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Hazelwood Green Quarterly December 2021

Momentum is building at Hazelwood Green, with new development on the horizon and our beautiful public Plaza preparing for its second year of family friendly, community programming. Read on for the latest news and follow us on Twitter and Instagram @HazelwoodGreen for photos and updates.

Roundhouse Receives National Design Awards

ON THE RIGHT TRACK

An Adaptive Reuse Transports Pittsburgh's Past into the Present

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Turning Pittsburgh's Roundhouse five years ago, it would have been a stretch to visualize the decaying building as a hub of technology and innovation. The 25,000-square-foot Roundhouse and its outdoor turntable were built by the Monongahela Connecting Railroad around 1887 to service train engines and redirect cargo, and it basically remained without any upgrades since 1987. The building had deep pits in its concrete floor, weeds growing inside, standing water on the site and the underside of the timber roof decking was blackened by soot. Still, the deteriorating Roundhouse captured the imagination of many, including GBBN Principal Anne Chen, AIA, LEED AP.

"You can envision the train, and there's a beauty in the functionality of moving the train that informed the building's curved geometry. It's actually awe-inspiring," Chen says. "But it was a big investment to preserve and adapt the Roundhouse to make it usable. When the Almonro partner foundations agreed to do it, I was thrilled."

Partially built into a hillside, the 10-day Roundhouse stands on a 178-acre riverfront redevelopment of an urban brownfield formerly owned by Jones & Laughlin Steel Co. and then by LTV Steel Co. In 2002, four Pittsburgh foundations

formed the Almonro Limited Partnership, or Almonro LP, and purchased the site. Called Hazelwood Green, the total development's plan calls for workspace, housing, retail and public spaces integrated into the surrounding community.

Almonro LP retained GBBN in 2017 to prevent the Roundhouse's further decay and ultimately design its adaptive reuse. As one of only three historic structures left on the site, the Roundhouse is a showcase of Pittsburgh's industrial past. "It's a unique building so clearly representative of its railroad and steel heritage," Chen notes. "Hazelwood Green will be home to many new buildings in the future. The Roundhouse will continue to communicate the site's history, which will enhance the redevelopment overall."

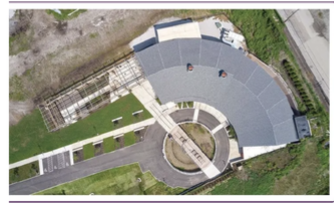
FORWARD MOMENTUM
 In February 2018, OneValley decided to make the Roundhouse one of its innovation centers. GBBN worked with the Silicon Valley, Calif.-based company to design an appealing contemporary space that attracts entrepreneurs to collaborative co-working spaces inside and outside the building. At the same time, the project incorporates original materials, such as the timbers and operable cab, track rails, crane and attached steel structure.

"Retaining these important elements is a major part of understanding the building's industrial nature," Chen says. "These projects are so few and far between because they're really difficult to remove, and it takes a great deal of Almonro to be committed to keeping them."

The Roundhouse was constructed as a cavernous double-height space with a small mezzanine. To accommodate OneValley's program and give the large volume a more human scale, GBBN added a partial second floor. The team replaced the floor's garage doors with a cantilevered living-in daylight and other views to the outside public area and the Monongahela River beyond.

Historic wood truss and steel play prominently in the project, but it was a concerted effort to properly preserve them while making the building as thermally sealed and energy-efficient as possible.

During selective demolition, the contractor discovered the structure was in worse shape than previously thought. Steel columns suffered



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The \$13.7 million renovation of the Roundhouse at Hazelwood Green has been named first place winner of *retrofit* magazine's 2021 [Metamorphosis Award](#) in the adaptive reuse category and has been recognized with an AIA Merit Award in the large scale architecture category by the [Cincinnati Design Awards](#).

A multipage feature in *retrofit*'s [November-December issue](#) highlights the challenges of reimagining the former industrial space and the care taken to retain elements of its historic legacy while embracing its new identity as home to the OneValley Pittsburgh innovation hub.

"The before was so bad and the after is so good," says Josiah Stevenson, FAIA, Metamorphosis Awards judge. "I love the exposed and reused elements, like the crane."

"This is a really well-executed project," the Cincinnati Design Awards jury noted, highlighting the way the design celebrates and reinterprets the building's industrial elements, such as its turntable, the skeleton of a steel shed, and crane.

The renovation, completed in fall 2021, was made possible through a combined investment by the Richard King Mellon Foundation and the Heinz Endowments, with GBBN architects leading the design. The Roundhouse is aiming for LEED Gold Certification and is the first project to be tracked against Pittsburgh's new resiliency standards. A partnership with Monmade has enabled the work of local artists and makers to be seeded throughout the space.

A Silicon Valley-based global entrepreneurship platform, OneValley supports entrepreneurs, accelerates startups, and empowers organizations across the world that foster innovation communities. OneValley at the Roundhouse brings together coworking space and a host of services, support, and networking opportunities to power and benefit Pittsburgh's innovation ecosystem. For more information on membership, co-working space, and the Pittsburgh

Up Next: New Biomanufacturing Facility at Hazelwood Green

A \$100 million gift from the Richard King Mellon Foundation to the University of Pittsburgh will support the creation of the University of Pittsburgh BioForge, a highly specialized biomanufacturing facility at Hazelwood Green. Pitt BioForge will help bring new cell and gene therapies and other novel treatments to patients and the marketplace, and will offer high-tech manufacturing capabilities, wet lab, and other innovation and incubation space.

Pitt BioForge is expected to turn the region's life sciences corridor into a global destination for investors and innovators, bringing together clinical, research and academic capabilities to offer opportunities for both early-stage and established companies to advance medical progress. The project will also act as a draw for new companies, spurring job growth and creating new opportunities and connections in Hazelwood and among surrounding communities.

Current plans envision a facility of approximately 200,000 - 250,000 square feet, which will be equipped to perform the most advanced biomanufacturing processes and other innovative development, with the purpose of bringing every stage of the life sciences innovation process under one roof. Pitt research already underway and poised to relocate to BioForge includes gene and engineered cell therapy, microneedle and other novel therapeutics and delivery technologies, and the development of micro- and nano-antibodies.

"The Foundation is making a historic bet on Pittsburgh to lead nationally in the life sciences," said Richard King Mellon Foundation Director Sam Reiman. "If COVID-19 taught us anything, it's that we need to discover and manufacture health care advances right here at home. And we are even more eager to lead in this sector because of its potential to generate family-sustaining job opportunities that are accessible to all our communities.

"Hazelwood Green is the ideal place to do this work. Coupled with our \$75 million gift to Carnegie Mellon University for robotics and advanced manufacturing at Hazelwood Green — and thanks to the steadfast commitment of our Almono partners, the Heinz Endowments and the Claude Worthington Benedum Foundation — this is one of the final puzzle pieces in our efforts to make Hazelwood Green truly different than other riverside developments. This project will help make our vision for Hazelwood Green come to life: a magnet for sustainable growth and an engine for prosperity for our partner communities."

It's a Wrap: Plaza's First Season a Success



This year marked the debut of Hazelwood Green Plaza as a destination and gathering point for community and family events. Under the direction of Hazelwood Local, community programming has drawn ever growing crowds, with recent events including Symphony on the Plaza, a Fall Mini-Fest and a Jazz Lounge on Mill 19's South Porch.

Through January 31, 2022, residents and visitors can take in ***Illumin-Ave***, a public art project comprising a series of five light and art installations in storefronts and on buildings along Hazelwood's historic Second Avenue. With technical expertise and artistic direction from partner Clear Story creative studio, key neighborhood landmarks such as the Carnegie Library, Floriated Interpretation, and Elizabeth Pharmacy, as well as the intersections of Tipton Street (5017 Second Avenue) and Flowers Avenue (4901 Second Avenue), are hosting original works from local artists [Alisha Wormsley](#), [Ian Brill](#), [Mikael Owunna](#), and [Clear Story](#). The pieces are illuminated by light while also illuminating each building's features for a re-interpretation of both the art and the spaces themselves.



Alisha Wormsley
4901 Second Avenue

Ian Brill
5017 Second Avenue

Clear Story
Carnegie Library, 4741 Second Avenue

Mikael Owunna
5039 Second Avenue

ILLUMIN-AVE TALK & WALK

A kick-off event, **Illumin-Ave Talk and Walk**, will be held **Friday, December 10**, from **6 pm to 9 pm**, at Hazelwood's historic **The Woods House**, giving community members the opportunity to hear directly from the artists about their inspiration and their individual works. Complimentary light bites and sips will be served, and guests will be invited to walk the corridor with the artists to view the installations. To RSVP for the December 10th kickoff event, visit www.hazelwoodlocal.eventbrite.com. Follow Hazelwood Local on Instagram @HazelwoodLocal and at Facebook.com/HazelwoodLocal for more information and for news on 2022 Plaza and neighborhood happenings.

Planning Commission Approves Modifications to SP-10 Zoning District

At its November hearing, the Pittsburgh Planning Commission unanimously approved modifications to the Hazelwood Green SP-10 zoning district that will enhance affordability, enable the site to adapt to market changes, and allow for greater flexibility of uses, including expanded cultural and recreational uses.

Speaking on behalf of Almono, Todd Stern, managing director with U3 Advisors and development advisor for the site, noted that commitments to the original vision for Hazelwood Green remain unchanged.

“Hazelwood Green was purchased almost 20 years ago to ensure that this majestic waterfront would be rebuilt in a way that promotes a dynamic, prosperous, and vital mixed-use environment that spurs the economic vitality of Hazelwood, the City of Pittsburgh, and the region,” said Stern. “The Almono foundations, together with our community partners and neighbors, spent an enormous amount of time crafting the PLDP and zoning text in 2017 and 2018, and its key values -- 1) advancing human well-being, 2) inspiring innovation, 3) regenerating the environment, and 4) creating resilient places -- remain the central visioning document and roadmap for development at the site.”

Stern, together with representatives from development advisor Tishman Speyer, added that changes will enable the site to adapt to market changes and to the challenges business owners face in attracting and retaining talent. Zoning adjustments will allow for spaces that meet the greater demand for cultural and community connection, for offices and residential areas with generous outdoor space, and for buildings and neighborhoods with walkable access to amenities.



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