

NEWS
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For Immediate Release

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Design Plan for Renovation of Roundhouse at Hazelwood Green Under Review by Planning Commission

*With stabilization of the structure complete, former railroad building
to be given new life as collaborative work and event space*

(PITTSBURGH) - January 28, 2020 – Design plans to renovate the Roundhouse at Hazelwood Green to new use as a collaborative work and event space were reviewed at a City of Pittsburgh Planning Commission public briefing today. Designed by Pittsburgh-based [GBBN](#), the project will incorporate original elements such as the turntable and operator cab, crane, fume hood room and track rails. Open exterior space for community use is also being designed to accommodate a variety of programs and events.



Hazelwood Green Roundhouse renderings. Images courtesy GBBN.

“Our design vision has been to connect to the history of the Roundhouse and its importance to Pittsburgh’s past while repositioning the space to usher in the future of community enrichment, technology, manufacturing and entrepreneurialism in the city,” says Anne Chen, AIA, LEED AP, Principal, GBBN. The renovation will employ energy efficient systems for heating and cooling and will seek LEED Gold certification upon completion.

“After two years of careful effort to stabilize this historic structure and map out a design for its future that is respectful of its past, we are ready to move forward with renovation of the Roundhouse,” said Todd

Stern, Managing Director of U3 Advisors, Inc., development advisors for Hazelwood Green. “This project

represents the second major vertical development for Hazelwood Green and once approved will be marketed as a technology acceleration and coworking space, with welcoming outdoor spaces for the public to access and enjoy. We look forward to sharing more detail on design elements in the coming months as renovation progresses.”

Construction and renovation work will commence upon approval by the Planning Commission and is expected to take approximately 12 months for completion.

Originally built by the Monongahela Connecting Railroad circa 1887 and formerly owned by Jones & Laughlin Steel and later LTV Steel Company, the 10-bay Roundhouse and turntable was used to stabilize train engines for servicing and to redirect the materials they carried through the processes of production and on to final distribution. In 2017, GBBN was selected to take on the challenge of designing the renovation of the space, beginning with the stabilization of the structure. Work to date has included replacing portions of the roof; taking down an enclosure that was collapsing onto one end of the structure; clearing abandoned vehicles away from the site; and splicing new steel foundations into the bottom of old columns within the structure.

Design plans for the Roundhouse will be reviewed for approval at the Planning Commission Hearing scheduled for February 11, 2020.

Other work underway at Hazelwood Green includes construction of the public Plaza, which is scheduled for completion in summer 2020, and the completion of Lytle Street, scheduled for dedication and opening on January 30, 2020.

About Hazelwood Green

Located in the city of Pittsburgh’s Hazelwood neighborhood and situated along the Monongahela River, Hazelwood Green is envisioned to become a world-class model for sustainable development encompassing a mix of offices, research and development, light manufacturing, housing, retail, public green spaces, trails and transportation. With a goal of achieving USGBC LEED for Neighborhood Development Plan certification, the site’s plan for development prioritizes reuse of land in an urban infill location; seeks to create a well-connected, walkable community; and pursues efficient use of resources.

The Hazelwood Green site was once the home of Jones & Laughlin Steel Company (J&L Company) and then later, LTV Steel. During its peak, J&L employed 12,000 workers between its South Side and Hazelwood sites, with the adjacent Hazelwood neighborhood growing to reach a peak population of 13,000 residents in 1960. The decline of Pittsburgh’s steel industry led to steel operations slowing in 1991, with the last facility closure on site in 1997. By 1998 only 6,000 residents remained in Hazelwood; today there are approximately 5,000 residents.

In 2002, Almono LP was formed by four Pittsburgh foundations to purchase the Hazelwood site from LTV Steel for \$10 million. Today, Almono LP comprises three Pittsburgh foundations – the Richard King Mellon Foundation, The Heinz Endowments and the Claude Worthington Benedum Foundation -- with Almono LLC acting as the managing partner for the project.

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