

**Proposed Riverfront
Interim Planning Overlay District
(IPOD)
City Council Briefing
2 May 2016**



Interim Planning Overlay District

- A tool that provides TEMPORARY zoning controls in a specific area of the City where existing zoning doesn't provide sufficient standards for the area's current activities.
- Does not replace an area's base zoning

Once approved, an IPOD can be in place for up to 18 months. It may be extended an additional six months with Council approval.

Interim Planning Overlay District

Previous IPODs in the City of Pittsburgh:

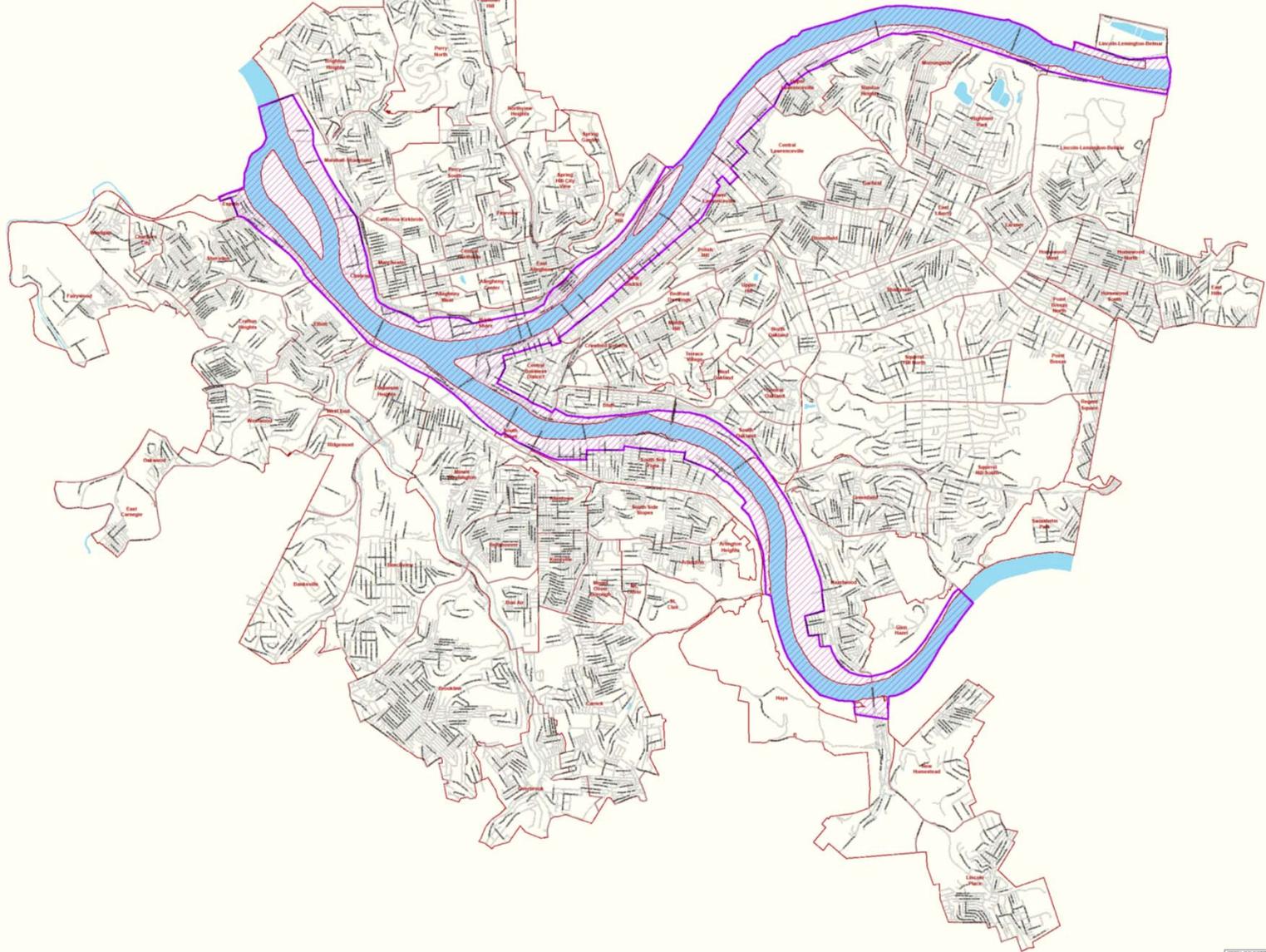
- IPOD-1: Oakland (2001)
 - Replaced by Oakland Public Realm District
- IPOD-2: Walnut Street (2002)
 - Expired – no new zoning developed
- IPOD-3: Baum-Centre (2003)
 - Converted to Baum-Centre Corridor Overlay
- IPOD-4: Uptown (2015)
 - Current: EcoInnovation District planning

Proposed Riverfront IPOD: Where?

CITY OF PITTSBU
DEPARTMENT OF CITY P
Riverfront IPOD

MAP KEY

- Riverfront IPOD
- Street
- Neighborhood
- Water



Miles
0 0.25 0.5 1

Map Prepared on September 28th, 2011
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Proposed Riverfront IPOD: Why?

Pittsburgh's riverfronts are changing.
What was once predominantly industrial space is now the
site of a variety of uses and activities.



Proposed Riverfront IPOD: Why?

Housing

Research

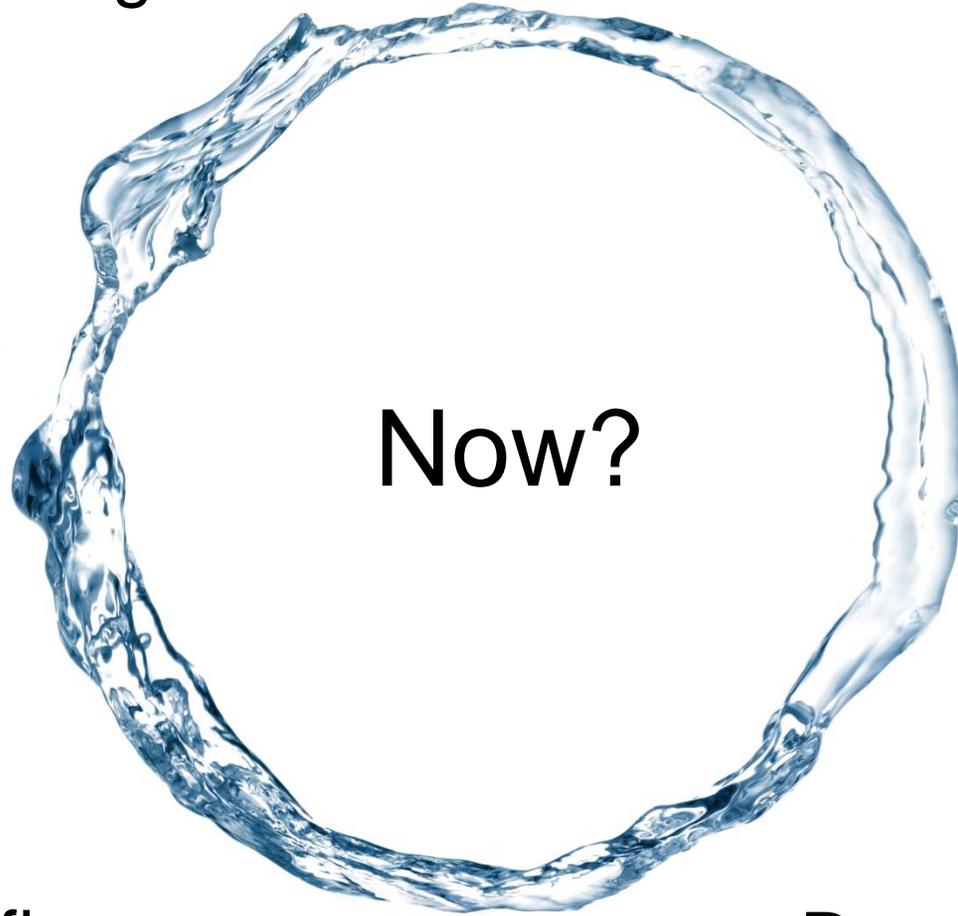
Shopping

Now?

Industry

Office

Recreation





Proposed Riverfront IPOD: Why?

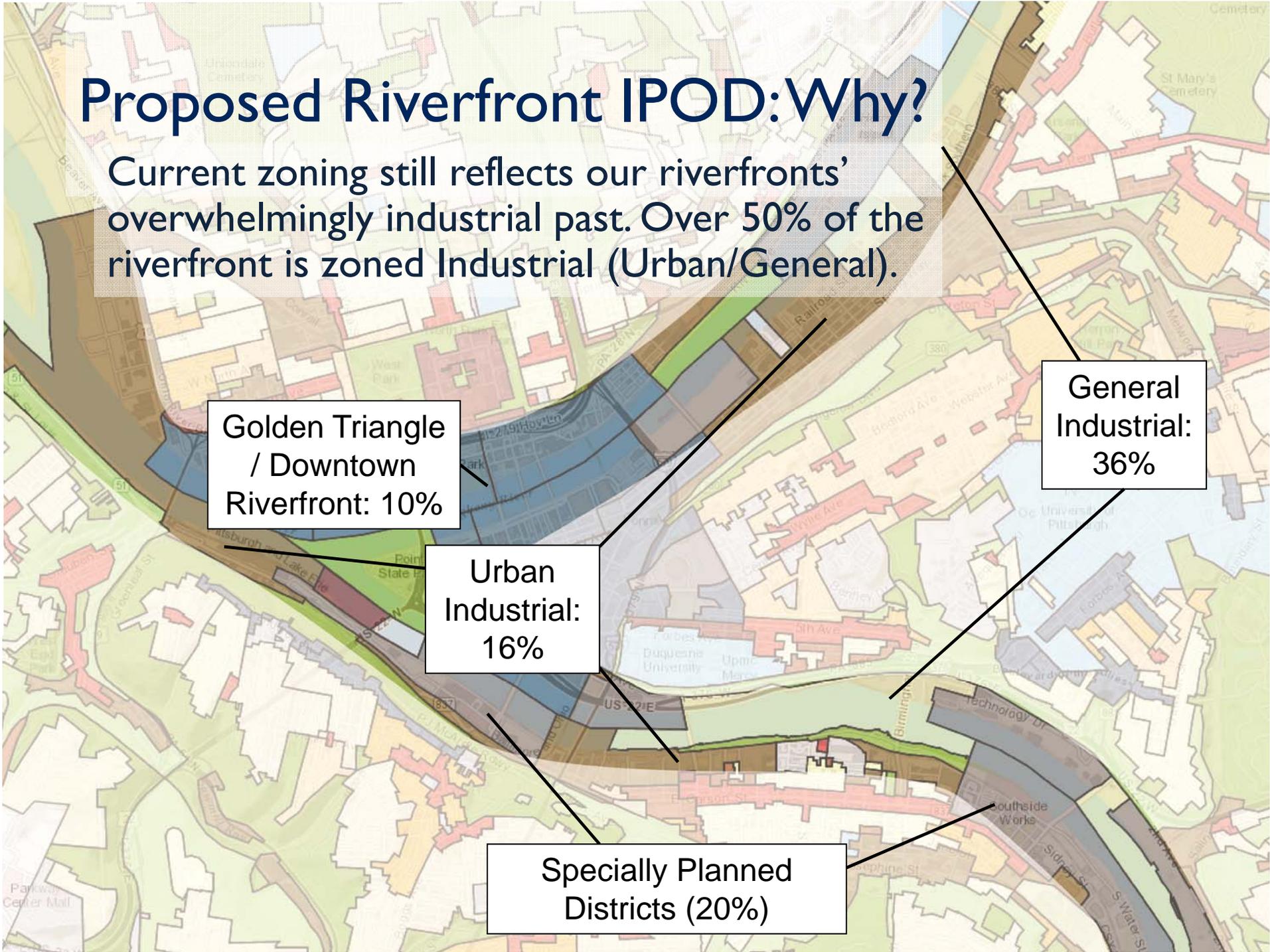
Current zoning still reflects our riverfronts' overwhelmingly industrial past. Over 50% of the riverfront is zoned Industrial (Urban/General).

Golden Triangle / Downtown Riverfront: 10%

Urban Industrial: 16%

General Industrial: 36%

Specially Planned Districts (20%)



Proposed Riverfront IPOD: What?

To encourage quality development that:

- Responds to existing neighborhood fabric,
- Allows for safe public riverfront access,
- Provides opportunities for community engagement, and
- Includes a Design Review Process



Image courtesy PopularPittsburgh.com

Proposed Riverfront IPOD: What?

Results from & informed by years of Riverfront Planning

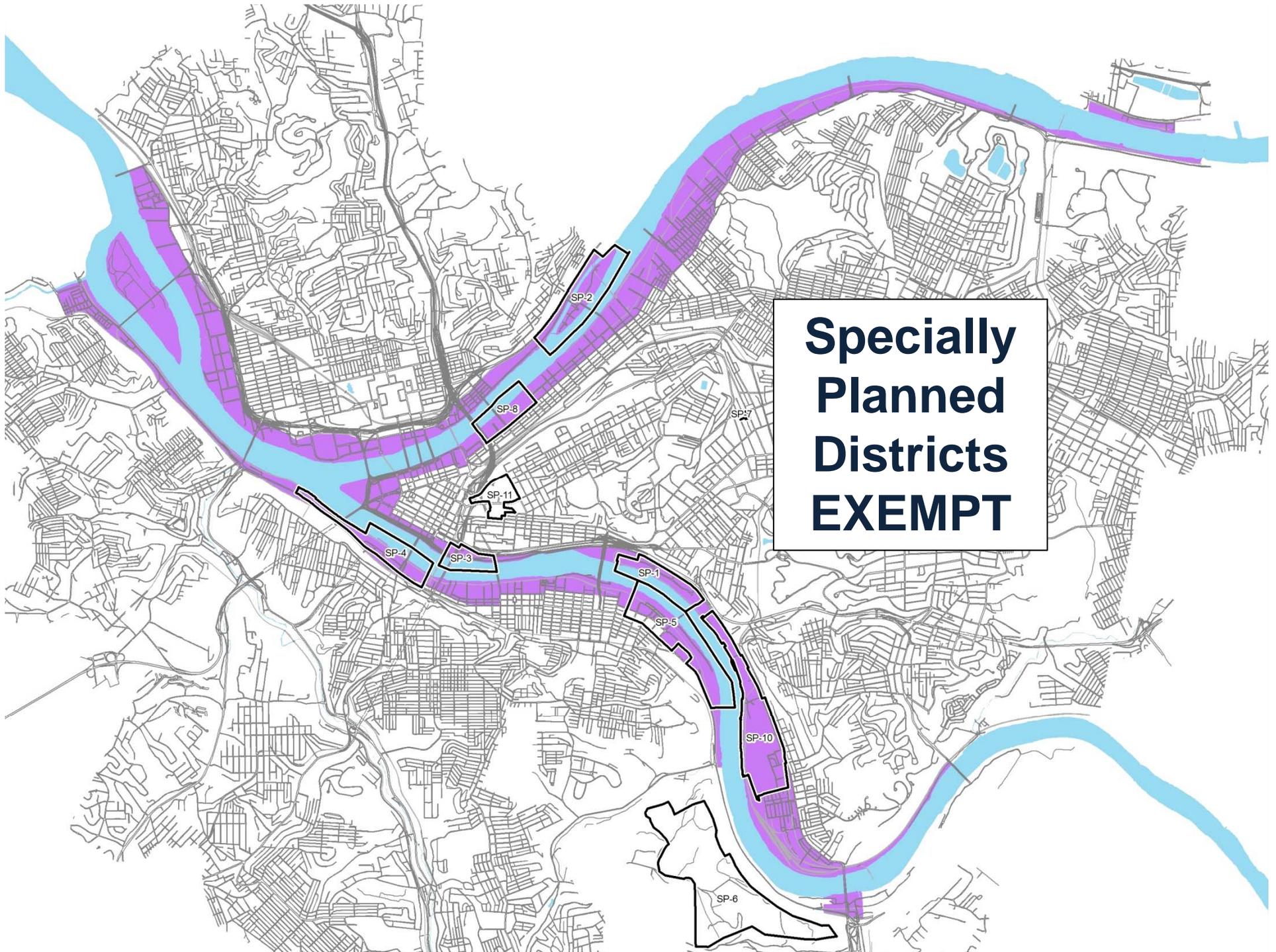
- 1989: *The Plan for the Pittsburgh Riverfronts*
- 1998: *The Riverfront Development Plan*
- 2004: *Three Rivers Conservation Plan*
- 2011: *Allegheny Riverfront Vision Plan*
- 2013: *Pittsburgh Open Space Plan*
- 2013: *Allegheny Riverfront Green Blvd*



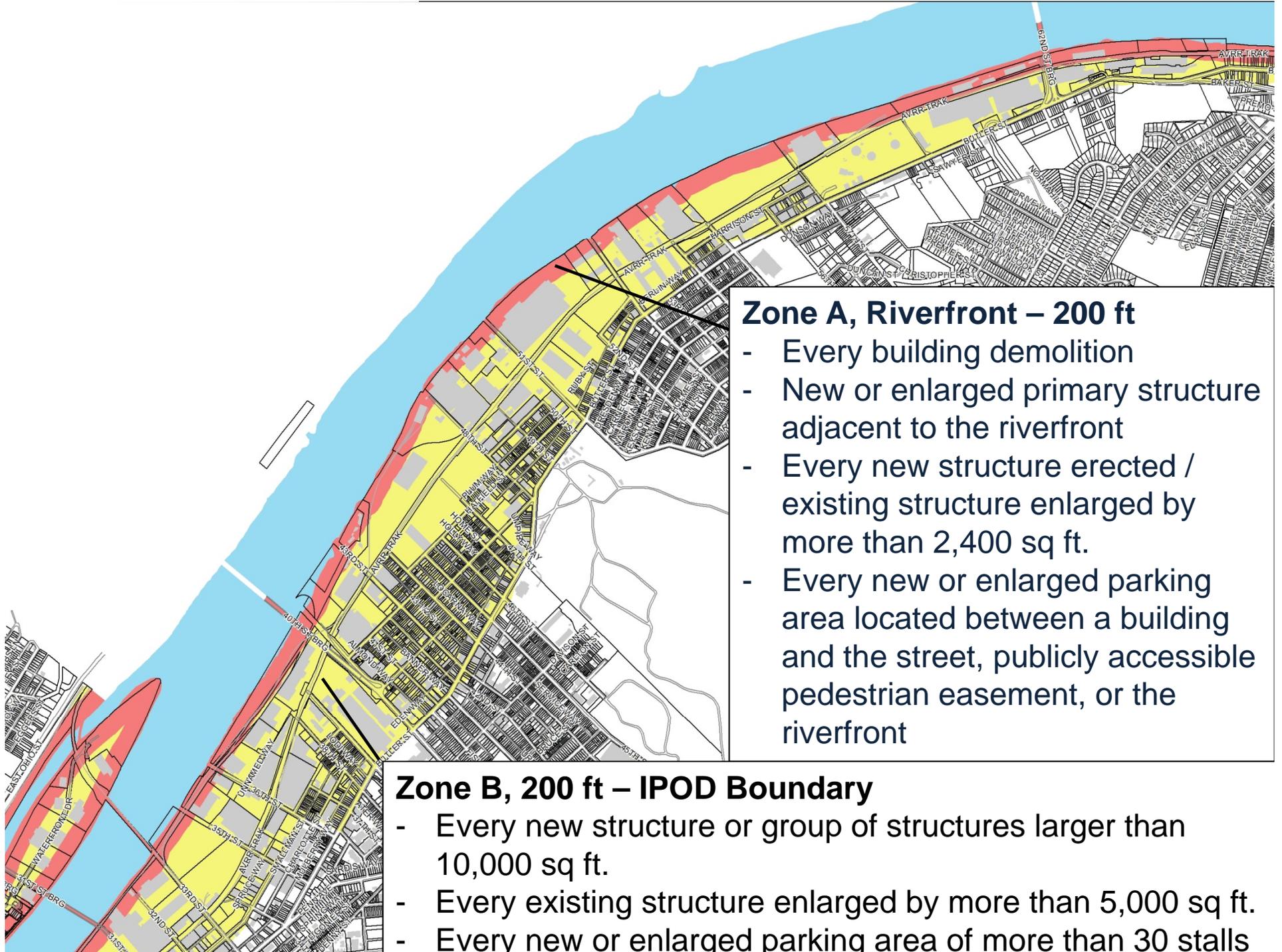
Proposed Riverfront IPOD: How?

- IPOD has two distinct zones
 - Zone A: River – 200 feet
 - Zone B: 200 – boundary edge (660 feet)
- Some design and review requirements vary by project size and/or proximity to the riverfront.





**Specially
Planned
Districts
EXEMPT**



Zone A, Riverfront – 200 ft

- Every building demolition
- New or enlarged primary structure adjacent to the riverfront
- Every new structure erected / existing structure enlarged by more than 2,400 sq ft.
- Every new or enlarged parking area located between a building and the street, publicly accessible pedestrian easement, or the riverfront

Zone B, 200 ft – IPOD Boundary

- Every new structure or group of structures larger than 10,000 sq ft.
- Every existing structure enlarged by more than 5,000 sq ft.
- Every new or enlarged parking area of more than 30 stalls

Proposed Riverfront IPOD: Standards

How will it impact **DESIGN REVIEW & COMMUNITY PROCESS?**

- Design Review process for all buildings (per Code: 922.04.E.4)
 - Provides Site Plan Review Criteria
 - Requires transportation analysis
 - Scope of analysis depends on scale of development
 - Projects to go Planning Commission
 - Incorporated into Site Plan review process.
 - Planning Commission able to inquire if project team has reached out to pertinent community & stakeholder groups

Proposed Riverfront IPOD: Standards

How will it impact **RIVERFRONT SETBACK?**

Intent:

- Provide opportunities for bank stabilization, where possible
- Protect the river's environmental quality
- Create space for a continuous riverfront trail, where physically possible
- Improve public safety
- Allow for a variety of ongoing riverfront activities

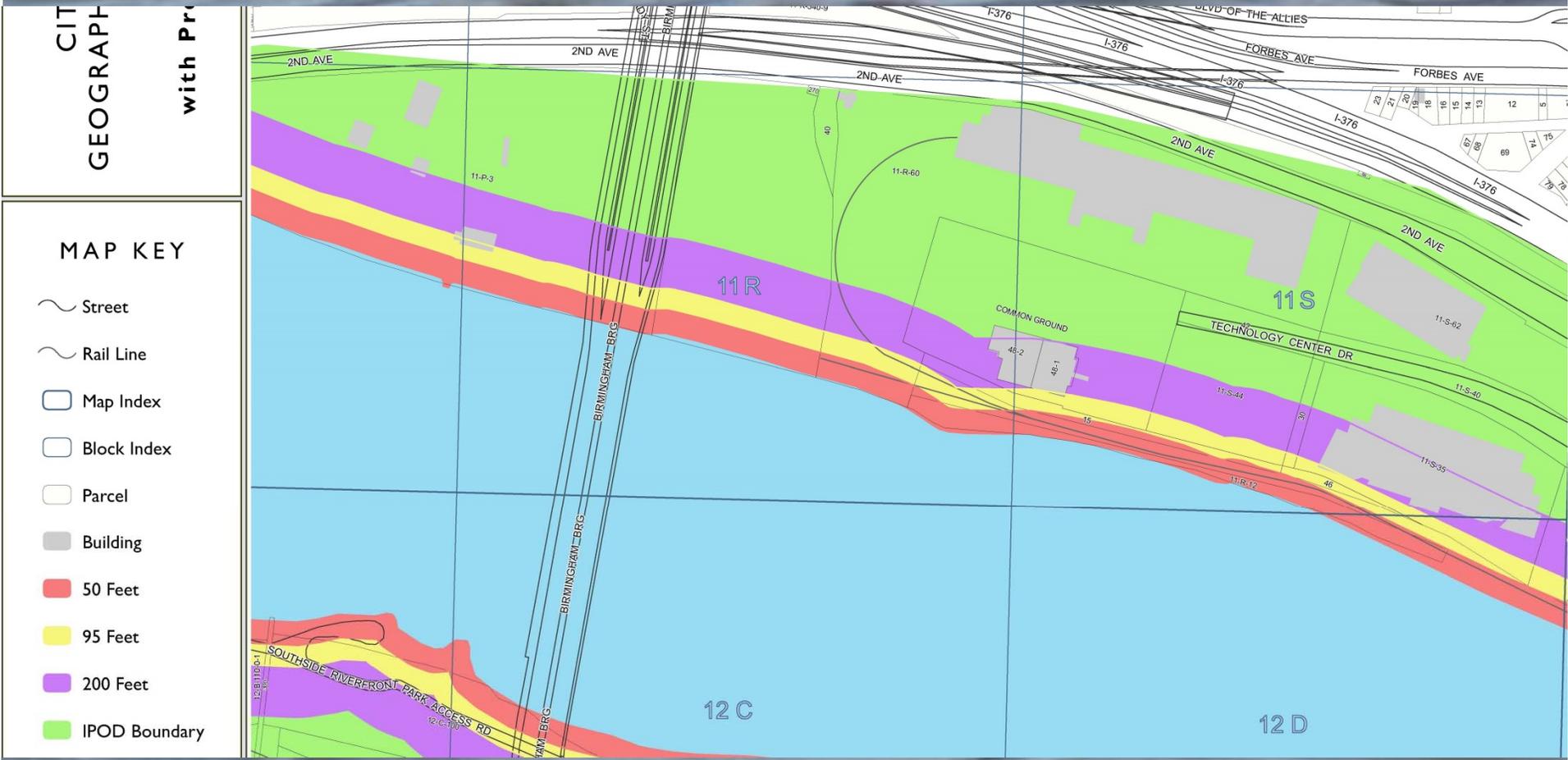
Proposed Riverfront IPOD: Standards

How will it impact **RIVERFRONT SETBACK?**

- Maintains existing minimum riverfront setback at 50 feet (except for riverfront activities such as marina, etc.)
- No more than 30% of the lot area located between 50 and 95 feet (as measured from the normal full pool elevation of the river) may be occupied by building footprint(s)
- Administrator Exceptions can be granted for water – oriented or –enhanced uses, or structures whose function physically precludes the opportunity to provide a riverfront setback.
 - Administrator Exceptions standards set in RF-O.

Proposed Riverfront IPOD: Standards

How will it impact **RIVERFRONT SETBACK?**



Proposed Riverfront IPOD: Standards

How will it impact **BUILDING SITING & MASSING?**

Intent:

- Improves public safety and human-scale experience of the riverfront.
- No flat, blank walls longer than 70 feet that are visible from a street, publically accessible pedestrian easement, or the river's edge
 - Any longer than 70 feet, walls shall be articulated through stepbacks, doors, windows, building entrances, lobbies etc.

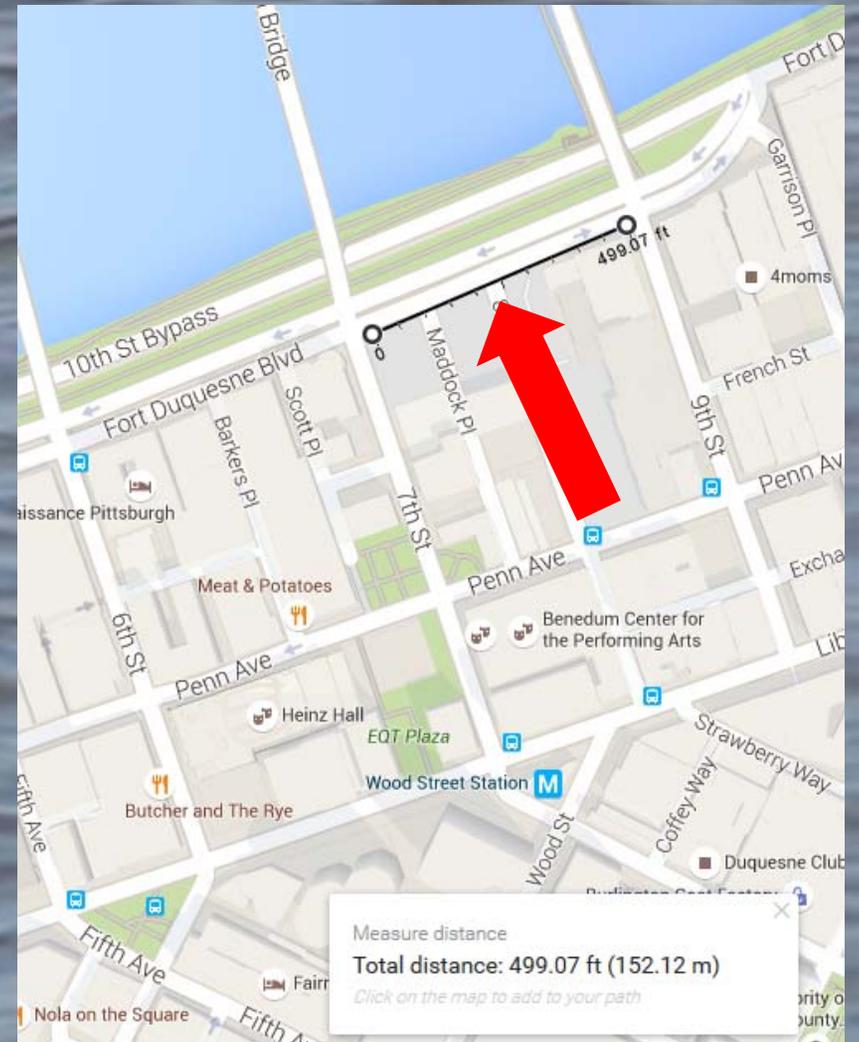


Proposed Riverfront IPOD: Standards

How will it impact **BUILDING SITING & MASSING?**

Intent:

- Ensure regular public access (physical or visual) to the riverfront.
- Building length parallel to the river shall be no longer than 500 feet except where the structure is intended for use as a sports stadium.



Proposed Riverfront IPOD: Standards

How will it impact **SURFACE & STRUCTURED PARKING?**

Intent:

- Preserve riverfront space for people
- Allow limited riverfront parking
- Emphasize and improve quality of neighborhoods' connections to the riverfront.



Proposed Riverfront IPOD: Standards

How will it impact **SURFACE PARKING**?

- In Zone A:
 - No surface parking lots of greater than 15 spaces shall be constructed between the riverfront and a structure or public street, whichever is closer.

Proposed Riverfront IPOD: Standards

How will it impact **STRUCTURED PARKING?**

Location

- No Parking Structures shall be located between the riverfront and a structure or public street, whichever is closer.
- Where structured parking is integrated into a commercial or residential structure located on the riverfront, active uses(s) shall be located along at least 50% of the length of the structure, except where the building is located within the Flood Plain.
 - “Active uses” include user-occupied spaces including commercial, residential, and accessory uses and activities

Proposed Riverfront IPOD: Standards

How will it impact **STRUCTURED PARKING?**

- Screening
 - Structured parking garages that have frontage along the riverfront, a street, or publicly accessible pedestrian easement perpendicular to the river shall have architecturally-screened ground floors



Example of architecturally screened parking garage (CMU, Forbes Ave)

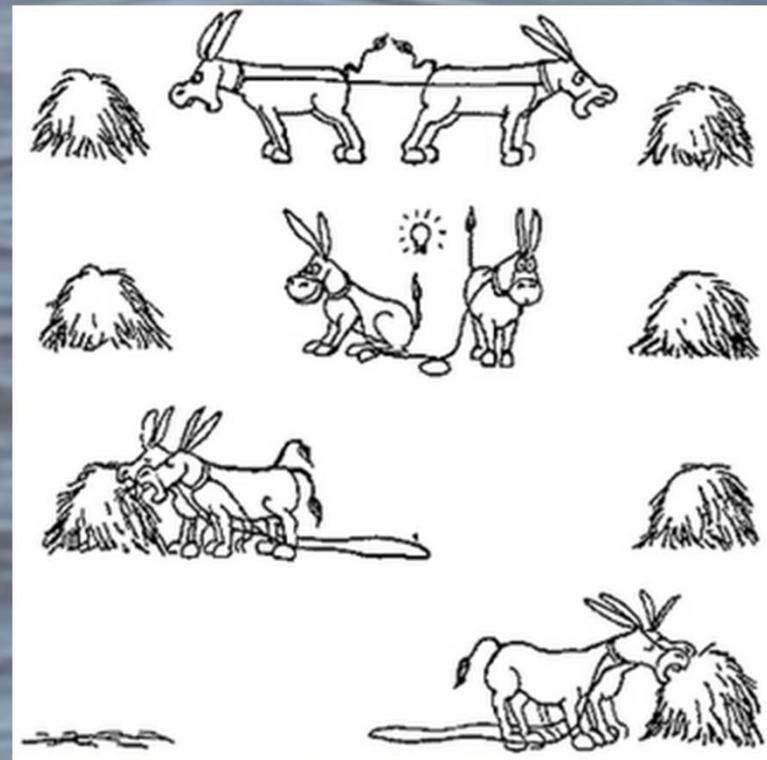
Proposed Riverfront IPOD: Differences

How are its standards different from base zoning?

- **Doesn't change land use permitted by base zoning.**
- **Golden Triangle, Downtown Riverfront Districts (North Shore):**
 - Planning Commission & Design Review already required for exterior renovation projects of \$50,000 or more;
 - Existing street network already limits building length and setback from riverfront
- **Specially Planned Districts:**
 - Exempt.

Proposed Riverfront IPOD: Benefits

- Improves predictability for community members, developers, and City officials/staff
- Improves clarity
- Protects people's investments by ensuring quality development throughout the riverfront area
- Levels the playing field



Proposed Riverfront IPOD: Outreach & Response

- **Public Meeting Attendance: 150+** at two meetings
 - January 11, Strip District (former Public Market)
 - January 13, South Side (Market House)
- **IPOD- Related Meetings w/ Stakeholders: 50+**

Proposed Riverfront IPOD: Planning Commission (Feb 2016)

Mailings to 3,700 recipients

- Phone Responses: 30+
- Written feedback (inc. email, letters, faxes): 93
 - Pro: 67%
 - Con: 28%
 - No Indication: 5%

Planning Commission Hearings

2/9 (13 speakers) and 2/23 (1 speaker)

- Resulted in Planning Commission's unanimous recommendation of approval to City Council to implement the proposed IPOD with conditions that have been included in proposed legislation.

Proposed Riverfront IPOD: Process

- **Community outreach:** current & ongoing
- **Planning Commission Briefing:** Jan 26
- **Planning Commission Hearing:** Feb 9 & 23
- **Pre-Council Mailings** to affected properties, and properties within 150 feet of proposed Zoning change: April 2016
- **Notices posted:** As of Weds, April 13
- **City Council Briefing: We Are Here**
- **City Council Hearing:** May 10
- **City Council Standing Committee:** May 16
- **City Council Fill Meeting:** Week May 23 (anticipated)
- **Mayor's Office:** Late May 2016

Proposed Riverfront IPOD: What's Next?

During the 18 (or 24) months the proposed IPOD is in place, **the City will be leading a community-informed process to write new, permanent zoning for Pittsburgh's riverfronts.**



Image courtesy Larry Rippel Photography

Proposed Riverfront IPOD: What's Next?

Currently:

- DCP has convened a Core Committee with representation from industrial uses, neighborhood groups, developers, public authorities and residents.
- As part of the ongoing engagement process, DCP will be convening a Stakeholder Committee, comprised of broader interests.
- DCP will also be leading a community engagement process to inform the zoning text composition.

Proposed Riverfront IPOD: What's Next?

Currently:

- Core Committee developed an RFP which we released in early April. Proposals are due 5/6/2016.
- Topics we intend to explore include (but aren't limited to):
 - Density,
 - Building height,
 - Land use,
 - Building and landscape performance,
 - Building form,
 - Mobility,
 - Parking requirements,
 - Green infrastructure,
 - Riverfront setbacks, and
 - Incentives.