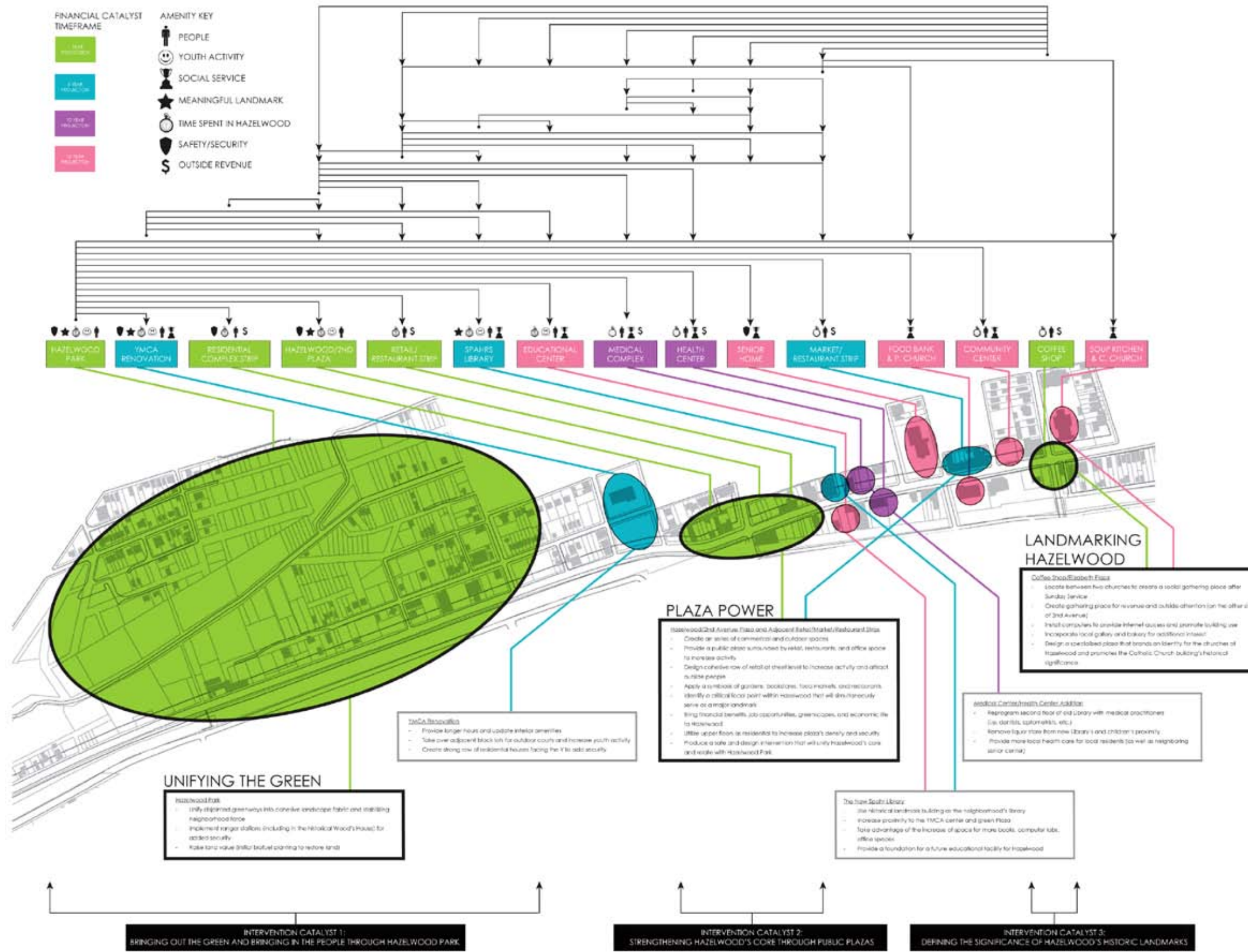


the green business district

Hazelwood Studio
Ken Doyno, Instructor
Dan Rothschild, Instructor

Grace Whang, Jessica Kim



The Second Avenue intervention is entitled “the Green Building District.” What this entails is the following: Creating a series of infill developments along Second Avenue through pedestrian-friendly public plazas and park spaces, providing the foundation for economic revival through three interventions that will ultimately serve a greater social need, and unifying the green infrastructure of Hazelwood and the business district to attract outside users and provide amenities for the residents of Hazelwood.

Through analysis and the studying process, the three nodes along the Second Avenue with the most catalytic potential are the unified Greenway, the intersection of Second Avenue and Hazelwood Avenue, and the intersection of Second Avenue and Elizabeth Avenue. These interventions are to be implemented within a fifteen year projection.



The current conditions within Hazelwood's greenway along Irvine are inconsistent and irregular: there are empty/abandoned lots, unused/hardly used lots, and lots that are being taken over by the local vegetation. Rather than fight against nature, highlighting the green as an entryway corridor is the seemingly best plan of action.

By transforming the local empty lots into park spaces and infilling the sparse and steep landscape with trees, Hazelwood can unify its disjointed greenways into a cohesive landscape fabric and a stabilizing neighborhood force. To highlight the existing historical landmark within the Wood's House, the park can implement its ranger station in the currently unused building: in doing so, the neighborhood can publicly raise awareness to Hazelwood's local amenities, increase local safety efforts, and bring outside users into Hazelwood. By implementing a greenway, Hazelwood's main entryway from the Junction will be a bold green statement found nowhere else within Pittsburgh.

Fig 1 & 2 One Year Phasing and Existing Conditions Plan Diagrams

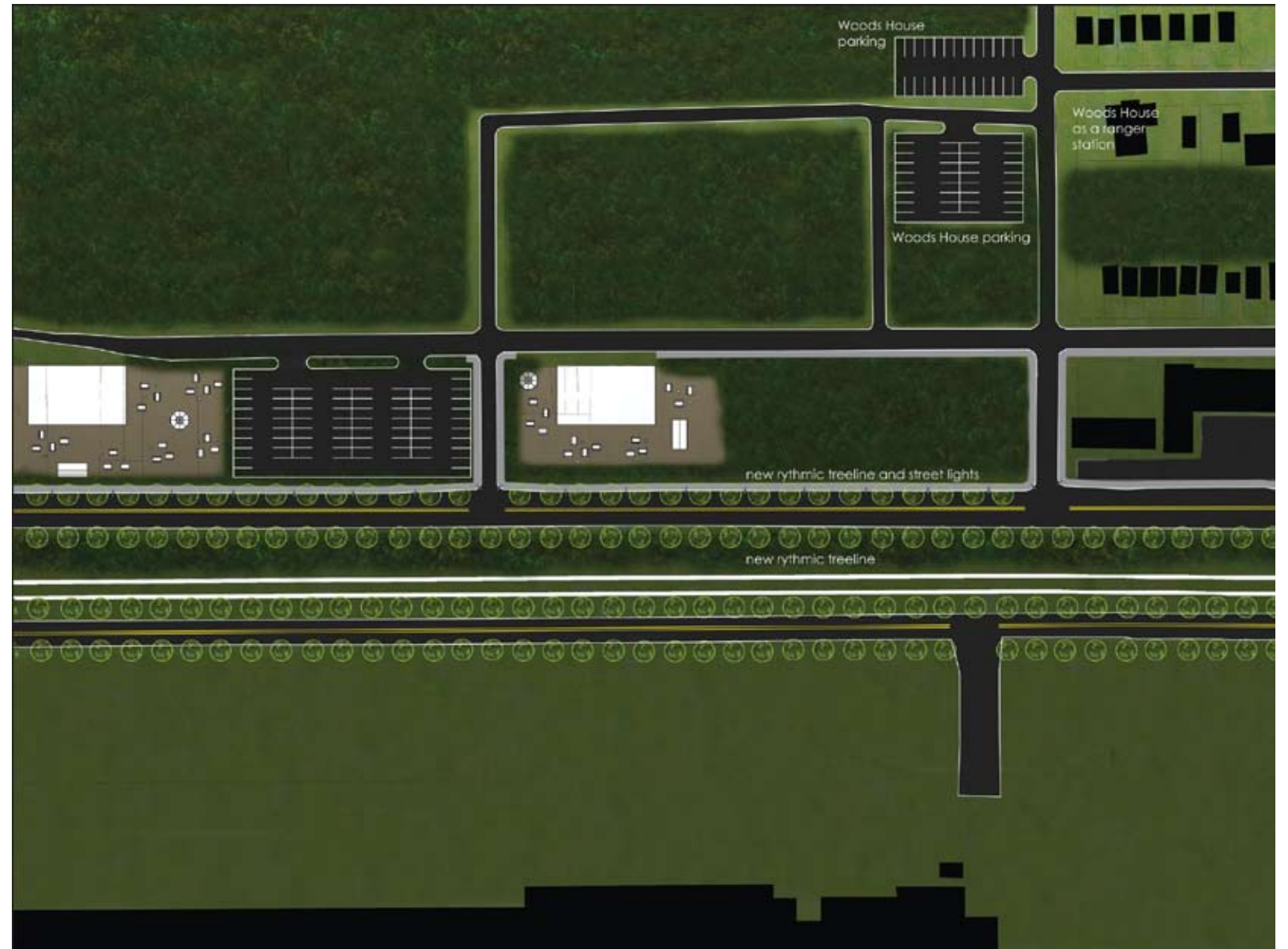


Fig 3 Five Year Phasing Diagram of the Hazelwood Greenway



Fig 4 Existing to Five Year Conceptual Perspectives



Fig 1 Ten Year Phasing Plan Diagram of Hazelwood and Second Ave

Currently, there is a lack of arrival and sense of destination at the intersection of Second Avenue and Hazelwood. By the first year, a simple change of material along the streetscape will define a clear boundary. The vacant lots will be turned into bio-gardens to help heal and clean the existing soil, which will also help clean and beautify the adjacent amenities and the overall Second Avenue corridor. By the tenth year, the simple streetscape will be flanked by mixed used buildings and a hardscaped corner plaza. The potential density that will exist within a five-ten minute walk for the current and future population of Hazelwood will then create a high demand for public transportation. By year fifteen, the fourth corner of Hazelwood will be a light rail stop to service the region.

The atmosphere along the new Second Avenue is focused on being pedestrian-friendly. The new plantings along the Second Avenue corridor helps slow down traffic as well as provide shade for the pedestrians and bicyclists. A new road called Third Avenue will be constructed to run parallel from Second Avenue to help alleviate the heavy traffic flow.

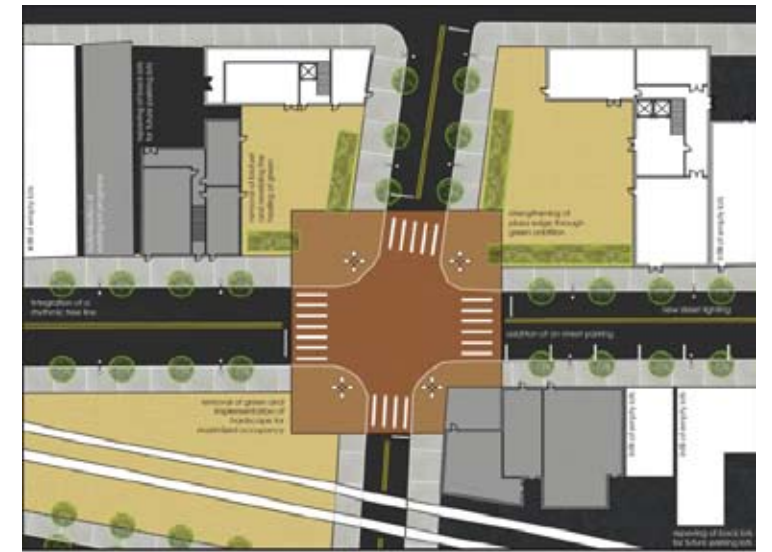


Fig 3 Five Year Phasing Plan Diagram

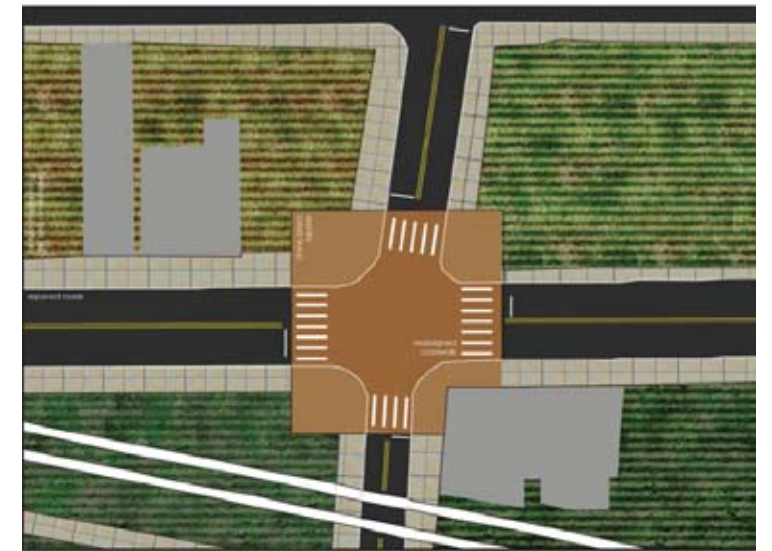


Fig 4 One Year Phasing Plan Diagram



Fig 2 Street Cross Section at Hazelwood and Second Ave.



Fig 5 Existing Conditions Plan Diagram



Fig 1 Five Year Phasing Plan Diagram



Fig 2 One Year Phasing Plan Diagram



Fig 3 Existing Conditions Plan Diagram

Elizabeth's plaza is of a different breed than its Hazelwood counterpart. Rather than having economics and density as the focal points of this intersection, the "landmarking" the second entryway into the district by highlighting the historic St. Stephen's Church is the focal point of Elizabeth and Second.

The current church's entryway is a single stairway that prevents any after-service congregation and promotes an unwelcoming atmosphere. By dropping the land and creating an open plaza with seating, a fountain, a stage, and plenty of light, the Elizabeth Plaza can become an active location for after-service gatherings for people from that church and adjacent churches. On the other corner of the plaza is a proposed building for a coffee shop/bakery/gallery. Once again, this can be an active center for Hazelwood residents and especially for the active church community.



Fig 4 Ten Year Phasing Plan Diagram of Elizabeth and Second Ave



Fig 4 Ten Year Phasing Plan Diagram of Elizabeth and Second Ave



Elizabeth Plaza Intervention



Hazelwood Plaza Intervention



Elizabeth Plaza Intervention



Hazelwood Plaza Intervention



Create a **catalytic** series of infill developments along Second Avenue through pedestrian-friendly **public plazas** and **park spaces**

provide the **foundation** for **economic revival** through three interventions that will ultimately serve a greater social need

Unify the **green infrastructure** of Hazelwood and the business district to attract outside users and provide **amenities** for the residents of Hazelwood

Through the first three catalytic nodes a ripple effect will infiltrate the interstitial spaces. One of these spaces includes the current Library. By moving the library into the Spahr Building, the newer building is open to house medical practitioners that can increase the local health care for residents. Furthermore, the new Spahr Library utilizes a historical landmark building, increases the proximity to the YMCA center, and takes advantage of the increase of space for more books, computer labs, office spaces, and study areas for students and adults alike.

The adjacent block located to the north of the YMCA will have newly constructed residential row of houses facing the green yard of the Y. The block south of the YMCA will have new outdoor basketball courts and other amenities. Also, stronger connections will be made between the YMCA and the existing playground. By repurposing vacant buildings and lots, the existing neighborhood will be revitalized economically, socially, and physically.

