

THE FIELD AT HAZELWOOD GREEN PROJECT

PLANNING COMMISSION HEARING

07.29.25

PROJECT INTRODUCTION |

THE FIELD AT HAZELWOOD GREEN

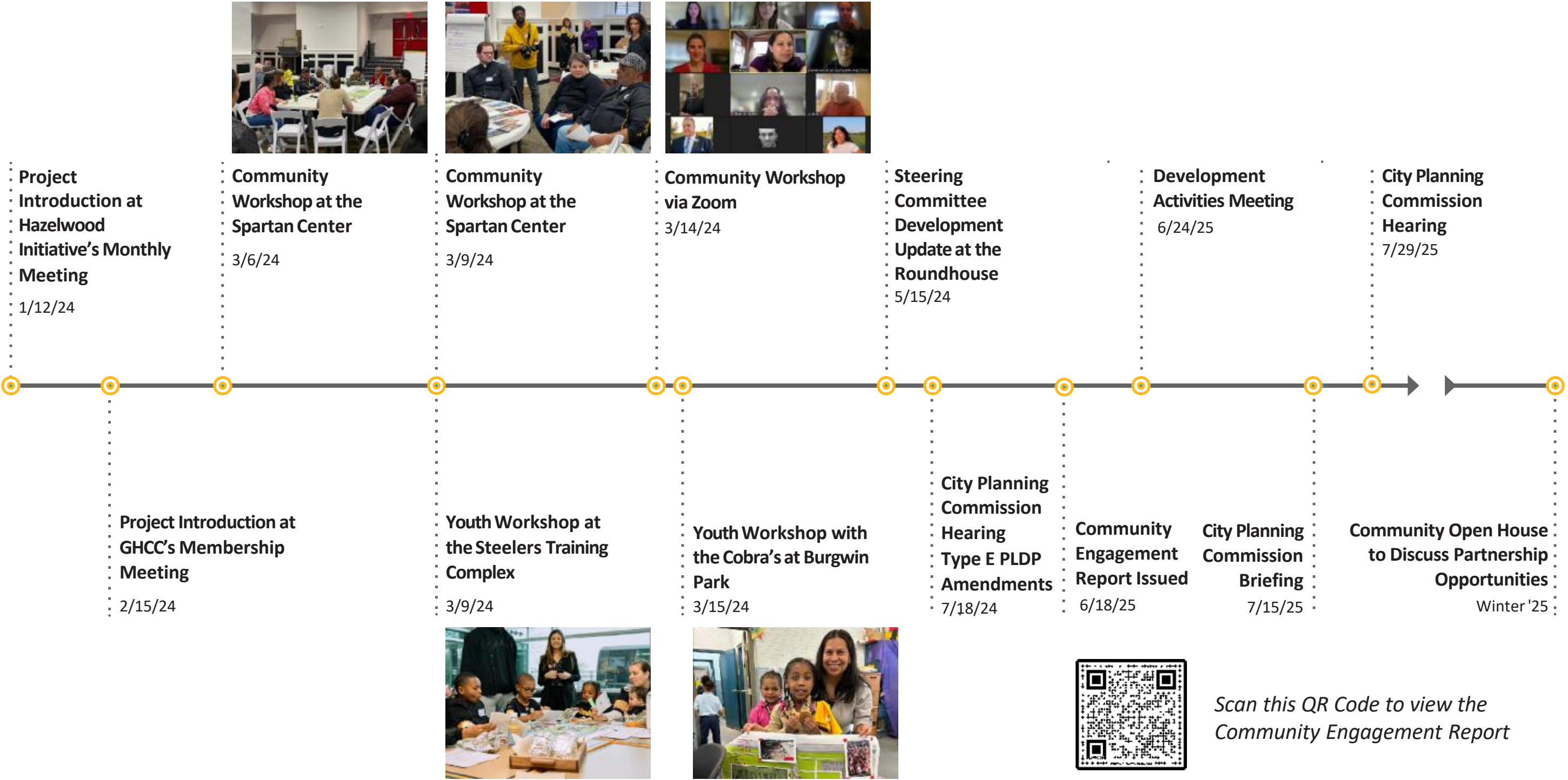
4942 GLOSTER STREET
PITTSBURGH, PA 15207

ZONING DISTRICT SP-10
HAZELWOOD GREEN
SPECIALLY PLANNED DISTRICT

Tishman Speyer, in collaboration with the Richard King Mellon Foundation and the Pittsburgh Steelers, is working to bring a multipurpose field to Hazelwood Green. The facility will be utilized year-round and support young people in the Hazelwood community and across the region by addressing the area’s need for fields for team sports. Organizations and the community will be able to use the field for a variety of team sports, practices, trainings, activities, and events. The field will also support coaches and offer certification opportunities. Ultimately the multipurpose field will foster stronger and healthier players, teams, and communities. The project is slated to open in 2026.



COMMUNITY PROCESS SUMMARY |



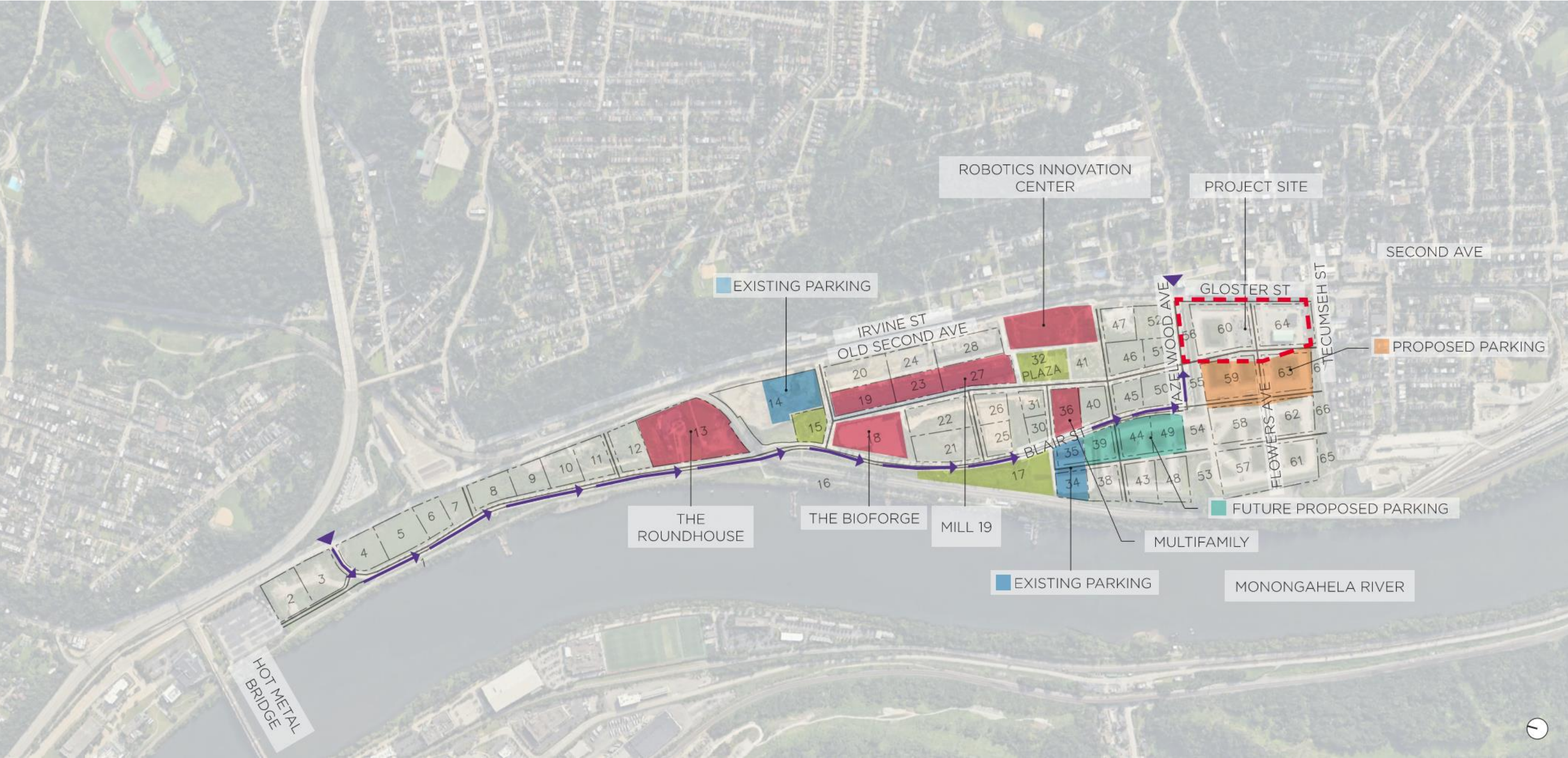
Our Neighborhood Commitment



The Field at Hazelwood Green

Greater Hazelwood Neighborhood Plan			
Project Scorecard			
	One welcoming inclusive neighborhood, better neighborhood connectivity	pp. 6, 18, 19 81	★★★
	No displacement, housing security, & affordable housing options	pp. 45, 50, 75, 76	N/A
	Riverfront access & green spaces	pp.18, 46	★★★
	Address local crime & safety	pp. 19, 49	★★★
	Neighborhood amenity retail, grocery store, food & beverage	pp. 18, 47-48, 77, 80-81	★
	Health, nutrition & wellness	pp. 42, 46, 47, 48	★★★
	Education & employment readiness Resident use & business opportunities Support community development Support local youth & entrepreneurs	pp. 41 43,77,79,80-81	★★
	Enhance the area with art & vibrancy	pp. 44-45, 75, 81, 112	★★
June 2025 DAM for FLDP			

LOCATION|

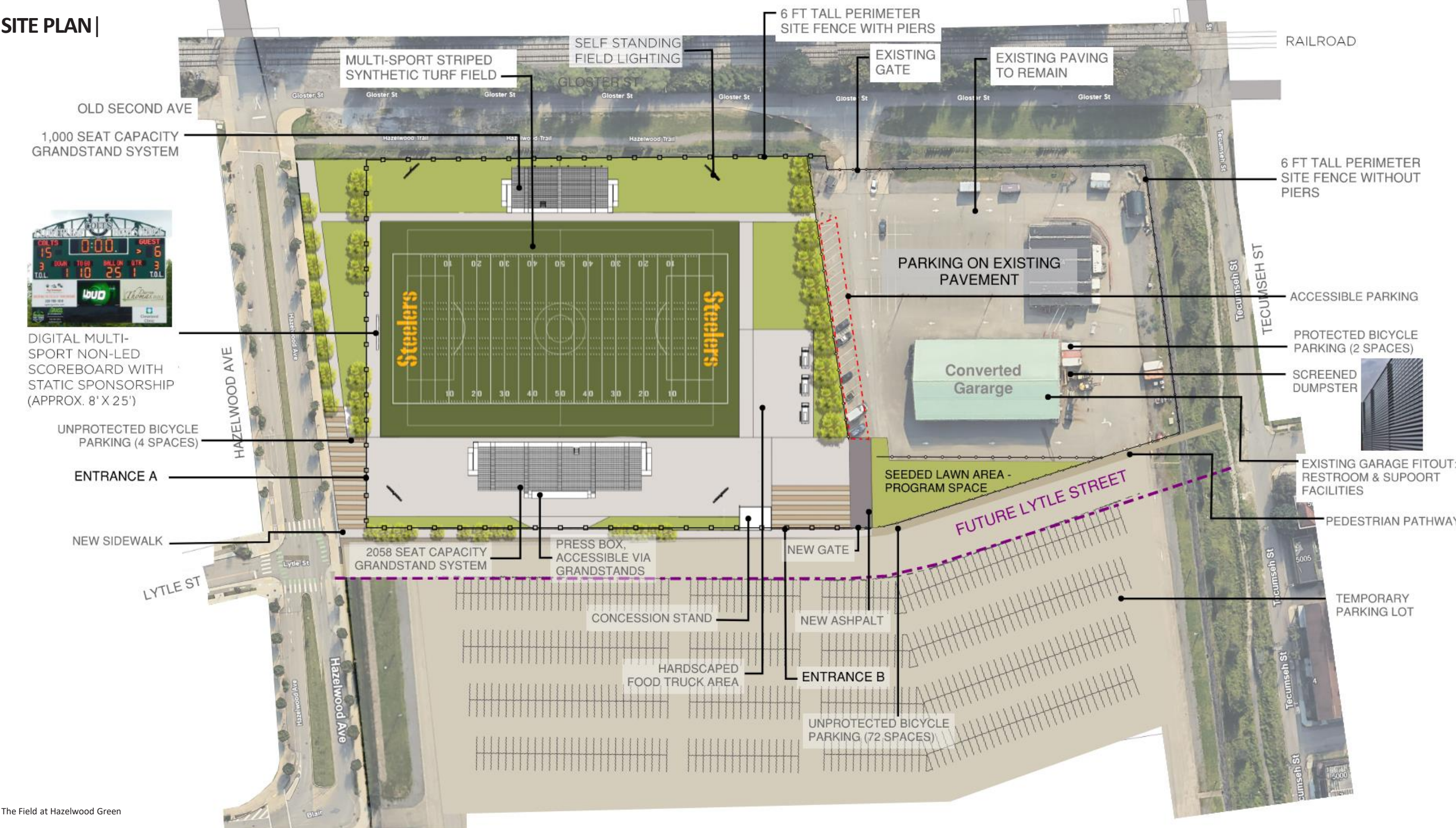


EXISTING CONTEXT |

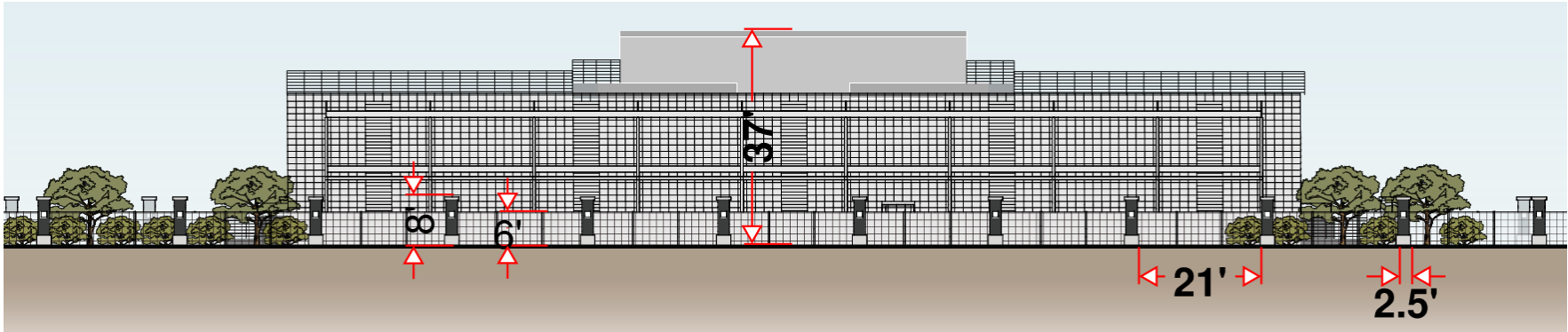


View of the Site Looking Northwest

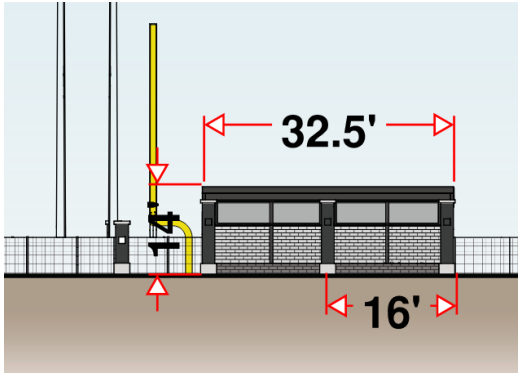
SITE PLAN |



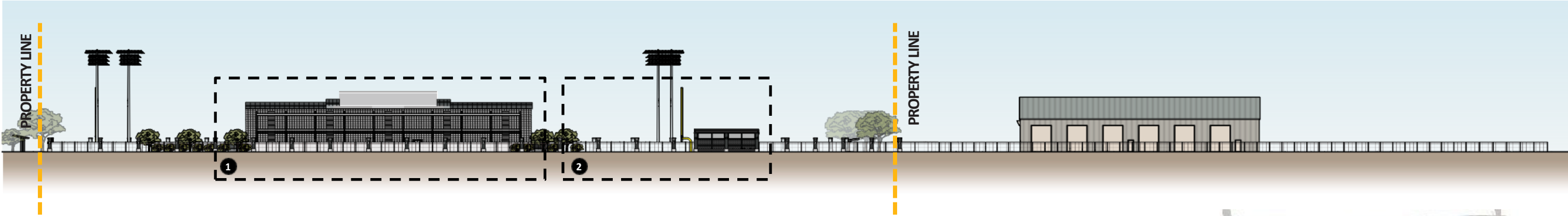
ELEVATIONS | FUTURE LYTLE STREET



ENLARGED ELEVATION 1 –
HOME STANDS



ENLARGED ELEVATION 2 –
CONCESSION STAND

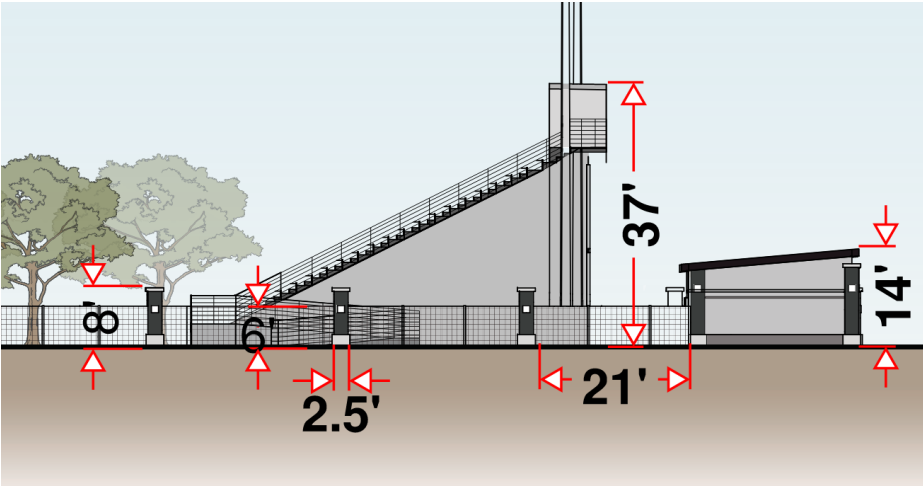


FUTURE LYTLE STREET | ELEVATION

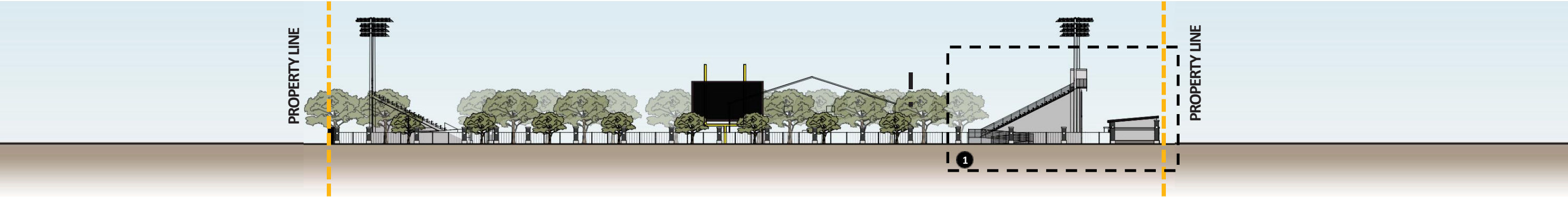
FUTURE LYTLE STREET ELEVATION – PLDP CALCULATIONS	
Frontage	100% (Boundary Structure from property line to property line)
Articulation	Boundary Structure has change in material every 21’ Concession Stand has change in material every 23.5’
Transparency	85% Total Transparency



ELEVATIONS | HAZELWOOD AVE



ENLARGED ELEVATION 1 –
MAIN ENTRANCE & CONCESSION STAND IN BACKGROUND

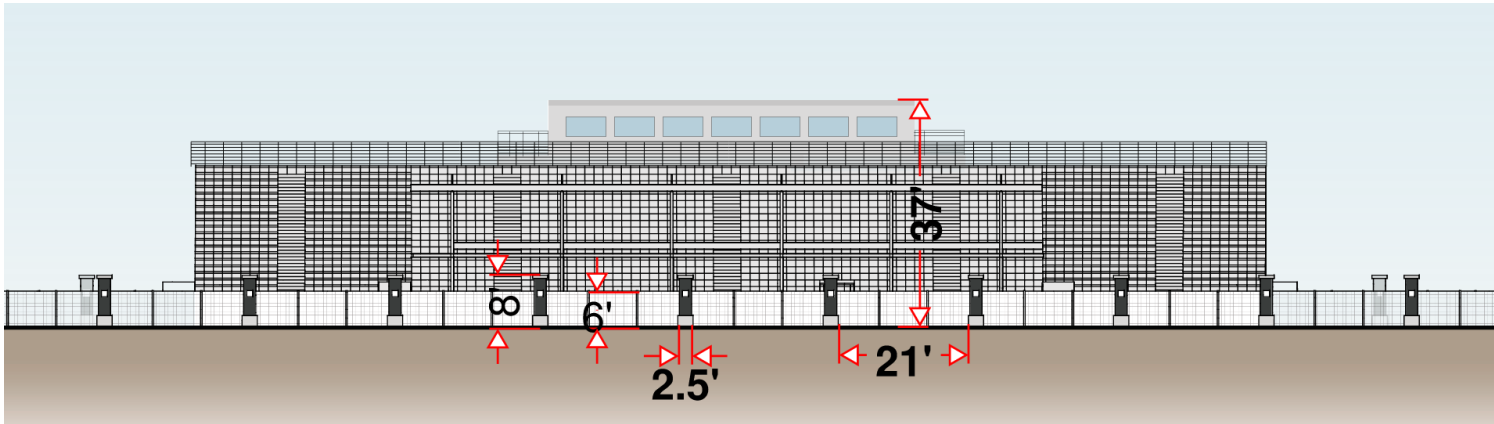


HAZELWOOD AVE | ELEVATION

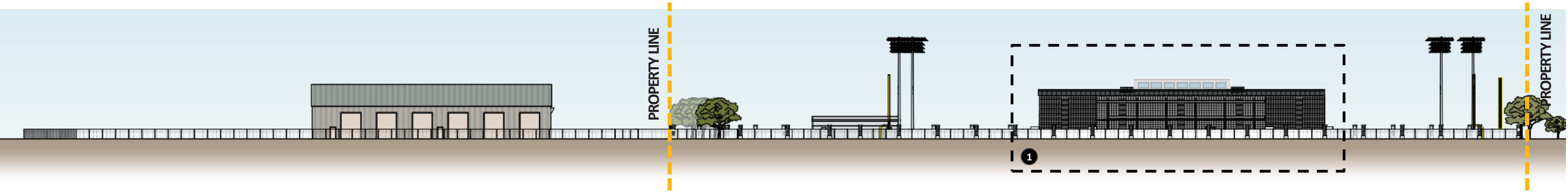
HAZELWOOD AVE ELEVATION – PLDP CALCULATIONS	
Frontage	100% (Boundary Structure from property line to property line)
Articulation	Boundary Structure has change in material every 21’
Transparency	89% Total Transparency



ELEVATIONS | GLOSTER STREET



ENLARGED ELEVATION 1 –
AWAY STANDS IN FOREGROUND & HOME STANDS IN BACKGROUND



GLOSTER STREET | ELEVATION

GLOSTER STREET ELEVATION – PLDP CALCULATIONS	
Frontage	100% (Boundary Structure from property line to property line)
Articulation	Boundary Structure has change in material every 21’
Transparency	89% Total Transparency



BUILDING MATERIALS | CONCESSION STAND



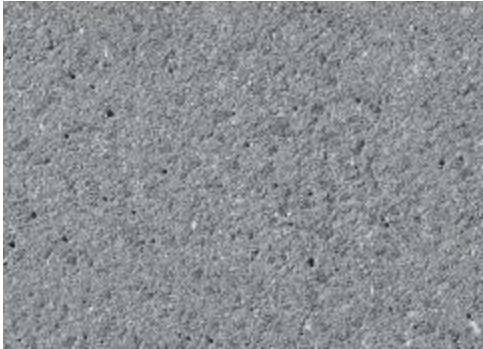
CORRUGATED METAL PANEL



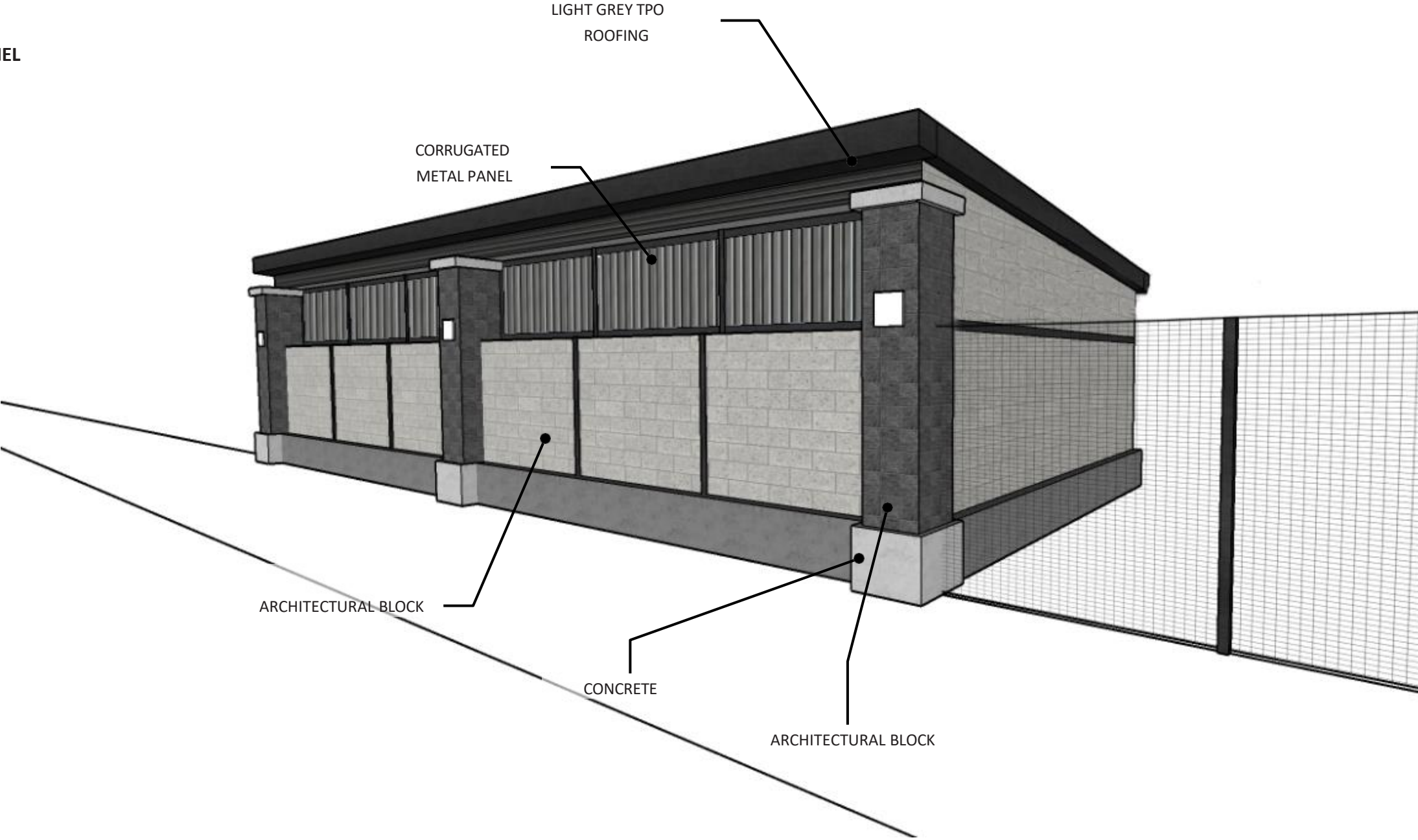
ARCHITECTURAL BLOCK



ARCHITECTURAL BLOCK



CONCRETE



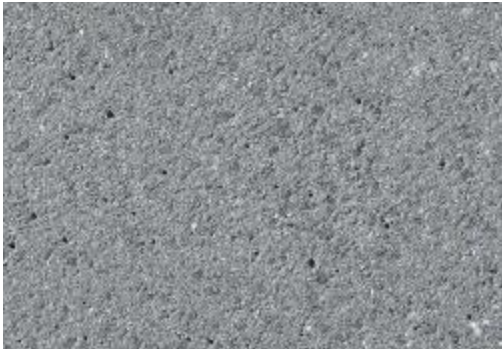
BUILDING MATERIALS | BOUNDARY STRUCTURE & PRESS BOX



**NO-PASS-THRU WIRE
BOUNDARY
STRUCTURE**



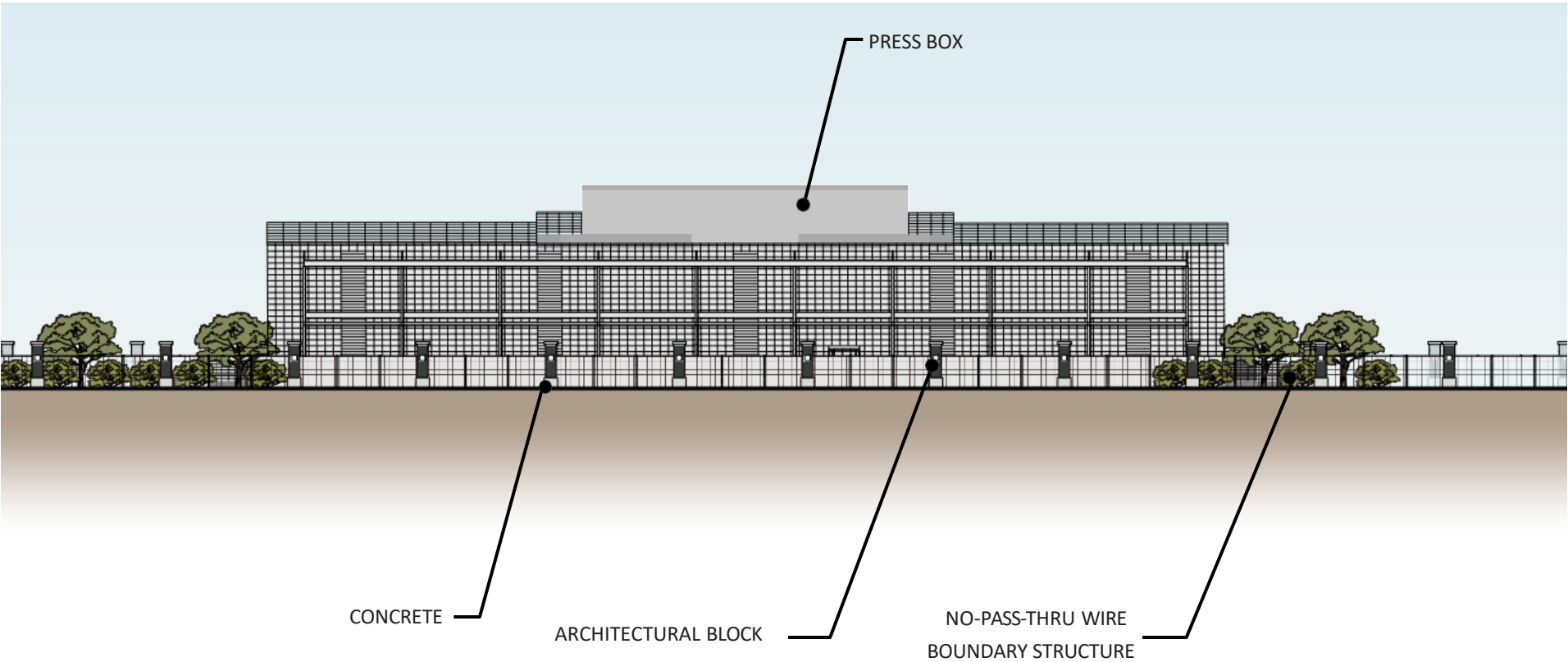
**ARCHITECTURAL
BLOCK**



CONCRETE

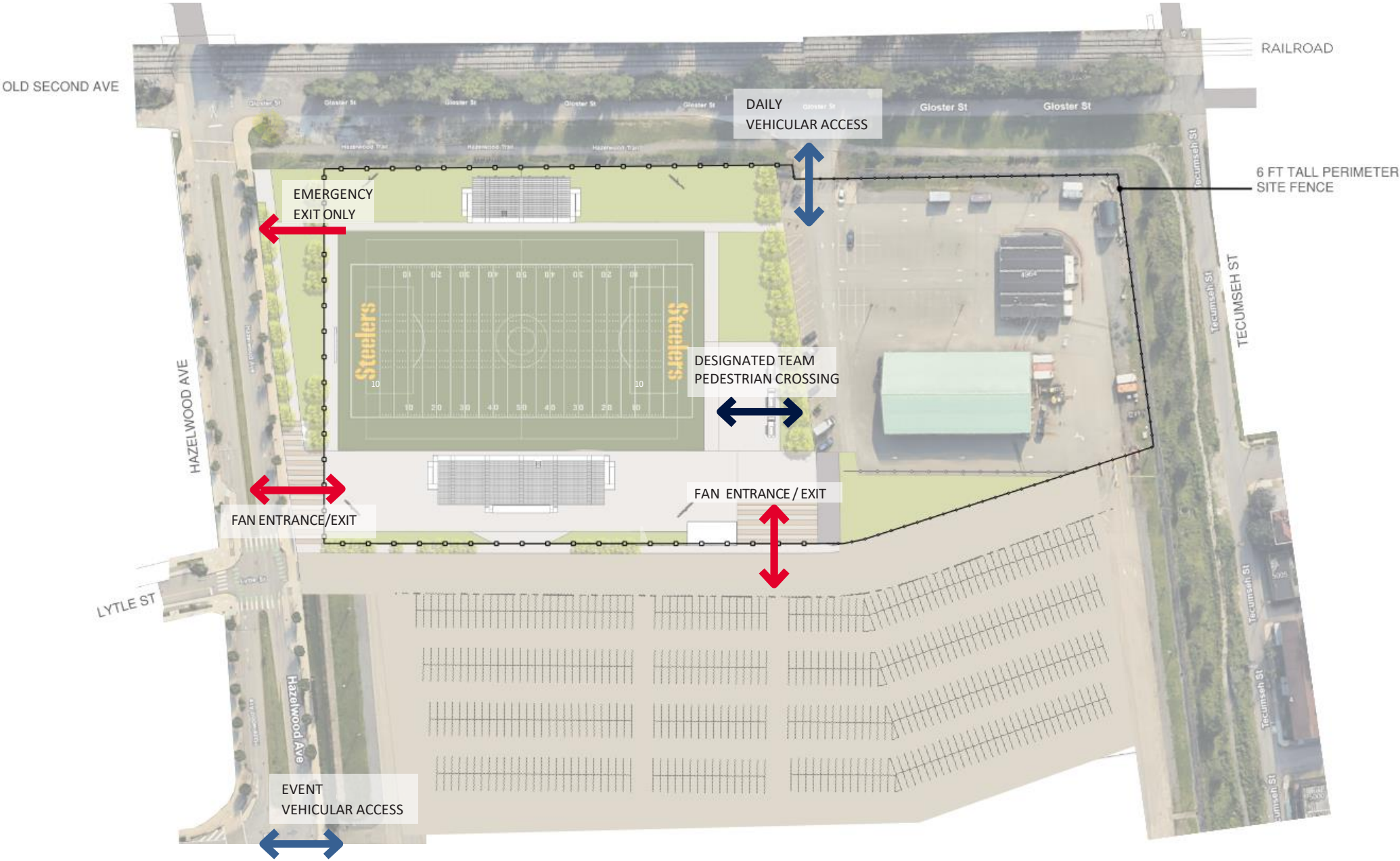


PRESS BOX



FUTURE LYTLE STREET ELEVATION

ENTRY SEQUENCE + SECURITY |



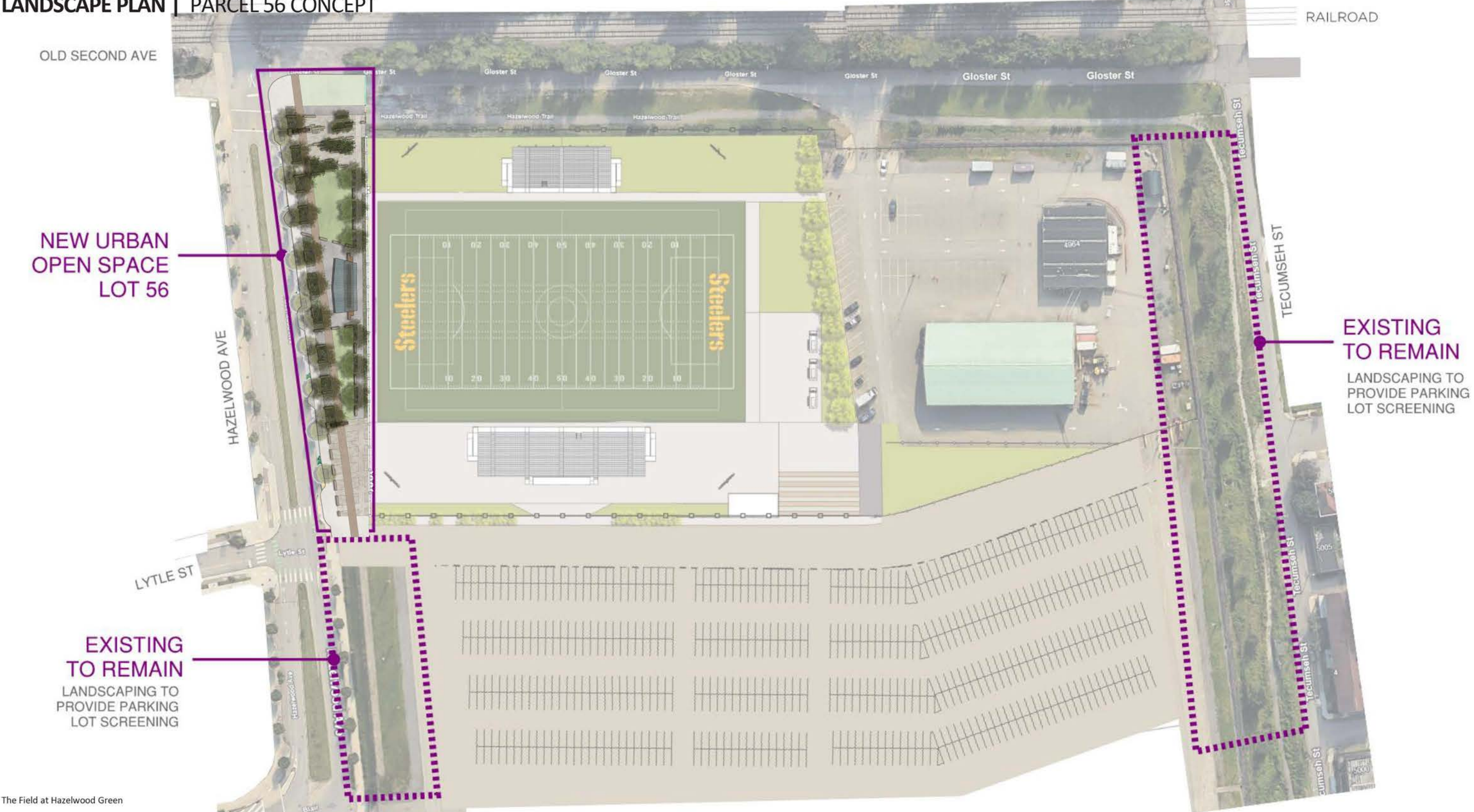
POTENTIAL SECURITY SYSTEMS:



INITIAL RENDERINGS |



LANDSCAPE PLAN | PARCEL 56 CONCEPT



OLD SECOND AVE

RAILROAD

NEW URBAN
OPEN SPACE
LOT 56

HAZELWOOD AVE

LYTLE ST

EXISTING
TO REMAIN
LANDSCAPING TO
PROVIDE PARKING
LOT SCREENING

Gloster St

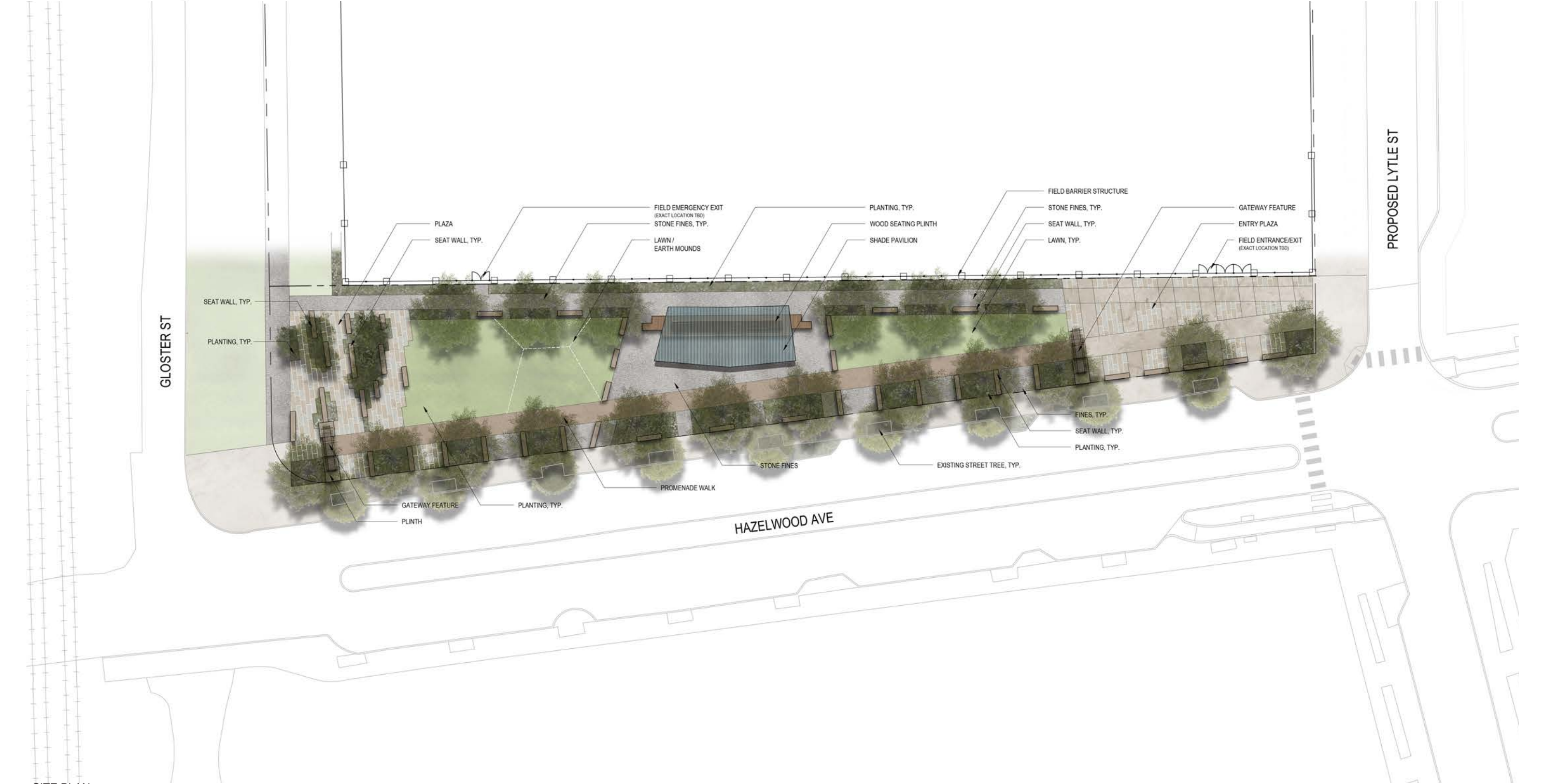
Tecumseh St

TECUMSEH ST

EXISTING
TO REMAIN
LANDSCAPING TO
PROVIDE PARKING
LOT SCREENING

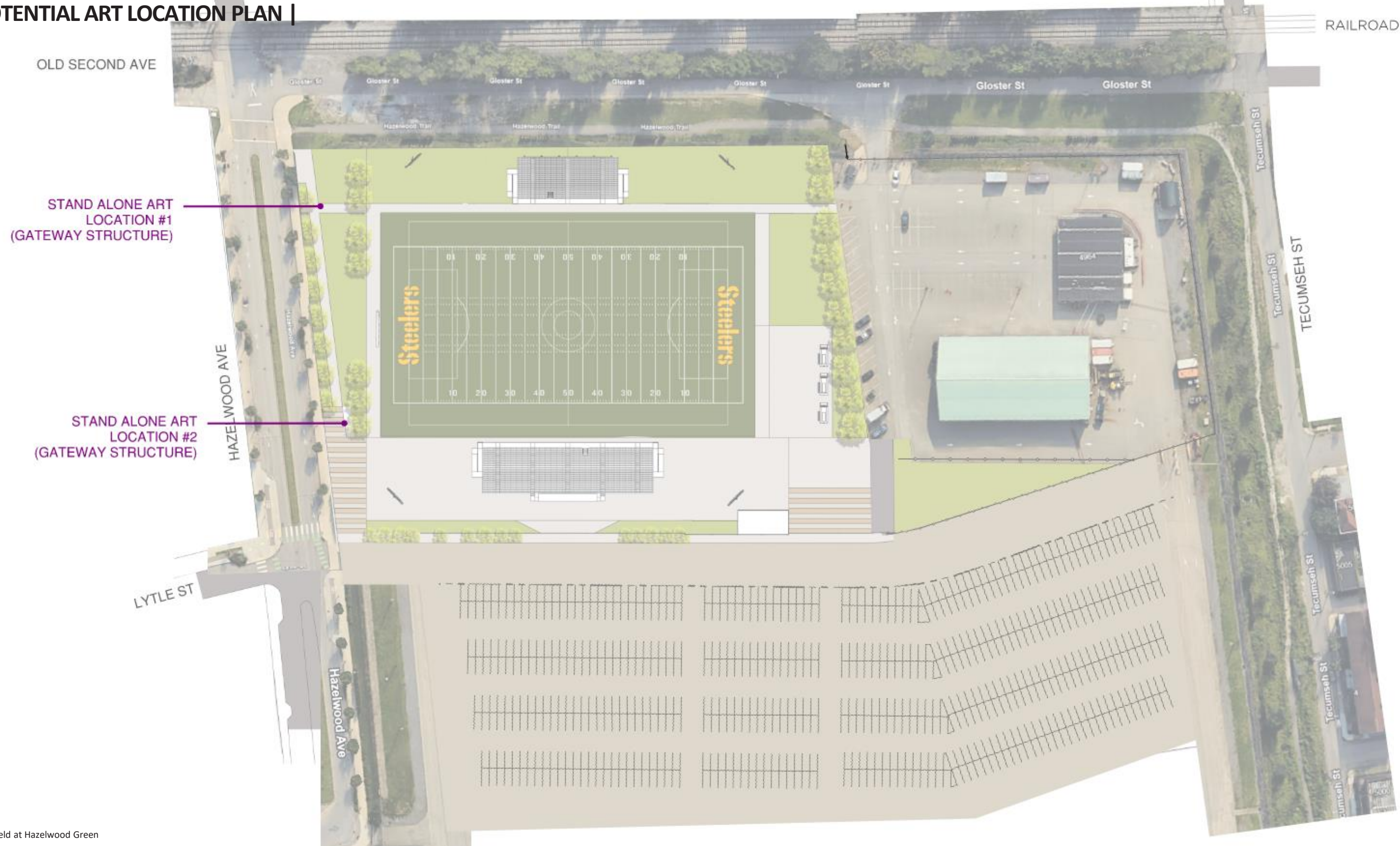
RAILROAD

LANDSCAPE PLAN | PARCEL 56 CONCEPT

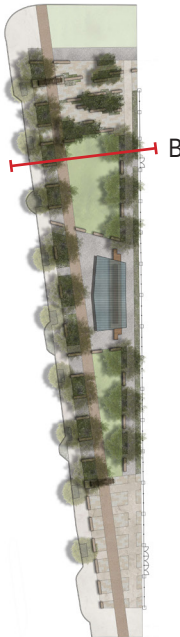
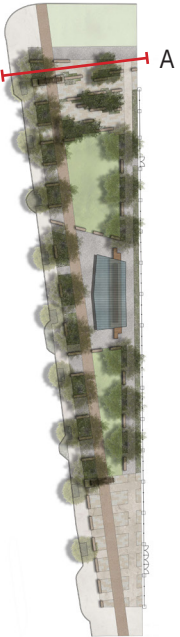


SITE PLAN

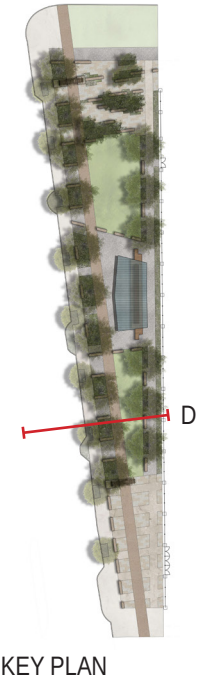
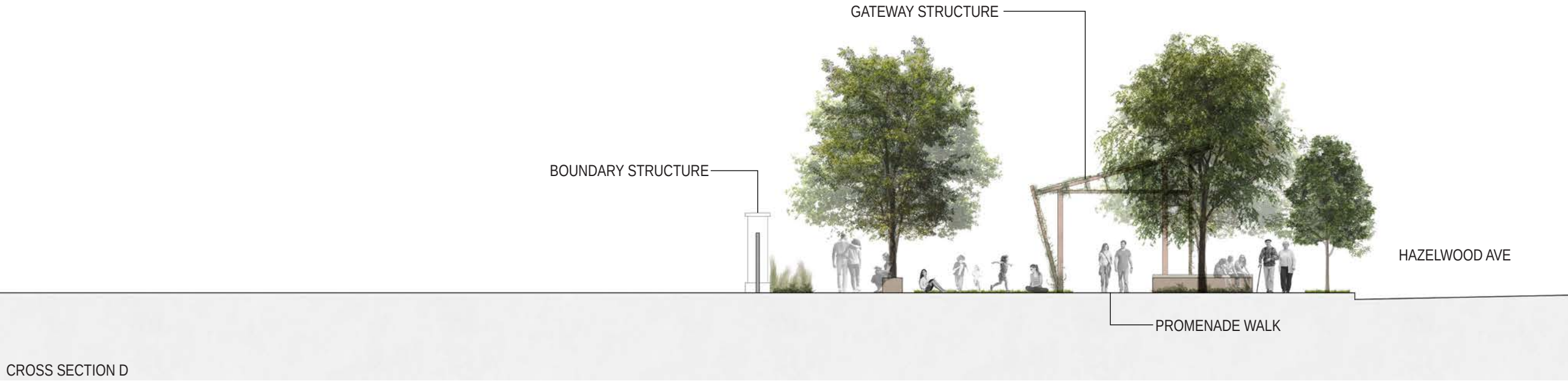
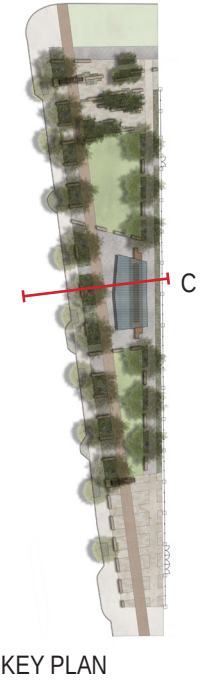
POTENTIAL ART LOCATION PLAN |



LANDSCAPE PLAN | PARCEL 56 CONCEPT



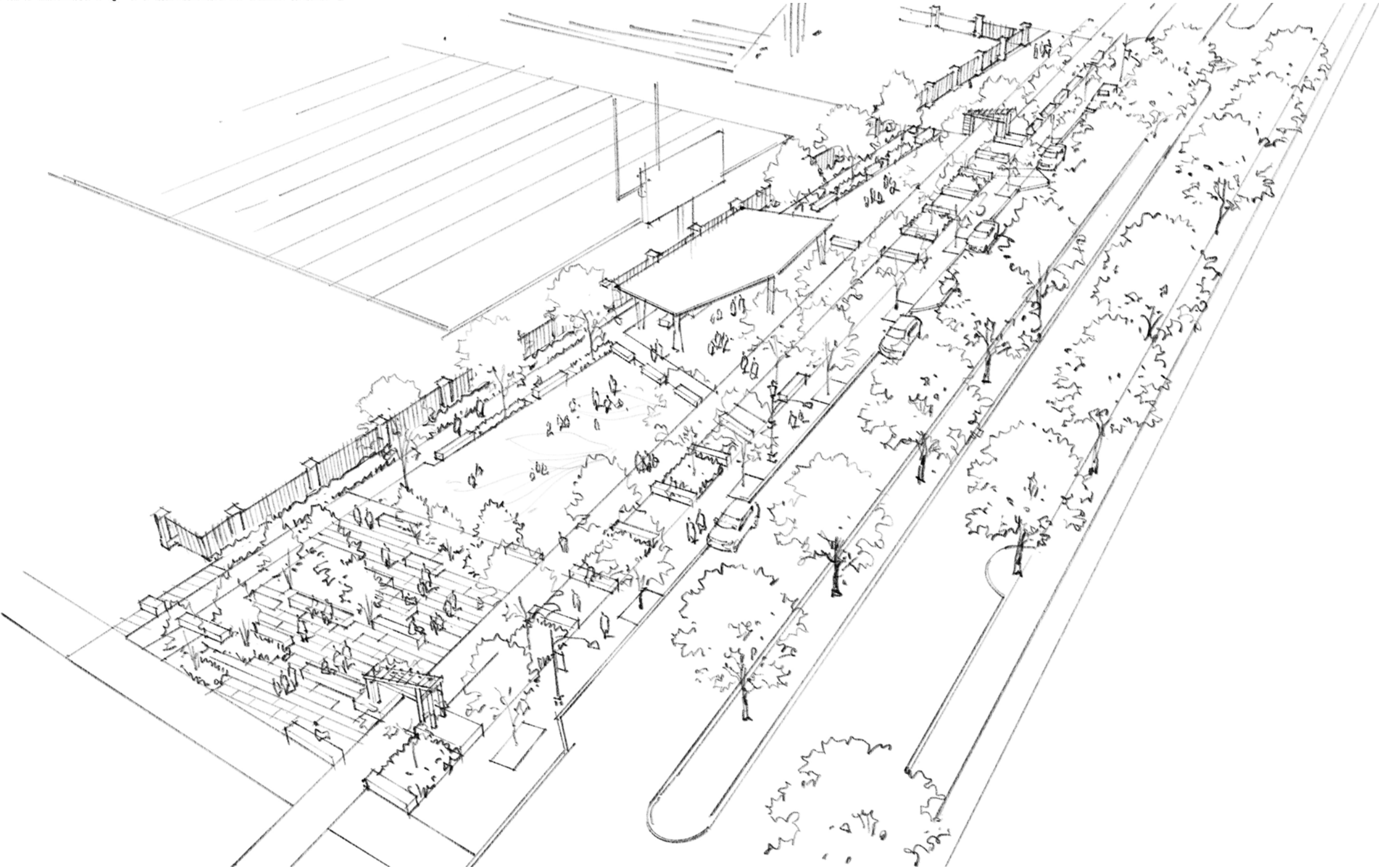
LANDSCAPE PLAN | PARCEL 56 CONCEPT





INSPIRATION IMAGES - LANDSCAPE MATERIALS & FURNISHINGS

LANDSCAPE PLAN | PARCEL 56 CONCEPT



BIRD'S EYE PERSPECTIVE



EYE-LEVEL PERSPECTIVE 1



EYE-LEVEL PERSPECTIVE 2

LANDSCAPE PLAN | PARCEL 56 CONCEPT



Acer rubrum 'Karpick'
Karpick Red Maple



Amelanchier x gr. 'Autumn Brilliance'
Autumn Brilliance Serviceberry



Betula nigra 'BNMTF'
Dura Heat River Birch (Multistem)



Cornus florida
White Flowering Dogwood



Corylus americana
American Hazelnut



Platanus x acerifolia
London Plane



Festuca longifolia
No Mow Fescue

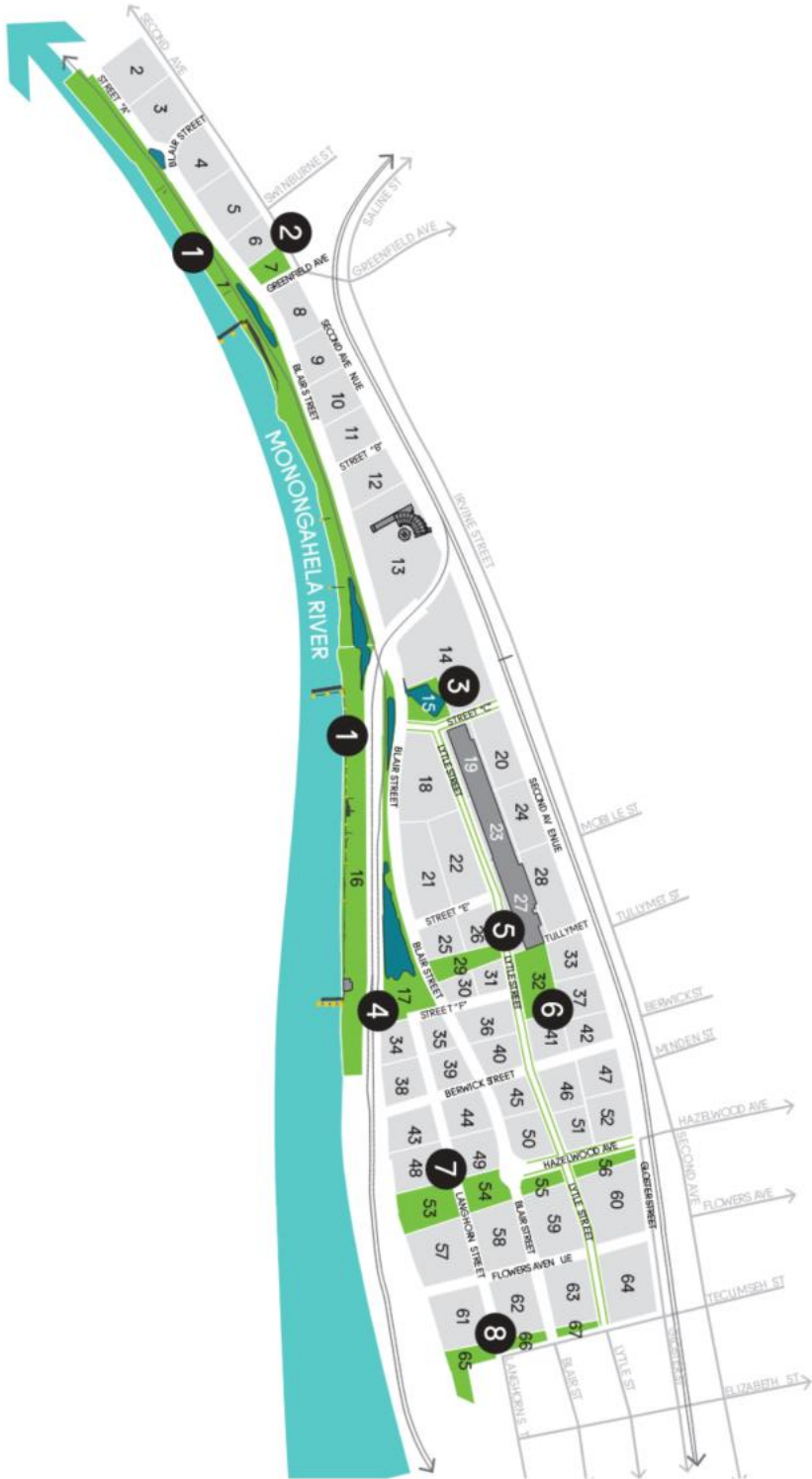


Sporobolus heterolepis
Prarie Dropseed

PLANTING PALETTE

HAZELWOOD GREEN URBAN OPEN SPACE SUMMARY|

Urban Open Space (UOS)	Acres	Design Begins	Constructed & Opened to the Public
Blocks 1 & 16 UOS #1	14.31 acres	Phase A: 2014 – design for the trail connection to Hot Metal Bridge and Hazelwood Ave began (1.90 acres) Phase B: 2019 – begin the feasibility and planning studies to provide direct public access to this portion of the riverfront that is owned by Almono LP.	Phase A: 2019 – Trail along Blair Street (Block 1 and 17) will open to the public Phase B: TBD – The completion of Blocks 1 and 16 (and 17) is contingent on when funding is secured for this regional asset.
Block 7 UOS #2	0.72 acres	2018 - this UOS is reliant on the timelines of the Four-Mile Run Green Infrastructure Project planned by PWSA and ALOCSAN's plans for M-29. Both infrastructure projects are required to include a UOS as the finished condition above all subsurface infrastructure.	The completion and opening of this UOS is dependent on the timeline of the infrastructure projects, both below and above ground.
Block 15 UOS #3	1.21 acres	Phase A: 2014 Phase B: Redesign shall begin when Block 14 begins design, if not before.	Phase A: 2016 – Construction completed Phase B: Completed and open to the public when at least 1 Development Lot on Block 14 is built with occupancy permits.
Block 17 UOS #4	5.04 acres	Phase A: 2014 – partial development of the UOS includes stormwater retention area with trail, overlooks, seating, and native planting, of which 2.7 acres count as UOS Phase B: 2019 – this UOS will be included as part of the larger riverfront park, as such the Block will be completed to accommodate increased public access and multi-purpose functions	Phase A: Construction completed in 2016, anticipated to open to the public in 2019. Phase B: Finalization completed in conjunction with Blocks 1 and 16, as a part of the larger riverfront
Block 29 UOS #5	1.13 acres	Design for this UOS must begin when the first of surrounding the Development Blocks (25, 26, 30, and/or 31) begins design.	This UOS must be completed and open to the public when half (50%) of the total land area of the surrounding Blocks (25, 26, 30, and/or 31) is built with occupancy permits.
Block 32 UOS #6	1.95 acres	Complete	Complete
Blocks 53, 54, 55, 56 UOS #7	4.15 acres	Block 56 design will start when design for Block 60 begins. Other blocks design will start when design for adjacent blocks begins.	Block 56 must be complete and open to the public when Block 60 is built with occupancy permits. Other Blocks must be complete and open to the public when adjacent blocks are built with occupancy permits.
Blocks 65, 66, 67 UOS #8	1.95 acres	Design for this UOS must begin when the first of surrounding Development Blocks (61, 62, 63, and/or 64) begin design.	Each UOS Block must be completed and open to the public when half (50%) of the land area of its adjacent Development Block(s) is built with occupancy permits. For example, Block 66 must be completed by the time that Block 62 is 50% built with occupancy permits.



SUSTAINABILITY PRINCIPLES

- Project will contribute to the overall LEED ND Platinum rating for the Hazelwood Green site
- Project will adhere to sustainable design principles as required by the PLDP
- Project will consider the following sustainable design criteria:
 - Transportation Strategies
 - Stormwater Management
 - Water use reduction
 - Energy Performance
 - Commissioning

STORMWATER MANAGEMENT PRINCIPLES

- Subsurface infiltration below turf field via field drainage system
- Renovations to existing “regional” stormwater facilities along Hazelwood Avenue and Tecumseh Street.



CONSTRUCTION MANAGEMENT PLAN SUMMARY |

SCHEDULE

- Earthwork & utilities (Land Operations): Fall 2025
- Construction of Base Sports Field: Winter 2025 - Summer 2026
- Construction of Park adjacent to Sports Field: 2026

CONSTRUCTION CIRCULATION

- Incoming deliveries routed along 2nd Avenue down Hazelwood Ave into site or across over Hazelwood Ave down Gloster St.
- Deliveries to exit onto Hazelwood Ave or Gloster to Hazelwood Ave to Blair Street onto 2nd Avenue.

STREET AND SIDEWALK CLOSURES AND/OR OBSTRUCTIONS

- Future streets adjacent to parcels will be part of construction zone until completion
- Utility Tie-ins within existing streets will be coordinated with AHJ for both pedestrian and vehicle detours.

WORK CREW PARKING

- An area of on-site will be provided for parking for most of the construction crew parking.
- Additional construction crew parking will be directed to use on-street parking along Blair St, Hazelwood Ave, and Lytle St within the development.

MITIGATION STRATEGIES

- Noise in accordance with the City of Pittsburgh’s noise ordinances with high-noise work starting after 8 am.
- Light pollution during construction by directing temp lighting to area of work and using deflectors as required.
- Dust control utilized throughout construction control utilized throughout construction.



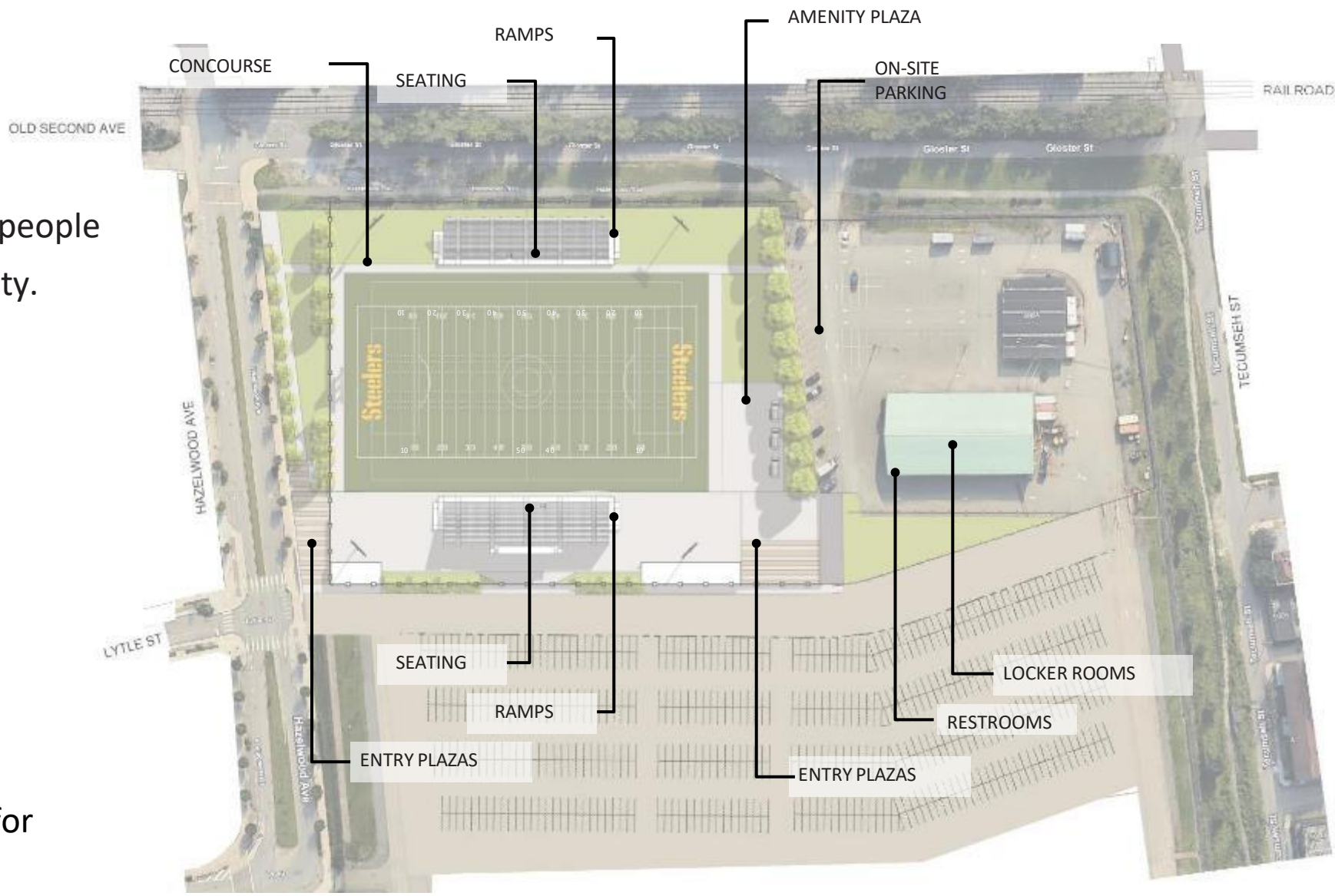
ACCESSIBILITY + UNIVERSAL DESIGN SUMMARY |

DESIGN FOR ALL

We are passionate about designing the places where people love to be together regardless of their age or physical ability.

ACCESSIBILITY + UNIVERSAL DESIGN PRINCIPLES

- Each seating type will have accessible seating with companion seating.
- Pathways from parking to stadium will be an accessible route.
- All circulation, plazas, and amenities will be accessible for all.



SPACES UTILIZING ACCESSIBLE PRINCIPLES

Drawing People Together.

POPULOUS

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