way is envisioned as a potential "green alley" project for the City. The alley would be repaved using unit pavers. A series of curbs with cut-throughs or scuppers would allow rainwater that does not infiltrate between the pavers to migrate to the Park side of the Alley where it would infiltrate within a bio-swale. A speed table or raised sidewalk crossing is planned for both ends of the alley (12<sup>th</sup> and 13<sup>th</sup> Streets) and would be integrated with a designed pedestrian crosswalk.

## Preferred Concept Diagram





## Final Design

The Illustrative Master Plan is based on the Preferred Conceptual Diagram but resolves detailed design issues and suggests finishes as well as sustainability enhancements. Consequently, the locations of the site improvements remain the same as depicted in the Preferred Conceptual Diagram. The Illustrative Master Plan anticipates the renovation of the block house building would raise its roof by adding a glass clearstory (in a shed-roof fashion) above the current brick line and would enlarge the existing window openings. This would greatly improve lighting within the interior of the space and would allow the building to be used for multiple functions. It is also envisioned that the existing chain link fence is replaced by black vinyl coated fencing. Hedges and shorter metal picket fences are used along the perimeter of the splash pad and the children's playground. For added safety and security, the Illustrative Master Plan suggests that there be one point of access to the splash pad and the children's playground.

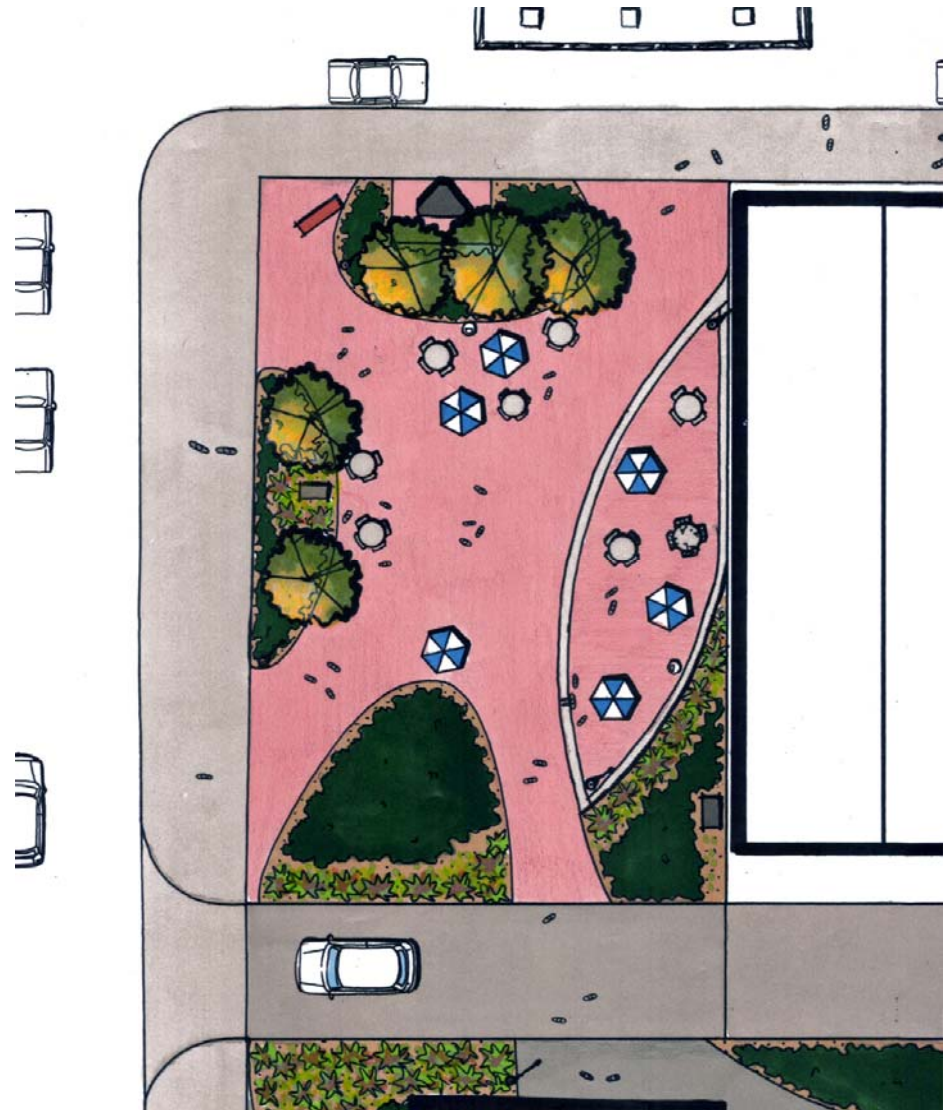
In addition, new pathways are desired and would connect the perimeter of the park to the interior spaces. Lighting and fitness stations would be placed along these pathways to further strengthen their use. The main entrance of the Park is re-oriented towards 12<sup>th</sup> Street and additional seating areas for table games

## Illustrative Master Plan



and spectating are incorporated throughout the park. Finally, a series of bio-swales is planned for most of the Park's outer perimeter and would be designed to infiltrate rainwater run-off from the Park and Roland Way.

The use of recycled brick paving from (Esser Plaza), exposed aggregate concrete paving, porous asphalt paving, a vegetated or “green roof”, a solar roof (consisting of photovoltaic arrays) and vegetated bio-swales round out the desired improvements. The final design as depicted in the Illustrative Master Plan incorporates numerous sustainability enhancements that would improve environmental and operational performance, create character and demonstrate successful green building techniques.



***Enlarged Plan – Esser Plaza***



## DETAILED DESIGN |

### *Enlarged Plan –The Splash Pad and Children's Playground*



### *Enlarged Plan – New Basketball Court and Memorial Plaza*



## ***Improvements***

Illustrated on the following pages are a series of visual examples of the proposed improvements targeted for Armstrong Park, Esser Plaza and Roland Way. The proposed improvements are organized into three categories: Amenities, Finishes and Sustainability Enhancements. The examples were taken from comparable urban parks and green spaces located throughout the United States and merely serve as a reference point and an inspirational foundation. The detailed design of any future improvements to Armstrong Park, Esser Plaza or Roland Way will need to modify these examples in response to the contextual circumstances.

### ***Amenities***



Renovated Building



Automated Restroom



Small Playground





Lawn Area



Fitness Area



Chess Table Area



Tiered Seating Area



16' Vinyl Coated Chain Link Fence (Barrier)



Exposed Aggregate Concrete Paving





Brick Paving



Asphalt Paving



Green Roof



Porous Asphalt Paving



### ***Estimated Development Costs***

As per the Illustrative Master Plan, an opinion of “ball park” development costs was projected. The opinion was based on other comparable park construction projects as gleaned through actual construction bids. All costs represent 2010 dollars and include factors for material, labor, profit and unforeseen contingencies. A summary of the development costs is outlined below. A detailed opinion of “ball park” development costs follows; the detailed opinion summarizes the line item development costs for each specific proposed improvement, finish and sustainability enhancement. The anticipated unit cost and construction quantity is also noted. In addition, a summary of development costs for the other concept diagrams generated prior to the Public Charrette is also incorporated into this report’s appendix.

<b>Area</b>	<b>Opinion of Probable Development Costs</b>
Armstrong Park	\$1,038,763
Esser Plaza	\$203,410
Roland Way	\$180,000
<b>Total</b>	<b>\$1,422,173</b>

## Armstrong Park Master Plan

### Opinion of Probable Development Costs

Site Improvement	Units	Unit Cost	Quantity	Total Estimated Costs
<b>A. Esser Plaza</b>				<b>\$203,410</b>
1 Hardscape Renovation; includes the re-use of existing brick pavers and construction of a raised paving area with seat	SF	\$35	3,350	\$117,250
2 Landscaping; includes new landscape beds and materials, as well as the removal of existing shrubs and trees along Roland Way	SF	\$16	1,635	\$26,160
3 Lighting; assumes 12' pedestrian pole lighting	EA	\$7,500	4	\$30,000
4 Amenities; includes fixed tables and chairs	EA	\$2,000	15	\$30,000
<b>B. Roland Way</b>				<b>\$180,000</b>
1 "Green Alley"; includes removal of existing paving and installation of porous asphalt paving	LF	\$625	240	\$150,000
2 Elevated Cross Walks; includes elevated cross walks at 12th and 13th streets	EA	\$15,000	2	\$30,000
<b>C. Armstrong Park</b>				<b>\$1,038,763</b>
1 Porous Asphalt Paving; assumes installation in "plaza" areas and along 6' wide circulation paths	SY	\$25	1,500	\$37,500
2 Barriers				
i 4' Black Aluminum Fence; to be installed around the playground and splash pad areas	LF	\$30	380	\$11,400
ii 16' Vinyl Coated Chain Link Fence; to be installed along the multi-purpose lawn area adjacent to Roland Way, 13th Street and Sarah Street	LF	\$40	420	\$16,800
iii Bio-Swale; to be installed in areas along the perimeter of the Park; includes flush curbs, infiltration mix and plant materials	LF	\$45	580	\$26,100



**Armstrong Park Master Plan****Opinion of Probable Development Costs**

3	Lighting				
	i Pedestrian Poles; assumes 12' height	EA	\$13	7,500	\$97,500
	ii High-Level Lighting; assumes 20' height	EA	\$8	7,000	\$56,000
4	Renovate Existing Building; includes interior and exterior renovations and the development of an adjacent rental	SF	\$100	1,000	\$100,000
5	Playground; assumes a medium sized play structure and renovated swings; includes rubberized safety surface	LS	\$150,000	1	\$150,000
6	Splash Pad; includes both pop-up and fixed spray features; includes rubberized safety surface	LS	\$150,000	1	\$150,000
7	Basketball Court; includes new court surface, baskets/backboards and 12' perimeter fencing	LS	\$40,000	1	\$40,000
8	Automatic Restroom; assumes the same model as the one currently located on 18th Street	EA	\$20,000	1	\$20,000
9	Fitness Stations; assumes a total of six (6) separate stations	LS	\$30,000	1	\$30,000
10	Amenities; includes fixed tables and chairs, liter receptacles and drinking fountain	EA	\$2,000	20	\$40,000
11	Seat Steps; includes anti-skate devices	LS	\$30,150	1	\$30,150
12	Landscaping				
	i Lawn Area; includes renovations to the existing lawn area	SF	\$1.25	28,050	\$35,063
	ii Trees; assumes 5-6" caliper shade trees	EA	\$1,500	15	\$22,500
	iii Landscaping; includes shrubs, perennials, ornamental grasses, groundcovers, etc.	SF	\$16	7,750	\$124,000
13	"Green" Features				
	i Green Roof; includes green roof trays, planting medium and plants	SF	\$25	270	\$6,750
	ii Solar; includes solar panels and current converter	LS	\$45,000	1	\$45,000
Total:					\$1,422,173

### Other Important Recommendations

The participants involved throughout the planning process repeatedly noted that the development of the Illustrative Master Plan could not be the culmination of the Armstrong Park Study. Rather, the participants defined a series of “other important” recommendations that did not specifically apply to any of the proposed amenities, improvements, finishes or enhancements. The recommendations are broad-brush next steps that begin to lay the foundation for implementation. Finally, these recommendations include the following:

- #1 Develop a maintenance strategy that estimates the operational costs for the proposed master plan. Moreover, the maintenance strategy should identify what aspects of the Park’s operations should be fulfilled by the City and what aspects could be addressed by other entities/organizations.
- #2 Build strategic partnerships to strengthen community support and to implement the master plan in a cost effective manner. Potential partners could include:

TreeVitalize – The Western Pennsylvania Conservancy

- Working in partnership with community groups, non-profits, and municipal agencies, TreeVitalize Pittsburgh will plant 20,000 trees by 2012

## OTHER IMPORTANT RECOMMENDATIONS |

throughout the Pittsburgh region in order to improve quality of life and the environment.

### Tree Pittsburgh

- Tree Pittsburgh, an environmental non-profit organization dedicated to enhancing the City's vitality by restoring and protecting City trees, strives to be a leader in creating a healthy, attractive and safe urban forest by inspiring and engaging citizens to maintain, plant and protect trees.

### South Side Pittsburgh Tree Project

- The South Side Pittsburgh Tree Project is organized by local volunteers who strive to plant as many healthy trees as possible on the South Side and watch them grow.

### Green Building Alliance

- The Green Building Alliance (GBA) is a South Side based non-profit organization that provides technical support to property owners, design professionals, builders and developers in the green technologies fields.

### Conservation Consultants, Inc.

- Conservation Consultants, Inc. (CCI) is also a non-profit organization based on the South Side. CCI's mission is to assist property owners to improve energy and water conservation in residential and commercial buildings.

- #3 Meet with City Staff and Elected Officials to review the maintenance plan and to discuss next steps, funding, timeframes and responsibilities.
- #4 Initiate a marketing/fund-raising effort for a Phase One project as defined by the City and residents.
- #5 Develop and submit grant applications to potential funders (programs) such as PA DCNR (C2P2), Allegheny County (CIFT and CDBG) and TFK Foundation (Sacred Places).
- #6 Form a "Friends of the Park" organization to lead the implementation of the Master Plan. Such a Friends organization should serve as the park advocate within the neighborhood and the City. The organization can be responsible for building awareness and support, facilitating dialogue with City officials, spearheading fund-raising efforts, organizing volunteer contributions for maintenance and programming and mobilizing resident use of the urban spaces.

## APPENDICES |

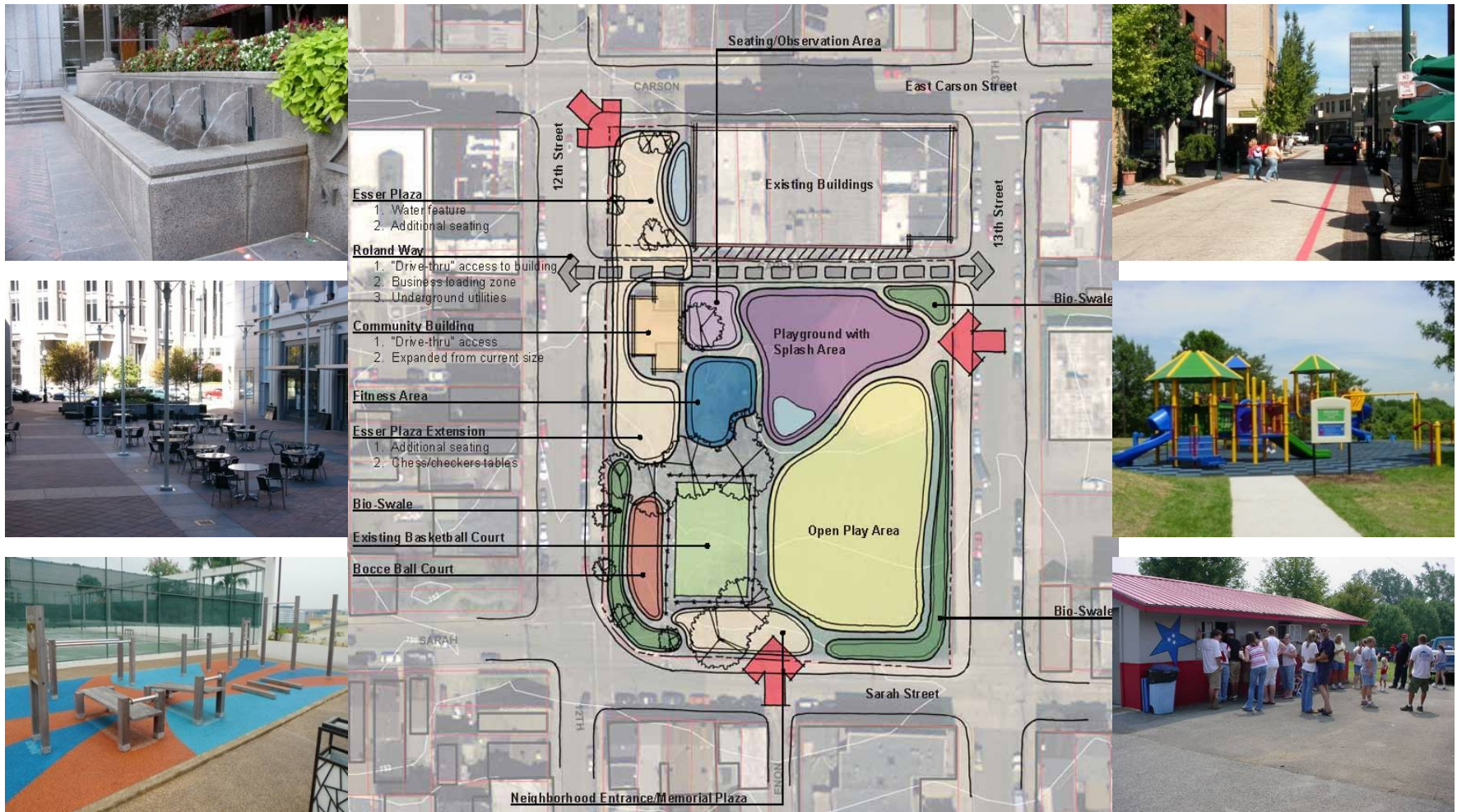
### Appendices

#### *Initial Concept Alternative A*





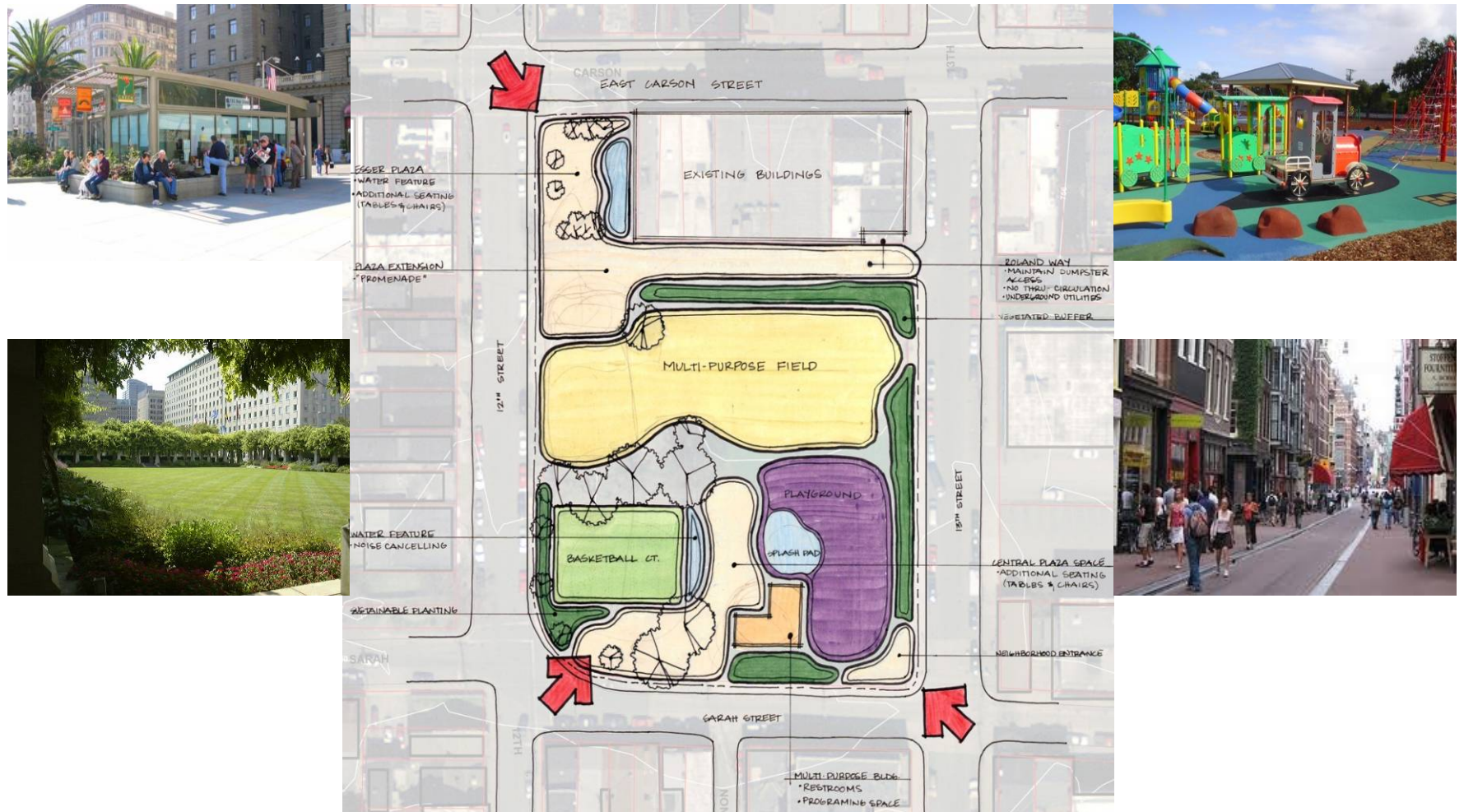
## Initial Concept Alternative B





## APPENDICES |

### *Initial Concept Alternative C*





## Initial Concept Alternative D

