

**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Stephen Choder		Phone Number: (412) 855-8686	
Address: 7665 Lock Way West, Pgh.		State: PA	Zip Code: 15206
2. Applicant/Company Name: Choderwood		Phone Number: ()	
Address: Same AS Above		State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Choderwood			
4. Development Location: 7665 Lock Way West, Pittsburgh, PA 15206			
5. Development Address: Same AS #4			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	n/a		
Present Use of Site: (Select from attached list)	Single Family home		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction:	Start Date: / /	Occupancy Date: / /	Project Cost: \$
Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.			
9. Proposed Use of Site (Select from attached list): Event Venue - outdoor			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input checked="" type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development:			
Use of existing outdoor Gardens/yard AS meeting/court venue			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			

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LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed:	_____	sq ft	
Existing to be Retained:	_____	sq ft	<i>none</i>
Retained Area to be Renovated:	_____	sq ft	
To be Constructed:	_____	sq ft	
Building Footprint:	_____	sq ft	

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' x 19')		

Off-Street Loading Spaces: N/A
 Actual: 3
 Required: _____

19. Please check any of the following items that will be part of the proposed work: N/A

<input type="checkbox"/> Demolition	<input type="checkbox"/> HVAC (Interior)	<input type="checkbox"/> HVAC (Exterior)	<input type="checkbox"/> Electrical	<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> Fire Protection/Sprinklers	<input type="checkbox"/> Deck Construction	<input type="checkbox"/> Commercial Cooking Hood	<input type="checkbox"/> Sign	

20. Please check the following items that pertain to any work proposed on private plumbing:
 (i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

Repair or Replace Existing Plumbing New Construction of Plumbing No Plumbing Work is Proposed

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WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

_____ New Water Service Connection(s) _____ Termination of Existing Water Service Tap(s)
 _____ New Sewer Service Connection(s) _____ Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

YES NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

- Applicant requests PWSA to accept ownership of the sewer mains and/or water lines
- Applicant retains private ownership of sewer mains and/or water lines
- Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

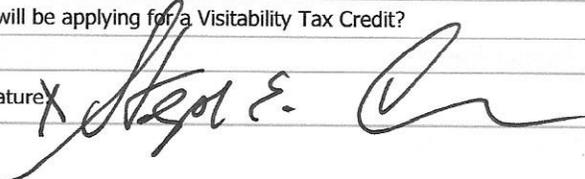
WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street.
- The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.
- Modification or reconstruction of City curbs.
- Design and construction of a new street where the Applicant will request the City to accept ownership of the street.
- Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.
- The proposed work will create an obstruction of traffic on City rights-of-way.
- The proposed work includes the excavation of a City street or sidewalk.
- The proposed work includes the placement of a demolition dumpster in a City right-of-way.
- The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? Yes No

Applicant Signature



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Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)

52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)

100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses

CHODERWOOD

An Urban, Sustainable Riverfront Retreat



CHODERWOOD

7665 Lock Way West

Pittsburgh, PA 15206

Choderwood@gmail.com

Objective: Seeking Conditional Use approval by City Council for use of 7665 Lock Way West, Pittsburgh, PA 15206 (Park zone) as small event venue pursuant to Section 922.06.E.1 of the City of Pittsburgh Zoning Code.

Background:

Stephen E. Choder and Joann E. Noble own and live at 7665 Lock Way West, Pittsburgh, PA 15206, "Choderwood."

Choderwood is a unique property with a historic past located along the Allegheny River at the Highland Park Dam, Lock No. 2 in the City of Pittsburgh.

Choderwood is one of two Lockkeepers houses built in 1908 by the U.S. Army Corps of Engineers at the Highland Park Dam, Lock No. 2. Lockkeeper houses were built at every lock and dam site constructed by the Corps of Engineers Pittsburgh District between 1877 and 1940.

The Corps' primary rationale for on-site housing in the Pittsburgh District resulted from the need for Corps' employees to stay on site to carry out any constantly demanded activity, such as locking boats through the dam and having someone on site to operate the dam's water control gates in emergency conditions. The main function of all dams built by the Pittsburgh District was flood control. In conditions of high water or heavy rain, the dams played an important role in holding back flood waters. The constant adjustment of water levels in dams, holding back and releasing the correct amounts, was an essential component of the Pittsburgh District's flood control system.

Most of the locks and dams of the Pittsburgh District were in rural areas. These areas may not have had available housing that was close enough to the dam to be practical to damtenders. In addition, automobile ownership/usage was not common until the 1920s and roads in these areas were often of very poor quality

until well into the late 20th Century. Having damtenders living far off-site ran the risk that no supervisor might be able to reach the dam site in case of severe weather or other conditions.

In conformance with its policy for on-site housing, the Corps provided damkeeper housing at Lock No. 2 from 1908 (after completion of the Highland Park Dam) until 1957.

The Corps standard pattern was to build twin, mirror image houses at the Locks/Dams. The houses at the Allegheny Lock and Dam No. 2 were built according to the four-square plan (which was also used at the Monongahela Lock & Dam No. 5). These houses have hipped roofs with dormers at each side and boxy, square plans typical of four-square houses. They also had wooden, hipped-roof front porches supported by wood Tuscan columns, two large windows on the second floor of the primary façade, and hipped roofs that flared out at the bottom.

Once it was automobiles were common, it was no longer necessary to provide employee housing, and the Corps sold the two houses located at the Highland Park Dam publicly in 1957.

The Choders bought their house located at 7665 Lock Way West in June 2001. The twin lockkeepers house at the Highland Park Dam is owned by Luksick/Yugar. The next closest residential properties are approximately one mile away, on Butler Street near the Pittsburgh Zoo.

The Choderwood property (Parcel 122-K-50) is 25,651 square feet. In addition, the Choders are leasing approximately 15,000 square feet of the US Army Corps of Engineers Parcel 122-K-4 and are in the process of purchasing the leased area.

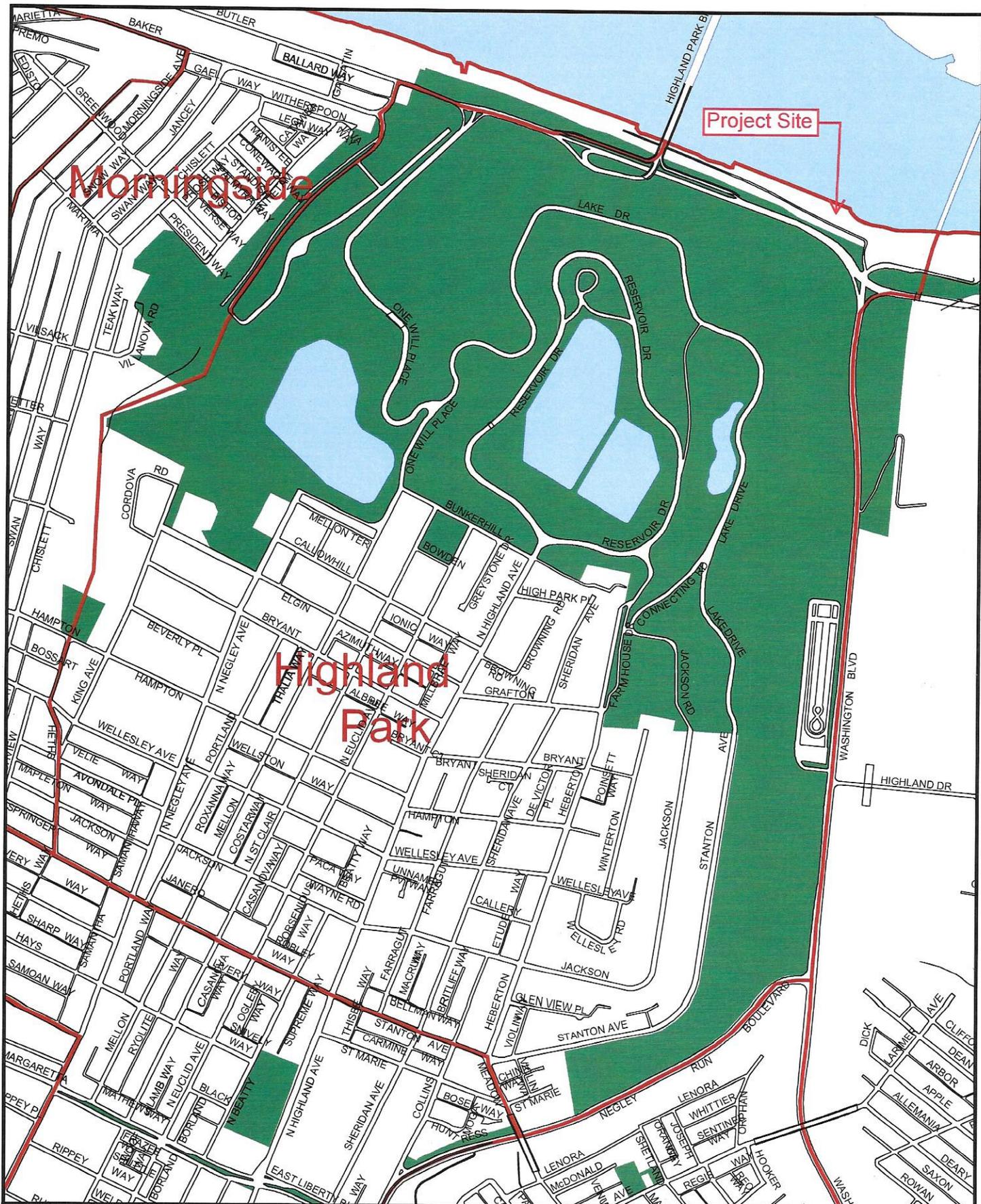
The property is a distinctive setting located directly on the Allegheny River. After purchasing this unique property, the Choders created an urban garden oasis, with extensive gardens including an organic potager garden with Amish Garden Shed, swimming pool inside of a greenhouse with fireplace, Amish built chicken coops, koi ponds and stream, fire pit on the banks of the Allegheny River, a private boat dock (the only private boat dock in the City of Pittsburgh) with a riverfront board walk, private kayak launch and houseboats.

The gardens at Choderwood have been featured on the Pittsburgh Botanic Garden Tour (2005 and 2015), as well as other garden club tours. Choderwood was a winner of the Pittsburgh Post Gazette's Garden Contest, and Choderwood is a National Wildlife Federation Certified Wildlife Habitat. Most recently, the Garden Club of Allegheny County has undertaken a year-long photographic study of Choderwood for possible inclusion in the Smithsonian Institution's Archives of American Gardens.

The Choders are asking for Conditional Use approval by City Council pursuant to Section 922.06.E.1 of the Pittsburgh Zoning Code to host events in their gardens. The events would include boutique weddings, yoga workshops, corporate retreats, fundraisers, garden concerts, and garden tours.

No buildings will be constructed to accommodate the events. All events will take place within the Choderwood gardens. Tents, tables, porta-johns, etc will be brought in as needed for events.

Choderwood showcases Pittsburgh's industrial past and its evolution into a 21st Century leader.



Morningside

Highland Park

Project Site

- Legend**
- Streets
 - ▭ Neighborhoods
 - ▭ Parks
 - ▭ Water

City of Pittsburgh
Highland Park



**CITY OF
PITTSBURGH**
Standardized Zoning
Lot & Block Map
122

Primary City, Pennsylvania, State Street, Block Coordinate System
Agency: Under no circumstances shall planners or
geographic features be considered exactly located
with respect to the boundaries of the City of Pittsburgh or
any self-governing regional, regional, or
inter-county agency. The City of Pittsburgh is not
responsible for any errors in the data or for any
damages arising out of errors in the map and
all other information herein.

Disclaimer: The City of Pittsburgh makes no warranty
with respect to the accuracy of the information
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all other information herein.

June 18, 2014
DEPARTMENT OF CITY PLANNING
200 Ross Street, 4th Floor
Pittsburgh, PA 15219
Phone: (412) 251-2280
Fax: (412) 251-5881

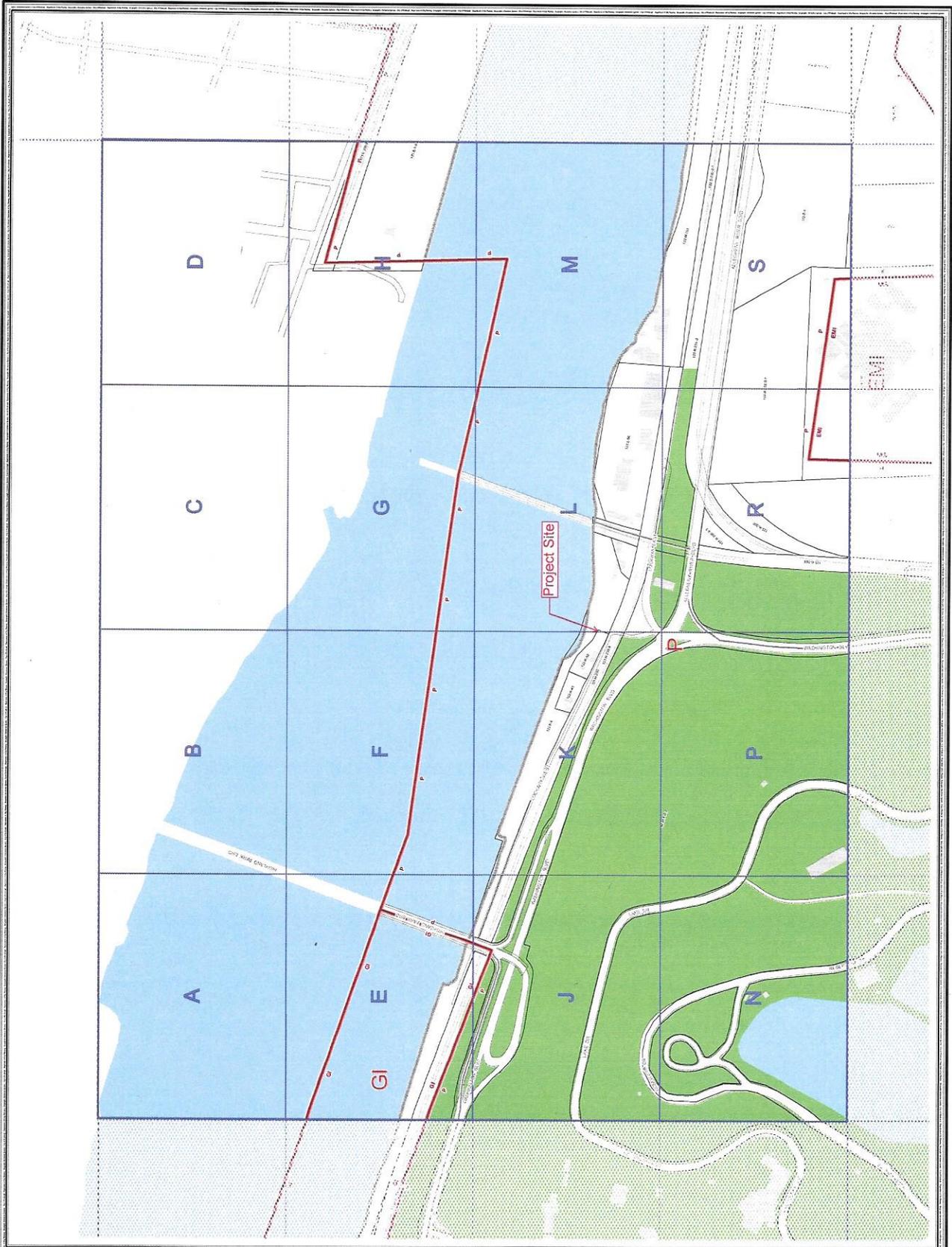
MAP KEY

- Street
- Railroad
- Map Index
- Building
- Block Index
- Park
- Zoning
- Cemetery
- Neighborhood
- Greenway
- Parcel
- Water



Feet
0 100 200 400

1:2,400
1 inch equals 200 feet



AREA MAP
PARCEL B, ALLEGHENY RIVER L/D 2



<p>U. S. ARMY CORPS OF ENGINEERS PITTSBURGH DISTRICT</p> <p>PROJECT: ALLEG L/D 2</p> <p>COUNTY: ALLEGHENY</p> <p>STATE OF: PENNSYLVANIA</p>	<p>GRANTEE NAME: STEPHEN CHODER & JOANNE NOBLE</p> <p>LICNESE: PARCEL B, L/D 2</p>
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922.06.E.1 Conditional Use Criteria

- (a) That the development will not create detrimental visual impacts, such that the size and visual bulk of the proposed development is determined to create an incompatible relationship with the surrounding built environment, public streets and open spaces and land use patterns;

Choderwood is located within an industrialized area along the Allegheny River at the bottom of Washington Boulevard, between to the former City of Pittsburgh Asphalt plant (which is currently being used for storage of gravel, road salt, and a staging area for Public Works) and a residential property owned by Luksick/Yugar. Other property owners in the “neighborhood” are the U.S. Army Corps of Engineers (Highland Park Dam, Lock No. 2), Allegheny Valley Railroad, City of Pittsburgh Public Works/Homeland Security, Pittsburgh Water & Sewer, Brilliant Marina and most recently, Buncher is leasing property to a concrete recycling company.

While Choderwood is located within a Park zone, it is adjacent to an Industrial zone (Army Corps of Engineers property). Choderwood is located within the proposed Allegheny Riverfront Green Boulevard area, and falls within the recently adopted Allegheny Riverfront IPOD.

The proposed small event activities at Choderwood are complimentary to activities envisioned by the Allegheny Riverfront Green Boulevard Vision Plan.

Choderwood is located behind a 9 foot tall privacy fence and all events will take place behind the fence.

Attached are maps, photos of the area.

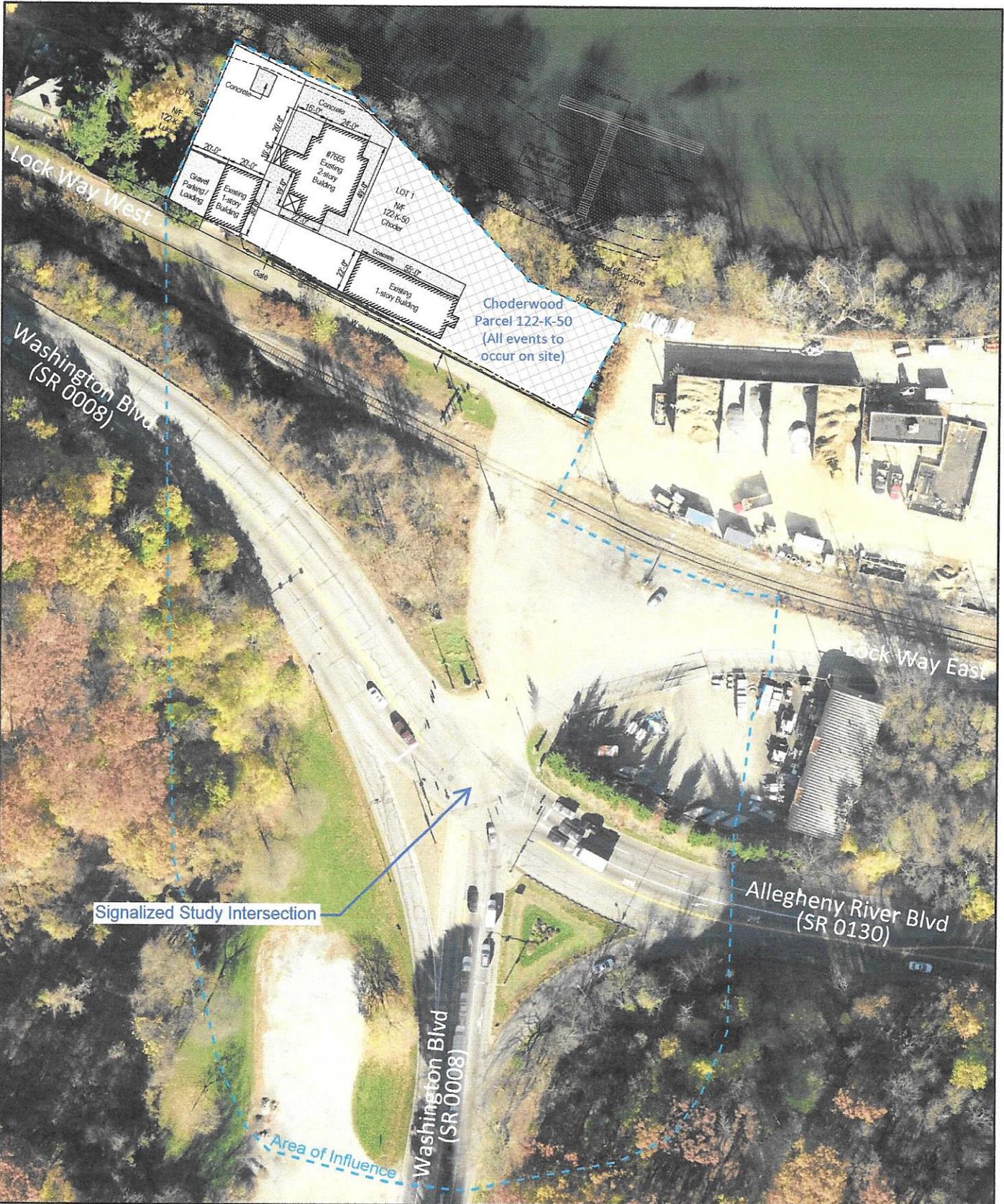
(b) That the development will not create detrimental transportation impacts, such that the proposed development is determined to adversely affect the safety and convenience or residential neighborhoods or of vehicular and pedestrian circulation in the vicinity of the subject tract, including traffic reasonably expected to be generated by the proposed use and other uses in the area given the existing Zoning, existing land uses and proposed land uses in the area;

While Choderwood is in a Park zone, it is located within an industrialized area at the Highland Park Dam along the Allegheny River and is not within a residential neighborhood. Other than our residential neighbor, the Luksick/Yugar, traffic on Lock Way is limited to employees of the Army Corps, Pittsburgh Public Works, Pittsburgh Water & Sewer, and ALCOSAN. During the summer months, additional visitors include Brilliant Marina boaters on Lock Way East and people using the Army Corps parklet on Lock Way West.

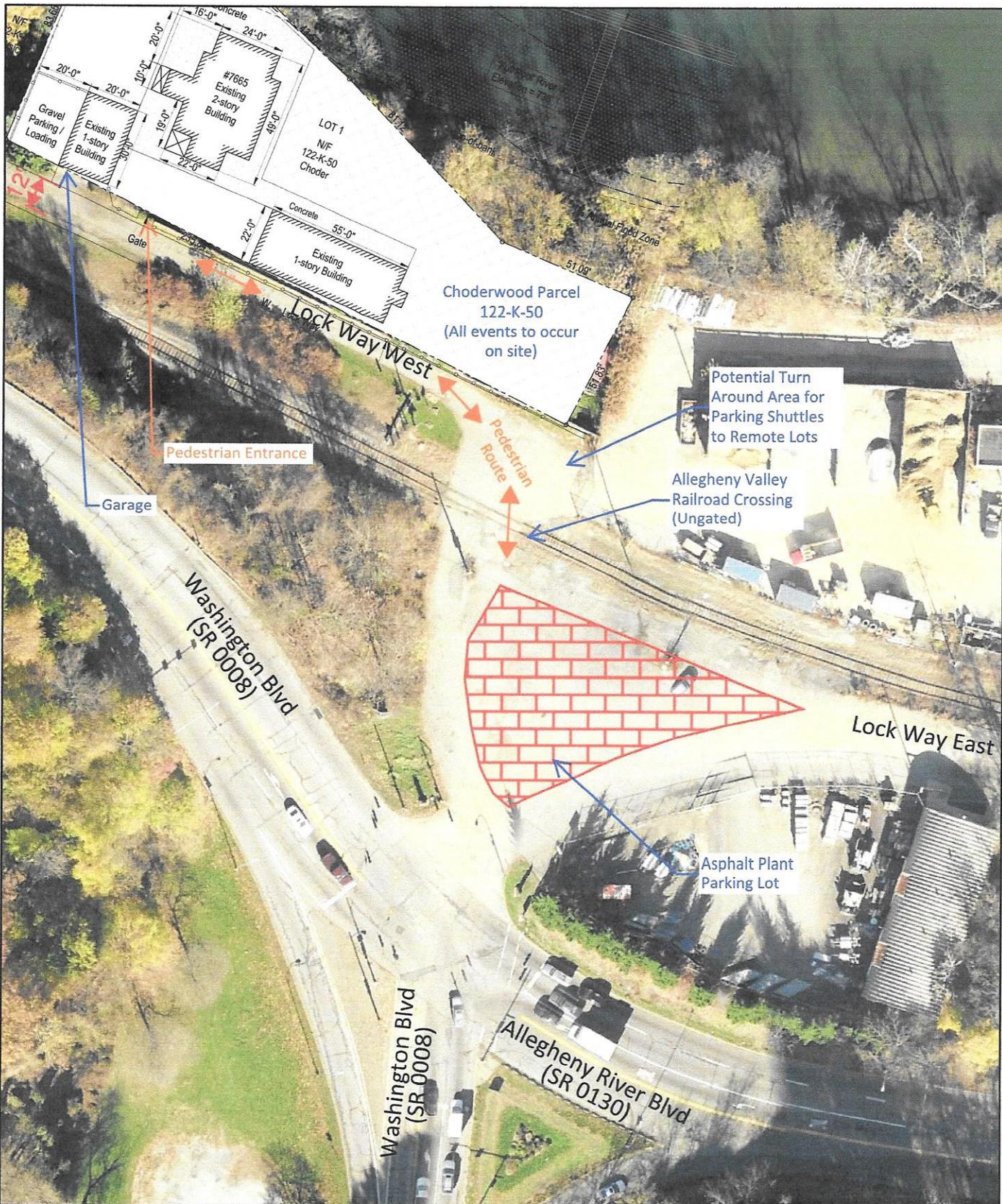
The proposed use of Choderwood for small events is in conformance with the Allegheny Riverfront Vision Plan.

Choderwood is located directly across the Allegheny River from Riverfront 47 – which will transformer 47 acres of riverfront property in Aspinwall, Sharpsburg and O’Hara into a riverfront jewel.

GAI Consultants, Inc. completed a traffic and parking study and determined that the proposed event activities at Choderwood will not create any detrimental impacts. The GAI/Choderwood traffic and parking study was reviewed and approved by the City of Pittsburgh, Department of City Planning, Transportation Planning/Development Review on April 4, 2016.



 gai consultants Pittsburgh Office 385 East Waterfront Drive Homestead, PA 15120-5005 412-476-2000	PROJECT NO/CLIENT C160088.00 / Choderwood	 SCALE: NTS	DWN. TMW CHKD. RAK
	PROJECT Choderwood Traffic and Parking Study City of Pittsburgh, Allegheny County		FIGURE <h1 style="font-size: 2em;">4</h1>
	TITLE <h2 style="font-size: 1.5em;">Area of Influence Study Intersection</h2>		



 gai consultants Pittsburgh Office 385 East Waterfront Drive Homestead, PA 15120-5005 412-476-2000	PROJECT NO/CLIENT	C160088.00 / Choderwood	 SCALE: NTS	DWN. TMW
	PROJECT	Choderwood Traffic and Parking Study City of Pittsburgh, Allegheny County		CHKD. RAK
	TITLE	Parking Pedestrian Circulation		FIGURE

(c) That the development will not create detrimental transportation impacts, such that the proposed development will result in traffic volumes or circulation patterns that exceed the capacity of streets and intersections likely to be used by traffic to and from the proposed development;

The Choders are working to formalize a parking lease with the City for the former Asphalt Plant lot adjacent to Choderwood. Until that parking lease is formalized, Choderwood will lease off-site parking on Washington Boulevard and utilize a shuttle service from the off-site parking area to Choderwood.

Lock Way is located at the intersection of Washington Boulevard, Allegheny River Boulevard and Butler Street – a very high volume traffic area.

GAI Consultants, Inc. completed a traffic and parking study and determined that the proposed event activities at Choderwood will not create any detrimental impacts. The GAI/Choderwood traffic and parking study was reviewed and approved by the City of Pittsburgh, Department of City Planning, Transportation Planning/Development Review on April 4, 2016.

(d) That the development will not create detrimental operational impacts, including potential impacts of hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, in consideration of adjacent and surrounding land uses which may have differing sensitivities to such operational impacts;

Choderwood's proprietors, Steve Choder and Jody Noble-Choder, are on site during events to ensure that property rules are followed.

The Choders' have rules in place to (i) ensure minimal disruption to our residential neighbor (Luksick/Yugar), (ii) 24/7 access to the Highland Park Dam by the Army Corps of Engineers and/or any safety or emergency vehicles that may need to access the Dam, and (iii) railroad safety.

The majority of large events (75-125 people) at Choderwood occur during the weekend. The Choders monitor traffic, loading/servicing to ensure that activities at Choderwood do not obstruct Lock Way or the City parking lot. In addition, Choderwood provides two parking attendants during events.

In accordance with City regulations, all amplified music must be turned off at 11:00 p.m. on weekends, 9:00 p.m. during the week. Events must end by midnight on the weekends and 10:00 p.m. during the week.

The Choders have improved signage to ensure that visitors/guests do not inadvertently end up at the residential neighbor's house (Luksick/Yugar). A gate between the Choder and Luksick/Yugar property has been chained shut to ensure that Choderwood guests/visitors do not trespass onto the neighbor's property.

The Choders routinely police the surrounding areas following events to ensure that any trash or debris is immediately picked up.

The Allegheny Valley RR has expressed concern about Choderwood hosting events. However the AVRR does not operate on the weekends, but rather operates Sundays through Thursdays after 9:00 p.m. Based upon 15 years of

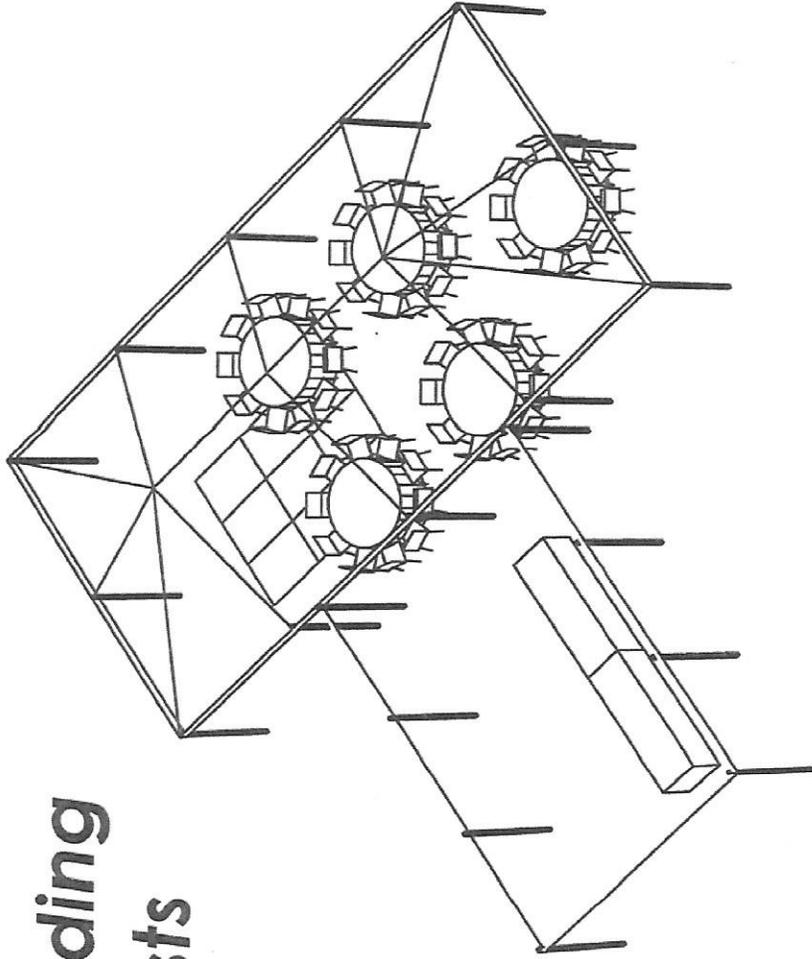
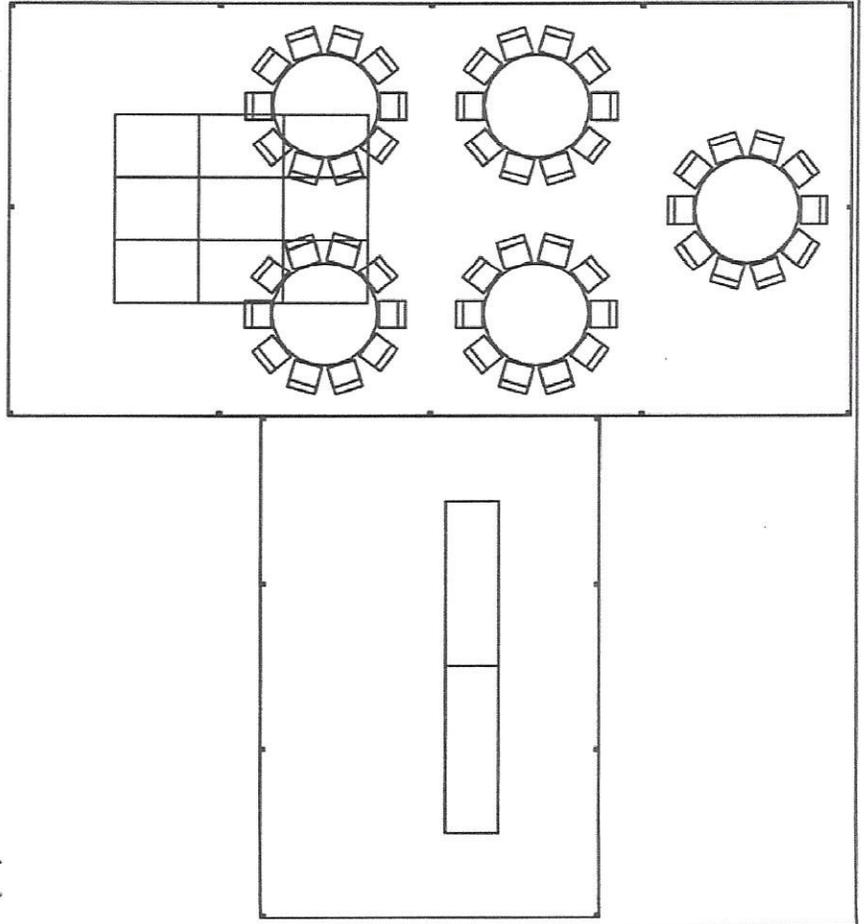
observation, on average the AVRR runs by Choderwood three times a week. The Choders have offered to indemnify AVRR to alleviate its concerns.

Choderwood Wedding

Approx 50 Guests

Description of equipment:

- (1) 20'x40' frame tent
- (1) 16'x24' frame tent
- 9'x12' wood grain dance floor
- (5) 60" round tables
- (50) Padded Garden Chairs
- (2) 8' buffet tables



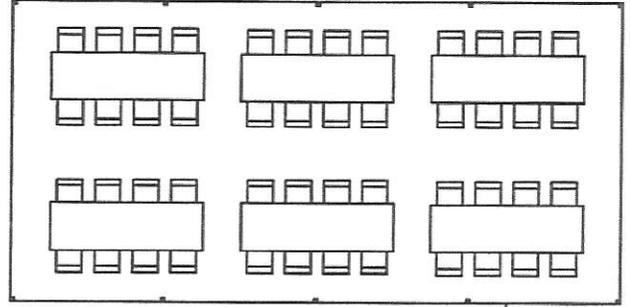
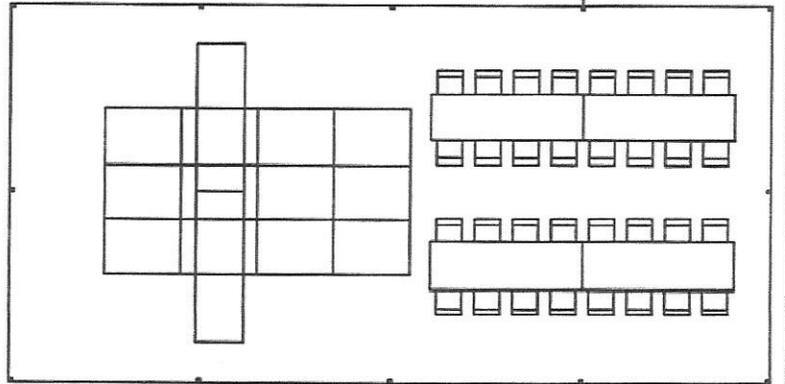
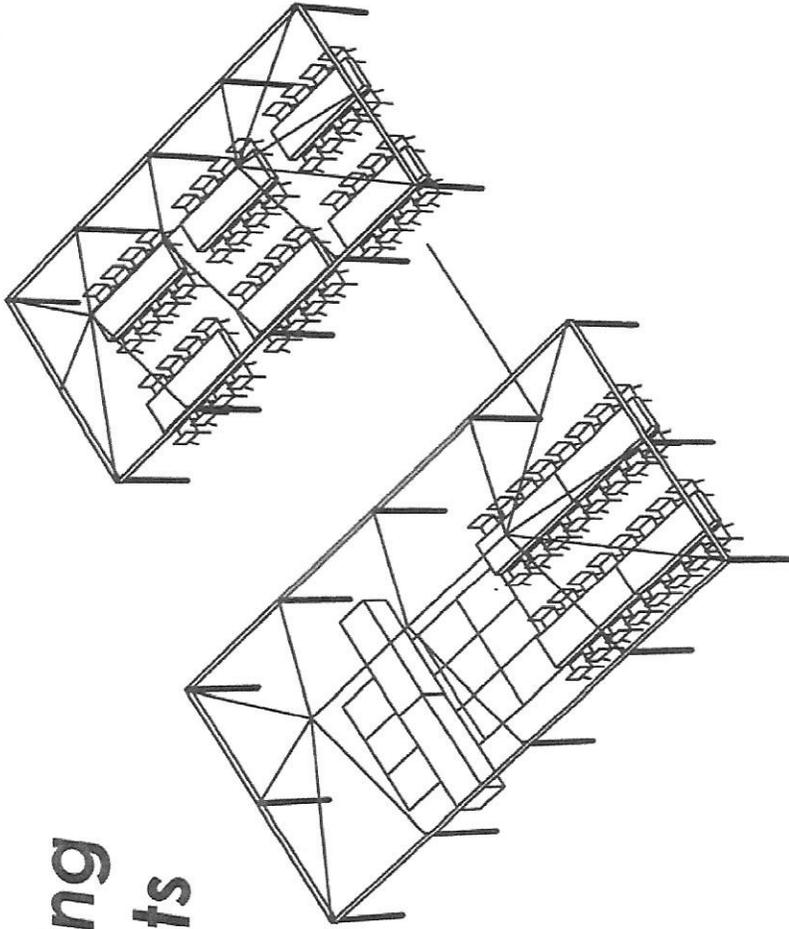
PartySavvy
 Drawing by: Mindy Bacon
 10/21/15

Choderwood Wedding

Approx 75-80 Guests

Description of equipment:

- (1) 20'x40' frame tent
- (1) 16'x32' frame tent
- 9'x16' wood grain dance floor
- (10) 8' banquet tables for guest seating
- (2) 8' buffet tables
- (80) Padded Garden Chairs

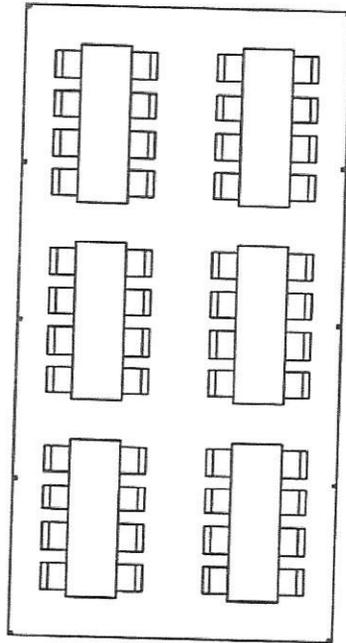
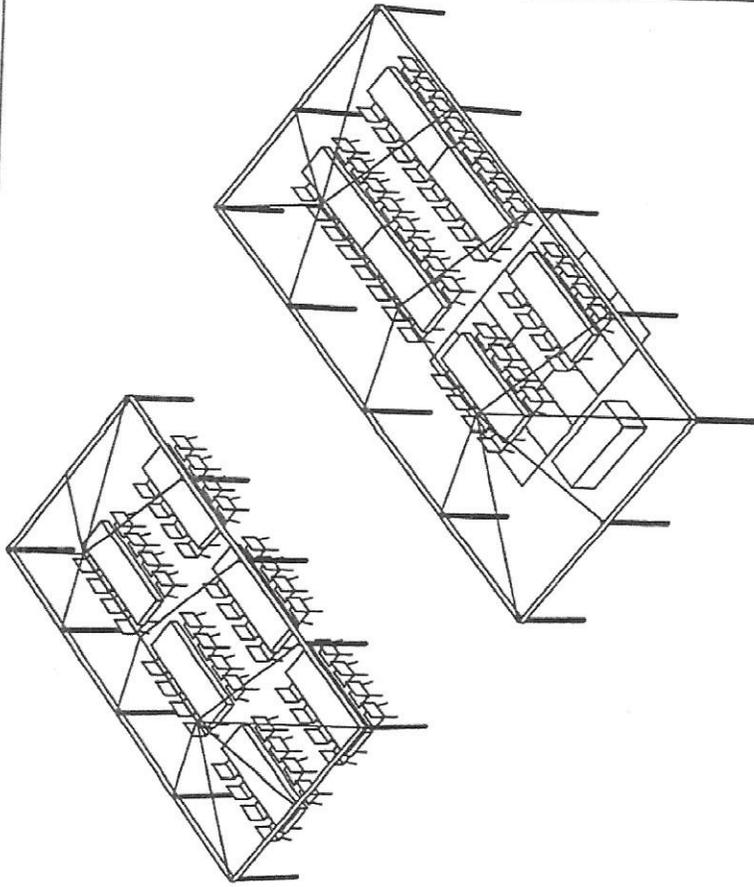


Approximately
15'
between tents

PartySavvy
Drawing by: Mindy Bacon
10/21/15

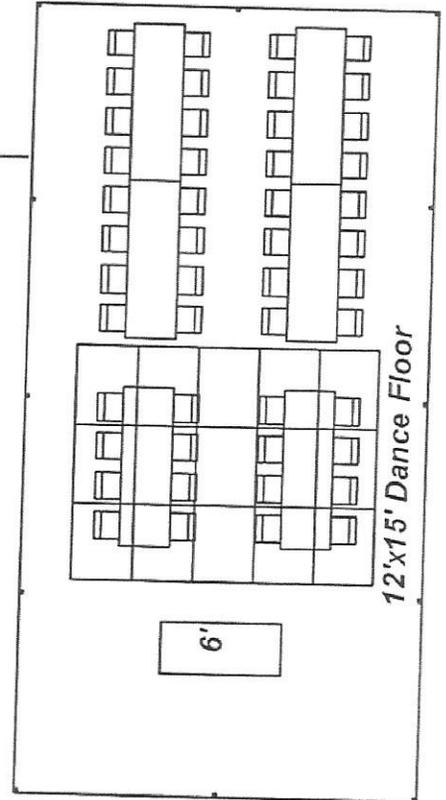
Wedding Reception Choderwood

R I V E R H E R E



16'X32' Tent
Seating for 48 as shown

15' Approx.



20'X40' Tent
Seating for 48 as shown

12'x15' Dance Floor

party Savvy™

flawless event rentals™

Drawing by: Dan Skena
412-856-8368

(e) That the development will not create detrimental health and safety impacts, including but not limited to potential impacts of noise, emissions, or vibrations from the proposed development, or functions within the proposed site which would otherwise affect the health or safety of others as a direct result of the operation of the proposed use;

Any noise generated by activities at Choderwood will be well below the City noise requirements. As noted previously, amplified music ends at 11:00 p.m. on weekends and 9:00 p.m. during the week.

Trash generated at the site during events is picked up by a private trash hauler within 48 hours of an event.

Choderwood

Event History
2013 – 2015

2013 Events	Event Type	Date	Day	Time	# of Guests
3 rd Annual Chicks-in-the-Hood Chicken Coop Tour *	Edgy self-guided garden tour of Chicken coops in the City that I organize annually – Raised \$2,500 for Just Harvest	6/11/13	Sunday	9:00 – 3:00	300
Propelle Retreat	Professional Women Networking	10/11/13	Friday	8:00 – 5:00 pm	20
Girls' Retreat	Girlfriend R&R/Spa Day	10/12/13	Saturday	Noon – 6:00 pm	20
Brooklyn Mash Chaos Cooking *	Slow Food Pittsburgh organized a night of chaos cooking inside house	10/22/13	Tuesday	7:00 – 11:00 pm	25

* Personal Event Hosted by Choderwood Owners. These 'rolling' events are not to be included in the traffic analysis per City of Pittsburgh direction at the January 19, 2016 pre-application/scoping meeting with the Departments of City Planning and Public Works. This traffic analysis is for use in applying for a Conditional Use Permit for Public Assembly (Events) where large amounts of people arrive all at once (that is, non 'rolling' events).

2014 Events	Event Type	Date	Day	Time	# of Guests
The Fork & The Road	Culinary Adventure Tour	4/29/14	Tuesday	10:00 – 11:00 am	30
Wedding	Ceremony only	5/3/14	Saturday	1:00 – 2:00 pm	30
4 th Annual Chicks-in-the-Hood Chicken Coop Tour *	Edgy self-guided garden tour of chicken coops in the City - Raised \$2,200 for ARL	6/8/14	Sunday	9:00 – 3:00	300
Slow Food Pittsburgh	Father's Day Brunch	6/15/14	Sunday	11:30 – 2:00 pm	60
Wedding	Ceremony & Reception	6/21/14	Saturday	4:00 – Midnight	75
Hitchburgh 3 Bohemian Bash	Pittsburgh's Indie Wedding Show	6/26/14	Tuesday	6:00 – 9:00 pm	80
Choderwood Open House * Houseboat Renaming Party	Open House at Choderwood	6/28/14	Saturday	5:00 – 11:00 pm	200
Pop-Up Yoga *	Local Pittsburgh Yoga Class	7/5/14	Saturday	11:00 – noon	30
Wedding	Ceremony only	7/13/14	Sunday	2:00 – 3:00	30
Jewish Voices for Peace	Prayer Service	7/19/14	Saturday	5:00 – 7:00	30
Garden Writers of America 6 th Annual GWA Symposium *	Garden Tour	8/10/14	Tuesday	11:00 – noon	40
Wedding	Ceremony & Reception	8/16/14	Saturday	4:00 – Midnight	95
Wedding	Ceremony & Reception	8/23/14	Saturday	4:00 – Midnight	100

2014 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony only	8/30/14	Saturday	4:00 – 5:00	50
Wedding	Ceremony & Reception	8/31/14	Sunday	4:00 – Midnight	100
Rodef Shalom	Shabbat Service	9/6/14	Saturday	10:30 – 1:30	50
Pgh Tech Crawl	Pittsburgh Regional Alliance sponsored Tech Writers Media Tour of Pgh Cocktail Mixert	9/11/14	Thursday	6:00 – 9:00 pm	30
Wedding	Ceremony & Reception	9/20/14	Saturday	5:00 – Midnight	75
Crown of Eternity	Meditation Workshop	10/1-10/5	Monday-Friday	9:00 – 6:00	15
BikePgh	Staff Retreat	11/18/14	Tuesday	9:30 – 5:00	12

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2015 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony and reception	5/24/15	Sunday	4:00 – Midnight	50
Wedding	Ceremony and reception	6/6/15	Saturday	4:00 – Midnight	75
Wedding	Ceremony and reception	6/13/15	Saturday	4:00 – Midnight	110
Pgh Botanic Garden Club *	Town & Country Garden Tour	6/28/15	Sunday	9:00 – 5:00 pm	400
Wedding	Ceremony and reception	7/4/15	Saturday	4:00 – Midnight	100
Pgh Society of Illustrators	Retreat Picnic	7/12/15	Saturday	2:00 – 9:00	50
Co-Ed Wedding Shower		7/18/15	Saturday	7:00 – Midnight	60
Barkaritaville	Animal Rescue League Fundraiser	7/25/15	Saturday	3:00 – 10:00	100
Pups & Pints Yappy Hour	Animal Rescue League Fundraiser	8/7/15	Friday	5:00 – 9:00 pm	50
Wedding	Ceremony and reception	8/15/15	Saturday	4:00 – Midnight	90
Birthday Party	Surprise Birthday Party	9/2/15	Wednesday	5:00 – 9:00	15
Wedding	Ceremony and reception	9/6/15	Sunday	4:00 – Midnight	110
Fox Chapel Garden Club	Garden Club Tour & Luncheon *	9/8/15	Tuesday	11:00 – 2:00	35
Wedding	Ceremony and reception	9/12/15	Saturday	4:00 – Midnight	90
Wedding	Ceremony and reception	9/20/15	Sunday	4:00 – Midnight	100

2015 Events	Event Type	Date	Day	Time	# of Guests
Wedding	Ceremony and reception	9/26/15	Saturday	2:00 – 6:00 pm	15
Wedding	Ceremony and reception	10/17/15	Saturday	4:00 – Midnight	115

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(f) That the development will not create detrimental impacts on the future and potential development of parcels in the vicinity of the proposed site of the development; and

Future development in the area is limited by PWSA, ALCOSAN, Sunoco and AVRR rights of way throughout this congested, industrialized zone.

The proposed small events activities at Choderwood are aligned with the Allegheny Riverfront Green Boulevard Strategic Plan.

(g) That the development will not create detrimental impacts on property values.

While in a Park zone, Choderwood is located within an industrialized area at the Highland Park Dam surrounded by industrialized activities.

The proposed activities at Choderwood are aimed to open up Pittsburgh's restricted riverfront and welcome others to enjoy the beauty of the Allegheny River in an urban garden oasis. Choderwood's proposed activities are a higher and better use for Pittsburgh's riverfront than the surrounding industrial activities. Choderwood's proposed activities match well with Pittsburgh's vision for the rivers as a public amenity.