

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: The Field at Hazelwood Green, 4942 Gloster Street	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Tishman Speyer Populous (architect) Steelers LBA
Parcel Number(s): 56-F-394	
ZDR Application Number: DCP-ZDR-2024-02900	
Meeting Location: 107 Flowers Avenue and Zoom	
Date: 6/24/2025	
Meeting Start Time: 6PM	
Applicant: Christi Saunders, Tishman Speyer	Approx. Number of Attendees: 32
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

This project's working title is The Field at Hazelwood Green. This is a partnership between Tishman Speyer, Steelers, and the RK Mellon Foundation. The applicant displayed their project scorecard, which scores projects in Hazelwood Green based on how well they connect to the Greater Hazelwood Neighborhood Plan. They spoke about their community process, which included multiple community workshops, a youth workshop, and a steering committee meeting. They provided updates on their Community Engagement Report, including a ranking of votes on activities that the public desired for this site. They touched briefly on programming, such as the use of the field for football, adult exercise, etc., but said that they will be working with an operator to figure out the details of all of this in the future. The community will have access to the field at times that will be provided in the future, and this will be shared with the audience.

The field will be located at the corner of Hazelwood and Gloster St, west of Second Avenue. The existing garage building will remain, and have added restrooms and additional support facilities. There will be surface parking next to the garage and a gate to access the field. There will be small auxiliary buildings along the extended Lytle Street for concessions or similar uses and a grandstand with a press-box. There is space for additional stands on the opposite side of the field to potentially be added in a future phase.

Tecumseh will largely maintain the existing landscaping condition, while a new landscaped open greenspace will be added along Hazelwood Avenue. The small parking lot next to the existing warehouse will remain, while a temporary gravel lot will be added west of the field.

Vehicular access to the lot will be through Blair Street and there is a plan to add pedestrian access to the Below the Tracks area.

The auxiliary buildings will tentatively use gray and black corrugated metal and architectural blocks. There will be a no-pass thru wire boundary structure surrounding the field, which is a material that is difficult to climb, but easy to see through.

A construction management map was displayed. Construction vehicles will mostly be entering the site through Second Avenue and Blair Street. The project will contribute to LEED ND Platinum rating for the Hazelwood Green site. The stadium will have accessible seating and we plan to make the site appeal to people of various disabilities.

The next step is to brief the Planning Commission (July 15th) and then go for action after that where Planning Commission will vote on approving the site.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Will there be a future meeting around employment opportunities and community representation on the governance of the field?	We've been reluctant to get into these details because we don't yet have an operator on board. We have not run anything like this before, so we want to find someone that can manage the schedule, maintain security, plan events, etc. This person is not yet on board, but once they're involved, we can get into conversations around who runs the concessions, and other similar questions. We hope to come back in the winter or spring to discuss this further.
This seems like a dramatic change from the community workshops where it sounded like the Steelers would be running the facility.	Blair, with Pittsburgh Steelers: We will be running a lot of the major events and programs at the field. However, we will be hiring out a partner to do more of the everyday management and maintenance of the field. We heard from the community that they wanted opportunities for girls' flag football, and we [the Steelers] will be managing that and directing potential other programs.
How will noise be managed?	We have not gotten into these conversations yet, but we will plan to mitigate noise.
What about lights?	We have not figured these details out yet either, but we plan to follow the lighting requirements
What guarantee can you give us that residents of the Hazelwood neighborhood will be employed on the site?	While we don't have the operator yet, it is a priority for us. We will prioritize this in our conversations with the operator of the field. There will be more than just direct employment, we will also be contracting out some of the work which could be another opportunity.
What is the size of the field?	This is a regulation-sized field, 100 yards and 10-yard endzones.

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<p>We already have girl's flag football in the neighborhood.</p>	<p>Correct, I was just giving that as an example. Cobras Flag football will be able to use the field. We do not plan to recreate programming that already exists</p> <p>This operator is meant to do more of the nuts and bolts of what needs done on the field, such as maintaining the landscaping.</p>
<p>I work for Pittsburgh Public Schools, and these types of things need to have active management to make sure things run properly.</p>	<p>--</p>
<p>This rings some red flags for me. Its hard to see this plan with temporary parking and surface parking. Before we decided what we wanted to do for this site, we did decide that we did not want a bunch of parking, fencing and AstroTurf. It's hard to see how this fits within the PLDP. This traps heat in the neighborhood. There are multiple health focused groups that oppose the use of AstroTurf. This is really hard on health, safety, environmental awareness.</p> <p>In regards to the PLDP, I feel like it was already a compromise from what the community really wanted. It's difficult to accept an argument that drifting from this document and providing all of this parking and turf. Years from now we could very well regret this.</p>	<p>On the subject of parking, we're doing this with a porous material such as gravel, which is better for stormwater runoff. It's really about generating and maintaining energy and excitement for the site. This is the type of project that can generate excited for Hazelwood and this site, that other projects may not. A lot of these people are going to drive cars to the site and so we tried to provide accommodation for this in the most responsible way as possible. In regards to fencing, we tried to make it look as attractive as possible with landscaping and a more transparent material.</p> <p>On the turf, there is a lot of debate on that. Grass also requires a lot of chemicals and water and materials to mow. The turf is something that can be utilized at almost all hours.</p>
<p>A lot of us here have lived here our whole lives and we feel that we want something to go here and they seem to doing the best they can.</p>	<p>--</p>
<p>Can you talk about the condition on Lytle Street? The parking is temporary, but the other side where the concessions and green space – what will that feel like? Is that the fenced area?</p>	<p>There is fencing around the entire site. This will be a bunch of masonry piers with fencing between them. Cars will not be able to drive all the way through Lytle. The concession stands have the fence connecting to the front, which will be 6 feet tall.</p> <p>Jacob (Populous): The intention of the fencing is to provide security, which is the biggest priority. It will hopefully feel like it isn't there as much as possible, so people are drawn in to what is happening on the field, while still providing security.</p>
<p>Is part of the intent to make sure that people don't get into the field for paid events as well?</p>	<p>Yes, while we anticipate some events with for-sale tickets. People will still be able to see the field from the greenspace on Hazelwood Avenue.</p>
<p>For events where we want to ensure that people are coming into the field area completely, instead of watching from the outside, can you provide some sort of tarp or other method to block views from the exterior. Our youth</p>	<p>We're not there yet with the operator, but once they're on board we will talk to them about this and have an opportunity to hear these desires from the community.</p>

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athletic programs need money from tickets and concessions sales to do our work.	
How similar will this field feel to the Steelers practice field on South Side?	<p>The field in the South Side doesn't have seating, concessions, etc. so there is no contest compared to this field.</p> <p>Graham Field in Wilkinsburg will provide a very similar feel to what this field will be like if you're interested in seeing something comparable.</p>
Will there be security cameras?	Absolutely.
<p>Is UPMC involved in this?</p> <p>I'm asking because there were promises made to the Wilkinsburg youth football teams when Graham Field was built in Wilkinsburg with UPMC, but these promises were not followed through. We just want to make sure that that this doesn't happen here.</p>	No, they're not involved with this project.
Which groups do you have marked to access and use the field, so far? I'm hearing a lot of groups already talking about using the field for months, and that they've been talking to you guys about this.	Once we announced this project, we had a lot of groups reach out. However, no promises have been made at all. The only commitment we've made so far is to the Cobras to have home football games on the field.
You said that we would have a conversation on programming next spring, but I've heard that the plan is to have this finished by the draft. Is that the plan to have this finished by then?	<p>The plan was to have something finished by the draft, but I don't see this being completely finished by then. It's hard to say when anything will be finished until we get all of our permits.</p> <p>The draft is a legacy event for Pittsburgh, and this is a legacy project for Hazelwood and Pittsburgh.</p>

Other Notes

Planner completing report: Austin Herzog