

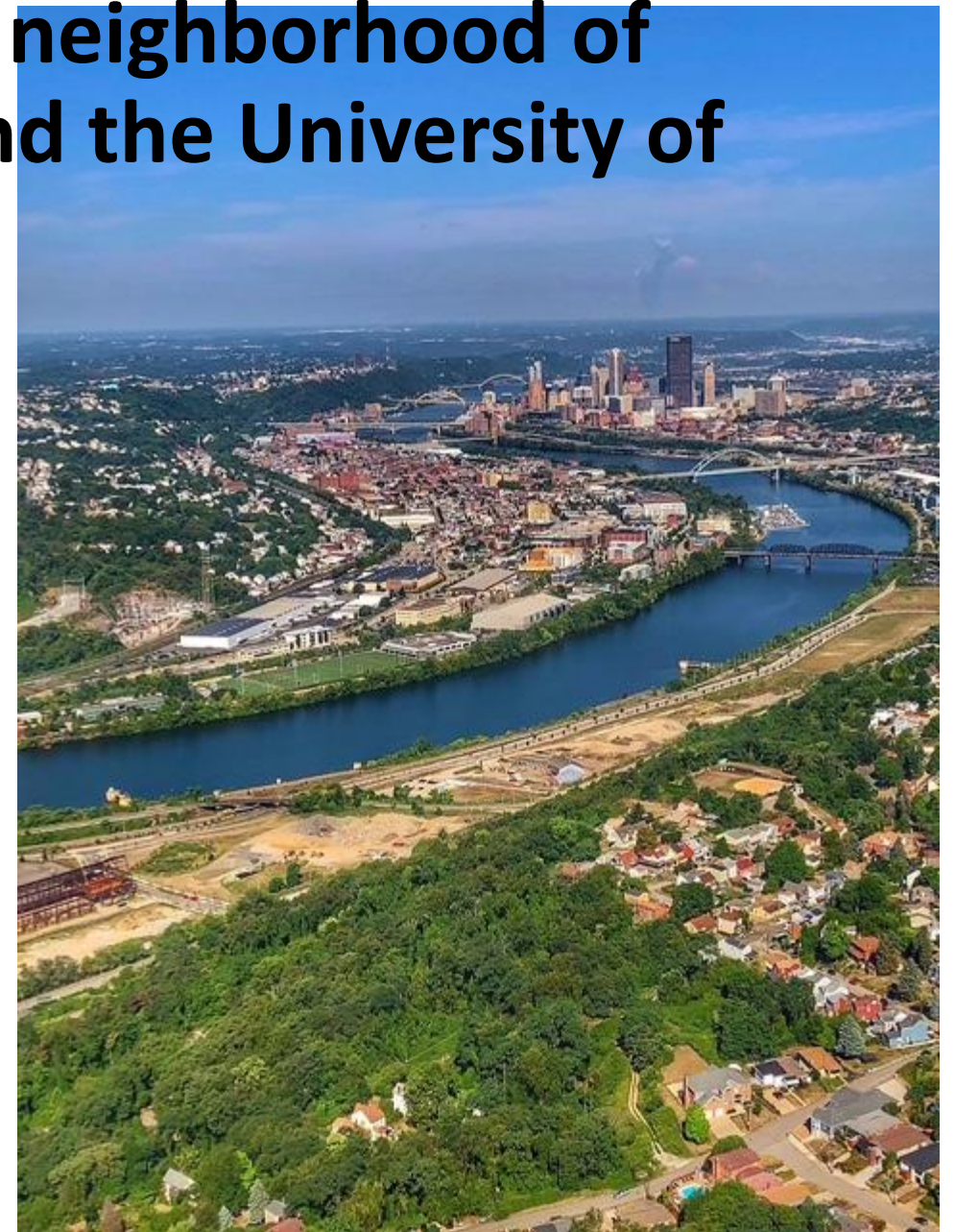
Revitalization in the Hazelwood neighborhood of Pittsburgh: Hazelwood Green and the University of Pittsburgh

Sabina Deitrick, PhD and Heidi Ward

University of Pittsburgh

Session 2C, Pennsylvania Brownfields Conference, Bethlehem, PA

March 24, 2026



Hazelwood neighborhood – really early days



Figure 1.1 Map of Hazelwood

- Hazelwood
- Glenwood
- Glen Hazel
- Riverside or “Below the Tracks”

- Pre 1750 – Delaware, Iroquois, and Shawnee probable inhabitants
- 1758 – Treaty of Fort Stanwix transfers ownership from Iroquois to William Penn family, \$10,000
- 1780 – first European settlers, from Scotland, settle in Scotch Bottom
- 1784 – John Woods, son of surveyor who worked for Penn family, builds stone house, inhabited by descendants until at least 1900 – now restaurant – The Woods House



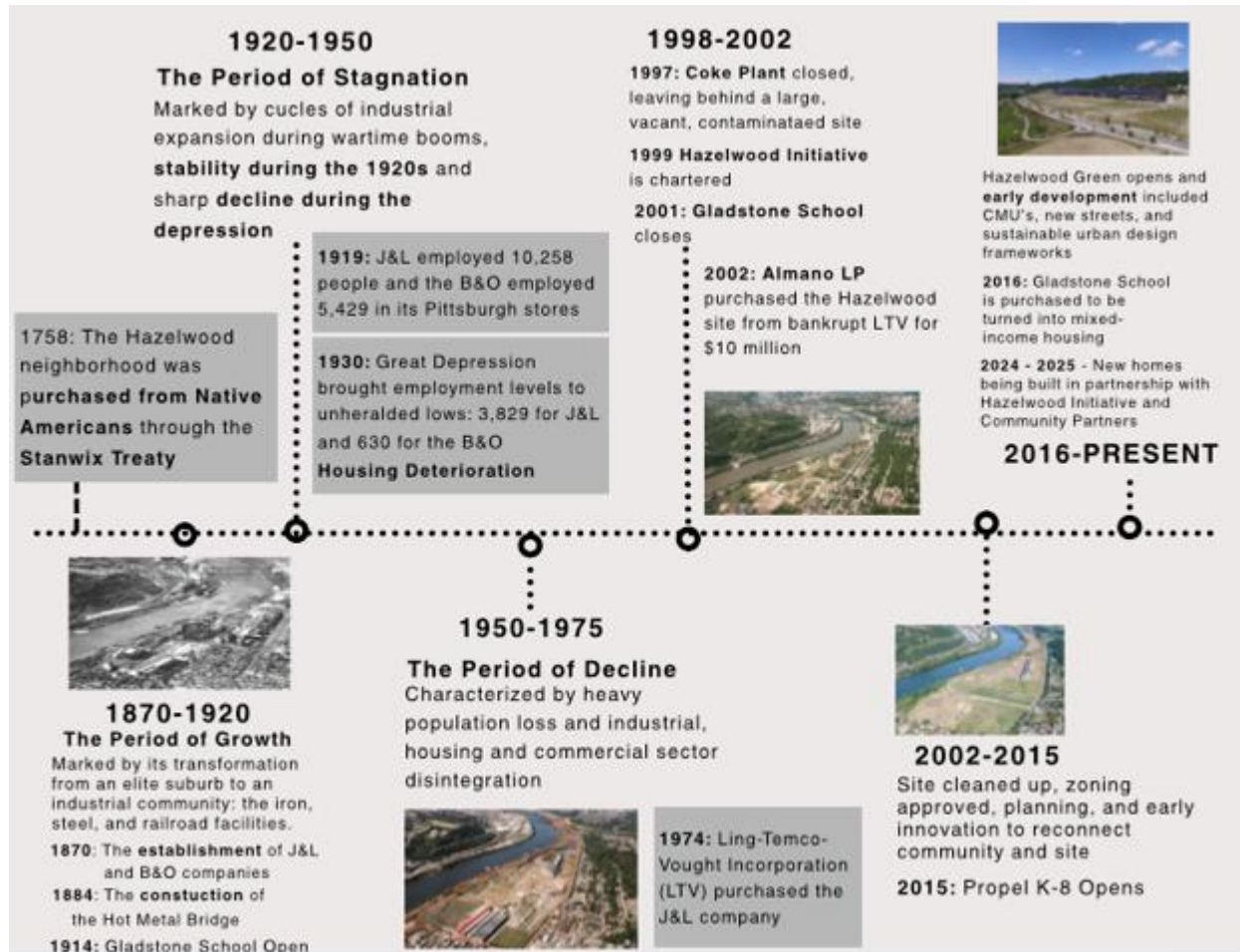
Hazelwood neighborhood – steel days



1859 – James Laughlin, Irish immigrant and banker, builds Eliza blast furnace on Mon River and beehive coke ovens in Hazelwood, across Mon from B.F. Jones steel works. Joins Jones in 1861 to form the American Iron Works, later Jones & Laughlin, or J&L, Steel



Hazelwood growth – and decline



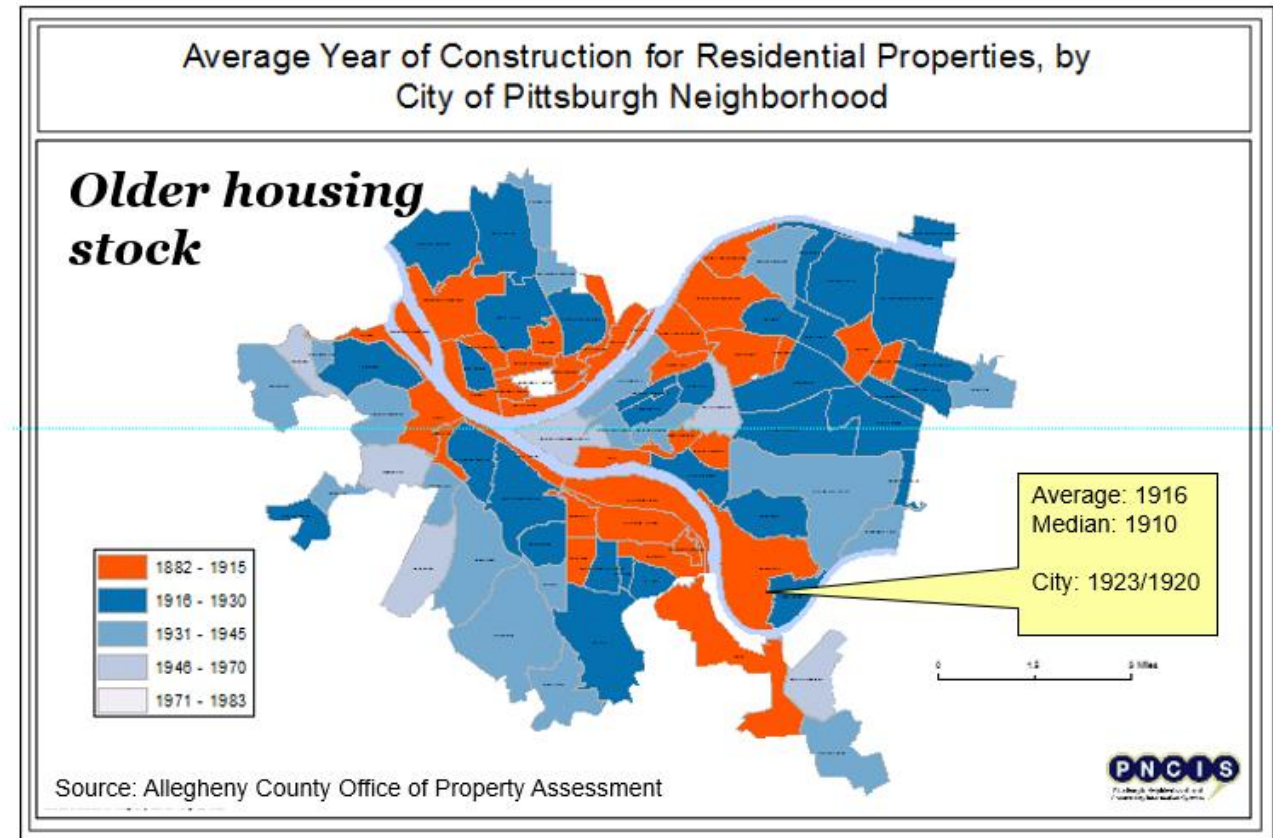
Source: Tarr & Di Pasquale, 1982; Hazelwood Green, 2025



Hazelwood – post steel

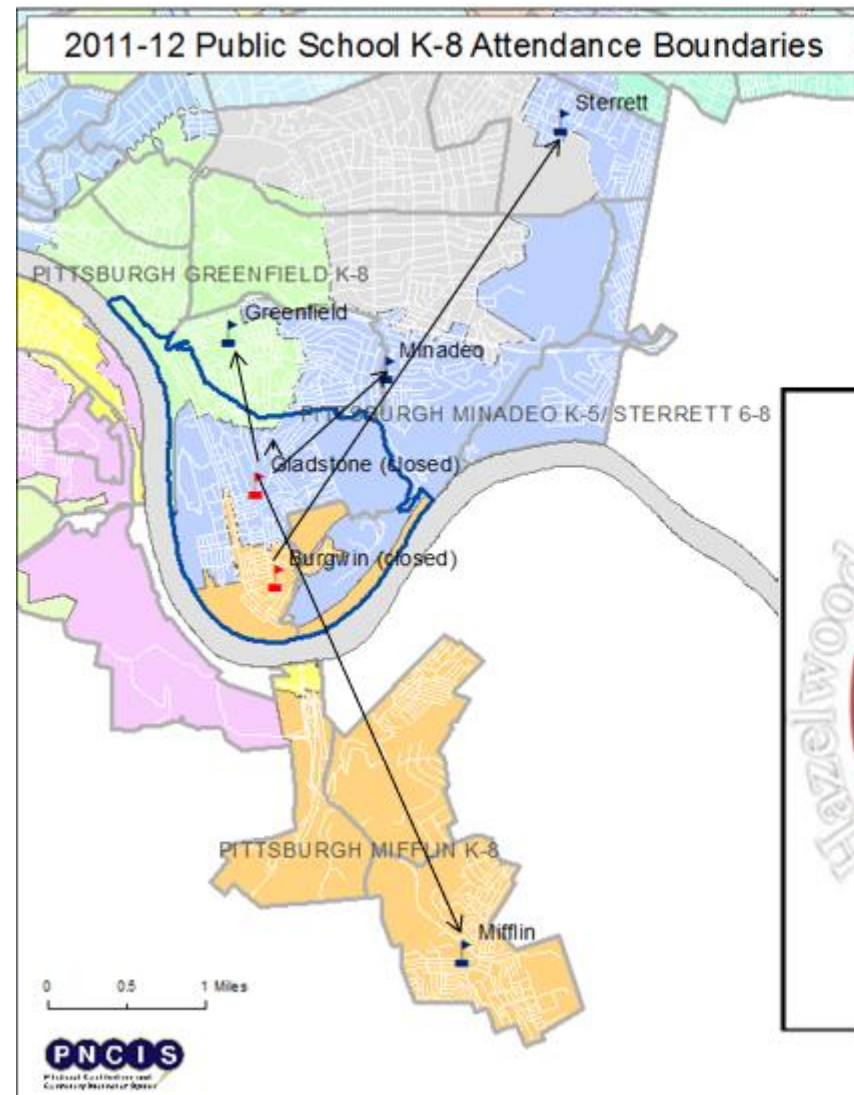
- **Brownfield**

- Abandoned or underused land that is contaminated or perceived to be contaminated.
- Pittsburgh Technology Center, 2nd Avenue – first Tax Increment Financing project in city and PA

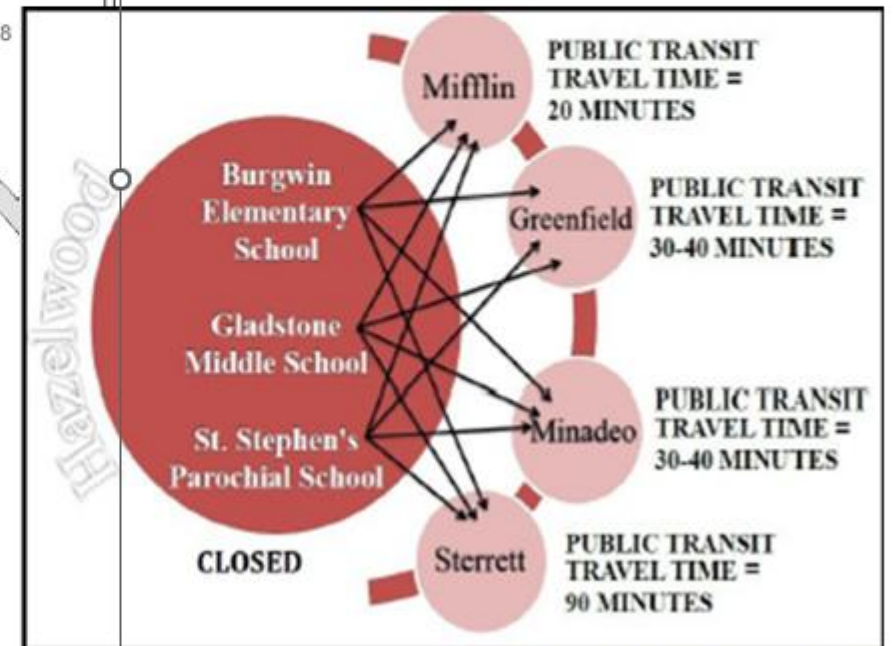


Hazelwood LTV coke plant – officially closed in 2000. Hazelwood Initiative begun by residents for revitalization. Four Pittsburgh foundations buy the 178-acre site in 2002.

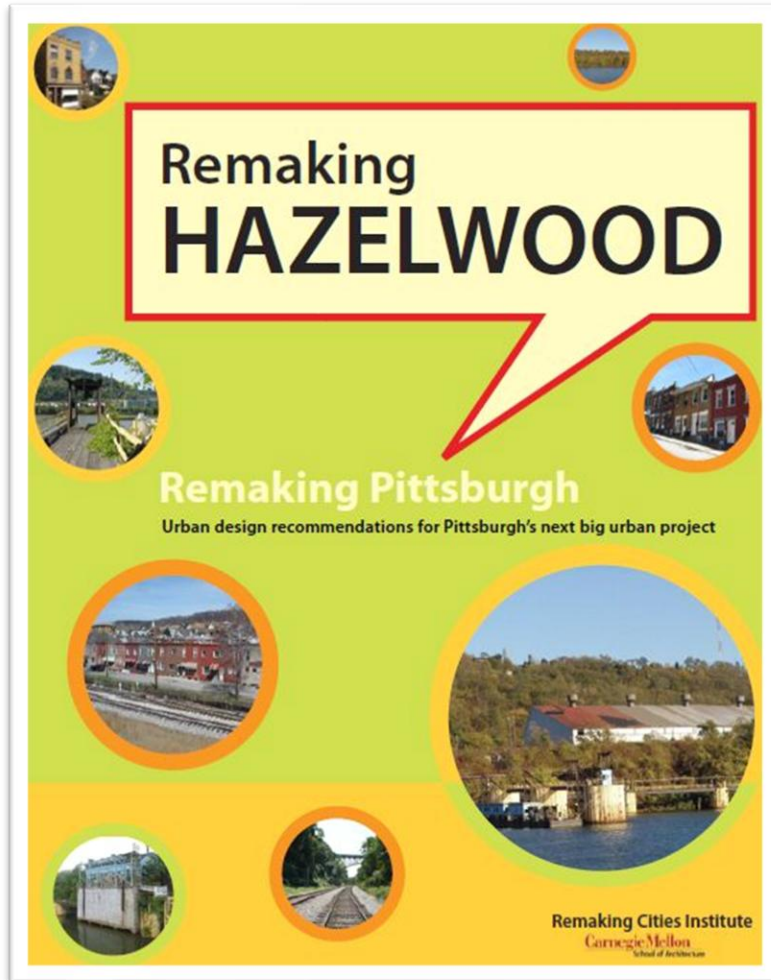
Impacts: Underinvested brownfield neighborhood



Impacts of School Closings on Students, Families, Transportation, Networks and Connectivity



Planning in Hazelwood -- Let's get studying



**Remaking
HAZELWOOD**

Remaking Pittsburgh
Urban design recommendations for Pittsburgh's next big urban project

Remaking Cities Institute
Carnegie Mellon
School of Architecture

HAZELWOOD: MAKING NEW CONNECTIONS


Capstone Seminar in Economic Development, Policy and Planning
Spring 2001

Graduate School of Public and International Affairs
University of Pittsburgh

<u>Participants</u>	<u>Program</u>
Amy Camp	MPA
Ruth Feathers	MPPM
Christie Hudson	MPA
	MPA
	MPA
	MSW
	MPA
	MPIA

International Affairs

Report Summary Master Development Planning in Hazelwood and Junction Hollow



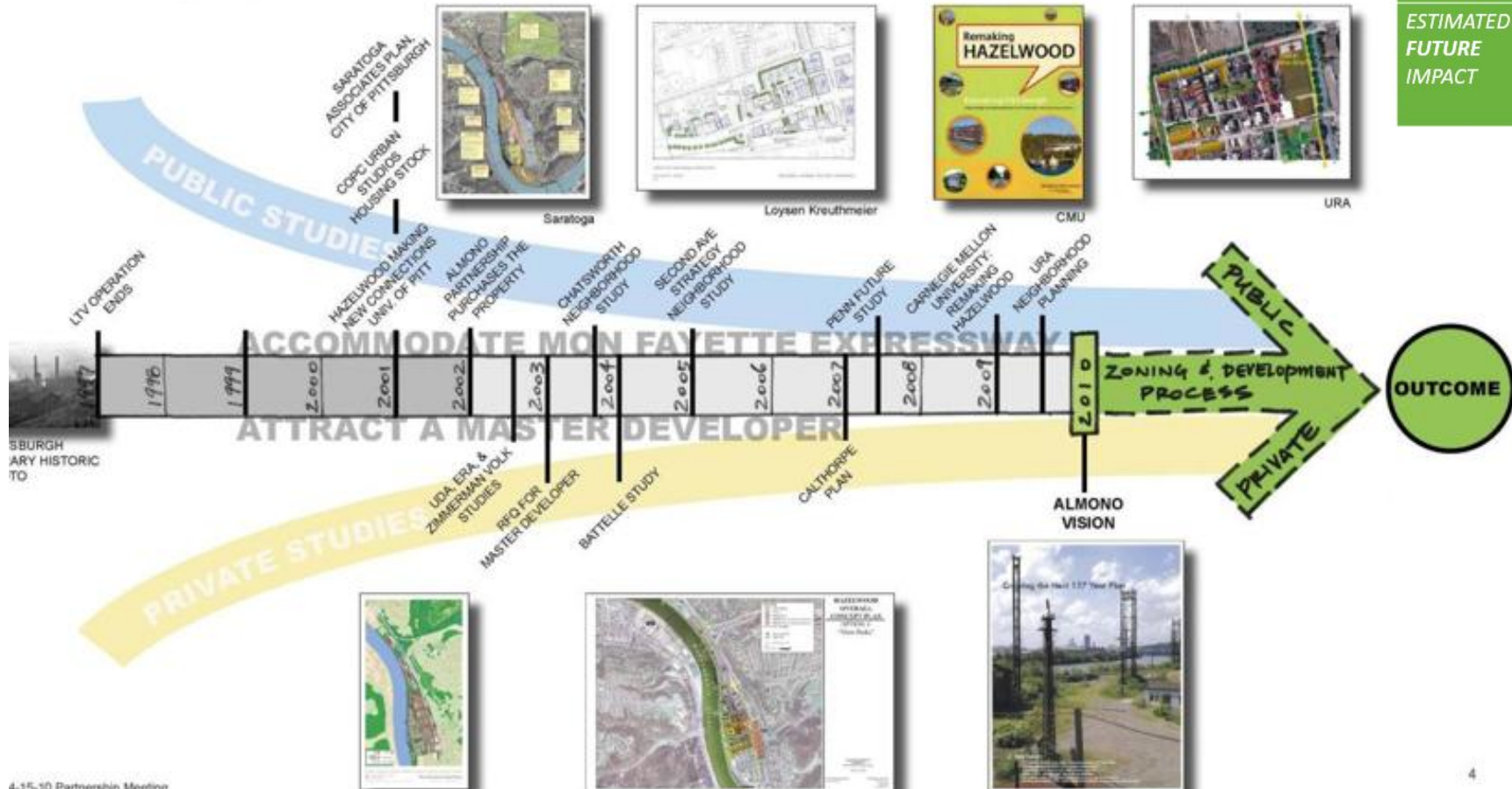
THE SARATOGA ASSOCIATES

■

Landscape Architects, Architects, Engineers and Planners, P.C.
October 11, 2001

Planning in Hazelwood – the early rounds

Where we are PLANNING TIMELINE



FORMER USE	J&L Coke Works
LOCATION	Hazelwood, City of Pittsburgh
DATE OF RIDC ACQUISITION	2002
SIZE	178 acres
ESTIMATED FUTURE IMPACT	3,500 jobs 2,000 housing units \$10 million+ annual real estate taxes



RIDC and planning process



Almono Vision
The Former LTV Site
www.almono.org

RIDC
Regional Inland Development Council

Community Meeting:
June 21st: 6:30pm - 8:30pm
Glen Hazel Tenant Council Office
885 Johnston Avenue
* Refreshments provided

More meeting times and places to be determined

MEETING LOCATION: Parking is available at 12th and 15th Sts. Bus Stop

Come hear about the Vision being developed for within the 178 acre "Almono" Site

The Almono site represents an unparalleled opportunity to demonstrate Pittsburgh's commitment to pursuing leadership in the development of economically, socially, and physically sustainable communities.

To learn more about the project, please contact:
David Drury
email: ddrury@ridc.org
phone: 412.275.5443

Retachild, andropogon, WZMA

READY FOR THE NEXT 100 YEARS OF INNOVATION



J&L Coke Works



2003 – Almono acquires site



2012



2014

Site preparation – 2002 - 2017

- RIDC was the main developer from the time of the ALMONO purchase.
- TIF funds from URA used for cleanup and site preparation.
- Coke oven impacts – elevated levels of contaminants from heavy metals.
- Site elevated 2 – 10 feet, covered with excell fill.



Planning in Hazelwood – Community Asset Mapping, 2001 & 2011

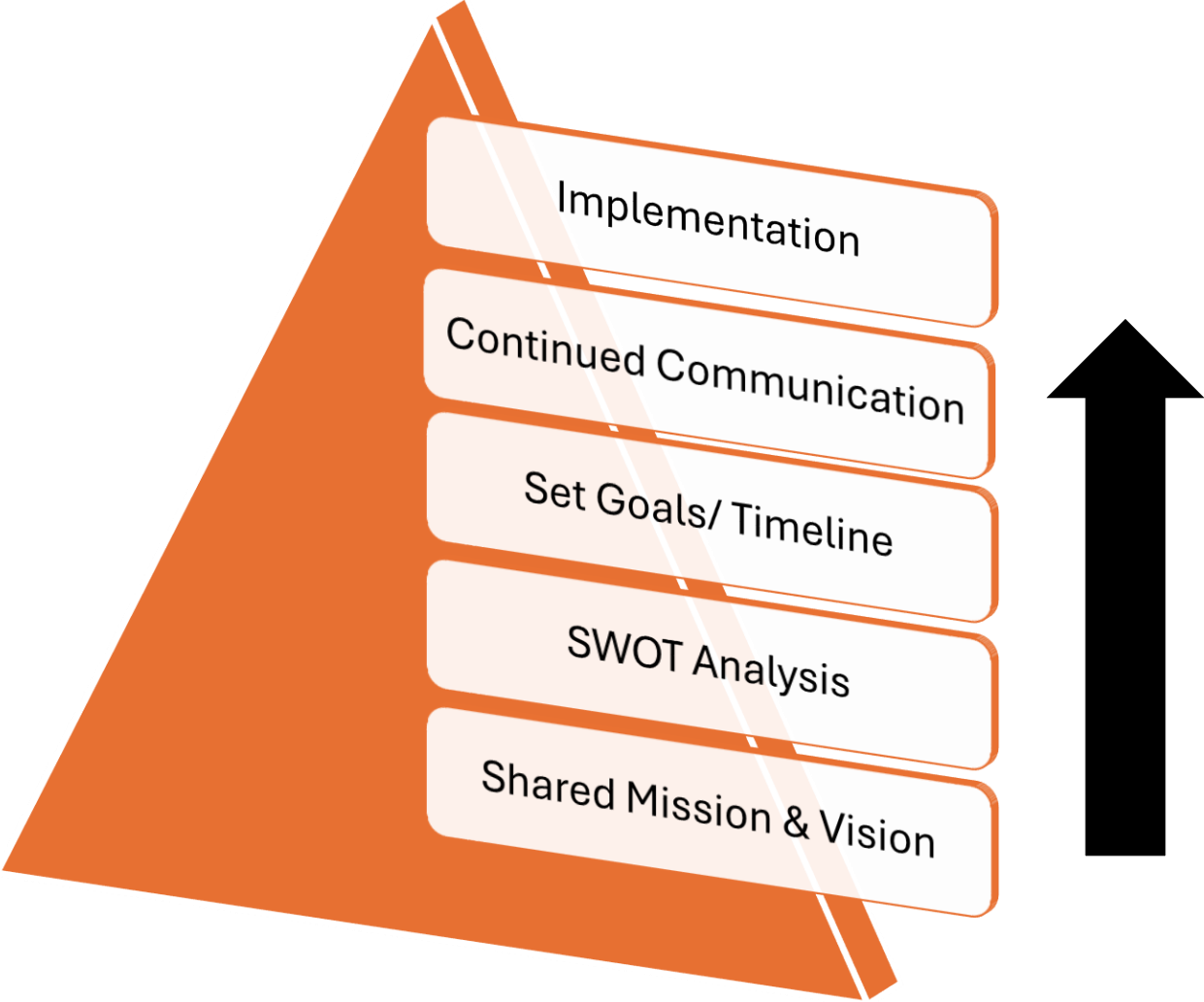
Hazelwood Community Asset Map, 2001		Hazelwood Community Asset Map, 2011	
Physical Capital, Religious Buildings	Physical Capital, Health Care	Physical Capital, Religious Buildings	Physical Capital, Health Care
St. Stephen Parish Catholic Church	Kane Regional Hospital	St. Stephen Parish Catholic Church	Kane Regional Hospital
St. Paul's Lutheran Church	UPMC Hazelwood Clinic	St. Paul's Lutheran Church	UPMC Hazelwood Clinic
1 st Hungarian Reformed Church		1 st Hungarian Reformed Church	Chiropractic Clinic 2 nd Ave
Morningstar Baptist Church	Physical Capital, NonProfit Organizations	Morningstar Baptist Church	
Keystone Church of Hazelwood	Rebos House	St. John Evangelist Church	Physical Capital, NonProfit Organizations
Greater Pittsburgh Fountain of Life	The Kid Connection, Inc.	Hazelwood Presbyterian Church	Rebos House
Church of the Good Shepherd	Hazelwood Initiative, Inc.	Keystone Church of Hazelwood	The Kid Connection, Inc.
	YMCA of Hazelwood	Oasis Ministries	Hazelwood Initiative, Inc.
Physical Capital, Historic Buildings	COTRAIC Head Start	Greater New Hope Baptist Church	YMCA of Hazelwood
Wood's House		St. John Chrysostom Baptist Church	COTRAIC Head Start
Carnegie Library of Hazelwood (closed)	Social Capital, Civic Organizations	Praise Temple Church	
Hazelwood Brewing and Derby Bowling	American Hungarian Association	Hays United Methodist	Social Capital, Civic Organizations
YMCA of Hazelwood	Veterans of Foreign Wars	Church of the Good Shepherd	American Hungarian Association
LTV Steel Manufacturing			American Legion
The Car Barn	Social Capital, Community Organizations	Physical Capital, Historic Buildings	
	Hazelwood Initiative	Wood's House	Social Capital, Community Organizations
Physical Capital, Financial Institutions	Hazelwood, Glenwood, Glen Hazel Council	Carnegie Library of Hazelwood	Caring Bridge
National City Bank	Glen Hazel Tenant Council	YMCA of Hazelwood	Council of Three Rivers American Indian Center
		LTV Site, Roundhouse	Fishes and Loaves
Physical Capital, Education Buildings		The Car Barn	Food Forest
Burgwin Elementary School		Physical Capital, Financial Institutions	Glen Hazel Tenant Council
Gladstone Middle School		First Niagara Bank	Hazelwood, Glenwood, Glen Hazel Council
St. Stephen Parochial School		Parkvale Savings Bank	Hazelwood Initiative
Pittsburgh Technology Center			Hazelwood Senior Center
		Physical Capital, Education Buildings	Hazelwood Urban Gardens
		Burgwin Elementary School (VACANT)	Meals on Wheels
		Gladstone Middle School (VACANT)	Redefine
			YMCA Food Bank
			YMCA Farm Stand

COPC Works to Wipe Away Hazelwood's Sooty Past

July 21, 2003 Issue

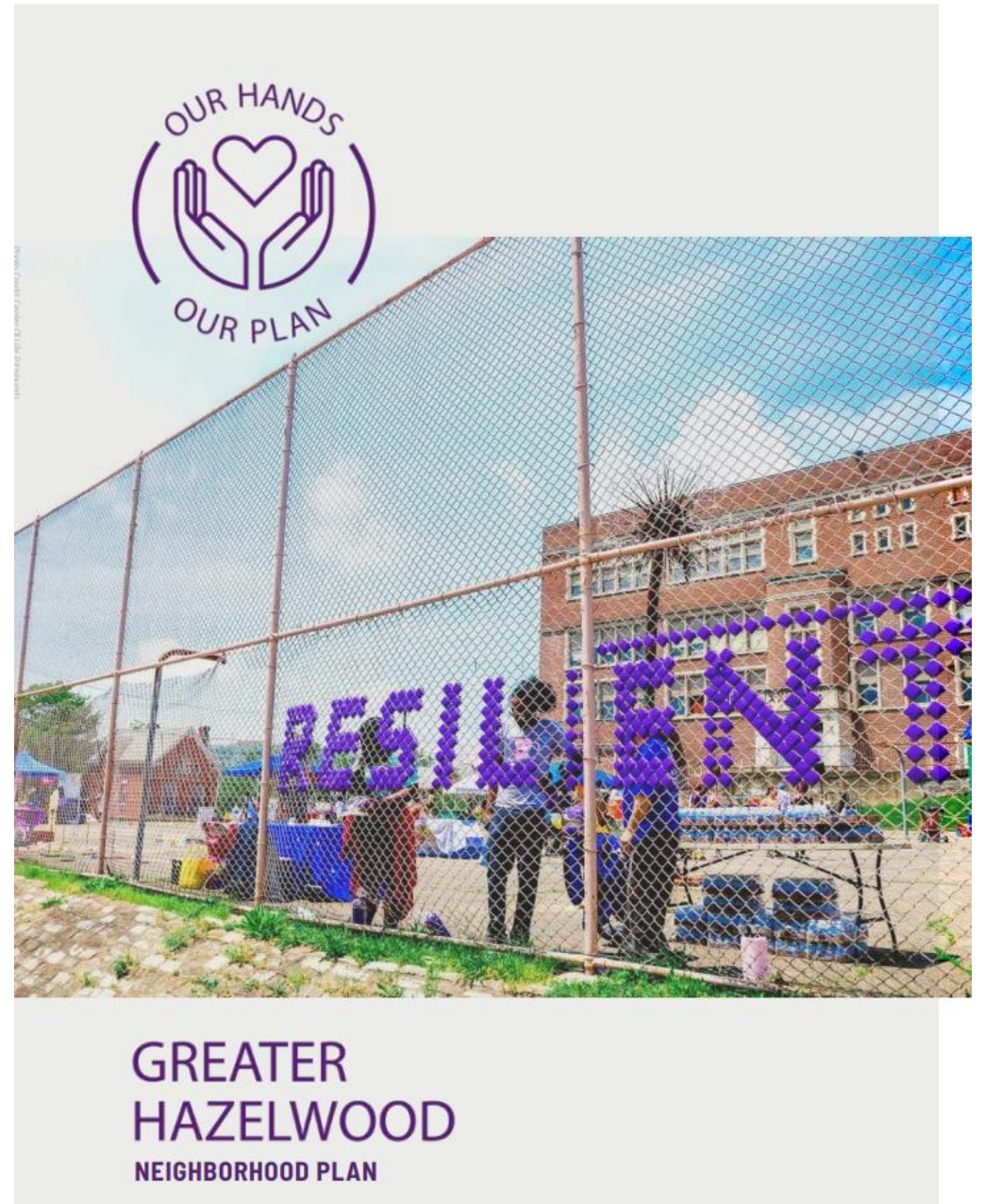
By Cara J. Hayden

Planning in Hazelwood: Working Group Model



Greater Hazelwood Neighborhood Plan, 2019

- Community
- Development
- Mobility
- Infrastructure
- Implementation



North Star Vision Statement

Greater Hazelwood is a diverse and welcoming community for people of all incomes and backgrounds. Our future is driven by the leadership of community residents, resulting in a community with thriving families and households; affordable, high-quality residential options; family-sustaining career opportunities; successful businesses and business owners; and a fully-integrated Hazelwood Green.

Our community fosters opportunities to build generational wealth and community health to ensure current and future generations benefit from the neighborhood's growth and prosperity. We build strong partnerships with stakeholders throughout the region, while protecting and celebrating the unique landscape, history, culture and spirit of Greater Hazelwood.

The community drafted its North Star Vision Statement as the foundation of its planning process, to serve as a beacon and reference point throughout the plan's development. With it, Greater Hazelwood recognizes that development is but one component of community improvement and makes clear its Vision for a diverse, thriving neighborhood that welcomes new neighbors and investments while lifting up its existing residents and stakeholders.

Hazelwood resident concerns

Community Priorities & Strategies, 2019

- Address barriers to further education/training & employment.
- Address the neighborhood's rates of addiction; high rates of asthma, diabetes, depression and anxiety.
- Prepare residents for employment opportunities.
- Design opportunities to foster community in Greater Hazelwood.
- Increase residents' housing security.
- Promote physical activity in Greater Hazelwood.
- Improve access to fresh and healthy food.
- Address crime/perception of crime in the neighborhood.


What would you change about the community? (Community Census 2014)

Response	Count	Percent
More food stores/ Businesses	252	30%
Crime	68	8%
School	67	8%
Programs for kids & youth	58	7%
Nothing	58	7%
Violence	50	6%
Drugs	49	6%
Vacant/Dirty Environment	49	6%
Traffic/Street Repair	40	5%
More Community Events/ Unity	37	4%
Jobs/ Training	14	2%
Other	89	11%
Total	831	100%

Slips and near misses

AMAZON HQ2, DEVELOP PGH, ECONOMY & HOUSING

Hazelwood holds the largest “redevelopment opportunity” in Pittsburgh. How talk of Amazon and change is affecting residents.

 Stephanie Hacke February 26, 2018



From Pittsburgh’s last brownfield, a new neighborhood emerges

URA approves Hazelwood TIF plans



MARK BELKO ✓
Pittsburgh Post-Gazette
mbelko@post-gazette.com ✉

JAN 11, 2013 12:15 AM



1,200 housing units, 3,000 jobs, \$10 mil real estate taxes, 20 yr. TIF

Inc.

NEWSLETTERS

SUBSCRIBE



TECHNOLOGY

Uber Is Testing Its Self-Driving Cars on a Fake City in Pittsburgh The makeshift city called Almono was built on an old steel mill site in Hazelwood.

BY DANIELLE MUOIO, BUSINESS INSIDER

OCT 18, 2017

Hazelwood-Almono (2013)



2033



\$80,000,000 35%

\$113,086

\$0

\$9,898,511

12%

Challenges remain

Table 4. Historical Population and Change Hazelwood, 1970-2023

Census Year	Population	Change (Number)	Change (Percentage)
1970	10,330	—	—
1980	8,331	-1,999	-19.40%
1990	6,456	-1,875	-22.50%
2000	5,334	-1,122	-17.40%
2010	5,395	61	0.011
2019–2023	4,611	-784	-14.50%

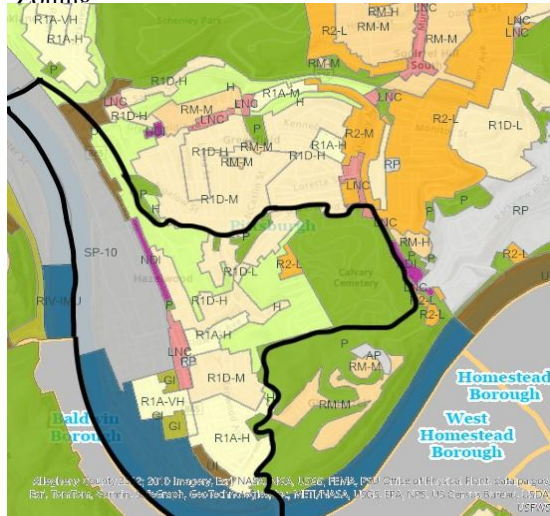
Source: U.S Census Bureau decennial census and American Community Survey 2019–2023

Table 17. Total Population Living Below Poverty Line, 1970-2023

Census Year	Total Population (Number)	Population Above Poverty (Number)	Population Above Poverty (Percent)	Population Below Poverty (Number)	Population Below Poverty (Percent)
1970	10,500	9,165	87.30%	1,335	12.70%
1980	8,701	7,386	84.90%	1,315	15.10%
1990	6,547	5,440	83.10%	1,107	16.90%
2000	5,110	4,138	81.00%	972	19.00%
2010	2,858	2,274	79.60%	584	20.40%
2019–2023	4,126	3,176	77.00%	950	23.00%

Source: U.S Census Bureau decennial census and American Community Survey 2019–2023 and 2006-2010

Figure 4. Land Use in Hazelwood Planning and Zoning



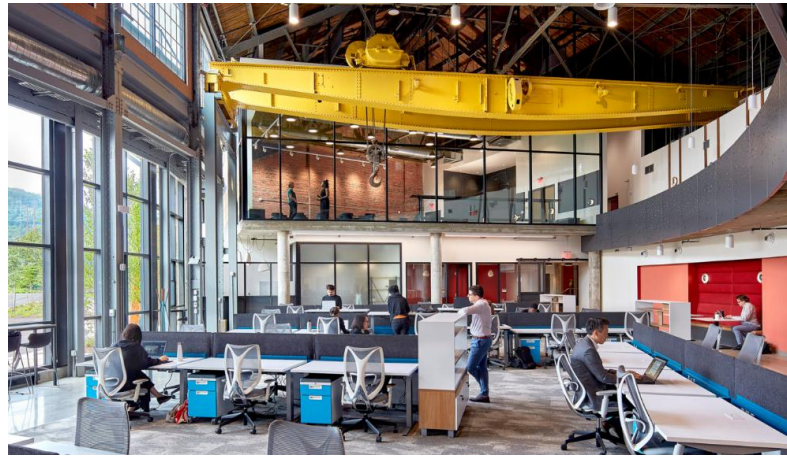
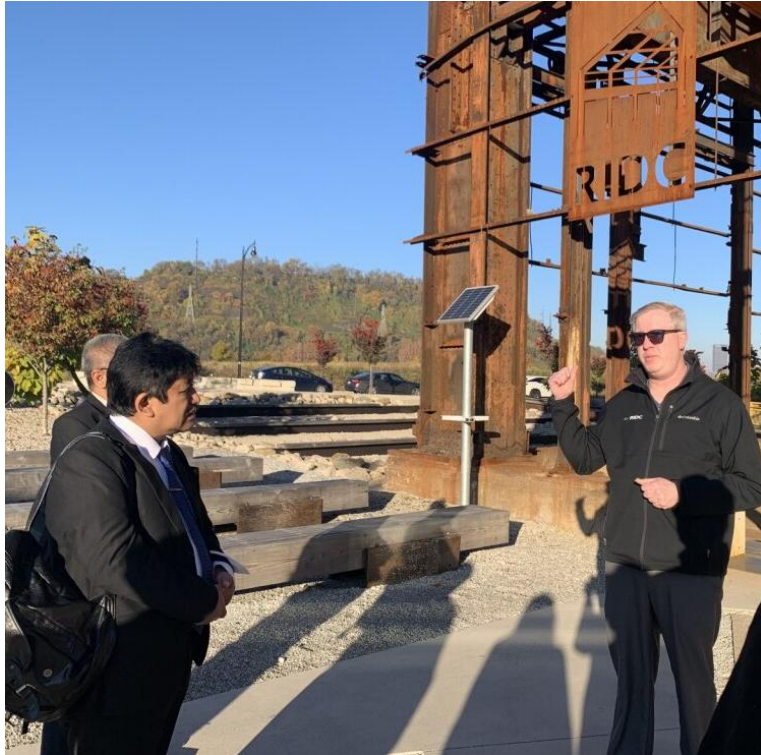
Source: Pittsburgh Planning Website

Table 2. Legend for Figure 4.

Code	Color	Zone Name
SP-10	Grey	Almono
NDI	Purple	Neighborhood Industrial
P	Dark Green	Park
GI	Puce	General Industrial
R2-L	Orange	Two-Unit Residential Low Density
UL	Brown	Urban Industrial
LNC	Pink	Local Neighborhood Commercial
RP	Grey	Residential Planned Unit Development
RIV-GI	Dark Blue	Riverfront General Industrial
R1A-VH and H	Pale Yellow	Single-Unit Attached Residential High and Very High Density
R1D-M and H	Light Brown	Single-Unit Attached Residential Moderate and High Density
H	Light Green	Hillside

Source: Pittsburgh Planning Website

Success on the mill site



Will it meet the community?



Improving Inclusive Innovation Outcomes – i3o

- Newcastle Helix, UK
- Medellin, Colombia – Ruta-N
- Belfast, Northern Ireland, Titanic Quarter and more
- Hazelwood Green, Pittsburgh, PA, USA

Improving inclusive innovation outcomes

REGIONAL STUDIES POLICY IMPACT BOOKS



Michael R. Glass, Louise Kempton, David Marlow,
Luke Green, Carlos Cadena-Gaitan, Sabina Deltrick
and Diana Morales

RSA Regional Studies
Association
Research Today. Policy Tomorrow



Thank you!



Contact:
Sabina Deitrick
sabinad@pitt.edu