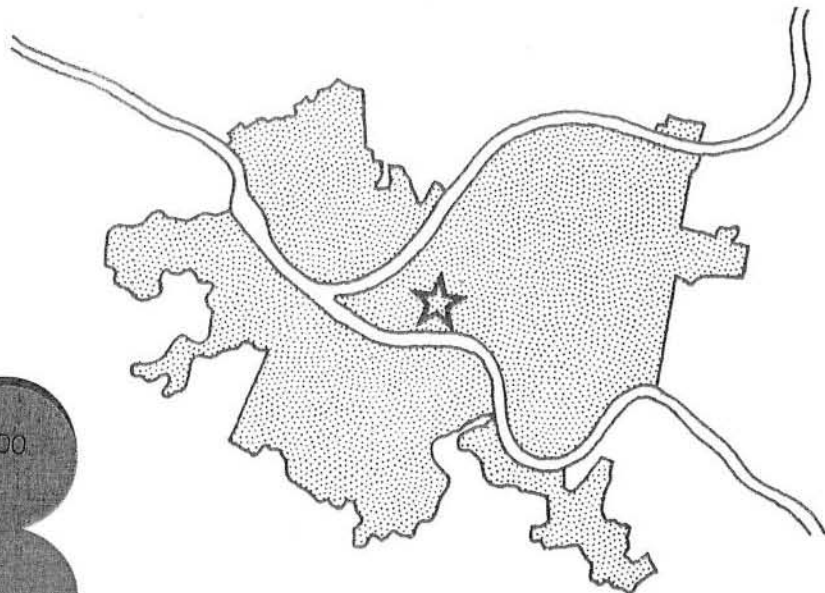


a community profile of *the bluff*



prepared by
the department of city planning
pittsburgh, pa. august 1974

0600

TABLE OF CONTENTS

	Page
Introduction	1
Preface	
Community Description	
City Map	
Population	4
Age-Sex Composition	
Population Change	
Families By Type and Presence Of Children Less Than 18 Years Old	
Median Age	
Age Group Change	
Race	
Housing	6
Occupancy Status	
Mobility	
Building Activity	
Socio Economic Conditions	8
Education: Years of School Completed By Persons 25 Years and Over	
Median Family Income	
Percent Distribution Of Family Income By Income Ranges	
Major Occupation Classifications Of Persons 14 Years And Over	
Public Assistance Cases	
Arrests For Major Crimes	
Community Facilities	12

PREFACE

One thing that citizens need if they are to take part in planning for their neighborhoods is up-to-date information about their neighborhoods. This booklet is an attempt by the Pittsburgh Department of City Planning to present information, primarily from the United States Census of Population and Housing, for use by citizens and community groups. Unfortunately, census material is not perfect; it may not have all the information that you need and it may not be in the most useful form for your purposes. It is, however, the best that is available.

Where possible, comparisons have been made between 1960 and 1970 characteristics, and between neighborhood and city-wide values, in order to better understand present neighborhood conditions.

The material has been divided into four sections, Population, Housing, Socio-Economic characteristics and Community Facilities. Although most of the information comes from the 1970 Census of Population and Housing, the statistics on building permits (new, and alterations) come from the city's Bureau of Building Inspection; the crime data was compiled by the Bureau of Police; and the welfare data was provided by the Allegheny County Board of Public Assistance. The summary tapes from which much of the census information was extracted were provided by the Southwestern Pennsylvania Regional Planning Commission.

THE BLUFF AREA

The Bluff Area of Pittsburgh, bounded by Fifth Avenue and the Monongahela River, is a small mixed residential, commercial, and institutional area that has lost over 26% of its population during the last twenty years.

The entire area comprises Census Tract 102. Housing is mostly row-type dwellings scattered with commercial and warehouse facilities. Uncontrolled development has led to conflicts in land use that will require a focus of activity in the future. There is an excellent view of the South Side. Great potential exists for the mixed residential uses as an extension of the developing downtown residential community.

The City's only completed renewal project is the Bluff area renewal plan. Duquesne University and the Mercy Hospital Complex are in the final phases of expansion and modernization in accord with this plan. A high rise luxury apartment building rounds out a truly modern and diverse community.

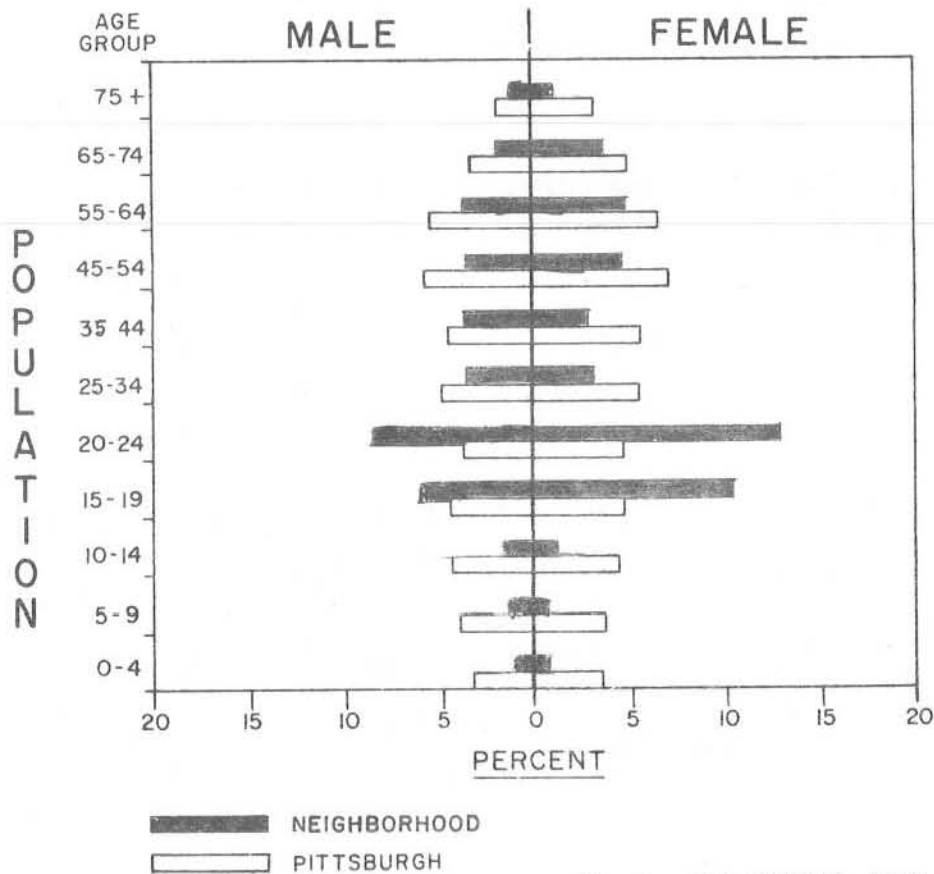


— CENSUS TRACT OUTLINE
 — NEIGHBORHOOD OUTLINE

5280' 2640' 0' 5280'
 APPROX 2 MILES



AGE - SEX COMPOSITION



Source: U. S. CENSUS 1970

AGE-SEX COMPOSITION, 1970

According to the 1970 Census, the greatest portion of the Bluff's population falls in the age 20-24 category, the smallest being the under 5 yrs. age group. Citywide, more people are found in the age 45-54 group than in any other; the age 75 and older category is the smallest.

POPULATION CHANGE, 1960-1970

The population of the Bluff has changed from 5,555 in 1960 to 4,082 in 1970, representing a 26.5% change. This compares to an average citywide change of -13.9%, where population declined from 604,332 in 1960 to 520,117 in 1970.

FAMILIES BY TYPE AND PRESENCE OF CHILDREN LESS THAN 18 YEARS OLD

The predominant family-type in this neighborhood is the husband-wife-family no children less than 18 category. The highest portion of families with incomes below poverty level is the female head - children less than 18 group.

MEDIAN AGE, 1970

The median age for the neighborhood is 24.3 years; for the city it is 33.6 years.

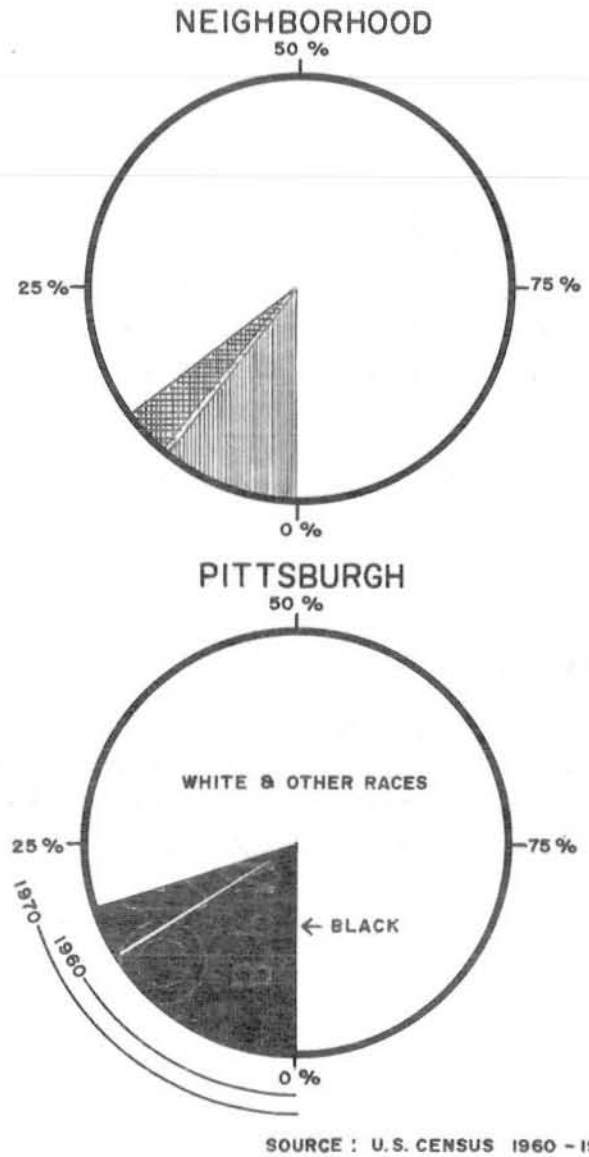
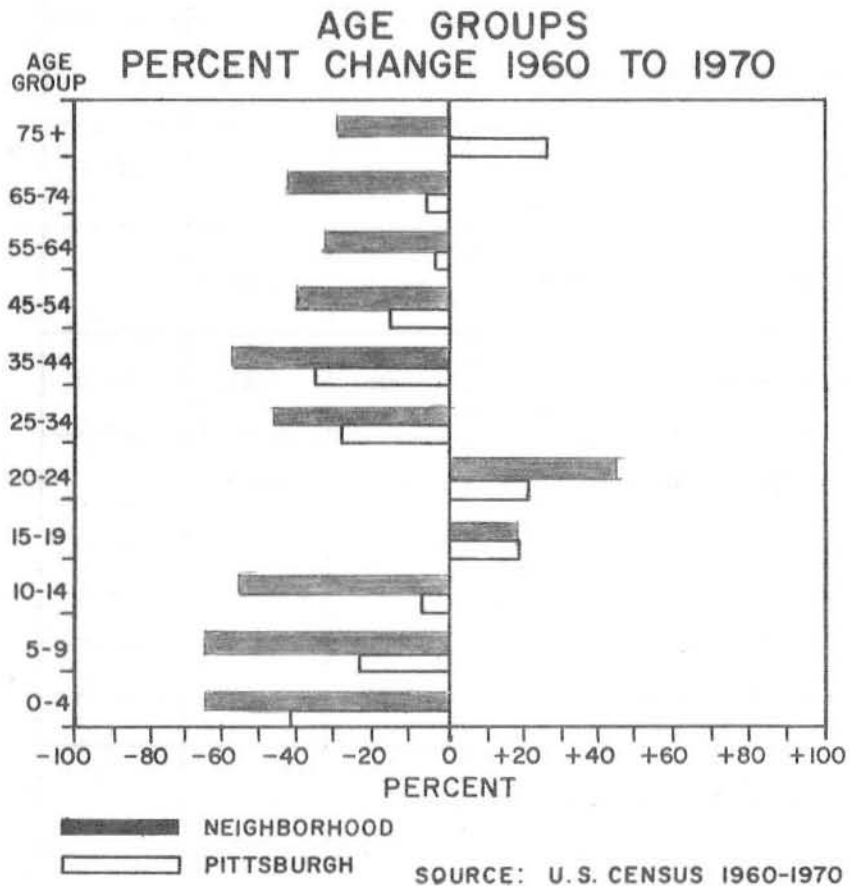
AGE-GROUP CHANGE, 1960-1970

Two age brackets increased in population between 1960 and 1970 in the neighborhood. For the city, population in the 15-19, 20-24, and the 75 years and older age groups increased.

BLACK POPULATION, 1960 - 1970

RACE

Black population in the Bluff constituted 11.6% of its 1960 population, and 15.2% of its 1970 population. For Pittsburgh, the Black population increased from 16.7% in 1960, to 20.2% in 1970.



POPULATION

OCCUPANCY STATUS 1960 - 1970

OCCUPANCY STATUS

In 1960, total housing units numbered 1,690; in 1970, 1,588, representing a -6.0% change. A total of 17.0% were owner-occupied in 1970, compared to 47.2% citywide. In 1960, 106 units were vacant, as compared to 301 vacancies in 1970. This represents a 18.9% vacancy rate for 1970 as compared to the city's 6.2%. Overcrowded units comprised 13.4% of the 1960, and 6.5% of the 1970 neighborhood housing stock.

MOBILITY

For the neighborhood, 1,881 people over five years of age have changed their place of residence between 1965 and 1970. This represents 48% of its population. For the city, 159,774 changed their place of residency during those years, which is 33% of the total population.

	1960	1970	PERCENT CHANGE
TOTAL HOUSING UNITS	1690	1588	- 6.0
TOTAL OCCUPIED UNITS	1584	1287	- 18.8
OWNER OCCUPIED	454	271	- 40.3
PERCENT OWNER OCCUPIED	26.8	17.0	
RENTER OCCUPIED	1130	1016	- 10.1
PERCENT RENTER OCCUPIED	66.8	63.9	
VACANT UNITS	106	301	+183.9
PERCENT VACANT	6.2	18.9	
MEDIAN MARKET VALUE	\$ 7632	\$ 6255	- 18.0
MEDIAN GROSS RENT	\$ 57	\$ 100	+ 75.4
PERCENT OVERCROWDED UNITS	13.4	6.5	

SOURCE: U.S. CENSUS 1960 - 1970

BUILDING ACTIVITY, 1972

In 1972, there were 27 building permit applications in this neighborhood, at an estimated construction cost of \$467,285. For the entire city, 4,002 permits were issued, accounting for construction in excess of \$53 million.

Also in 1972, there were 0.00 new housing units constructed per 1,000 existing units, and 16.37 alterations per 1,000 units in the neighborhood. City-wide 3.6 new housing units and 16.2 alterations were undertaken per every 1,000 existing units.

BUILDING PERMITS ISSUED IN 1972

	NUMBER OF PERMITS	ESTIMATED COST
NEW HOUSING UNITS		
OTHER NEW STRUCTURES		
EXTENSIONS & ADDITIONS	1	\$ 70,000
ALTERATIONS	26	397,285
TOTAL	27	\$ 467,285

SOURCE : BUREAU OF BUILDING INSPECTION

**EDUCATION: YEARS OF SCHOOL COMPLETED BY PERSONS
25 YEARS AND OVER, 1960-1970**

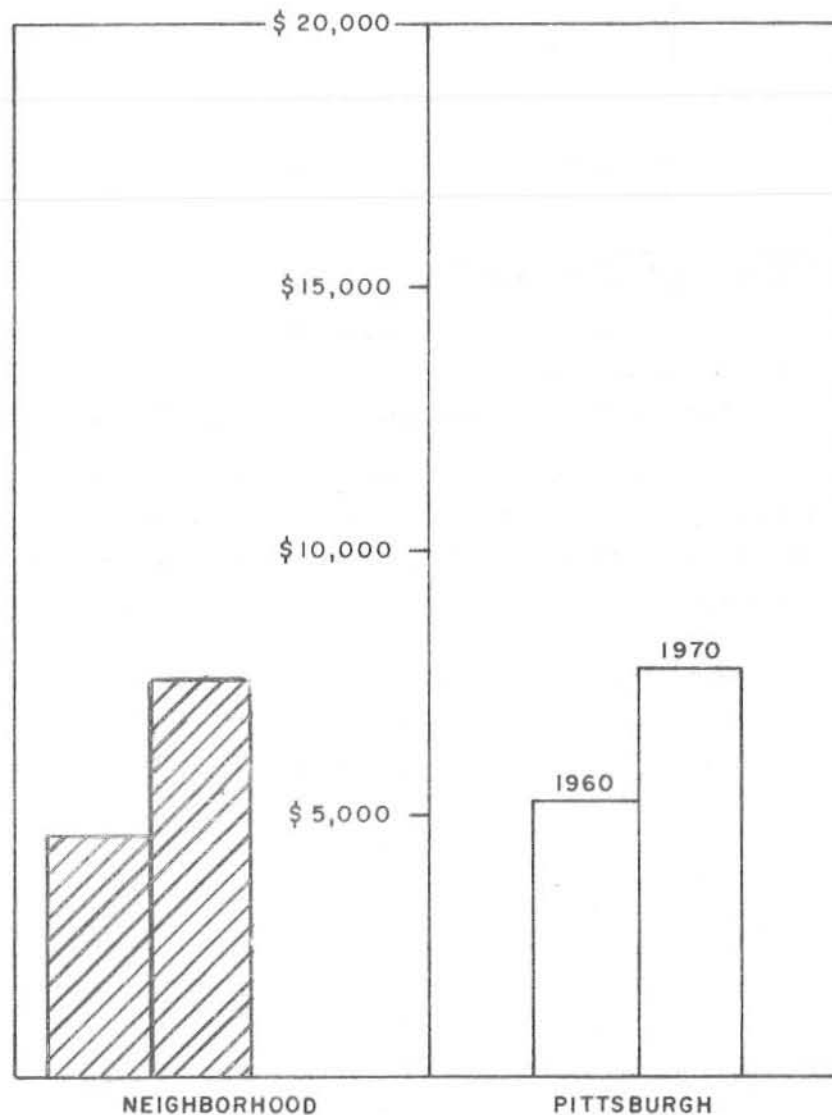
The 1970 Census indicates that, of those local residents, aged 25 and over, the largest percentage have attained a elementary education. In 1960, the largest percentage had attained a elementary education.

**SCHOOL YEARS
COMPLETED BY PERSONS
25 YEARS & OVER
1960-1970**

	1960	PERCENT OF TOTAL	1970	PERCENT OF TOTAL
NO SCHOOLING	316	9.8	109	5.8
ELEMENTARY (1-8 YRS.)	1611	50.2	680	36.1
HIGH SCHOOL (1-3 YRS.)	607	18.9	282	15.0
HIGH SCHOOL (4 YRS.)	435	13.6	423	22.5
COLLEGE (1-3 YRS.)	78	2.4	105	5.6
COLLEGE (4 YRS.)	162	5.0	284	15.1
TOTAL	3209	100.0	1883	100.0

SOURCE: U.S. CENSUS 1960-1970

MEDIAN FAMILY INCOME, 1960 - 1970

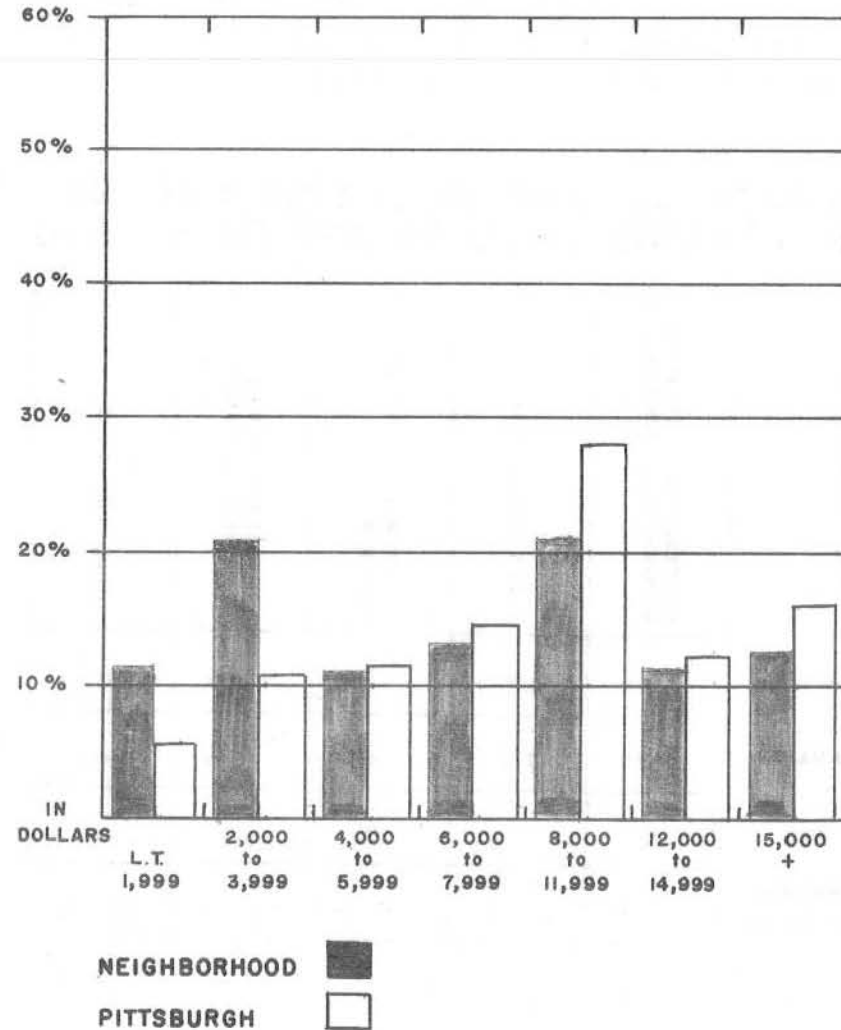


SOURCE: U.S. CENSUS 1960-1970

PERCENT DISTRIBUTION
OF FAMILY INCOME
BY INCOME RANGES
(IN DOLLARS)

INCOME, MEDIAN FAMILY INCOME, 1960-1970

The median income for the Bluff families was \$4,064 in 1960. In 1970, the median family income was \$7,228, representing a ten year change of 77.8%. Citywide, the median family income rose from \$5,605 in 1960, to \$8,800 in 1970, a 57% change.



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SOURCE: U. S. CENSUS 1970

**OCCUPATION: MAJOR OCCUPATION CLASSIFICATIONS
OF PERSONS 14 YEARS AND OVER, 1970**

The largest percentage of people in this neighborhood work in labor & service positions. This group constitutes 28% of the employed population. The largest percentage of people in the city work in sales & clerical positions, which represents 28% of the total population.

**MAJOR OCCUPATION CLASSIFICATIONS
OF PERSONS 14 YEARS AND OVER, 1970**

	PROFESSIONAL, TECHNICAL, MANAGERIAL, ADMINISTRATIVE	SALES AND CLERICAL	CRAFTSMEN, OPERATIVES, FOREMEN	LABORERS, SERVICES, HOUSEHOLD WORKERS	TOTAL EMPLOYED
MALE	269	133	254	216	872
FEMALE	124	240	43	195	602
TOTAL	393	373	297	411	1474
PERCENT OF TOTAL	26.65	25.30	20.14	27.87	100.00

SOURCE: U. S. CENSUS 1970

**PERSONS RECEIVING
PUBLIC ASSISTANCE IN 1972**

ASSISTANCE TYPE	NUMBER OF RECIPIENTS	PERCENT OF TOTAL POPULATION
OLD AGE	71	1.73
BLIND	5	.12
AID TO DEPENDENT CHILDREN	232	5.68
GENERAL	200	4.89
AID TO DISABLED	60	1.46
TOTAL	568	13.88

SOURCE: DEPARTMENT OF PUBLIC WELFARE
ALLEGHENY COUNTY
BOARD OF ASSISTANCE
MARCH 2, 1973

ARRESTS FOR MAJOR CRIMES IN 1972

PUBLIC ASSISTANCE CASES, 1972

Of the neighborhood's total population, 14% received public assistance in 1972. Citywide, 14% of the population received some kind of assistance in the same year.

ARRESTS FOR MAJOR CRIMES, 1972

The crime rate listed here represents the number of arrests that were made for major crimes in 1972 as a ratio of the total population of the area. Major crimes are defined as murder, rape, robbery, assault, burglary, and larceny. In 1972, the crime rate for this neighborhood was 10.14; for Pittsburgh, the rate was 4.71.

CRIME	NUMBER OF ARRESTS	CRIME RATE
MURDER	0	.00
RAPE	6	.15
ROBBERY	63	1.54
ASSAULT	61	1.49
BURGLARY	84	2.06
LARCENY	200	4.90
TOTAL	414	10.14

S O C I O - E C O N O M I C

SOURCE: ANNUAL REPORT OF MAJOR CRIMES
CITY OF PITTSBURGH
POLICE DEPARTMENT, 1972

COMMUNITY FACILITIES

Community facilities which serve the Bluff are not limited to those located within the confines of the Bluff. Although there are many community facilities in the general vicinity, this list is limited to police and fire stations, public libraries, public schools, City of Pittsburgh recreational facilities (indoor and outdoor), major hospitals, and major colleges and universities.

Community facilities for this neighborhood include:

The Bluff

Public Facilities

No. 2 Police Station

Department of Lands and Buildings District Office

Fire Engine Company No. 4 and Truck No. 3

Recreational Facilities

Miltenberger-Locust Basketball Court

Tustin Street Tot Lots No. 1 and No. 2

Health

Mercy Hospital

Central Medical Pavillion

Allegheny County Public Health District Office

Education

Fifth Avenue High School

Duquesne University

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