

Troy Hill Citizen's Community Park



Funded by:



Prepared by:



Acknowledgements Page

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Troy Hill Citizen's Council

Community members of Troy Hill



Introduction

Troy Hill Citizen's Park is a 0.5-acre property located in the Troy Hill Neighborhood of Pittsburgh. It is defined by Claim Street, Hattaras Street, and Lager Street. The Park is owned by Troy Hill Citizen's Council and has been maintained by volunteers. Community members saw opportunities for improving the existing park and therefore hired Pashek Associates to help them develop a Park Master Plan.

Design Process

The Master Plan is a first step in designing improvements for a Park. This Master Plan illustrates the overall vision and goals of the project that are developed through meetings with community members. The following describes the process leading up to the Master Plan.

First Park Meeting Revealed the Type of Park Needed

An initial meeting was held at the Park to get a general idea of how the neighborhood wanted to use the space and what improvements are needed. It was suggested that the community needs a low maintenance green space for relaxation, open space for kids to play, and a gathering space for holding special events.

Community comments on the Park included:

- Needs to be low maintenance
- No basketball
- Want to be able to picnic in the Park
- More trash cans
- Could have a movie night
- Picnic tables
- Stones could be arranged and used as seating for concerts and events
- Stones can have plaques about the history of the neighborhood
- Chess tables
- Could use a bigger gazebo with:
 - More access points or no walls
 - Better, green background for taking wedding photos
 - Seating inside
 - lighting
- Vandal free lighting
- Could have a wireless surveillance camera that streams to the web
- Mural on the retaining wall, can tell the story of the school that once occupied the site
- Dog bags
- Meditation or quiet space
- More shade trees
- More benches
- Space for small kids
- Better access to flowers like a path that goes through a flower bed
- Change the shape of the flower beds
- The flag needs to stay



- Remove the spruce trees and any other evergreens that may obstruct views into the Park for increased safety and aesthetics
- Look into fencing options – split rail doesn't look very urban, may need to have more breaks in the fence for safety reasons
- Drinking fountain
- Design and materials should be sustainable
- Change material of the paths
- Encourage more people to use the Park
- Hop scotch stepping stones in the grass
- Remove the large asphalt area
- Check the status of the Sprout Fund sculpture to see if it can be removed
- No one plays horseshoes anymore
- Remove old chain link fence – replace with nicer fencing and or with colorful painted panels to draw your eye
- Remove overgrown locust tree area

Site Analysis Revealed Existing Conditions and Constraints

Pashek Associates analyzed site features that may affect park development such as topography, soils, existing site features, surrounding land use, and the history of the site.

Surrounding land uses include single family homes on three sides of the Park and mixed use on the southeast side. The potential for vandalism and other unwanted behavior in the area will be considered in the final Master Plan.

Historically, the property was the site of a public school that was expanded and rebuilt several times. After the building was torn down, Troy Hill Citizen's bought the property and developed a modest park. A water reservoir used to be located on Troy Hill. When the reservoir was no longer needed, Troy Hill Citizen's used some of the stones to line the pathways in the Park to keep people from driving on the walks and grass areas.

The soils are urban soils and therefore are a mixture of compacted material. However, the good health of the existing plants suggests that they are suitable for new trees and plants.

The topography of the site is flat, making it easy to address accessibility.



Existing site features include a small deteriorating wooden gazebo, asphalt paths lined with large stones, a flag pole, a large paved asphalt area in the southeast corner, flower beds, a few shade trees, two large spruce trees, a memorial to Father John Feldmeier, overgrown horseshoe pits, a Sprout Fund sculpture, benches, old rusty chain link fencing, and a split rail wood fence.

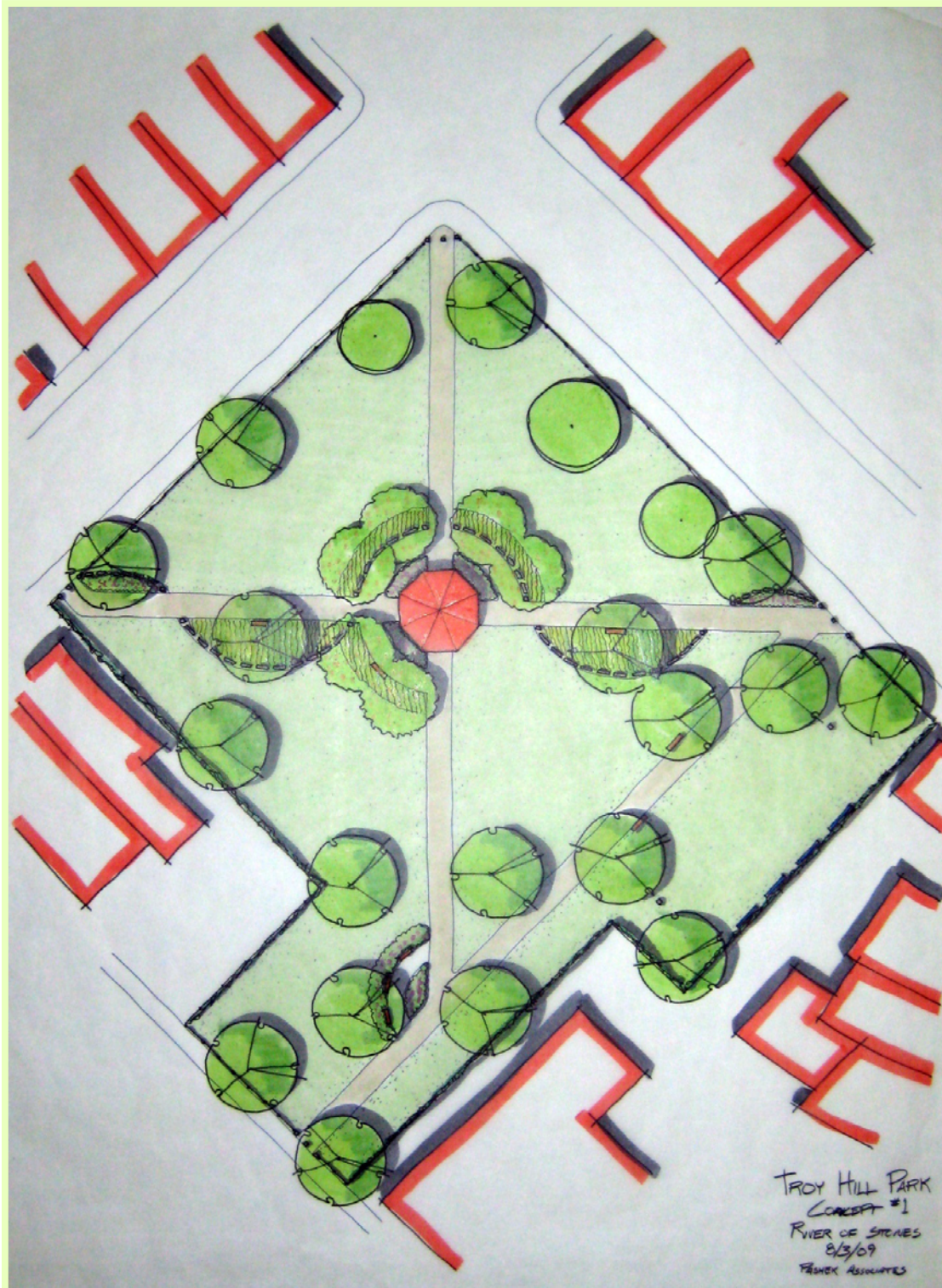


Developed Two Concept Plans

Pashek Associates developed two different Concept Plans based on the initial meeting with community members. The following are descriptions of each:

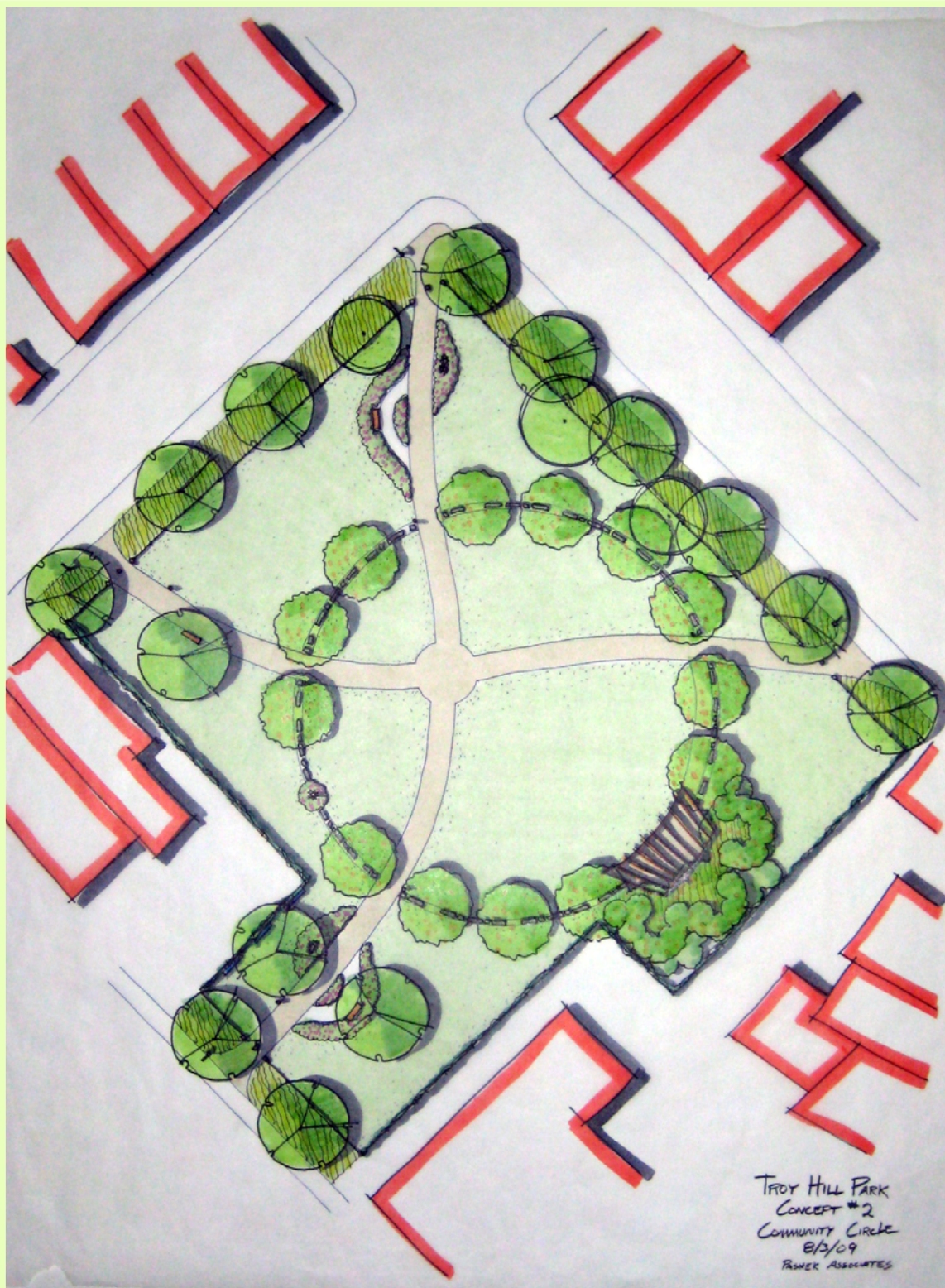
Concept #1 – River of Stones

This concept places a gazebo as the focus of the Park. The pathways are kept with the same alignment except that they create a circle around the gazebo. The gazebo is surrounded by flower beds and flowering trees. One side is open to a lawn area for events. A fluid line of stones crisscrosses one of the main paths to create more visual interest. A reflection space is created with flower beds, benches, and stone sculptures. The existing chain link fencing is replaced with five foot chain link fencing with vines growing on them.



Concept #2 – Community Circle

This concept allows for a flexible community event space. A circular central open lawn is defined by the basin stones and flowering trees. A pergola is located at the southeastern side of the circle. The paths are realigned to become more fluid. Two reflection spaces are created with flower beds, benches, and stone sculptures. The park is bounded by shade trees, groundcover, and a small iron fence. The existing chain link fencing is replaced with five foot chain link fencing with vines growing on them.



Presented Two Concept Plans at Public Meeting #2

The two Concept Plans mentioned above were presented to the community at this meeting. The community seemed to like Concept #2 the best. They also suggested the following:

- Remove some of the proposed trees
- Add dog bags
- We may not need the perimeter fence. Replacing it would be expensive.

The final Master Plan was revised based on these comments.

Master Plan Description

The Final Master Plan is designed to create a versatile community gathering space. The following are proposed Park improvements:

- Remove existing plants that inhibit views and are potential hazards. This includes the large spruce trees, overgrown locust tree area, and yews. A suggestion was made to see if Troy Hill could donate one of the spruce trees to the City for the Christmas tree. Troy Hill Citizen's should contact the City to see if this is possible.
- Remove the existing asphalt area in the southeast corner of the Park and the horseshoe pits.
- Look into removing or relocating the sculpture elsewhere. The Sprout Fund may have a time table on when the sculpture can be removed.
- Remove the existing split rail fence. A discussion at the second community meeting occurred whether a fence should exist. The decision was split. A border fence was left out of the Final Master Plan, but can always be implemented if the community determines a need in the future.
- Create a circular gathering space. Rearrange the existing stones into a large circle within the park to define a gathering, play, and event space. Placing the stones in a narrow mulch bed reduces maintenance. Flowering trees also help define the space. A drinking fountain is located at the southeast side of the circle.
- Relocate the flagpole and create a small flower bed at the base. Relocate the memorial to the base of the flagpole.

- Replace the existing gazebo with a larger pergola. This pergola is placed on a concrete base flush with the ground and can have a sun screen for rain protection, similar to the photo shown below. A steel structure is more vandal proof. Flowering trees and low shrubs are planted behind the pergola for a nice backdrop.



- Replace the existing asphalt paths with curvilinear compacted limestone paths. Compacted limestone is ADA accessible, lighter in color, cheaper to build, and is more pervious than asphalt. Place trash cans near the circle and benches along the path. Below is an example of a compacted stone path.



- Create a Park entrance treatment. Place the several stone on end to act as bollards at each of the park entrances. Dog waste stations can be placed at the entrances to encourage dog owners to pick up after their dogs. In addition, perpendicular signs placed on posts at each entrance identify the name of the Park.



- Create quiet reflective areas with benches, flower beds, and stone sculpture similar to the photo below.



- Replace the existing chain link fencing with new five foot tall chain link fencing. Extend the new fencing along the entire edge of the Park that borders private property. Plant vines at the base of the fence to create a green wall. In addition, meeting participants suggested that neighborhood artists create large panels that can attach to the fence and interpret the history of the site and/or explain different children's games. Below is an example of a fence with vines growing on it.



- Create a border around the Park. Plant shade trees in a border of groundcover to define the edges of the park and street. Below is an example of shade trees planted in a ground cover bed that defines space yet allows for open views. Trees should be limbed up to around ten feet.



- Plant more shade trees outside of the circle with benches set underneath.
- Run new wiring for vandal proof LED light posts along the paths and in the pergola.

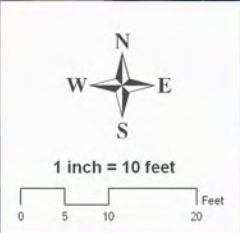
TROY HILL CITIZEN'S PARK

Pittsburgh, Pennsylvania



PPND

Master Plan



Data Source:
ESRI 2005 Street Map USA Data
City of Pittsburgh GIS
PA Spatial Data Access (PASDA)
PA Map Aerial Photography 2006
PA Department of Transportation (PennDOT)

* Pashek Associates makes no claims to the accuracy of this data.



Costs

Pashek Associates developed an opinion of probable construction costs for the proposed site improvements, based on the assumption that the implementation of the facilities will occur through a public bidding process, utilizing the Commonwealth of Pennsylvania's 2009 Prevailing Wage Rates. Based on these requirements, the total estimate of probable construction costs for Troy Hill Citizen's Park, in 2009 dollars, is about \$261,963. The following is a breakdown of costs for Park improvements.

Troy Hill Citizen's Park Master Plan PARK Opinion of Probable Construction Costs - 2009					
Item No.	Item / Recommendation	Quantity	Unit	Unit Cost	Total Item Cost
1	Removals and Demolition				\$21,990
	Spruce tree removal	2	EA	\$1,000	\$2,000
	Shrubery and Locust removal	1	LS	\$1,000	\$1,000
	Remove existing gazebo	1	LS	\$2,000	\$2,000
	Remove existing benches	1	LS	\$2,500	\$2,500
	Relocate or remove sculpture	1	LS	\$3,000	\$3,000
	Remove existing asphalt	525	SY	\$6	\$3,150
	Remove existing split rail fence	330	LF	\$2	\$660
	Remove existing chain link fence	215	LF	\$2	\$430
	Remove existing lawn area for plantings	1	LS	\$500	\$500
	Relocate stones	1	LS	\$5,000	\$5,000
	Relocate flag post	1	LS	\$1,500	\$1,500
	Relocate memorial	1	LS	\$250	\$250
2	Site Improvements				\$151,385
	Earthwork	165	CY	\$10	\$1,650
	Crushed limestone paths	320	SY	\$22	\$7,040
	Concrete pad for pergola	35	SY	\$102	\$3,570
	Pergola	1	LS	\$30,000	\$30,000
	Drinking fountain	1	EA	\$6,000	\$6,000
	Dog waste stations	2	EA	\$500	\$1,000
	Benches with footings	7	EA	\$1,500	\$10,500
	Trash cans	4	EA	\$1,000	\$4,000
	Park signs	4	EA	\$3,000	\$12,000
	Light posts	8	EA	\$7,000	\$56,000
	Art panels	6	EA	\$2,000	\$12,000
	Chain link fence (five feet tall)	305	LF	\$25	\$7,625

3	Landscaping				\$26,195
	Shade trees	11	EA	\$500	\$5,500
	Flowering trees	10	EA	\$450	\$4,500
	Seeding	5	MSF	\$100	\$500
	Groundcover (assumes 12" O.C. spacing)	3150	EA	\$2.80	\$8,820
	Flower bed areas	2	EA	\$2,500	\$5,000
	Flowering shrubs	9	EA	\$75	\$675
	Vines	30	EA	\$20	\$600
	Mulch	30	SY	\$20	\$600
4	Utilities				\$6,000
	Water line	1	LS	\$1,000	\$1,000
	Electrical lines	1	LS	\$5,000	\$5,000
SUBTOTALS					\$205,570
	Permitting	1	LS	\$5,000	\$5,000
	Mobilization	3	%	\$205,570	\$6,167
	Stake-Out	3	%	\$205,570	\$6,167
	Erosion & Sedimentation Control Measures	1	%	\$205,570	\$2,056
	Design and Engineering Fees	8	%	\$205,570	\$16,446
	Construction Contingency	10	%	\$205,570	\$20,557
TOTAL					\$261,963

Potential Funding Opportunities

The Troy Hill Citizens Council may be able to accomplish some of the above recommendations by using volunteers. A committee should be charged with organizing and lining up funding for implementation. The following are potential funding sources for implementing the above Park improvements:

City Councilwoman Darlene Harris

Telephone: 412-255-2135

Fax: 412-255-2129

City County Building

Suite 510/Floor 5

414 Grant Street

Pittsburgh, PA 15219

County Representative Amanda Green

County of Allegheny

436 Grant Street

Pittsburgh, PA 15219

Phone (412) 350-6495

Fax (412) 350-6499

State Senator Jim Ferlo

3519 Butler Street
Pittsburgh, Pa 15201
Phone: (412) 621-3006
Fax: (412) 621-0373

State House Representative Don Walko

3880 Perrysville Avenue
Pittsburgh, PA 15214
(412) 321-5523
Fax: (412) 321-5517

Tree Vitalize

This program provide trees to communities throughout Pittsburgh.

Contact

Marijke Hecht
Phone: 412-586-2396
Email: mhecht@paconserve.org
Web site: www.treevitalizepgh.org

Duquesne Light – Power of Light Program: The “Power of Light” program places a special focus on illuminating regional and neighborhood landmarks, recreational lighting, as well as lighting initiatives promoting economic vitality, safety and security in the various communities and neighborhoods Duquesne Light serves. Preference is given to organizations with documented non-profit 501(c)(3) status with the IRS.

Contact

Power of Light Duquesne Light Company
411 Seventh Avenue
Mail Drop 6-3
Pittsburgh, PA 15219
Email: communityrelations@duqlight.com

The Heinz Endowments

The Endowments supports projects designed to improve the quality of life in southwestern Pennsylvania and to address challenges it shares with communities across the United States. They focus on five disciplines: Arts & Culture; Children, Youth & Families; Education; Environment; and Innovation Economy. The Heinz Endowments has invested significantly in various intermediaries and specific projects designed to promote green building in the Pittsburgh region.

Contact

Howard Heinz Endowment
Vira I. Heinz Endowment
30 Dominion Tower
625 Liberty Avenue
Pittsburgh, PA 15222
Phone: 412.281.5777
Fax: 412.281.5788
Web Site: www.heinz.org

Legislative Grants (Community Revitalization Program):

Funds are available for a variety of development projects. Your senator and representative can propose projects for funding.

Next Steps

The following are immediate steps for the Troy Hill Citizen's Council to start implementing this Plan:

- Adopt this Plan by the Troy Hill Citizen's Council.
- Organize a committee to follow through with implementing this Plan.
- Distribute this Plan to potential funders and politicians.
- Apply for grants to fund Park improvements.