

LAWRENCEVILLE

# Neighborhood Metrics Report

2022



LAWRENCEVILLE  
CORPORATION

**LAWRENCEVILLE**

# Neighborhood Metrics Report

**2022**



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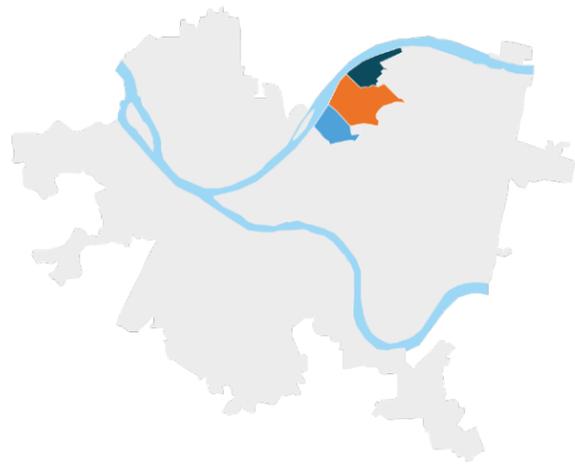
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# Welcome Letter

On behalf of Lawrenceville Corporation's Board of Directors, staff, and our many partners, we are excited to present Lawrenceville Corporation's (LC) first ever Lawrenceville Neighborhood Metrics Report, which provides a comprehensive look at the neighborhood's demographics, economics, and infrastructure.

LC staff has spent the past year working with partners to compile the data presented in the report. While data alone may rarely be meaningful, it's our hope that residents, employers, partner organizations, investors, and other community stakeholders will join us in our work to put this data into context, analyze it further, draw out insights and stories, and use those to make smarter decisions for the future of our growing neighborhood.

Today, Lawrenceville is experiencing a level of investment and market growth not only rarely seen in the Pittsburgh region, but one that has been nationally noted and documented. As the following pages will elucidate, economic investment has brought with it improved safety, schools, employment opportunities, and infrastructure.



Yet, while there is much to be proud of and significant strengths to build off, many of our most marginalized have been excluded from the neighborhood's growing opportunity. While some long-time residents and property owners have realized value and equity in their investments, rising costs have excluded vulnerable resident and business populations from the new opportunities of a growing Lawrenceville. We've lost 68% of our Black population, and poverty continues to lie beneath the surface alongside disparities in educational outcomes, food access, and public health and safety. With so much change, the need has never before been greater to ensure that neighborhood plans are followed, that relationships across identity are intentionally forged, and that residents and stakeholders have self-determination over the future of the neighborhood.

Over the past 22 years, the work of the Lawrenceville Corporation and our partners has helped to create a community of growing opportunities. With a strong track record of results and a history of leading on issues of regional importance, LC remains positioned to leverage this data in tandem with our neighborhood partners, plans, and ongoing community input to develop projects, programs, and policies that move us closer to our collective vision for Lawrenceville.

We look forward to working with you to build a resilient, inclusive, healthy, vibrant Lawrenceville with opportunities for all to live, work, and play.

— LC Staff



## STAFF

**Sarah Trbovic**, Interim Executive Director & Operations Manager

**Emily Persico**, Community Development Manager

**Abi Gildea**, Business District Manager

## CONTRIBUTORS

**Lauren Connelly**, Former Executive Director

**Mary Jane MacArthur**, Former Community Development Intern

**Emily Hwang**, Former Community Development Intern

# EXECUTIVE SUMMARY



## Part I: Living in Lawrenceville

- **9,755** residents
- From 2010 to 2020:
  - **40% increase** in population aged 25-34 and decrease in children and seniors from 2010 to 2020
  - **68% decline** in Lawrenceville's total Black population from 2010 to 2020
  - **135% increase** in median household income
  - **11% increase** in housing units
  - **5% increase** in population over 24 with a bachelor's degree or higher
- **Tenfold increase** in the median home sale price since 2000
- **23%** of Lawrenceville households are cost-burdened
- **Lower rate** of hospitalization and death from COVID-19 than the city average

## Part II: Economic Vibrancy

- Main Street Business
  - **300** on Butler Street, **55** on Penn
  - **232** locally owned and operated businesses
  - **95** woman-owned businesses
  - **Increase** in Main Street occupancy, with **25** more openings than closures from 2019-2022
- **68** programmed affordable commercial retail and studio spaces
- Total project value from building permits totaled **\$165.5 million** from 2019 to 2021
- **850** residential units announced or completed since 2019
- Corporate entities own **16%** of Lawrenceville's residentially-zoned property
- Purchase price of a single family home hit a high water mark of **\$1.2 million** in May 2022
- Occupancy rates for new (since 2018) multi-family developments of 20+ units range from **93-100%**

## Part III: Land Use & Environment

- Multi-family housing is permitted by right in just **17%** of Lawrenceville
- From 2004 to 2020, Lawrenceville has a **higher rate** of crashes and pedestrian deaths than the city as a whole
- **81%** of Lawrenceville households have access to a private vehicle, but only **about half** of workers use private vehicles for their commute
- Rides beginning and ending in Lawrenceville:
  - **63% decline** in Pittsburgh Regional Transit ridership from September 2019 to September 2020
  - **10,000** POGO bikeshare rides in 2021, a **20% increase** from 2020
  - **18,000** Spin scooter rides from July 2021 to March 2022
- Energy use decreased from 2019 to 2021, led by a **22% decrease** in industrial usage and a **16% decrease** in residential usage
- **2.7** acres of public park per **1,000** residents, as compared to the national average of **9.9** acres

# LIVING IN LAWRENCEVILLE

SECTION DIRECTORY

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[Demographics →](#)

[Housing →](#)

[Neighborhood Wellness →](#)

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Lawrenceville's total population increased about 3% over the past decade to just under 10,000 people. The people that comprise this population, however, have changed significantly: Black residents have been replaced by white; low-income with higher-earners, and children and aging residents with a large millennial boom.

These population changes have been accompanied by a level of growth and reinvestment rarely seen elsewhere within the City of Pittsburgh. The median home sales price has increased tenfold since 2010 and median household income increased by 135% since 2010. While overall crime has declined, about 10% of the total Lawrenceville population is below the poverty line, and many others still struggle to access affordable housing, healthy food, lead-free water, and reliable internet. The neighborhood has responded to this need by distributing food and money to those in acute need and prioritizing the development of affordable housing using a variety of tools, including inclusionary zoning, project-based vouchers, a community land trust, and public/private partnerships to spur the development of affordable rental units.

# Demographics

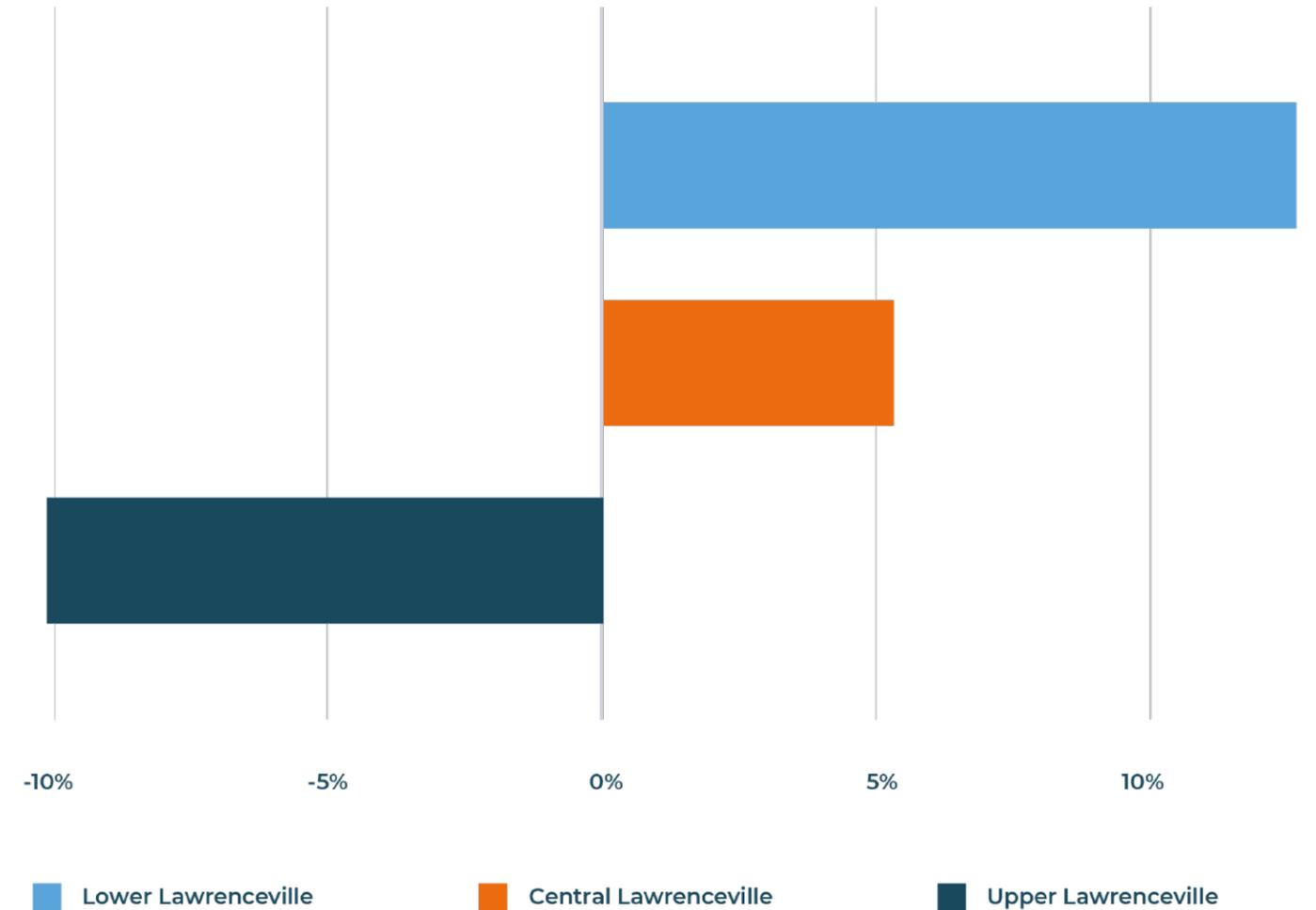


## Overall Population

According to data from the US Census, Lawrenceville's population increased by about 3% between 2010 and 2020, while Pittsburgh's total population declined by about 1%. Neighborhood population changes have been a little more significant but still fairly small: Lower and Central Lawrenceville gained population, while Upper Lawrenceville lost population.

**9,755**  
LAWRENCEVILLE'S  
TOTAL POPULATION

### Population Changes 2010–2020

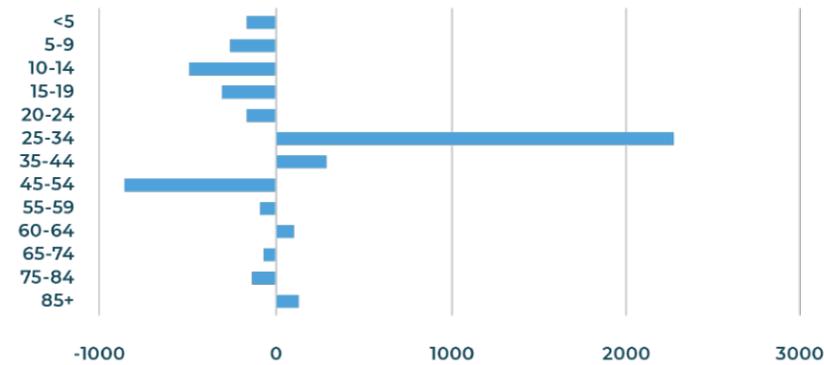


Source: 2020 ACS 5-Year Estimates, Demographic and Housing Estimates

# Age

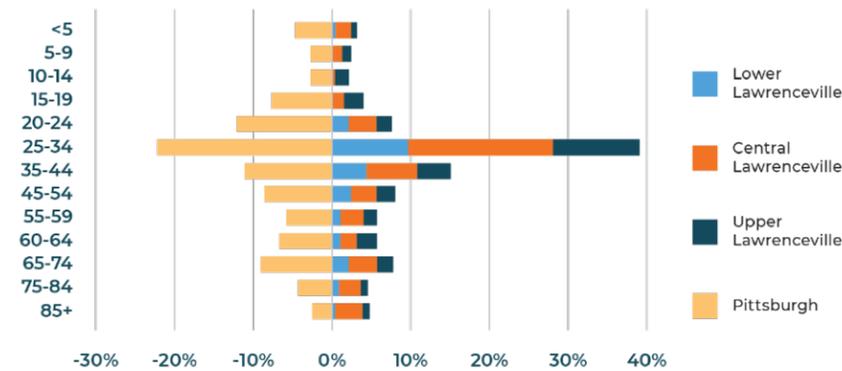
From 2010 to 2020, the population between the ages of 25 and 34 more than doubled. At the same time, Lawrenceville's total population under 19 decreased by 61%. Our senior population also changed substantially, with an 18% decrease in people aged 65 to 74 and a 40% increase in people over 85 years old. Upper Lawrenceville has the largest remaining proportion of children, and Central Lawrenceville has the greatest number of people over 65. The median age (33.7) in Lawrenceville is comparable to the city as a whole, but with much fewer children and aging adults.

## Population Changes (2010–2020)



Source: 2020 ACS 5-Year Estimates, Demographic and Housing Estimates

## Population by Age



Source: 2020 ACS 5-Year Estimates, Demographic and Housing Estimates

### MEDIAN AGE

**33.4**  
Lower Lawrenceville

**33.2**  
Central Lawrenceville  
*Census Tract 901*

**37.1**  
Central Lawrenceville  
*Census Tract 902*

**31**  
Upper Lawrenceville  
*(as compared to 33.4 citywide)*

### FROM 2010 TO 2020

**↓ 61%**  
In Children

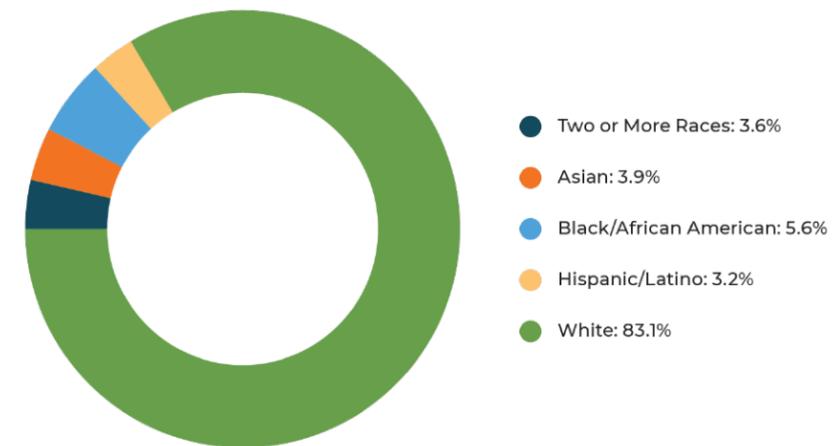
**↑ 40%**  
In Population Aged 85+

**↑ 122%**  
In Population Aged 25–34

# Race

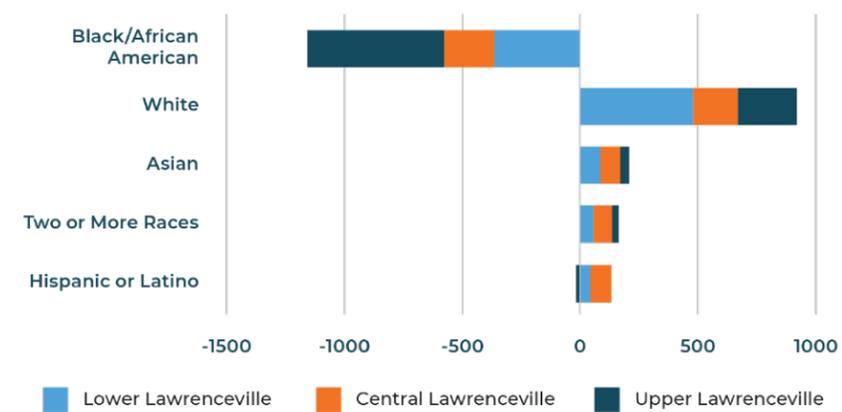
Between 2010 and 2020, Lawrenceville's total white population increased by an estimated 916 people to 83% of the neighborhood total. The Black population decreased by over 1,000 people across the three neighborhoods, with a 79% decline in Upper Lawrenceville and a 66% decline in Lower Lawrenceville. Asian, Latino, and mixed race populations increased, while the Native population declined.

## Population by Race



Source: 2020 Decennial Census

## Change in Racial Makeup from 2010–2020



Source: 2020 Decennial Census, 2010 Decennial Census

### FROM 2010–2020

**↓ 68%**  
in Lawrenceville's  
Total Black Population

### 2020 RACIAL MAKEUP

**5%**  
Total Black Population  
in Lawrenceville  
*(as compared to 23% citywide)*

**83%**  
Total White Population  
in Lawrenceville  
*(as compared to 65% citywide)*

# Income, Poverty, and Unemployment

In the past decade, median household income across Lawrenceville increased by about 135%, compared to 40% citywide. This increase was most significant in Lower Lawrenceville, where median income increased by 221%. Unemployment is below 2.5% in Central and Upper Lawrenceville and significantly lower in Lower Lawrenceville.

This vast increase in income was met by a corresponding reduction in the poverty rate\* from 20% in 2015 to 11% in 2020, as compared to the citywide poverty rate of 20% in 2021. Poverty increased for residents over 60, Asian, and Latino residents, and decreased for all other age and race groups. In 2020, poverty was most prevalent in Upper Lawrenceville, where approximately 16% of residents are below the poverty line. Upper Lawrenceville also had the highest rate of uninsured of the three neighborhoods, at 9% as compared to 5% citywide.

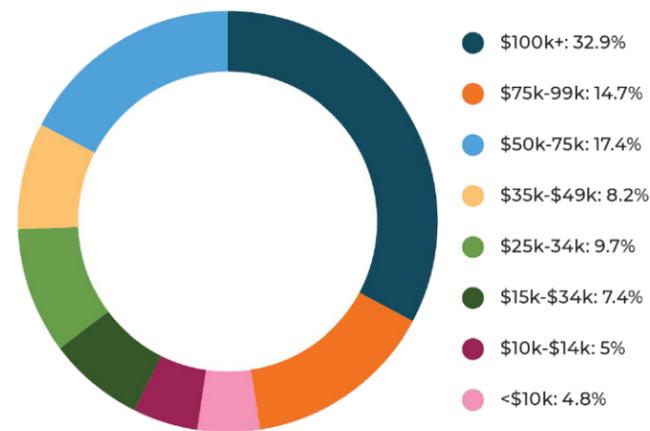
**MEDIAN HOUSEHOLD INCOME**

**\$30,424**  
Lawrenceville in 2010

**\$71,565**  
Lawrenceville in 2020

*(as compared to \$50,536 in Pittsburgh in 2020)*

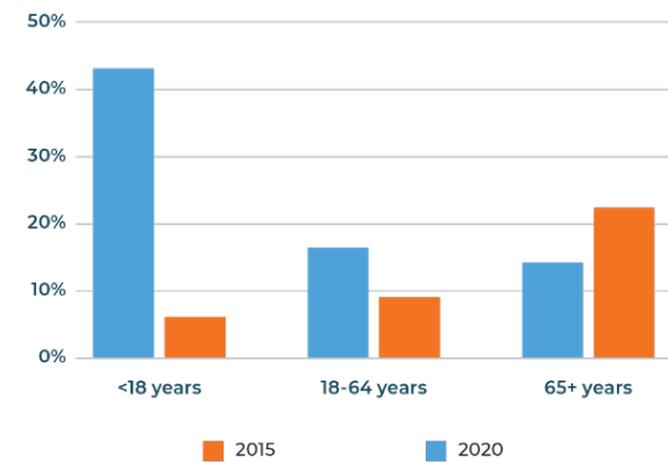
## Median Household Income (2020)



Source: 2020 ACS 5-Year Estimates, Selected Economic Characteristics

\*The 2020 federal poverty line was an annual income of \$12,760 for one person, plus \$4,480 for each additional member of the family or household.

## Poverty Rate by Age (2015–2020)

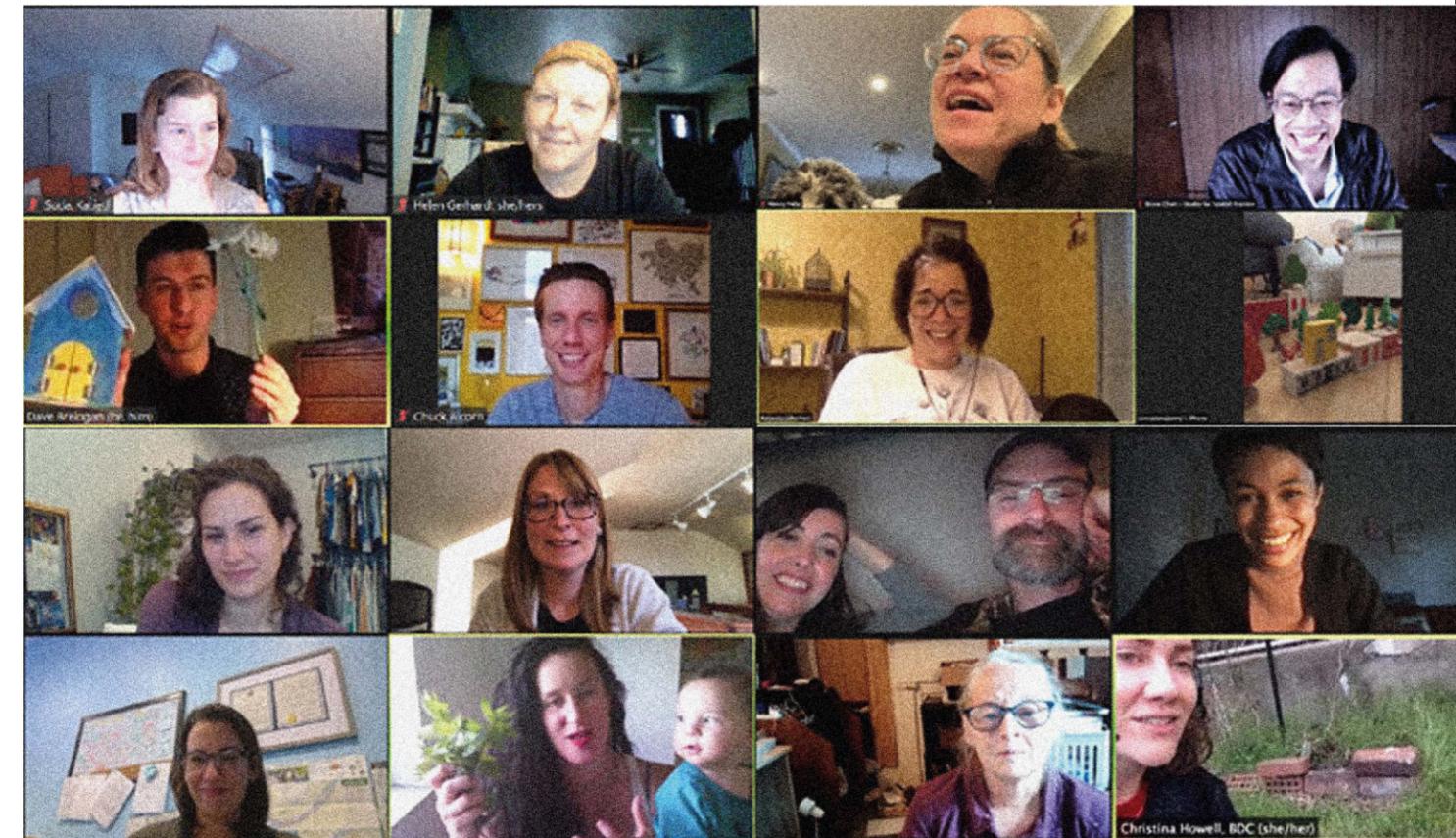


Source: 2015 and 2020 ACS 5-Year Estimates, S1701: Poverty Status in the Past 12 Months

# Internet Access

Due to an evolving relationship with technology that has been further altered by the COVID-19 pandemic, many opportunities for community engagement, education, and employment have largely become virtual. This online engagement expands access for some, making it easier to connect across distances. However, increased online engagement limits access for the 17% of households in Lawrenceville without internet access (U.S. Census, 2020 American Community Survey 5-year estimate). It also places limitations on those who are less technologically savvy, and for those who lack access to a computer, laptop, or smartphone, including Lawrenceville's senior "wisdom keepers" and low-income residents. Internet access is lowest in Central Lawrenceville and highest in Lower Lawrenceville.

Online engagement limits access for the 10% of Lawrenceville residents without a computer and the 17% without internet access.



## Education & Schooling

For the population over 24, educational attainment in the Lawrenceville neighborhoods increased from 2010 to 2020, with higher rates of high school, bachelor, and graduate degree attainment. In total, there was a 35% increase in bachelor's degree attainment or higher. The rate of high school graduation also increased across the board but remained below the citywide average in 2020.

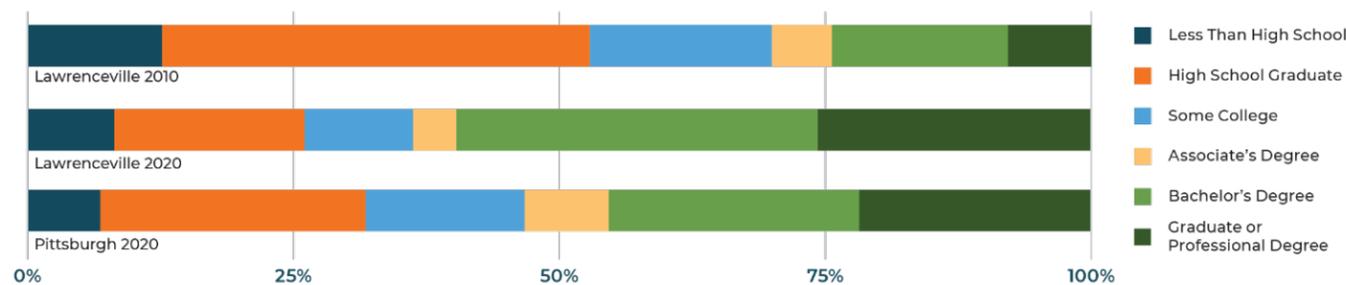
Lawrenceville's children are served by five Pittsburgh Public Schools (PPS), which are assigned based on address. These schools serve a student population that are majority African American and majority economically disadvantaged, as well as a high percentage of students with disabilities and English as a second language. Our elementary schools—Arsenal K-5, Woolslair K-5, and Sunnyside K-8—have shown progress in meeting or exceeding the state's standards around student growth and improving school climate, but reading levels are still well below the state average. Lawrenceville's middle school, Arsenal 6-8, has earned the District's STAR School status six years in a row for ranking in the top 15% of schools statewide for student growth. The high school, Millions 6-12, lags significantly behind other District high schools with double the rate of chronic absenteeism (62%) than the district average (26%), and a graduation rate of just 63% in 2020, as compared to the district average of 78%. Lawrenceville is also part of the East section of Pittsburgh Public Schools, which has the highest concentration of high-performing and competitive magnet schools.

**Arsenal 6–8, has earned the District's STAR School status six years in a row for ranking in the top 15% of schools statewide for student growth.**



From 2010 to 2020, the population between the ages of 25 and 34 more than doubled.

### Educational Attainment for Population Over 25



Source: 2010 and 2020 ACS 5-Year Estimates, Selected Social Characteristics in the United States

# Housing



## Housing Stock Characteristics

According to the US Census, 70% of Lawrenceville's housing stock was built before 1940, as compared to 49% citywide. Upper Lawrenceville has the oldest housing stock of the three neighborhoods, with 91% built before 1960. Between 2010 and 2020, the number of housing units in Lawrenceville increased by 11%, from 5,498 to 6,085, compared to a 1% increase in Pittsburgh as a whole.

**70%**  
OF LAWRENCEVILLE'S  
HOUSING STOCK  
WAS BUILT PRE-1940  
*(as compared to 49% citywide)*

### Lower Lawrenceville



### Central Lawrenceville



### Upper Lawrenceville



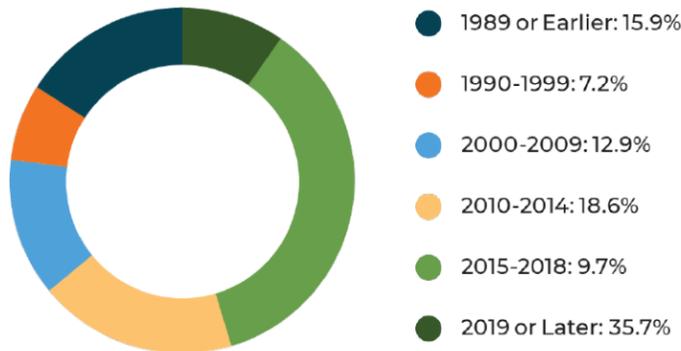
**11%** INCREASE IN HOUSING UNITS IN LAWRENCEVILLE FROM 2010–2020  
*(as compared to 1% increase citywide)*

## Household Composition

According to 2020 US Census estimates, about half of existing housing units were renter-occupied, 39% were owner-occupied and 10% were vacant. Upper Lawrenceville had the highest rate of owner-occupied and vacant housing, while Central Lawrenceville had the highest rate of renter-occupied housing.

Housing tenure is slightly higher in Lawrenceville than the city average, with Lower Lawrenceville experiencing the highest occupant turnover from 2019 to 2020. Average household size decreased across the board in Lawrenceville from 2010 to 2020, at about double the pace of the city average.

### Housing Tenure in Lawrenceville by Year of Last Move



Source: 2020 ACS 5-Year Estimate, Selected Housing Characteristics in the United States

### Average Household Size (2010–2020)



Source: 2010 & 2020 ACS 5-Year Estimate, Selected Housing Characteristics in the United States

#### OWNER OCCUPIED

**42%**  
Lower Lawrenceville

**35%**  
Central Lawrenceville

**45%**  
Upper Lawrenceville

#### RENTER OCCUPIED

**46%**  
Lower Lawrenceville

**58%**  
Central Lawrenceville

**39%**  
Upper Lawrenceville

#### VACANT

**12%**  
Lower Lawrenceville

**7%**  
Central Lawrenceville

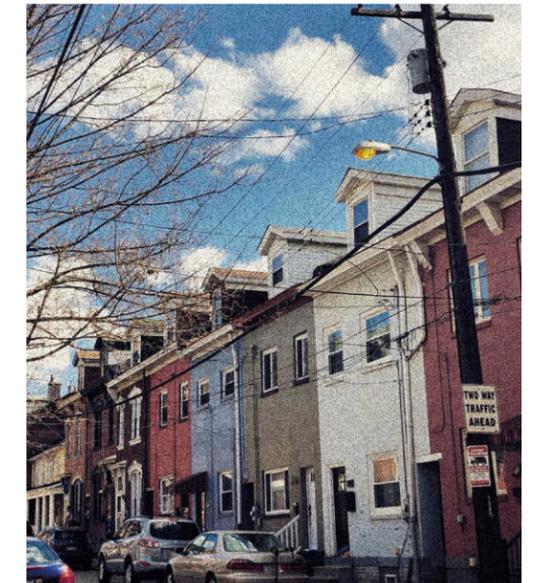
**16%**  
Upper Lawrenceville

## Housing Costs

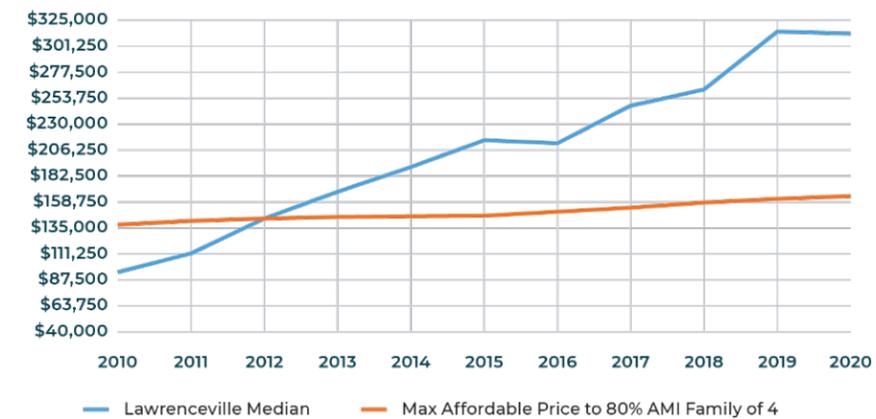
The median home sale price in Lawrenceville has increased tenfold since 2000. The financial and personal benefits have been realized nearly exclusively by a handful of individuals and developers, while longtime residents, seniors, and young families find it increasingly difficult to find safe, affordable housing in Lawrenceville. This has led to significant displacement of specific populations, as noted in the Demographics section.

Finding affordable market-rate housing in Lawrenceville has become increasingly challenging as the stock of naturally affordable housing is bought and flipped by investors and as new developments increasingly focus on market-rate, luxury housing. According to 2020 Census Data, 23% of Lawrenceville households are cost-burdened, meaning they spend more than 30% of their income on housing. In the last 10 years, Lawrenceville housing prices have risen to more than double the affordable cost for a family of four earning 80% area median income. Area Median Income (AMI) is the midpoint of the income distribution based on family size for a specific region as determined by the federal government, and in this case includes Allegheny, Butler, Beaver, Westmoreland, Washington, and Fayette Counties. Simply put, the median Pittsburgh family cannot own a home in Lawrenceville, let alone a median single-parent household.

The median home sale price in Lawrenceville has increased tenfold since 2000.

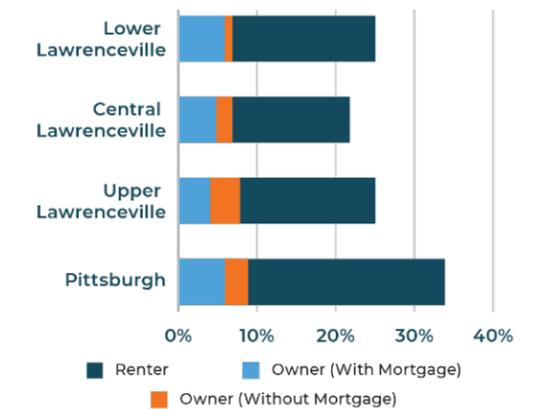


### Affordable Housing is Difficult to Find



Source: City of Bridges Community Land Trust, 2022

### Portion of Monthly Income Spent on Housing



Source: 2020 ACS 5-Year Estimate, Selected Housing Characteristics

# Affordable Housing



## ● City of Bridges Community Land Trust

CBCLT acquires vacant, abandoned, or otherwise tax delinquent properties for the development of permanently affordable for-sale homes. CBCLT currently maintains 14 affordable homes in Lawrenceville, with 17 additional parcels in the pipeline.

## ● Inclusionary Zoning (IZ)

This policy requires that all new housing developments in Lawrenceville with 20 units or more must designate at least 10% of units to be priced affordably for low and moderate-income households. Since 2019, IZ has triggered the development of affordable housing at Arsenal 201 Phase II (35 units) and the Historic Holy Family Church Redevelopment (5 units) in Central Lawrenceville and the McCandless and Butler Albion Development (28 units) in Upper Lawrenceville.

## ● State/Federal Subsidy

**HOUSING CHOICE VOUCHERS:** Also known as Section 8, Housing Choice Vouchers are a federal program that subsidizes housing so that recipients do not have to spend over 30% of their income on housing costs. The number of units accepting Section 8 vouchers in Lawrenceville has been steadily declining since 2011, with an 82% decrease in Upper Lawrenceville and a 62% decrease in Lower Lawrenceville. According to a market value analysis conducted by the Reinvestment Fund, almost no households received a subsidy in Central Lawrenceville.

**LIHTC DEVELOPMENTS:** Low-Income Housing Tax Credits (LIHTC) is a federal subsidy that requires recipients to comply with income and rent restrictions for a timeline generally extending up to 30 years. Doughboy Square Apartments developed in 2015 and Sixth Ward Flats developed in 2021 both received LIHTC funding and provide a total of 44 affordable rental units.

## ● Senior Housing

St. Augustine Plaza in Lower Lawrenceville York Commons and IW Place in Central Lawrenceville provide a total of 239 subsidized senior rental housing units along with supportive services and programming.

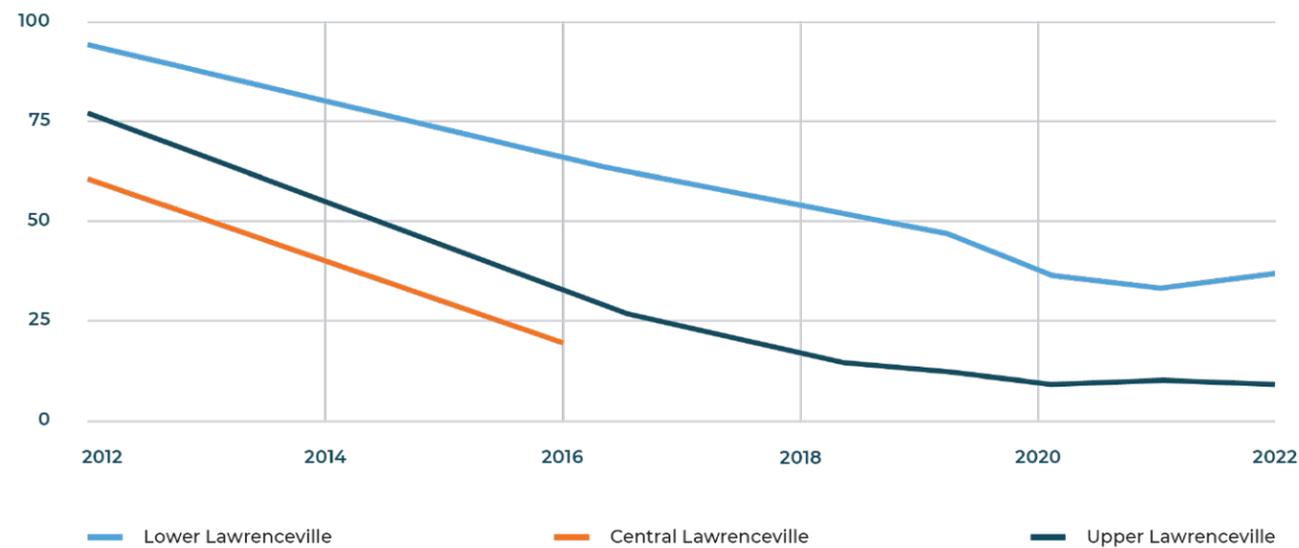


## Affordable Housing *(continued)*

While signs of a strong and attractive market, rising home prices have made it extremely difficult for working families to find housing to rent and buy in Lawrenceville. In a neighborhood with more than 6,085 housing units, only 332 of those units are currently designated as affordable housing and available to individuals at 50–80% AMI, with 50 more affordable units in the pipeline. Despite progress made in recent years, applications and waitlists for existing and planned affordable housing units in the community demonstrate the significant need and existing shortage of available units. For example, the 6th Ward Flats project received hundreds of applications for the available 35 units of housing.



### Declining Availability of Housing Choice Vouchers



Source: Housing Choice Vouchers Dataset (Western PA Regional Data Center); The Limits of 8 (Pittsburgh Post-Gazette)

Central Lawrenceville is broken into two census tracts, both of which recorded unit counts below the Housing Authority's threshold (11) for reporting after 2016. Data for 2011 and 2016 were obtained from the Pittsburgh Post Gazette's "The Limits of 8" project, while data from 2018-2021 is from the Housing Authority of Pittsburgh, as reported at the Western Pennsylvania Data Resource Center.

## Evictions and Foreclosures

Evictions often have catastrophic consequences, locking households into a cycle of poverty and making it more difficult to find high-quality housing in the future. According to the Pennsylvania Housing Alliance, thousands of Pittsburgh households have experienced eviction. Prior to COVID-19, landlords in Allegheny County most often initiated evictions due to nonpayment of rent, winning 85% of cases.

Lawrenceville experienced a 66% decrease in evictions following the pandemic, due to various housing relief programs and stimulus checks, a state eviction moratorium, and emergency rental assistance funds administered by Lawrenceville United, which served 74 households from 2020 to 2021. Yet, according to Eviction Lab, 95 Lawrenceville households were still evicted from January 2020 to April 2022.

Housing instability impacts homeowners as well as renters. According to the Reinvestment Fund's 2021 Market Value Analysis, foreclosure filings as a percentage of owner-occupied homes were about 1% in Upper Lawrenceville, a little under 1% in Central Lawrenceville, and almost 0% in Lower Lawrenceville from 2017-2019, as compared to 1.5% in Allegheny County.

**95**  
LAWRENCEVILLE  
HOUSEHOLDS WERE  
EVICTED FROM  
JANUARY 2020 TO  
APRIL 2022

**5.4%**  
RESIDENTIAL  
UNITS IN  
LAWRENCEVILLE  
DESIGNATED  
AFFORDABLE



# Neighborhood Wellness

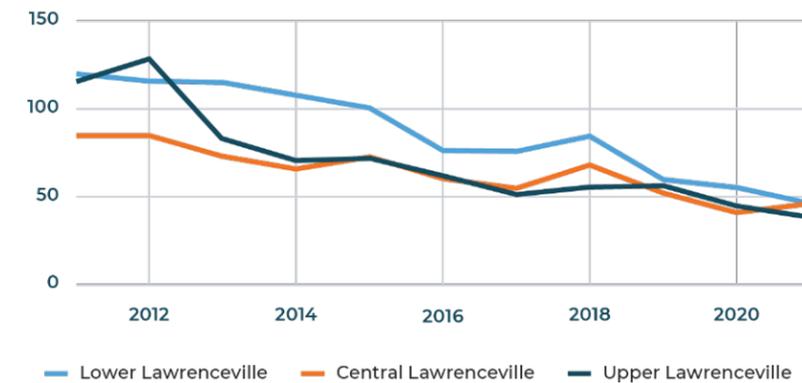


## Public Safety

Lawrenceville is located in Police Zone 2, along with the Strip District, Hill District, Polish Hill, Downtown, and Uptown. All types of crime in the Lawrenceville neighborhoods are relatively low and have been decreasing over time. Due to the COVID-19 pandemic, property crime decreased in 2020 and rebounded in 2021 in Lawrenceville and the rest of the city. Despite this blip, property crime is still continuing its downward trend alongside violent crime, vandalism, public drunkenness, and disorderly conduct. An increase in Simple Assault from 2020 to 2021 in Lawrenceville was the only unexplained exception, from 56 reported incidents to 65.

Between 2017 and 2021, Lawrenceville United received several reports of hate incidents in the Lawrenceville neighborhoods. Most of these offenses do not have identifiable perpetrators, since they consisted of racially-motivated vandalism or propaganda. In many cases, graffiti or other property damage was found at places of business owned by racial minorities or known for welcoming queer community members. Additionally, during this time there have been 17 incidents reported to Lawrenceville United of posted flyers or stickers from Patriot Front, an American nationalist, white supremacist, neo-Nazi hate group.

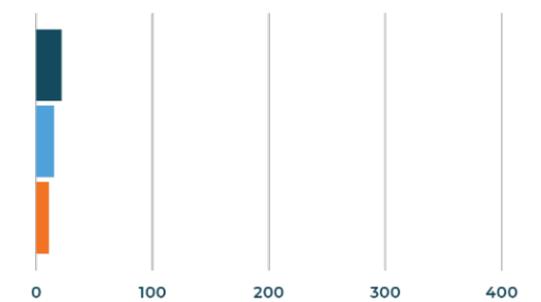
### Crime Rates Have Declined Over Time (crime rates per 1,000 people)



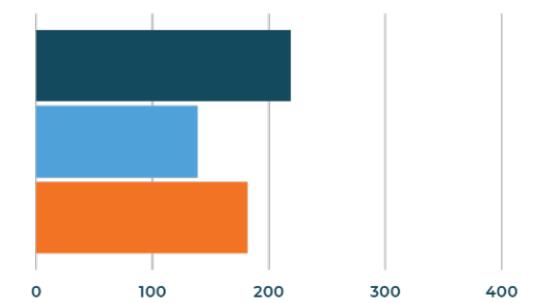
Source: Allegheny County Crime Dashboard

### Crime Incidents by Type

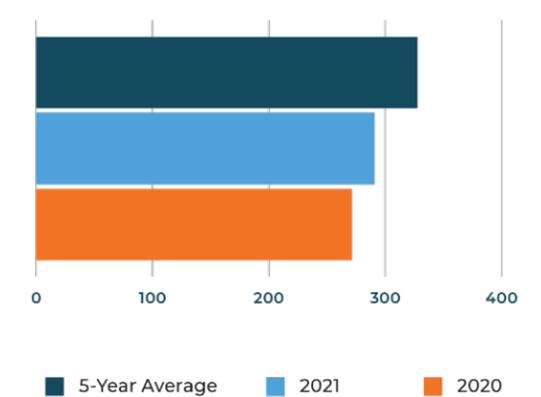
**PART 1**  
Homicide, Rape, Robbery, Aggravated Assault



**PART 2**  
Burglary, Theft, Vehicle Theft, Arson



**PART 3**  
Simple Assault, Vandalism, DUI, Public Drunkenness, Disorderly Conduct



Source: Pittsburgh Bureau of Police, Crime Analysis Unit

All types of crime in the Lawrenceville neighborhoods are relatively low and have been decreasing over time.

## Food Security

While Lawrenceville has experienced significant investment and growth in food-serving restaurants, access to fresh foods, especially for the community's most vulnerable, remains an issue.

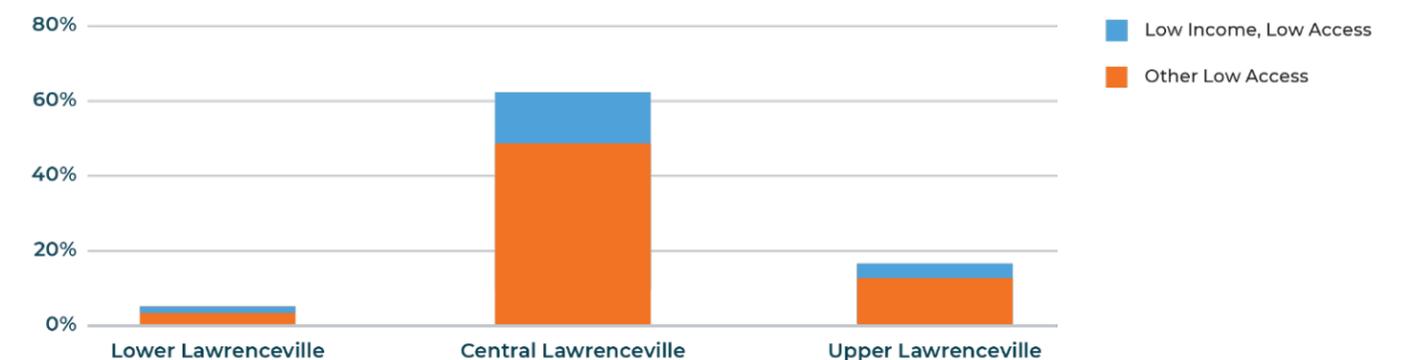
**Food security is dependent upon a household's ability to consistently afford, procure, and prepare healthy food.**

**FOOD ACCESS:** Affordability is particularly challenging for the 10% of Lawrenceville residents living in poverty. To help alleviate food insecurity in the immediate-term, Lawrenceville United distributed over 50,000 free meals from 2020 to 2021.

**FOOD SYSTEM STABILITY:** The Lawrenceville Farmers markets, community supported agriculture programs like Harvie, and community gardens like the Lawrenceville Community Garden and the Lawrenceville Organic Community Garden improve food system stability by building and supporting local networks of food production and distribution.

**FOOD AVAILABILITY:** According to the U.S. Department of Agriculture, about 36% of the Lawrenceville population is located more than half a mile away from the nearest large grocery store, and is thus considered to have low food access. Locally, many Lawrenceville residents rely instead upon distant grocery stores in the Strip District, Bloomfield, and East Liberty, food delivery, and convenience stores like Rite Aid, GetGo, Family Dollar, 52nd Street Market, and Sunoco. Shop 'n Save is the only full-service grocery store in Lawrenceville. Lack of access to a private vehicle presents additional challenges, which is the case for 19% of Lawrenceville households.

**Food Access by Rate of Households > 1/2 Mile from Grocery Store**



Source: 2019 USDA ERS Food Access Research Atlas

# ECONOMIC VIBRANCY

SECTION DIRECTORY

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- Lawrenceville's Main Street Corridors →
  - Economic Development & Investment →
- 

Despite cascading national and international level economic crises catalyzed by the COVID-19 pandemic, Lawrenceville's economy has continued to perform well. Butler Street and Penn Avenue are collectively home to 355 businesses, with 25 more Main Street business openings than closures from 2019 to 2022. A rise in occupancy has been met by increased lease rates, with only 68 programmed affordable commercial retail and studio spaces in the neighborhood, and a high concentration of local and women owned businesses vulnerable to displacement by national chains.

Due to the strength of Lawrenceville's Main Streets, accommodation, food, and retail remain among the neighborhood's strongest economic clusters alongside health services and technology, due primarily to UPMC Children's Hospital and Robotics Row. Total project value from building permits totaled \$165.5 million from 2019 to 2021, and the total value of real estate sales increased from 2019 to 2021. Exceptionally high return on investment has spurred a rush of investors that have bought and flipped residential properties. Corporate entities currently own 16% of Lawrenceville's residentially-zoned property. The purchase price of a single family home hit a high water mark of \$1.2 million in May 2022. Underutilized industrial properties near and along the riverfront have also become attractive to local and out-of-town investors looking to capitalize on the strength of the residential market and the growth of the research and development and tech sectors along the Allegheny riverfront.

# Lawrenceville's Main Street Corridors



● **Penn/Main District** (62nd Street at Butler through 34th Street)

Penn Avenue's Main Street corridor runs from 32nd Street to Friendship Avenue, and is shared with the Garfield and Bloomfield neighborhoods. It is home to 55 businesses interspersed among a high concentration of residential properties and anchor institutions, including UPMC's Children's Hospital, York Commons Senior Living and Canterbury Place Assisted Living, the Allegheny County Health Department's Clack Campus, and the Allegheny and St. Mary's Cemeteries. While these uses can disrupt the fine-grain pedestrian scale of the corridor, they also generate revenue and sales for the small business community which is specialized in General Services and Food & Drink. The highest concentration of businesses on Penn Avenue is between Fisk Street and Main Street.

● **Butler Street** (33rd Street at Penn through Friendship Avenue)

Butler Street is one of the city's longest continuous neighborhood retail districts with 300 small businesses running from 33rd Street to 62nd Street. Butler Street is characterized by mixed-use buildings, with residential units on upper floors and more traditional Main Street storefronts on the street level. It has high foot traffic areas with keystone attractions and a strong density of businesses, with improvements to storefronts and streetscapes creating a visible identity. While Butler Street may not have the institutional anchors that Penn Avenue does, Butler Street is often seen as a destination with a high concentration of Food & Drink and Retail businesses and a high visitorship. The highest concentration of businesses on Butler Street is in Lower and Central Lawrenceville.



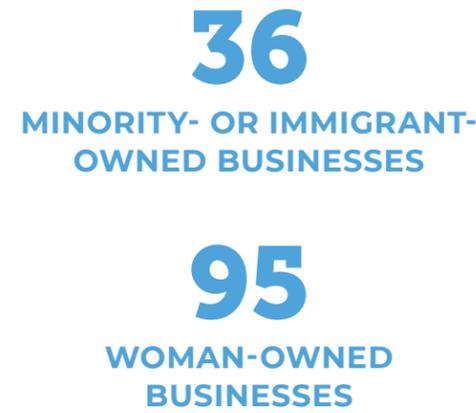
Butler Street is one of the city's longest continuous neighborhood retail districts.

**30**  
CITY BLOCKS

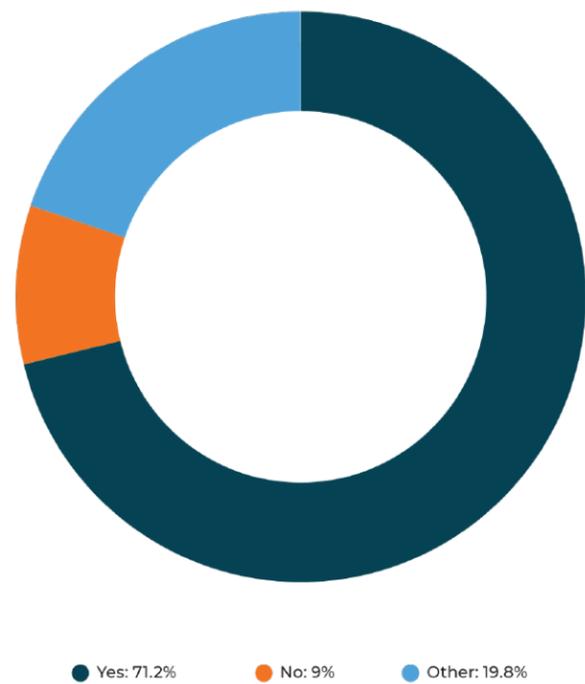
**300**  
SMALL BUSINESSES

## Business Ownership

Lawrenceville has a high concentration of locally owned and operated businesses. At least 72% of Lawrenceville businesses are locally owned and operated. Between Penn Avenue and Butler Street's Main Street corridors, 30% of businesses are woman-owned, 95 businesses total, and 12% are minority or immigrant owned, 36 businesses total. A majority of businesses are leased. The top property owners along Lawrenceville's business districts are Wylie Holdings, 3600 Penn Associates, Buncher, Lawrenceville Holdings, and 3811 Associates.



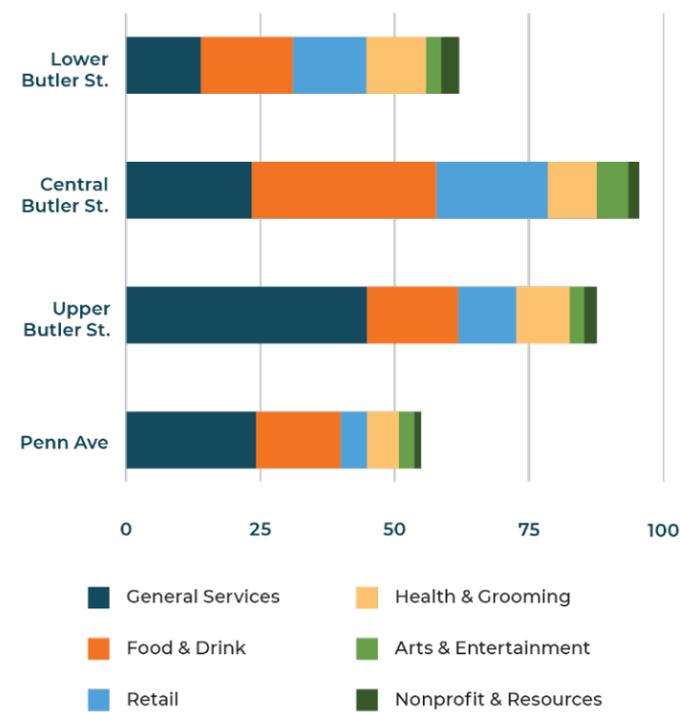
### Locally Owned Businesses



Source: Business District Survey, April 2022

\*No and Other Category includes national businesses that are franchised locally, realtors, banks, national chains, vacant storefronts and lots.

### Business Breakdown by Corridor

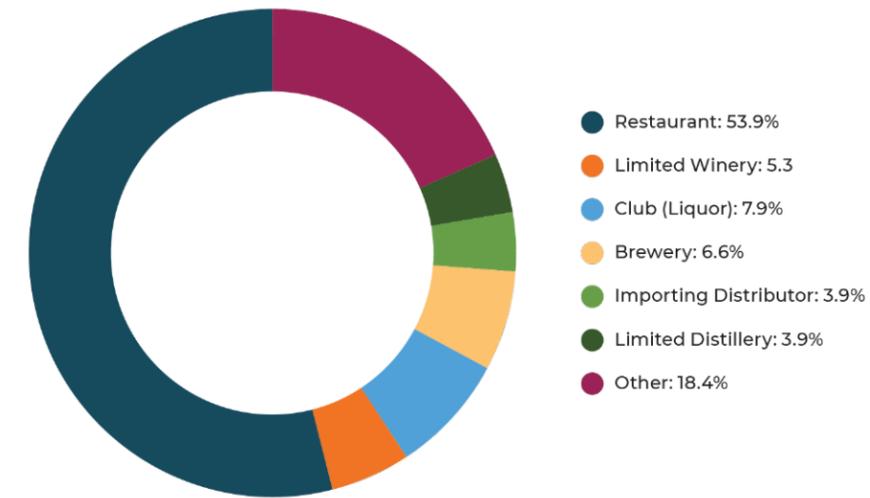


Source: Business District Survey, April 2022

## Liquor Licenses

There are 85 businesses categorized as "Food & Drink" throughout Lawrenceville's Main Streets and 76 active liquor licenses throughout the entire neighborhood. Central Lawrenceville has the most liquor licenses. At least 45 of Food and Drink businesses with liquor licenses have opened in the last 10 years.

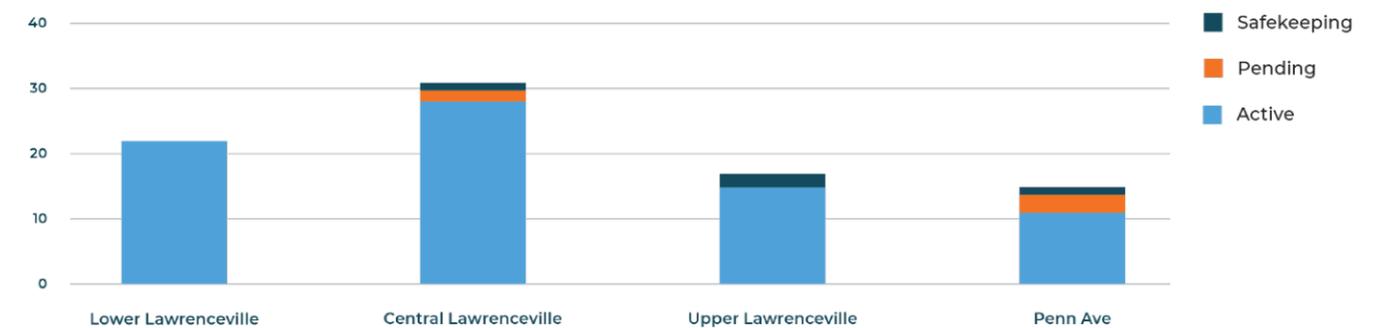
### Active Liquor Licenses by Type



Source: Pennsylvania Liquor Control Board, July 2022



### Liquor Licenses by Status



Source: Pennsylvania Liquor Control Board, July 2022

## Occupancy & Vacancy Rates

Despite challenges brought by the COVID-19 pandemic and increased online retail to brick and mortar businesses, Lawrenceville is experiencing its highest commercial occupancy rate in decades. The neighborhood's Main Street vacancy dropped from 21% to 13% from 2013 to 2021, as compared to the citywide commercial vacancy rate of 20.8% in 2021, according to the Pittsburgh Post-Gazette.

Lawrenceville's highest Main Street occupancy rates are along Butler Street in Central Lawrenceville and on Penn Avenue and lowest in Upper Lawrenceville. Despite the COVID-19 pandemic, 35 new businesses have opened in Lawrenceville in the last two years, and 10 businesses have closed. While we don't yet have regional rates to compare with Lawrenceville, recorded rates from other cities demonstrate the resiliency of Lawrenceville's Main Street corridors. Nationally, store closings and vacancies soared and were still rising as of mid-2021, and experts predict continued weakness and record vacancy rates among Main Street retail.

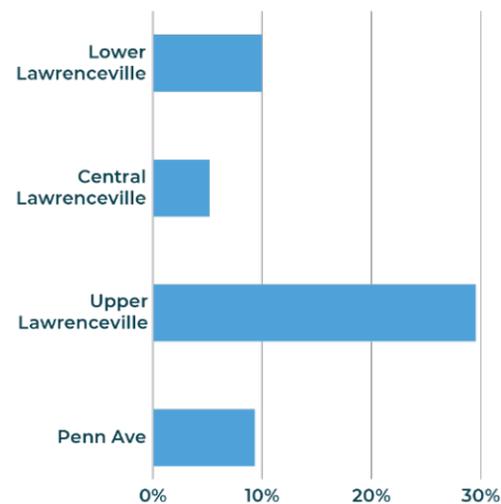
Lawrenceville is experiencing its highest commercial occupancy rate in decades.

SINCE 2019

**35**  
New Businesses Opened

**10**  
Businesses Closed

### Storefront Vacancy Rates



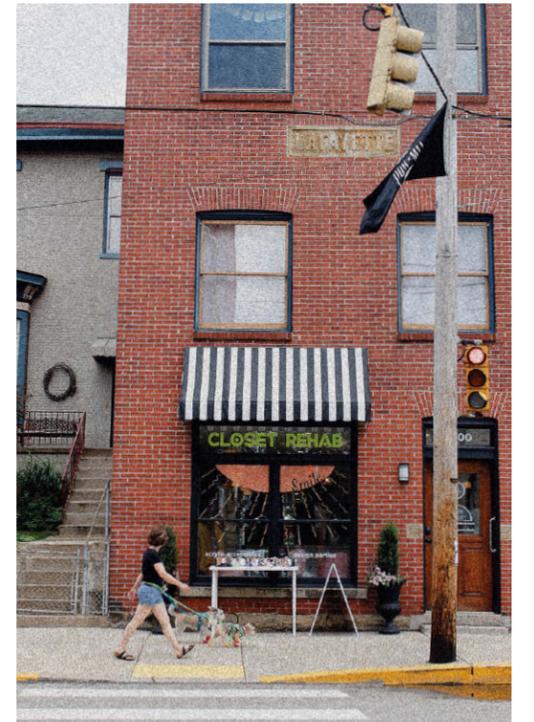
Source: Business District Survey, April 2022



## Commercial Retail Lease Rates

Commercial retail lease rates have continued to rise as the real estate market has strengthened in Lawrenceville. While small businesses have reported paying a wide range of rates, newly constructed retail space in Lawrenceville is currently being marketed for \$28 to \$32 per square foot and renovated retail space currently ranges in price from \$19 to \$26 per square foot. The majority of first floor retail spaces have a small footprint ranging between 700 sf and 2400 sf. These rates vary across Pittsburgh's Main Street corridors, and Lawrenceville's retail lease rates are currently on the higher end of the spectrum and similar to the Downtown, Shadyside, Squirrel Hill, and East Liberty markets.

Beginning in 2015, several high profile and unprecedented building transactions were completed on Butler Street by out-of-state investors that allowed leases to expire and then doubled lease rates. Since the start of the pandemic, speculative investors have spurred sales from overextended property owners with significant rent rolls and tenants with limited resources. Together, these trends have displaced some long-time businesses. As independently owned small businesses close, there has been increased interest from larger national chains that have more capacity to withstand the impact. Naturally occurring affordable commercial rents historically attracted many independently owned businesses to the neighborhood, but such opportunities are dwindling in today's market.



**\$28 psf – \$32 psf**

NEWLY CONSTRUCTED  
RETAIL SPACE LEASE RATES

**\$19 psf – \$26 psf**

RENOVATED  
RETAIL LEASE RATES

## Arts-Based Businesses

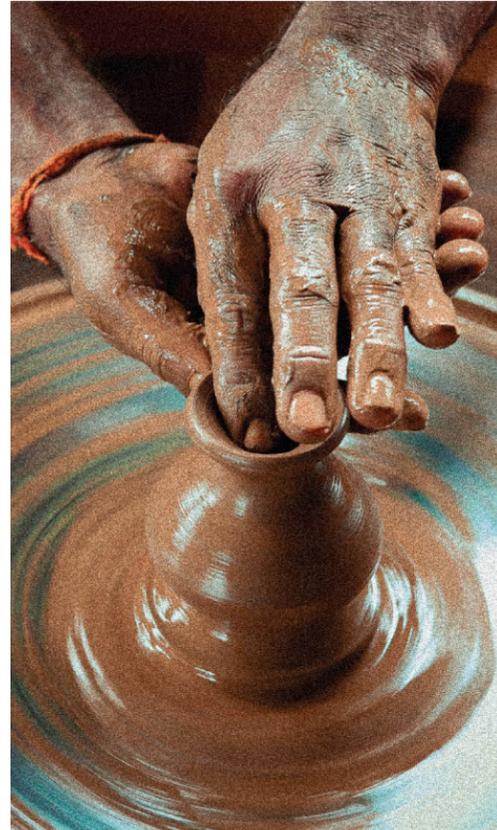
Lawrenceville has a legacy of manufacturing steel, and its tradition of making things has continued into the modern day. Lawrenceville is still a neighborhood where people make things, whether they make steel, art, beer, furniture, music, or more. Once marketed to artists and arts-based businesses through the “16–62 Design Zone Campaign,” Lawrenceville is still home to, and known for, its many arts-based businesses and creative industries. Data indicates that as the lease rates and occupancy rates rise in portions of Lawrenceville’s Main Street corridors, those corridors experience a decrease in the number of arts-based businesses.

Local organizations and businesses have come up with creative solutions to ensure that the local artist population can continue to thrive despite escalating costs, including:

**AFFORDABLE ARTIST STUDIOS:** Dedicated affordable commercial space for arts-based businesses and creatives have been created and preserved by Lawrenceville Corporation and other non-profit organizations. More than 65% of the tenants and artists leasing space as part of Ice House Studios, Blackbird Studio, and Lawrenceville’s Radiant Hall location identify as women or non-binary.

**SHARED RETAIL SPACE:** These spaces feature multiple artists and makers with less overhead and less capital necessary per artist or business, and include Contemporary Craft, Redfishbowl Studios, Small Mall, Lawrenceville Market House, and Boheme.

**LAWRENCEVILLE ARTIST POP UP MARKETS:** Founded in 2020, these markets have a mission of supporting local artists and small businesses affected by the COVID-19 pandemic, providing them with a platform to share their brand and a low-cost venue to sell their products. The Pop-Up Market featured 209 unique vendors in the 2021 season, and on-site managers estimated that each market had 100-200+ visitors. Markets are held monthly at the Ice House Studios, Radiant Hall, and Attack Theatre in Central Lawrenceville.



**AFFORDABLE  
COMMERCIAL RETAIL  
AND STUDIO SPACE  
IN LAWRENCEVILLE  
MANAGED BY NON-PROFIT  
ORGANIZATIONS**

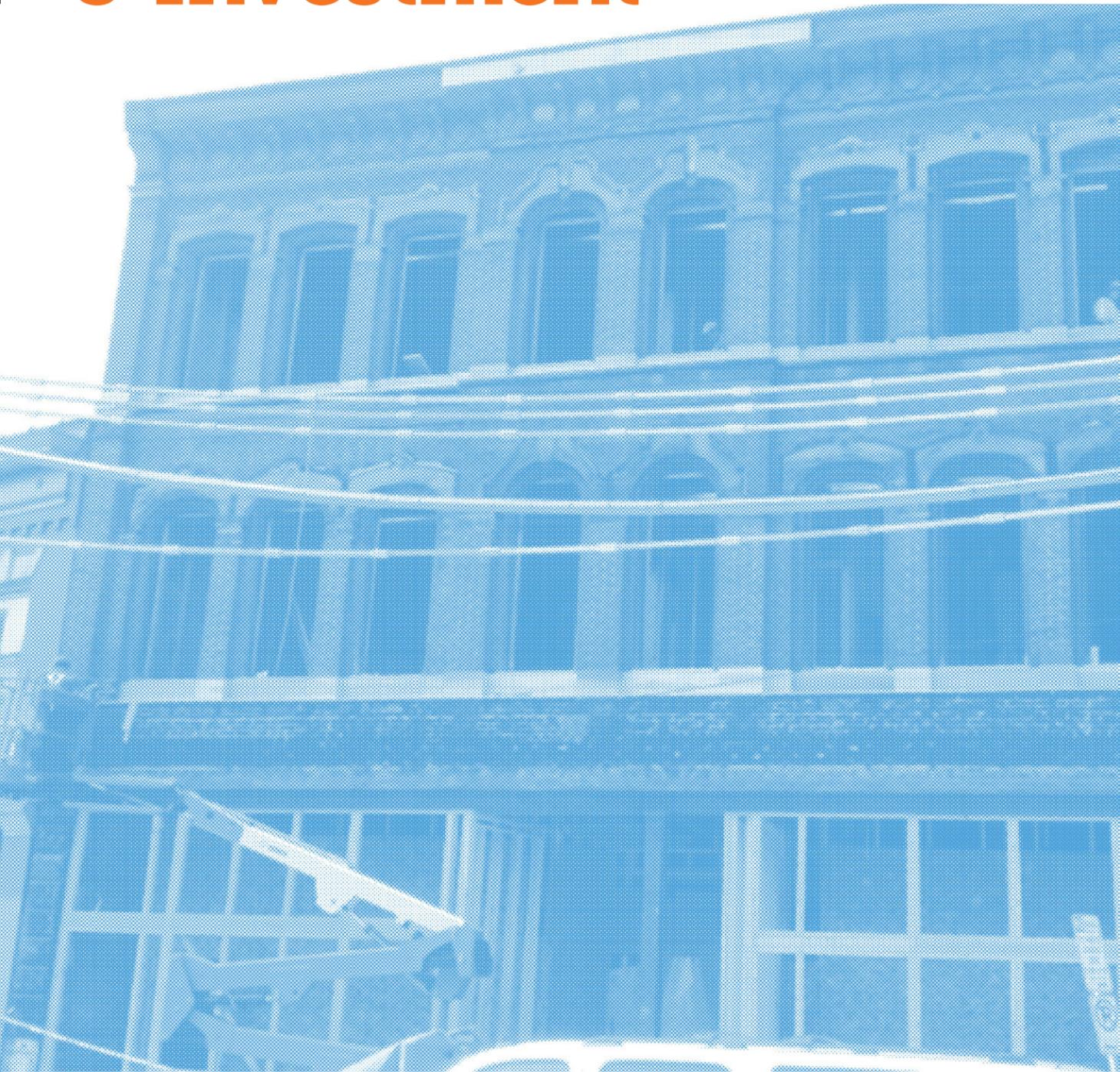
**68  
Units**

**65%  
Women and  
Non-binary Tenants**



PROPERTY	NUMBER OF UNITS	UNIT SIZE	TOTAL SIZE	PRICE (PSF)
<b>ICE HOUSE STUDIOS</b> <i>Central Lawrenceville</i>	31	400–2,500SF	33,500SF	\$8.50–\$12.75
<b>BLACKBIRD STUDIOS</b> <i>Lower Lawrenceville</i>	10	400–600SF	5,200SF	\$12.86–\$22.32
<b>RADIANT HALL</b> <i>Central Lawrenceville</i>	27	90–440SF	5,500SF	\$13–\$23 <i>includes utilities, wi-fi, maintenance</i>
<b>SIXTH WARD FLATS (PIPELINE)</b> <i>Lower Lawrenceville</i>	1	1,100SF	1,100SF	\$18 OR LESS (TBD)

# Economic Development & Investment



## Economic Clusters

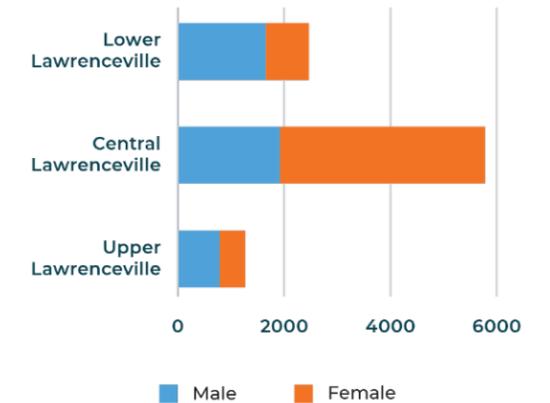
Lawrenceville serves as a hub for a diversity of growing industries. Lawrenceville's local economy is demonstrative of the overall growth that the Pittsburgh region has seen in Artificial Intelligence and Tech, Life Science and Health, and Manufacturing and Logistics.

**LIFE SCIENCES & HEALTH:** The UPMC Children's Hospital of Pittsburgh is the largest employer in Lawrenceville. With more than 3,000 employees, the hospital employs over 700 pediatricians and also offers positions in nursing, research, radiology, pharmaceuticals, speech and language pathology, and community outreach.

**ARTIFICIAL INTELLIGENCE (AI) & TECH:** Lawrenceville's tech sector was catalyzed by Carnegie Mellon University's National Robotics and Engineering Center (NREC), developed in the late 1990s. Developed in the late 1990s, NREC has since spurred an influx of robotics and AI companies along the riverfront area in the Strip District in Lawrenceville, which is now known as "Robotics Row." According to Fourth Economy, 64% of former NREC researchers and staff have remained in the Pittsburgh region, and many have opened their own businesses in Robotics Row. According to a 2022 Pittsburgh Business Times report, there are now 7 robotics companies in Lawrenceville, 5 of which are in the top 25 Robotics and AI companies by employment size.

There are now **7 robotics companies in Lawrenceville, 5 of which are in the top 25 robotics and AI companies by employment size in the Pittsburgh area.**

### Over Half of Lawrenceville Employees Are Women



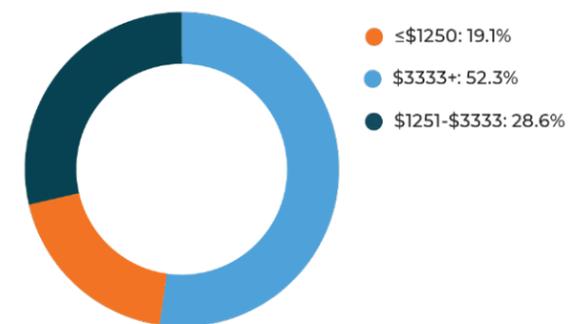
Source: OnTheMap, Longitudinal Employer-Household Dynamics, U.S. Census 2019

### Top Industries by Employment (2019)



Source: OnTheMap, Longitudinal Employer-Household Dynamics, U.S. Census 2019

### Monthly Earnings



Source: OnTheMap, Longitudinal Employer-Household Dynamics, U.S. Census 2019

## Residential Real Estate Investment

As of May 2022, the high water mark for a single-family home was \$1.2 million, compared to about \$200,000 a decade ago. This escalation has spurred a rush of investors that have bought and flipped residential properties.

Between 2012-2014, 29% of all residential real estate transactions in the neighborhood involved a sale to investment entities. Many of these firms terminated leases or allowed leases to expire, enabling renovations to either resell or rent to market rate and luxury users. This practice continues today, with 20% of all residential real estate transactions in the 6th, 9th, and 10th Wards involving a sale to a corporation in 2021. By 2022, 22% of residentially zoned properties in Lawrenceville were owned by a Pittsburgh-based corporation, and 7% by an out-of-town corporation. Investment properties are more likely to be vacant or abandoned, and the average condition of all property under corporate ownership is "Below Average."



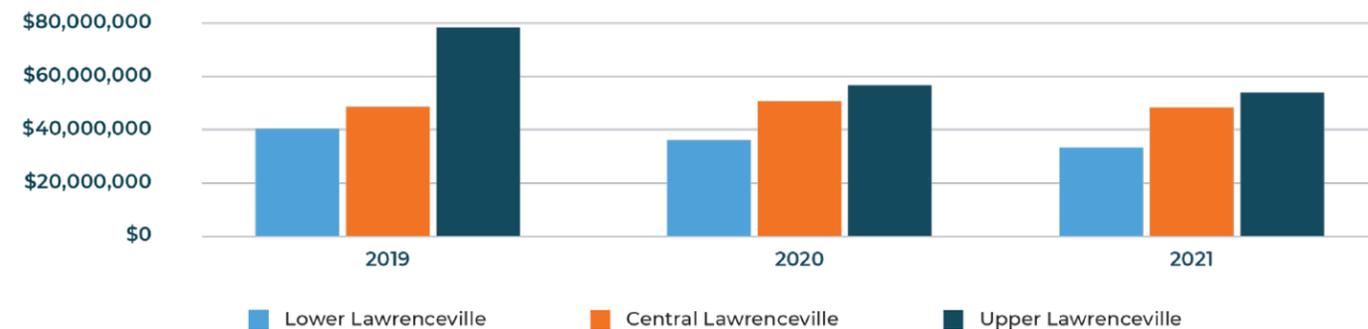
**\$200,000**  
High Water Mark for a Single-Family Home in 2009

**\$1.2 million**  
High Water Mark for a Single-Family Home in 2022

## Total Real Estate Sales

According to Allegheny County's Real Estate Sales Data, real estate sales in the Lawrenceville neighborhoods steadily increased from 2019 to 2021, from a total value of \$135 million to \$168 million.

### Total Value of Property Sales (2019–2021)



Source: Real Estate Sales Data-Allegheny County Information Portal

Table Note: Neighborhood breakdown is approximate.

## Industrial & Multi-Family Residential Real Estate

Given the robust residential market and the growing AI & Tech industry, underutilized industrial sites have become more attractive for both local and out-of-town developers for redevelopment into multi-family and mixed use buildings. Currently, 23% of industrial real estate is owned by an entity with a non-Pittsburgh mailing address, with the highest rate of out-of-town ownership in Central Lawrenceville and the lowest in Upper Lawrenceville. This number is projected to climb as announced projects move into the development phase.

For-sale and for-lease multi-family developments of 20 or more units completed since 2018 are performing well with high rates of occupancy as per Q4 2021 market reports, showing promise for 500+ new units planned to come online by 2023.

## Short-Term Rentals

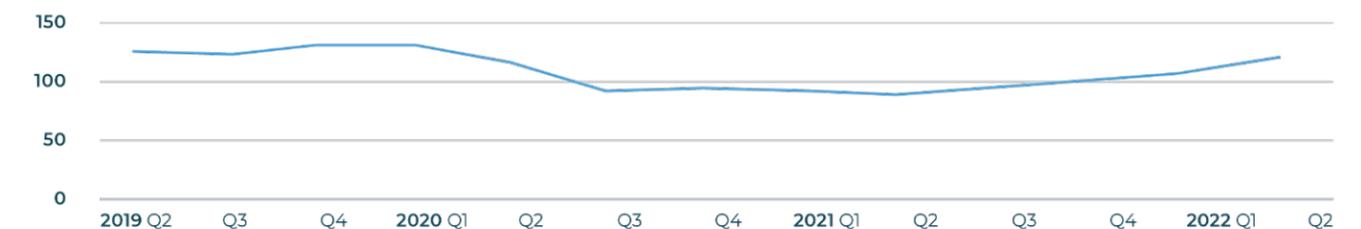
According to an online tool called AirDNA that tracks Airbnbs and Vrbo postings, there were 118 active short-term rental listings in the 15201 zip code in the Q2 of 2022. Central Lawrenceville has the largest concentration in the 15201 zip code area, which is ranked seventh of Pittsburgh's 31 zip codes for the most number of short-term rentals. An estimated 84% of 15201's rentals are for the entire home and 48% of them were available for booking for over 181 days in the past year.

Return on investment for the typical buyer in Lawrenceville over the past decade was over 2,000%.

**\$23.50 psf – \$30.50 psf**  
Lease Rate for Offices Over 10,000 sqft

**85**  
Houses are Full Time Short-term Rental Properties in the 15201 Zip Code

### Short-Term Rentals in 15201



Source: AirDNA, Data for 15201 (obtained June 2022)

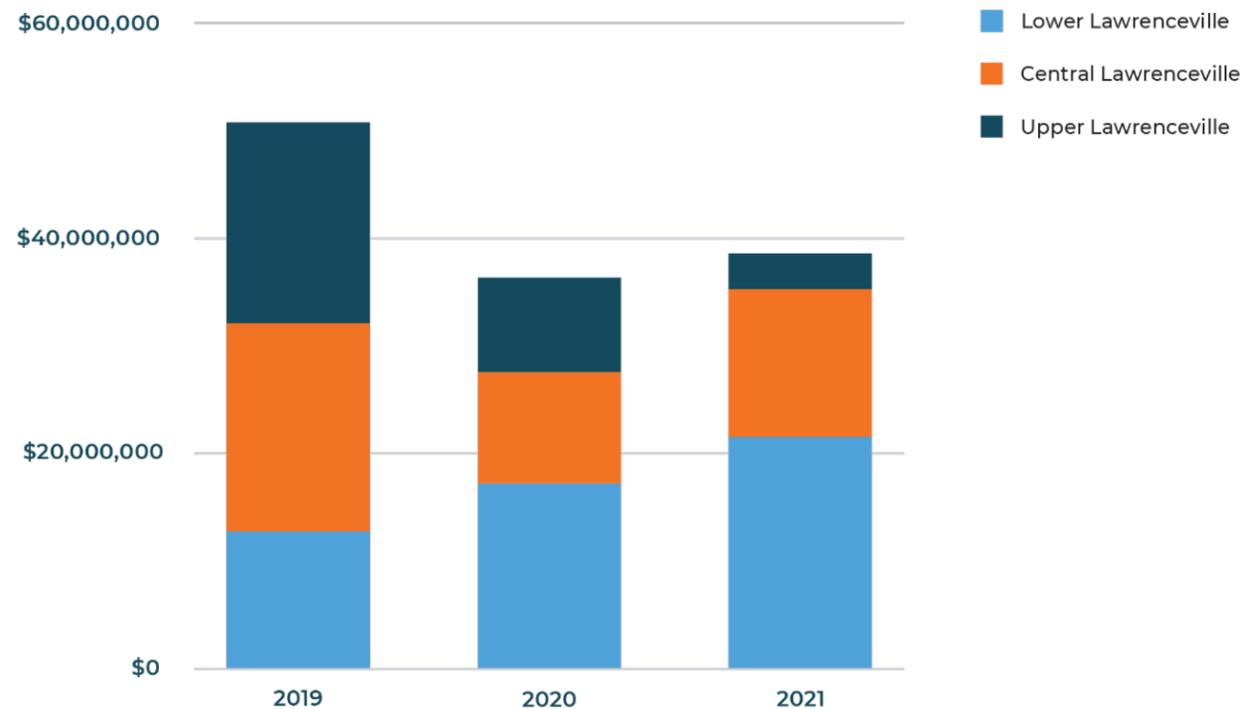
## Development Patterns

Before construction on a new or existing building can occur, projects within city limits must obtain authorization from the City of Pittsburgh. Tracking the number, type, and value of projects that go through this process can reveal important information about the state of the local economy.

In the three Lawrenceville neighborhoods, the number of building permits submitted has been decreasing since 2019. Despite this trend, the scale of economic investment remains strong, totaling \$165.5 million from 2019 to 2021. Lower Lawrenceville experienced the most economic investment over the three years, while Central Lawrenceville had the greatest number of submitted building permits.

**\$165.5 million**  
 TOTAL PROJECT VALUE  
 ACCORDING TO  
 BUILDING PERMITS FROM  
 2019–2021

### Total Value of Building Permits



Source: WPRDC, Issued by the City of Pittsburgh's Department of Permits Licenses and Inspections (PLI)

## Development Review Process

Since 2011, Lawrenceville Corporation and Lawrenceville United have partnered to create an open and inclusive community process to vet development projects already going through an existing public process, such as a liquor license transfer or zoning relief request. More than 100 projects have come through the process since 2011. This process ensures that the community knows what's being proposed in Lawrenceville and can provide direct feedback to the owner and developer; that LU and LC understand the concerns and priorities of neighbors and can work to build consensus; and that development is in compliance with community plans. Importantly, the process also builds relationships between businesses, property owners, and neighbors and it helps to organize and streamline the community engagement process for the development community.

Of projects that brought through the process, there have been 850 residential units and about 230,000 square feet of office space created or announced.



### Active, Announced, and Completed Projects (2019–2022)

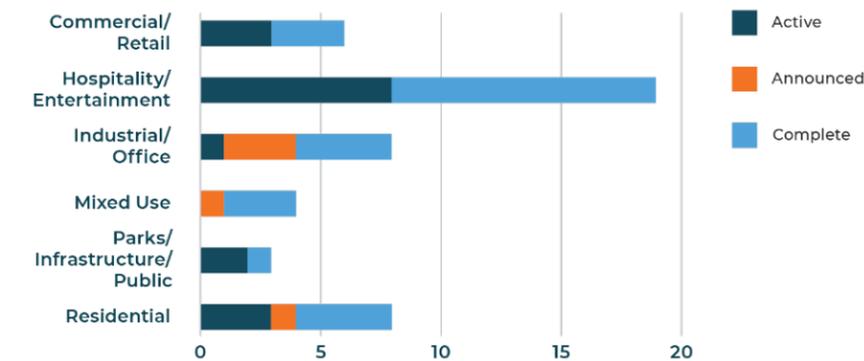


Table Note: Includes projects that went through Lawrenceville's Community Development Review process, which is co-facilitated by Lawrenceville Corporation and Lawrenceville United.

FROM MARCH 2021  
 TO JULY 2022

**20**  
 Virtual Community  
 Development  
 Activity Meetings

**8**  
 Development  
 Projects Vetted

**8**  
 Liquor Licenses  
 Vetted

SINCE 2019,  
RESIDENTIAL UNITS IN  
LAWRENCEVILLE  
HAVE PROGRESSED  
AS FOLLOWS

**171**  
Completed

**393**  
In Construction

**634**  
Announced

### Development Tracker

● **Active**

1	<b>Salon Christine</b>	Commercial / Retail	5015 Duncan St.
2	<b>Spirit</b>	Hospitality / Entertainment	242 51st St.
3	<b>The Abbey</b>	Hospitality / Entertainment	4635 Butler St.
4	<b>Iron City Brewery</b>	Industrial / Office	3340 Liberty Ave.
5	<b>Green Boulevard</b>	Parks / Public Infrastructure	40th-43rd St.
6	<b>Arsenal 201 (Phase II)</b>	Residential	3922 Foster St.
7	<b>Arsenal Park Renovation</b>	Parks / Public Infrastructure	276 39th St.
8	<b>Ewalt House</b>	Residential	186 Home St.
9	<b>Holy Family Redevel.</b>	Residential	250 44th St.

● **Announced**

10	<b>RIDC</b>	Industrial / Office	91 43rd St.
11	<b>Car Wash</b>	Industrial / Office	5610 Butler St.
12	<b>Albion</b>	Mixed Use / Misc.	5255 Butler St.
13	<b>McCandless Homes</b>	Residential	5243 Carnegie St.
14	<b>Dalian</b>	Residential	32 39th St.
15	<b>Townhomes</b>	Residential	153 51st St.

● **Complete**

16	<b>Contemporary Craft</b>	Commercial / Retail	5645 Butler St.
17	<b>Market House</b>	Commercial / Retail	4112 Butler St.
18	<b>Pusadee's Garden</b>	Hospitality / Entertainment	5319 Butler St.
19	<b>Hop Farm Extension</b>	Hospitality / Entertainment	5601 Butler St.
20	<b>Tech Mill 41</b>	Industrial / Office	105 40th St.
21	<b>Edge Case Research</b>	Industrial / Office	3485 Butler St.
22	<b>Tech Flex</b>	Industrial / Office	3649 Mintwood St.
23	<b>Nesby</b>	Residential	224 38th St.
24	<b>Lawrenceville Lofts</b>	Residential	3725 Butler St.
25	<b>Mews on Butler</b>	Residential	5515 Butler St.
26	<b>Capuchin Center</b>	Mixed Use / Misc	3634 Butler St.
27	<b>Industrial Commons</b>	Mixed Use / Misc	3807 Liberty Ave.
28	<b>Sixth Ward Flats</b>	Mixed Use / Misc	3350 Butler St.



# LAND USE & ENVIRONMENT

SECTION DIRECTORY

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Land Use →

Mobility →

Environment →

---

Lawrenceville is a dense rowhome community with two commercial corridors and significant industrial uses along the Allegheny River. This density and a proximity to downtown mean high levels of walkability, bikeability, and access to public transit, especially in Lower and Central Lawrenceville.

About 81% of Lawrenceville households have access to a private vehicle, but only about half of workers use private vehicles for their commute. Ridership on Port Authority buses has not recovered from the post-pandemic decline, but micromobility is becoming increasingly common throughout the neighborhood. HealthyRide (now POGO) ridership increased by 20% from 2020 to 2021, and there were nearly 18,000 Spin Scooter rides originating in Lawrenceville between its June 2021 introduction and March 2022.

Lawrenceville's density is also a major contributing factor to its low greenhouse gas emissions relative to the city as a whole. Between 2019 to 2021, industrial and residential energy usage dropped substantially, and self-enrollment with suppliers that offer a 100% renewable energy mix has increased. Despite these gains, air pollution remains a significant challenge for the neighborhood, the tree canopy cover remains lower than the city average, and many in the neighborhood lack access to the riverfront and greenspace.

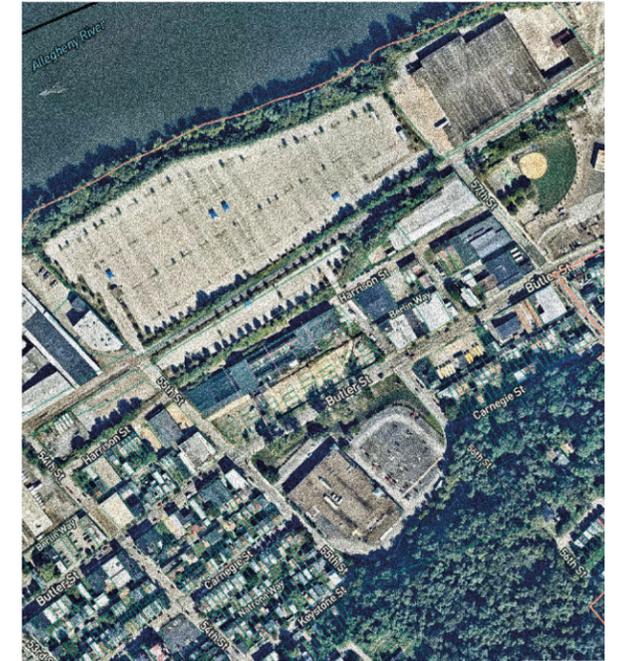
# Land Use



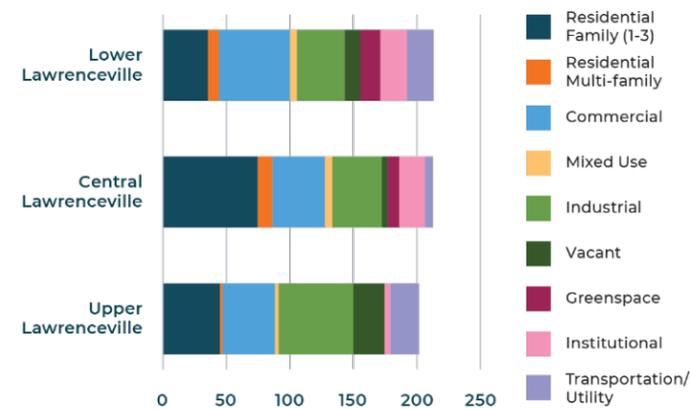
## Existing Land Uses

Lower and Upper Lawrenceville are roughly 200 acres each, while Central Lawrenceville has over twice the land area due to the Allegheny and St. Mary Catholic Cemeteries. In total, the neighborhoods are home to 5,838 residential housing units, with nearly half located in Central Lawrenceville.

While the three Lawrenceville neighborhoods have many similarities, their respective land use compositions tell vastly different stories. Lower Lawrenceville is dominated by its commercial areas along Penn Avenue and Butler Street, Central Lawrenceville by single family housing, and Upper Lawrenceville by industrial uses, especially along the riverfront. Upper Lawrenceville also has the most vacant land, with even some of the classified "Institutional" land qualifying as greenway, an undevelopable pseudo-vacant greenspace with a network of informal trails.

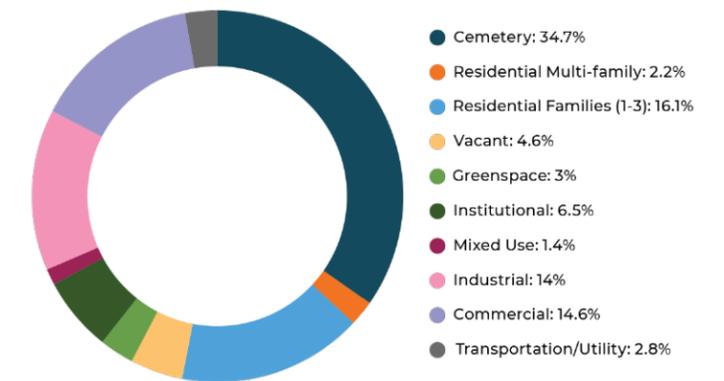


### Land Use by Neighborhood (in acres)



Source: ForgingPGH Building Our Comprehensive Plan Data Visualization Tool

### Total Land Use by Breakdown



Source: ForgingPGH Building Our Comprehensive Plan Data Visualization Tool

Table Note: Original data was obtained from the City of Pittsburgh's Forging PGH Data Visualization Tool, fact checked and tweaked for the purposes of this report. Of particular note, Central Lawrenceville's two cemeteries were reclassified from "Institutional" to "Cemetery."

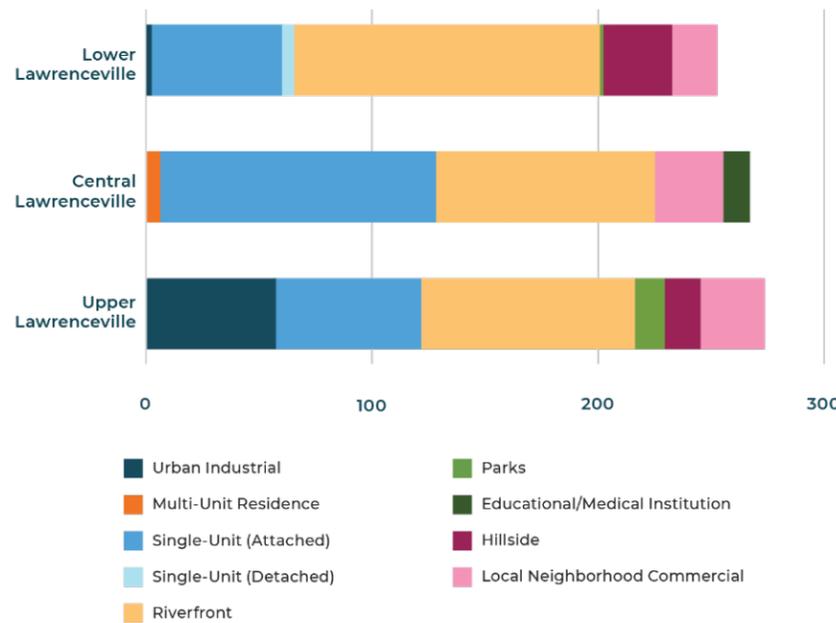
# Zoning

Existing land uses have come into being under current and past zoning policies that have regulated the type and intensity of development in specific areas. The breakdown of zoning by neighborhood thus broadly corresponds with the existing land uses described above. For instance, 16% of Lawrenceville is single- to three-family housing, which corresponds roughly to the 22% of Lawrenceville which is zoned for single-family housing.

Zoning policy also guides development into the future, with some zones allowing for more flexibility than others. For more information about Pittsburgh's zoning policies, see the "Title IV" under the "Pittsburgh Zoning Code" at [library.municode.com/pa/pittsburgh](http://library.municode.com/pa/pittsburgh). Of note, multi-family housing is permitted by right in just 17% of Lawrenceville, mostly in Local Neighborhood Commercial and the recently created Riverfront Zoning Districts.

**Multi-family housing is permitted by right in just 17% of Lawrenceville.**

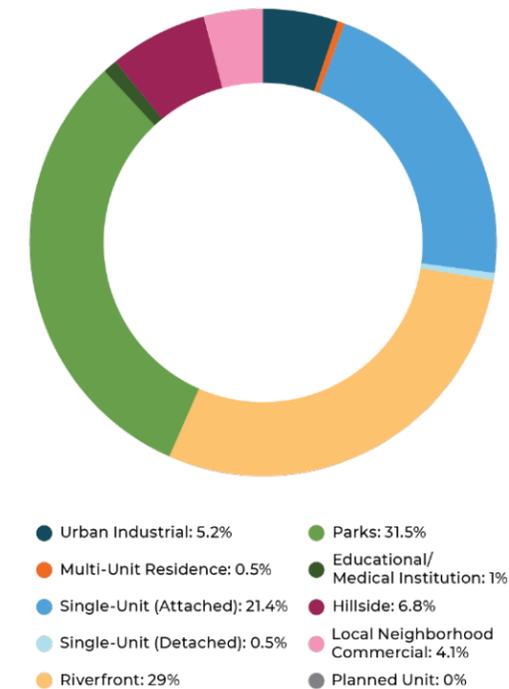
## Zoning by Neighborhood (in acres)



Source: Pittsburgh Zoning Map

Table Note: Cemeteries were excluded from the zoning breakdown for scale

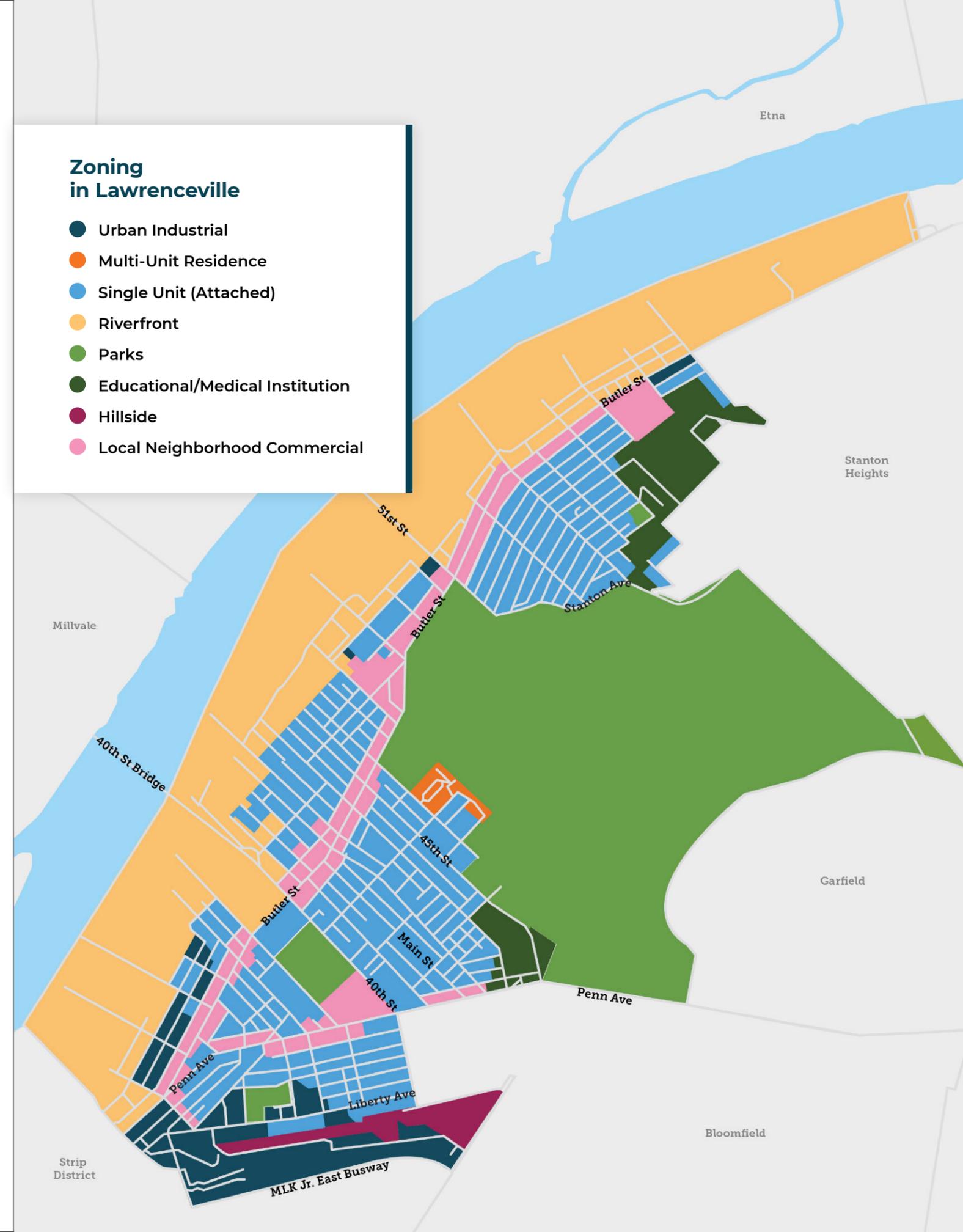
## Total Zoning Breakdown



Source: Pittsburgh Zoning Map

## Zoning in Lawrenceville

- Urban Industrial
- Multi-Unit Residence
- Single Unit (Attached)
- Riverfront
- Parks
- Educational/Medical Institution
- Hillside
- Local Neighborhood Commercial



# Mobility



## Mobility in Lawrenceville

- POGOH Station (Phase 1)
- POGOH Station (Phase 2)
- SPIN Scooter Hub
- PGH Parking Authority Lot
- Bus Route 54
- Bus Route 64
- Bus Route 86
- Bus Route 87
- Bus Route 88
- Bus Route 91
- Bus Route 93



	WALK SCORE	BIKE SCORE	TRANSIT SCORE
LOWER LAWRENCEVILLE	87	78	62
CENTRAL LAWRENCEVILLE	83	77	52
UPPER LAWRENCEVILLE	68	52	42
PITTSBURGH AVERAGE	62	55	55

Table Note: Scores are on a scale from 0 to 100.

# Walkability

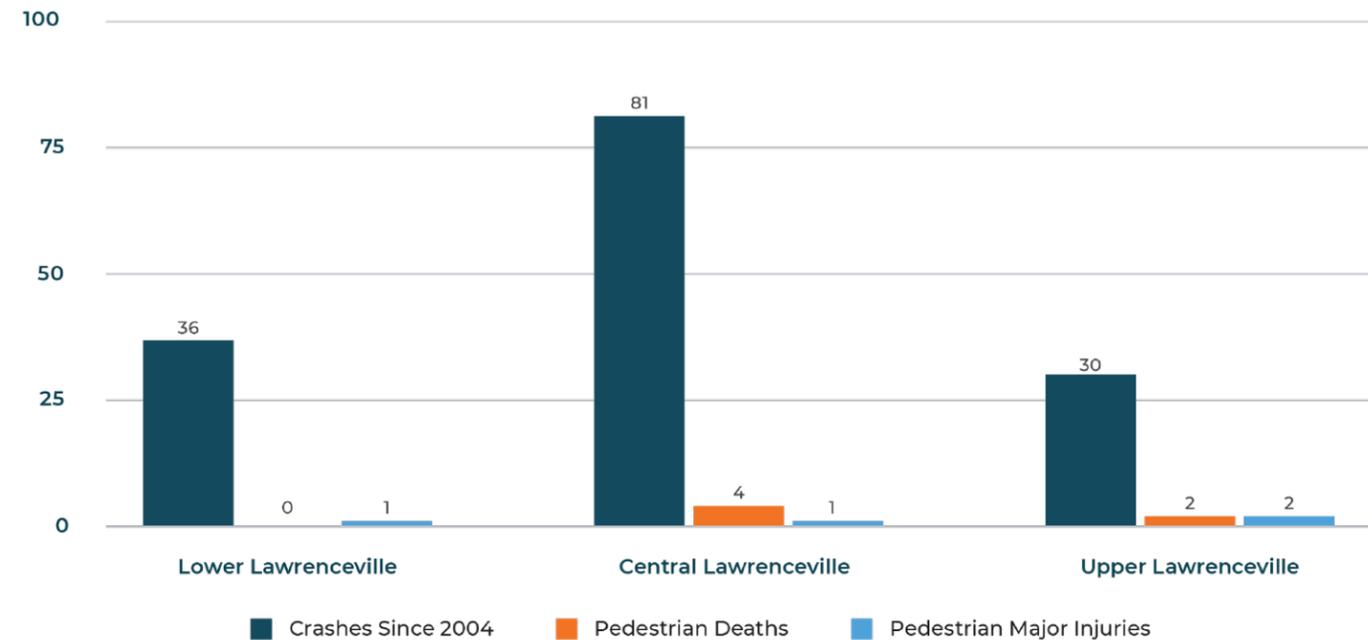
At nearly 3 miles in length, the Lawrenceville neighborhoods take nearly one hour to walk from end to end. According to WalkScore.com, a company that considers access to amenities, population density, and road metrics to determine a location's walkability, Lower and Central Lawrenceville are considered "Very Walkable." Upper Lawrenceville has a slightly lower Walk Score and, like the city, is considered "Somewhat Walkable."

Despite Lawrenceville's relatively high walkability and intersection density—a measure typically indicative of increased pedestrian safety—per capita crash rates and death rates were higher in the Lawrenceville neighborhoods than the City of Pittsburgh as a whole. From 2004 to 2020, there were 147 crashes involving pedestrians in the three Lawrenceville neighborhoods, resulting in four major pedestrian injuries and six pedestrian deaths. The per capita rate of both crashes and death were highest in Central Lawrenceville.

At nearly 3 miles in length, the Lawrenceville neighborhoods take nearly one hour to walk from end to end.



## Pedestrian Safety (2004–2020)



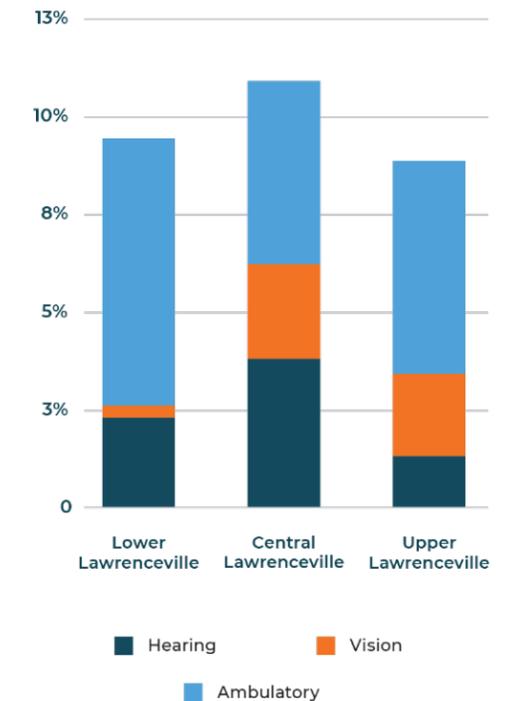
Source: PennDOT's Crash Information Tool

# Accessibility

While the fine grain pedestrian scale of Butler Street and Penn Avenue corridors have served as assets and contributors to market change, they also fail the pedestrian due to the overwhelming influx of new development projects with incompatible/inconsistent infrastructure investments, existing failing infrastructure, and other factors. In many cases, the historic lack of a coherent design standard has led to unsafe and unpredictable conditions on the sidewalk. Street furniture, private seating areas, a-frame signage, refuse and recycling containers, bus shelters, parking meters, informational kiosks, lighting, vegetation, and public art are all vying for space along the sidewalks, with a typical sidewalk width of 11 feet. In a neighborhood with 9,542 individuals with hearing, vision, or ambulatory disabilities, failing infrastructure (broken and cracked sidewalks) and incompatibly designed streetscape elements (no ramps, ADA parking, etc.) prevent equal access to the business district and its amenities.

An estimated 153 of the storefronts in Lawrenceville's Main Street corridors lack ADA accessible entrances, making Lawrenceville's streets less accessible for the approximately one in twenty residents with limited physical ability. Recent legislation limiting and restricting curb cuts and drive-thrus within the City of Pittsburgh Local Neighborhood Commercial (LNC) zoning districts, in addition to permitting Outdoor Dining & Retail in the Right of Way, could alleviate other ADA issues.

## 1 in 20 Residents Have a Physical Disability



Source: 2020 ACS 5-Year Estimate, Subject Table: Disability Characteristics



While 81% of Lawrenceville households have access to a private vehicle, nearly 50% of workers work from home or use an alternative means of transportation for their commute.

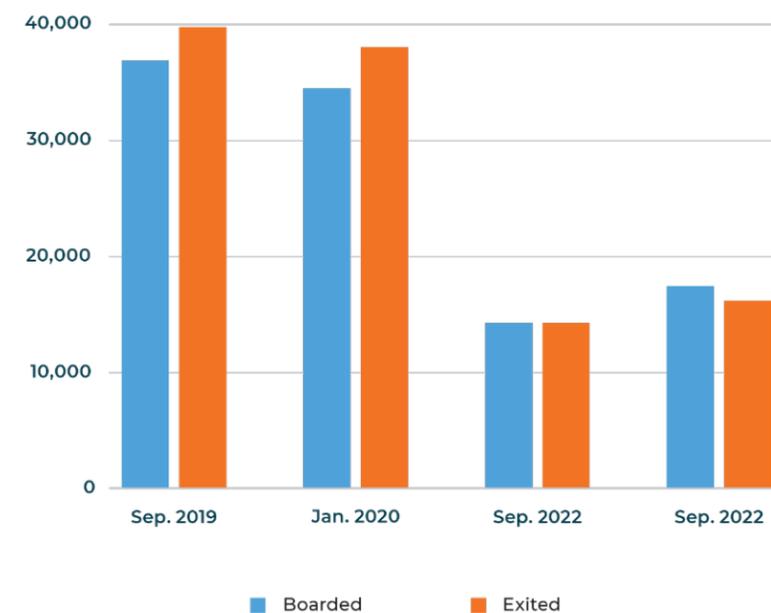
## Public Transit

Pittsburgh Regional Transit (formerly Port Authority of Allegheny County) operates seven bus lines with segments in Lawrenceville. Overall, Lawrenceville saw a 6% drop in service from 2016 to 2021, with a substantial decrease in service on route 87 and 88 due to decreased ridership, and a substantial increase in service on route 93. Since the beginning of the COVID-19 pandemic, reduced ridership and driver shortages has led to further service cuts across the City of Pittsburgh.

According to the Transit score, access to public transit is higher in Lower Lawrenceville than the city average, and lower in both Central and Upper Lawrenceville. Only 11 of the 92 bus stops are sheltered. For more information on Pittsburgh Regional Transit or Lawrenceville bus service, visit [rideprt.org](http://rideprt.org).

↓ 6%  
IN PUBLIC TRANSIT SERVICE FROM 2016-2021

### Pittsburgh Regional Transit Ridership Has Not Recovered to Pre-Pandemic Levels



Source: WPRDC Port Authority Bus Stop Usage

#### TOP LAWRENCEVILLE BUS STOPS FOR BOARDING

- Penn Avenue at Main Street
- Penn Avenue OPP 44th Street (Children’s Hospital)
- Butler Street at 41st Street
- Butler Street at 40th Street NS
- Butler Street at 51st Street (Stanton Ave)

#### TOP LAWRENCEVILLE BUS STOPS FOR EXITING

- Penn Avenue OPP 44th Street (Children’s Hospital)
- Main Street at Penn Avenue NS
- Lawrenceville Shopping Center
- 39th Street at Butler Street
- Penn Avenue at 40th Street

# Micromobility

Small, lightweight vehicles like bikes, scooters, and e-skateboards provide alternatives to single-occupancy vehicles. Collectively, this category of transportation is known as “micromobility,” and it is becoming increasingly popular and easy to use. According to Walk Score, Lower and Central Lawrenceville are “Very Bikeable,” whereas Upper Lawrenceville has a slightly lower Bike Score than the city average and is considered “Bikeable.” There is about 3.3 total miles of infrastructure which serves bicycle traffic and other modes of micromobility, almost none of which exclude larger vehicles like cars and trucks. In addition to privately owned modes of micromobility, POGO and Spin offer shared models:

**3.3 miles**  
OF PEDESTRIAN AND BICYCLE INFRASTRUCTURE



**POGO:** POGO’s bikeshare system includes pedal bikes, e-assist bikes, and docking stations, including two in Lower Lawrenceville, one in Central Lawrenceville, and one planned for installation in Upper Lawrenceville.

Prior to the Spring 2022 rollout of POGO, there were 8 HealthyRide stations, four of which have been permanently removed. These stations supported nearly 10,000 rides in 2021, a 20% increase from 2020.

**SPIN SCOOTERS:** There are 1,000 electric Spin scooters distributed throughout Pittsburgh, introduced in June 2021 as part of the city’s Move PGH program. According to Spin, ridership spiked in August and then gradually declined as the weather became cooler. In Lawrenceville, the average trip distance for each ride is around 1.5 miles. The scooters supported nearly 18,000 rides from July 2021 to March 2022.

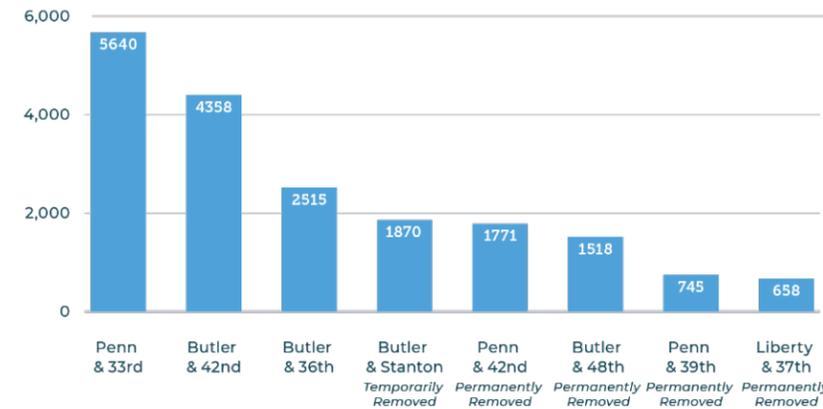
Lawrenceville also has one mobility hub (charging station), located near Butler Street and 39th Street. Although the scooters are dockless, using a mobility hub gives users a \$1 credit toward their next ride. For more information on Spin scooters in Pittsburgh, visit [move-pgh.com/using-scooters-in-pittsburgh](https://move-pgh.com/using-scooters-in-pittsburgh).



**10,000**  
BIKESHARE RIDES  
IN 2021

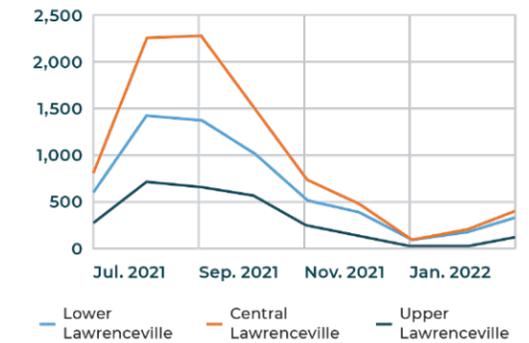
**18,000**  
SPIN SCOOTER RIDES  
FROM JULY 2021–MARCH 2022

## Pittsburgh's Bikeshare System Supported Thousands of Lawrenceville Rides in 2021



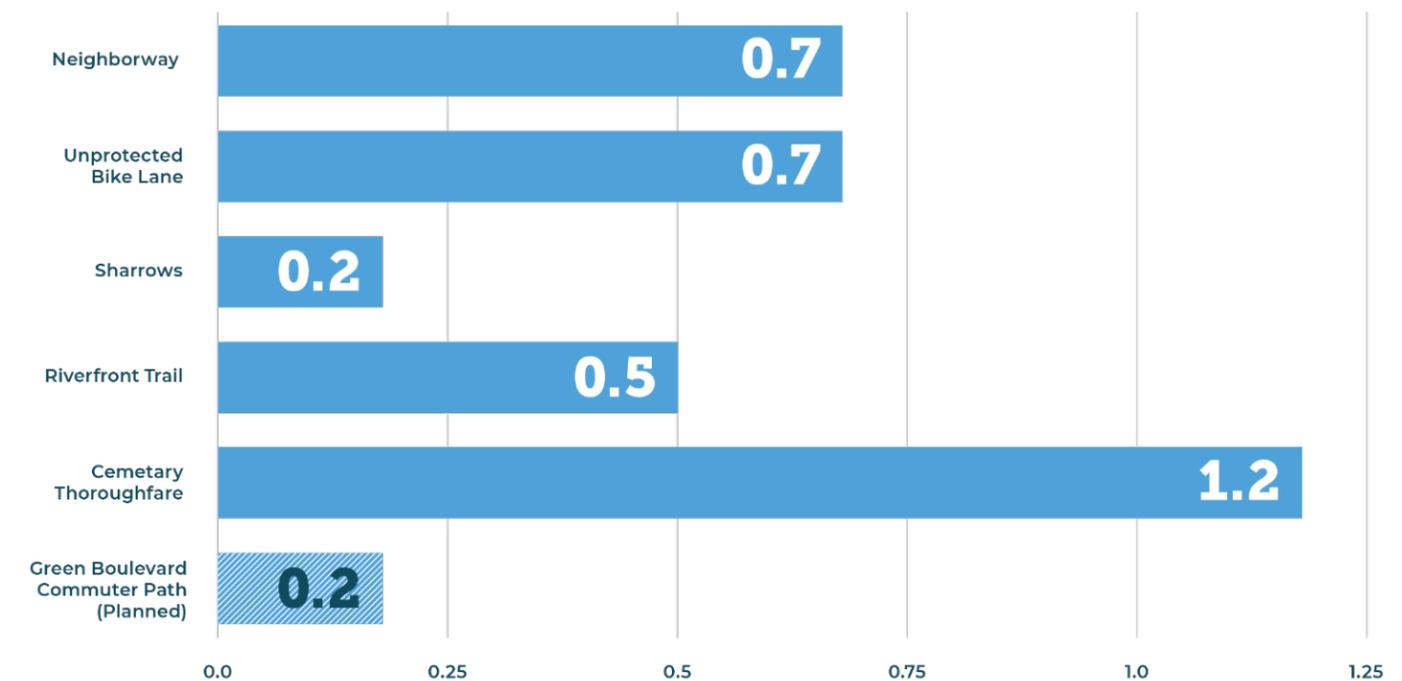
Source: From WPRDC HealthyRide Trip Data

## Spin Scooters Experienced Heavy Use Their First Summer and Fall



Source: Tosh Chambers from MovePGH

## Pedestrian and Bicycle Infrastructure (in miles)



## Vehicle Access

Across the Lawrenceville neighborhoods, about 19% of households do not have access to a vehicle according to 2020 US Census estimates. Lacking access to a vehicle can reduce quality of life by making it more difficult to get to work, access important services, or regularly buy healthy, fresh food. However, in areas with strong mobility infrastructure, lower vehicle dependence can promote community health and vibrancy while reducing congestion and harmful emissions.

## Parking

Public parking in Lawrenceville is generally free but limited, especially in the evening hours, and consists primarily of street parking. Street parking is allowed on most streets, but is prohibited to visitors from 7am–7pm in residential parking permit areas, which are located in the area southeast of Butler Street in Central Lawrenceville. Paid parking is also available:

**METERED PARKING:** About 70 on-street parking spots from 40th to 46th Street, \$1/hour from 8am–6pm

**PARKING LOTS:** Lawrenceville has two Pittsburgh Parking Authority parking lots—42nd & Butler (22 spots) and 52nd & Butler (14 spots), \$1/hr from 8 to 6pm.

**30,932**

CARS PARKED IN PUBLIC LOTS IN 2021  
(33% DECREASE FROM 2019)

**\$333,360**

REVENUE COLLECTED IN 2019 FROM  
PUBLIC PARKING IN LAWRENCEVILLE

Source: Data courtesy of Pittsburgh Parking Authority, obtained from the Western Pennsylvania Data Resource Center and by email.

### HOUSEHOLDS WITH NO VEHICLE ACCESS

**18%**

Lower Lawrenceville

**22%**

Central Lawrenceville

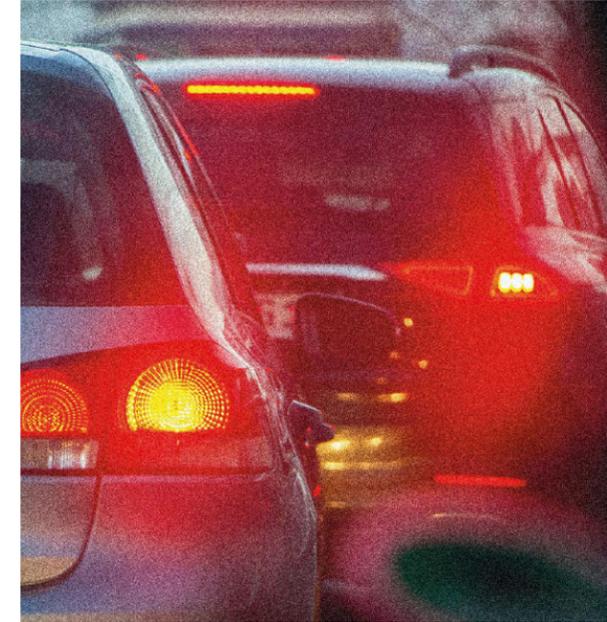
**14%**

Upper Lawrenceville

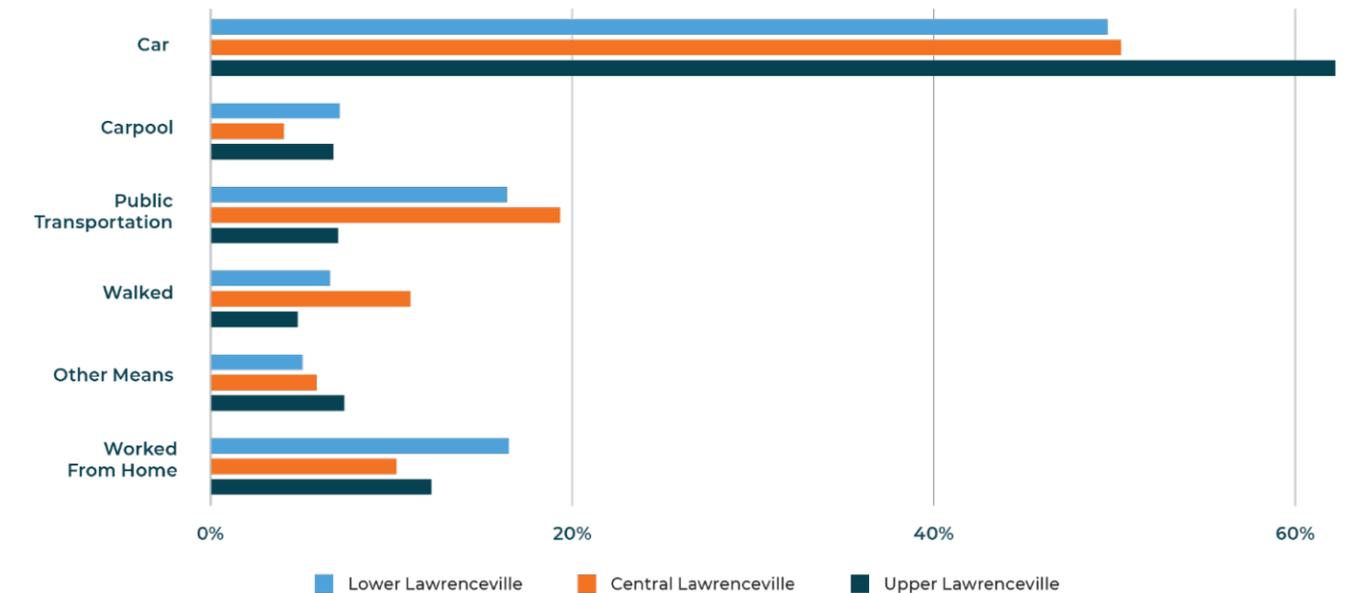
## Commuting

According to 2020 Census estimates, workers in Lawrenceville have commutes that average 21 minutes. Although driving is the most common way to commute to work from Lawrenceville, over 40% of commuters in Lower and Central Lawrenceville commute without a car, a ratio comparable to the overall city average. Car use is significantly higher in Upper Lawrenceville, which can be explained in part by its lower walk, bike, and transit scores.

Commute data often focuses on adults traveling to work, but hundreds of Lawrenceville children commute every day as well. At the beginning of the 2021–2022 school year, Pittsburgh Public schools reduced school bus eligibility to include only elementary and middle students who live more than 1.5 miles away from school, impacting students across the neighborhood and leaving almost all students at Arsenal PreK-8 ineligible for bus service.



### 2020 Commuting Modes



Source: 2020 ACS 5-Year Estimates, Selected Economic Characteristics

# Environment



## Greenhouse Gas Emissions

According to data from the City of Pittsburgh's Forging PGH Data Visualization Tool, per capita greenhouse gas emissions were slightly lower than the city average in all three Lawrenceville neighborhoods. Lower Lawrenceville had the lowest impact at 4.58 metric tons of greenhouse gas emissions per person, as compared to the city average of 5.09. This data is a measure of personal energy consumption, water use, and transportation.

While a majority of Duquesne Light customers in the 15201 zip code utilized a traditional energy mix, an increasing number are moving toward greener options. As of December 2020, 425 customers were self-enrolled with suppliers that only offer a 100% renewable energy mix, accounting for 3% of total energy consumption for that month. According to Duquesne Light, another 40 customers interconnected their own energy sources, which likely consist entirely of solar energy.

## Energy Consumption

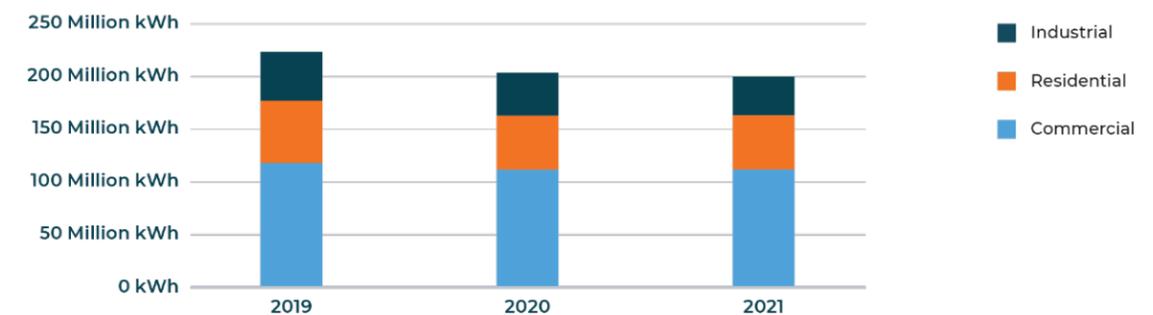
According to data provided by Duquesne Light, total energy usage in the 15201 zip code decreased steadily from 2019 to 2021, due primarily to a 22% decrease in industrial usage and a 16% decrease in residential usage. Residential and commercial use peaked from July to September in all three years, while seasonal variation in industrial energy usage decreased to a near constant from 2019 to 2021.

Lawrenceville releases less greenhouse gas emissions per capita than the city as a whole.

**~40**  
Residents with Solar Power

**↓16%**  
In Residential Energy Use from 2019–2021

### Energy Use Decreased from 2019–2021



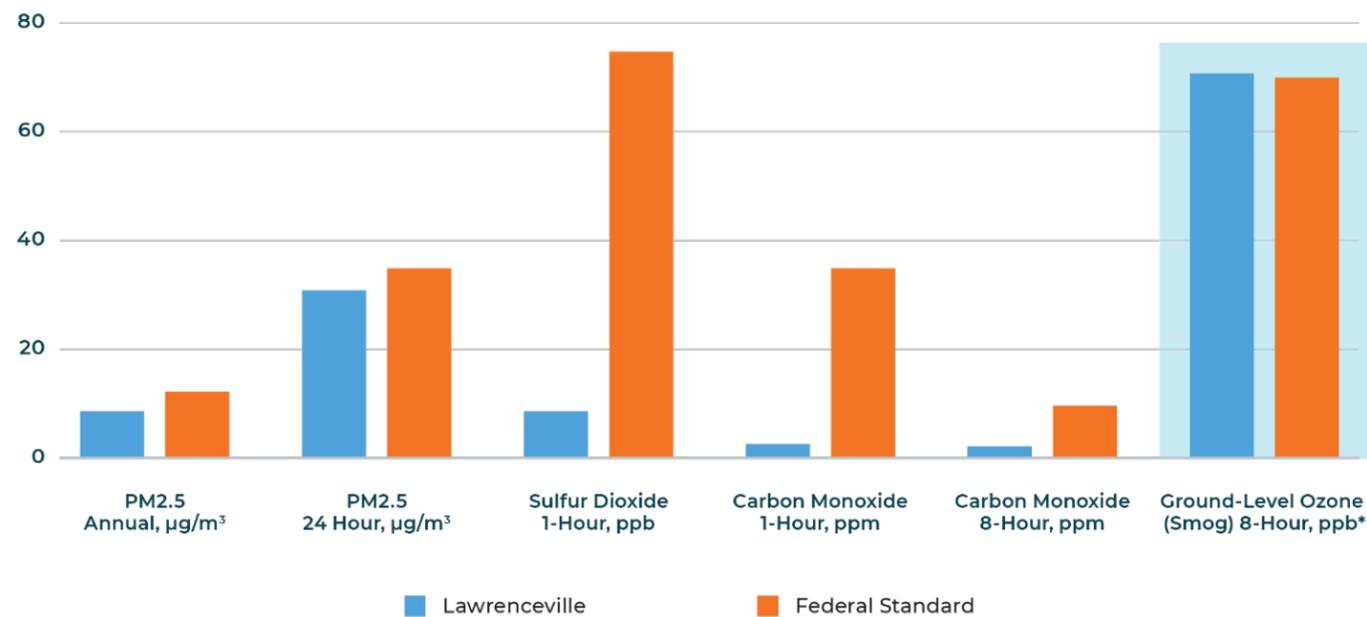
Source: Duquesne Light

# Air Quality

On average, people living along river valleys have a higher health risk from pollutant exposures than the average Allegheny County resident. Children, seniors, people who work or exercise outdoors, and people with existing lung diseases are particularly vulnerable. Short-term exposure to elevated levels of air pollution can cause immediate impacts such as shortness of breath, headaches, and asthma attacks, while long-term exposure can increase risk of lung cancer, heart disease, and premature death, among other harmful outcomes. Federal standards take both short- and long-term impacts into account by mandating reporting over multiple averaging times depending on the pollutant, varying from an hour to an entire year. In 2020, the Lawrenceville Air Quality Monitor reported ground-level ozone (commonly known as smog) levels in exceedance of the federal standard on two separate occasions.



## 2020 Smog Levels in Lawrenceville Exceeded the Federal Standard



Source: 2020 Air Quality Annual Report, Allegheny County Health Department

Table Note: Data was obtained from the Allegheny County Health Department's 2020 Air Quality Annual Report. Lawrenceville's Air Quality Monitor is located in Lower Lawrenceville at 301 39th Street. Because air pollution tends to concentrate in river valleys, along major roadways, and in industrial areas, actual levels of air pollution vary across the Lawrenceville neighborhoods.

# Tree Canopy

Despite an increase from 2015 to 2020, the neighborhood's tree canopy is still half that of the citywide average, which was 41% in 2015. The City of Pittsburgh's Climate Action Goal is 60% tree canopy by 2060.

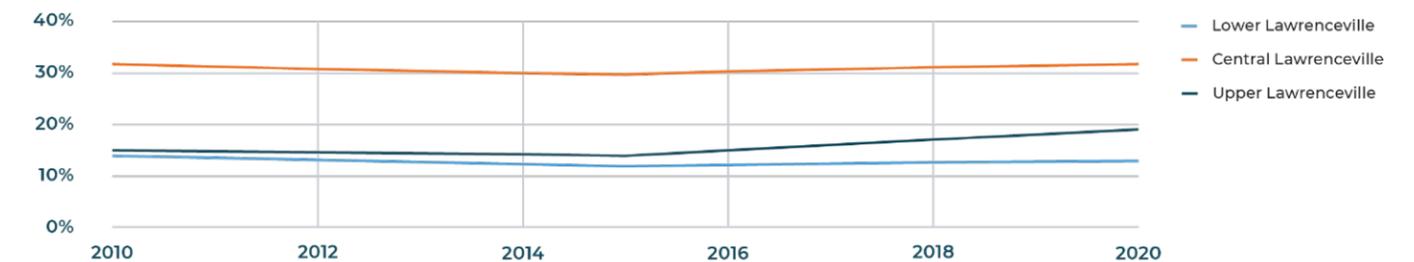
# Allegheny River

Lawrenceville has 2.7 miles of riverfront, about 17% of which was rated in poor condition for riverbank stability in the City of Pittsburgh's 2021 Riverbank Stability Assessment, an evaluation assessing material type and condition, slope, erosion, and presence of manmade structures. According to the Open Space and Riverfront Access Appendix to the Green Boulevard Plan (2013), the vegetation is a mix of native and nonnative species, with the nonnative Japanese knotweed prominent through much of the understory. Sections of the riverbank were rated to be poor where deteriorating or failing manmade infrastructure took the place of riverside forest. The river itself is highly modified and regulated through a system of locks and dams, but nonetheless provides habitat for numerous fish, birds, mussels, and rare, threatened, and endangered species. Lawrenceville has 14 major Allegheny County Sanitary Authority (ALCOSAN) discharge outlets, which discharge combined sewage overflow when the wastewater treatment system is overloaded.

Despite its nearly three miles of riverfront, Lawrenceville has no formal access points to the river and just over a half-mile of riverfront trail.



## Tree Canopy Cover



Source: Tree Pittsburgh

# Parks & Open Space

According to data provided by the Pittsburgh Water & Sewer Authority, 52.5% of Lawrenceville is covered with impervious surface. Lawrenceville's greenspaces mitigate stormwater management challenges and the urban heat island effect, as well as providing an assortment of aesthetic, ecological, and health benefits. Beyond that, they provide free public areas to gather, exercise, and recreate in an otherwise densely developed neighborhood.

According to the Trust for Public Land's ParkServe tool, almost all of Lawrenceville's residents are within a 10-minute walk to a park. Lower Lawrenceville has the highest acreage of public greenspace, while Central Lawrenceville has the highest amount of total greenspace. Upper Lawrenceville has very little of either. According to the National Recreation and Parks Association, the average public park and recreation agency manages 9.9 acres or park per 1,000 residents, which far exceeds the ratio in any of the three Lawrenceville neighborhoods.

When not properly maintained, the benefits that the greenspaces provide begin to diminish and, in some cases, can actively work against community wellbeing. According to the City of Pittsburgh's OpenSpacePGH Plan (2013), Arsenal Park, Leslie Park, and Sullivan Park were all in need of redevelopment. The plan also recommended redevelopment and expansion of McCandless Park, investment in Duncan Parklet, and relocation of the 57th Street Parklet. Since then, Arsenal Park has received significant funding for redevelopment, and Leslie Park is slated to receive the same in 2022. The city has divested from Duncan Parklet, which is now managed by Lawrenceville United and a committee group of residents. There have been no significant investment in Lawrenceville's other parks.



## ACRES OF PUBLIC PARK PER 1,000 RESIDENTS

**6.0**  
Lower Lawrenceville

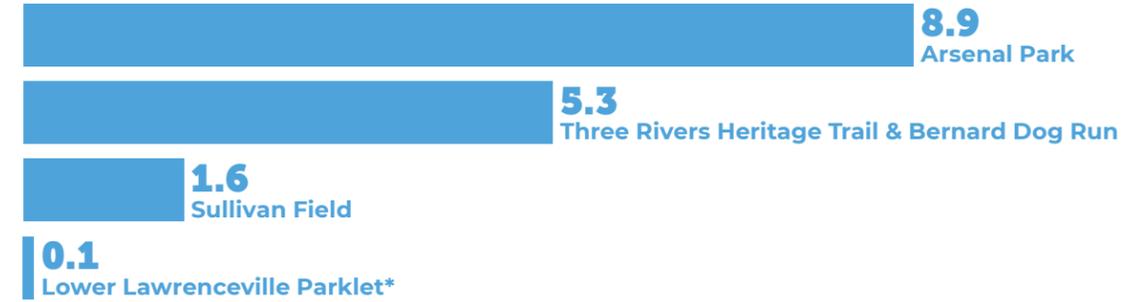
**1.9**  
Central Lawrenceville

**0.4**  
Upper Lawrenceville

*(as compared to 9.9 National Average)*

## Open Space in Acres

### Lower Lawrenceville (15.8 public acres)



### Central Lawrenceville (9.1 public acres)



### Upper Lawrenceville (1.01 public acres)



\* Denotes private open space acreage

# About Lawrenceville Corporation

## MISSION

The Lawrenceville Corporation (LC) is a nonprofit, 501c3 community development corporation. Driven by the Lawrenceville community, LC acts as the catalyst and conduit for responsible and sustainable growth.

## HISTORY & FOCUS

The Lawrenceville Corporation was formed in January 2000 as a merger of the Lawrenceville Development Corporation and the Lawrenceville Business Association. Since the merger, LC has gained local and national recognition for its innovative community plans and programs. Today, Lawrenceville Corporation continues to build a more inclusive, equitable, accessible, and sustainable community through real estate development, policy and advocacy, community planning and development, business district management, and communications and marketing.

## BOARD OF DIRECTORS

Elected annually by LC Membership, LC's 16-member volunteer Board of Directors steers the organization towards a sustainable future by adopting sound, ethical, and legal governance and financial management policies. The Board ensures the organization has adequate resources to advance its mission. LC's Board is comprised of residents, Lawrenceville employees, business, and property owners, and institutional partners.

### Owen Lampe

#### President

Executive\*, Finance, Governance, Nominating

### Kento Ohmori

#### Vice President

Executive, Nominating, Asset Management

### David Tobiczky

#### Secretary

Executive, Governance\*, Finance, Nominating\*

### George Arendas

#### Treasurer

Executive, Finance\*

### Will Bernstein

Nominating, Community Development\*

### Kaveise Cadogan

Business District Advisory

### Stephen Casey

Asset Management

### Nina Chase

Nominating, Community Development

### Jessica Graves

Business District Advisory

### David Green

Asset Management\*

### Eric Kellar

Business District Advisory\*, Nominating

### Joseph Kelly

Governance, Business District Advisory, Nominating

### Victoria Becker May

Asset Management, Community Development

### Louisa Miller

Community Development

### Rachel Rearick

Governance

### Marcus Shoffner

Nominating, Community Development

\* Denotes Committee Chair

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# Acknowledgements

The work of Lawrenceville Corporation is made possible by LC Members, the City of Pittsburgh, PA Department of Community and Economic Development, UPMC Health Plan, Duquesne Light, First National Bank, Standard Bank, and Wes Banco.

A special thanks to the partners, agencies, and reports that made Lawrenceville's Neighborhood Metrics Report possible:

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- |  |   |
|--|---|
| A+ Schools                                   | Pittsburgh Bureau of Police,<br>Crime Analysis Unit |
| Allegheny County<br>Crime Dashboard          | Pittsburgh Downtown Partnership                     |
| Allegheny County<br>Election Division        | Pittsburgh Forging PGH<br>Data Visualization Tool   |
| Allegheny County<br>Health Department        | Pittsburgh Parking Authority                        |
| Allegheny County Real Estate<br>Sales Data   | Pittsburgh Regional Transit                         |
| AirDNA                                       | Pittsburgh Sewer &<br>Water Authority               |
| City of Bridges<br>Community Land Trust      | POGOH   |
| Costar                                       | Radiant Hall  |
| Duquesne Light Company                       | Regrid  |
| Fourth Economy                               | Reinvestment Fund                                   |
| Green Boulevard Plan                         | Riverbank Stability Assessment                      |
| Lawrenceville United                         | Spin Scooters                                       |
| National Recreation and<br>Parks Association | Strip District Neighbors                            |
| OpenSpacePGH Plan                            | Tree Pittsburgh                                     |
| Pennsylvania Housing Alliance                | Trust for Public Land ParkServe Tool                |
| Pennsylvania Liquor Control Board            | US Census   |
| Pittsburgh 2021 Amended<br>Capital Budget    | USDA ERS Food Access<br>Research Atlas              |
| Pittsburgh Business Times                    | Walk Score  |
|  | Western Pennsylvania<br>Data Resource Center        |



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