

MEMORANDUM

November 11, 2014

To: Zoning Administrator – Planning Department, City of Pittsburgh
Re: SP-11 Lower Hill Planned Development District
Applicant: Pittsburgh Arena Real Estate Redevelopment LP
Sports & Exhibition Authority of Pittsburgh and Allegheny County

The following changes are proposed to the Preliminary Land Development Plan dated 9/19/2014 and as submitted with the Development Review Application.

Page 29: Figure 2.59 Maximum Height Requirements is replaced with the attached revised Figure 2.59 and Height Zone chart. The changes reflect modifications to the maximum height limits in height Zone b, d, and l.

Page 58: Table 4.6 Building Composition Requirements: Transparency is revised to state “Transparency at the pedestrian level is calculated as a percentage of the wall surface of the first floor adjacent to a pedestrian walkway. Transparency at all other levels is calculated as a percentage of the wall surface of a particular story and has no limitation as to its location within the wall surface”

Page 59: Table 4.10 Building Composition Requirements: Transparency is revised to state “Transparency at the pedestrian level is calculated as a percentage of the wall surface of the first floor adjacent to a pedestrian walkway. Transparency at all other levels is calculated as a percentage of the wall surface of a particular story and has no limitation as to its location within the wall surface”

The following changes are proposed to the SP-11 District Zoning Text dated 9/18/2014 and as submitted with the Zoning Change Petition.

Section 909.01.R5(b) Maximum First Floor Height shall be revised:

(i) All buildings within Sub-districts 2 and 3 shall have a maximum first floor height of eighteen feet (18'). For purposes of this Section, “first floor height” shall mean the vertical distance between the finished floor elevation located at Ground Level and the highest point of the ceiling.

(ii) The Zoning Administrator may allow additional first floor height if, in the discretion of the Zoning Administrator, such additional height does not diminish density appropriate to the site, and one of the following two criteria are satisfied: (a) the excess height is an integral part of an architectural feature of the building, such as a lobby, entrance, atrium, mezzanine, or other similar feature, or (b) the topography of a site results in a higher first floor height, provided that the first floor height where the building meets the highest grade of the site does not exceed eighteen (18) feet.

(iii) Additional maximum first floor height shall be allowed in accordance with the Special Exception procedures of Section 922.07 with the following standards:

(a) The specific function of the use of the first floor requires a greater height at Ground Level, such as Indoor Recreation and Entertainment use or Religious Assembly use;

(b) The form of the building complies with all PLDP design regulations;

(c) The building otherwise meets the minimum height requirements under 909.01.R.5(c);

(d) The use of the Ground Floor is not designated to Retail Sales and Service; and

(e) Such additional height does not diminish density appropriate to the site.

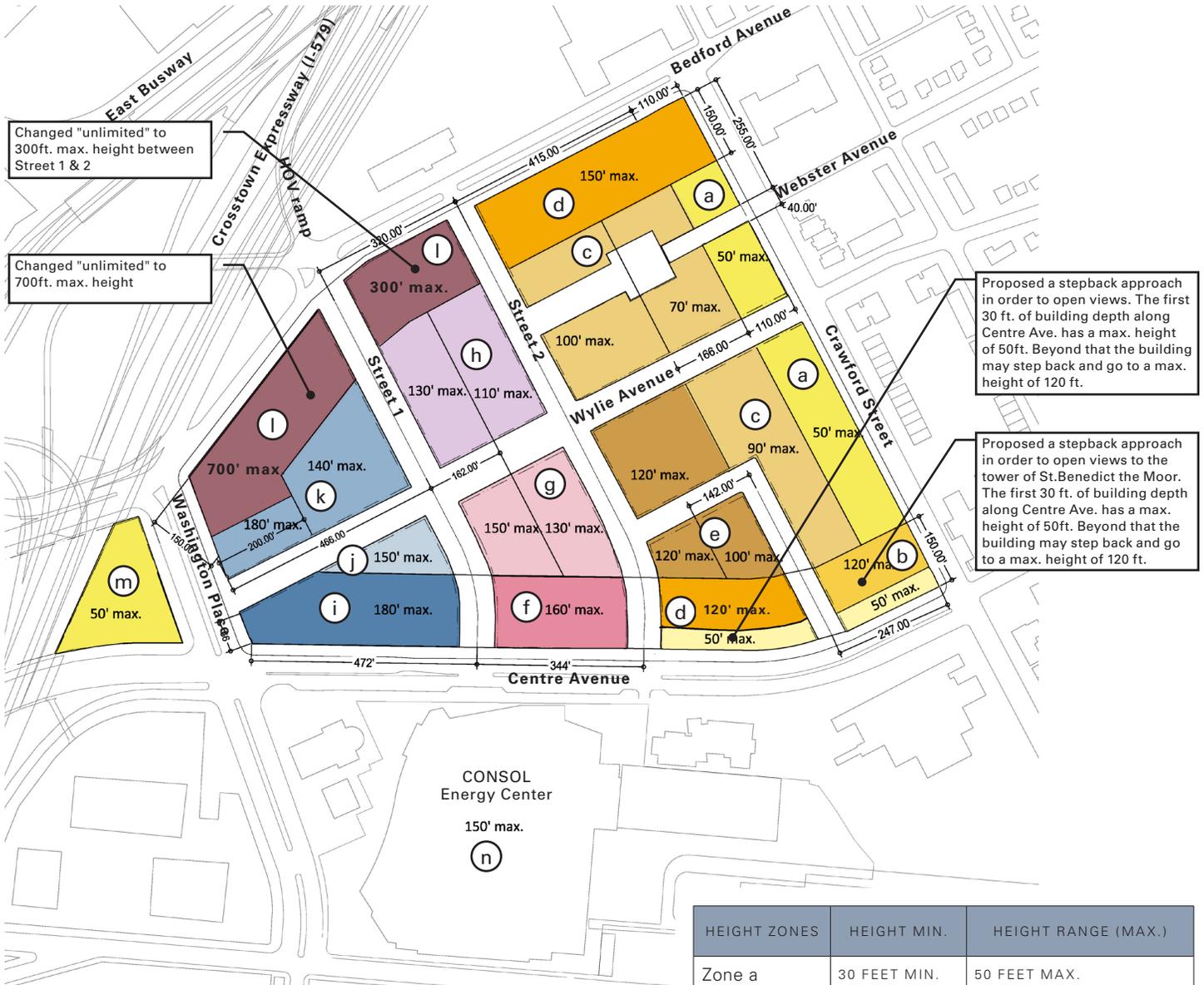
Section 909.01.R.5(c) Height Standards shall be revised:

(i) Maximum Heights figure shall be changed to match Figure 2.59 of the PLDP.

(iii) Height zone Table shall be revised to match Figure 2.59 table of the PLDP

Section 909.01.R.5.(d) Maximum Setbacks shall be revised to include:

(i) In Height Zone b and d fronting Centre Avenue the required minimum setback above 50' shall be 30' from the face of the building fronting Centre Avenue.



Revised Figure 2.59 from the PLDP. The proposed modifications to heights in key locations (such as across from St. Benedict the Moor) are in direct response to recent community discussions regarding heights and view corridors.

HEIGHT ZONES	HEIGHT MIN.	HEIGHT RANGE (MAX.)
Zone a	30 FEET MIN.	50 FEET MAX.
Zone b	50 FT. MIN.	50/120 FT. MAX. (SEE DIAG.)
Zone c	40 FT. MIN.	70-100 FT. (SEE GRAPHIC)
Zone d	50 FT. MIN.	50/120 FT. MAX (SEE DIAG.)
Zone e	40 FT. MIN.	100-120 FT. (SEE GRAPHIC)
Zone f	50 FT. MIN.	160 FT. MAX.
Zone g	50 FT. MIN.	130-150 FT. (SEE GRAPHIC)
Zone h	50 FT. MIN.	110-130 FT. (SEE GRAPHIC)
Zone i	50 FT. MIN.	180 FT. MAX
Zone j	60 FT. MIN.	150 FT. MAX
Zone k	60 FT. MIN.	140-180 FT. (SEE GRAPHIC)
Zone l	80 FT. MIN.	300-700 FT. (SEE GRAPHIC)
Zone m	20 FT. MIN.	50 FT. MAX
Zone n	50 FT. MIN.	150 FT. MAX