

LAND USE

ADAIR PARK -- PITTSBURGH

1969 Clearance Area - The 50-foot buffer along Stephens Street is theoretically desirable. However, this buffer will have to be maintained (cleared of paper, grass cut, leaves picked up, etc.) by the city, which is undesirable. When the land is cleared and sold, controls should be attached to the land to require buffers to be provided by the developer. In developing this land, it must be remembered that there is a serious flooding problem in the area which will have to be solved.

1969 Rehabilitation Area

- (a) Preliminary plan indicates homes of Salvation Army block for rehabilitation; land use is incorrect and should be changed.
- (b) The land adjacent to University Avenue between Welch Street and Stewart Avenue is in a 1969 rehabilitation area. If 20 feet of right-of-way cannot be obtained from the post office site on the south side additional land will be needed on the north. This decision on right-of-way should be made before rehabilitation is begun.

1970 Clearance Area

The area southeast of University Avenue and Stewart Avenue is shown as commercial. This area should be examined to determine whether it can be cleared in 1970 and be redeveloped with prefabricated housing industry to provide employment and housing for the residents of Model Cities.

1970 Rehabilitation Areas -

- (a) Adair Park Rehabilitation - There appears to be no major problems.
- (b) Area south of Arthur Street and east of Welch Street - The only problem appears to be the proposed block park, as shown in the southern part of the plan (between Coleman and Sims Streets). Because of the steep terrain on this site, it will be very difficult to build a park here. The hill is too steep for a multi-use court. It is unreasonable for the Parks Department to assume maintenance.

- (c) Area south of Gardner Street and west of Windsor Street - There appear to be no major problems.

Future Uses

1. Adair Park Neighborhood

- (a) Adair Park is now too small to meet the needs of the citizens of this neighborhood, or come up to neighborhood park standards. If land is acquired near Adair Park, the park can be expanded and used by Adair Park School. It has been stated that the residents are against acquiring the homes on Catherine Street north of the park. However, recreation facilities can best be provided at one large park of 12-acre standard instead of two small parks, as proposed. It would be more beneficial to the entire neighborhood if Adair Park could be expanded instead of acquiring land north of Lillian Avenue for another park. In one 12-acre neighborhood park, a recreation building, athletic field, and other facilities can be provided and maintained. Two smaller parks cannot effectively provide these facilities nor a well-organized recreation program. It is proposed that the cost of acquiring the necessary homes north of Catherine Street for the expansion of Adair Park be determined. Also, the Recreation Department should be contacted to see if they can provide a recreation program at two smaller parks. The auto wrecking yard should be cleared in either case.
- (b) Proposed park north of Lillian Avenue and south of Gillette Street - (See comment 1a). If Adair Park cannot be expanded, this proposed park should be acquired. It should be 12 acres to meet neighborhood park standards. This will mean expanding the park to Murphy Street. The boundaries of this park would then be Murphy Street, Lillian Avenue, Tift Avenue, and Gillette Street. This park would then be for active recreation programs while Adair Park would be used for more passive types of activities and school sports. If the park is built, Allene Avenue should not extend through the park.
- (c) Fifty-foot buffer along various streets both in Adair Park and Pittsburgh will be difficult to maintain. Such buffers, if determined to be desirable, should be incorporated as covenants on the land and should not be shown in public use. If shown on plan describe as private open space.

2. PITTSBURGH NEIGHBORHOOD

- (a) The block east of Sims Street and west of Hubbard Street should be high

density instead of medium density. This would permit the block - Rockwell Street, McDaniel Street, Gardner Street, and Sims Street - to be redeveloped as one unit and Hubbard Street could be abandoned.

- (b) Somewhere between Welch Street and Sims Street it may be desirable to build a pedestrian walkway linking Gideons School with the high density area.
- (c) The brickyard southeast of Pittman Park should be abandoned but should not be used for high density residential. This site should be expanded for park use, as proposed in the 1983 Parks and Recreation Plan. The land here is higher than the rest of the park, but it could be effectively developed. The block west of Windsor Street between Arthur Street and Delevan Street has been discussed for park expansion. However, the homes on this site may be improved to meet the Housing Code requirements. Also, this site is lower than Pittman Park, and Windsor Street should not be closed.
- (d) The block south of the brick yard should be retained as medium density residential since the area surrounding this block is medium density. Access to the site is too poor to consider high density residential.
- (e) The park proposed east of Smith Street and north of Roy Street is impossible to develop because of the topography.
- (f) The play lot on Welch Street should, if possible, be expanded to a block park.
- (g) Before block parks are proposed throughout the neighborhood, sites should be examined to see if the topography is flat enough for a park. The Parks Department must have developable land and however desirable cannot afford to maintain a lot of passive open space.
- (h) If West Avenue is closed the industrial uses along this street should be purchased and the area redeveloped for medium density residential. If these industrial uses continued their only access would be through the surrounding residential areas.