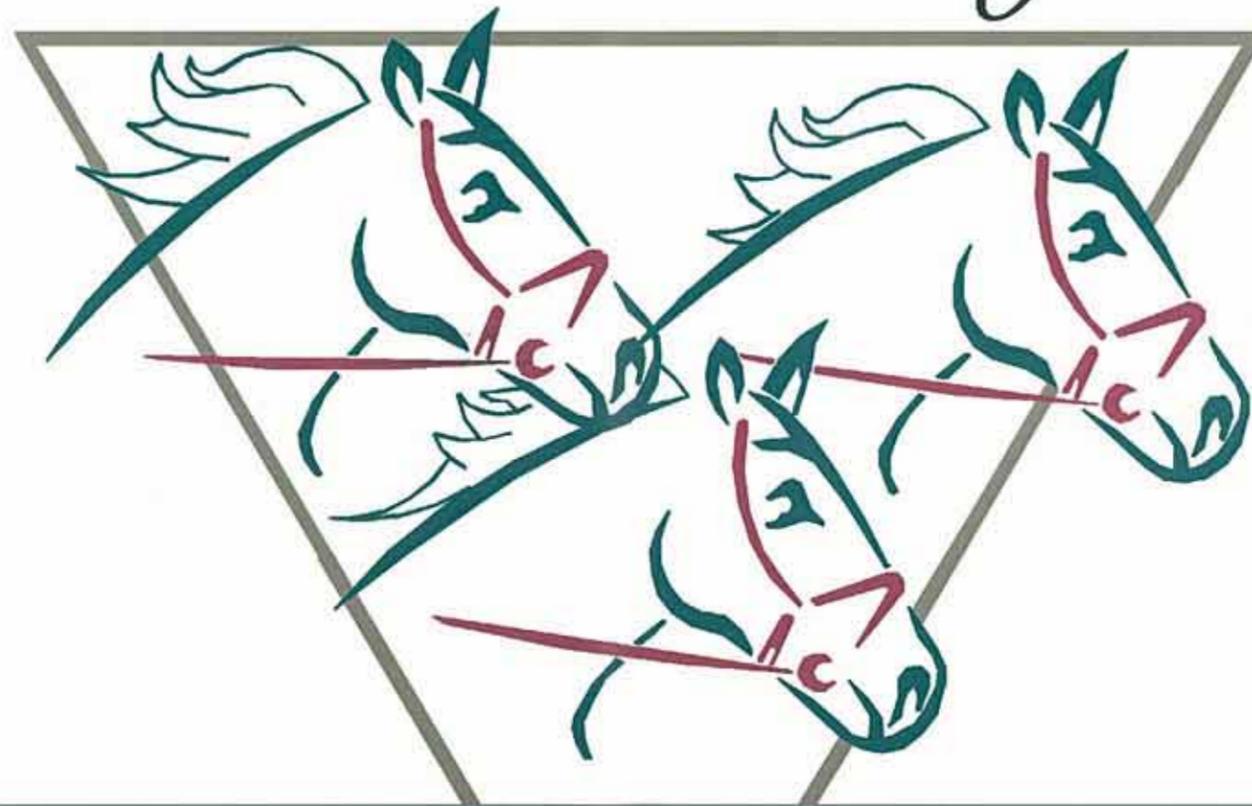


Pittsburgh



PALISADES PARK

PRELIMINARY LAND DEVELOPMENT PLAN

Nov 2003

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PITTSBURGH PALISADES PARK

INTRODUCTION

INTENT

THE INTENT OF THIS DOCUMENT IS TO ESTABLISH A SPECIALLY PLANNED DISTRICT DESIGN GUIDELINE FOR THE IMPLEMENTATION OF THE PITTSBURGH PALISADES PARK MIXED-USE DEVELOPMENT. OUR GOAL IS TO ESTABLISH A FRAMEWORK OF PLANNING AND BUILDING PRINCIPLES THAT WILL ENSURE A QUALITY DEVELOPMENT THAT WILL ENHANCE THE QUALITY OF LIFE FOR RESIDENTS NOT ONLY OF THIS DISTRICT BUT, OF THE REGION.

USE OF THESE GUIDELINES

THESE DESIGN GUIDELINES SHOULD BE SEEN AS A SUPPLEMENT TO OTHER EXISTING, ADOPTED LEGISLATION PERTAINING TO THE PITTSBURGH PALISADES PARK SITE, INCLUDING BUT NOT EXCLUSIVE TO:

- PITTSBURGH URBAN ZONING CODE, WHICH ESTABLISHES THE SITE AS AN SP-6 ZONE AND LEGISLATES PERMITTED USES, SPECIAL EXCEPTIONS, DEVELOPMENT SUB-DISTRICTS, AND DENSITY OF DEVELOPMENT AND BUILDING HEIGHT.

OBJECTIVES

THE PRIMARY OBJECTIVE OF THIS DEVELOPMENT IS TWOFOLD; TO PROVIDE THE REGION WITH AMENITIES THAT CURRENTLY DO NOT EXIST WITHIN THE CITY AND TO DEVELOP A NEW COMMUNITY THAT PROVIDES RESIDENTS WITH A QUALITY OF LIFE THAT RIVALS THAT OF ANY REGION. PITTSBURGH PALISADES PARK WILL NOT ONLY SERVE CURRENT RESIDENTS OF THE CITY BUT WILL PROVIDE HOUSING OPPORTUNITIES FOR NEW RESIDENTS. THIS DEVELOPMENT WILL BE UNIQUE TO PITTSBURGH AND WILL BE CONSISTENT WITH ARCHITECTURAL PRECEDENT LOCALLY WHILE PROVIDING OPPORTUNITIES FOR INNOVATIVE INDIVIDUAL BUILDING EXPRESSION.

THE DEVELOPMENT OF THE PITTSBURGH PALISADES PARK IS INTENDED TO:

- CREATE A DISTRICT THAT COMPLEMENTS THE EXISTING FABRIC OF THE SOUTH SIDE AND TIES THAT AREA TO THE HOMESTEAD WATERFRONT AS LINKS IN A CHAIN OF DEVELOPMENTS.
- CREATE THREE SEPARATE DISTRICTS WITHIN THE DEVELOPMENT THAT TOGETHER WILL FUNCTION AS A DISTRICT WITHIN THE CITY THAT WILL ESSENTIALLY BECOME A NEW NEIGHBORHOOD THAT WILL PROVIDE ALL THE AMENITIES OF A TRADITIONAL COMMUNITY. AT THE SAME TIME, THE DEVELOPMENT WILL PROVIDE A DESTINATION FOR PEOPLE OF THE REGION FOR UNIQUE ENTERTAINMENT, COMMERCIAL, AND RETAIL VENUES.
- ALLOW THE FOUR DISTRICTS TO FUNCTION INDEPENDENTLY WHILE ENCOURAGING INTERACTION AND SYNERGIES BETWEEN THE DISTRICTS.
- PROMOTE RESIDENTS OF AND VISITORS TO THE SITE TO FLOW FREELY FROM DISTRICT TO DISTRICT WITHOUT HAVING TO USE THEIR AUTOMOBILE. INNOVATIVE APPROACHES TO PARKING AND THE USE OF PUBLIC TRANSPORTATION AND SHUTTLES ON THE SITE WILL ENHANCE THE SENSE OF URBANISM WITHIN PITTSBURGH PALISADES PARK.
- CREATE FLEXIBLE ZONING TO ALLOW FOR UNIQUE ECONOMIC DEVELOPMENT OPPORTUNITIES.

PLANNING & DEVELOPMENT PRINCIPLES

THE FOLLOWING PRINCIPLES SHOULD APPLY TO PITTSBURGH PALISADES PARK:

- **URBAN MIXED USE DEVELOPMENT**
PITTSBURGH PALISADES PARK SHOULD BE DEVELOPED AS A MIXED USE DISTRICT. DEVELOPMENT SHOULD BE CONSISTENT WITH LOCAL COMMUNITIES SUCH AS THE SOUTHSIDE. THE RACETRACK IN CONJUNCTION WITH THE TOWN CENTER IS DESIGNED TO CREATE A NEW ENTERTAINMENT AND RETAIL DESTINATION TO COMPLEMENT THE EXISTING, AND PROPOSED FACILITIES FROM STATION SQUARE TO THE WATERFRONT.
- **STREETS, BLOCKS & OPEN SPACE**
THAT THE DEVELOPMENT TAKE THE FORM OF REGIONAL TRADITIONAL TOWNS IN THAT THE PRIMARY ORGANIZATION BE THAT OF A GRID OF STREETS WITH BUILDINGS OF MIXED USE FRONTING THESE STREETS COMPLIMENTED WITH STATE OF THE ART STANDARDS FOR SIDEWALKS WITH CURBS THAT ALLOW FOR THE FREE FLOW OF PEDESTRIAN FOOT TRAFFIC ONCE THEY HAVE DISEMBARKED FROM THEIR AUTOMOBILE.
- **FINAL LAND DEVELOPMENT PLANS**
PRIOR TO THE COMMENCEMENT OF ANY STRUCTURES, THE DEVELOPER SHALL SUBMIT AN APPLICATION FOR FINAL LAND DEVELOPMENT PLAN APPROVAL IN ACCORDANCE WITH THE ZONING CODE. THE FINAL LAND DEVELOPMENT PLAN SHALL BE CONSISTENT WITH THE APPROVED PRELIMINARY LAND DEVELOPMENT PLAN AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE ZONING CODE EXCEPT THE PROVISIONS THAT ARE SPECIFICALLY MODIFIED BY THE SP-6 ZONING PROVISIONS.

PITTSBURGH PALISADES PARK

- **VISUAL ACCESS TO THE RIVER**

PROVIDE VISUAL ACCESS TO THE MONONGAHELA RIVER IN ORDER TO MAXIMIZE THE UNIQUE NATURE OF THIS SITE. TO ENABLE THE PARK AVENUE AXIS TO ALLOW FOR CROSS-SITE PEDESTRIAN ACCESS FROM THE MAIN STREET TOWN CENTER TO AN OVERLOOK IN A PARK-LIKE SETTING. THIS CROSS AXIS WILL TIE IN TO THE PARK THAT SURROUNDS THE SITE TO PROVIDE OPPORTUNITIES FOR RECREATION AND ACTIVITIES FOR RESIDENTS AND VISITORS ALIKE.

- **ENHANCE LAND VALUES**

THE PITTSBURGH PALISADES PARK PROPERTY WILL BE DEVELOPED WITH DESIGN CRITERIA (ZONING REQUIREMENTS, PARKING REQUIREMENTS, FLOOR AREA RATIOS, BUILDING HEIGHT AND SETBACK REQUIREMENTS, SITE COVERAGE PERCENTAGES, DENSITIES AND OTHER PHYSICAL DESIGN CRITERIA) THAT WILL ENHANCE THE LAND VALUES AND MAXIMIZE THE DEVELOPMENT POTENTIAL OF THE SITE.

- **PROVIDE PUBLIC SPACES**

PUBLIC SPACES THAT ARE DESIGNED (PARKS, RECREATION AREAS) TO ALLOW FOR THE ENJOYMENT AND THE USE OF SPACES BETWEEN BUILDINGS. THE PUBLIC SPACES WILL BE ANIMATED BY THE MIXED USES WITHIN THE DEVELOPMENT AND WILL INCLUDE A CONTINUOUS TRAIL AROUND THE PERIMETER OF THE SITE AND NEW ATHLETIC FIELDS.

- **PARKING IS SECONDARY TO BUILDINGS**

BUILDING ARE TO FACE THE STREET; PARKING IS TO BE SUBORDINATE TO THE BUILDINGS. IN MIXED-USE BLOCKS WITHIN THE TOWN CENTER, PARKING STRUCTURES ARE TO BE SURROUNDED BY BUILDINGS TO THE GREATEST EXTENT POSSIBLE, ESPECIALLY WHEN FRONTING STREETS. WHEN GARAGES FRONT ON STREETS, THE FAÇADE OF THE GARAGE SHOULD BE ARTICULATED TO APPEAR AS BUILDING-LIKE AS POSSIBLE. PARKING ON GRADE AT THE MARKET BUILDING OR AT THE MID-BOX RETAIL BUILDINGS SHOULD BE BUFFERED FROM THE STREET AND SIDEWALK BY ARCHITECTURAL ELEMENTS (WALLS, FENCES, ARCADES, ETC.) OR BY LANDSCAPING.

- **STRUCTURED PARKING**

STRUCTURED PARKING WILL BE A KEY COMPONENT OF THE DEVELOPMENT AS THE ONLY MEANS TO ACHIEVE THE DENSITIES OF BUILDING MASS THAT REQUIRES A MINIMUM NUMBER OF CARS PARKED. SURFACE PARKING SOLELY CANNOT SUPPORT THE TYPE OF URBAN, TOWN CENTER DEVELOPMENT THAT IS ENVISIONED.

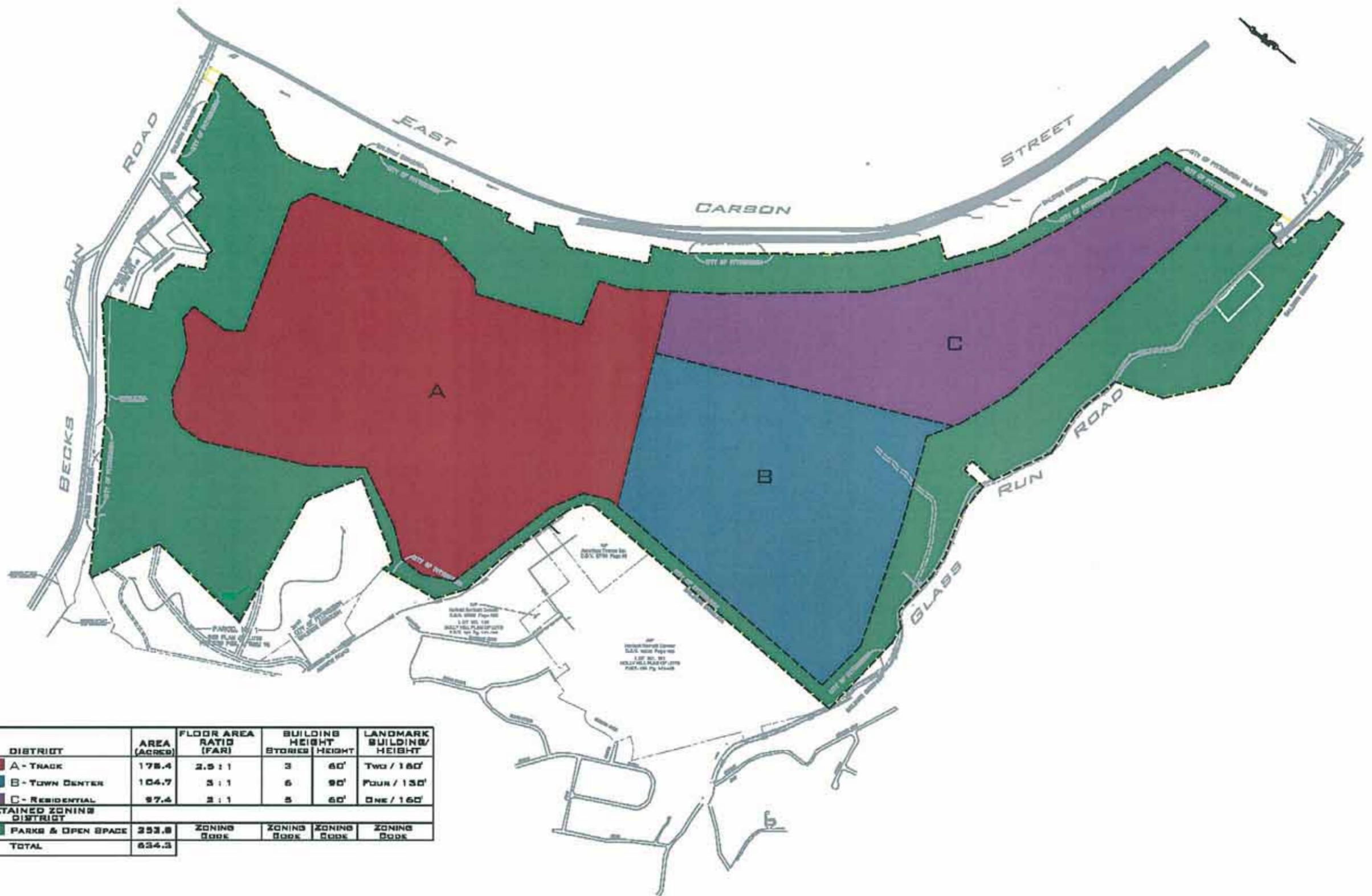
- **SUSTAINABILITY**

THE PROPOSED RE-MINING OF THE SITE IS THE FIRST STEP IN RECLAIMING THIS SITE TO ENABLE DEVELOPMENT TO OCCUR. SUSTAINABLE BUILDING PRACTICES ARE ENCOURAGED IN ALL ASPECTS OF PITTSBURGH PALISADES PARK. THIS WOULD INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING GREEN BUILDING PRINCIPLES: MINIMIZE IMPERVIOUS AREAS; MAXIMIZE THE USE OF RENEWABLE SOURCES OF ENERGY; UTILIZE INDIGENOUS PLANT MATERIALS; ENCOURAGE NON-VEHICULAR FORMS OF TRANSPORTATION; PROMOTE THE USE OF NON-TOXIC, RECYCLED, AND LOCAL MATERIALS; REDUCE STORM WATER RUNOFF AND POLLUTANTS; IMPROVE THE OVERALL ENVIRONMENTAL QUALITY OF THE SITE AND BUILDINGS; AND, ENCOURAGE HUMAN INTERACTION AND A GOOD QUALITY OF LIFE.

- **TRANSIT**

PUBLIC TRANSPORTATION IS ENCOURAGED AS A MEANS OF ACCESSING THE SITE. MEANS OF ACCESS TO THE SITE WILL BE COORDINATED WITH LONG TERM STATE AND LOCAL MUNICIPALITY PLANS FOR VEHICULAR ACCESS TO PITTSBURGH PALISADES PARK. INTRA-SITE SHUTTLES AND OTHER INNOVATIVE MEANS OF SITE TRANSPORTATION WILL BE HIGHLY ENCOURAGED

PITTSBURGH PALISADES PARK

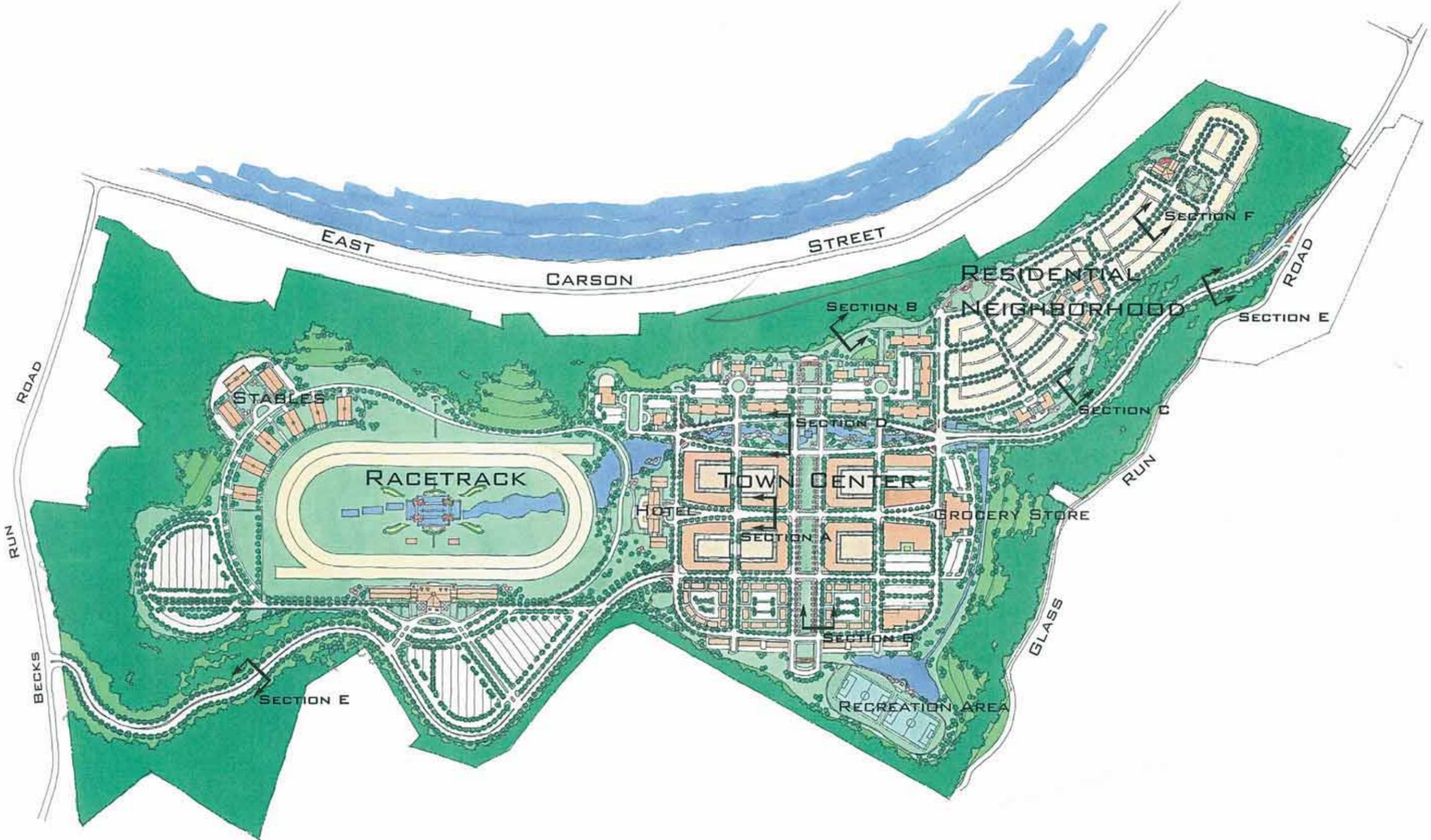


DISTRICT	AREA (ACRES)	FLOOR AREA RATIO (FAR)	BUILDING HEIGHT	LANDMARK BUILDING/ HEIGHT
A - TRUCK	178.4	2.5 : 1	3 60'	Two / 160'
B - TOWN CENTER	104.7	3 : 1	6 90'	Four / 130'
C - RESIDENTIAL	97.4	3 : 1	5 60'	One / 160'
RETAINED ZONING DISTRICT				
PARKS & OPEN SPACE	253.8	ZONING CODE	ZONING CODE	ZONING CODE
TOTAL	634.3			

PITTSBURGH PALISADES PARK

EXISTING URBAN ZONING REFERENCES	
ZONING REFERENCE	PITTSBURGH ZONING CODE
AREA OF SIGN	SEE CHAPTER 919
BUILDING	SEE CHAPTER 926
BUILDING PRINCIPLE USE	SEE CHAPTER 926
CORNERSTONES, NAMEPLATES AND PLAQUES	SEE CHAPTER 919
FLAG	SEE CHAPTER 919
GROUND LEVEL	SEE CHAPTER 926
GROUND SIGN	SEE CHAPTER 919
HEIGHT, STRUCTURE	SEE CHAPTER 926
HISTORIC TABLET	SEE CHAPTER 919
LOT	SEE CHAPTER 926
PLANNING COMMISSION	SEE CHAPTER 926
PRIMARY USE	SEE CHAPTER 926
PROJECTING SIGN	SEE CHAPTER 919
PUBLIC INFORMATION SIGN	SEE CHAPTER 919
PUBLIC REALM	SEE CHAPTER 926
RESTAURANT	SEE CHAPTER 926
RIGHT-OF-WAY	SEE CHAPTER 926
SIGN	SEE CHAPTER 919
SIGN FACE (FACE OF SIGN)	SEE CHAPTER 919
STREET	SEE CHAPTER 926
USE	SEE CHAPTER 926

PITTSBURGH PALISADES PARK



PITTSBURGH PALISADES PARK

GENERAL GUIDELINES:

MAJOR CORRIDORS

LARGE SPECIMEN TREES OF MINIMAL VARIETY SHOULD LINE MAJOR AXES. AS THE SCALE OF THE SPACE MINIMIZES SO SHOULD THE PLANT MATERIAL. MORE DETAIL AND TEXTURE SHOULD BE FOUND AT A PEDESTRIAN LEVEL.

PERIMETER PLANTING

NATURAL PLANTINGS SHOULD ACT AS A BUFFER BETWEEN THE DEVELOPMENT AND THE BUILT ENVIRONMENT. WHEREVER POSSIBLE, MATURE EXISTING TREES SHOULD BE PRESERVED AND VIEW CORRIDORS SHOULD BE RETAINED. TRANSITION ZONES SHOULD BE MAINTAINED OR CREATED TO COMPLIMENT THE NATURAL ENVIRONMENT.

LANDSCAPE PALETTE

SHADE/STREET TREES

RED SUNSET RED MAPLE - ACER RUBRUM 'FRANKSRED'
 PATMORE ASH - FRAXINUS PENNSYLVANICA 'PATMORE'
 LONDON PLANE TREE - PLATANUS X ACERIFOLIA
 RED OAK - QUERCUS RUBRA
 GREEN VASE ZELKOVA - ZELKOVA SERRATA 'GREEN VASE'
 HONEYLOCUST - GLEDITSIA TRIACANTHOS INERMIS
 TILIA CORDATA

ORNAMENTAL GRASSES

BLUE OAT GRASS - HELICTOTRICHON SEMPERVIRENS
 BIG BLUE LILY TURF - LIRIOPE MUSCARI
 MAIDEN GRASS - MISCANTHUS SINENSIS
 SWITCH GRASS - PANICUM VIRGATUM
 RED SWITCH GRASS - PANICUM VIRGATUM 'ROTSTAHLBUSCH'
 FOUNTAIN GRASS - PENNISETUM ALOPECUROIDES
 DWARF FOUNTAIN GRASS - PENNISETUM ALOPECUROIDES 'HAMELN'

ORNAMENTAL TREES

SERVICEBERRY - AMELANCHIER CANADENSIS
 RED BUD - CERCIS CANADENSIS
 RIVER BIRCH - BETULA NIGRA
 FLOWERING DOGWOOD - CORNUS FLORIDA
 HEDGE MAPLE - ACER CAMPESTRE
 CHINESE DOGWOOD - CORNUS KOUSA CHINENSIS
 CRUSADER HAWTHORN - CRATAEGUS C. INERMIS 'CRUZAM'
 BETTY MAGNOLIA - MAGNOLIA X 'BETTY'
 MALUS SPP.
 CLEVELAND SELECT PEAR - PYRUS CALLERYANA 'CLEVELAND SELECT'

GROUNDCOVERS

PURPLELEAF WINTERCREEPER - EUONYMUS FORTUNEI 'COLORATA'
 BLUE MYRTLE - VINCA MINOR
 ENGLISH IVY - HEDERA HELIX
 PACHYSANDRA - PACHYSANDRA TERMINALIS

EVERGREEN TREES

WHITE PINE - PINUS STROBUS
 AUSTRIAN PINE - PINUS NIGRA
 CANADIAN HEMLOCK - TSUGA CANADENSIS
 NORWAY SPRUCE - PICEA ABIES

PERENNIALS

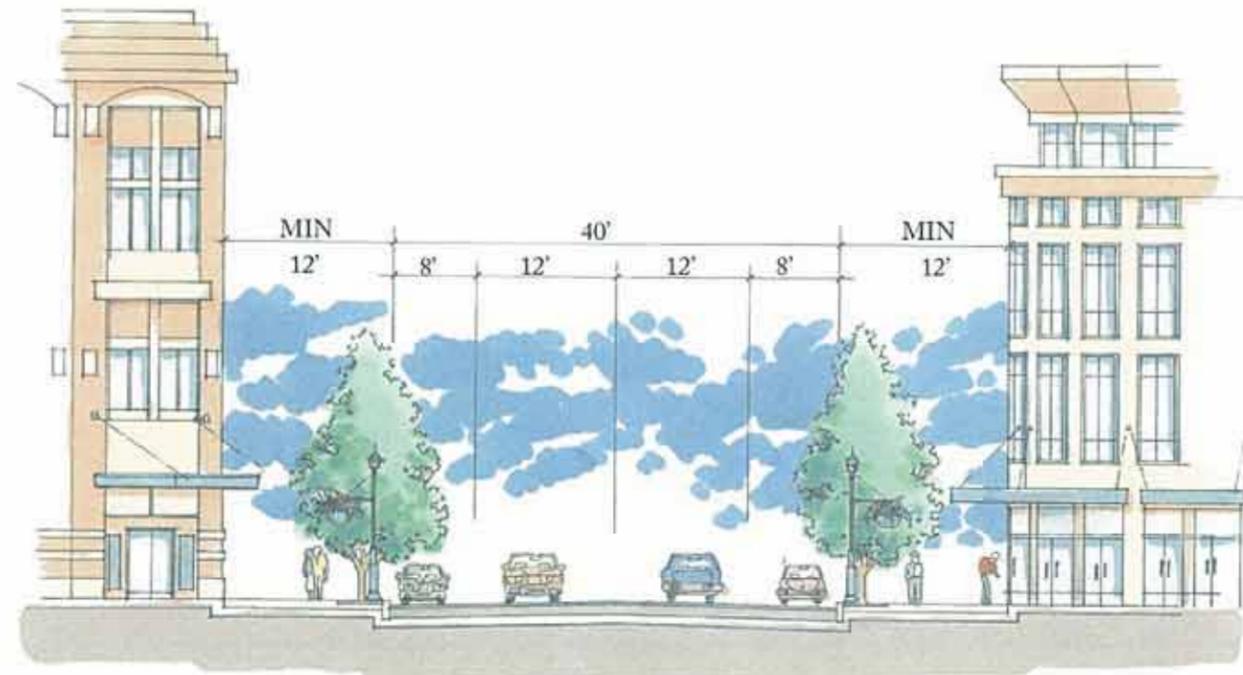
AUTUMN JOY SEDUM - SEDUM X 'AUTUMN JOY'
 BLACK EYED SUSAN - RUDEBECKIA FULGIDA 'GOLDSTRUM'
 DAYLILY SPP. - HEMEROCALLIS
 COREOPSIS - COREOPSIS VERTICULATA

SHRUBS

AZALEA SPP.
 BLUE HOLLY - ILEX X MESERVEAE
 NORDIC HOLLY - ILEX GLABRA
 VARDAR VALLEY BOXWOOD - BUXUS SEMPERVIRENS 'VARDAR VALLEY'
 RHODODENDRON SPP.
 ROYAL BEAUTY COTONEASTER - COTONEASTER DAMMERI 'ROYAL BEAUTY'
 CRANBERRY COTONEASTER - COTONEASTER APICULATA
 VIBURNUM SPP.
 DWARF BURNINGBUSH - EUONYMUS ALATA 'COMPACTA'
 NORTHERN BAYBERRY - MYRICA PENNSYLVANICA
 RED OSIER DOGWOOD - CORNUS SERICEA
 MUGO PINE - PINUS MUGO

PITTSBURGH PALISADES PARK

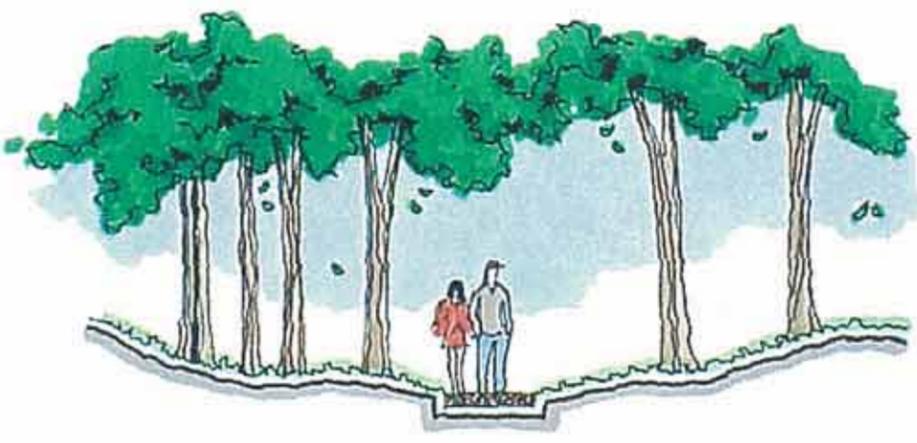
A CONTINUOUS PUBLIC TRAIL WILL BE LOCATED AROUND THE PERIMETER OF THE SITE OVER RELATIVELY FLAT TERRAIN WITH OCCASIONAL DEVIATION THROUGH MORE DIVERSE CONDITIONS. THE TRAIL WILL ALSO CONNECT TO THE RESIDENTIAL NEIGHBORHOOD SIDEWALKS AND PARKS AND WEAVE THROUGH THE TOWN CENTER. THE TRAIL WILL BE A MINIMUM OF 6' WIDE AND BE CONSTRUCTED OF CRUSHED AGGREGATE.



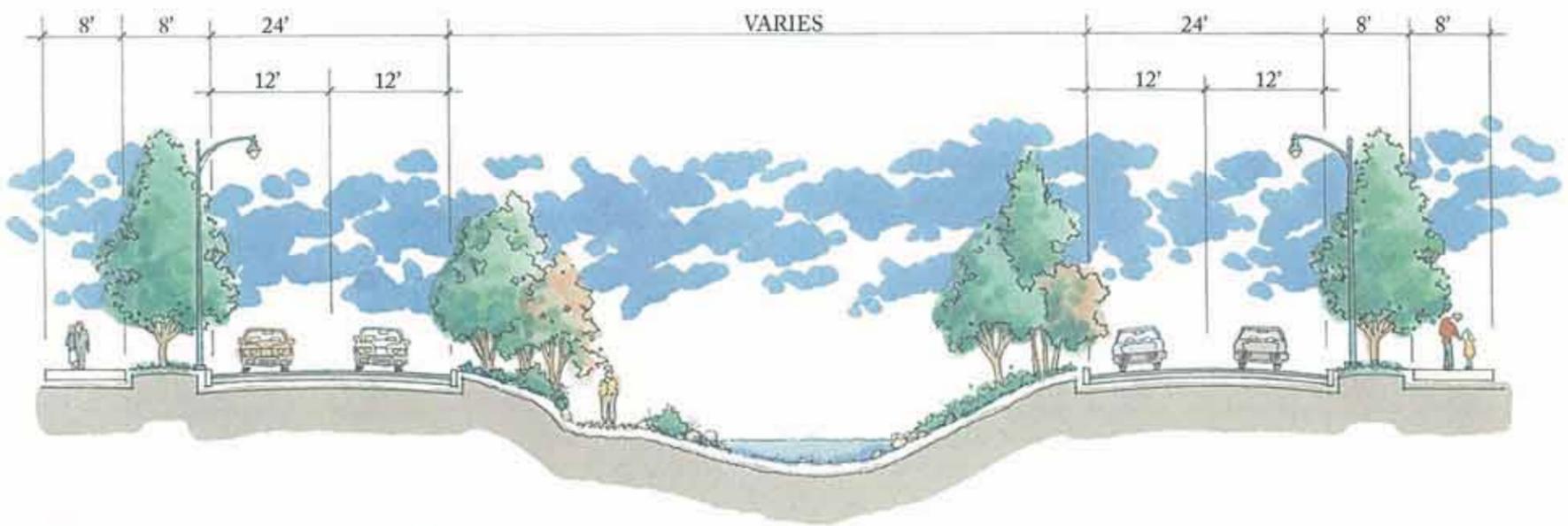
SECTION A - TYPICAL TOWN CENTER STREET



SECTION B - TRAIL SECTION

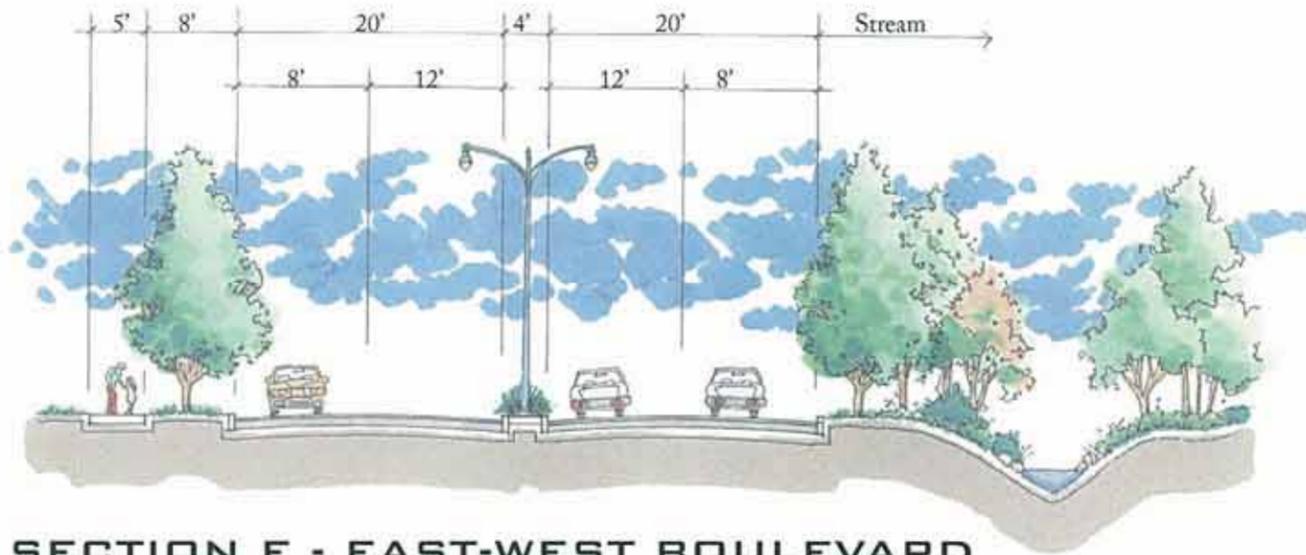


SECTION C - TRAIL SECTION

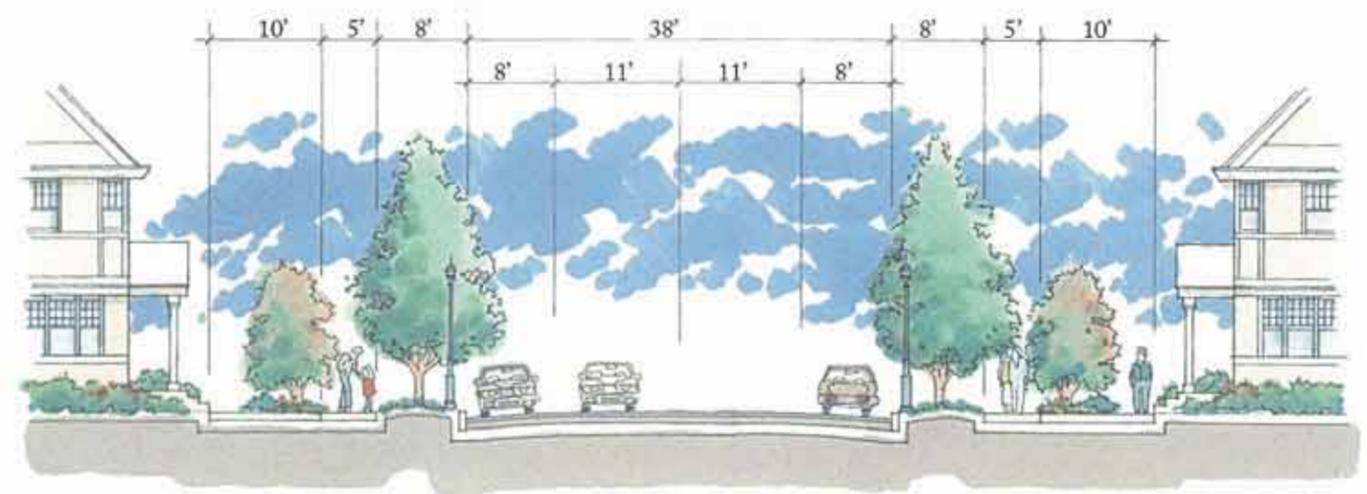


SECTION D - WATER AVENUE

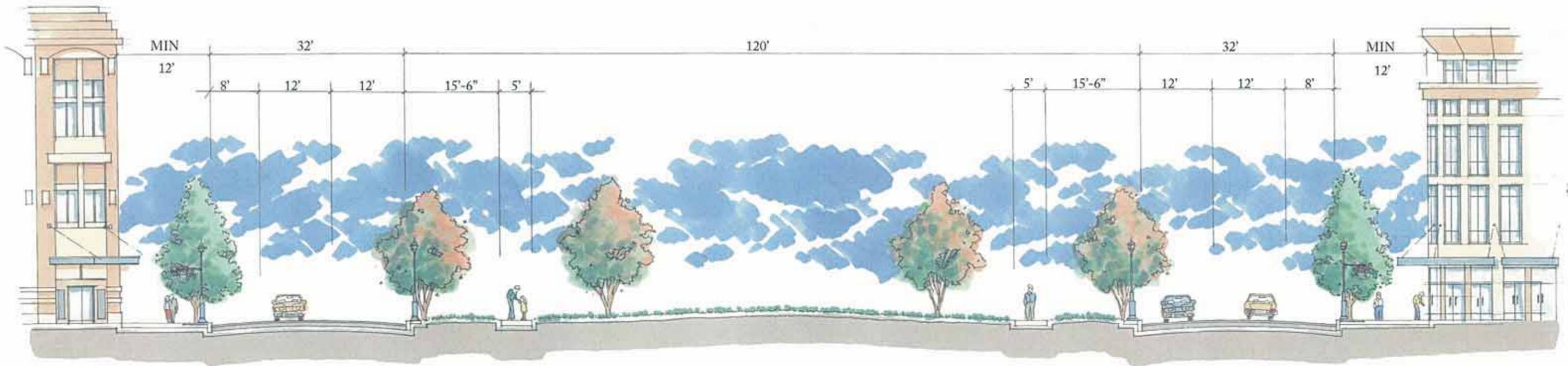
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SECTION E - EAST-WEST BOULEVARD



SECTION F - TYPICAL RESIDENTIAL NEIGHBORHOOD STREET



SECTION G - PARK AVENUE

PITTSBURGH PALISADES PARK

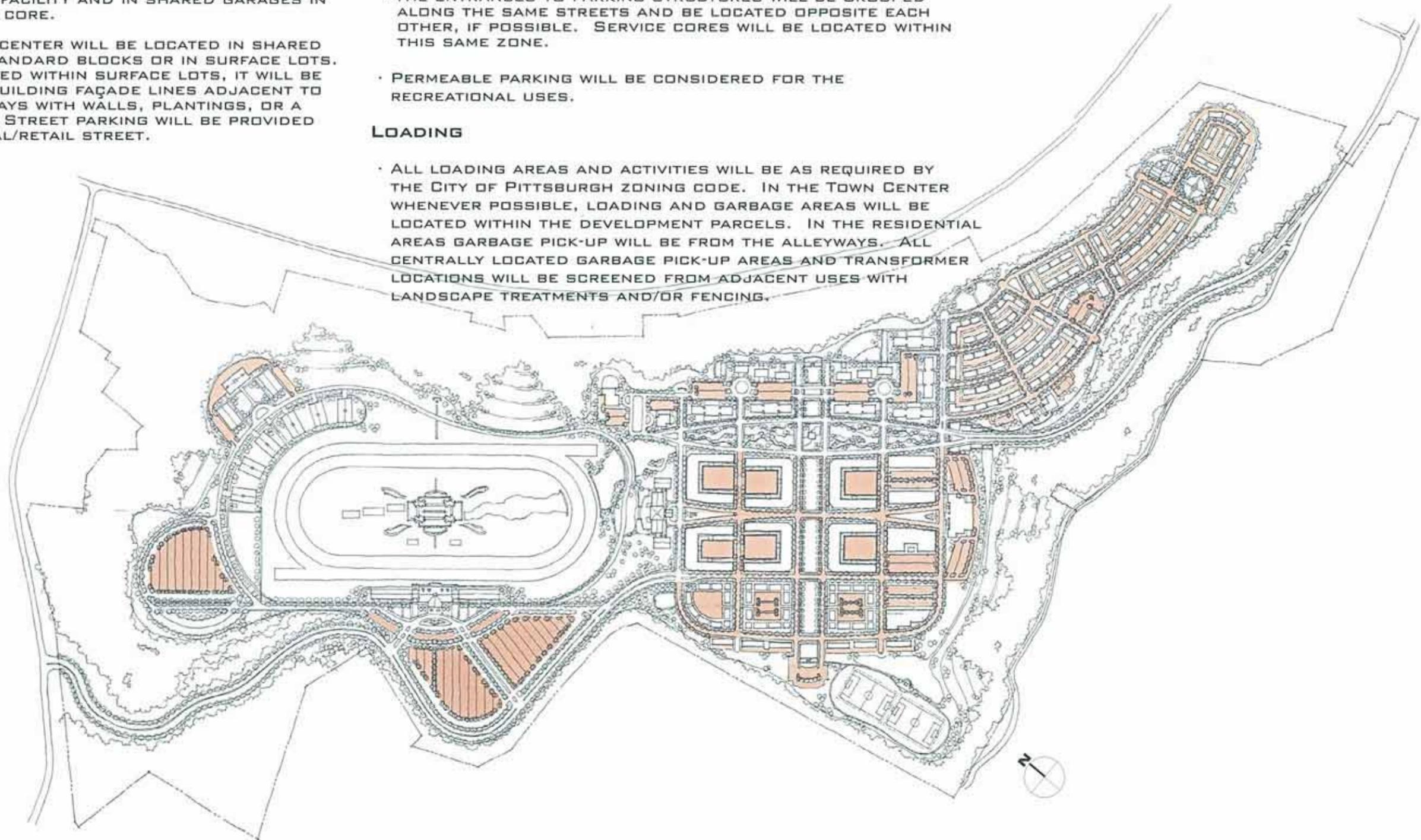
PARKING

- ARCHITECTURE IS PRIMARY AND PARKING IS SECONDARY. IT SHOULD COMPLEMENT THE BUILDING FACADES AND BLEND IN TO THE ADJACENT SURROUNDINGS.
- PARKING FOR THE RACETRACK WILL BE LOCATED IN SURFACE LOTS ADJACENT TO THE FACILITY AND IN SHARED GARAGES IN THE COMMERCIAL/RETAIL CORE.
- PARKING FOR THE TOWN CENTER WILL BE LOCATED IN SHARED GARAGES WITHIN THE STANDARD BLOCKS OR IN SURFACE LOTS. WHEN PARKING IS LOCATED WITHIN SURFACE LOTS, IT WILL BE SCREENED ALONG THE BUILDING FAÇADE LINES ADJACENT TO THE PEDESTRIAN WALKWAYS WITH WALLS, PLANTINGS, OR A COMBINATION OF BOTH. STREET PARKING WILL BE PROVIDED ALONG EACH COMMERCIAL/RETAIL STREET.

- PARKING FOR THE RESIDENTIAL NEIGHBORHOODS WILL BE PROVIDED IN INDIVIDUAL GARAGES OR IN LOTS IMMEDIATELY ADJACENT TO THE PARCELS. STREET PARKING WILL BE PROVIDED ALONG EACH RESIDENTIAL STREET.
- THE ENTRANCES TO PARKING STRUCTURES WILL BE GROUPED ALONG THE SAME STREETS AND BE LOCATED OPPOSITE EACH OTHER, IF POSSIBLE. SERVICE CORES WILL BE LOCATED WITHIN THIS SAME ZONE.
- PERMEABLE PARKING WILL BE CONSIDERED FOR THE RECREATIONAL USES.

LOADING

- ALL LOADING AREAS AND ACTIVITIES WILL BE AS REQUIRED BY THE CITY OF PITTSBURGH ZONING CODE. IN THE TOWN CENTER WHENEVER POSSIBLE, LOADING AND GARBAGE AREAS WILL BE LOCATED WITHIN THE DEVELOPMENT PARCELS. IN THE RESIDENTIAL AREAS GARBAGE PICK-UP WILL BE FROM THE ALLEYS. ALL CENTRALLY LOCATED GARBAGE PICK-UP AREAS AND TRANSFORMER LOCATIONS WILL BE SCREENED FROM ADJACENT USES WITH LANDSCAPE TREATMENTS AND/OR FENCING.



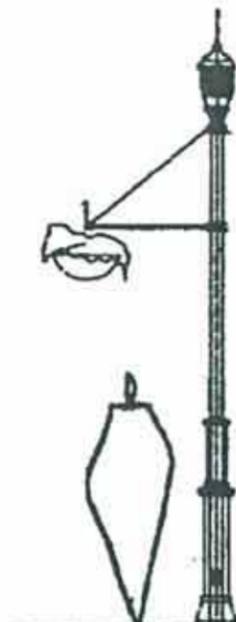
PITTSBURGH PALISADES PARK



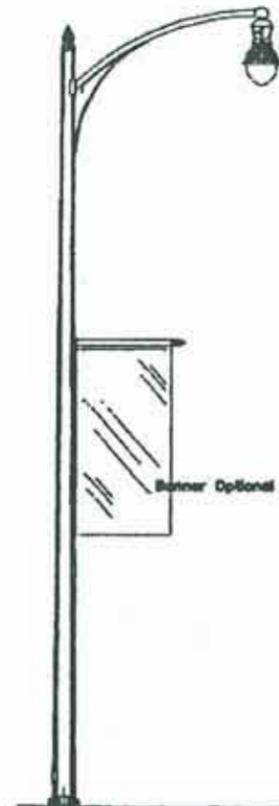
PITTSBURGH PALISADES PARK

LIGHTING

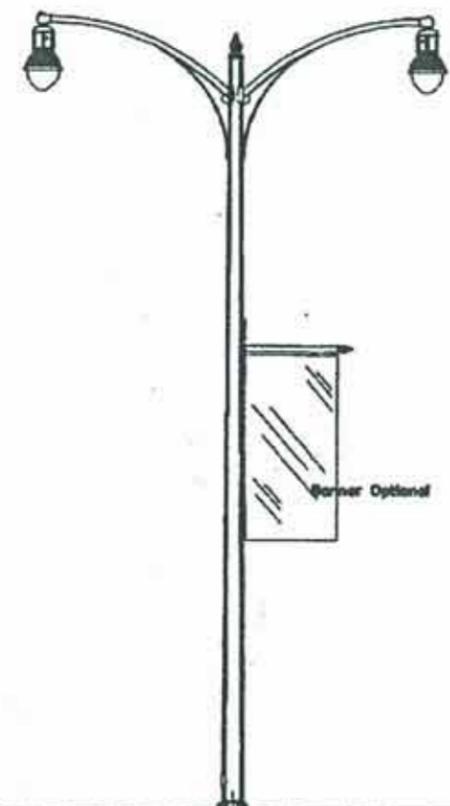
CITY STANDARD STREETLIGHTS WILL BE PEDESTRIAN SCALE MOUNTED AT 14' AND USED FOR ALL RESIDENTIAL NEIGHBORHOOD AND TOWN CENTER STREETS, PARKS AND PUBLIC OPEN SPACES. THE SPECIAL CITY STANDARD OF THE DOUBLE HEAD FIXTURE WILL BE USED FOR THE EAST WEST BOULEVARD. THE SINGLE OVERHEAD FIXTURE WILL BE USED ALONG WATER ROAD. ALL FIXTURES ARE METAL HALIDE WITH CUT-OFF LUMINARIES TO CONTROL LIGHT AND GLARE. AVERAGE ILLUMINATION LEVELS SHOULD BE BETWEEN 0.5 AND 1.0 FOOTCANDLES.



CITY PEDESTRIAN STANDARD

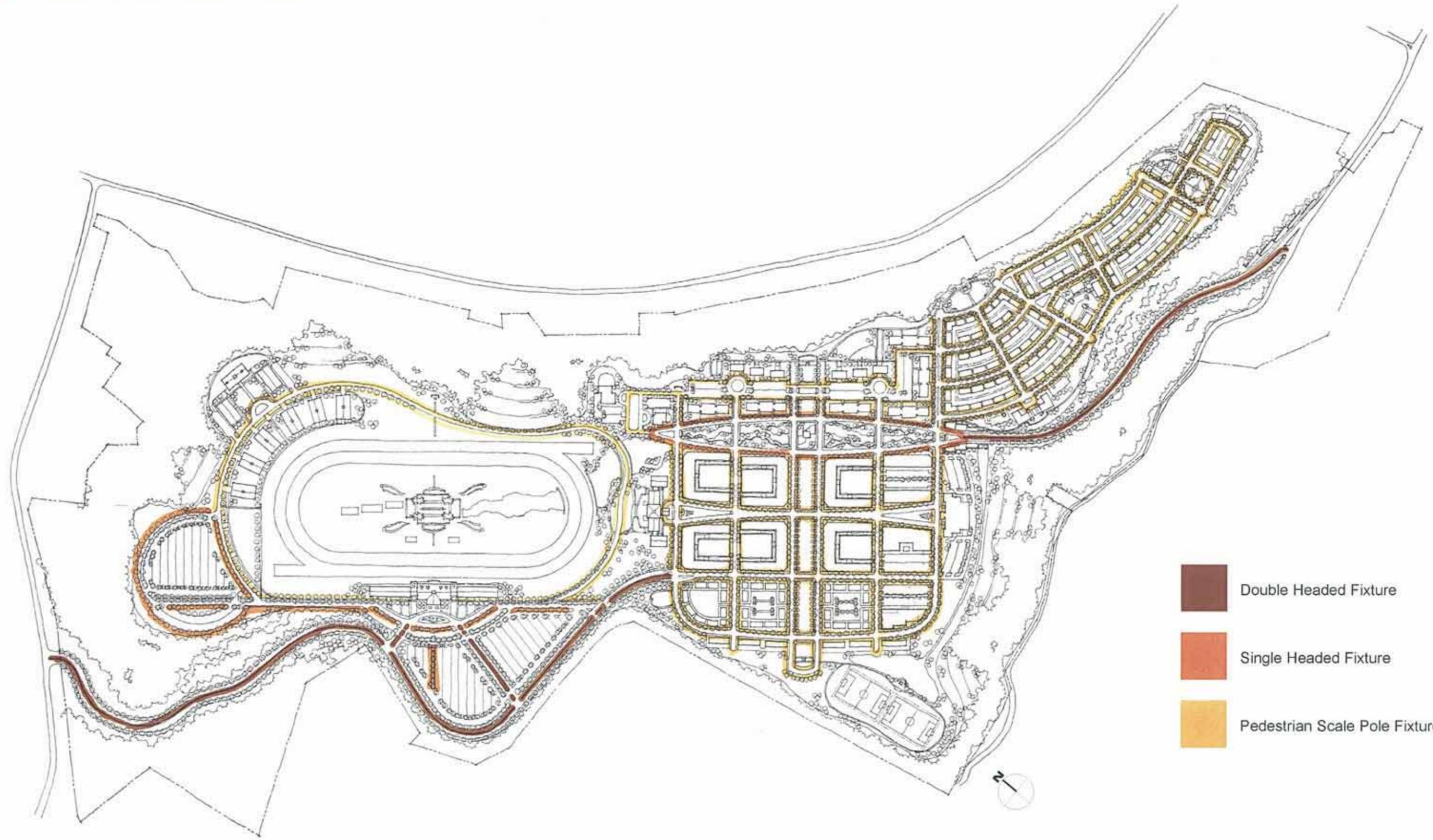


**NEIGHBORHOOD STANDARD
SINGLE POLE**



**SPECIAL CITY STANDARD
DOUBLE HEAD FIXTURE**

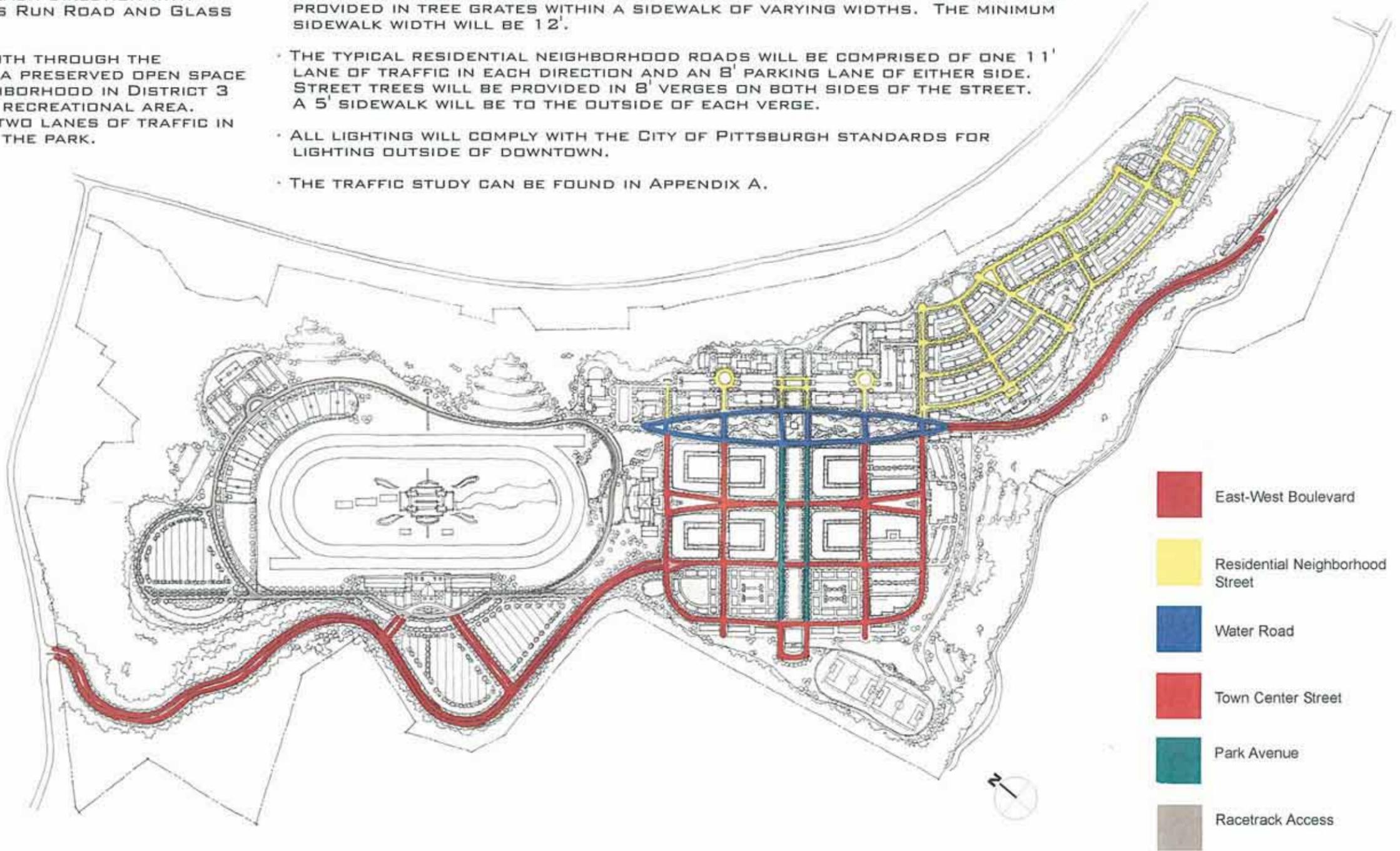
PITTSBURGH PALISADES PARK



PITTSBURGH PALISADES PARK

STREETS

- EAST-WEST BOULEVARD ENTERS THE SITE FROM THE EAST OFF OF GLASS RUN ROAD AND THE WEST FROM BECK'S RUN ROAD. IT PRIMARILY RUNS PARALLEL TO CARSON STREET AND THE MONONGAHELA RIVER THROUGH THE MIDDLE OF THE SITE. THIS PRIMARY MEANS OF SITE INGRESS/EGRESS CONNECTS TO THE COMMERCIAL/RETAIL DISTRICT. THIS ROADWAY WILL CONTAIN TWO LANES OF TRAFFIC IN EACH DIRECTION WITH TRAFFIC SIGNAL CONTROLS AT BECK'S RUN ROAD AND GLASS RUN ROAD.
- PARK AVENUE RUNS NORTH AND SOUTH THROUGH THE COMMERCIAL/RETAIL DISTRICT. IT IS A PRESERVED OPEN SPACE CONNECTING THE RESIDENTIAL NEIGHBORHOOD IN DISTRICT 3 THROUGH THE TOWN CENTER TO THE RECREATIONAL AREA. THIS ROAD WILL BE DESIGNED WITH TWO LANES OF TRAFFIC IN EACH DIRECTION ON EITHER SIDE OF THE PARK.
- WATER ROAD IS A DIVIDED ROADWAY ALONG THE RESIDENTIAL NEIGHBORHOOD AND THE TOWN CENTER. THIS STREET WILL HAVE TWO LANES OF ONE-WAY TRAFFIC TRAVELING EAST AND WEST. THE FOCAL POINT OF THIS STREET WILL BE A WATER FEATURE INCORPORATING A NATURAL WATERWAY AND PLANTINGS WITHIN A PARK CONTAINING A WALKING TRAIL.
- THE TYPICAL TOWN CENTER ROADS WILL BE COMPRISED OF ONE 12' LANE OF TRAFFIC IN EACH DIRECTION AND AN 8' PARKING LANE ON EITHER SIDE. STREET TREES WILL BE PROVIDED IN TREE GRATES WITHIN A SIDEWALK OF VARYING WIDTHS. THE MINIMUM SIDEWALK WIDTH WILL BE 12'.
- THE TYPICAL RESIDENTIAL NEIGHBORHOOD ROADS WILL BE COMPRISED OF ONE 11' LANE OF TRAFFIC IN EACH DIRECTION AND AN 8' PARKING LANE OF EITHER SIDE. STREET TREES WILL BE PROVIDED IN 8' VERGES ON BOTH SIDES OF THE STREET. A 5' SIDEWALK WILL BE TO THE OUTSIDE OF EACH VERGE.
- ALL LIGHTING WILL COMPLY WITH THE CITY OF PITTSBURGH STANDARDS FOR LIGHTING OUTSIDE OF DOWNTOWN.
- THE TRAFFIC STUDY CAN BE FOUND IN APPENDIX A.



PITTSBURGH PALISADES PARK

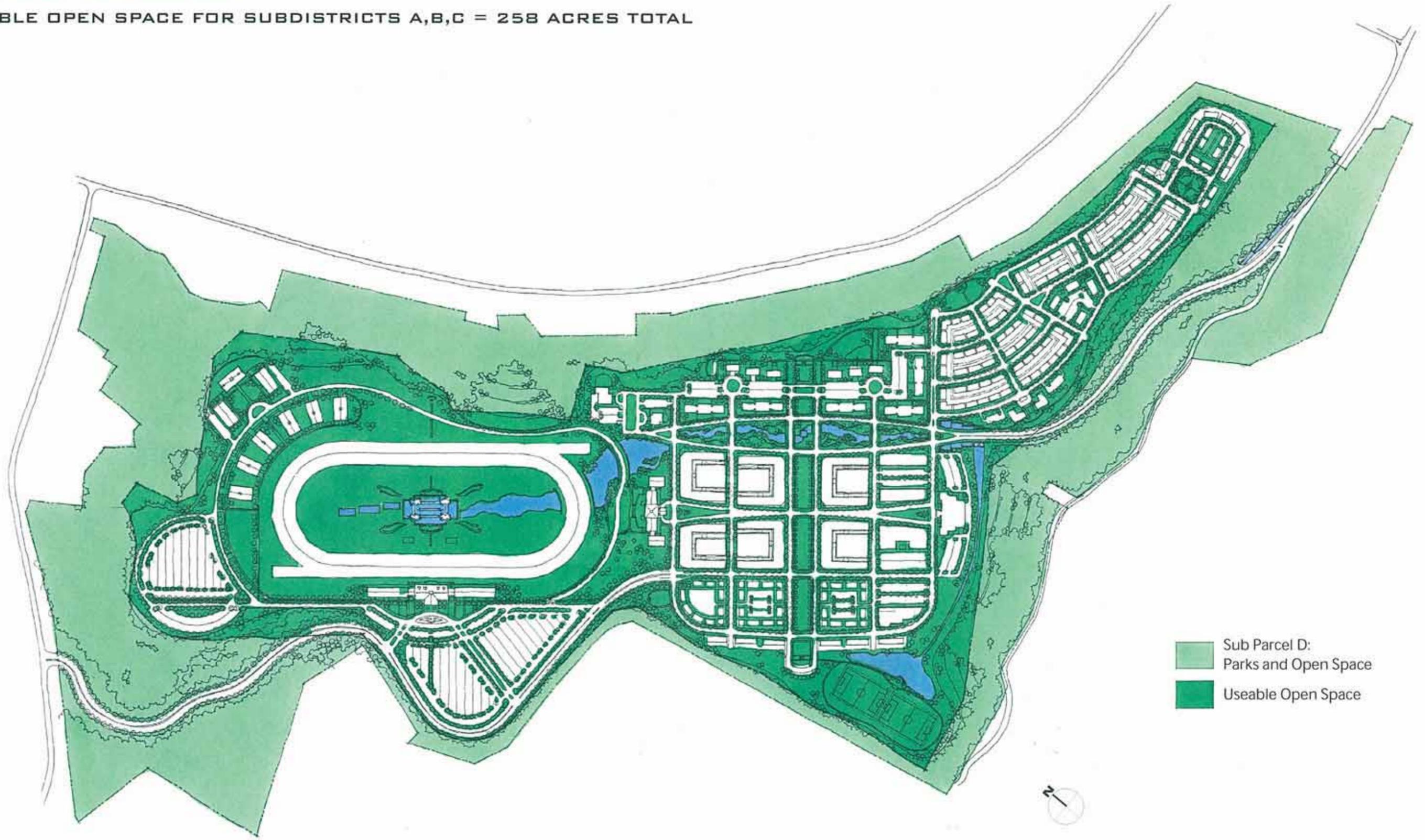
PARKS AND OPEN SPACES

- THE STREETSCAPES, PARKS AND PUBLIC OPEN SPACES WILL HAVE A RICH VOCABULARY OF FURNISHINGS AND LANDSCAPE IMAGERY TO UNIFY THE COMMUNITY AND THE OVERALL DEVELOPMENT.
- CITY STANDARD STREETLIGHTS WILL BE A PEDESTRIAN SCALE MOUNTED AT 14' AND USED FOR ALL RESIDENTIAL NEIGHBORHOOD AND TOWN CENTER STREETS, PARKS AND PUBLIC OPEN SPACES. THE SPECIAL CITY STANDARD OF THE DOUBLE HEAD FIXTURE WILL BE USED FOR THE EAST WEST BOULEVARD. THE SINGLE OVERHEAD FIXTURE WILL BE USED ALONG WATER ROAD. ALL FIXTURES ARE METAL HALIDE WITH CUT-OFF LUMINARIES TO CONTROL LIGHT AND GLARE. AVERAGE ILLUMINATION LEVELS SHOULD BE BETWEEN 0.5 AND 1.0 FOOTCANDLES.
- FURNISHINGS WILL INCLUDE A SIMPLE PALETTE OF DURABLE TRADITIONAL PARK FURNISHINGS INCLUDING SIGNS, TRASH RECEPTACLES, BENCHES AND BIKE RACKS.
- IN ADDITION TO THE ITEMS LISTED ABOVE, SPECIFIC STREETS WILL HAVE GRASS VERGES WITH STREET TREE PLANTINGS AND GROUNDCOVERS TO UNIFY THE STREET AND PEDESTRIAN NETWORK AND PROVIDE FOR A DIVERSE STREET ADDRESS.
- PARK AVENUE CONTAINS A MAINTAINED GREEN SPACE WITH A DOUBLE ROW OF ORNAMENTAL TREES ALONG BOTH SIDES OF THE STREET. THIS STREET CONNECTS THE RESIDENTIAL NEIGHBORHOOD TO THE RECREATION AREA TO THE SOUTH OF THE SITE. THE RECREATION AREA CONTAINS TWO REGULATION SOCCER FIELDS FOR USE TO THE NEIGHBORHOODS AND THE PUBLIC.
- WATER ROAD IS A DIVIDED ROADWAY ALONG THE RESIDENTIAL NEIGHBORHOOD AND THE TOWN CENTER. THIS STREET WILL HAVE TWO LANES OF ONE-WAY TRAFFIC TRAVELING EAST AND WEST. THE FOCAL POINT OF THIS STREET WILL BE A WATER FEATURE INCORPORATING A NATURAL WATERWAY AND PLANTINGS WITHIN A PARK CONTAINING A WALKING TRAIL.
- OVERLOOKS WILL BE LOCATED AT STRATEGIC LOCATIONS TO TAKE ADVANTAGE OF THE SUPERIOR VIEWS TOWARDS THE CITY AND ALONG THE MONONGAHELA RIVER BASIN.



PITTSBURGH PALISADES PARK

USEABLE OPEN SPACE FOR SUBDISTRICTS A,B,C = 258 ACRES TOTAL

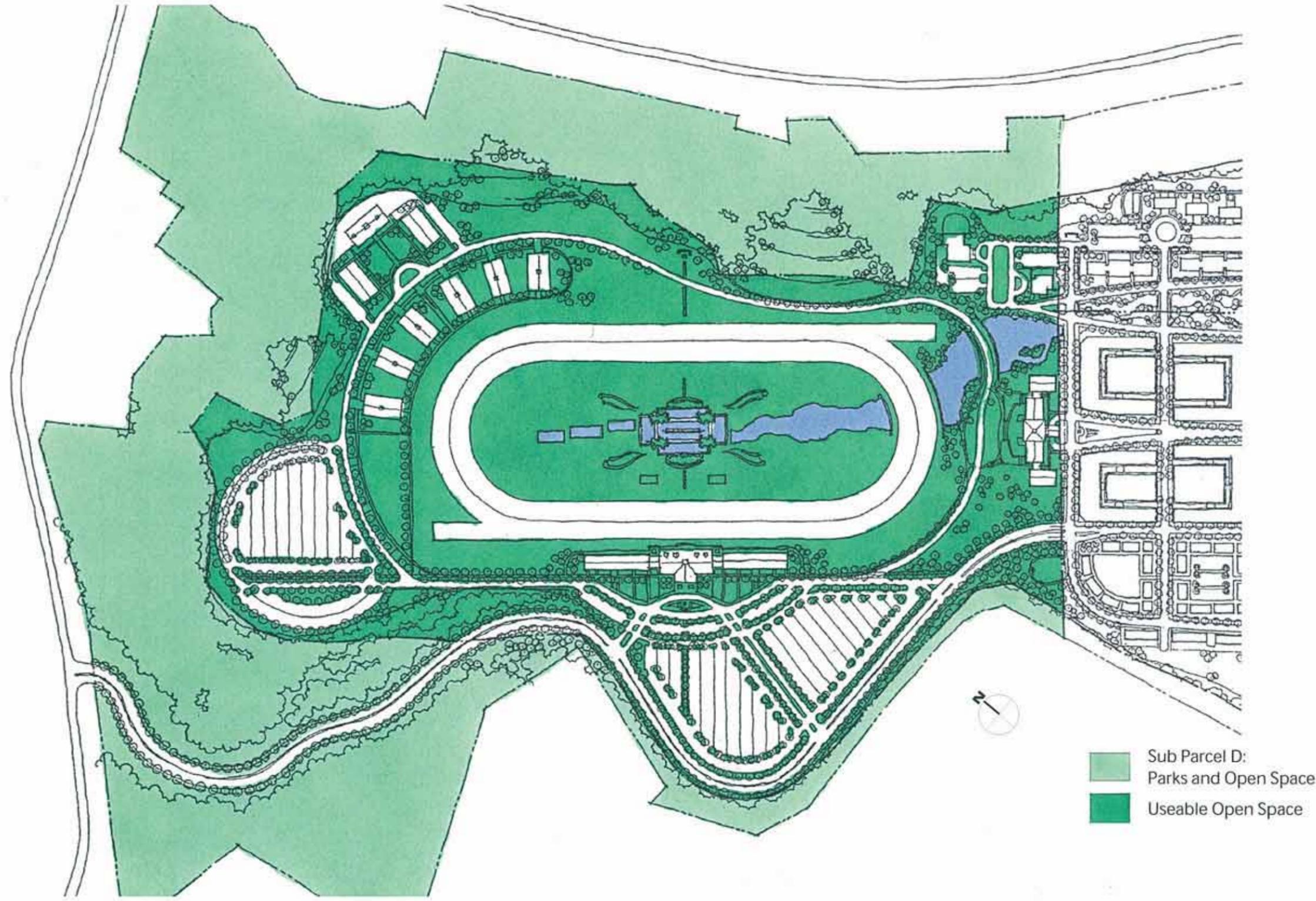


Sub Parcel D:
Parks and Open Space
Useable Open Space

USEABLE OPEN SPACE PLAN

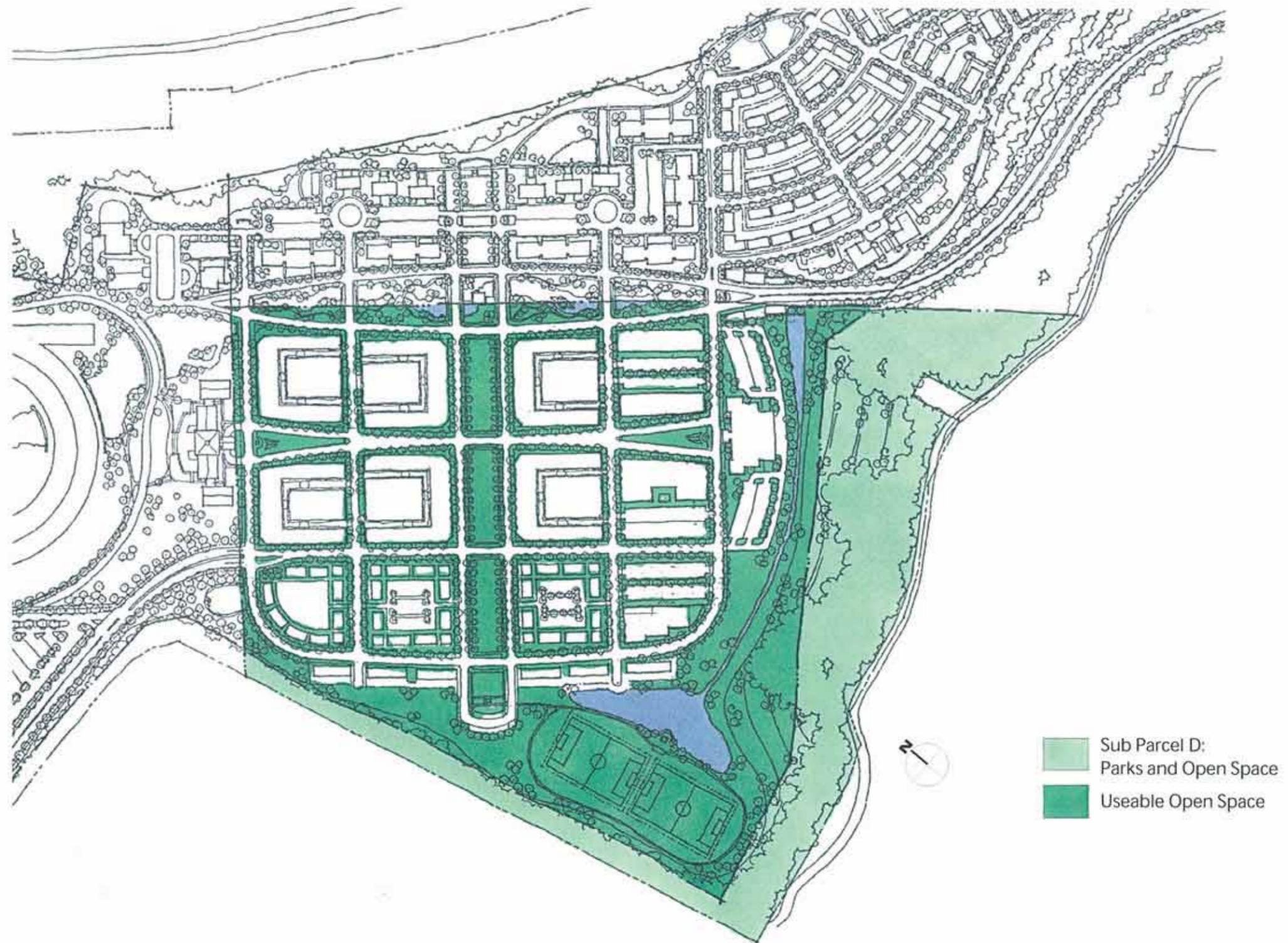
LANDSCAPE GUIDELINES

PITTSBURGH PALISADES PARK
USEABLE OPEN SPACE FOR SUBDISTRICT A



PITTSBURGH PALISADES PARK

USEABLE OPEN SPACE FOR SUBDISTRICT B

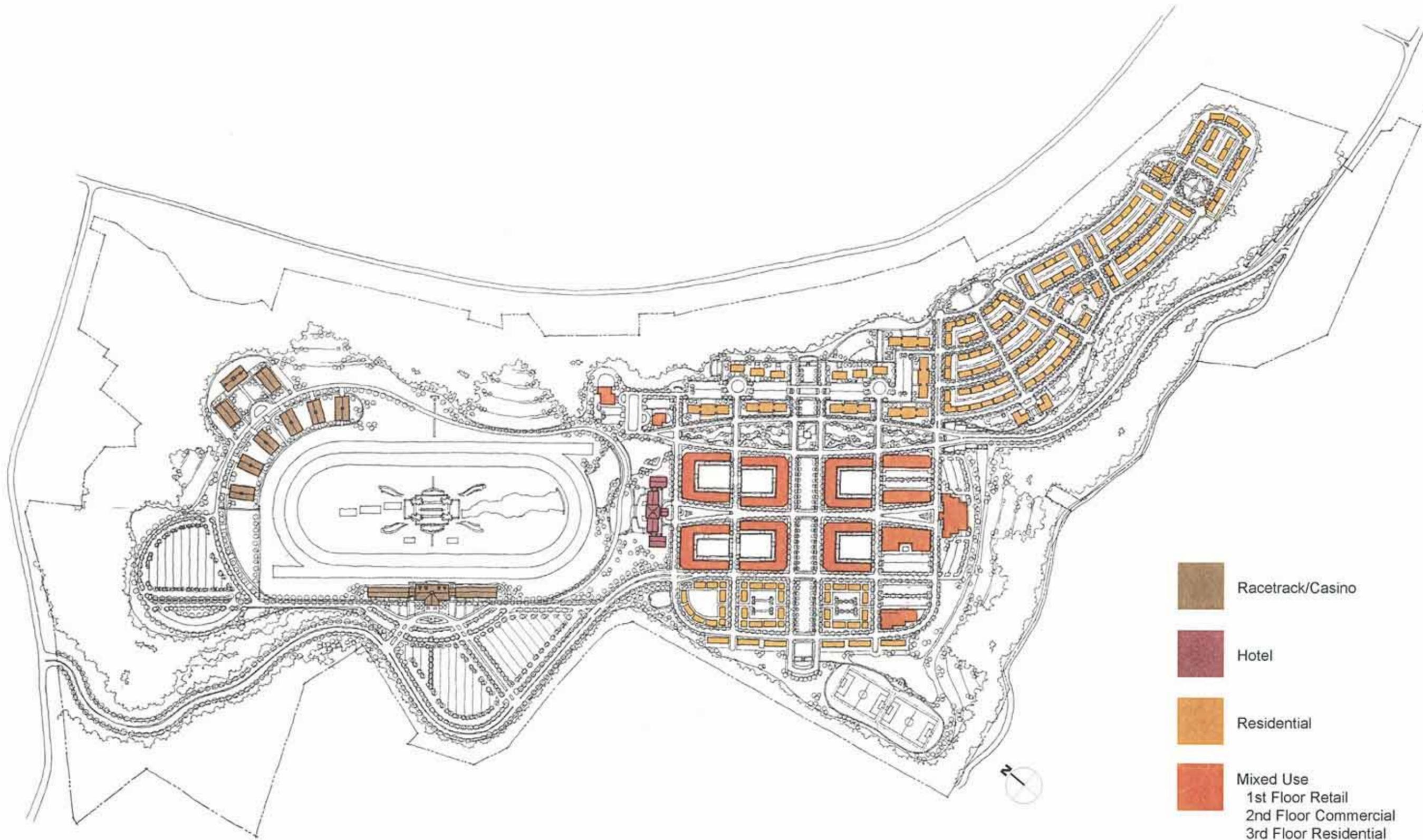


PITTSBURGH PALISADES PARK
USEABLE OPEN SPACE FOR SUBDISTRICT C



- Sub Parcel D:
Parks and Open Space
- Useable Open Space

PITTSBURGH PALISADES PARK

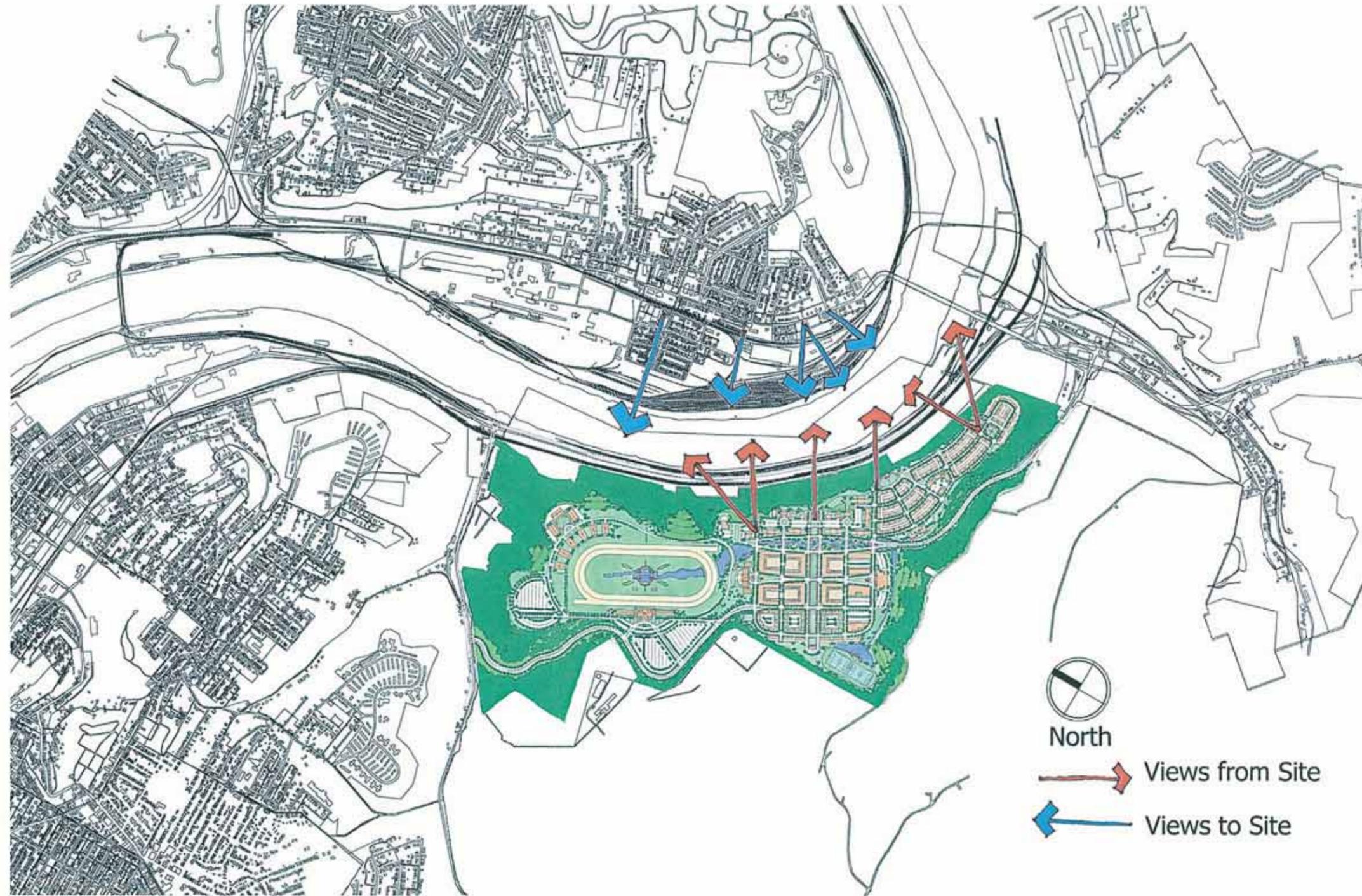


-  Racetrack/Casino
-  Hotel
-  Residential
-  Mixed Use
1st Floor Retail
2nd Floor Commercial
3rd Floor Residential

PITTSBURGH PALISADES PARK

VIEW CORRIDORS

VIEWS TO THE NORTH SLOPE ARE FROM HAZELWOOD AND FROM THE MONONGAHELA RIVER. VIEWS ARE LIMITED FROM OTHER VANTAGE POINTS DUE TO ROAD PROXIMITY AND TOPOGRAPHY. THE INTENT IS TO MINIMIZE THE DISTURBANCE TO PRESERVE THESE VIEWS. THE PROPERTY IS SITUATED SO THAT THERE IS OPPORTUNITY FOR DRAMATIC VIEWS TOWARDS THE CITY AND ALONG THE MONONGAHELA RIVER. THE VIEWS ARE PRIMARILY FROM THE NORTHWEST EDGE OF THE PROPERTY. THE DEVELOPMENT WAS DESIGNED TO TAKE MAXIMUM ADVANTAGE OF THESE VIEWS WHILE KEEPING THE SITE DISTURBANCE TO A MINIMUM. SEVERAL KEY OVERLOOK LOCATIONS ARE STRATEGICALLY LOCATED AT THE END OF VISTAS THROUGHOUT THE SITE.



PITTSBURGH PALISADES PARK



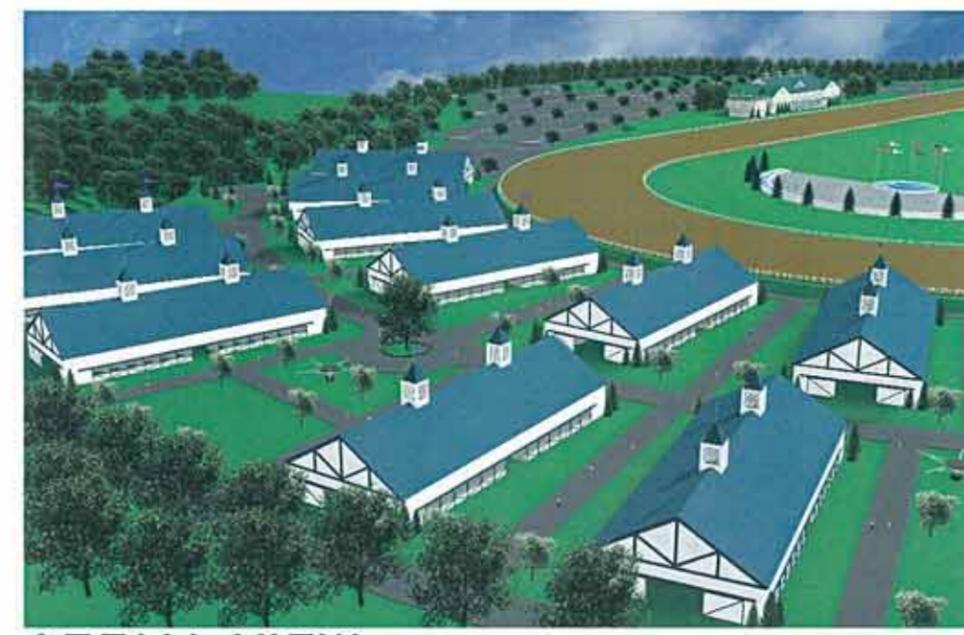
PITTSBURGH PALISADES PARK

RACE TRACK DISTRICT GUIDELINES - SUBDISTRICT A

THE INTENT OF THESE GUIDELINES IS TO ENSURE THAT THE RACETRACK COMPLEX INCLUDING THE CLUBHOUSE WITH CASINO AND NIGHTCLUB, HOTEL, PADDOCK, STABLES, AND OTHER SUPPORT BUILDINGS HAVE A CONSISTENT APPEARANCE REMINISCENT OF THE VICTORIAN ERA ASSOCIATED WITH HORSE FARM BUILDINGS. BUILDING MATERIALS EMPLOYED FOR THE CLUBHOUSE FOR THE CLUBHOUSE, PADDOCK AND HOTEL WOULD GENERALLY BE HIGHER QUALITY MATERIALS INCLUDING BRICK WITH LIMESTONE ACCENT BANDING, GLASS AND METAL STANDING SEAM PEAKED ROOVES WITH MULTIPLE CUPOLAS. THE DESIGN THEME OF THE STABLES AND SUPPORT BUILDINGS WILL BE COMPATIBLE TO THE CLUBHOUSE, BUT WILL USE MATERIALS MORE ASSOCIATED WITH WOOD FRAME CONSTRUCTION. THE ENTIRE COMPLEX WILL BE ATTRACTIVELY LANDSCAPED USING PLANTS NATIVE TO WESTERN PENNSYLVANIA.



CLUBHOUSE - TRACKSIDE VIEW



AERIAL VIEW

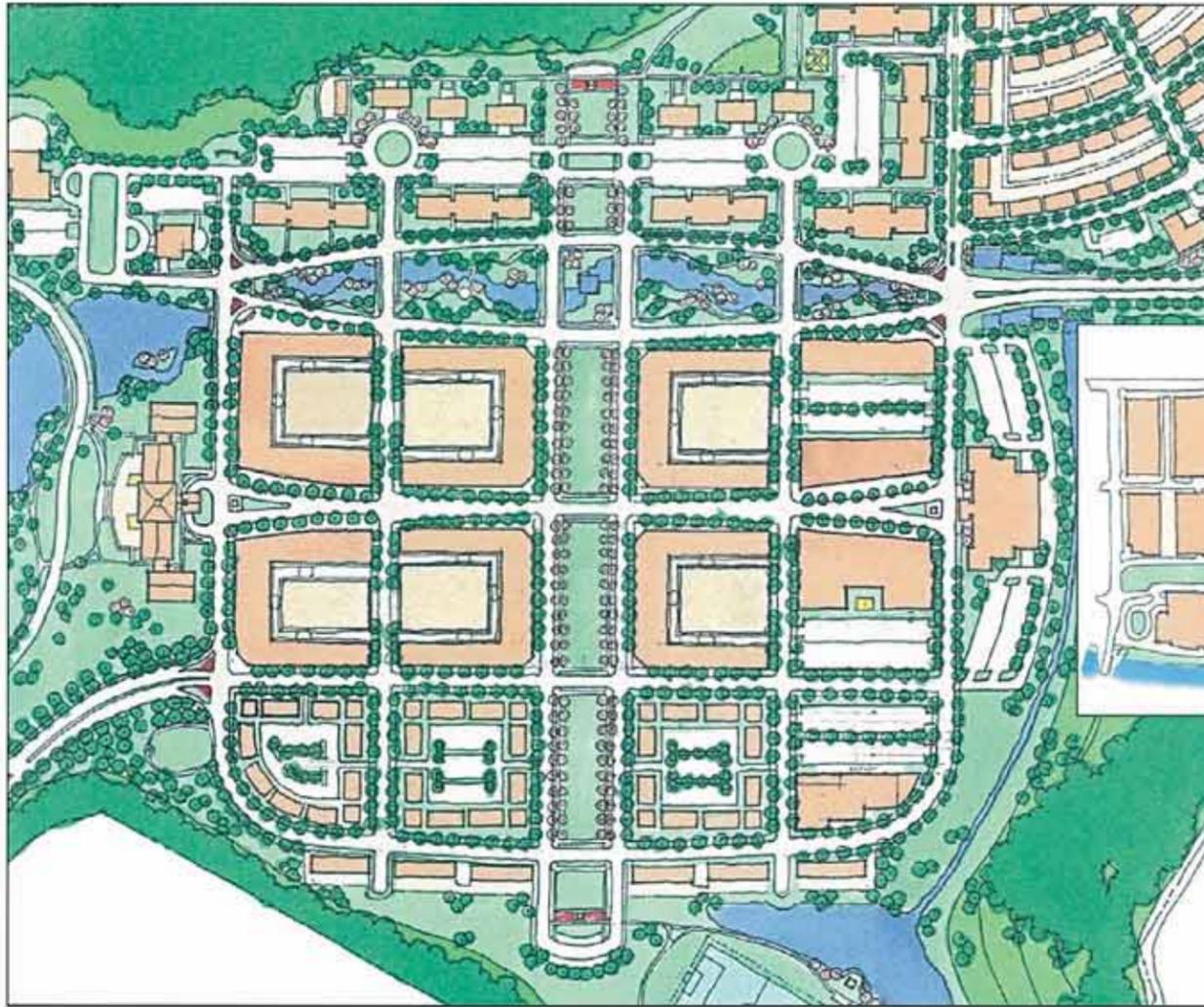


CLUBHOUSE - MAIN ENTRANCE



TYPICAL STABLE

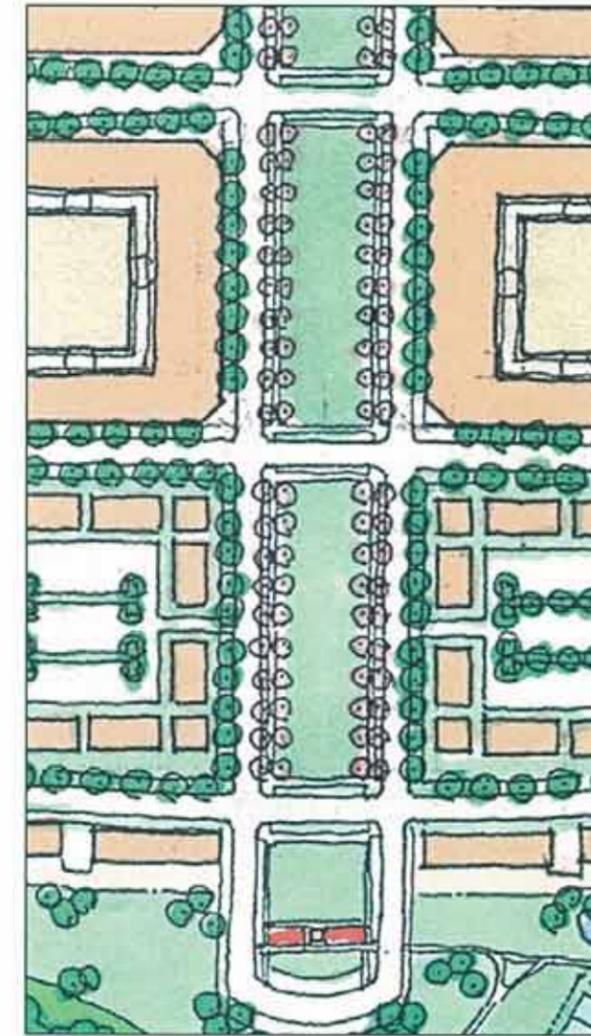
PITTSBURGH PALISADES PARK
TOWN CENTER - SUBDISTRICT B



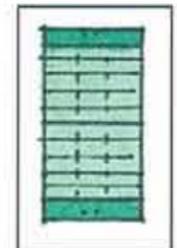
TOWN CENTER RETAIL AREA



South Side Works



PARK AREA



Typical Football Field

PITTSBURGH PALISADES PARK

TOWN CENTER GUIDELINES - SUBDISTRICT B

- THE INTENT OF THESE GUIDELINES IS THAT THE OVERALL DEVELOPMENT RECREATE A TRADITIONAL TOWN TYPOLOGY WHICH HAS DEVELOPED OVER TIME; TO DEVELOP IN A RELATIVELY SHORT PERIOD OF TIME THE URBAN CHARACTERISTICS OF TOWNS WHICH HAVE MATURED ORGANICALLY OVER DECADES. THIS IS ACHIEVED BY APPLYING PRINCIPLES OF BUILDING MASSING, DENSITY, BUILDING TYPES AND LOCATION OF TYPES WITHIN A MASTER PLAN DEVELOPMENT GLEANED FROM TRADITIONAL TOWN CENTERS.
- CONCEPTUALLY THE PLAN IS ORGANIZED AROUND A MAJOR AXIS BETWEEN THE HOTEL AND THE GROCERY STORE (CATEGORIZED AS SPECIAL BUILDINGS) THAT WE CALL MAIN STREET. ALONG THIS AXIS ARE MIXED-USE BLOCKS THAT ARE DENSE AND HAVE THE ARTICULATION OF REGIONAL "MAIN STREET" RETAIL AND COMMERCIAL DISTRICTS. MOVING TOWARDS THE RIVER FROM THE MAIN STREET AXIS, WE ANTICIPATE RESIDENTIAL DEVELOPMENT BASED ON THE REGIONAL MODEL OF GRANDVIEW AVENUE; WITH A MIX OF MULTI-FAMILY DWELLING UNITS AND CONDOMINIUM BUILDINGS THAT EXPLOIT VISTAS OVERLOOKING THE MONONGAHELA RIVER. THESE BUILDINGS SHOULD BE OF HIGH QUALITY AND ARE EXPECTED TO BE OF QUALITY MATERIALS AND ARTICULATION ASSOCIATED WITH HIGH-END RESIDENTIAL DEVELOPMENT (INCLUDING A SPECIAL RESIDENTIAL BUILDING WITHIN THIS DISTRICT). MOVING AWAY FROM MAIN STREET TO THE SOUTH ARE TOWNHOUSE BLOCKS THAT ARE BASED ON REGIONAL TOWNHOUSE TYPOLOGIES THAT WE FIND HISTORICALLY IN THE SOUTHSIDE; AND OF NEW DEVELOPMENTS IN THE HILL DISTRICT (CRAWFORD SQUARE AND BEDFORD DWELLINGS). THESE STRUCTURES SHOULD RECALL IN DESIGN AND MATERIALS THESE LOCAL PRECEDENTS. THE MARKET BUILDING AND THE MID-BOX RETAIL BUILDINGS TO THE SOUTH AND EAST OF MAIN STREET WILL BE OF LARGER STRUCTURAL BAY EXPRESSION THAN THAT OF THE MIXED-USE BUILDINGS THAT LINE MAIN STREET, BUT SHOULD STILL BE URBANE, EMPLOYING ARCHITECTURAL DEVICES TO REINFORCE THE STREET. PLANTERS, GATES, FENCES, PARKLETS, AND LANDSCAPING ARE WAYS IN WHICH THIS CAN BE ACHIEVED. OBVIOUSLY AS BUILDINGS MOVE AWAY FROM MAIN STREET, ARTICULATION CAN BE EXPECTED TO BE OF LARGER SCALE AS THE NATURE OF THESE BUILDINGS LIMIT FENESTRATION AND OTHER OPENINGS.
- BUILDINGS ALONG TOWN CENTER STREET ARE EXPECTED TO REINFORCE THE STREET SO AS TO CREATE A PEDESTRIAN EXPERIENCE SIMILAR TO OTHER RETAIL AND COMMERCIAL CORRIDORS (EAST CARSON STREET, WALNUT STREET ARE GOOD EXAMPLES). ARCHITECTURAL EVENTS SUBORDINATE TO THE HOTEL AND THE MARKET BUILDING ARE ENCOURAGED TO OCCUR ALONG THIS AXIS, PARTICULARLY AT THE 45 DEGREE ANGLES THAT FACE THE CENTERLINE OF INTERSECTIONS ALONG THIS CORRIDOR.

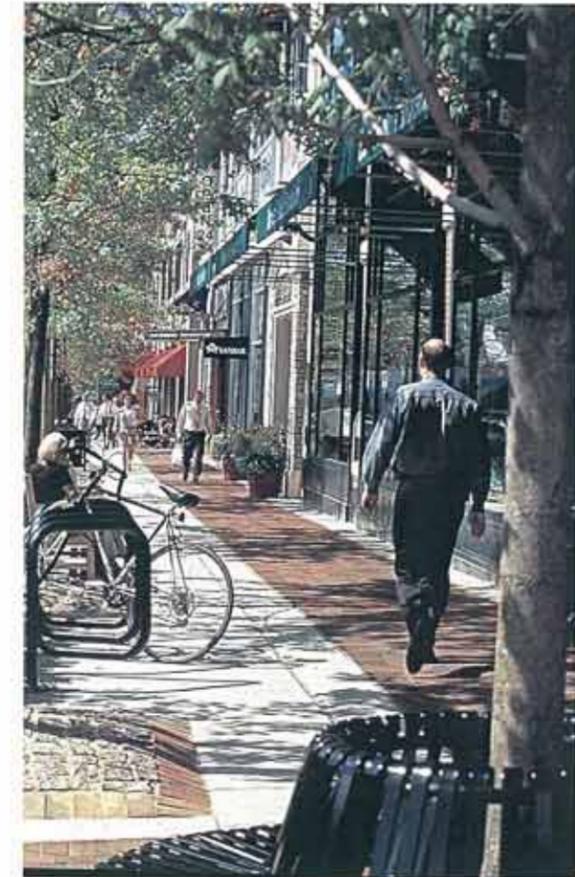


PHOTO BY: ERIC TAYLOR

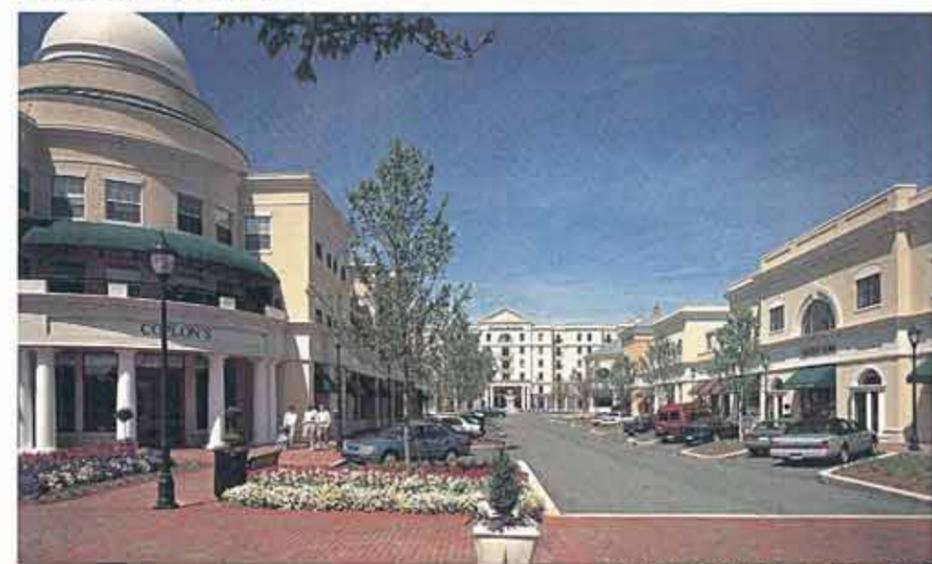


PHOTO BY: RICK ALEXANDER

- ALL BUILDINGS SHOULD INTERFACE WITH THE SURROUNDING PARK AND INTERIOR PARK AREAS. ARCHITECTURAL FOLLIES AND LANDSCAPING ARE ENCOURAGED TO HELP INTEGRATE THE SCALE OF THE DEVELOPMENT TO THE SITE.
- ALL STRUCTURES WITHIN THIS DISTRICT SHOULD ADHERE TO THE GENERAL PRINCIPLES THAT FOLLOW.



PITTSBURGH PALISADES PARK

TOWN CENTER GUIDELINES - SUBDISTRICT B

- IN ALL TYPICAL MIXED-USE BLOCKS, ALL MIXED-USE BUILDINGS (3-STORY STRUCTURES COMPOSED OF RETAIL OR COMMERCIAL USE ON THE LOWER LEVEL, RETAIL OR COMMERCIAL USE ON THE SECOND LEVEL; AND RESIDENTIAL USE ON THE THIRD LEVEL MUST BE PLACED ON THE BUILDING LINE (A TYPICAL DIMENSION SETBACK FROM THE SIDEWALK CURB) TO ESTABLISH AN URBAN PRESENCE. SETBACKS OF UP TO 2 FEET IN FROM THE SIDEWALK ARE ENCOURAGED BUT TOTAL LINEAR AREA OF SETBACK IS NOT TO EXCEED 40% OF TOTAL BUILDING FRONTAGE.
- IN ALL MID-BOX RETAIL BLOCKS WITHIN THE TOWN CENTER, ALL BUILDINGS ARE TO BE PLACED ON THE BUILDING LINE (A TYPICAL DIMENSION SETBACK FROM THE SIDEWALK CURB) TO AGAIN ESTABLISH AN URBAN PRESENCE. SINCE THESE BUILDINGS WILL ONLY OCCUPY A PORTION OF THE BLOCK, ADDITIONAL ARCHITECTURAL ELEMENTS (WALLS, TRELLISES, PLANTERS, OR OTHER TRADITIONAL URBAN AMENITIES CONSTRUCTED PRIMARILY OF MASONRY) FRONTING THE BUILDING LINE ARE REQUIRED. THE TOTAL LINEAR FRONTAGES OF BUILDINGS AND ARCHITECTURAL ELEMENTS COMBINED IN A BLOCK ARE TO OCCUPY 75% OF THE BUILDING LINE FRONTAGE.

- SPECIAL BUILDINGS (HOTEL, CLUBHOUSE, MARKET BUILDING, ETC.) WITHIN THE TOWN CENTER ARE ENCOURAGED TO REINFORCE A SENSE OF URBANISM AND WILL BE REVIEWED ON A CASE BY CASE BASIS IN ORDER TO ENCOURAGE INNOVATIVE APPROACHES TO BUILDING SOLUTIONS. LEED CERTIFICATION IS ENCOURAGED WHERE APPROPRIATE.

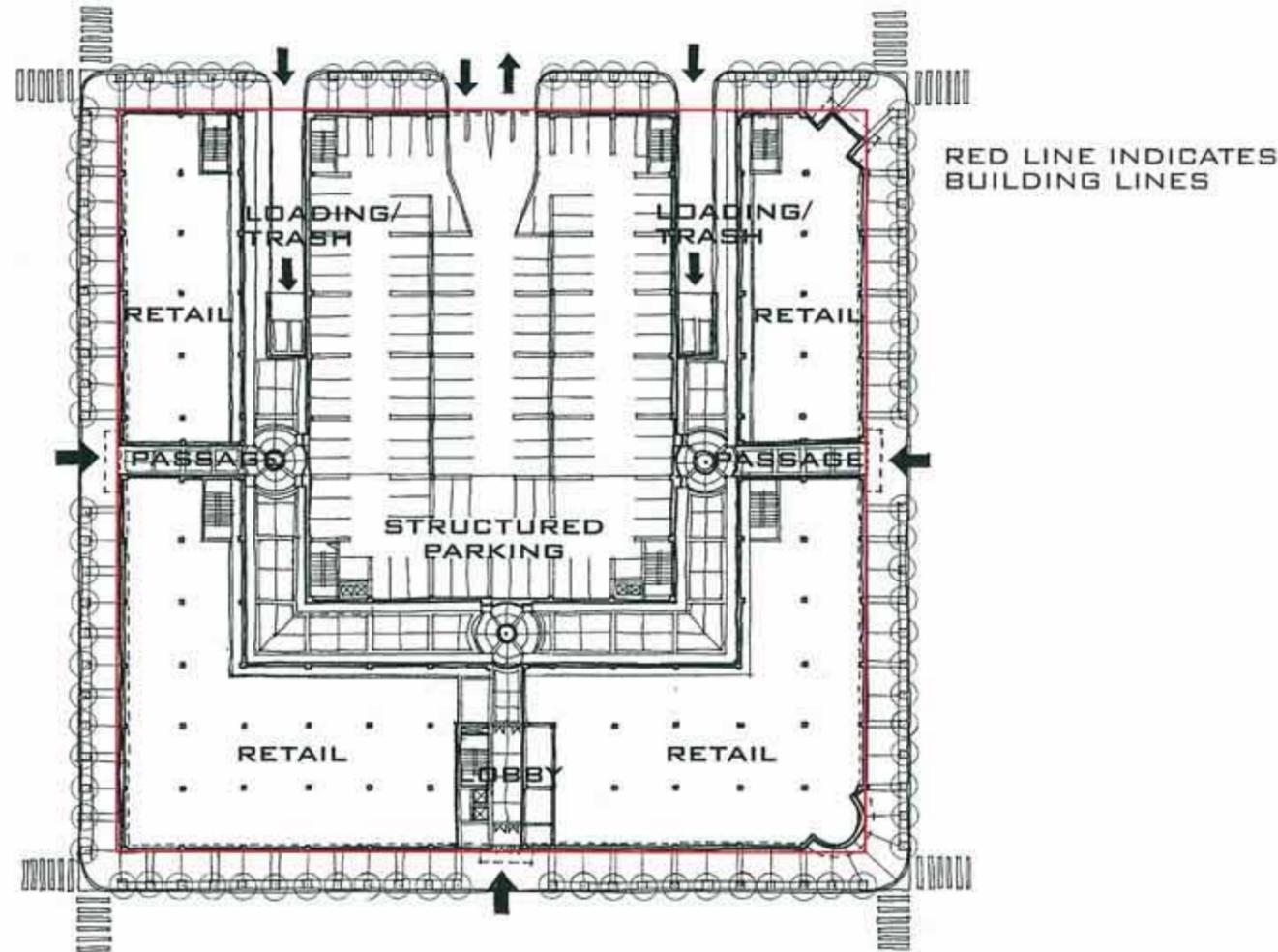
- TOWNHOUSES IN THE TOWN CENTER WILL HAVE A MINIMUM SETBACK FROM THE STREET RIGHT-OF-WAY OF 10 FEET AND A MAXIMUM SETBACK OF 20 FEET. A MINIMUM SIDE-YARD SETBACK OF 5 FEET FROM THE STREET RIGHT-OF-WAY IS REQUIRED AT AN END UNIT.



PHOTO BY: ERIC TAYLOR

- ANY PARKING STRUCTURES VISIBLE FROM PRIMARY STREETS OR OPEN SPACES SHALL BE DESIGNED TO LOOK LIKE OTHER BUILDINGS IN ITS DISTRICT AND WILL FRONT THE ACCESS STREET FROM ON THE BUILDING LINE.

- GROUND LEVELS OF ALL BUILDINGS ARE TO BE GLAZED WITH VISION GLASS. IF POSSIBLE, VISION GLASS SHOULD BE UTILIZED AS MUCH AS POSSIBLE.



BUILDING FRONTAGE GUIDELINES

PITTSBURGH PALISADES PARK

TOWN CENTER GUIDELINES - SUBDISTRICT B

- THE INTENT OF THESE GUIDELINES IS TO ENSURE THAT THE DEVELOPMENT HAVE THE APPEARANCE AND FEEL OF A TRADITIONAL REGIONAL URBAN SETTING. LOCAL MODELS OF THIS TYPE OF SETTING ARE THE SOUTHSIDE, SHADYSIDE, AND SEWICKLEY. MATERIALS USED IN THE TOWN CENTER SHOULD BE MATERIALS FOUND IN THE "MAIN STREET" DISTRICTS OF THESE NEIGHBORHOODS. STONE, MASONRY, METALS, GLASS AND FINISHED WOODS ARE SUGGESTED FOR EXTERIOR MATERIALS ON BUILDINGS THAT FACE THE STREET.
- THE USE OF SYNTHETIC STUCCO OR DRYVIT (E.I.F.S.) SHOULD BE LIMITED TO AREAS OF THE BUILDINGS WHICH FRONT THE PARKING GARAGES INTERNALLY IN THE MIXED-USE BLOCKS (ABOVE THE FIRST FLOOR) AND ON THE MID-BOX RETAIL BUILDINGS ABOVE A HEIGHT OF 12 FEET.

- BLOCKS ALONG THE MAIN AXIS STREET OF THE TOWN CENTER (AXIS BETWEEN THE HOTEL AND THE PROPOSED MARKET BUILDING) ARE ENCOURAGED TO BE ARTICULATED WITH ARCHITECTURAL TREATMENT AT A 45 DEGREE ANGLE (SO AS TO FACE THE CENTERLINE OF THE STREET INTERSECTION). EXAMPLES OF THIS ARE A TOWER OR CANOPIED ENTRANCE THAT ADDRESSES THE CORNER. THIS TREATMENT WILL ALSO GIVE MORE ROOM FOR PEDESTRIANS AT STREET CROSSINGS.



PHOTO BY: ERIC TAYLOR

- A MASS TO PUNCHED OPENING RATIO OF FENESTRATION SIMILAR TO THE "MAIN STREET" SECTIONS OF THE ABOVE URBAN MODELS IS ENCOURAGED. ARCADES ALONG MAIN STREETS ARE ENCOURAGED AS WELL AS SETBACKS AT THE THIRD LEVEL IN MIXED-USE BUILDINGS TO PROVIDE BALCONIES FOR THE RESIDENTIAL UNITS THERE. CHANGES IN FACE MATERIALS AT THESE SETBACKS ARE ENCOURAGED FOR ADDITIONAL ARTICULATION OF THE ARCHITECTURAL FACADES. CLEAR GLAZING SHOULD BE USED AT THE GROUND FLOOR OF ALL BUILDINGS IN THIS DISTRICT TO DISPLAY A SENSE OF ACTIVITY AND VITALITY.



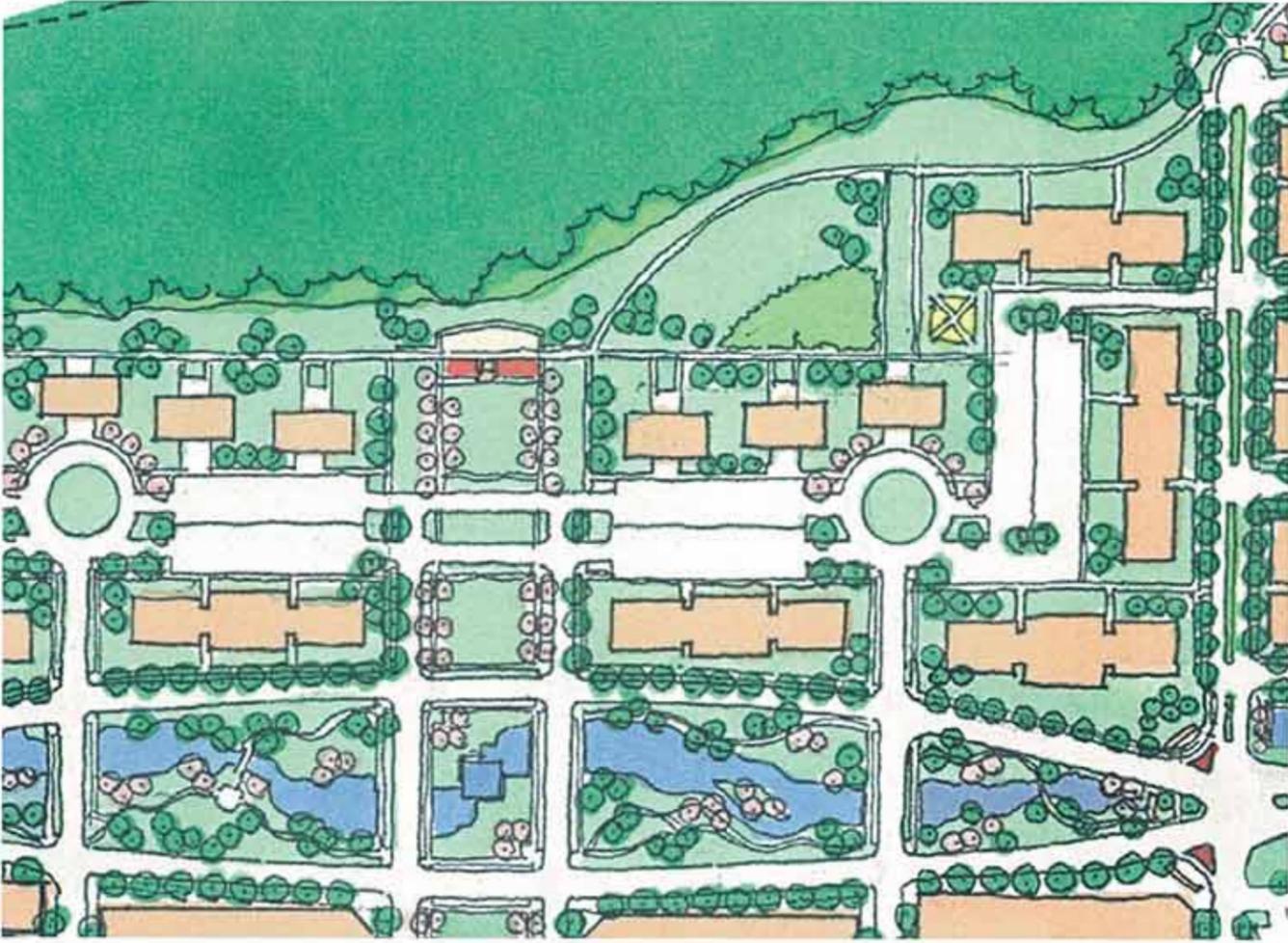
- MID-BOX RETAIL BUILDINGS IN THE TOWN CENTER SHOULD BE OF SIMILAR MATERIALS BUT THE NATURE OF THESE BUILDINGS PRECLUDE SIMILAR FENESTRATION. THEREFORE, ARTICULATION IN THE FACES OF THESE BUILDINGS IS ENCOURAGED. HORIZONTAL BANDING, BRICK RECESSES, AND BUILDING SETBACKS ARE TRADITIONAL METHODS OF PROVIDING INTEREST TO LARGER SCALE BUILDINGS. SIMILARLY, ARCHITECTURAL ELEMENTS THAT HELP REINFORCE THE CHARACTER OF URBAN STREETSAPES SHOULD BE OF TRADITIONAL MATERIALS.



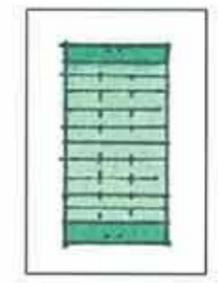
- TOWNHOUSES IN THE TOWN CENTER ARE TO BE PREDOMINATELY OF MASONRY MATERIALS AND SHOULD BE ARTICULATED IN TRADITIONAL STYLE. STONE BASES, BRICK FACADES, AND TRADITIONAL OPENING TO MASS RATIOS WITH APPROPRIATE FENESTRATION WILL REINFORCE THE URBAN CHARACTER OF THIS DISTRICT. FRONT YARD SETBACKS WILL PROMOTE A SENSE OF COMMUNITY AND LANDSCAPING IS ENCOURAGED IN THESE AREAS.
- SPECIAL BUILDINGS IN THE TOWN CENTER SHOULD BE OF DESIGN QUALITY AND EXECUTION THAT MATCHES OR EXCEEDS THE LEVEL OF OTHER BUILDINGS IN THIS DEVELOPMENT. INNOVATION IN THESE BUILDINGS IS ENCOURAGED AND THE USE OF INNOVATIVE MATERIALS IS APPROPRIATE.
- ROOFSCAPES WILL BE AN IMPORTANT ASPECT OF THE ARCHITECTURAL DESIGN. ALL MECHANICAL EQUIPMENT SHOULD BE SCREENED FROM VIEW OR TREATED AS PART OF THE ARCHITECTURAL FACADE. PARAPETS AS SCREENS OR PAINTING OUT EQUIPMENT TO MATCH MAJOR ELEMENTS OF THE ARCHITECTURAL FACADE ARE ACCEPTABLE DESIGN SOLUTIONS TO INTEGRATE MECHANICAL EQUIPMENT.
- ALL BUILDING MATERIALS AT STREET LEVEL SHOULD BE MATERIALS THAT CAN BE FOUND IN A TRADITIONAL URBAN SETTING; I.E. MASONRY, METAL PANELS AND WOOD WHERE APPROPRIATE. MATERIALS THAT REPLICATE THESE MATERIALS ARE TO BE DISCOURAGED (DRYVIT, SYNTHETIC PLASTER). ALL VISIBLE ROOFTOP EQUIPMENT SHALL BE TREATED AS PART OF THE BUILDING FAÇADE AND SHOULD BE SCREENED WITH A PARAPET OR ARCHITECTURAL ROOFING; OR PAINTED OUT TO MATCH MAJOR AREAS OF THE BUILDINGS' FAÇADE.
- ALL BUILDING MATERIALS SHOULD BE CONSIDERED FOR SUSTAINABILITY. LEED CERTIFICATION IS ENCOURAGED WHERE APPROPRIATE.



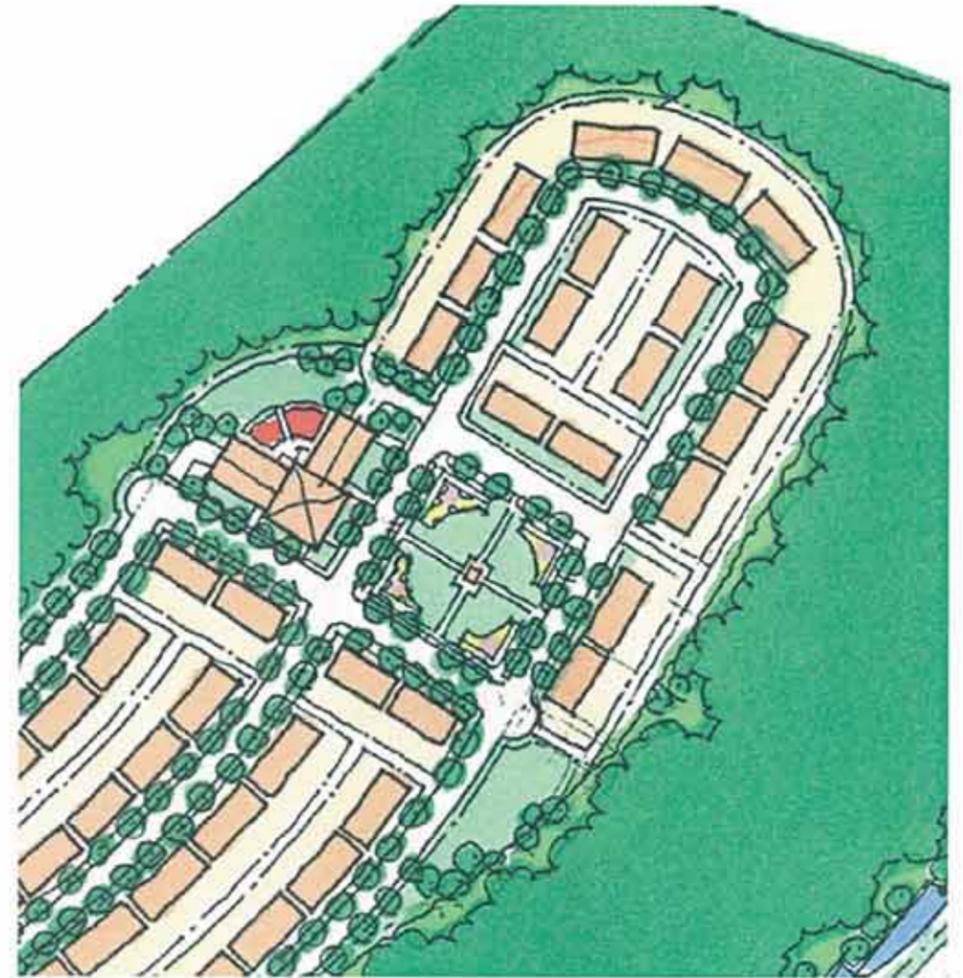
PITTSBURGH PALISADES PARK
RESIDENTIAL - SUBDISTRICT C



RESIDENTIAL AREA



Typical Football Field



RESIDENTIAL AREA