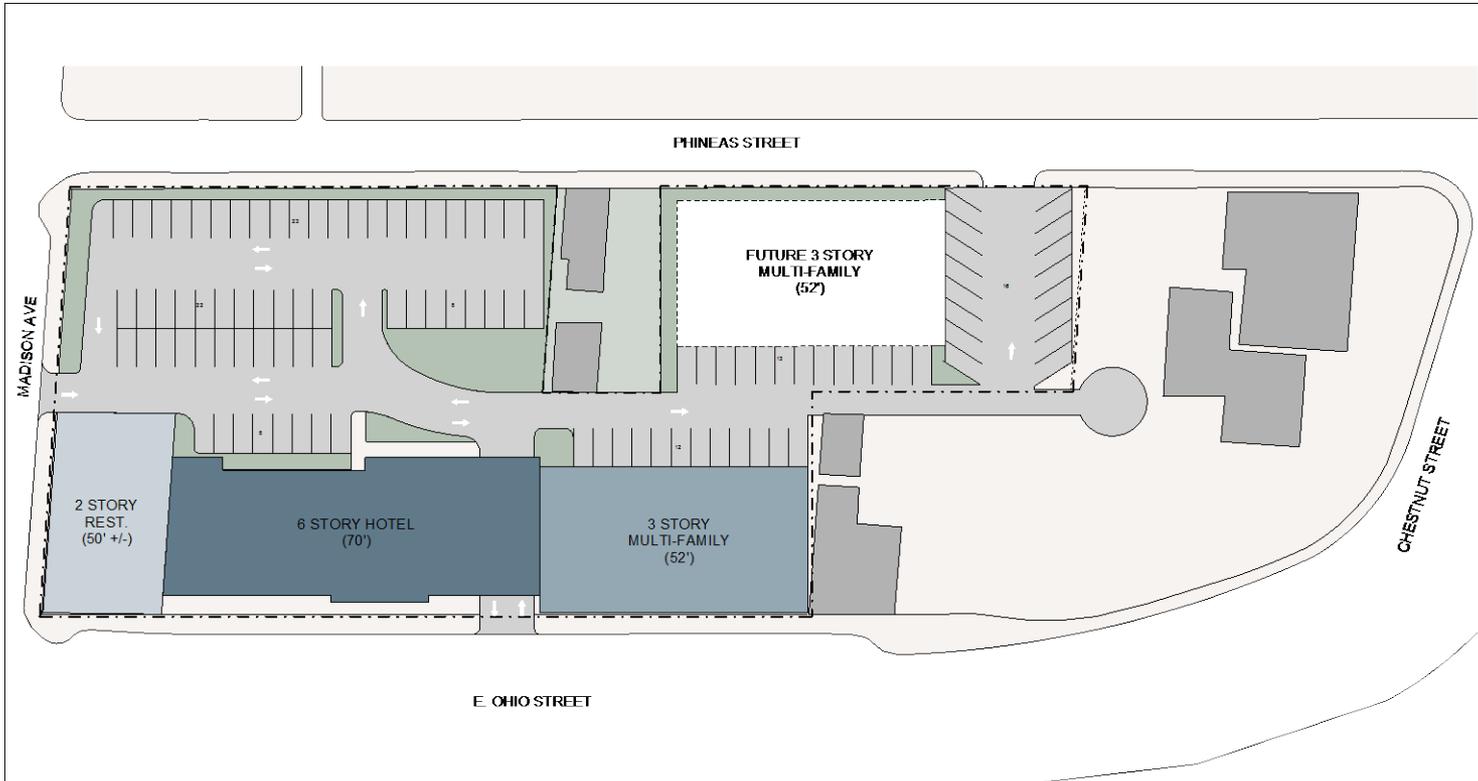


CITY OF PITTSBURGH PLANNING COMMISSION

East Ohio Rezoning Project

Council Bill 2015-1805
(September 1, 2015)

Submitted on behalf of October Development, Inc.



Arc House and Hotel



East Ohio Street



East Ohio Street 2015



East Ohio Street 2015





Phineas Street 2015



Phineas Street 2015





The Arc House



Teutonia Club





East Ohio Street





Phineas View



Guckert Way



Criteria 1

The consistency of the proposal with adopted plans and policies of the City;

Deughtown Rescue Plan

- The relevant “adopted plan” for Criteria No.1 is the attached Deughtown Rescue Project Comprehensive Plan (January 2003), prepared for The Spring Garden Neighborhood Council. The Comprehensive Plan provides a “blue-print” for development for the next “fifteen years.”

Recommendation

- *The largest areas of vacant land are situated along the East Ohio Street and I-279 corridors. Based on a market study, the close proximity to Downtown Pittsburgh and the convenience of highway access makes these corridors well suited to larger-scale non-residential development.*

Hotel Use Recommended

The Comprehensive Plan recommends “larger-scale non-residential development” along the East Ohio and Madison Street corridors (p. iv) and expressly identifies a hotel use as a cornerstone for revitalizing the neighborhood (p. xvii).

Criteria 1

- The largest areas of vacant land are situated along the East Ohio Street and I-279 corridors.
- Comprehensive Plan recommends “larger-scale non residential development”
- Identifies Hotel Use as a cornerstone for revitalizing neighborhood

Criteria 2

The convenience and welfare of the public

- The proposed uses will revitalize a blighted and abandoned entryway, and improve the property values and quality of life for the adjacent neighborhood. The proposed plan will not only eliminate blight, but it will contribute a vibrant signature building. In addition to contributing a signature building, the historic Workingmen's Savings Bank building would be saved.

Aesthetics and vitality

The aesthetic improvement of the entryway to the Northside will attract new customers to the business district and area restaurants. The new stream of customers to the business district and area restaurants will be created by the proposed hotel consisting of 100 rooms.

Neighborhood benefits

The proposed hotel will also provide a low-income community with living wage jobs, including construction jobs, and the hotel and associated businesses will create more than 100 new positions, ranging from management to housekeeping.

Community Support

Two community meetings were held, the first being on December 16, 2014, in order to discuss the proposed ARC House/Hotel plans. The December 16th meeting had over 60 people in attendance. The second meeting, held on January 22, 2015 attracted 124 community residents. The meeting included a public vote on the following question:

December 2014 Community Vote

- Two community meetings were held, the first being on December 16, 2014, in order to discuss the proposed ARC House/Hotel plans. The December 16th meeting had over 60 people in attendance. The second meeting, held on January 22, 2015 attracted 124 community residents. The meeting included a public vote on the following question:

Overwhelming support

Do you support the proposed Workingmen's Square development including the six-story hotel and re-zoning?

December 2014 Tally

- The community voted overwhelmingly in favor of the Project:
- In Favor: 113
- Maybe: 6
- No: 5

Criteria 3

The intent and purpose of this Zoning Code

- *Facilitate development of good quality (901.03)(a),*
- *Spur reinvestment in the existing building stock (901.03)(b),*
- *Maintain and strengthen the City's neighborhoods (901.03)(d),*
- *Ensure predictability and consistency in the land development process for neighborhood, business and development interest (901.03)(g), and*
- *Preserve and enhance the Public Realm (901.03) (h).*

Intent and Purposes of the Code

- The proposed change to the Zoning Code would promote the preservation and improvement of “public health, safety, and general welfare of the citizens of Pittsburgh (901.03),” through boosting economic development. The neighborhood would be revived through making once vacant properties economically viable, and providing the adjacent residential area with a strong business district.
- Non-conforming uses brought into conformity.
- The Community Plan (*See Tab 1*) specifically identifies a hotel as a use that would spur additional investment in the surrounding neighborhood.

Criteria 4

Compatibility of the proposal with the zoning uses, and character of the neighborhood;

Beynon Report (2001)

- The Real Estate Analysis prepared by Beynon and Company in 2001 for the Spring Garden Neighborhood Council concluded the current properties do not “support the Highest and Best Use of the land (Page 2)”, but:
- *With over 100,000 cars per day, the properties along Madison Avenue would lend itself to higher uses as:*
- *Moderately Priced Hotel*
- *Extended Stay Hotel*
- *Corporate Office Headquarters*
- *Major Fast Food Restaurant*
- *Drug Store Chain*
- *National Restaurant Chains*
- *Unique Local Restaurants*
- *Entertainment Facilities.*

Beynon Report

- Furthermore, the analysis recognizes changes to the current real estate market and additional development would require larger parcels. The analysis suggests, " [It] may require a developer to assemble a number of individual houses and vacant parcels to obtain the needed land area."
- Also the study suggests, that hotel development would be ideal because:
- *With the ease of access to the highway, and close proximity not only to the city, but to Allegheny General Hospital, major corporations such as Heinz, the new PNC Baseball Stadium, the new Football Stadium and the expanded Convention Center; a moderately priced hotel would be an ideal use in this vicinity.*

Criteria 5

The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;

Criteria 5

- Several factors indicate that the current zoning has not been suitable for the permitted uses:
- The attached property matrix demonstrates that, of the 19 parcels that are subject to rezoning, only two are currently occupied: Teutonia Mannerchor and the Carter residential rental property adjoining the Teutonia Club.
- 16 of 19 parcels are vacant lots. One of the 3 structures was recently gutted by fire and is condemned.
- The 2003 Community Plan (*See Tab 1*) notes: "Over the past 30 years, the neighborhoods have suffered from a vicious cycle of population loss, aging, increased building vacancies and abandonment (p. iv)."

Criteria 5

- Also from the Community Plan: "nearly 27% of the neighborhoods 1448 Building Lots are currently underdeveloped or contain vacant buildings. Many of the vacant sites, located along Madison Avenue and East Ohio Street, are visible from I-579, I-279 and Route 28."
- From the 2001 Beynon Real Estate Analysis, (*See Tab 4*): "Low use buildings and vacant ground currently occupy the area along Madison Avenue that faces the I-279 corridor. These properties do not currently support the Highest and Best Use of the land. The Parcels that front I-279 should contain commercial developments which can benefit from the exposure and access this main highway offers this area." The Report the lists "moderately priced hotel" as the top use. (Page 2).
- Also from the Beynon Study: ". . . Larger parcels will need to be assembled. This may require a developer to assemble a number of houses and vacant parcels to obtain the needed land area." (Page 2).

Criteria 6

The extent to which approval of the proposed zoning map will detrimentally affect nearby property;

Detrimental Impact

- As part of the Planning and Predevelopment Phase of this project, the Developer has undertaken several studies of the Project's potential detrimental impacts:
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 - • Transportation Impact Study by Larsen Design Group (engineers),
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 - • View Corridor Study (January 2015), Larson Design Group.
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 - • Shadow Study, JMAC Architects



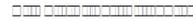
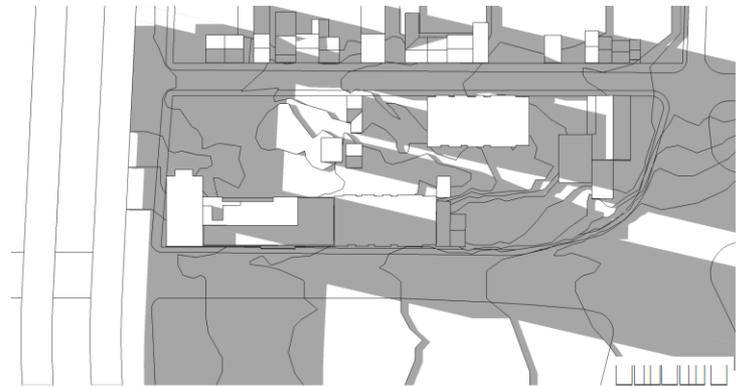
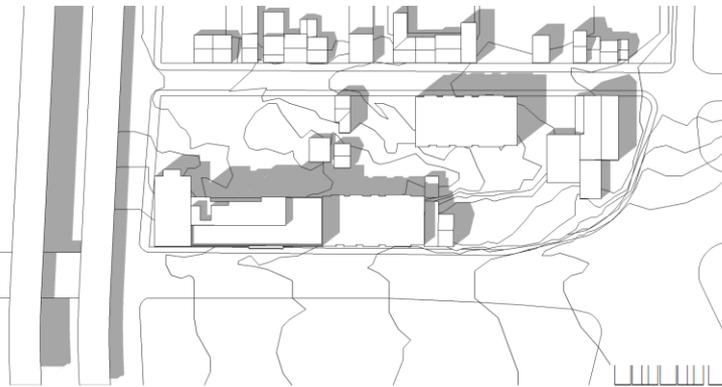
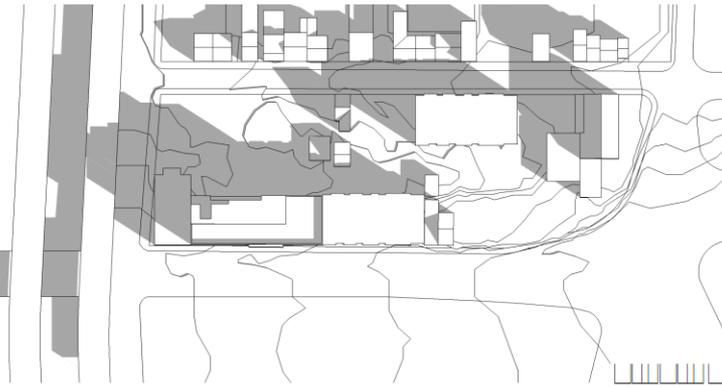
EXISTING VIEW
FROM VISTA STREET



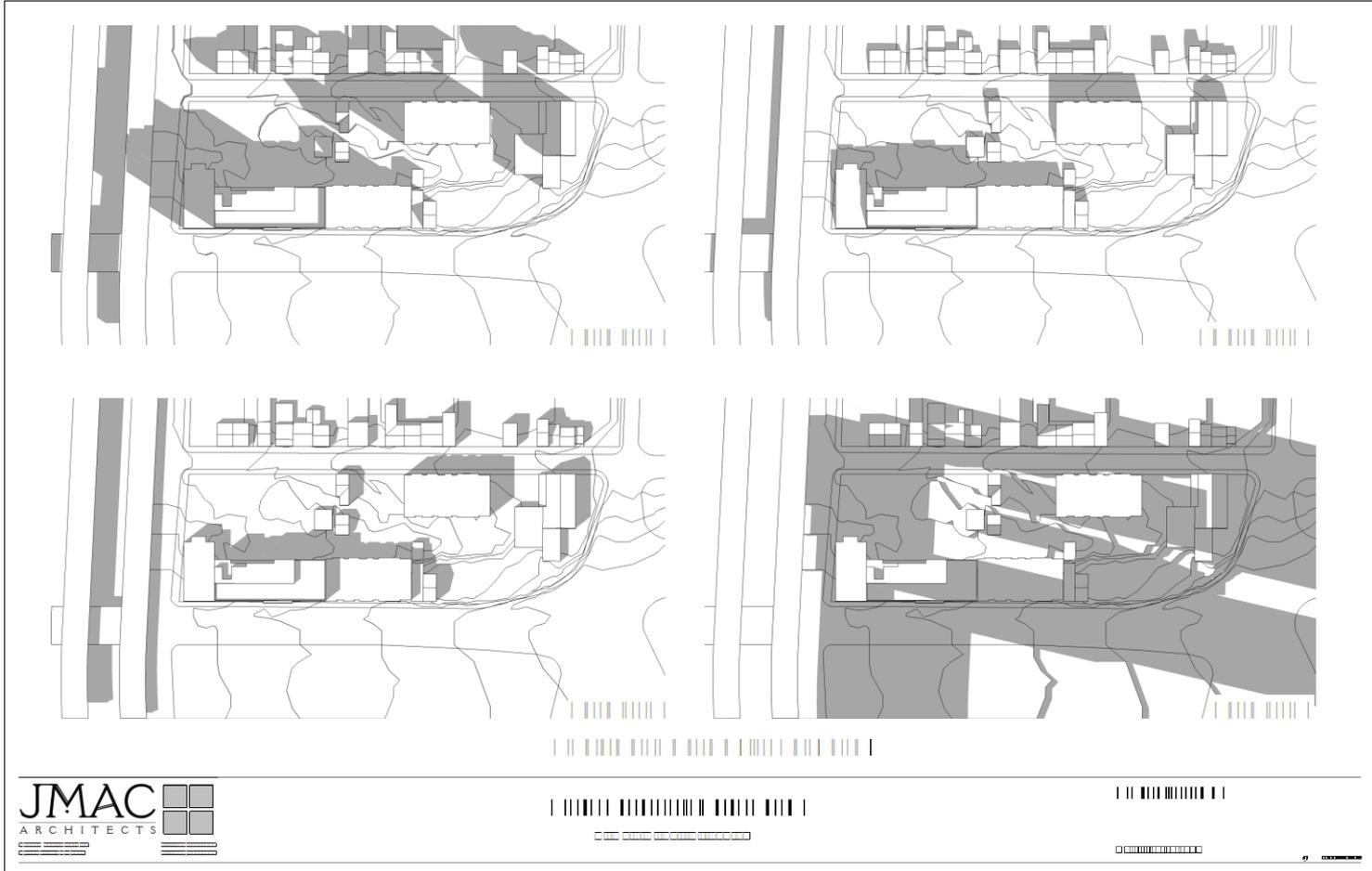
PROPOSED VIEW
FROM VISTA STREET

WORKINGMENS SQUARE

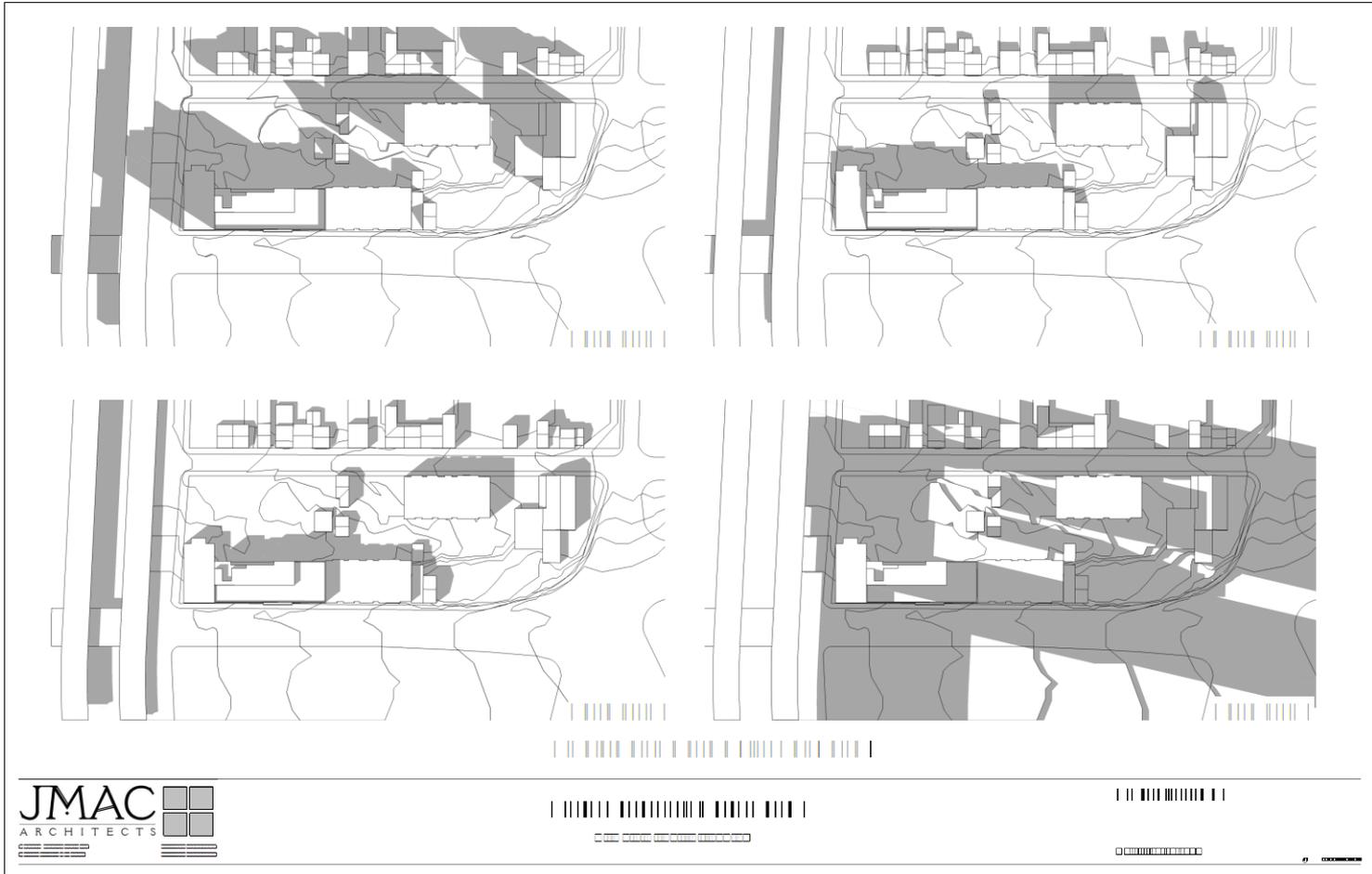
JMAC Shadow Study



JMAC Shadow Study



JMAC Shadow Study



Criteria 7

The length of time the subject property has remained vacant as zoned;

Criteria 7

- Please see the chart included at *Tab 5*. Also at *Tab 5* are Google Street Views showing substantial vacant land.
- Also, the Community Plan and Beynon Real Estate Analysis specifically notes that this area suffers from large areas of vacant properties.

Criteria 8

Impact of the proposed development on
community facilities and services;

Criteria 8

- The Project will:

Provide new sidewalks and curbs adjacent to the Project,

Rebuild the abandoned public right-of-way on Guckert as a private street with free access to adjoining property owners,

Produce new exterior lighting on the Project's sidewalks and open spaces,

Provide exterior surveillance camera coverage to enhance safety and security,

Provide exterior landscaping, including tree planters, and green buffers for the parking areas, and

Provide community meeting and event space for neighborhood groups and other local non-profit groups.