



Lincoln- Lemington-Belmar

Community Visioning Plan



FINAL PLAN
FEBRUARY 2022



Lincoln-Lemington-Belmar Community Visioning Plan Report

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Acknowledgments

Thank you to all that participated in the development of the Lincoln-Lemington-Belmar Community Visioning Plan!

Lincoln Lemington Collaborative

Operation Better Block, Inc.

State Representative Gainey's Office

Councilman Reverend Burgess' Office

Office of the Mayor

Department of City Planning

Bureau of Police Zone 5

Catalyst Academy

Destiny International Ministry

East Liberty Family Health Care Center

Iroquois Aborigine American Indian IFAA "Farming Alliance"

Neighborhood Allies

Larimer Consensus Group

Negley Run Watershed Task Force

T.H.A.W. Inc.

WAVE

Client



Consulting Team



with assistance from



Introduction

Project Background

Community Visioning is both a process and a statement. The initial process includes discovering the kind of future that the Lincoln-Lemington-Belmar (LLB) neighborhood wants by capturing/listening to the residents goals, objectives, and values as they expressed them in a honest and transparent way. Through this discovery, residents are given a platform to discuss what they would want their community to look and feel like within the next five to ten years and come to a mutually agreed upon Vision. A Vision statement captures what community members most value about their community, and the shared image of what they want their community to become. It inspires community members to work together to achieve the Vision.

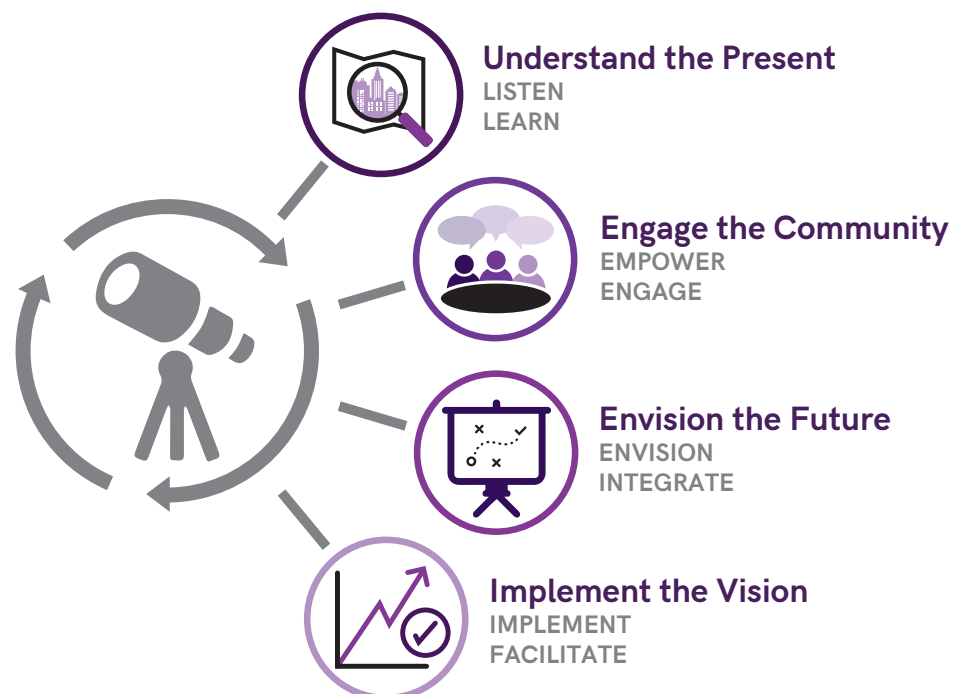
An inclusive vision statement empowers a community, helps rally resources and can be a catalyst for building capacity within the community's organization and leadership structure.

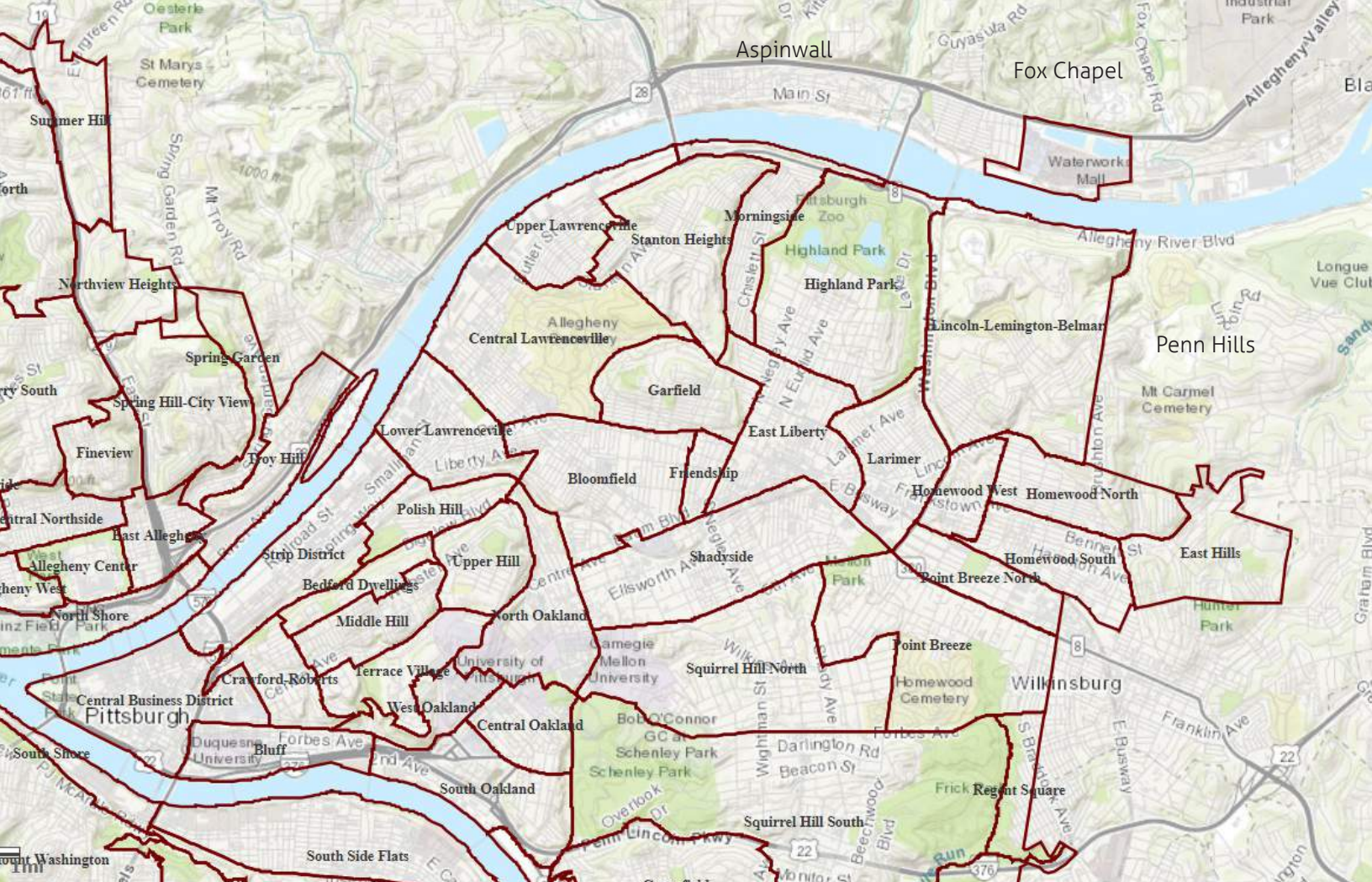
Community capacity building is the continuous process required to foster the pride and appropriate local leadership that allows communities, through their members, to take responsibility for their own development.

Project Goals

Beyond creating stronger connections with the community through the visioning process, engaging residents from day one leads to diversity, aligned goals, trust and belonging. The goals of this process were to:

- Find consensus about the values of different community groups and residents.
- Discover shared goals that align with community priorities.
- Identify neighborhoods with enough human capacity to co-lead the future planning process.
- Create a greater sense of belonging and trust with residents





Source: <https://pittsburghpa.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=7b284a2998454505a6f000d24ee1ded5>

Neighborhood Context

LLB serves as a gateway neighborhood to the City of Pittsburgh from the East via Allegheny River Boulevard. It shares a border with the City neighborhoods of Homewood North and West, Larimer, and Highland Park to the west and south, Fox Chapel Borough to the north, and the Municipality of Penn Hills to the east.

LLB is part of the Homewood, East Hills, East Liberty, Lincoln-Lemington-Belmar, and Larimer Protection Initiative (HELP), which is a comprehensive resident-driven initiative to protect, strengthen, and rebuild targeted East End communities. The guiding principles of HELP are that community planning is resident-driven; collaborating across neighborhood boundaries; replacing concentrated poverty with mixed-income communities; and avoiding displacement

to protect low and moderate income families as the neighborhoods experience new investment.

The East End of Pittsburgh has some of the City's fastest growing development corridors (East Liberty), the largest new public housing development (Larimer-Choice Neighborhoods), one of the greatest neighborhood concentrations of African-American homeowners (Lincoln-Lemington-Belmar) along with one of the City's most blighted neighborhoods (Homewood).

Developing the Vision

LLB Community Visioning Timeline

Visioning Workshop #1
(December 2020)

Visioning Workshop #2
(January 2021)

Visioning Workshop #3
(February 2021)

Community Newsletter + Survey
(June 2021)

Health of African American Women
T.H.A.W. Annual Community Walk
and Health Fair (June 2021)

Community Tour
(August 2021)

Community Meeting
(September 2021)

To develop the vision for LLB, the Department of City Planning (DCP) and the Lincoln Lemington Collaborative (the Collaborative) worked with the planning team to revise the engagement plan due to the Covid-19 pandemic. All engagement, between December 2020 and June 2021 were held online via Zoom (with a call-in option) or Teams. We held three community visioning workshops to determine what the residents think, feel, and envision for their neighborhood. To publicize the workshops, a meeting advertisement was mailed to all households in the neighborhood, as well as posted on the DCP Facebook page, the Collaborative Facebook page, posted on the Engage PGH project page, distributed via direct email to all past participants (approximately 30 email addresses), and flyers were posted around the neighborhood.

To supplement what was learned in the workshops, we also created a newsletter and utilized the Engage PGH project page to host online surveys. Paper copies of the survey were made available at a pop up tent as part of the Health of African American Women (T.H.A.W.) Annual Community Walk and Health Fair.

The DCP and Collaborative organized a site visit with the planning team to highlight some of the priority issues and areas in need within the neighborhood.

Lastly, a community meeting was held, in person at Catalyst Academy, on September 20, 2021 to present the draft plan to the neighborhood.



Lincoln-Lemington-Belmar Workshop #1

The first workshop was designed to introduce the Community Visioning project to Lincoln Lemington Belmar residents and establish a baseline of information; specifically, to gather qualitative data that the existing conditions analysis could not gather. Due to Covid-19 restrictions, this meeting was held online via Zoom.

Participants were invited to answer a series of open ended questions covering topics such as what they like about the neighborhood, what improvements are needed, what amenities they have and which they are lacking, and what might draw more residents to the neighborhood.

Main takeaways:

- Overall signage and beautification. The community needs better branding to create a real sense of place and welcome residents/visitors. LLB is a gateway to the City, despite being somewhat cut-off from it due to steep hillsides and PA Route 8.
- Parks, recreation and community engagement. There needs to be more activities and improved facilities within the neighborhood to give residents something to do and improved pedestrian connections

Meeting Date

December 3, 2020

6:00 PM - 7:30 PM



Via Zoom

- Community unification. The neighborhood is separated (physically and socially) into two neighborhoods – Upper and Lower. Residents want to bring the community together as one in order to pull resources and focus improvement efforts.

Next steps

- Furthering discussions to develop a vision and identify priority goals.

Engagement Activity Q&A

The summary of the engagement activity results are included below.

One Word you would use to describe LLB:

- Resilient
- Diverse
- Spirited
- Family
- Home
- Beautiful
- Peaceful
- Changing
- Home
- Green

Favorite Things about LLB:

- Peaceful & Energy
- Family & Generational
- Longevity & History
- HOME
- Charter School

Needed Improvements:

- Paulson Field Upgrades
- Activity Areas
- Senior Citizen Walking Paths
- Entrance Signage
- Seasonal signage
- Welcoming Community Design

Amenities needed:

- Stores
 - Retail/Professional services
 - Restaurants
 - Grocery
- Food Co-Op
- Sustainable food options
- Educational
- Arts & Culture
- Pharmacy
- Recreation Center Upgrades

Lincoln Lemington Belmar Workshop #2

The second workshop (also held online) served to review what we have heard so far from residents and continue the visioning process. This meeting focused on identifying more specific locations that are areas of concern and/or opportunities for investment.

Key Visioning Themes:

The planning team presented the following draft key visioning themes that have been developed, based on public input received to date:

- Unify the neighborhood into one community
- Improve parks, recreation and connectivity
- Create gateways and beautification of corridors
- Engage the community through events/activities
- Encourage more businesses/amenities

Attendees agreed with the visioning themes and also suggested adding another about the need to unify the community. There was discussion on improving housing options, rehabbing blighted housing stock and the need for programming to assist elderly homeowners with improvements as a key theme to move the community forward. There was also significant discussion on building on and reinvesting business districts throughout the communities to include developing a business development strategy focused on identifying and implementing opportunities for local entrepreneurs.

Lastly, the community is passionate about creating better employment opportunities, more educational resources, and better programming for the youth.

Meeting Date

January 14, 2021

6:00 PM - 7:30 PM

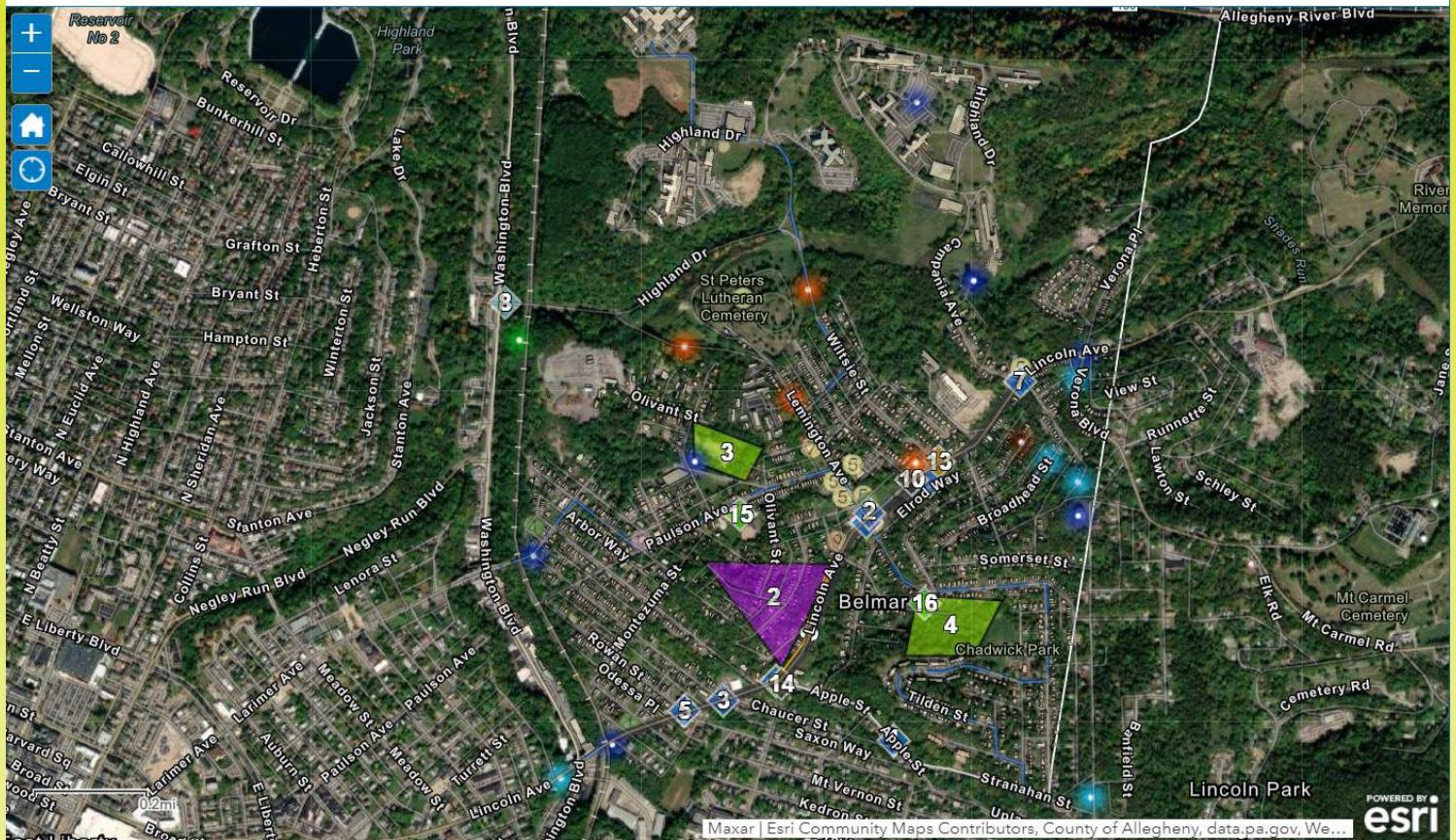


Via Zoom

The planning team led attendees through a visioning exercise using an interactive online mapping tool, which allowed us to plot specific locations as they were identified. The goal of this exercise was to identify targeted locations within the neighborhood that needed improvements in different categories. Participants were asked to think BIG & SMALL and collaborate on where they thought some projects could begin to take shape. The results of this exercise are shown on the map to the right.

Main takeaways:

- Specific intersections were identified as prime locations for potential development
- Pathways for potential trails were added
- Locations for community signage was identified
- Specific lots and vacant buildings were identified as potential redevelopment opportunities
- There are many areas where retaining walls/fences/and walkways need repairs, these were also identified and added to the map.



After the visioning workshop was concluded, the mapping exercise was made available on the City's Engage PGH project page. The public was able to go online and add new points and comments for areas where they wanted to see improvements.



Lincoln Lemington Belmar Workshop #3

The final workshop (also held online) consisted of a presentation of the visioning results to date along with an interactive whiteboard exercise.

Vision Statement + Key Themes:

The following draft vision statement, along with revised key themes, were presented to the attendees for review and consideration.

"Lincoln Lemington Belmar is a safe and vibrant neighborhood, featuring a mix of locally grown businesses, variety of housing types and active community space along a walkable Lincoln Avenue."

- Address safety concerns
- Improve parks, recreation and connectivity
- Create gateways and beautification of corridors
- Engage the community through events/activities
- Encourage more businesses/amenities
- Eliminate and redevelop blighted housing
- Unify the community

The final visioning workshop focused on design improvements. The planning team engaged attendees in a whiteboard exercise, which allowed the design team to sketch concepts in real time to address the priority improvements related to community safety, connectivity, and parks and recreation.

Main takeaways:

- Priority gateways are where the three historical neighborhoods converge, such as: Lincoln & Larimer, Lincoln from Rona, Lincoln from Highland Avenue, Lincoln from Larimer Bridge, as well as the intersection of where they converge into Lincoln/Lemington/Belmar.

Meeting Date

February 11, 2021

6:00 PM - 7:30 PM



Via Zoom

- Beautifying areas of Lincoln/Lemington, understanding the usability of vacant lots, and ownership (public vs. private). The community needs to fully understand what is useable and how to partner with community stakeholders on how to make the neighborhood look better.
- Improving the walkability of the neighborhood. Grade level infrastructure needs, etc., that lends a hand to where these needs are and if its public or private ownership with the walkability piece. How do we then connect our neighborhoods? (upper, middle & lower). Looking at how we get around on foot and how we use our land.
- Parks/Green Space. Suggested improvements to Chadwick Playground include:
 - A walking trail all the way around the perimeter of the playground, with exercise stations
 - Lighting all around the field and trails
 - Connect the playground to Mingo street. There is currently an informal trail now.
 - Maintenance is important. Annual maintenance and improvements are key - investments into the park need to take future maintenance needs into account.

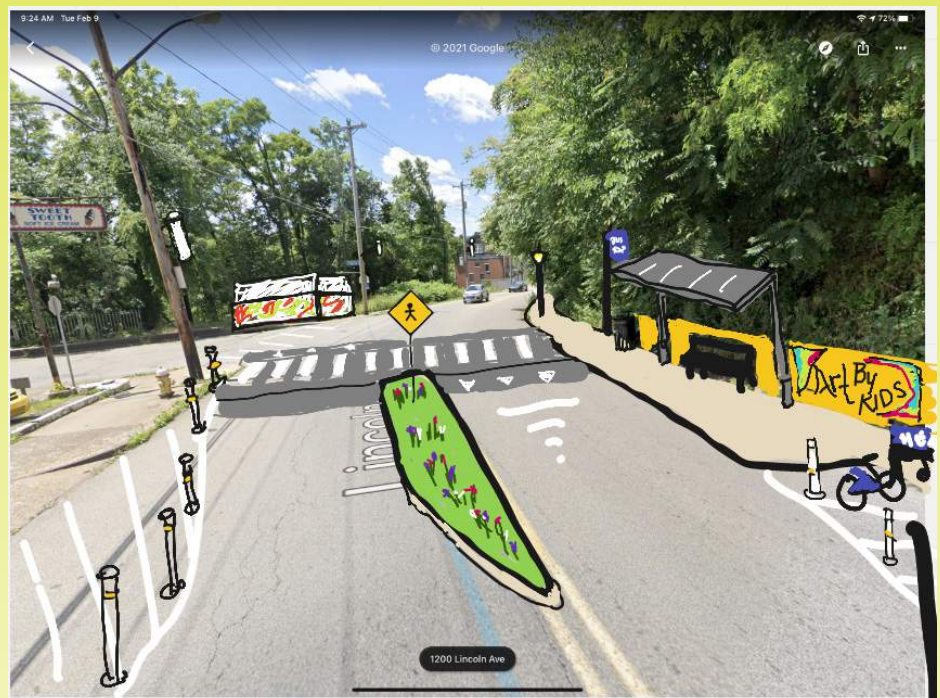


Gateway: Lincoln Avenue Bridge

The project team sketched a possible gateway improvement along the Lincoln Avenue bridge and using the railroad bridge as well. It was suggested the school age kids can create it and take pride in their work and community, as well as art and signage under the bridge and the the flagged poles all along Lincoln Avenue can have art work from kids and adults from the community.

Lincoln Avenue + Apple Street

At the corner of Lincoln & Apple, it is currently dull and drab; the project team was able to put some color and vibrancy there, cross walk, bus shelter, bike share, and more art work on the wall next to bus shelter.



LLB Chadwick Playground



Chadwick Playground

Possible improvements discussed for Chadwick included additional lighting, walking trails around the perimeter of the football field, an exercise station trail, improved connections to the adjacent streets, and improved seating areas.

Lincoln Lemington Belmar Community Surveys

Once the draft vision and key themes were prepared, we developed a community survey to validate what we heard at the visioning workshops.

The survey was available online at the Engage PGH website and publicized via direct emails and the Lincoln Lemington Collaborative Facebook page. Paper copies were distributed at the T.H.A.W. event.

Question 1: Do you agree with the vision statement?

"Lincoln-Lemington-Belmar is a welcoming, family friendly neighborhood that boasts mixed-income housing, accessible businesses and amenities, safe parks and recreation, and dependable public transportation."

69%
agree

Question 2: Rank the Key Themes

1. Unify the Neighborhood
2. Eliminate blighted housing
3. Encourage more businesses/amenities
4. Improve public safety
5. Create gateways and beautification
6. Engage the community through events
7. Improve parks, recreation, and access

Question 3: Are there any additional issues the plan should address?

Classes/Education for Seniors & Youth
Additional Youth/Young Adult Programs
Technology Education



Question 4: What barriers might prevent implementation of the visioning plan?

1. Lack of Funding
2. Local Support
3. Knowledge



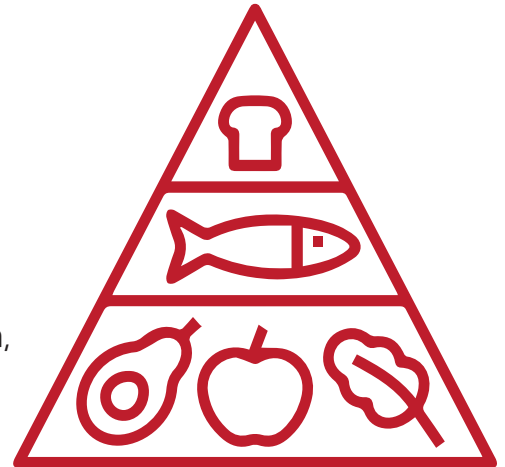
THAW Health Questionnaire

Transforming the Health of African American Women (T.H.A.W.) conducted a survey during their first Annual Community Walk and Health Fair in 2019 and provided us with the results. This survey was mainly to gain an understanding of the female residents perspective of their health, their current health issues and goals, as well as preference in needs and times for physical activity and nutrition programs. They collected 70+ surveys.

The committee decided a larger scale survey initiative was needed to really develop programs that would really benefit the community, in regards to improving health. T.H.A.W. received a grant to expand this project and completed a second community survey initiative (380+ responses!) and focus group with a younger population, because the surveys results were mostly from older residents.

The results are included here as support for the need to continue to partner with other organizations to address the fundamental goal of improving community health.

- 41% were unhappy with their overall health
- 69% were unhappy with their weight
- 64% were unhappy with their fitness level
- 80% stated that they want help to address their health issues
- 20% identified access to healthy food as a health obstacle
- Of the 70 residents that participated in T.H.A.W.'s food program, 50% saw a weight loss as a result of having access to healthy fruits and vegetables.



The Vision Statement

What is a Community Vision Statement?

A vision statement is meant to encapsulate what community members most value about their community and what they want it to be in the future. It is meant to inspire residents to work together to achieve the vision.

The vision statement for Lincoln-Lemington-Belmar was crafted through the collaborative community visioning process, involving not only the leaders and members of the Lincoln Lemington Collaborative, but also the neighborhood residents and stakeholders.



What is the purpose?

The purpose of the vision statement is to focus hopes and aspirations and frame the overall goal of the neighborhood. The vision statement is meant to reflect commonly held values and address quality of life areas.

It sets the forward looking strategic framework for the neighborhood so that community leaders can have the perspective necessary to make informed decisions on community issues as they arise and target high priority community investments.





VISION

“Lincoln Lemington Belmar is a welcoming, family-friendly neighborhood that boasts mixed-income housing, growing local business community, and amenities, safe parks and recreation, and dependable public transportation.”

What are the Themes?

To support the vision and organize the overall community goals, we identified key performance areas that if addressed effectively, they will “bend the trend” towards the desired future for

Lincoln-Lemington-Belmar. After gathering all of the community input and research data, the goals and strategies for Lincoln-Lemington-Belmar fall within the following three themes:

A unified neighborhood with more capacity



A unified neighborhood with more capacity.

Community unity was a major theme discussed during the visioning process. Residents talked a lot about how the community continues to feel like three separate neighborhoods as opposed to one community. There was also a lot of questions and concern around the capacity within the existing community organizations structure to take on projects and implement the plan.

A better connected community



A better connected community.

Many residents expressed a need for better connections, such as improved sidewalks, safer intersections, transit shelters, transit routes, and greenways to address stormwater management issues.

A healthier community



A healthier community.

Finally, all residents are entitled to live in a healthy community. Land use affects people’s health, so making sure that the residents have access to affordable housing, safe parks, healthy food, and affordable housing is a vital key performance area.



Clockwise from top left: residential street in Lincoln-Lemington-Belmar, Paulson Playground, Port Authority Bus on Lemington Avenue, fruit trees in the community garden on Lincoln Avenue, Lincoln Avenue/Lemington Avenue intersection, T.H.A.W. Community Health Fair (source: E. Holdings, Inc. 2021)

Neighborhood Snapshot

About

Lincoln–Lemington–Belmar is a neighborhood located in the northeastern section of the City of Pittsburgh, Pennsylvania; unique in that it is the only City neighborhood to span the Allegheny River. It is bounded by PA Route 8 to the west, Lincoln Avenue/Apple Street/Stranahan Street to the south, the City boundary to the east, and PA Route 28 in the north.

Bordered by Homewood to the south, Larimer and Highland Park to the west and Penn Hills to the east, the neighborhood has some of the highest elevations in Pittsburgh.

Originally three separate neighborhoods, Lincoln is the oldest, consisting of the gridded streets near Larimer's northeastern edge. Lemington is mostly around Lemington Avenue, with slightly more modern construction. Belmar is a very small neighborhood, situated on the top of a steep hill overlooking the City (north of Stranahan Street), with mostly mid-20th century construction.

LLB is primarily accessed via State Route 8/ Washington Boulevard (also serves as the Blue Belt) and State Route 130/Allegheny River Boulevard (Green Belt). The principal collector streets within the neighborhood are Lincoln Avenue, Lemington Avenue and Highland Drive. The Port Authority of Allegheny County offers several bus routes, providing public transit access to Downtown and neighboring communities.

Lincoln–Lemington–Belmar is generally subdivided at Lemington Ave into two parts, "Upper Lincoln" and "Lower Lincoln."

Land Use

The LLB neighborhood is characterized by the steep, wooded hillsides along both Allegheny River Boulevard and Route 8. Vacant land is also scattered throughout the neighborhood and along the Brilliant Branch Railroad (categorized as "transportation and utilities").

Institutional Uses

Institutional uses comprise the largest land use category, most of which are found in the northern area of the neighborhood.

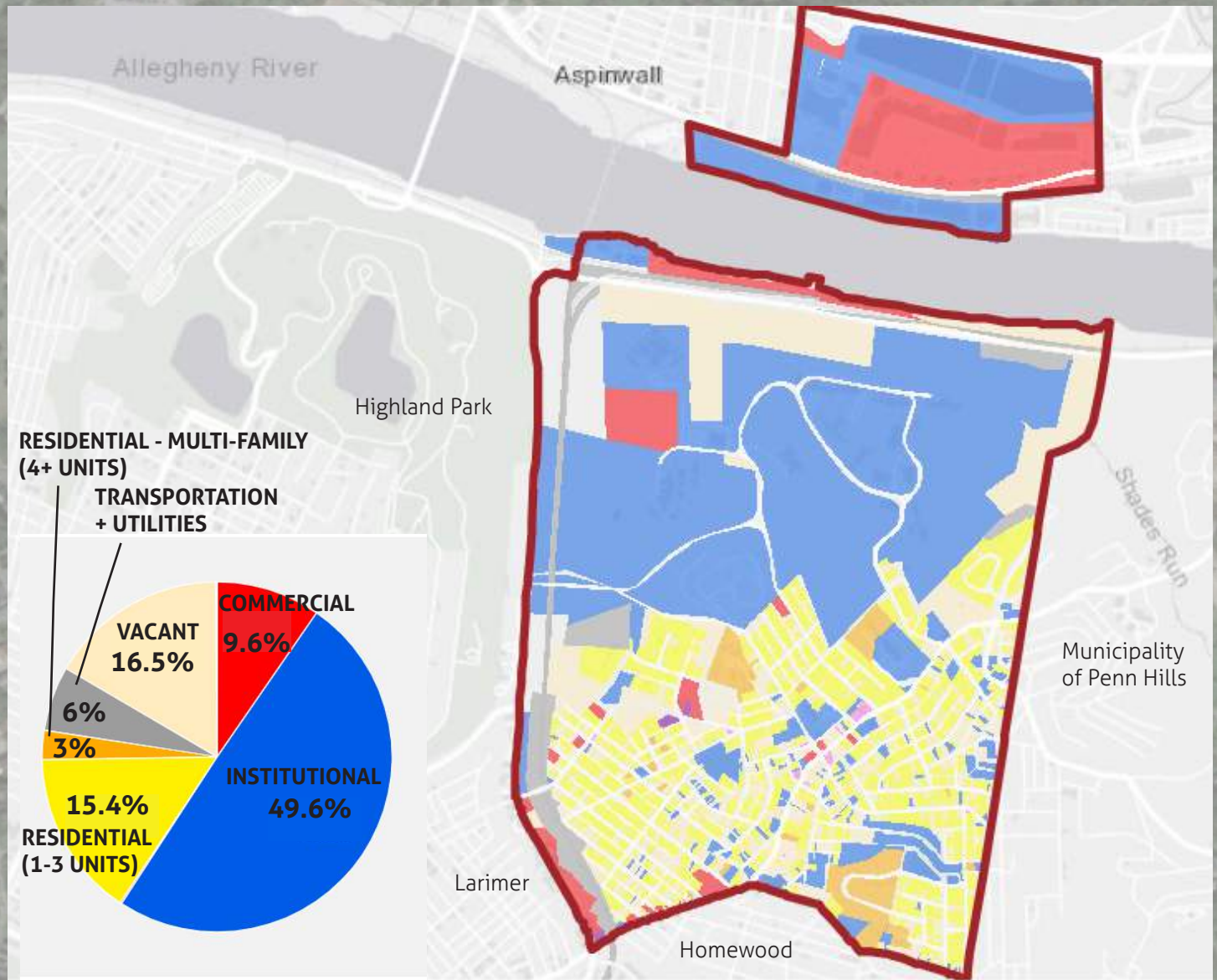
Catalyst Academy – Catalyst Academy Charter School is a college-preparatory K-8 public charter school, primarily serving families in the Hill District, Garfield, East Liberty, Larimer, Lincoln-Lemington, Homewood, and East Hills communities. Catalyst Academy is a tuition-free, open-enrollment public charter school for any student. Catalyst is the first new K-8 charter school in Pittsburgh in six years and is located in the former Lemington school building.

Chadwick Playground - located on Oberlin Street, home to a basketball court, football/soccer field and playground.



Chadwick Park Playground (source: E. Holdings, 2021)

Existing Land Use



Former VA Hospital Site, now owned by the City of Pittsburgh (source: <https://pittsburgh.cbslocal.com/wp-content/uploads/sites/15909642/2021/10/B40815110A7F5D48A3FE885F33E1BE39.jpg>)



East Liberty Family Health Center - Lincoln-Lemington Medical and Dental Offices (source: E. Holdings, 2021)

East Liberty Family Health Center - Lincoln-Lemington- the East Liberty Family Health Center operates the Lincoln-Lemington Medical and Dental Office, located on Churchland Street.

Paulson Park - located on Paulson Avenue, home to a spray park, basketball court and playground.

Paulson Recreation Center - located on Paulson Avenue and recently renovated in 2018, the Rec Center offers a number of programs.

Pittsburgh Bureau of Fire - Station 15 - the City's Station 15 is located on Lemington Avenue.

The Pittsburgh Job Corps Center - originally built as a hospital in 1915, it is now a technical school located on 99 acres. The PJC offers a number of training programs for its students, along with dorms, a cafeteria, center store, wellness center, athletic field and gym/fitness center.

Shuman Juvenile Detention Center - The Shuman Center closed in September 2021, but had been in operation since December 1974 as the juvenile detention center for Allegheny County.

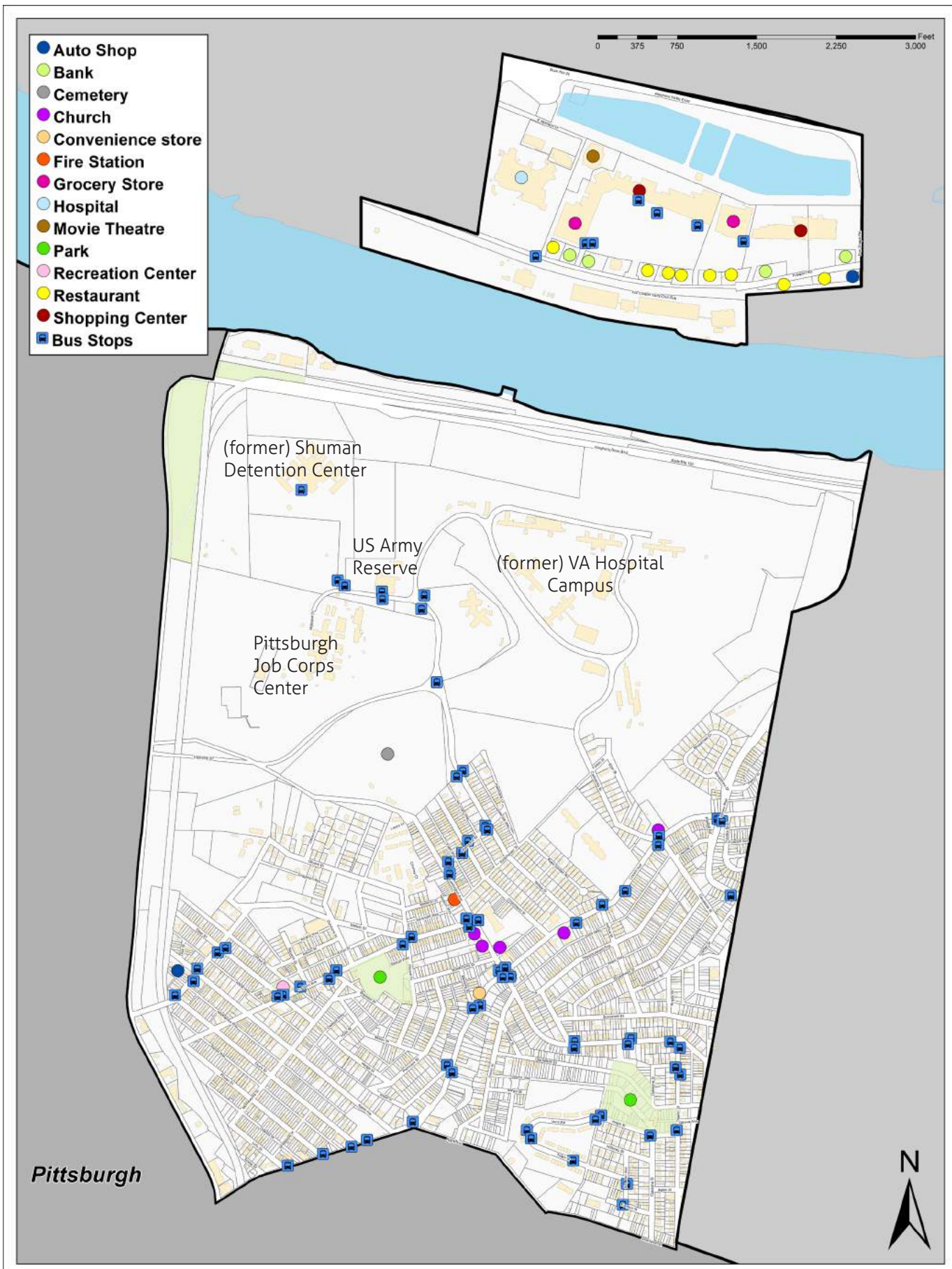
St. Margaret's Hospital - a UPMC hospital located next to Waterworks Mall.

St. Peter's Cemetery - an old cemetery located off Lemington Avenue dating back to the early 1900s.

The United States Army Reserve Center – Leech Farm Center is located to the west of the former VA property and houses the 336th Military Police

The former Veterans Affairs Hospital Campus– The City officially took control of the former VA hospital (closed in 2013), which will be developed into a Regional Public Safety Campus. The site occupies 168 acres and 24 buildings.





This map shows field data collected as part of the visioning process including points of interest, including public buildings, parks, and active commercial businesses, along with bus routes and existing sidewalk locations.

The Campus will include Pittsburgh Police headquarters, a police training academy, EMS headquarters, vehicle repair shop, animal control, and a new indoor firing range.¹ The site will also introduce new stormwater management solutions to the Washington Boulevard corridor.

Residential Uses

The second largest land use category is residential (2,049 total housing units), the majority of which is single-family homes, with some duplexes and a scattering of apartment buildings. The earliest neighborhoods were built in Lincoln, which saw development before 1890. These early blocks were all modest frame housing, similar to Larimer and old parts of Homewood. Most of the surviving houses are similar to the Pittsburgh bungalow or foursquare model.

¹ <https://pittsburgh.cbslocal.com/2021/10/30/pittsburgh-public-safety-campus-va-hospital-lincoln-lemington/>

Photo to the right: Belmar Gardens under construction (source: <https://www.belmargardens.com/>)

Photo on the bottom: Belmar Gardens today (source: Google Streetview image capture 2016)

Around 40% of the housing stock of the area was built after WWII, but development happened in a patchwork fashion.

Belmar Gardens (located near Chadwick Park) is the country's first housing cooperative built with an FHA-insured mortgage. It was developed out of a need for middle-income African Americans to own their own homes, as they were not welcome in middle-income white neighborhoods in the 1950's. Home to 118 units on 17 acres, Belmar Gardens opened in 1954 and is currently owned, operated and maintained by the shareholders.



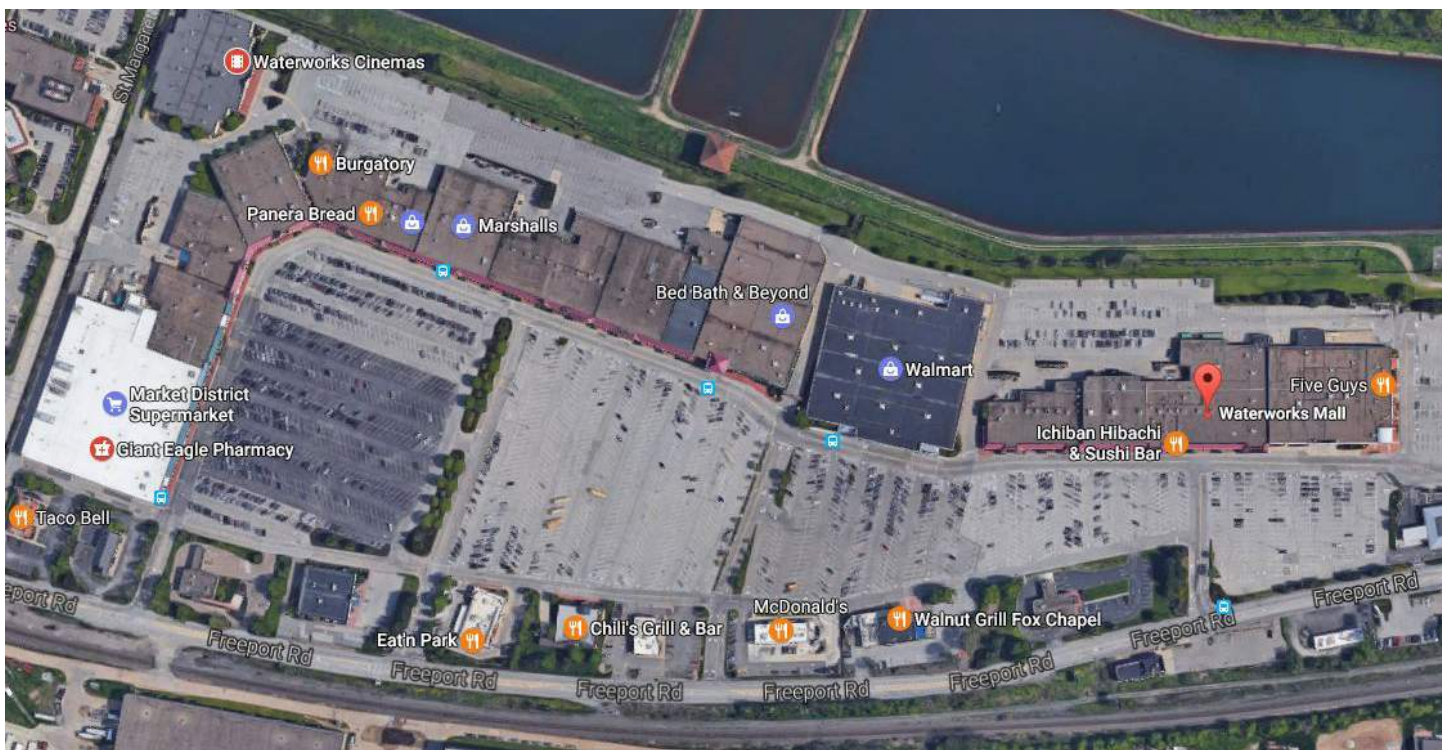
Commercial Uses

While commercial accounts for almost 10% of the land area, the vast majority is in the Waterworks Mall, located across the river and commonly thought to be part of Fox Chapel. This area was originally annexed by the City some time in the early/mid 20th century for a PWSA water treatment plant. Waterworks is a major retail hub in the area with bars, restaurants, retail and a movie theatre.

The neighborhood used to have two small business districts, both on Lincoln Avenue. The lower Lincoln business district (shared with Homewood West) is home to just a few auto body places while Upper Lincoln's business district has been almost entirely eliminated due to blight. There are a few active storefronts on Lincoln Avenue near the intersection with Lemington Avenue.

Photo to the right: Commercial buildings on Lincoln Avenue (source: E. Holdings, 2021)

Photo on the bottom: Waterworks Mall (source: <https://www.mallscenters.com/malls/pennsylvania/waterworks-mall>)



Historic Resources

PRESERVEPGH is the City's adopted preservation plan and includes opportunities and recommendations for the preservation of historic resources within the various City neighborhoods. The plan notes that on the north side of the river, the City of Pittsburgh Water Filtration Plant is a historic resource, built in 1913 and that many of the homes in LLB are built in the American Foursquare style. The plan also recommends to evaluate the linear area along the Allegheny River Boulevard for eligibility as a National Register Historic District.²

National Negro Opera Company House - now on the National Trust for Historic Preservation's list of the 11 most endangered historic sites in America. The house on Apple Street was built in 1894. In 1941, Madame Mary Cardwell Dawson established the opera company. It broke the color barrier for opera in the country.

After the opera company left, the home housed Steelers and Pirates players, including the legendary Roberto Clemente. Then it fell into its current state where it needs to be stabilized before any work can be done.³ PRESERVEPGH identified this site as an opportunity to preserve and attract new investment.

The opera house is privately owned, but has been identified as an important community asset to preserve.

The Brilliant Cutoff Viaduct, part of the Pennsylvania Railroad, is located along Washington Boulevard. Built in 1902, it was added to the Pittsburgh History and Landmarks Foundation list of Historic Landmarks in 2003.

The **Lemington Elementary School** is a building from 1937. Portions of the exterior are ornamented with terracotta, and feature Mayan-inspired motifs such as an amber sunburst frieze and stylized human faces. This building is now home to Catalyst Academy.

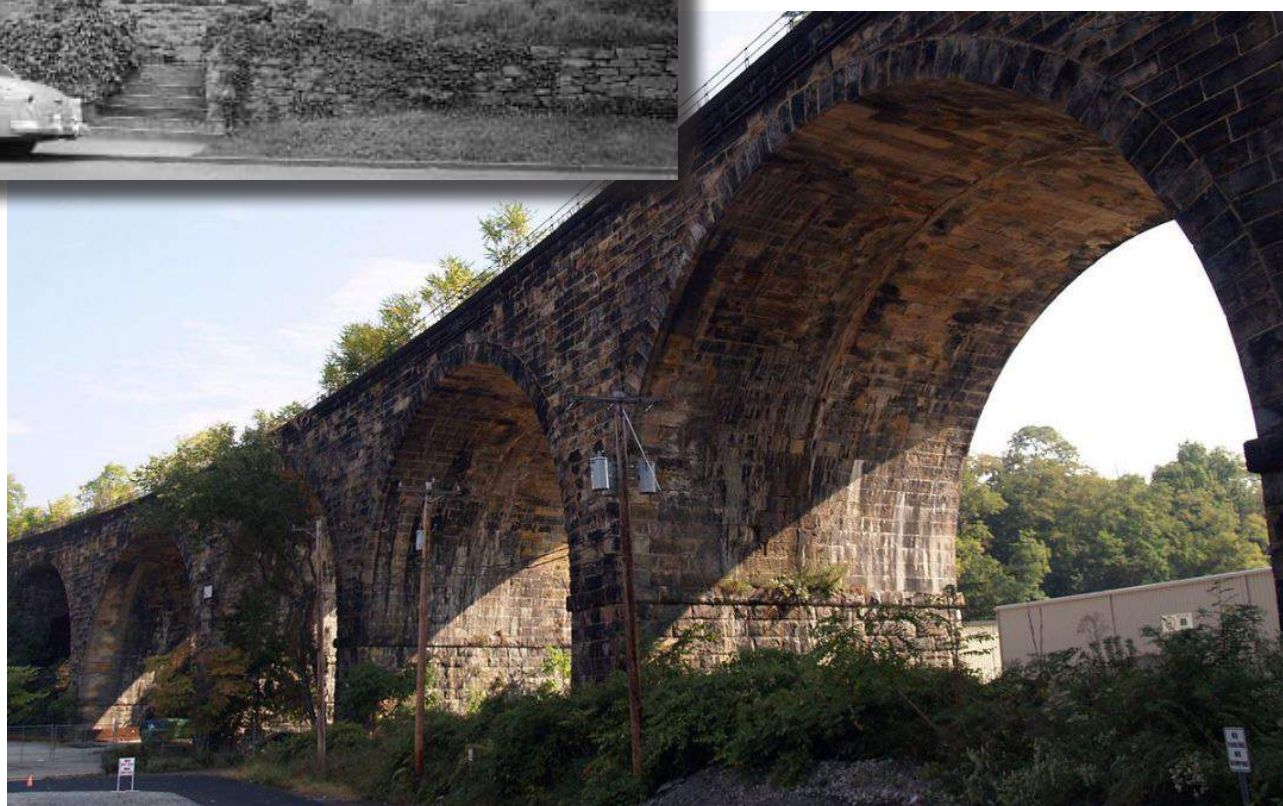
Lincoln Avenue Viaduct - built in 1905 by the City of Pittsburgh Bureau of Construction, engineers, it carries Lincoln Avenue over Washington Boulevard. It was listed in 2003.

² [https://apps.pittsburghpa.gov/dcp/PRESERVEPGH_-_Adopted_07-24-2012_\(Library_Version\).pdf](https://apps.pittsburghpa.gov/dcp/PRESERVEPGH_-_Adopted_07-24-2012_(Library_Version).pdf)

³ <https://pittsburgh.cbslocal.com/2020/10/09/national-negro-opera-company-house-endangered-historic-site/>



Historic resources in LLB include the former Lemington Elementary School (top), the National Negro Opera Company House (left), and the Brilliant Cutoff Viaduct (bottom).



Who Lives Here?

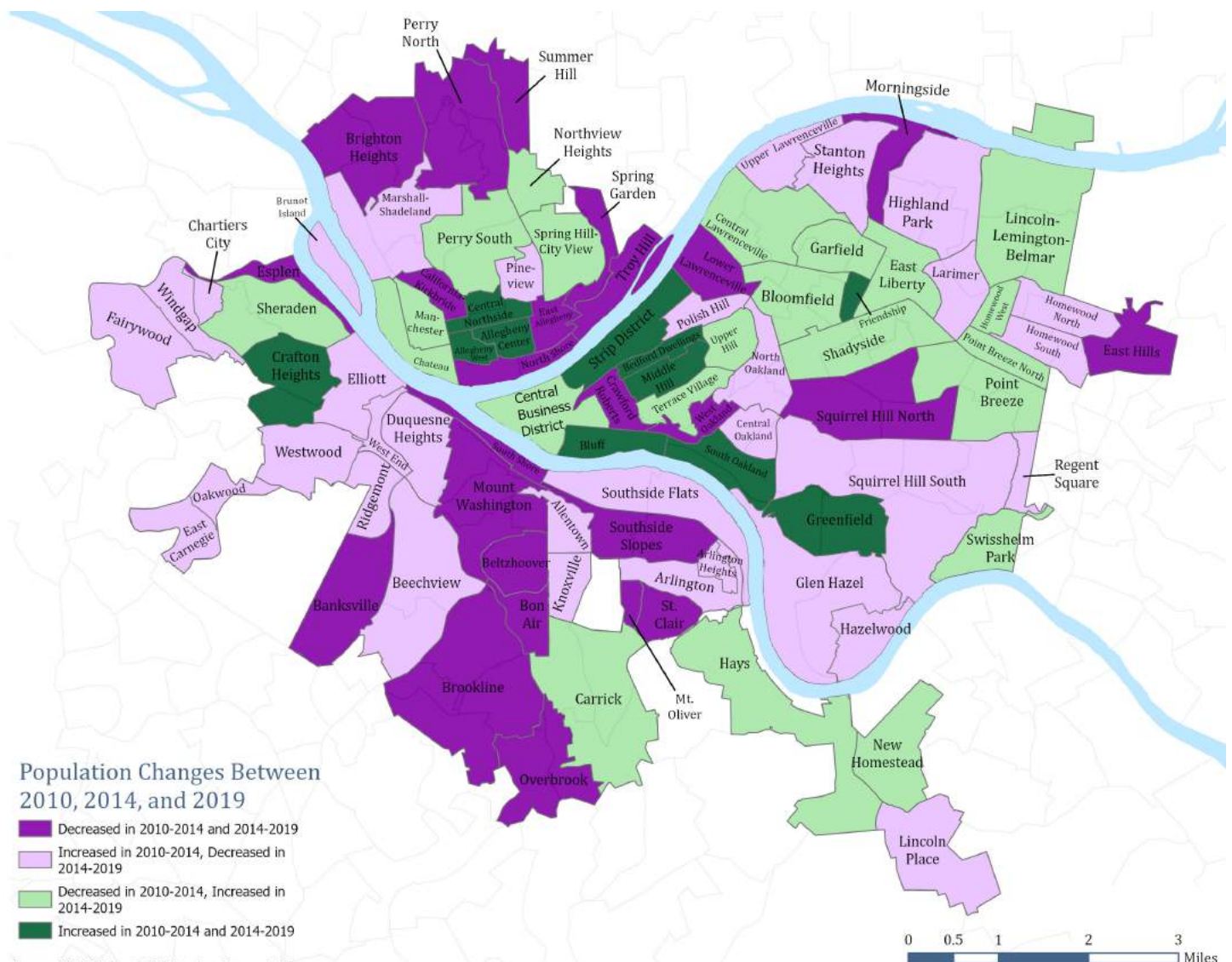
To gain a better understanding about the issues and concerns facing Lincoln-Lemington-Belmar, it is important to understand not only who lives here now, but to examine the trends both of the neighborhood and the City of Pittsburgh as a whole.

LLB is a relatively large, but 'rural' City neighborhood. At 1.81 square miles, LLB is one of the larger City neighborhoods. However, it includes the section that is north of the Allegheny River, along with the large area that is home to the former VA site, former Shuman Center, Army Reserve and Job Corps Center.

Population increased slightly between 2013 and 2018, but overall has decreased between 2010 and 2019. Population as of 2019 was 4,770, down 3% since 2010.

The City's overall population losses have stabilized; but the future is uncertain. The City is currently preparing ForgingPGH, the City's first ever comprehensive plan. The Conditions and Trends Report (March 2020) notes that some sources have the Allegheny County population forecast as continuing to lose population or start growing again.

The 2020 Census just released noted that Allegheny County added 27,230 residents during the past decade, for a 2.2% increase. The County's population is now just over 1.25 million



people, and it represents the first increase in the county's population since 1960.

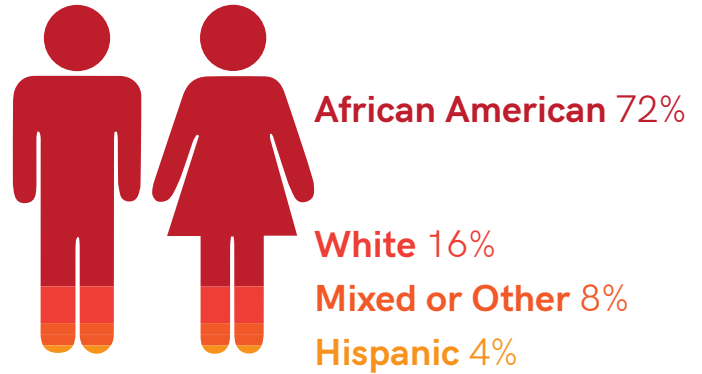
The City of Pittsburgh's population slid a little further — but by less than 1 percent — to land at 302,971. The East End neighborhoods have mostly continued to experience population decline. Other than Shadyside and Friendship, Homewood North and South are the only neighborhoods in the East End to see any population growth since 2010. LLB has lost 3% of its population since then.

LLB ranks 47 out of 88 Pittsburgh neighborhoods in terms of diversity, with a score of 39. Racial composition is 72% black, 16% white and 4% Latinx. The racial composition changed from 2013, when the neighborhood was 82% black and 12% white.

The City's African American population is decreasing, causing an increase in Allegheny County municipalities. The 2020 Census reports that the City's African American population is 13.4 percent lower than in 2010 — a drop of 10,660 people, to 69,050. At the same time, the African American population in the rest of Allegheny County grew by 12,477. In fact, 97 of its 130 municipalities saw increases. Taken together, the numbers offer strong proof that African American residents have moved across the city line and into nearby communities.

U.S. census reveal shows that of the 32 municipalities in Allegheny County with more than 10,000 residents as of 2020 — not including Pittsburgh — all but three saw their African American populations rise. In Penn Hills, the number of African American residents increased by about 14.5%, or 2,100 people. Monroeville also gained more than 1,000 new African American residents, a 32% increase from 2010. Also seeing sizable increases were Brentwood, Ross, Mt. Lebanon, North Versailles, Moon and Munhall.

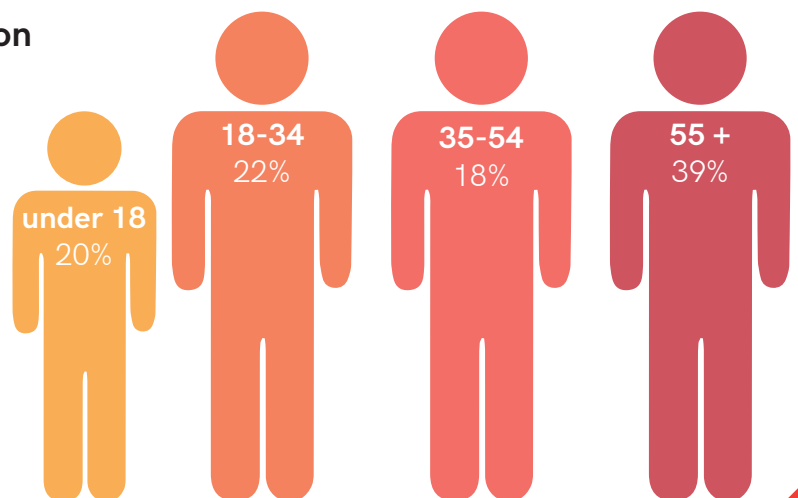
Racial Diversity



While some African Americans might be leaving by choice - reasons including the quality of schools, community safety (real and perceived), and the availability of housing choices - more than likely, African Americans are being forced out to find cheaper housing. The City's East End neighborhoods account for a large percentage of the City's African American population and are particularly vulnerable to displacement.

The neighborhood is getting younger, but still has a higher median age than the City. The percentages of residents under 18, 18-24 and 25-44 all increased, while that of 45-64 decreased. However, the median age of the two main Census tracts in 2019 were 36.7 (west) and 49.2 (east).

Population
4,770



Educational attainment is improving.

The percentage of residents with a high school diploma or less has decreased over the years, while the rate of college degrees has increased.

There was a 44% increase in residents with a Bachelor's Degree between 2013-2018.

15.19% of residents are currently enrolled in college for an undergraduate degree.

Education

High School or less: 55%

Some Higher Education: 29%

Post-Secondary Degree: 16%



The median household income is just 40% of the City.

Median household income in LLB is \$25,940, whereas the City of Pittsburgh is \$44,092. Poverty levels have increased, with almost 40% of residents living under 50% of the poverty threshold. In addition, approximately 65% of renters are considered cost-burdened, which are the most vulnerable of residents for potential displacement, compared to 20% citywide.

Household Income



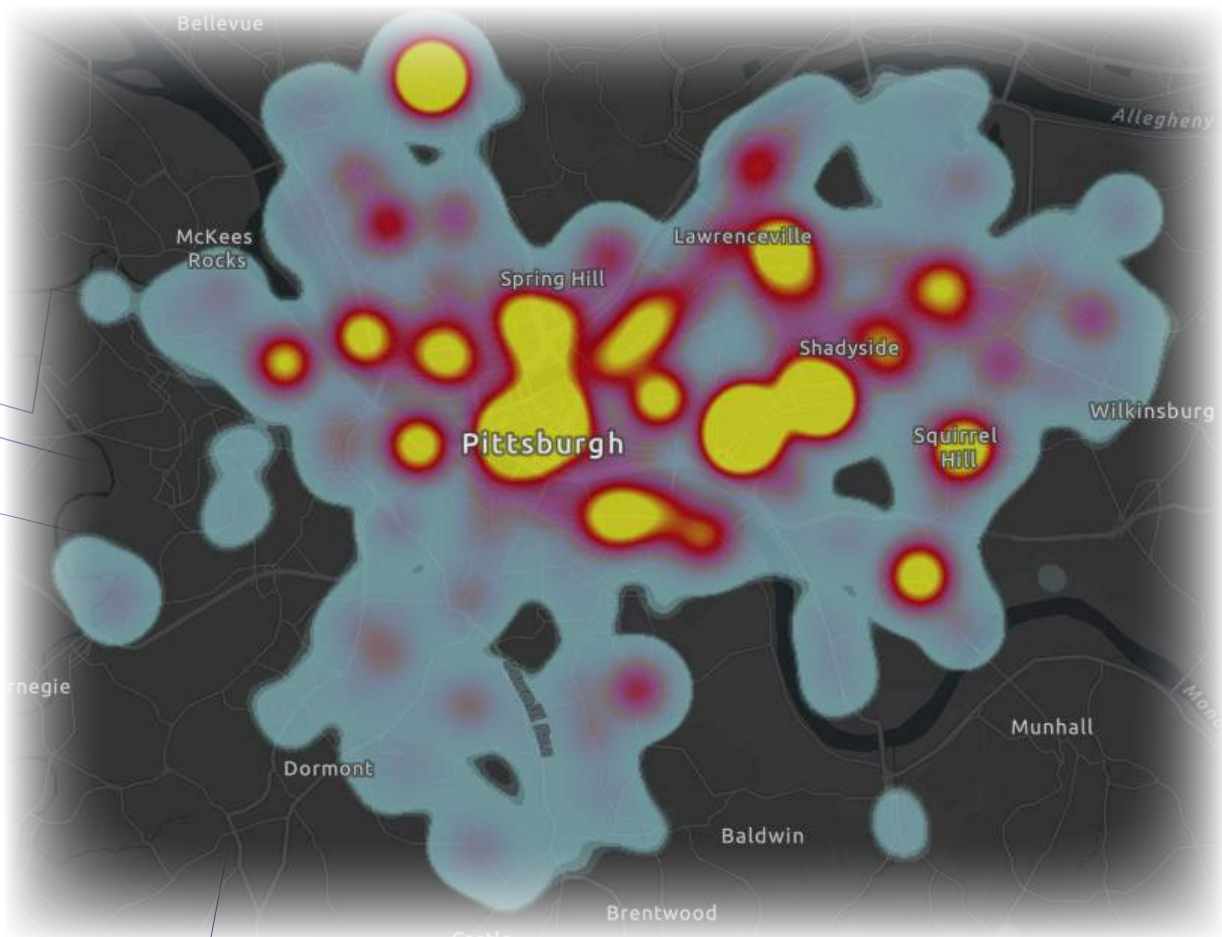
<\$25,000: 45%

\$25-44,000: 23%

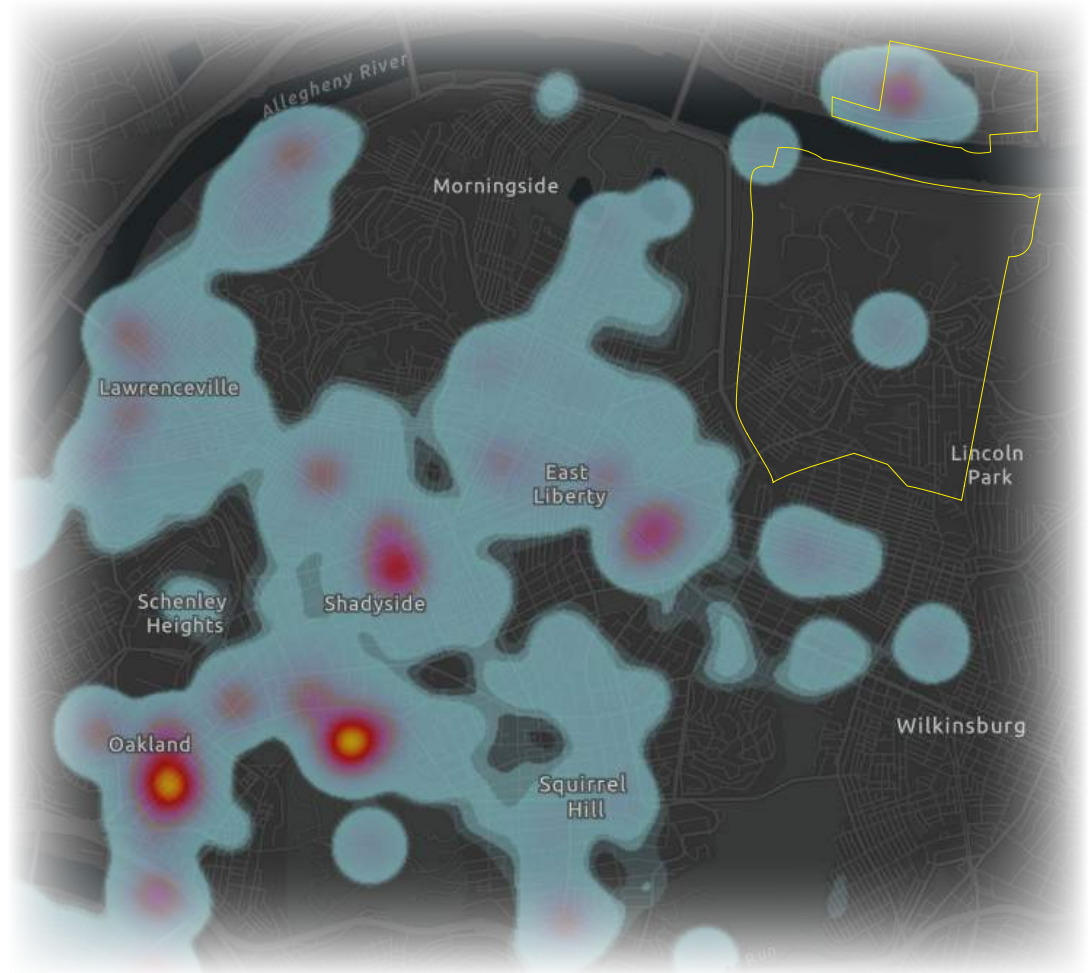
\$45-74,000: 18%

\$75,000+: 14%

JOBS PER ACRE, FORGINGPGH MAP



**BUILDING PERMIT
VALUE 2013-2018,
FORGINGPGH MAP**



New jobs require higher education. A lot of job growth is occurring in jobs that pay less than City average (health care largest job growth industry). New jobs require increase in education: 11% of jobs require associates degree or higher, 28% require a bachelors or higher, and 10% require a masters.

Job growth in the City is concentrated near Downtown, the Southside and the East End. East Liberty is responsible for the majority of job growth in the East End since 2014. East Liberty and Larimer have benefited significantly in recent years as millions of dollars have been invested into Bakery Square and adjacent developments.

With Lincoln-Lemington-Belmar located just east of Larimer and a short bus ride/walk away (approximately 20 minutes), it offers what is commonly referred to as naturally occurring affordable housing. As residents are priced out of housing in East Liberty and Larimer, LLB could be the recipient of residents looking for cheaper housing.

Building permit value data shows development getting closer to LLB and Homewood. Development pressure could be something that the neighborhood begins to experience over the next 10-20 years.

The unemployment rate is high. 10.5% unemployment rate within the neighborhood The average age of an unemployed individual 33.1 years old.

There are 1,992 total jobs/employees in the LLB neighborhood (less than 1% of all City jobs). The jobs are primarily institutional (St. Margaret's Hospital, the VA, etc.) and retail (Waterworks mall). 11.2% of workers are employed in the educational field.

Crime

The City of Pittsburgh collects and reports to state and federal agencies under the Uniform Crime Reporting (UCR) program from 2010 to the present and is available online via the interactive crime dashboard.¹

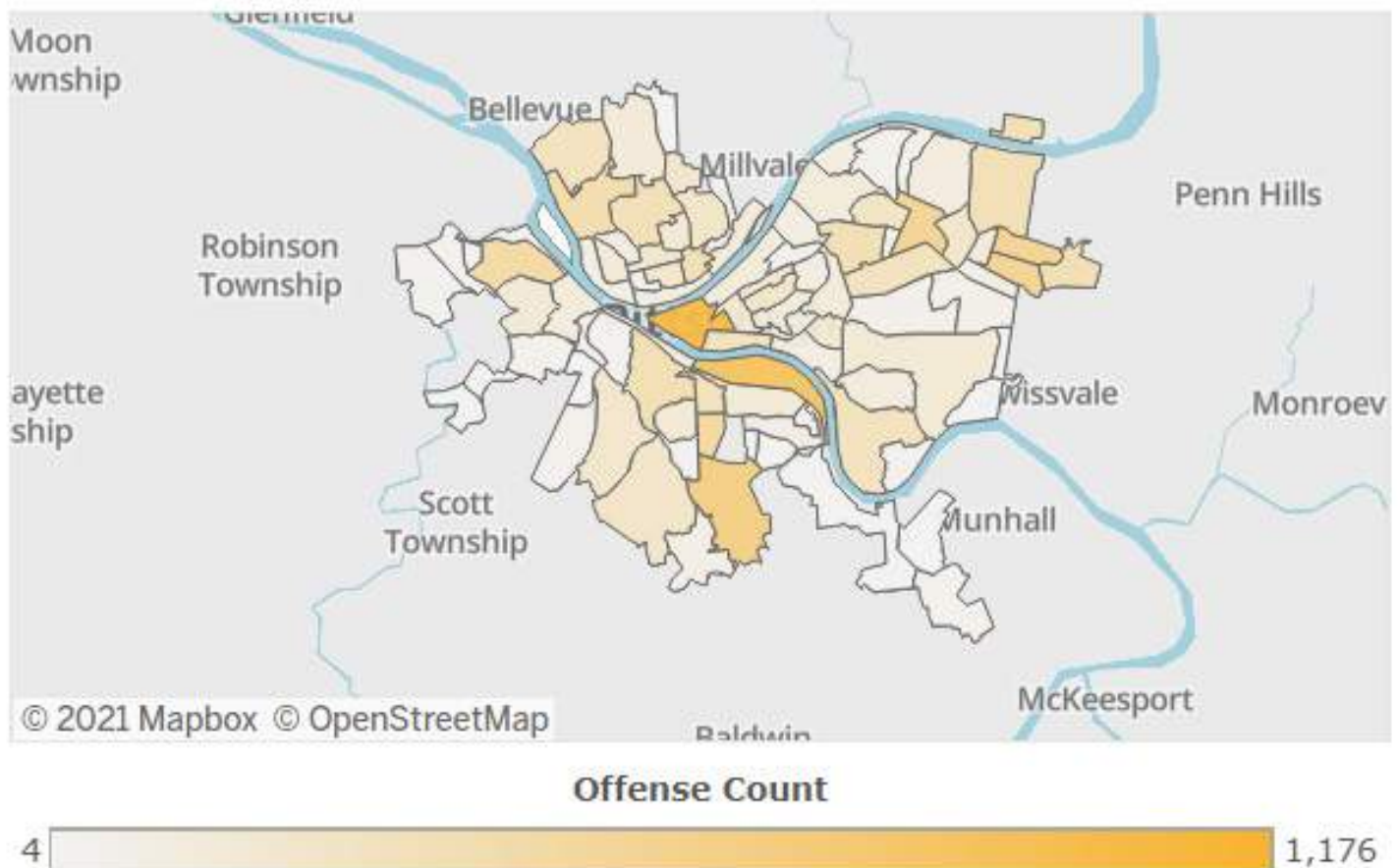
Crime data is categorized by type of offense, year, and neighborhood. The more recent available data is through the end of June 2021.

The neighborhoods experiencing the most violent crime include Downtown, Southside, and Carrick.

Overall, crime in LLB has been decreasing since 2016. Looking at crime data since 2020, most offenses in the neighborhood are larceny theft, other assaults, vandalism, and fraud, and assaults.

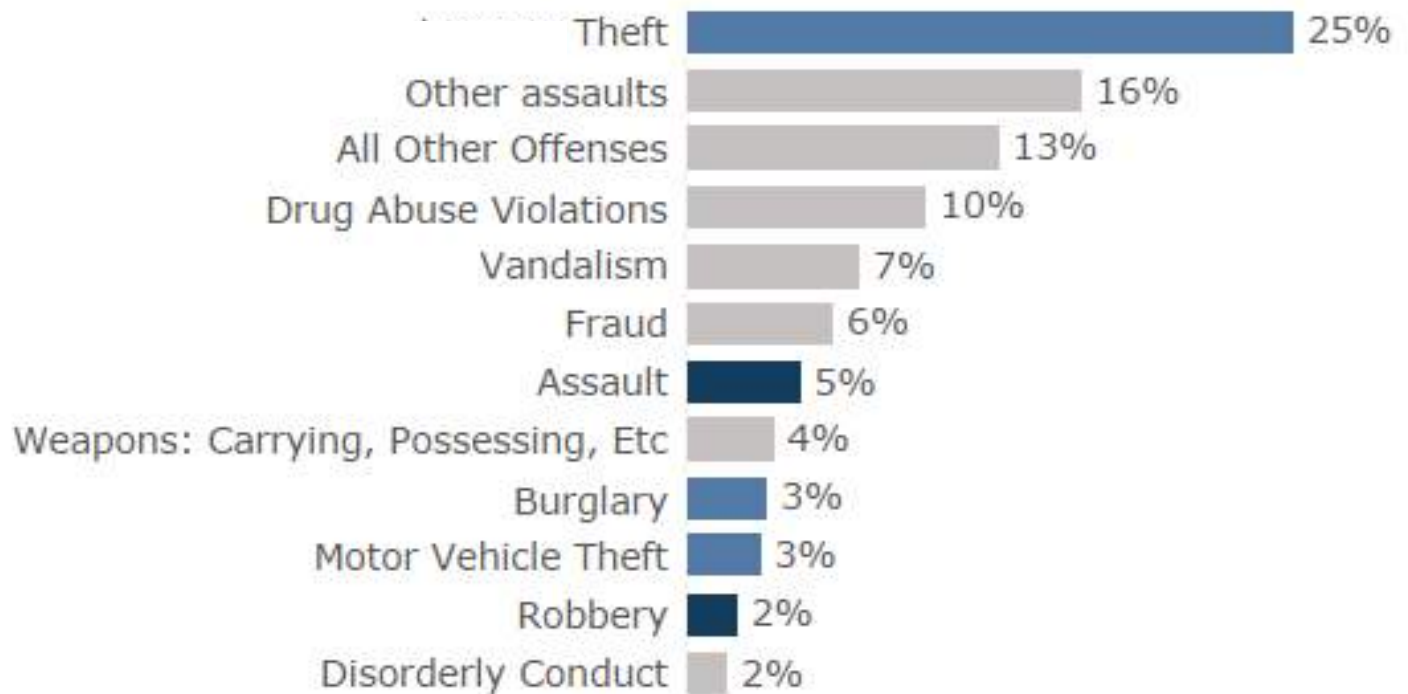
When looking at just violent crime (assault, robbery, criminal homicide), number of offenses per year have been low since 2017. Since then, there have been between 30 and 22 offenses per year. The first half of 2021 had 19 offenses).

City of Pittsburgh Violent Crime Map (2011-2021)



1 https://tableau.alleghenycounty.us/t/PublicSite/views/CJ_UCR_PGH_8-22-17_v3/Home_1?iframeSizedToWindow=true&embed=y&showAppBanner=false&display_count=no&showVizHome=no&origin=viz_share_link

Lincoln-Lemington-Belmar Crime by Type (2020-2021)



Recommendations

The Department of City Planning created a Neighborhood Plan Guide, outlining the framework for how they want to organize all of their neighborhood plans. The Lincoln-Lemington-Belmar Community Vision Plan has been organized to follow this framework of a vision statement, goals, and policies, which then include projects, programs, and partnerships.

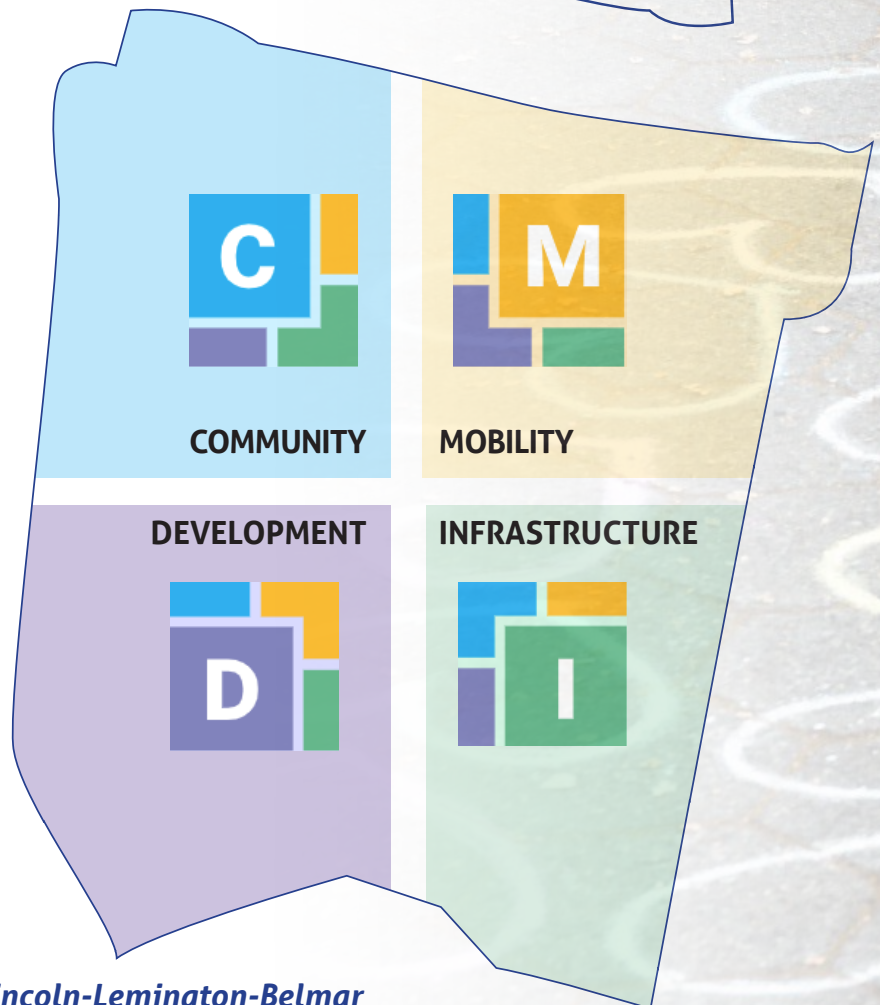
The Vision Statement provides a shared description of what the neighborhood will be in 10 years if the plan is successful. Recommendations were then developed to support the vision, organized into the City's four themes: Community, Mobility, Development,

and Infrastructure. Each of the four themes has corresponding goals and policies.

It is important to note that the vision statement, goals, and policies are what the Planning Commission will adopt as part of the City's Comprehensive Plan. The projects, programs and actions will be reviewed, but will not be formally adopted to ensure that the plan is a flexible document that can respond to changes over time.



"Lincoln Lemington Belmar is a welcoming, family-friendly neighborhood that boasts mixed-income housing, growing local business community, and amenities, safe parks and recreation, and dependable public transportation."





The goals are long-term outcomes the plan will achieve by implementing programs, policies, and projects.



Set a preferred direction and describe what must be done to achieve the goals.



Projects

Are discrete actions for a list of implementation partners to take on and complete.



Programs

Are a set of activities that seek to realize a particular long-term aim



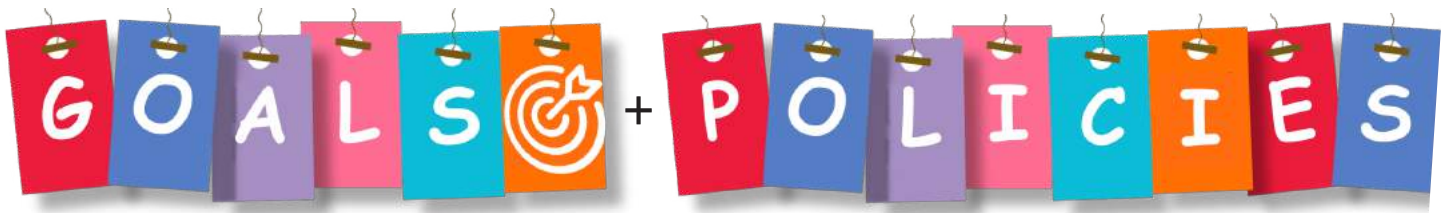
Partnerships

Are commitments by organizations to work together to advance an outcome.

COMMUNITY



The Community Chapter focuses on the existing residents, employees, students, and visitors of the neighborhood and how they can be better served.



Goal C1: Build the civic capacity and infrastructure of the Lincoln Lemington Collaborative.

- >**Strategy C1.1:** Establish the Collective as the Community voice by creating and leveraging partnerships.
- >**Strategy C1.2:** Prepare an organizational strategic plan.
- >**Strategy C1.3:** Recruit. Recruit. Recruit.
- > **Strategy C1.4:** Serve as a central clearinghouse for residents.

Goal C2: We want to create a more unified neighborhood.

- >**Strategy C2.1:** Create gateways at key locations.
- >**Strategy C2.2:** Establish a public art program.



Goal C1: Build the civic *capacity* and infrastructure of the Lincoln Lemington Collaborative.

On the ground today...

> The Collaborative is volunteer-based and is in need of more members.

The Community Visioning Plan process revealed a lack of local organizational capacity to be able to take on community improvement projects.

The Lincoln Lemington Collaborative (The Collaborative) is a registered community organization (RCO) and serves as the "umbrella" for the following community organizations to work in unity and in support of each other.

Lincoln Lemington Community Consensus Group - founded in 2014 to promote community development. Their mission statement is to: establish and maintain a collective community in the Lincoln-Lemington neighborhood of Pittsburgh that promotes neighborhood beautification, safety and security, economic development, political involvement, and political accountability in order to ensure that residents have a constructive and majestic quality of life and build a sustainable future for the neighborhood.

Lincoln Lemington Neighborhood Revitalization Group - the LLNRG is a community based non profit organization in the Lincoln Lemington Neighborhood. Their mission is to revitalize via housing rehabilitation, business development, and redevelopment.

The Collaborative is comprised of representatives from each group with the intent to "revitalize and increase peace." We share visions, achieve positive outcomes, build an interdependent system to address issues and opportunities, share resources and responsibilities, jointly plan, implement, and evaluate programs to achieve common goals.

The focus of The Collaborative is to increase capacity, communication, and efficiency while improving outcomes.

The Collaborative has not had a community meeting recently (outside of the Community Visioning Plan process) and needs to build up its organizational membership.



LINCOLN LEMINGTON
— COLLABORATIVE —

➤ *Strategy C1.1: Establish the Collaborative as the Community voice by creating and leveraging partnerships.*

Partnerships are key, especially when resources are scarce. The Collaborative has an opportunity to leverage existing partnerships to help establish them as the community voice and help spearhead implementation efforts.

- Neighborhood Allies - Neighborhood Allies is a unique community development partner - part funder, lender, connector and consultant. The Collaborative can lean on Neighborhood Allies to help support the neighborhood Vision Plan, build public will and social capital, introduce best practices, and mobilize Complete Capital for high-impact neighborhood projects.
- Larimer Consensus Group - The LCG has been around since 2008 and has been very active in developing and implementing community plans. The Collaborative should look to the LCG as a mentor organization and model their structure after it.
- T.H.A.W. Inc. - T.H.A.W. Inc is a 501c3 nonprofit organization formed in 2018 and implements programming that has promoted chronic disease education and intervention, coaching in behavior change and stress reduction, lifestyle and weight loss support, and increased access to free and low-cost physical fitness activities in the Lincoln-Lemington and surrounding communities.
- Negley Run Watershed Task Force - work to implement projects that align with the Negley Run Vision Plan (2018) related to stormwater management, greenways and open space protection, trails and connectivity.
- WAVE - WAVE serves their clients in a unique way by preparing individuals and families to be emotionally, physically and financially fit to own a home before they even qualify for purchase. This approach helps many qualifying participants purchase a home with built-in equity at closing by connecting them with other resources, like the Housing Authority City of Pittsburgh Second Soft Mortgage Program.
- Additional other community partners include the East Hills Community Consensus Group, the Village Collaborative of East Liberty, Catalyst Academy, Destiny International Ministry, East Liberty Family Health Care Center, and the Iroquois Aborigine American Indian IFAA "Farming Alliance."



NEIGHBORHOOD **ALLIES**

What can we do?

>Strategy C1.2: Prepare an organizational strategic plan.

Without strong leadership, there is concern that the Visioning Plan will not get implemented. City Planning has led the effort, but the Consensus Group is 100% volunteer efforts and no one has the capacity to take on major projects.

A community organization with capacity can provide community leadership, act as the community voice, and be responsible for the development and implementation of the Vision Plan.

- The Collaborative needs to formalize its structure and mission, and determine if there continues to be a need for, or at least the ability to continue to operate all three community groups (The Collaborative, Lincoln Lemington Consensus Group, and Neighborhood Revitalization Committee).
- Host regular community meetings. The Collaborative used to meet at the Paulson Recreation Center, but it has been closed due to Covid-19. The East Liberty Family Health Care Center has offered space within their building to the Collaborative, and Catalyst Academy has also hosted community meetings for the Collaborative as part of the Community Visioning Plan process. This would also include establishing regularly scheduled discussions with City Councilperson Reverend Burgess and the Department of City Planning to ensure open lines of communication and collaboration on the implementation of the Vision plan.
- Advertise community meetings in print to reach residents without Internet access. Methods include flyers, door hangers, posters, window clings, temporary signs.
- Continue to actively use social media to alert the community about upcoming events and activities led by the Collaborative.
- Prepare and distribute a semi-annual community newsletter. Distribute it as a “welcome packet” for new residents – work with local realtors for distribution.
- Partner with community organizations, businesses and institutions to do a community survey to keep connected to the wants and desires of the residents.
- Create a website for the Collaborative that includes neighborhood information, registration to join the Group, upcoming meetings/events/projects, and other ways to get involved in the community.
- Invite the Zone 5 Police Department to attend and participate in community meetings. This helps to build rapport with the community as well as open communication lines so that residents can report unsafe conditions directly to the police. The East Hills Consensus Group does this and is well-received to helping to address issues regarding community safety.
- A long-term strategy should focus on creating a paid staff position, to provide more capacity to take on development and redevelopment projects. Until such a position can be funded however, the Collaborative should look to its partners for assistance.

The high priority partnerships are included on page 39. While the Collaborative has established relationships with each, they need to work directly with them to implement the Vision Plan.

>Strategy C1.3: Recruit. Recruit. Recruit.

A community group that represents community voices should be led by residents and invested stakeholders. The Collaborative needs to recruit residents and subject matter experts to join the organization and help build its capacity and influence. Efforts to do so could include:

- Implementing a membership drive by attending local events, doing neighborhood canvassing or making requests on social media.
- Finding, recruiting, and leveraging local talent within the neighborhood. The Collaborative needs to make specific requests and appeals to stakeholders and residents for committee help around grant writing, communications, and other professional services.

>Strategy C1.4: Serve as a central clearinghouse for residents.

The Collaborative can serve as a central clearinghouse to help disseminate information to residents related to available programs. Many residents expressed a lack of knowledge about what programs might be available to help them with a myriad of issues - ranging from home repairs to business loans. The Collaborative can serve as a technical resource to connect residents with other organizations in the area that offer assistance. Programs that are an immediate need include:

- Credit repair
- Home buying seminars
- Programming for seniors, i.e. where to go for help to maintain their homes; how to prepare a will; what happens to their property when they can no longer maintain it or pass away.



Goal C2: We want to create a more *unified* neighborhood.

On the ground today...

> *The neighborhood feels separated, partly because of topography and partly due to its history as three distinct neighborhoods.*

Old habits are hard to break and many residents still view Lincoln-Lemington-Belmar as either three separate neighborhoods still, or as stated earlier, as "Upper Lincoln" and "Lower Lincoln," with Lemington Avenue being the dividing line. It is one of the steepest neighborhoods in the City, with several streets offering staggering views of Downtown Pittsburgh, despite being located eight miles away.

Topography certainly presents a challenge to connecting all of the areas; however, the amount of green space also presents an opportunity to create an interconnected greenway and trail system throughout the neighborhood.

> *There is nothing on the ground now that lets you know that you are "here."*

While LLB is one neighborhood, there are no visible markings within the neighborhood to identify it as such. The street signs do not have any neighborhood names. In addition, there are no welcome signs identifying the neighborhood at any of the entrances.

Photos of the primary entrances into LLB are shown on page 43.

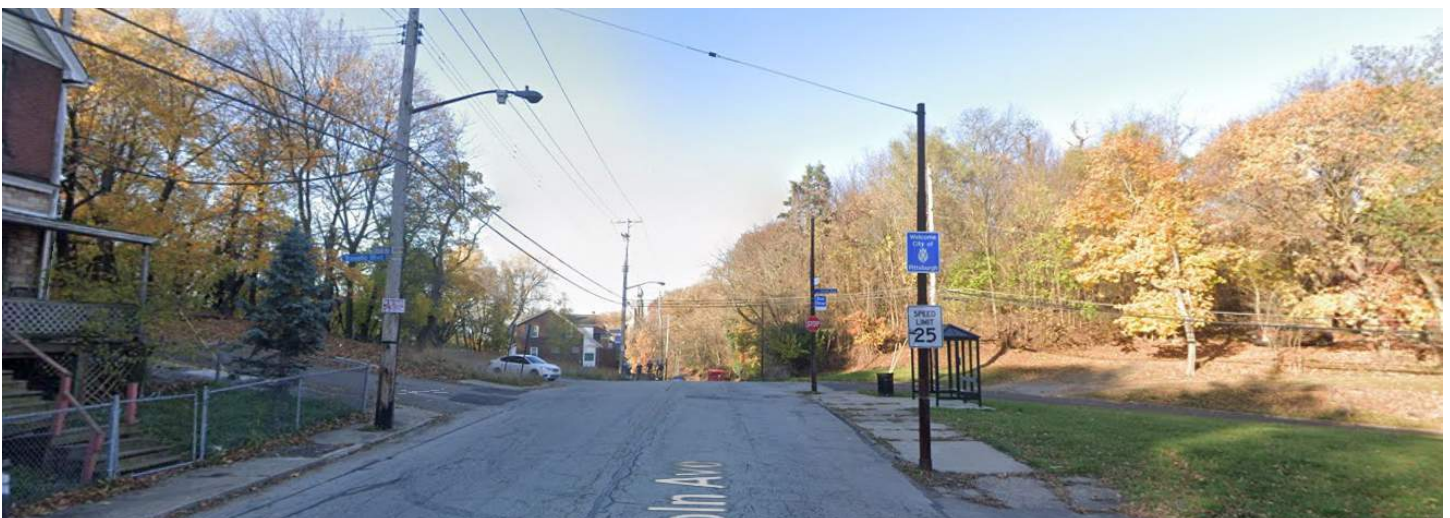
Existing Gateways into Lincoln-Lemington-Belmar



Lincoln Avenue Viaduct looking east



Highland Avenue from PA Route 8/Highland Park



Lincoln Avenue at the border of Penn Hills & Pittsburgh looking west

What can we do?

>Strategy C2.1: Create gateways at key locations.

A gateway is a welcoming point into a community. Community gateways can help to build a community brand, beautify entrances, and help to generate community pride. Gateways do not have to always be located exactly at the neighborhood boundaries - but rather at locations deemed as important to the community.

It is important that the gateways reflect the community's self-image and what qualities it wants to portray to visitors. LLB has a rich history as a predominantly Black and African American community, home to the first National Negro Opera Company House, the country's first black-owned cooperative with a federally insured mortgage, and one of the first Homes for the Aged and Infirm Colored Women in America (formerly Lemington Elder Care Services, currently being redeveloped in an affordable 54-unit senior development and community health center).

Signage and other architectural elements can not only help to create a sense of place, but they create pride of ownership, residents are proud to live here.

Residents of LLB expressed the need for entryways and gateways at several locations where the community connects and converges. They identified the three priority entry points:

1. Lincoln Avenue Viaduct entering into LLB (technically located in Homewood, but is entrance into LLB - pictured above, residents discussed utilizing the railroad bridge as an archway, incorporating a community mural underneath, and installing banners along the bridge and Lincoln Avenue.
2. PA Route 8 and Highland Drive (across from Zone 5 Police) - as the main entrance from PA Route 8, this intersection could be improved to include signage (replace directional signs to the VA/Shuman/Job Corps) and landscaping.
3. Lincoln Ave at Penn Hills border (east) - as the entrance into the City of Pittsburgh, this area could be improved to include signing for the neighborhood (there is a standard "Welcome to the City of Pittsburgh" sign on the utility pole here) near the existing bus shelter at the intersection with Verona Boulevard.



Another identified opportunity to improve the appearance and perception of the community is to paint the water tower on Campania Avenue, near the former VA site.

(source: Google Earth)

Creating UNITY through Gateways



Community gateway rendering prepared as part of the Community Workshop #3. Residents expressed a desire for a large welcome sign, with lighting and public art lining the sides of the viaduct and banners installed along the utility poles on the street. Examples of gateway improvements in neighboring Highland Park include banners along Route 8 and a welcome sign into their historic residential district.



>Strategy C2.2: Establish a public art program.

Public art as placemaking offers so much more than just improving the appearance of a space. The Project for Public Spaces references a study that found the single-most important factor in differentiating levels of health from one neighborhood to another is “collective efficacy” - meaning the capacity of people to act together on matters of common interest. This made a greater difference in the health and well-being of a community - more so than wealth, access to healthcare, or crime.

As such, by investing in new gateways, community signage, and public art, the Lincoln-Lemington-Belmar neighborhood can become a healthier community that offers opportunities through public spaces to celebrate culture and build social capital.¹

Public art in public space offers the following additional benefits:

1. Promote Interaction in Public Space
2. Increase Civic Participation Through Celebrations
3. Engage Youth in the Community
4. Promote the Power and Preservation of Place
5. Broaden Participation in the Civic Agenda

Lincoln-Lemington-Belmar is home to two public art installations, which were added to Paulson Playground in 2019.

Pittsburgh commissioned Will Schlough, a Seattle-based artist and graduate of Carnegie Mellon University, to create a mural on the park’s ground surface. Schlough came up with a water themed mural, including brightly colored fish and other underwater life.

¹ <https://www.pps.org/article/artsprojects>

Pittsburgh also had an existing 1980’s sculpture - “Pipe Movement in Blue” by Josefa Filkosky - completely refurbished. The metal sculpture stands at the park entrance.

There is a great opportunity to develop a public art program in Lincoln-Lemington-Belmar. There is rich Black and African American history to draw on and local resources available to enhance public space in LLB.

The Street Ministry Institute is working with Petra Ministries to create a gateway with public art and a mural in nearby East Hills and expressed an interest in exploring ways to expand their concept into community art and gateways throughout not only East Hills, but also Lincoln-Lemington-Belmar. Their plan features life size inspirational art pieces featuring words like “love,” “peace,” and “hope.” This is an opportunity for the Collaborative to partner with to expand this concept throughout LLB.

Nafasi on Centre is a community development initiative utilizing art as the vehicle and is a partnership between the Hill CDC and #ArtsinHD, an action planning group, and a subcommittee of the Hill District Consensus Group. Nafasi, which means “space” and “opportunity” in Swahili, is the first substantial project to emerge from the Hill District Arts Plan. There might be an opportunity to partner with the Hill CDC and/or Nafasi artists to help establish a local public art program in the LLB neighborhood.

A funding resource, Advancing Black Arts in Pittsburgh, is a joint grant-making program created and managed through a partnership between the Pittsburgh Foundation and the Heinz Endowments. The program is committed to helping create a vibrant cultural life in Pittsburgh and the region (<https://pittsburghfoundation.org/advancing-black-arts-pittsburgh>).

Potential Partnerships:

- DCP, OPA

Creating UNITY through Public Art



Two public art installations were completed as part of the construction of Paulson Spraypark. The park is home to a ground water-themed mural as well as a refurbished metal sculpture.

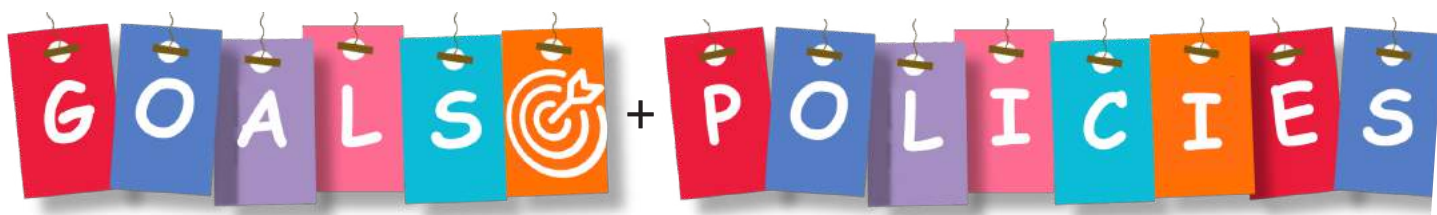


One study found that the single-most important factor in differentiating levels of health from one neighborhood to another is “collective efficacy” - meaning the capacity of people to act together on matters of common interest. This made a greater difference in the health and well-being of a community - more so than wealth, access to healthcare, or crime.

The Mobility Chapter focuses on how people get around and will typically analyze ways to improve safety, reduce the negative impacts associated with traffic, and identifying more efficient and healthful modes of travel.

MOBILITY





Goal M1: We need a more connected and walkable community.

- > **Strategy M1.1:** Create a streetscape along Lincoln Avenue.
- > **Strategy M1.2:** Improve pedestrian and bicycle safety along our corridors.
- > **Strategy M1.3:** Promote safe routes to schools/parks.
- > **Strategy M1.4:** Fix our roads.
- > **Strategy M1.5:** Create a greenway and trails network.



Goal M1: We need a *more connected and walkable* community.

On the ground today...

> Lincoln-Lemington-Belmar is car dependent, has some transit, and is somewhat bikeable.



LLB has a Walk Score of 37 (out of 100) places it as #64/90 City neighborhoods.¹ A score of 25-49 means it is car-dependent; most errands require a car. But almost one in two households do not have access to a car.

Using the intersection of Lincoln Avenue and Lemington Avenue as the center of the neighborhood, residents can walk to Bakery Square in East Liberty/Larimer in roughly 30 minutes (1.5 miles via Paulson Avenue and Larimer Avenue or Lincoln Avenue).

LLB has a Transit Score of 42, which puts it in a similar category (25-49) meaning it has some transit; there are a few nearby public transportation options.

The PAAC operates service to LLB via the 74, 79, 82, P16, P17. Buses generally run every 20 minutes to the East Liberty area (job center) and takes about 15 minutes. Riders can get to Downtown in about 25-35 minutes.

However, access to the Waterworks section of LLB takes approximately 40-45 minutes, with service running every 30 minutes but requires a transfer (job center).



Direct Route to Downtown

- Butler Street
- Hamilton
- Lincoln Park Flyer
- Penn Hills

Requires Transfer

- Allegheny Valley Flyer
- East Hills
- Homewood - Squirrel Hill
- Lincoln

Finally, LLB has a Bike Score of 36, which puts it as somewhat bikeable (0-49); however, there is no dedicated bike infrastructure (i.e. share the road designations, bike lanes) within LLB.

> **Transportation costs outpace housing costs in LLB.**

A monthly bus pass with the PAAC costs \$97.50, or \$1,072.50 annually. Transportation costs are considered affordable if they are 15% or less of household income, or \$3,750/yr for the median household in LLB.

In LLB, most households have access to one vehicle and housing costs are 18% and transportation costs are 20%, for 38% of total income. The H+T Index states that while housing alone is traditionally deemed affordable when consuming no more than 30% of income, the H+T Index incorporates transportation costs—

2 <https://htaindex.cnt.org/>

usually a household's second-largest expense—to show that location-efficient places can be more livable and affordable.²

> **Almost all residents live within a 10-minute walk to a park; however, sidewalks are often overgrown, cracked, or missing entirely.**










However, many sidewalks are cracked, overgrown, or missing entirely. Complicating matters is the fact that many residents park their vehicles on the sidewalks, blocking access for pedestrians.



> **Street maintenance is the biggest need, according to 311 data.**

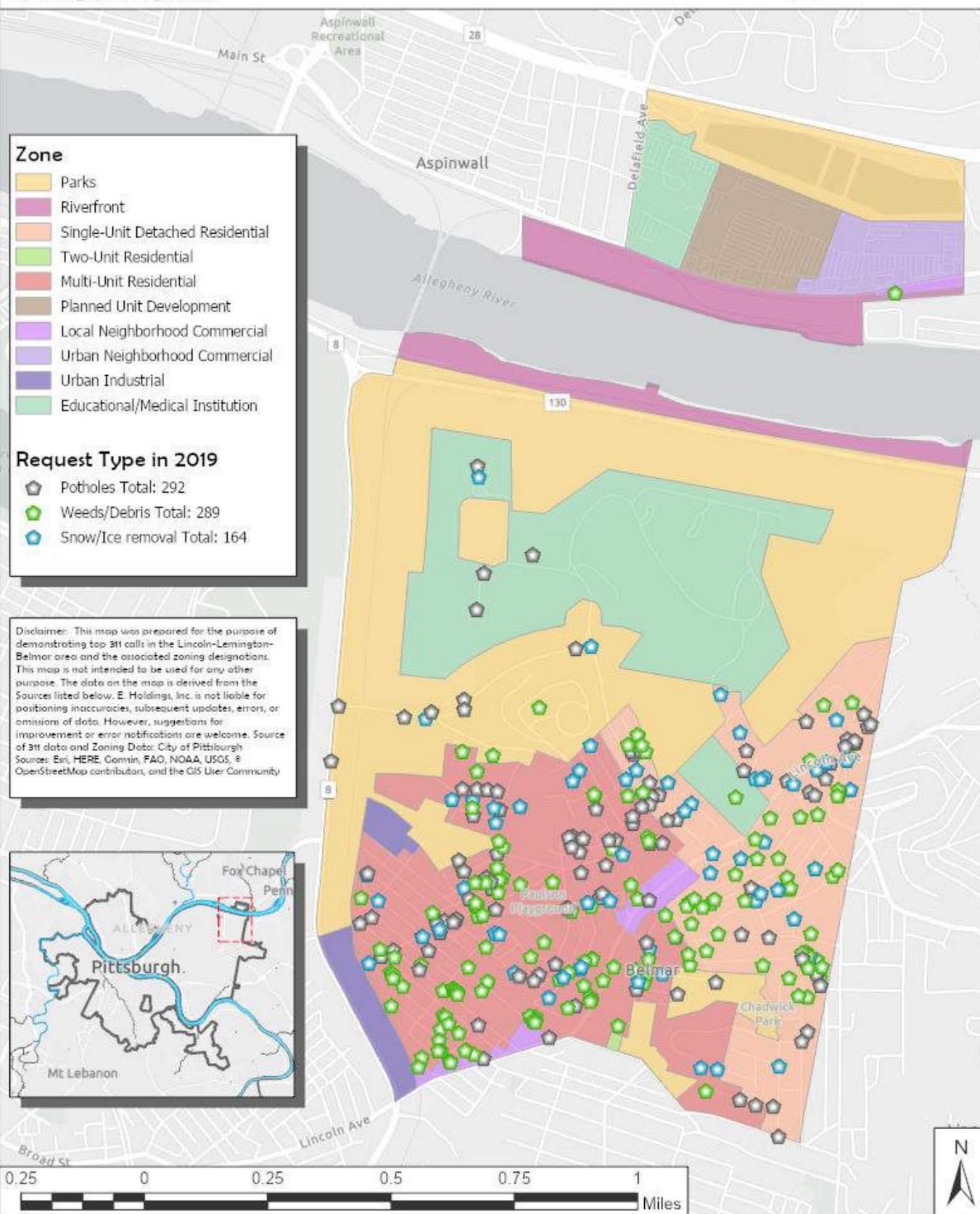
The City of Pittsburgh offers 3-1-1 for residents to call to report non-emergencies. The 311 Response Center is the City's gateway to city services and addressing concerns. Reports are sent directly to the appropriate agency for resolution (Department of Public Works, Department of Permits, Licenses and Inspections, Police, etc.). Callers may remain anonymous.

Residents may use 3-1-1 to report graffiti, litter, illegal parking, overgrown weeds, parking or traffic issues, pot holes. They can also use it to provide information on city events or neighborhood services.

	499 Street Maintenance	194 potholes 104 snow/ice 56 overgrowth
	445 Permits/ Licenses	191 weeds/debris 104 building maint./Vacant 29 illegal dumping
	78 Water/ Sewer	24 water basin clogged/ collapsed
	51 Animal Control	20 dead 18 rodent
	47 Refuse	Missed pick up
	42 Police	Abandoned vehicle
	37 Police	14 Drug enforcement 8 illegal parked cars
	32 Forestry	17 tree pruning 10 tree removal
	24 City Electric	Street light repair

311 calls in Lincoln-Lemington-Belmar

Pittsburgh, Pennsylvania



What can we do?

> **Strategy M1.1:** Create a streetscape along Lincoln Avenue.

As one of the main thoroughfares in the neighborhood, the priority for corridor improvements should focus on Lincoln Avenue. It serves as one of the primary gateways, is home to active businesses, and in many cases, is how many people perceive Lincoln-Lemington.

Streetscapes can consist of improved sidewalks and crosswalks, street lighting, signage, and facade improvements.



Lincoln Avenue improvements should include improved sidewalks, raised curbs to better delineate the street from the sidewalks to discourage cars from parking on the sidewalks, decorative lighting, and facade improvements.

> **Strategy M1.2:** Improve pedestrian and bicycle safety along our corridors.

Residents often raised concerns over the safety of the corridors in the neighborhood - related to speeding, safe pedestrian crossings, and shelters at bus stops. While there are many areas where residents reported needing improved infrastructure, the City should focus on priority corridors (Lincoln Avenue, Lemington Avenue, Paulson Avenue).

The City's Department of Mobility and Infrastructure (DOMI) operates a neighborhood traffic calming program. Eligible projects must be located on City-owned streets, have a maximum of two travel lanes, be a local, collector, or minor arterial, and have a roadway grade less than or equal to 13%.¹

Corridor improvement projects should include:

- Install bus shelters at the most used bus stops.
- Replace broken/missing sidewalks.
- Fix City steps throughout the neighborhood, specifically at Lincoln Avenue next to the bridge over Washington Boulevard
- Encourage residents to report issues and concerns via 311. Not all residents are equally likely to request city support through mechanisms such as 311. A study of 311 call data in New York City found that higher-income areas and neighborhoods with a greater percentage of white residents were more likely to submit requests for government services.²

Potential Partnerships:

- DCP, DOMI, PAAC

¹ <https://pittsburghpa.gov/domi/traffic-calming>

² <https://www.americanprogress.org/issues/criminal-justice/reports/2019/10/02/475220/neighborhoodstat-strengthening-public-safety-community-empowerment/>



Renderings depicting potential traffic calming and pedestrian safety improvements along Lincoln Avenue. Specifically bumpouts, bus shelters, and improved crosswalks.

Improving Lincoln Avenue

Lincoln Avenue is the number one priority. Why? Perception! It's what most people see as they drive through the neighborhood. Poor infrastructure and dilapidated buildings invoke unsafe feelings and disinvestment. Lincoln Avenue, near the intersection with Apple Street, is a priority area for improvements. This can include a community gateway (it is one of the primary entrances into the neighborhood), bus shelter, public art/murals, as well as traffic calming. Options could include islands, redoing pavement markings to narrow lanes (slows traffic) and bumpouts at intersections to narrow the travel lanes.

> **Strategy M1.3:** Promote safe routes to schools/parks.

Safe Routes to School (SRTS) is an approach that promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety education, and incentives to encourage walking and bicycling to school. Nationally, 10–14% of car trips during morning rush hour are for school travel.³The City of Pittsburgh offers a Safe Routes to School program.⁴

Recommended improvements:

- Request that the City install a school safety zone along Lemington Avenue in front of Catalyst that reduces speed limits to 15 mph.
- Request that the City install school-related traffic control signs along Lemington Avenue ("Slow Down School Ahead," school crossing signs, etc.)
- Request that the City install similar park-related traffic control signs for both Paulson and Chadwick playgrounds.
- Request that the City install signage for the parks throughout the neighborhood such as directional signs from main intersections and park entrance signs.
- Request a City of Pittsburgh Complete Street Bike Rack
- Start a Walking School Bus, where a group of children walk to school together with one or more adults
- Participate in and help promote the Youth Bike Safety, held at the Bud Harris Cycling Track on Washington Boulevard.

Potential Partnerships:

- DOMI, Safe Routes Partnerships (<https://www.saferoutespartnership.org/>)

³ <https://www.transportation.gov/mission/health/Safe-Routes-to-School-Programs>
⁴ <https://pittsburghpa.gov/domi/srts>

> **Strategy M1.4:** Improve our roads.

General road improvements were identified as a need throughout the community, including:

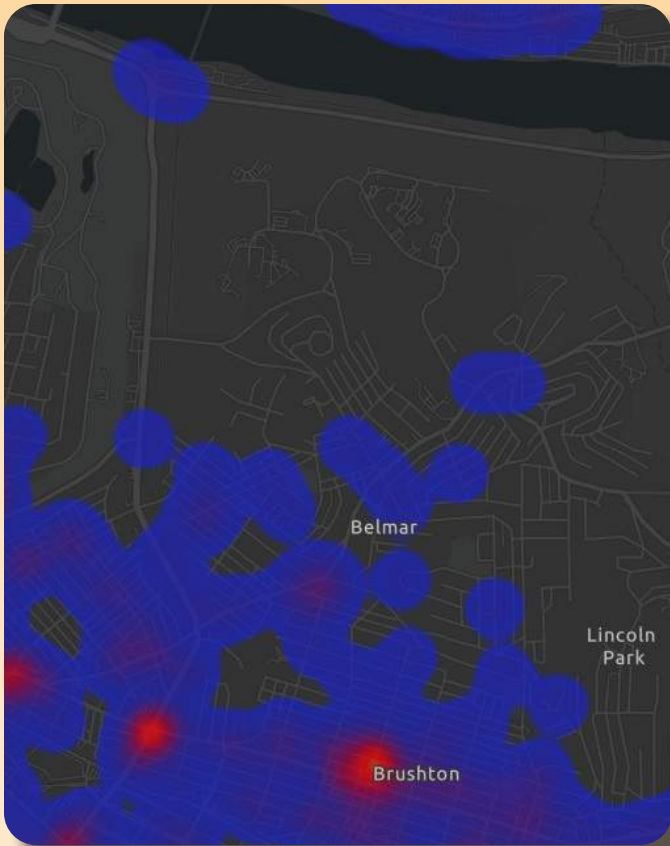
- Consider turning Broadhead Street from Joshua to Campania from a one-way street into a two-way street
- "Gopher Street" from Worthington to Campania is basically a paper street that either needs to be improved for safe travel or abandoned as a street.
- Consider widening Lemington Avenue near Highland Drive so that cars can pass safely and address drainage issues, causing regular flooding and icing in the winter
- Consider widening Brushton Avenue just north of Homewood North so that cars can pass safely. Improve street lights and signs throughout this area.
- Consider repositioning the stop sign on Lincoln Avenue at Campania to be closer to the intersection. Issue with cars speeding through this intersection.
- Consider repositioning the bus shelter at Highland Drive and Washington Boulevard, which currently blocks the line of sight for vehicles making a right turn onto Washington Boulevard.

Potential Partnerships:

- DOMI, DPW

Improving Pedestrian & Bicycle Safety

Improving pedestrian and bicycle safety, particularly in areas closest to parks and schools, is a high priority for the LLB neighborhood. The map to the left depicts locations of traffic crashes involving pedestrians or bicyclists between 2003 and 2017. Lincoln Avenue and Paulson Avenue were the only two streets in LLB that had multiple incidents (source: <https://forgingpgh.org/tools-and-resources/data-visualization/citywide-data/>).



Rendering depicting improved intersection of Lemington Avenue and Paulson Avenue, in front of Catalyst Academy. This was a high priority intersection for pedestrian safety per the community visioning process.

> **Strategy M1.5: Create a greenway and trails network.**

What is a greenway? Greenways are corridors of open space. They can vary in size, scale, and usage. Some are reserved for the protection of natural resources (and/or used for stormwater management) while others include multimodal trails connecting people and place.

There is a great opportunity in LLB to partner with the Negley Run Watershed Task Force to implement their Vision Plan and establish a protected greenway/open space network for stormwater management and multimodal trails.

The Allegheny Valley Railroad (AVRR) built the Brilliant Branch line in 1904 for freight trains to bypass the passenger train traffic. It connects Aspinwall to Bakery Square and Homewood, through Lincoln-Lemington-Belmar and has been out of use since approximately 2010.

The Brilliant Branch has been discussed for many years as an opportunity as a multimodal trail, which would provide a protected walk/bike path connecting the East End to the suburbs on the northern side of the Allegheny River.

This line has also been identified as a possible mass transit opportunity in NEXTransit, the Port Authority's Long Range Transportation Plan (2021). The railroad bridge was built for two tracks, so it might be feasible for the line to eventually be converted to support both transit and trail.

LLB needs to be an advocate for this possible future connection and be a part of the various conversations happening.

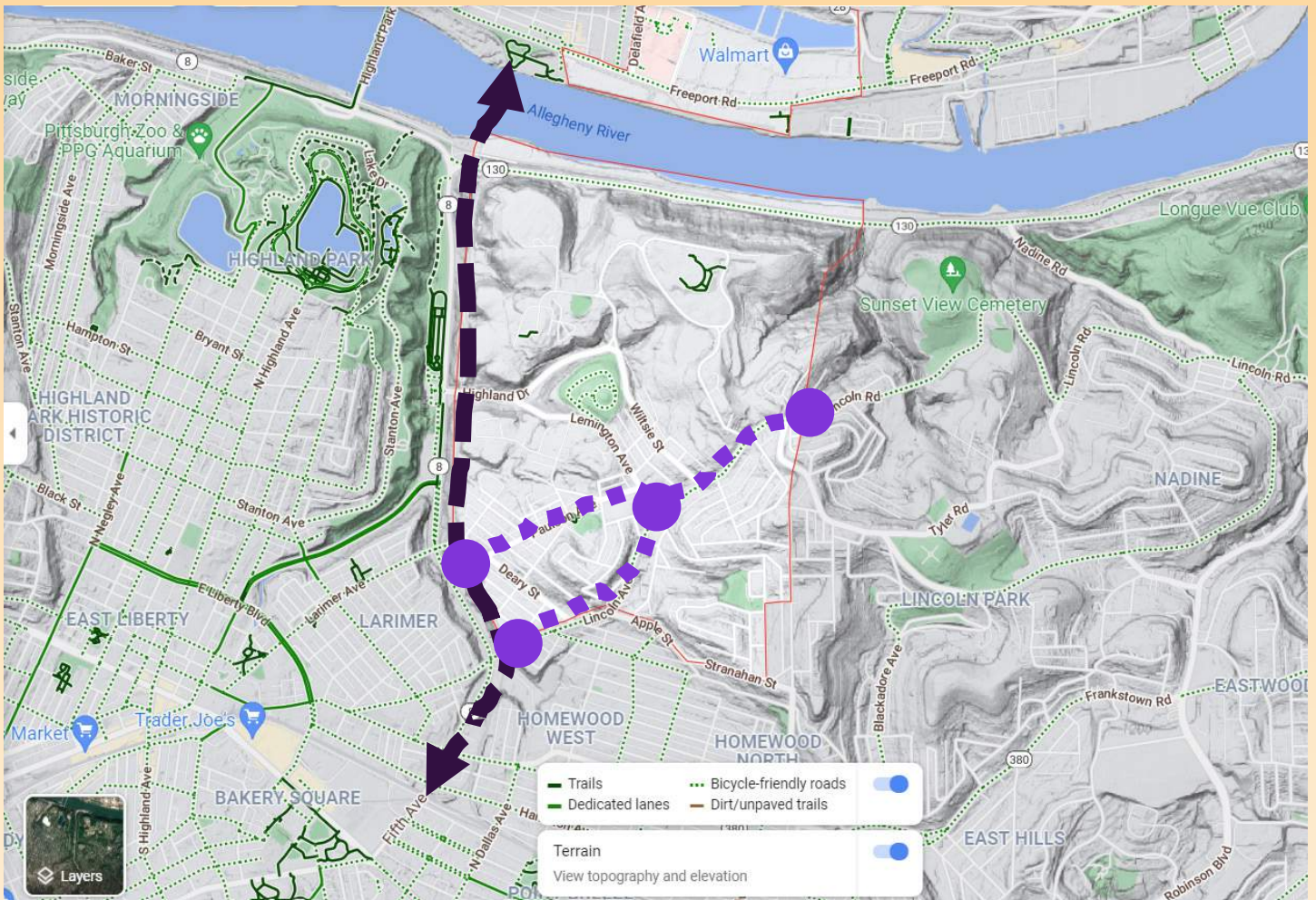
Potential Partnerships:

- DCP, DOMI, PAAC, Aspinwall Riverfront Group



Rendering of Brilliant Branch Bridge as a bike and pedestrian path as envisioned by AE7. Courtesy AE7 Planners and Architects.

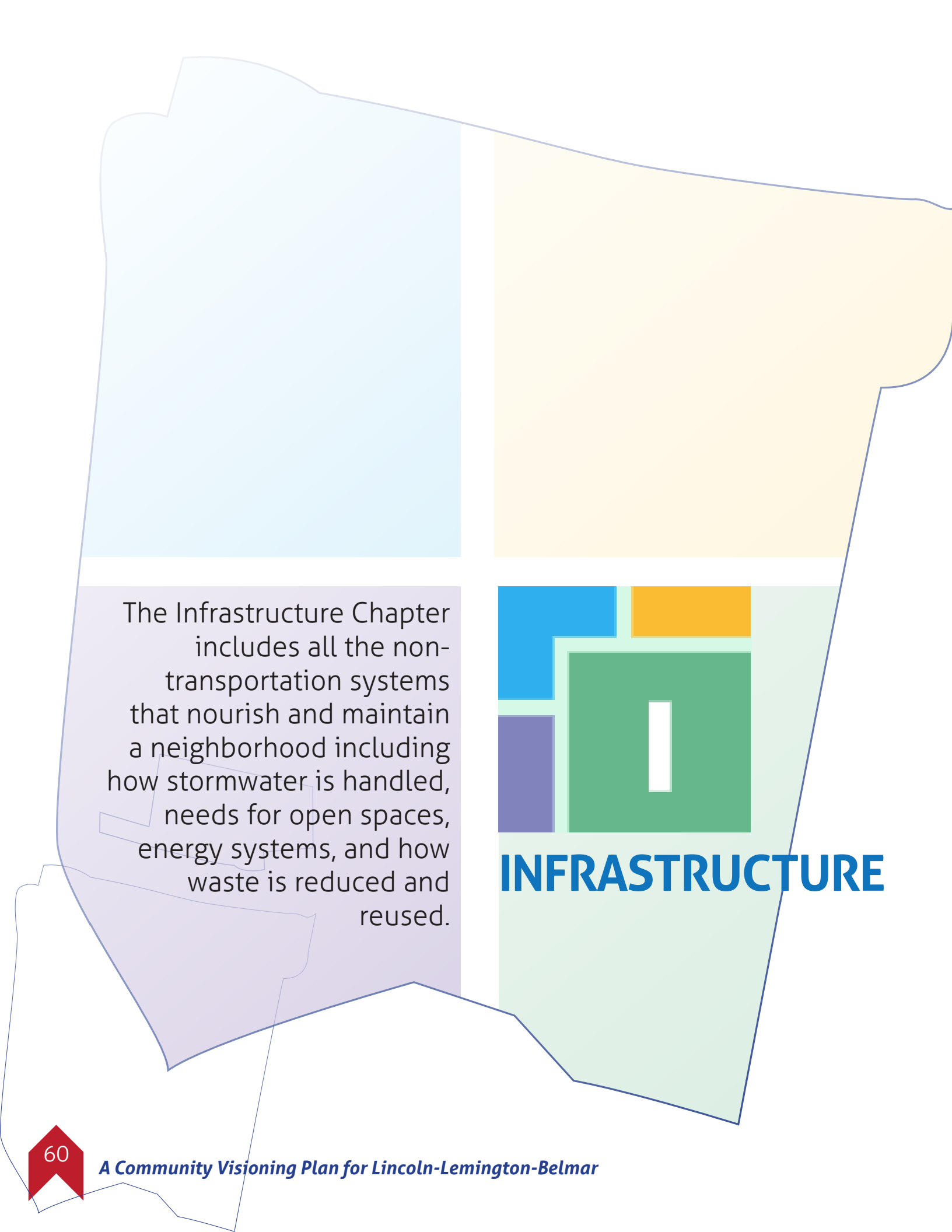
<https://nextpittsburgh.com/features/brilliant-plan-bikes-pittsburgh-designers-vision-defunct-brilliant-branch-railroad/>



Creating a Connected Community

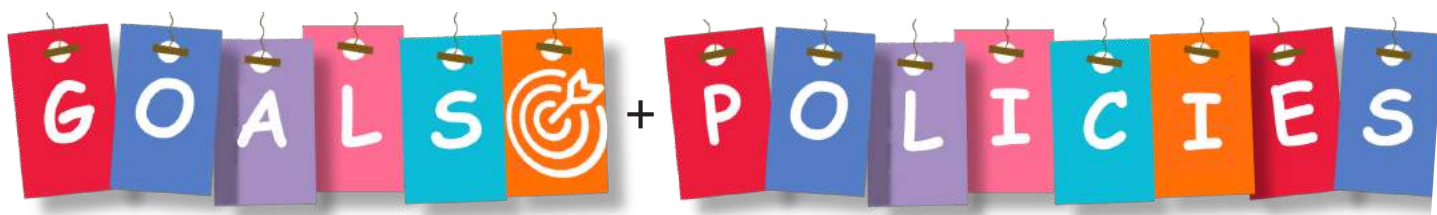
With the City of Pittsburgh to take over former VA and the Shuman Juvenile Detention Center closing, there is a great opportunity to build an interconnected greenway and trail system within the northern section of the neighborhood, particularly along Highland Drive.

Other priorities to address connectivity include the future of the Brilliant Branch (as either transit, trail, or both) and improving the infrastructure for pedestrian and bicycle circulation along Lincoln Avenue and Paulson Avenue. At the very least, these two corridors should include sidewalk improvements and crosswalks, along with traffic calming measures. Additional options may include bike lanes, or at least share the road designation (painted sharrows and share the road signs).



The Infrastructure Chapter includes all the non-transportation systems that nourish and maintain a neighborhood including how stormwater is handled, needs for open spaces, energy systems, and how waste is reduced and reused.

INFRASTRUCTURE



Goal I1: We want to build on our existing green infrastructure.

- > **Strategy I1.1:** Develop a plan for vacant lots.
- > **Strategy I1.2:** Advocate for green infrastructure projects to help manage stormwater issues.

Goal I2: Improve parks and recreation.

- > **Strategy I2.1:** Improve Chadwick Playground.
- > **Strategy I2.2:** Improve Paulson Playground.

Goal I3: We need to improve our community health.

- > **Strategy I3.1:** Partner with community organizations to host programs focused on improving community health.
- > **Strategy I3.2:** Expand the community garden.



Goal I1: We want to build on our existing *green* infrastructure.

On the ground today...

> ***Lincoln-Lemington-Belmar falls within the Negley Run Watershed, a high priority.***

Negley Run is a large watershed that drains a diverse area of Pittsburgh's East End, including several neighborhoods that have suffered heavily from underinvestment in recent decades, such as Homewood, Larimer, and Lincoln-Lemington-Belmar. Negley Run captures more water than any other watershed in Pittsburgh and is the single largest contributor of sewer overflow in the region. It also represents one of the most-urgent flood risk challenges in the City. Major rainfall events regularly lead to flash flooding along lower Washington Boulevard, a key roadway corridor that supports a high volume of commuter traffic from suburbs north of the Allegheny River.

There have been a number of studies completed over the years that offer recommendations specific to addressing stormwater issues and green infrastructure within the Negley Run Watershed:

- [The Green First Plan: A City-Wide Infrastructure Assessment prepared for the Pittsburgh Water and Sewer Authority \(2016\)](#)
- [Allegheny Land Trust Transfer of Development Rights Feasibility Study \(2019\)](#)

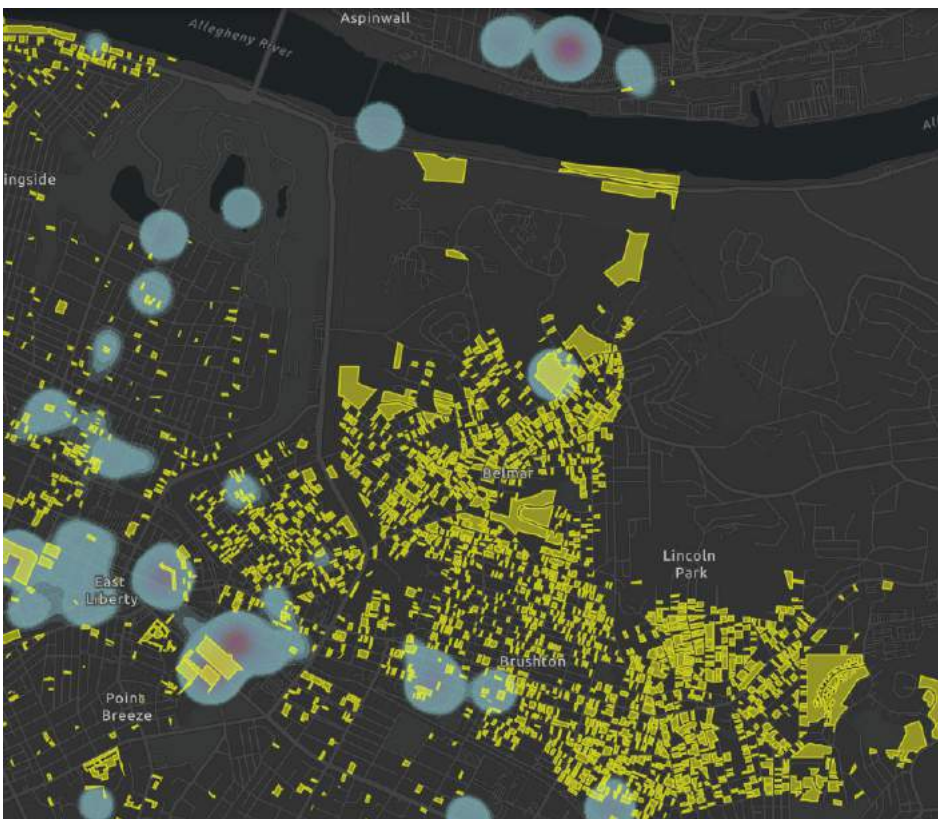
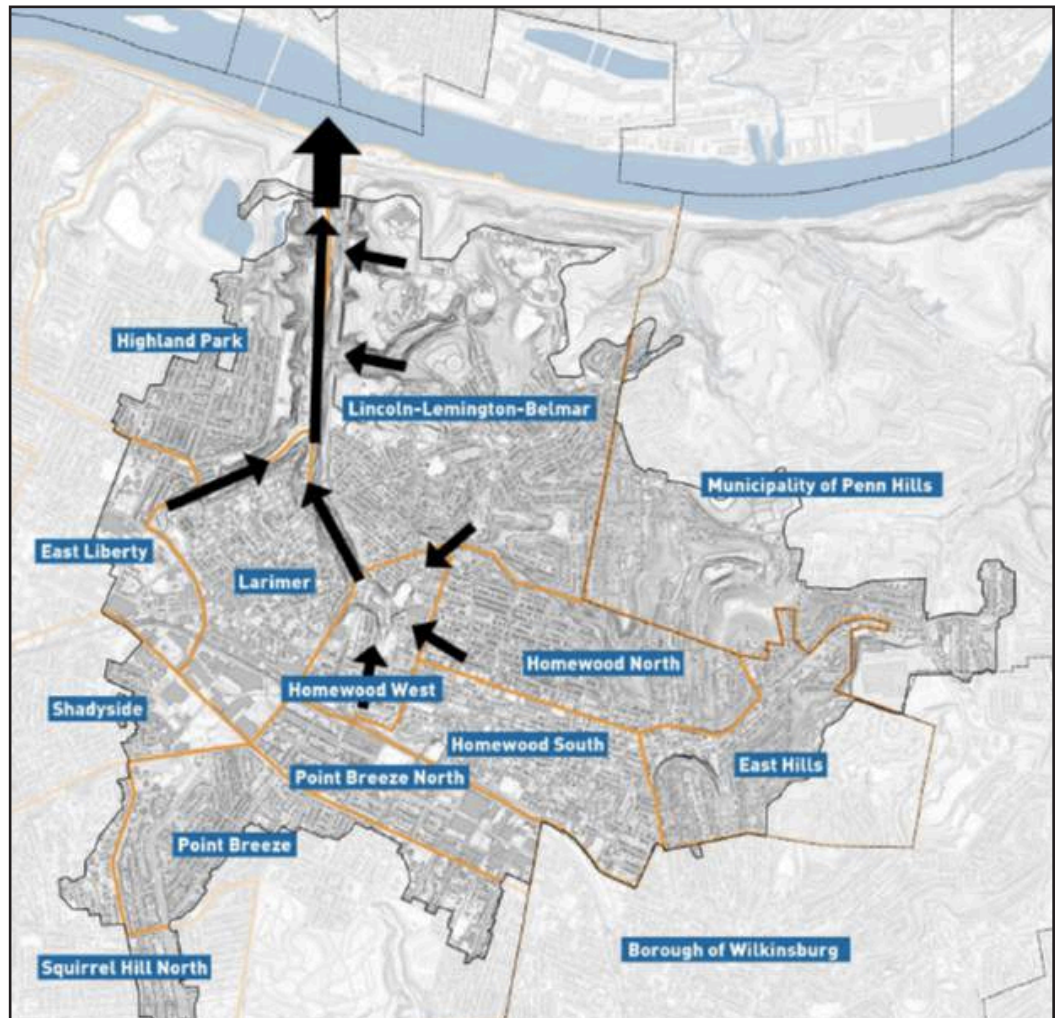
- [Managing Heavy Rainfall with Green Infrastructure: An Evaluation in Pittsburgh's Negley Run Watershed by the RAND Corporation \(2020\)](#)
- [Negley Run Environmental Equity Study by Upstream Pittsburgh \(2021\)](#)
- [A Vision Plan for the Negley Run Watershed \(2018\)](#)
- [Engaging Communities with Green Stormwater Infrastructure by Grounded Strategies \(2018\)](#)
- [Controlling the Source: A Roadmap for Working Together on Impactful Source Control by ALCOSAN \(2020\)](#)

> ***LLB is home to one of the highest concentrations of vacant lots in the City.***

Lincon-Lemington-Belmar is home to almost 160 acres of vacant land. The map on page 63 depicts in yellow vacant parcels, along with building permit data in blue.

Negley Run Watershed map with Pittsburgh neighborhood boundaries

(source: <https://groundedpgh.org/news/press/can-reviving-a-120-year-old-stream-stop-dangerous-flooding-on-pittsburghs-washington-boulevard/>).



Vacant land and parcels shown in yellow with building permit activity shown in blue.

(source: <https://forgingpgh.org/tools-and-resources/data-visualization/citywide-data/>).

What can we do?

> *Strategy 11.1: Develop a plan for vacant lots.*

LLB has one of the highest rates of distressed or vacant lots in the City. The map to the right shows steep slopes in green (over 15%) along with vacant parcels. The vacant lots that contain steep slopes pose an opportunity to activate these lots, as residential side yards, community gardens, on lot stormwater management or maintain as part of an interconnected greenway.

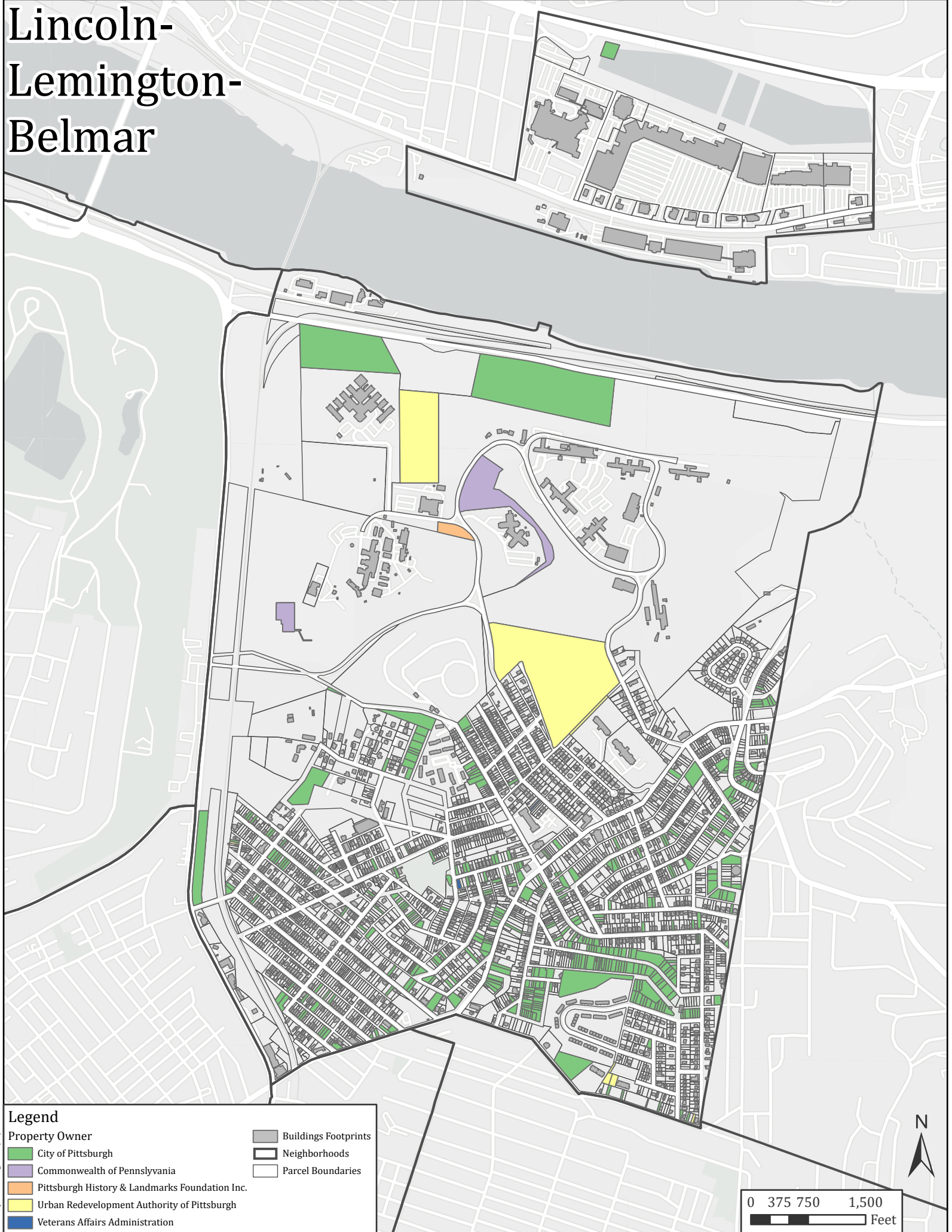
Publicize the City's Adopt A Lot program to encourage residents to take advantage of this program where possible. (<https://pittsburghpa.gov/dcp/adopt-a-lot>).

- Hold semi-annual cleanups to address illegal dumping and littering along key corridors and vacant lots.
- Report/replace streetlights that aren't working. Residents reported that many of the existing streetlights have not worked in years.
- Lobby DPW to cut back brush/weeds along the corridors.

Potential Partners:

- DCP, URA, Allegheny Land Trust, Grounded Strategies, Negley Run Watershed Task Force

Lincoln- Lemington- Belmar



Legend
Property Owner
City of Pittsburgh
Commonwealth of Pennsylvania
Pittsburgh History & Landmarks Foundation Inc.
Urban Redevelopment Authority of Pittsburgh
Veterans Affairs Administration

Buildings Footprints

Neighborhoods

Parcel Boundaries

0 375 750 1,500
Feet



> **Strategy 11.2: Advocate for green infrastructure projects to help manage stormwater issues.**

Runoff from steep hillsides onto roadways and downhill is a major concern of residents. There have been several studies and plans already prepared for the Negley Run Watershed that contain recommendations related to green infrastructure (GI) projects.

The PWSA City-Wide Green Infrastructure Assessment identifies Lincoln-Lemington-Belmar as a neighborhood that can capture and store stormwater at a large scale. Specifically, it suggests that the area surrounding the former VA Hospital site and Shuman Detention Center as having strong potential for workforce development partnerships as well as utilizing the surrounding open space for GI.

In addition, both Chadwick and Paulson Playgrounds have been recommended for GI projects. The Grounded Strategies report recommended removing the concrete channel to open it up and allow water to be diverted into the proposed two rain gardens. If implemented, it would capture and remove 100,000 gallons of stormwater from the combined sewer system annually. This project hasn't been constructed

due to a lack of resources to maintain the GSI annually.

Allegheny County Sanitary Authority (ALCOSAN) prepared concept plans for GSI projects in and near both Paulson Playground and Chadwick Playground (see plans on page 67).

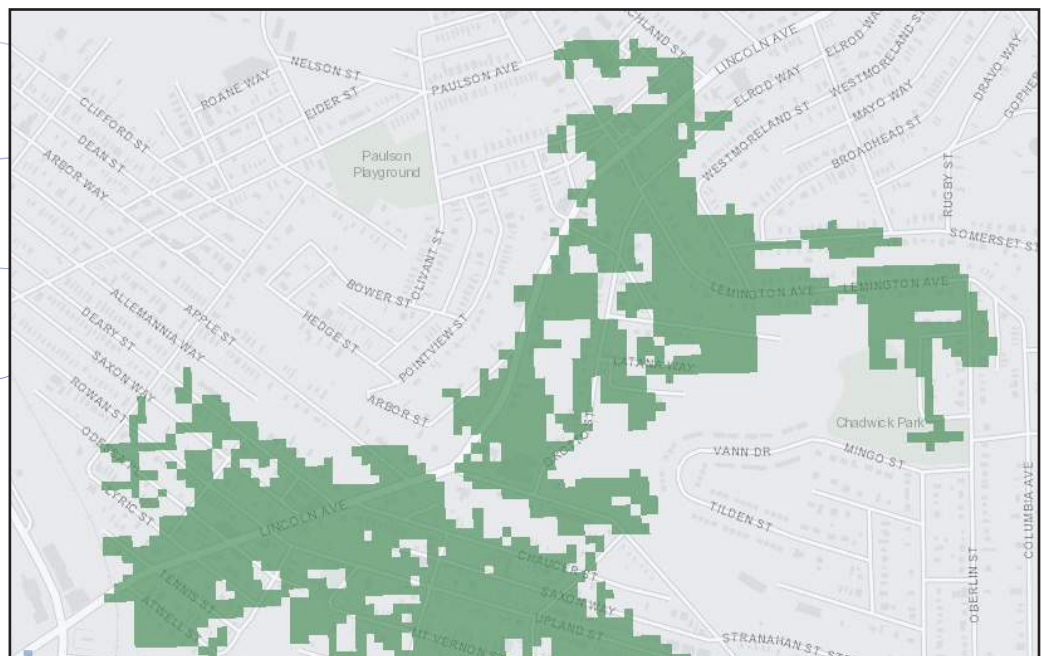
Paulson Valley — an underutilized ravine that drains directly into the Negley Run valley from Paulson Playground. This could be a microshed model for community led downspout disconnects and right-of-way rainwater conveyance with an ecosystem restoration focus.

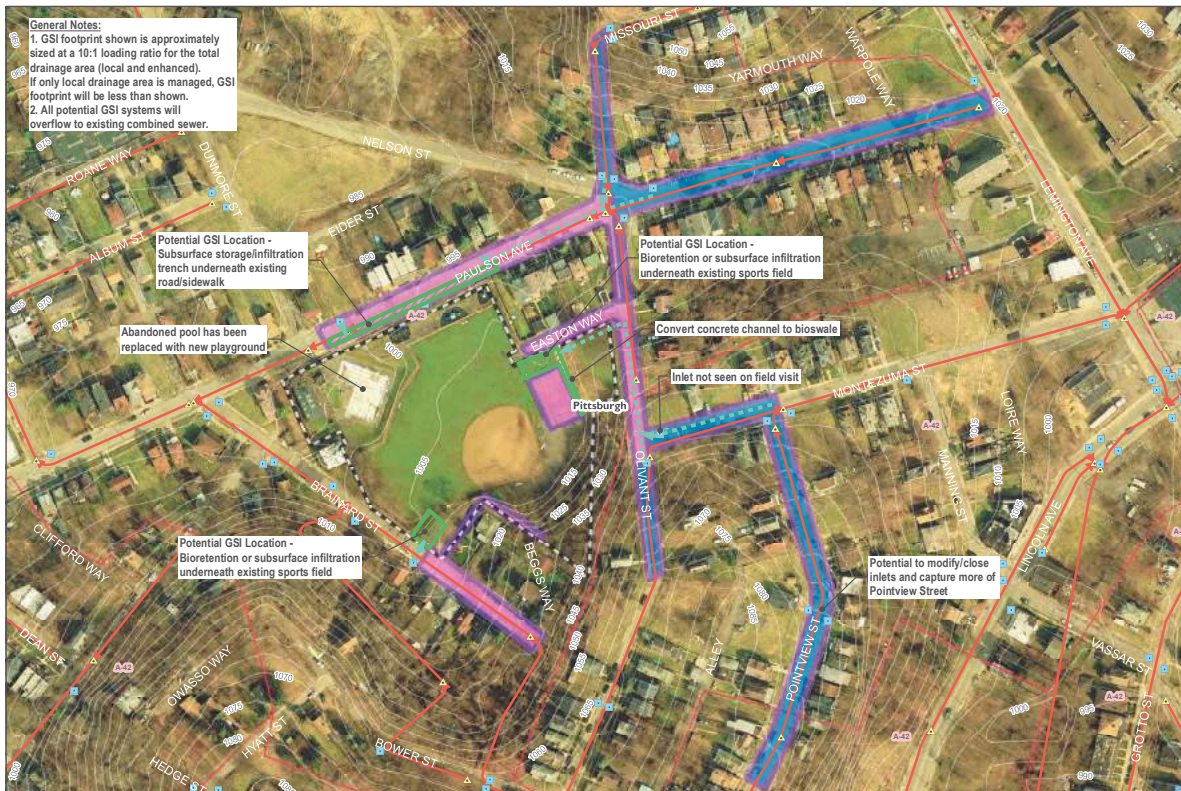
Chadwick Park — a municipal park surrounded by lots with urban agriculture potential. The Park and vicinity have been studied by grounded strategies and ALCOSAN's Controlling the Source report.

Potential Partners:

- Allegheny Land Trust, Grounded Strategies, ALCOSAN GROW Program (<https://www.alcosan.org/our-plan/grow-program>), Negley Run Watershed Task Force

The Negley Run Environmental Equity Study identified five priority regions for siting Green Stormwater Infrastructure (GSI), which are the areas that have both the highest need and have the most suitable land. A portion of LLB, shown in green, is one of the priority areas. (source: <https://upstream-pittsburgh-data-hub-nmrwa.hub.arcgis.com/apps/4bd8a17264c9754b42c9/explore>).





Project UA-35 (Parcel Owner: City of Pittsburgh)							
	Impervious Area Captured (ac)	*Construction Cost for Stand-alone GSI	*Construction Cost for Integrated GSI	Relative Construction Score	Runoff Capture (gph/yr)	Overflow Reduction Efficiency (ORE)	GSI Reduction (gph/yr)
Local GSI	1.10	\$200,000	\$200,000	—	910,000	TBD	TBD
Enhanced Drainage Area	1.48	\$200,000	\$200,000	—	1,220,000	TBD	TBD
Project Totals	2.58	\$400,000	\$400,000	3.0	2,130,000	TBD	TBD

*Costs are planning level estimates with an expected accuracy range of 25% to 75%. *Integrating GSI with other planned site improvements is assumed to result in a 30% cost reduction. **Efficiency based on construction cost for stand-alone GSI.



Allegheny County Sanitary Authority

Upper Allegheny GSI CONCEPT PLAN

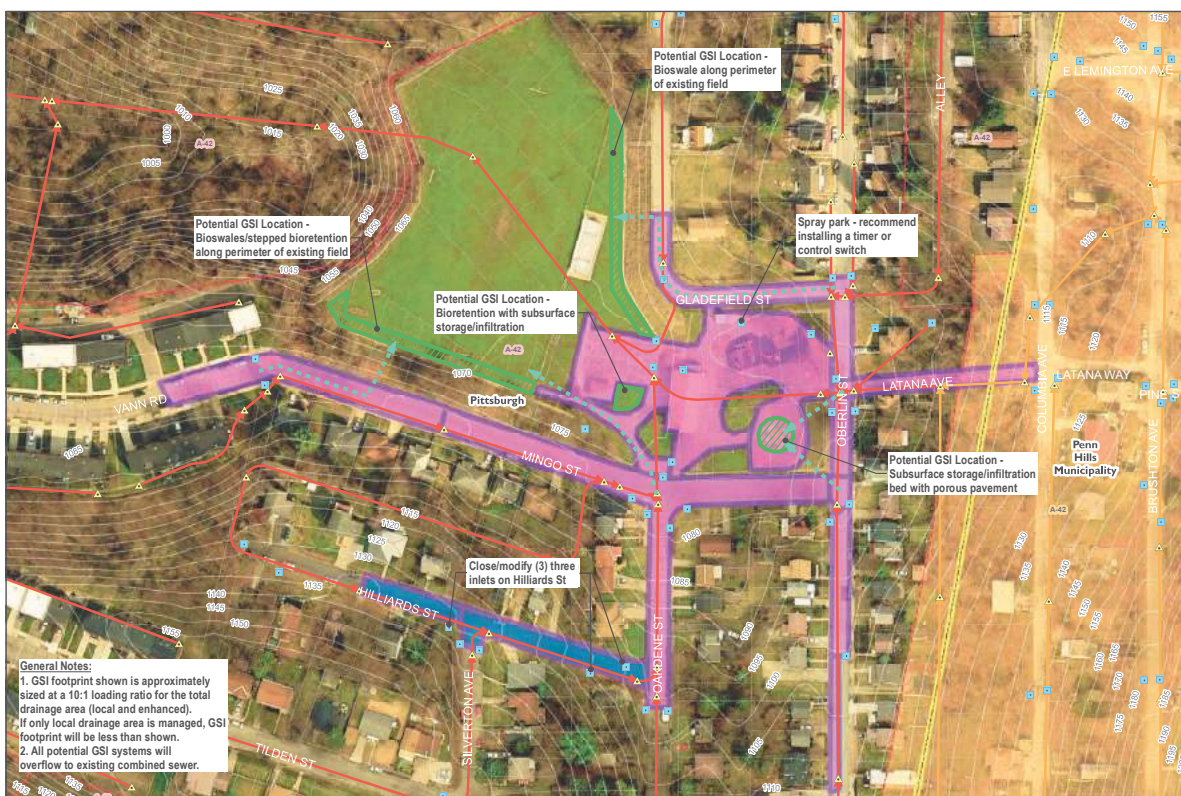
UA-35: Paulson Playground
City of Pittsburgh/POC A-42

- Existing Inlets
- Sewer Structures
- Proposed Separate Storm Sewer
- Sewer Pipes
 - Combined
 - Sanitary
 - Stormwater
 - Other Sewer Type
- Project Parcel Boundary
- Parcels
- Municipal Boundary
- GSI Footprint
- Impervious Drainage Area (Local)
- Impervious Drainage Area (Enhanced)*
- Surface Water
- Combined Sewer Area
- Runoff To Combined Area
- Separate Sewer Area
- Non-contributing Area (NCA)

*Enhanced drainage areas show potential additional capture that can be conveyed to proposed GSI footprints via the installation of new separate storm sewers which often result in significant increases in cost-efficient runoff capture.

Data Sources:
ALCOSAN: Sewer Structures, Sewer Pipes, Subcatchments
Allegheny County: Parcel Data, Contours
JACOBS: Existing Inlets

Note that limited sewer data information is available in GIS, so all existing sewer system information may not be shown on this map.



Project UA-03 (Parcel Owner: City of Pittsburgh)							
	Impervious Area Captured (ac)	*Construction Cost for Stand-alone GSI	*Construction Cost for Integrated GSI	Relative Construction Score	Runoff Capture (gph/yr)	Overflow Reduction Efficiency (ORE)	GSI Reduction (gph/yr)
Local GSI	2.58	\$790,000	\$550,000	—	2,310,000	TBD	TBD
Enhanced Drainage Area	0.25	\$60,000	\$40,000	—	210,000	TBD	TBD
Project Totals	2.81	\$850,000	\$590,000	6.0	2,520,000	TBD	TBD

*Costs are planning level estimates with an expected accuracy range of 25% to 75%. *Integrating GSI with other planned site improvements is assumed to result in a 34% cost reduction. **Efficiency based on construction cost for stand-alone GSI.



Allegheny County Sanitary Authority

Upper Allegheny GSI CONCEPT PLAN

UA-03: Chadwick Playground
City of Pittsburgh/POC A-42

- Existing Inlets
- Sewer Structures
- Proposed Separate Storm Sewer
- Sewer Pipes
 - Combined
 - Sanitary
 - Stormwater
 - Other Sewer Type
- Project Parcel Boundary
- Parcels
- Municipal Boundary
- GSI Footprint
- Impervious Drainage Area (Local)
- Impervious Drainage Area (Enhanced)*
- Surface Water
- Combined Sewer Area
- Runoff To Combined Area
- Separate Sewer Area
- Non-contributing Area (NCA)

*Enhanced drainage areas show potential additional capture that can be conveyed to proposed GSI footprints via the installation of new separate storm sewers which often result in significant increases in cost-efficient runoff capture.

Data Sources:
ALCOSAN: Sewer Structures, Sewer Pipes, Subcatchments
Allegheny County: Parcel Data, Contours
JACOBS: Existing Inlets

Note that limited sewer data information is available in GIS, so all existing sewer system information may not be shown on this map.





Goal 12: Improve parks and recreation.

On the ground today...

> Chadwick Playground has seen recent improvements.

Chadwick Playground is located at the intersection of Oberlin Street and Mingo Street, in the southeastern corner of the neighborhood.

The 6.8-acre park has one basketball court, one football-soccer field and accompanying bleacher seating, a playground with water spray feature and seating areas.

The City's Department of Public Works (DPW) recently completed a reconstruction of the basketball court. Stadium lights will be added to the football field soon. The 2022 City budget includes funding to renovate Chadwick Playground.

> Paulson Playground is located in the heart of the neighborhood.

Paulson Playground, located on Paulson Avenue between Olivant and Brainard Streets, is situated in the hills east of Washington Boulevard. The 4.2-acre park consists of a playground, spray park, baseball field and a basketball court.

A playground comprised of three separate play stations lines the Paulson Avenue Park edge. A renovation to the park in 2019 created an ADA accessible pathway to park amenities and replaced the former Paulson Swimming Pool with 2,500 square feet of aquatic spray park. The spray park incorporates seating and an underwater themed mural by muralist Will Schlough commissioned by the City of Pittsburgh.

Additionally, a fence lined baseball field is at the heart of the open space framed by a wooded slope to the parks southern edge. A concrete stair, located at the park's southeast edge connects the park to Olivant Street homes.

The Paulson Recreation Center is located just down the street from the Playground, at 1201 Paulson Avenue, and is home to a weight room (membership is \$5/month), an indoor gymnasium and basketball court, as well as a computer lab/classroom. The building was constructed in 1896 as the old Lincoln Pumping Station. It is one of 11 Recreation Centers operated by CitiParks.



Paulson Playground is home to a playground, spray park, baseball field, and basketball court.

Chadwick Playground features a newly renovated basketball court, a football/soccer field, and a playground/spray park. Renovations to the playground are included in the City's 2022 budget.

(source: E. Holdings, 2021)



What can we do?

>Strategy I2.1: Improve Chadwick Playground.

Note: The open space descriptions below correspond to the letters on the Proposed Improvements Diagram.

A. Stair Connection. Access to the park from Oakdene Street is currently restricted due to a locked gate barring access to the park's stair connection. Removal of the gate and signage at this entry point will improve neighborhood access to the park and nearby bleacher seating.

B. Sidewalks. The addition of sidewalks adjacent to the field bleacher area connect to the park's stair access at Oakdene Street and to existing sidewalk adjacent to the basketball courts. Ramping from Mingo Street may be required to facilitate ADA access to the fields.

C.. Lighting. Pedestrian pole lighting is proposed at the Mingo Street park entrance as well as within the park's newly proposed pavilion and seating area. This will improve visibility along routes to the fields as well as within the park's picnic/gathering area spaces.

D. Park Entry Sign. A new park entry sign on Mingo Street will help to identify the direct connection to the park's amenities.

E. Bollards. Removable bollards are proposed at the Mingo Street park entrance due to the width of the current pathway. Bollards would restrict vehicular access to the park but would be removable for designated times of vehicular entry (i.e. park maintenance).

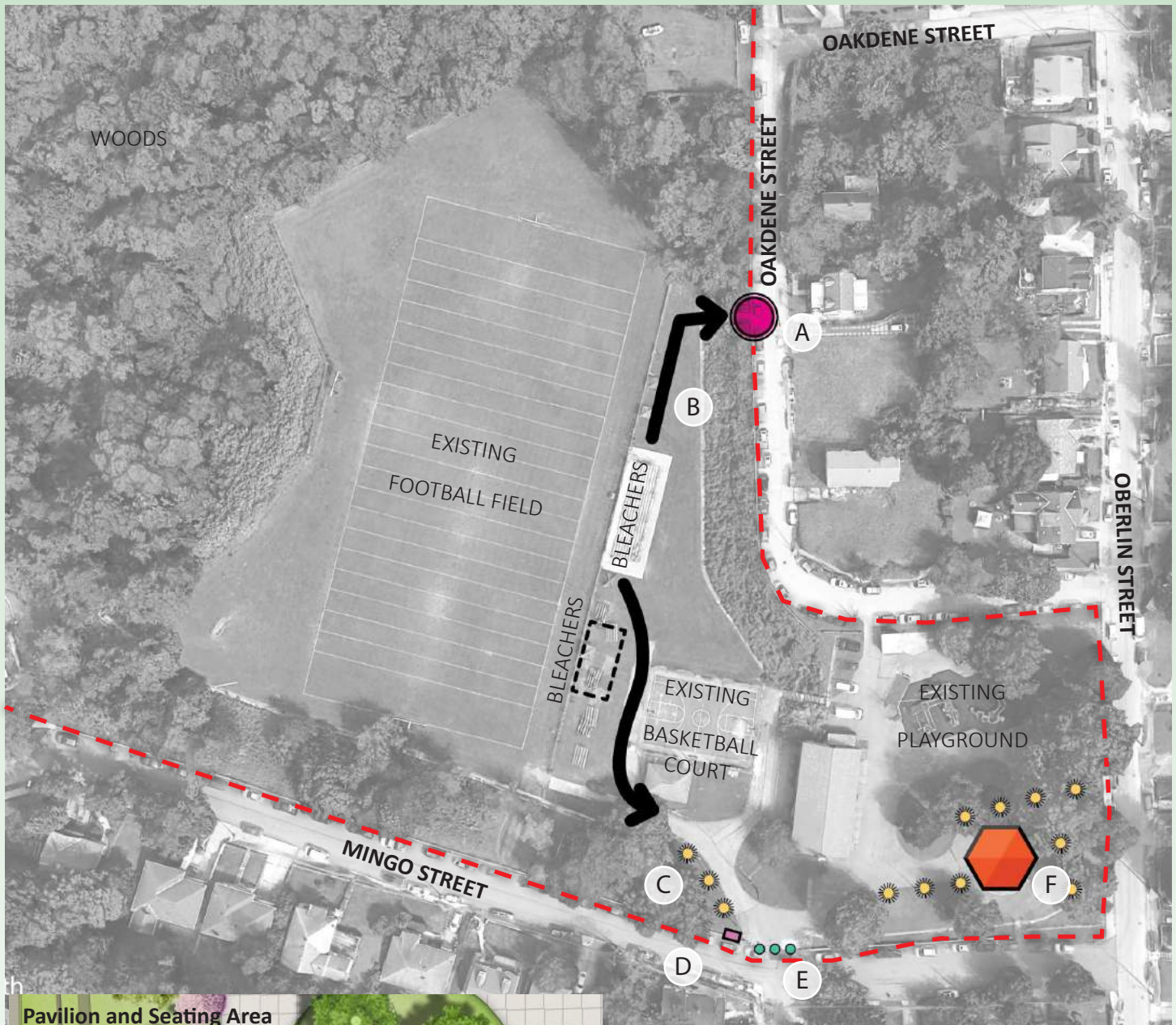
F. Pavilion and Seating Area. Currently park seating is arranged around and focusing inward on a large paved area that is painted with a blue and yellow compass. A new design of this space minimizes the paved area and locates a pavilion at the center with tables and chairs. Additional picnic tables and benches are also located at the perimeter of the circular seating space.

The design incorporates additional planting areas to further minimize paved surfaces. It also adds pedestrian lighting to the seating area and adjacent walkways to enhance comfort and visibility within the new neighborhood gathering space.

1. Pedestrian pole lighting
2. New pavilion with seating
3. Picnic tables and chairs
4. New ornamental plantings including perennials, trees, and grasses
5. Bench seating
6. Shrub plantings and accent paving

Potential Partners:

- DCP, DPW, DOMI, Pittsburgh Parks Conservancy



Chadwick Playground: Proposed Improvements Diagram.



LEGEND

- A. Proposed Connection to Stairs
(currently gated/locked)
- B. Proposed Sidewalks Connect to Bleachers
- C. Proposed New Pedestrian Lighting
- D. Proposed Park Sign
- E. Proposed Removable Bollards
- F. Proposed Pavilion and Seating area

>Strategy 12.2: Improve Paulson Playground.

Note: The open space descriptions below correspond to the letters on the Proposed Improvements Diagram.

Connectivity and wayfinding enhancements are proposed for Paulson Playground for additional ease of use and access. Other concerns that were raised by residents regarding Paulson Playground were related to parking. There is no off-street parking located on site, visitors have to park along the streets.

A. Park Entry Sign

A new park entry sign on Olivant Street will help to identify the existing stair connection and southeast entrance to the park. Future sidewalk paving enhancements along Olivant Street would also improve neighborhood connectivity.

B. Lighting

Pedestrian pole lighting is proposed along the existing stair connection to Olivant Street. The removal of brush and the addition of pedestrian lighting along the stairs will improve visibility and wayfinding to the park.

C. Nelson Street Crosswalk

The intersection of Nelson Street, Paulson Avenue and Olivant Street is a busy vehicular zone. A pedestrian crosswalk with additional striping and signage for increased visibility is proposed at the Nelson Street and Paulson Avenue intersection as this is a key neighborhood connection point. Additional improvements to narrow the Paulson Avenue roadway width and create a shorter pedestrian crossing would further improve pedestrian safety and connectivity.

D. Brainard Street Crosswalk

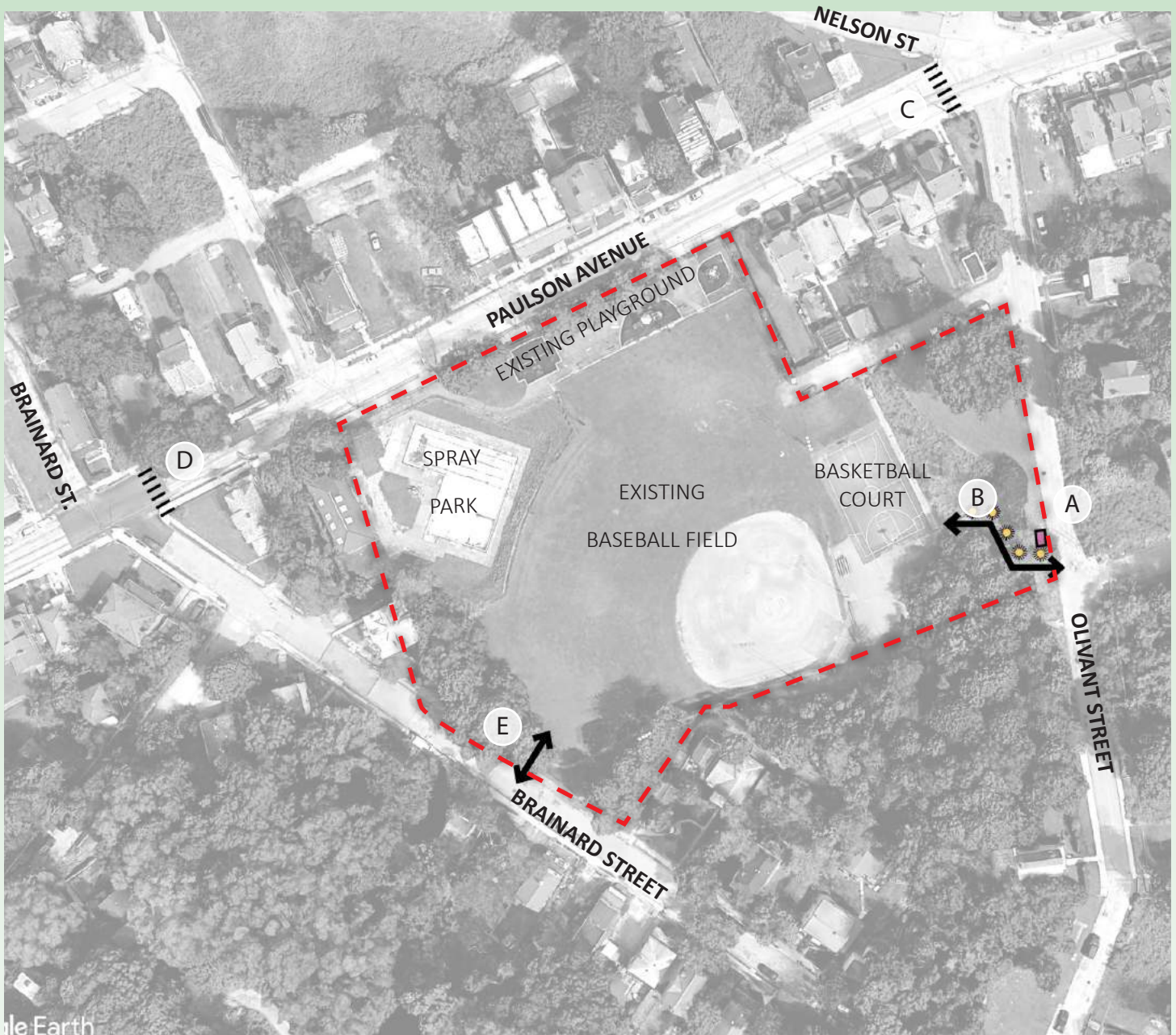
A pedestrian crosswalk with additional striping and signage for increased visibility is proposed at the Nelson Street and Paulson Avenue intersection as this is a key neighborhood connection point to the park.

E. Brainard Street Entry

Access to the park from Brainard Street via an existing set of stairs is currently severed due to the extension of the baseball field fencing. An access point and addition of a gate within the fence will provide a secondary access to the park when the field is not in use during baseball games. Improvements to the concrete stairs will further enhance this connection.

Potential Partners:

- DCP, DPW, DOMI, Pittsburgh Parks Conservancy



Paulson Playground: Proposed Improvements Diagram.

LEGEND

- A. Proposed Park Entry Signage
- B. Proposed Pedestrian Lighting along Stairs
- C. Proposed Pedestrian Crosswalk at Nelson Street
- D. Proposed Pedestrian Crosswalk at Brainard Street
- E. Proposed Access from Brainard Street



Goal 13: We need to improve our community *health*.

On the ground today...

Research shows that communities healthy communities safely connect their residents and visitor to important to stable jobs, high-quality schools and social services, clean and vibrant public spaces, and access to healthy food.

> One in five Pittsburgh residents live with food insecurity.

That's 65,000 residents that don't have regular access to food. And since then, during Covid, that number is estimated to be more than one in three residents – as high as 40-45%, or 120,000 residents. In the East End communities, residents are particularly struggling.

The East End, including LLB, is one of the identified Healthy Food Priority Areas (HFPA) in the City's 2020 report "FeedPGH." HFPA are neighborhoods with acute food insecurity where investments need to be made to provide residents with access to healthy, adequate, and culturally appropriate food.

According to "A Menu For Food Justice" by Just Harvest (2013), "Pittsburgh's East End communities (East Hills, Homewood, Larimer, Lincoln-Lemington-Belmar) are home to high residential segregation, concentrated poverty, and located very long distances from supermarkets. However, the density and tight-knit nature suggest that the area is primed for a full strategy using existing organizations and

capacity to promote healthy food initiatives." East End residents are also particularly vulnerable to adult diabetes, heart disease, and obesity.

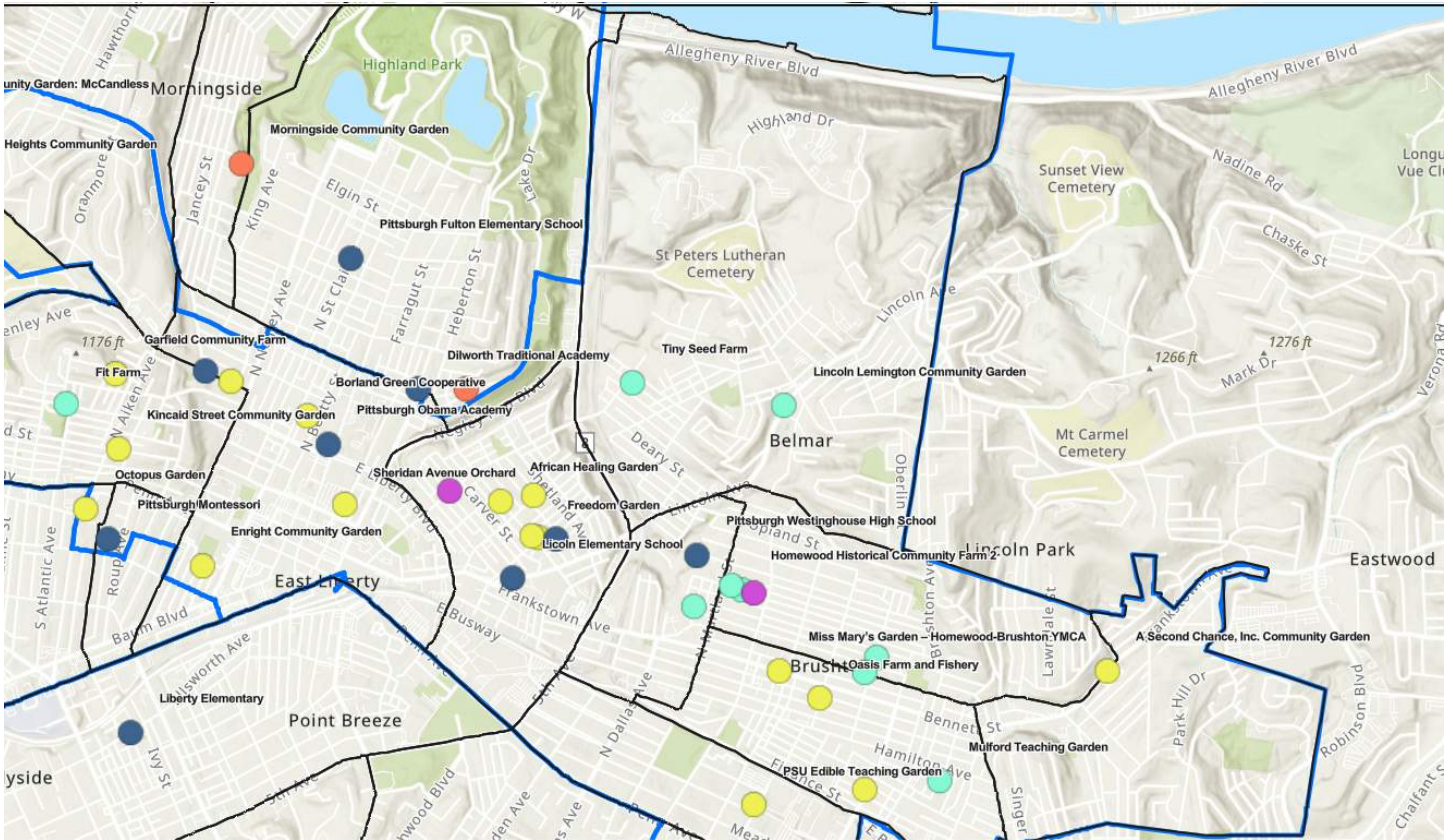
> There are two community gardens in LLB.

There are two community gardens in the neighborhood, operated on City lots through the Adopt a Lot program. Lincoln Lemington Community Garden is located on Lincoln Avenue and Tiny Seed Farm is located on Dean Street.

> The nearest grocery stores are a 20-minute bus ride away.

Transforming the Health of African American Women (T.H.A.W.) conducted a community survey initiative in LLB to address the fundamental goal of improving community health. Of the 380+ respondents, 20% identified access to healthy food as a health obstacle.

The nearest full-service grocery stores in LLB are in the Waterworks Mall on the other side of the Allegheny River, the East End Food Co-op in Homewood, and in East Liberty, all of which are approximately 20 minutes away via transit. There are a few corner stores in the neighborhood, but often they carry processed food and limited amounts of fresh produce.



Map of local community gardens (source: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=bd6fa826fe024f958f6fe3032cee62ea&extent=-80.1493,40.3464,-79.7895,40.5189>); photos of the Lincoln Lemington Community Garden (source: E. Holdings, 2021)

What can we do?

>Strategy 13.1: Partner with community organizations to host programs focused on improving community health.

There is a clear need to provide residents with more opportunities to improve their health - whether it be through exercise or diet and access to healthy foods. The neighborhood is lucky to have several organizations that operate programs aimed at these very initiatives.

Potential Partners:

- DCP, T.H.A.W., Larimer Consensus Group, E.A.T. Initiative, East Liberty Family Health Center

>Strategy 13.2: Expand the community garden.

Activate community space adjacent to the existing community garden. This space can serve as a gathering space for community events, benches to support major bus stops, beautification to enhance the appeal of the intersection and provide wi-fi to encourage use and bridge the digital divide.

Although privately owned, there is an opportunity to activate vacant land on other corner, next to the community garden. This space could serve as community space by offering wifi, building a large pavilion/shade structure, installing benches/tables, and could be used to host community programs (Farmers Market, healthy food demonstrations, etc.)

Potential Partners:

- DCP, T.H.A.W., Larimer Consensus Group, Operation Better Block, Inc., URA

Increasing Access to Healthy Food



Conceptual rendering prepared as part of the Community Visioning workshops depicting shade structures in the vacant lot adjacent to the Lincoln Community Garden, along with bumpouts and trees to help better delineate the community space from the street.



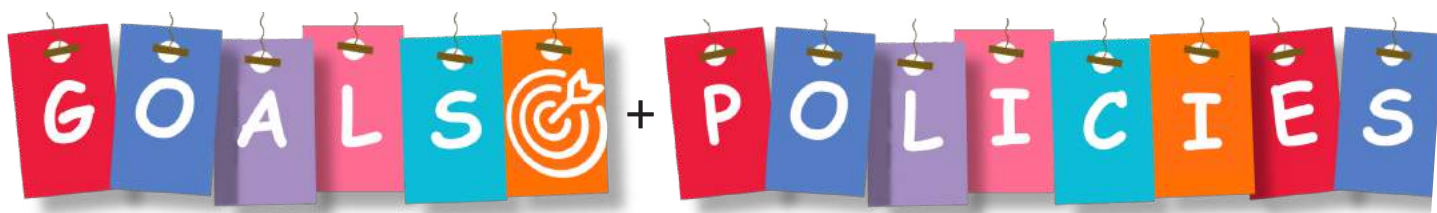
Although privately owned now, the vacant lots adjacent to the Lincoln Community Garden could be repurposed to host an outdoor farmers market and other programs. This would activate the now-vacant lots and help to make the Lincoln Avenue corridor a more vibrant community space.

<https://srpshade.com/p/rectangle-hip>



DEVELOPMENT

The Development Chapter establishes the agenda for physical change to a neighborhood whether that be through new buildings, commercial corridors, or residential areas. Creating new affordable housing and commercial opportunities can also be addressed.



Goal D1: Eliminate blighted housing.

>*Strategy D1.1:* Develop a plan to address blighted housing.

>*Strategy D1.2:* Increase homeownership.

>*Strategy D1.3:* Review the City's zoning code.

Goal D2: Encourage more businesses and amenities.

>*Strategy D2.1* Create a vibrant business district and community space along Lincoln Avenue.

>*Strategy D2.2* Support local businesses and residents who want to become entrepreneurs/small business startups.



Goal D1: Eliminate blighted housing.

On the ground today...

> The Pittsburgh Neighborhood Project ranks Lincoln-Lemington-Belmar as “high disadvantage.”

The Pittsburgh Neighborhood Project is a local effort to understand the link between race, place, advantage, and disadvantage within the City of Pittsburgh.

“Disadvantage” is used to collectively describe the entrenched challenges, stressors (risk factors) and unequal conditions that some people are born into that are beyond their control, limit their opportunity and cause a wide range of adverse outcomes.

“Advantage” is used to describe the collection of sustained privileges, protective factors and favorable conditions that other people are born into that are also beyond their control, expand their opportunity and facilitate a wide range of positive outcomes.

Urban sociologists often refer to place-based disadvantage as concentrated disadvantage. The term disadvantage should not be viewed as a value judgment, but instead as concentrated challenges (and the absence of comparative advantages) that stem from decades of systemic and institutional racism.

The PNP specifically defines disadvantage as an index comprised of the following variables:

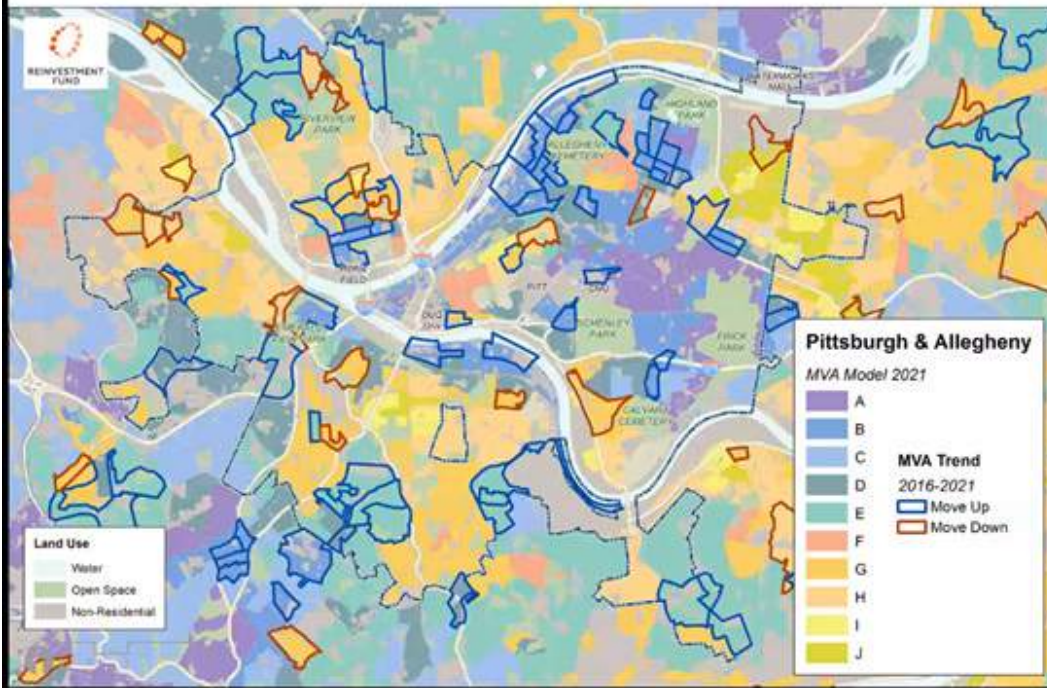
1. Percent of families living below the federal poverty line (LLB: 22.3%);
2. Percent of single mothers (39%);
3. Percent of men ages 20-64 who are unemployed or unattached to the labor force (45%);
4. Percent of those ages 25 and up without a Bachelor's or more (79%);
5. Rate of gun shots reported/fired per 500 people (5.2); and
6. Average adult income rank for children born to parents at the 25th percentile of the income distribution from 1978-1983 (\$21,863).

> LLB, along with other East End neighborhoods, has one of the highest concentrations of vacant or distressed properties in the City.

Data in ForgingPGH shows that LLB (and surrounding neighborhoods) has one of the highest concentrations of vacant or distressed properties in the City.

The condition of dwellings, and continued disinvestment by property owners is a concern. This is especially concerning as homeowners age and in many cases, can't afford maintenance/upkeep on their homes, leading to deteriorating conditions and decrease in value.

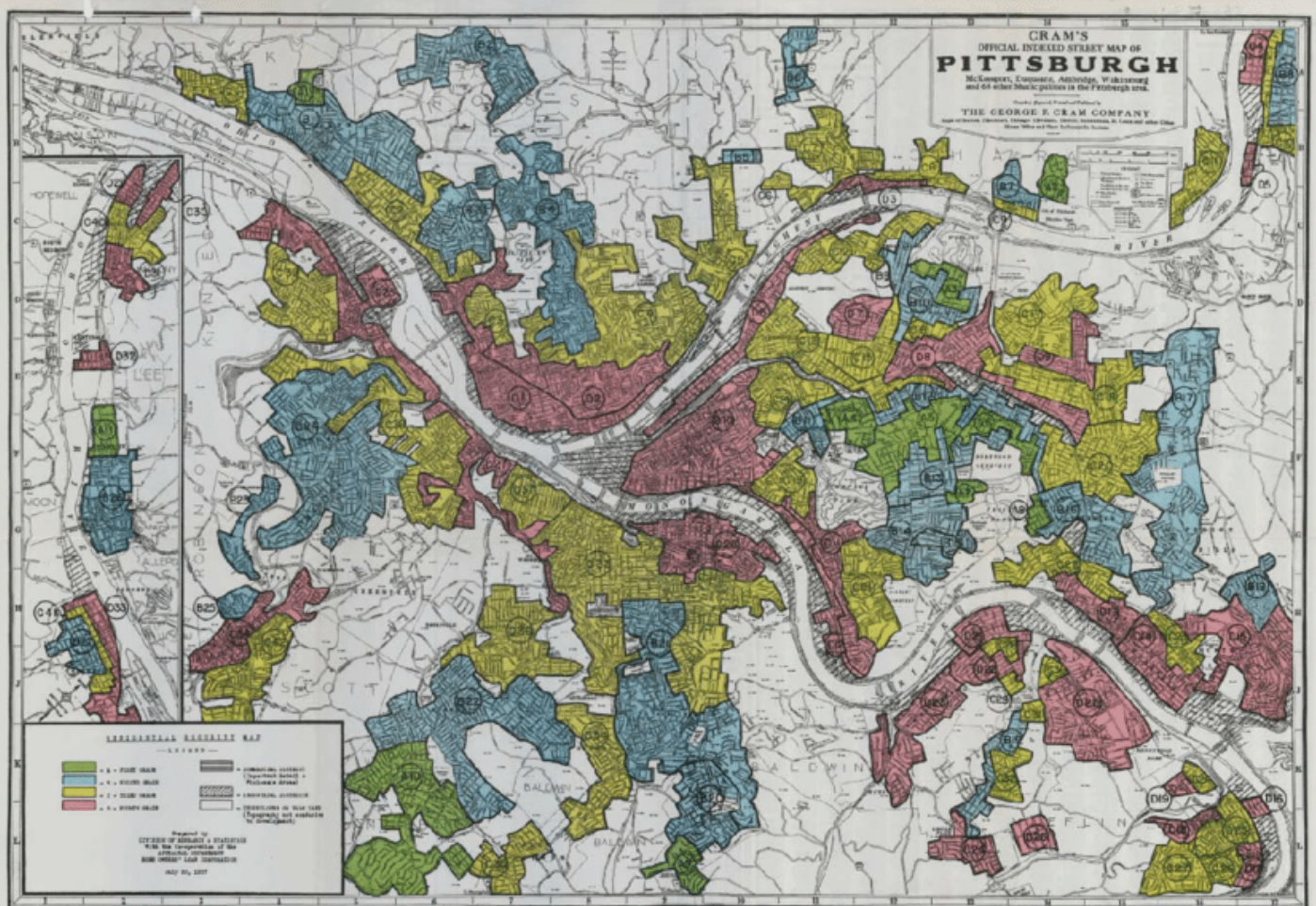
Change from 2016 to 2021 MVA



LLB market value falls mostly in the range of "I" through "J." The market has not changed much within the last five years.

The map below is the Home Owners Loan Corporation (HOLC) Map for Pittsburgh from 1937. As stated in ForgingPGH, Pittsburgh ranked as the 17th most racially segregated city of the 50 U.S. cities having the largest population of Black residents.

This is in large part due to the redlining, an overtly racist policy that effectively limited non-White persons from buying homes in certain neighborhoods. LLB was classified as "Definitely Declining" and "Hazardous."



Per the 2021 Market Value Assessment (see top map on page 39), most of the blocks in LLB are rated I/J ranking (where A is the best and J is the worst). These markets have a median sales price of less than \$35,000, homeownership rate under 50%, subsidized renters between 20-80%, vacancy rates between 8-14%, and a foreclosure rate between 2.4-2.7%.

> LLB is “most vulnerable” per the Displacement Vulnerability Index (DVI).

ForgingPGH also discusses the lasting impacts of redlining (a method used by mortgage lenders in the mid-20th century to determine where to grant loans, based largely on race). The neighborhoods where Pittsburgh has lost the most population continue to be the “Definitely Declining” or “Hazardous” neighborhoods (see bottom map on page 21), which align with today’s neighborhoods that have the largest concentration of African Americans.

The City’s Comprehensive Plan, ForgingPGH, measures the DVI for all City neighborhoods. At-risk residents include those who have lower incomes, less education, are a member of a

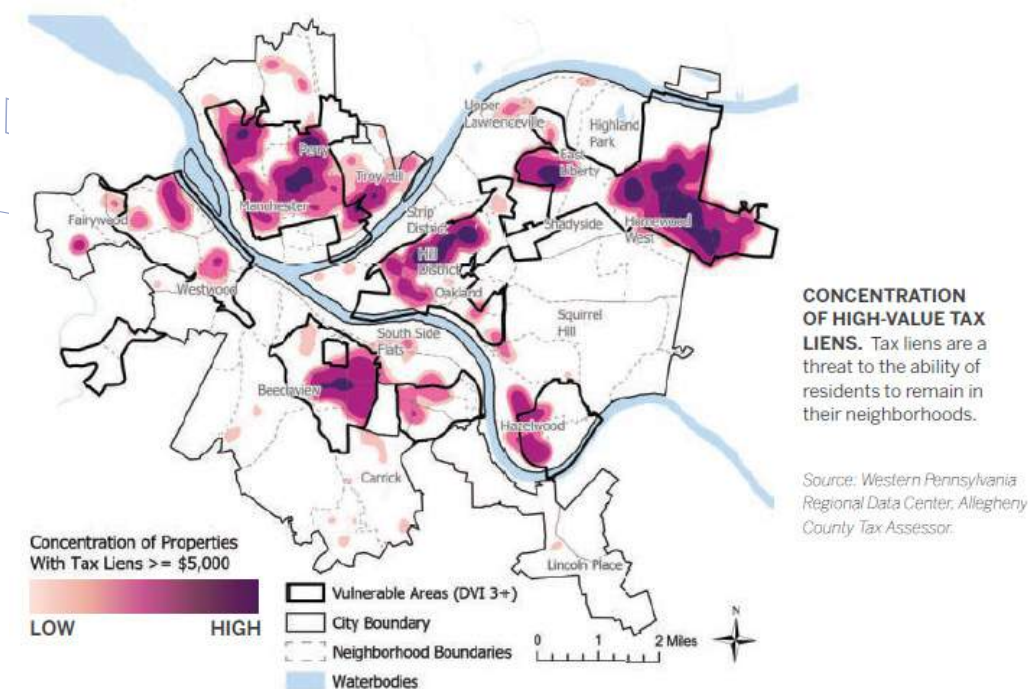
community of color, or rent their home. Those considered more vulnerable have at least two of these characteristics.

Homeownership rates are declining in LLB. As renter rates increase, it becomes harder for families to build and maintain generational wealth.

> Housing costs are rising in the City, particularly in East End communities, raising questions of affordability and concern with displacement vulnerability.

Overall, Housing Choice Vouchers (HCV) are heavily concentrated in the City. Neighborhoods with the highest total voucher units include the Lower Hill District, East Liberty, Homewood, and Carrick. For the most part, these same neighborhoods also had the highest increases in HCV, with the addition of Larimer. Neighborhoods losing the most HCV include Oakland, Shadyside, Lawrenceville, Downtown, New Homestead, Duquesne Heights, and the northside.

The Burden of Debt



This map from ForgingPGH shows that LLB has a high concentration of high-value tax liens, debts from unpaid bills to the County, City, school district, and water/sewer bills. High-debt liens are concentrated in neighborhoods already vulnerable to displacement.

Low income housing tax credit (LIHTC) projects are concentrated in the Hill District, north side communities, and East End. There is one LIHTC development in LLB, which will reach year 15 by 2026. Once it reaches year 15, when the tax credits effectively end, questions raise about continued affordability.

> East End communities are seeing decreasing rates of homeownership.

Of the East End neighborhoods, only East Liberty, Friendship and Homewood West saw increases in homeownership. The rate of home ownership in LLB fell by under 10%, leaving the owner-renter occupancy rates at 55%-45%.

Within LLB, there is a differential between ages of homeowners. The eastern tract has 12% of its homeowners classified as millennials, with 0% in the western tract. Older homeowners are also more prevalent in the east than the west (36% compared to 20%). The median age of the eastern tract is 49.2 compared to just 36.7 in the west.

As more homeowners become debt-burdened, they will be forced to sell their homes or fall under foreclosure. Foreclosure rates in the zip code containing LLB (15206) are higher than

most City neighborhoods, but lower than East Hills (15221) and surrounding neighborhoods, including Penn Hills.

> The redevelopment of the former Lemington Home for the Aged will provide affordable senior housing.

The former Lemington Home for the Aged, which closed in 2005, is currently under development as an affordable 54-unit senior development and community health center (the East Liberty Family Health Center is moving there from its current location). The deal is being financed with a mixture of public and private funds, including housing vouchers from the Housing Authority of the City of Pittsburgh, a URA Housing Opportunity Fund loan, and low-income housing tax credits.



Source: (<https://www.post-gazette.com/news/social-services/2020/02/04/Lemington-Home-Aged-redevelopment-affordable-senior-housing-health-center/stories/202002040089>)

What can we do?

>Strategy D1.1: Develop a plan to address blighted housing.

Establish specific committee as part of the Collaborative to serve as the local task force with the responsibility of developing and implementing the Plan.

Strategic removal of blighted, deteriorated and dangerous properties. This would include working with City officials to prioritize such properties, notify owners, and actively implement the demolition plan. A heatmap (page 85) was created to identify the areas with the highest concentrations (in yellow) of poor, very poor and unsound buildings (Tax Assessment data). These areas should be the priority areas for housing rehabilitation and/or demolition programs.

Potential Partners:

- DCP, URA, WAVE

>Strategy D1.2: Increase homeownership.

There is a need to not only help existing homeowners be able to remain in their homes, but also to help encourage existing residents to become homeowners. Home ownership can help avoid displacement, which LLB is a highly vulnerable neighborhood.

- Encourage homeowners to voluntarily comply with building code. Maintenance for homeowners is a growing concern, particularly as the community ages. The Collaborative can assist with resources and possibly create a grass roots assistance program to homeowners to assist in efforts to address citations.

- Work with URA and other agencies to promote programs that support increased homeownership this would include helping existing homeowners with obtaining foreclosure assistance to keep their homes.
- Work with City Planning and other agencies to develop a housing development infill strategy for smaller, local developers to build affordable housing on areas recently demolished.

Potential Partners:

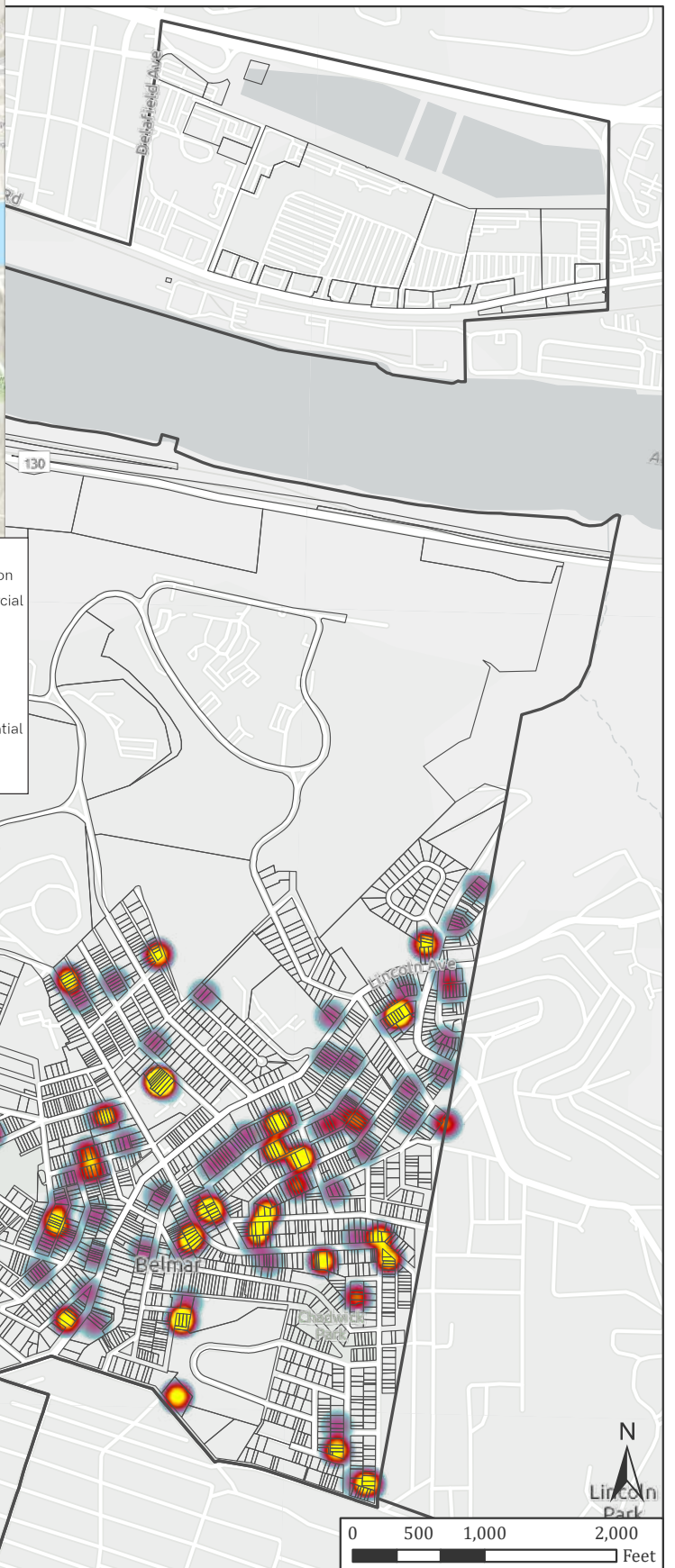
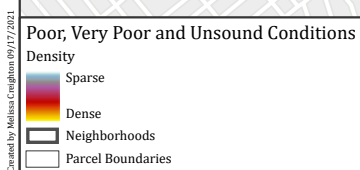
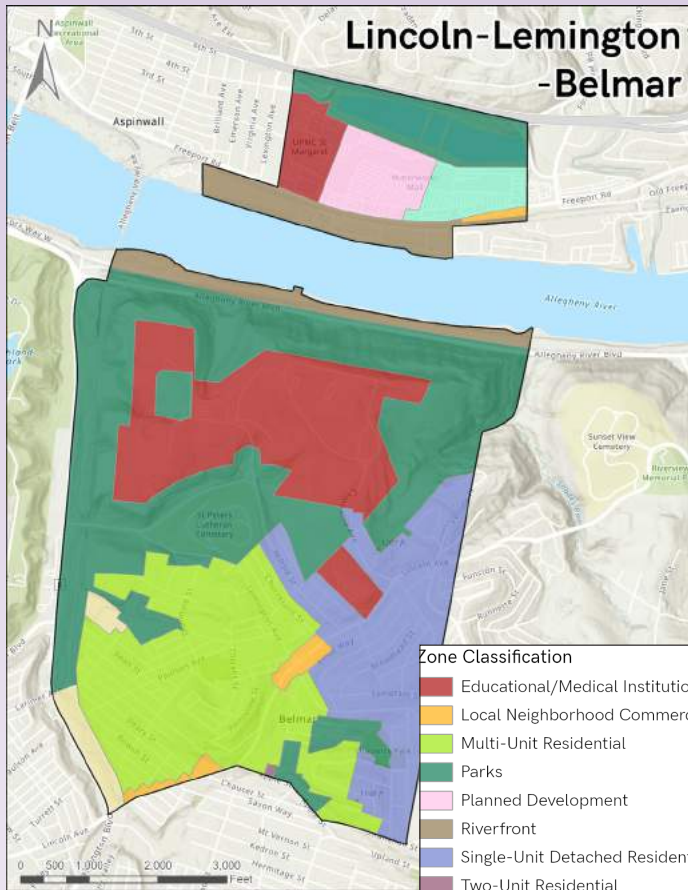
- DCP, URA, WAVE

>Strategy D1.3: Review the City's zoning code.

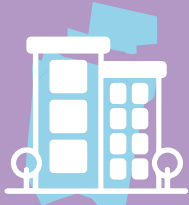
For the most part, the City's zoning aligns with the existing and preferred land use for the LLB neighborhood. Consideration should be given to expanding the multi-unit residential district to encompass the current single-family residential district. This could allow for existing homeowners to convert their single-family homes to multi-unit buildings.

Potential Partners:

- DCP



BUSINESS



Goal D2: Encourage more businesses and amenities.

On the ground today...

> **The Lincoln Avenue corridor is home to 37 businesses that employ 241 people.**

The number of businesses has decreased from 68 active businesses with 1,510 employees in 2013. Major industries in the neighborhood include Food and Beverage Stores, Health Care and Social Assistance.

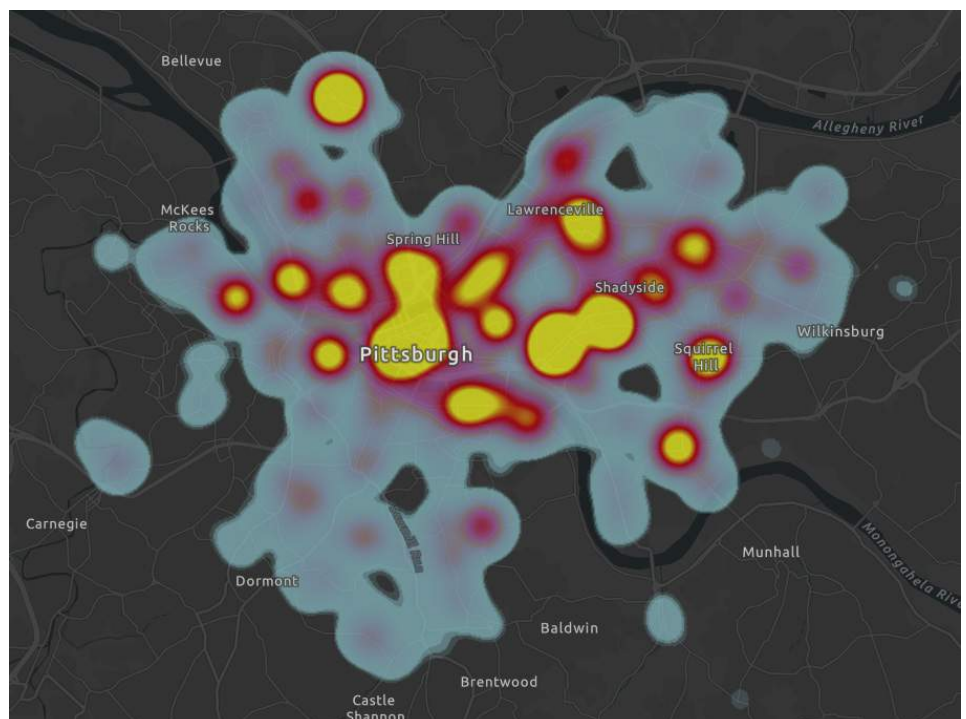
During the planning process, residents expressed a need to encourage more local start-ups, particularly Black-owned businesses.

> **LLB is located just 20 minutes from the East Liberty employment center.**

As small businesses become priced out of the East End (i.e. Bakery Square and nearby developments in East Liberty and Larimer), LLB could be poised to become home to small, local businesses.

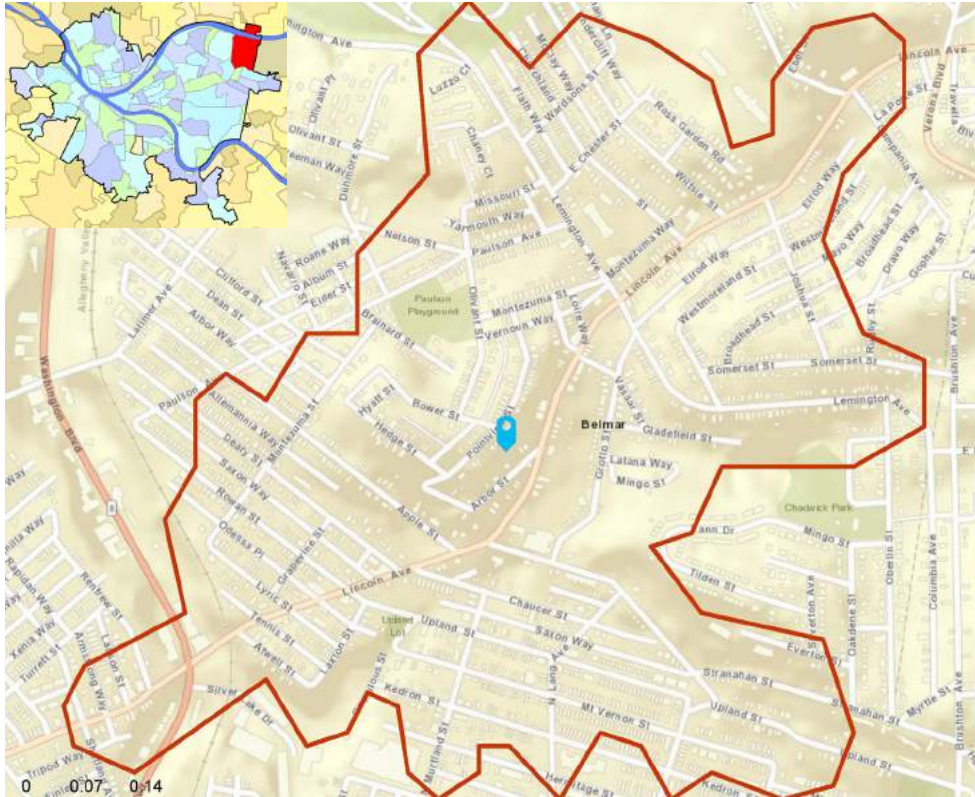
The job density map shows locations with the highest density of jobs per acre (yellow is the highest).

(source: <https://forgingpgh.org/tools-and-resources/data-visualization/citywide-data/>).



MARKET PROFILE

Lincoln Avenue Commercial Area Lincoln-Lemington-Belmar



2021 Business Summary (2 Minute Drive Time)

Number of Businesses:
37

Number of Employees:
241

Employees/Residential
Population Ratio*:
0.08:1

Major Industries:
Food & Beverage Stores, Health
Care & Social Assistance

For more information on the
neighborhood, visit:



Marketplace Profile**	Retail Potential (Demand)	Retail Sales (Supply)	Retail Gap	Leakage/ Surplus Factor	Number of Business
Motor Vehicle & Parts Dealers	\$5,915,969	\$992,219	\$4,923,750	71.3	1
Furniture & Home Furnishing Stores	\$954,421	\$0	\$954,421	100.0	0
Electronics and Appliance Stores	\$871,731	\$730,119	\$141,612	8.8	1
Building Materials, Garden Equip. & Supply Stores	\$1,605,808	\$0	\$1,605,808	100.0	0
Food and Beverage Stores	\$5,224,580	\$1,461,090	\$3,763,490	56.3	3
Health and Personal Care Stores	\$1,756,294	\$0	\$1,756,294	100.0	0
Gasoline Stations	\$2,879,320	\$764,200	\$2,115,120	58.1	1
Clothing & Clothing Accessories Stores	\$1,448,964	\$0	\$1,448,964	100.0	0
Sporting Goods / Hobby / Music / Book Stores	\$752,968	\$0	\$752,968	100.0	0
General Merchandise Stores	\$4,056,308	\$0	\$4,056,308	100.0	0
Nonstore Retailers	\$549,418	\$109,556	\$439,862	66.7	1
Food Services & Drinking Places	\$2,711,833	\$427,354	\$2,284,479	72.8	2

**Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. The Leakage/Surplus Factor measures the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. The NAICS is used to classify businesses by their primary type of economic activity.

*This ratio indicates the number of employees working in the area versus the number of residents. A higher ratio indicates more commercial presence.

Last Updated August 2021

What can we do?

>Strategy D2.1 Create a vibrant business district and community space along Lincoln Avenue.

The Lincoln Avenue and Lemington Avenue intersection serves as the center of the neighborhood. It provides close connections to many of the neighborhood assets - such as Catalyst Academy, Paulson Playground, Chadwick Playground, the Health Center, etc. It also is home to several active businesses (3/4 corners), nearby convenience store, there are plans to open a restaurant, and the community garden. It is zoned for Local Neighborhood Commercial.

Facade improvements and vacant land/buildings - redevelopment priority. Create vibrant business district in this corridor. This is also a priority area for bus shelters - main route for PAAC and school bus stops.

Potential Partners:

- DCP, URA, Neighborhood Allies

>Strategy D2.2 Support local businesses and residents who want to become entrepreneurs/ small business startups.

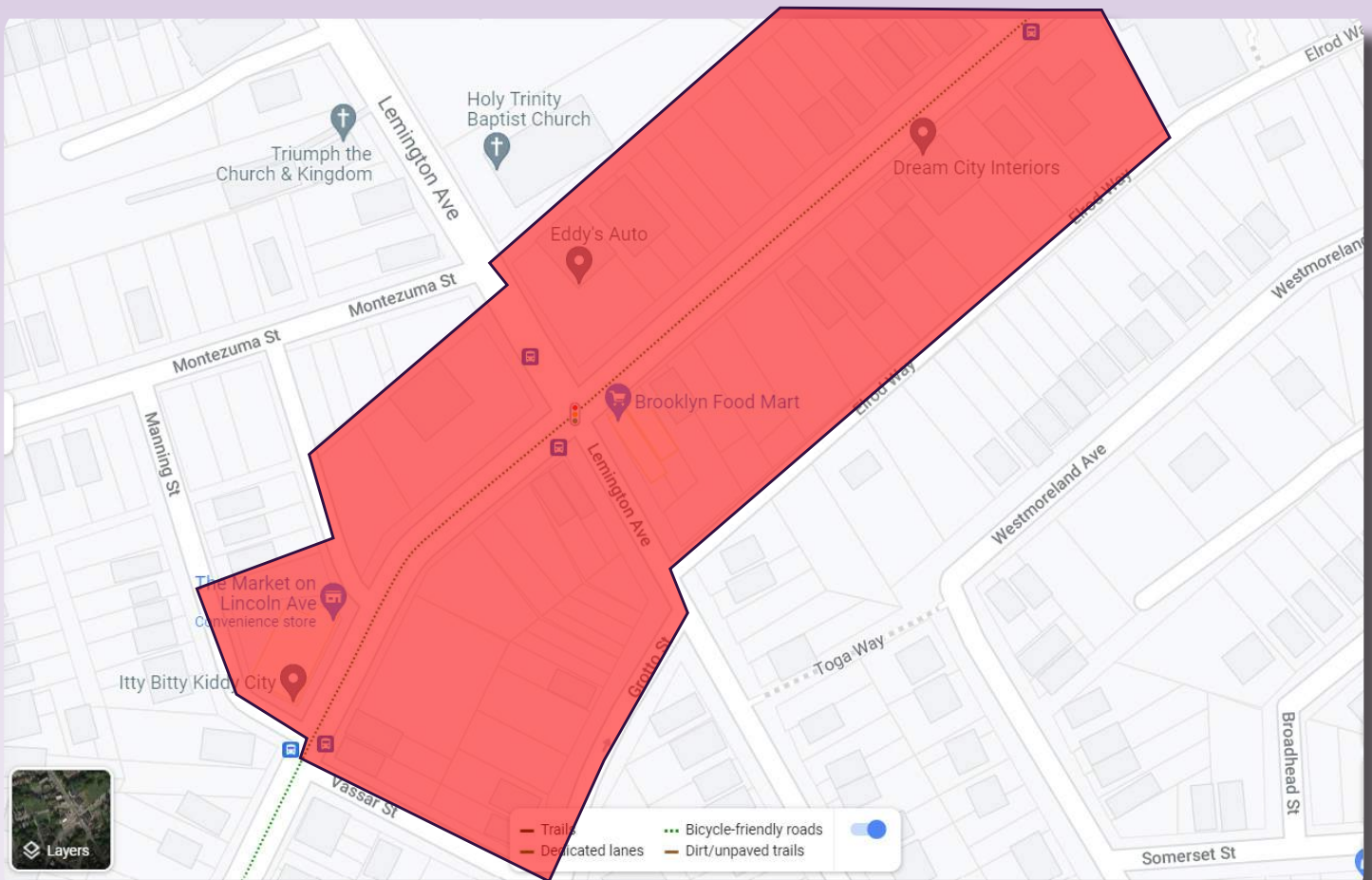
There is a strong desire to encourage local, black-owned businesses within the community. Need to investigate options to create a maker space and/or small business incubator.

The Collaborative should serve as a resource – put residents in touch with local programs/ options available (URA, City, etc.).

The Collaborative could also offer advertising for a nominal fee to local businesses, the funds could then be used for local projects.

Potential Partners:

- DCP, URA, Neighborhood Allies



The priority for commercial renovations is the area along Lincoln Avenue near Lemington Avenue. Not only is this the heart of the community, but it is home to active businesses. The focus should be on activating additional storefronts as well as improving building facades.

Recommended facade improvements as part of the Community Visioning workshops (source: UpStudio)



