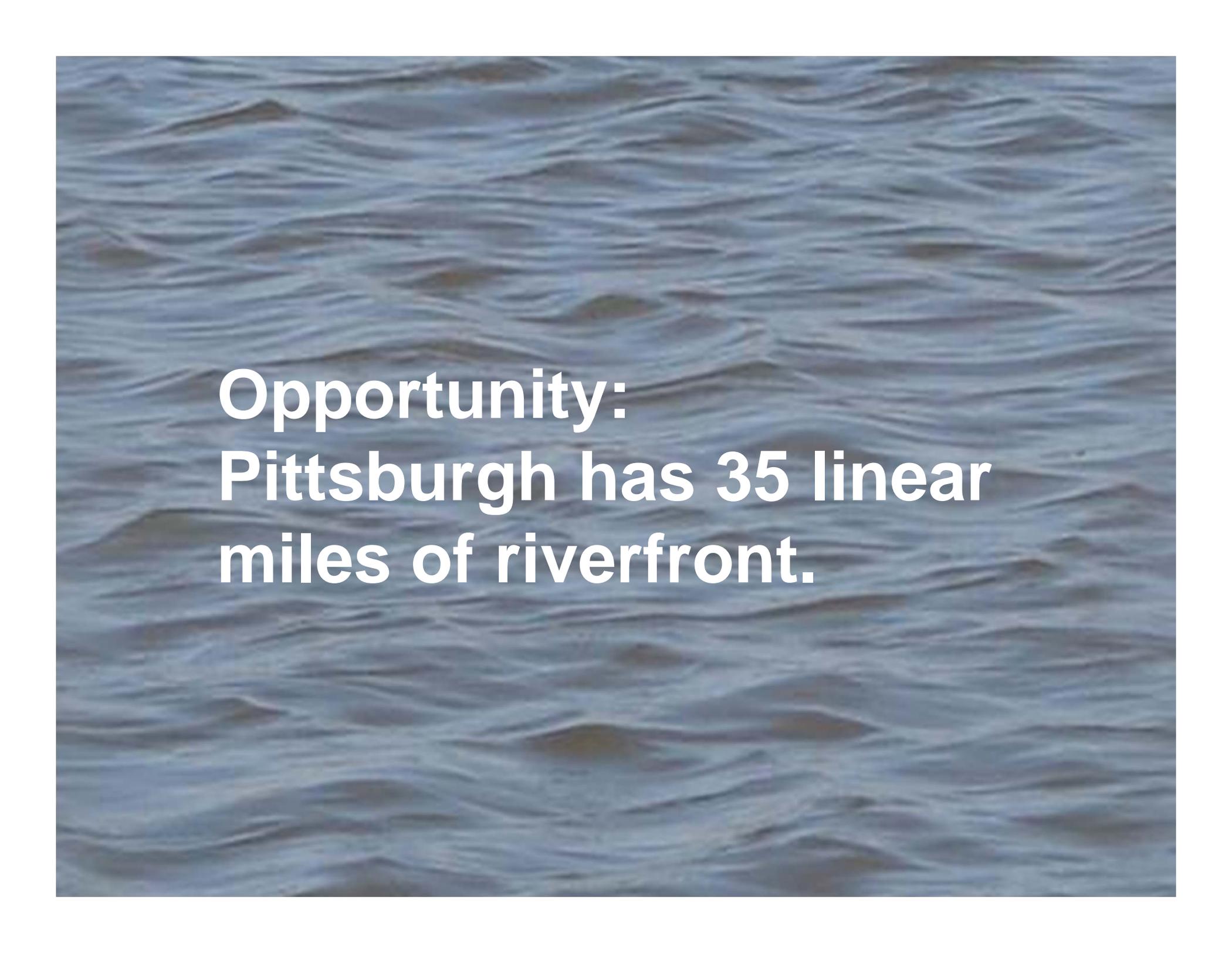


**Riverfront
Interim Planning Overlay District
(IPOD)**





Opportunity:



**Opportunity:
Pittsburgh has 35 linear
miles of riverfront.**

Agenda

- A Brief History of Pgh's Riverfronts
- Proposed Riverfront Interim Planning Overlay District (IPOD)
 - - What?
 - - Why?
 - - Where?
 - - Standards
 - - Schedule
- What's Next?

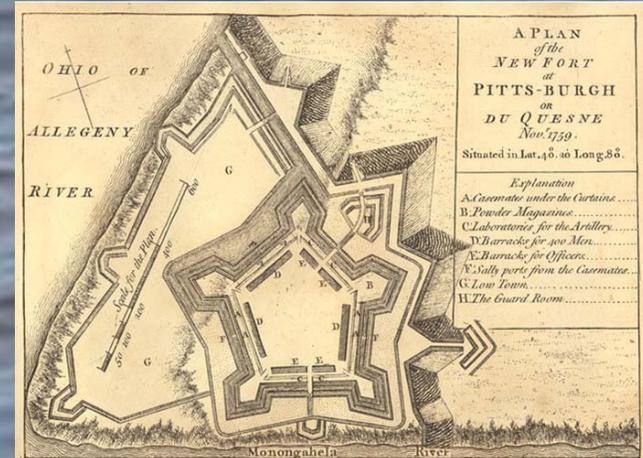


Image courtesy www.visitpa.com

A Brief History of Pittsburgh's Riverfronts

Pre-Industrial Era:

- Military Installations
 - Fort Duquesne / Fort Pitt
- Gateway to the West
 - Steamship production



Industrial Era:

- Import & Export
 - Privately controlled
- Run-off & Pollution
 - "Industrial Sewer"



A Brief History of Pittsburgh's Riverfronts

Modern Era:

- Transformation from industrial, to civic, infrastructure
 - Mills closed, brownfields remained
- Riverfront began to open up to public through:
 - Historic preservation
 - Linear parks
 - Bike trails



Image courtesy Riverlife

A Brief History of Pittsburgh's Riverfronts

Present:

- Increased private development activity
- Increased awareness of riverfront as public amenity
- Proposed IPOD (Interim Planning Overlay District)



Image courtesy URA, Allegheny Green Blvd

Proposed Riverfront IPOD: What?

Past: Resulting 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: What?

Present:

- Lasts 18-24 months after approval



Image courtesy Chris Squire / 90.5 WESA

Proposed Riverfront IPOD: What?

Future:

- While 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?

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?

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 happening

Proposed Riverfront IPOD: Why?

Pittsburgh's riverfronts have transformed.



Image courtesy Pop City Media

Proposed Riverfront IPOD: Why?

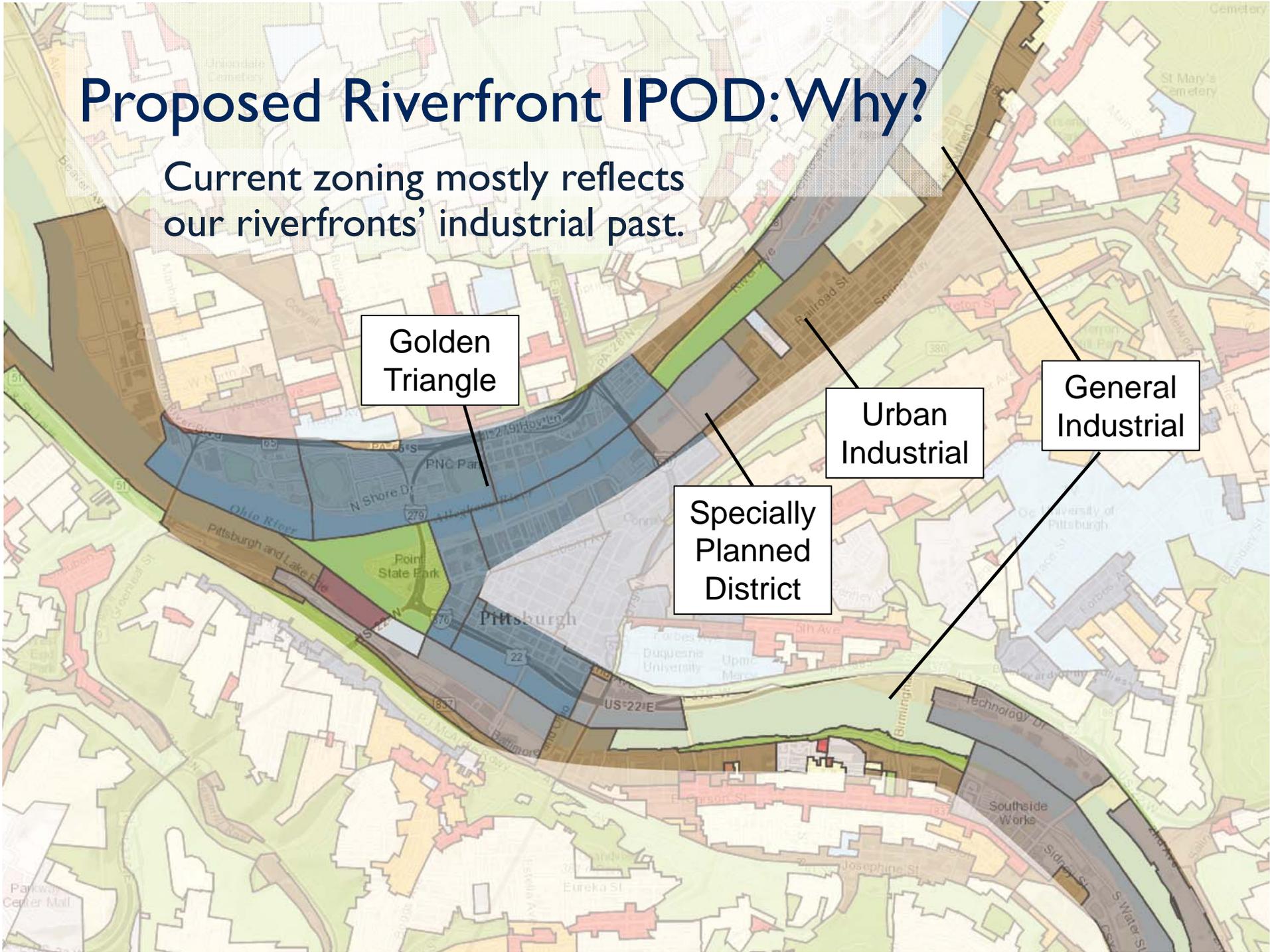
Current zoning mostly reflects our riverfronts' industrial past.

Golden Triangle

Urban Industrial

General Industrial

Specially Planned District

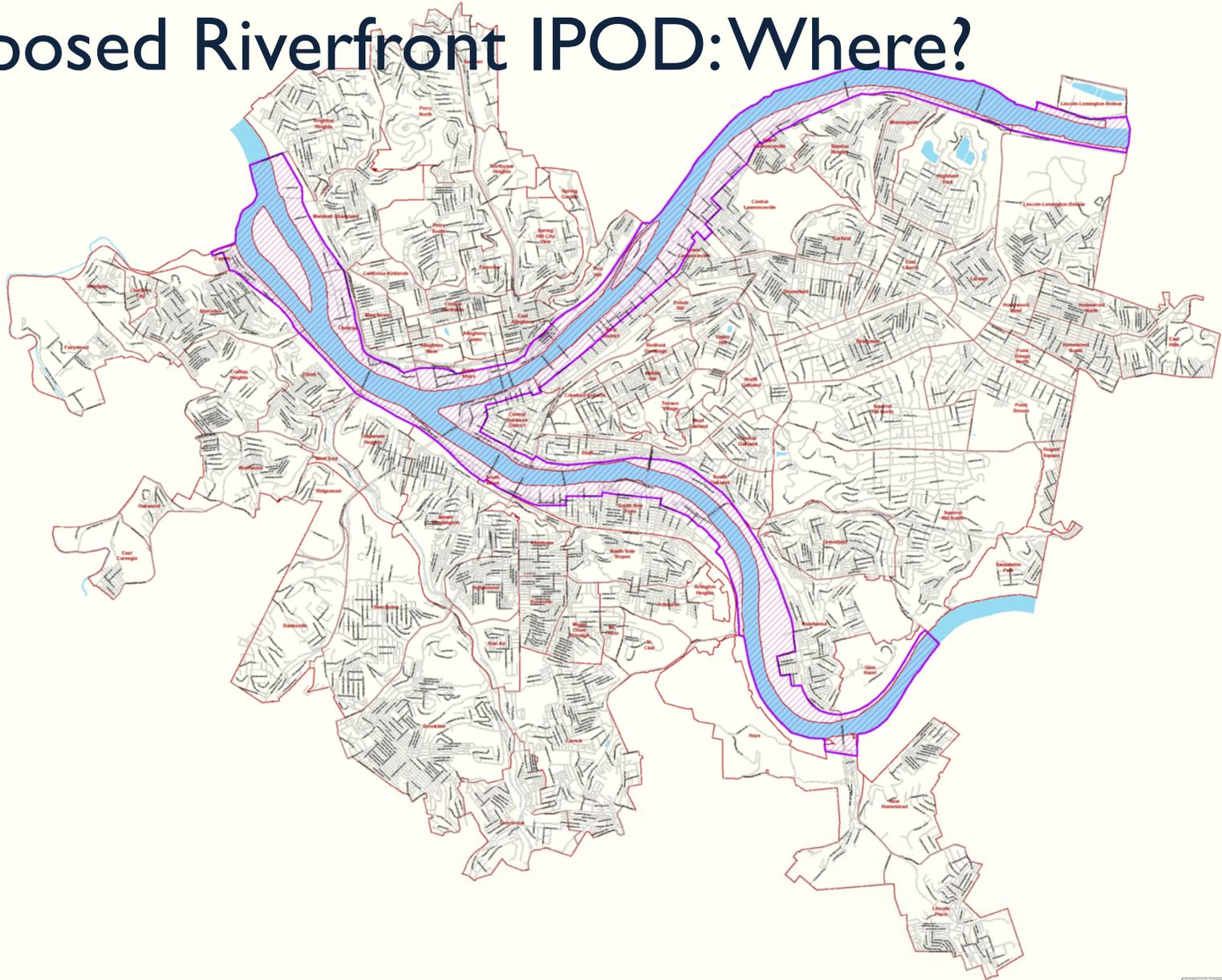


Proposed Riverfront IPOD: Where?

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Riverfront IPOD

MAP KEY

- Riverfront IPOD
- Street
- Neighborhood
- Water

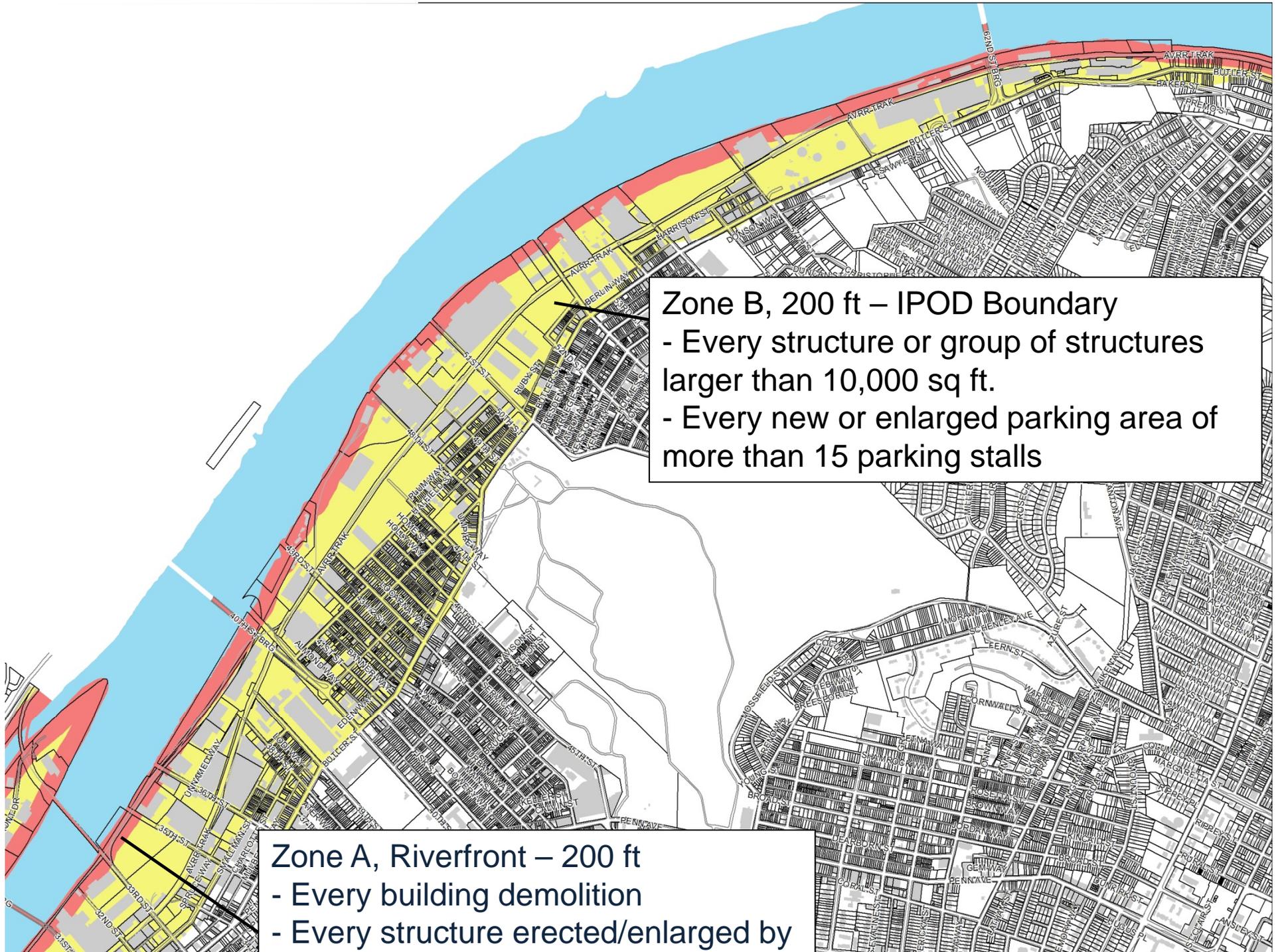


Map Prepared on September 28th, 2011
Map Prepared by Michael Horne, GIS Manager
DEPARTMENT OF CITY PLANNING
200 Ross Street, 4th Floor
Pittsburgh, PA 15219
Phone: (412) 251-2200
Fax: (412) 251-3888



Proposed Riverfront IPOD: Where?

- 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.



Zone B, 200 ft – IPOD Boundary

- Every structure or group of structures larger than 10,000 sq ft.
- Every new or enlarged parking area of more than 15 parking stalls

Zone A, Riverfront – 200 ft

- Every building demolition
- Every structure erected/enlarged by

Proposed Riverfront IPOD: Standards

What kinds of properties will it influence?

- ONLY:
 - New construction buildings
 - Buildings expanded to 2,400 sq ft (Zone A) or 10,000 sq ft (Zone B)
 - New parking
 - Expanded parking (depending on Zone and size)

- **If you are not constructing a new building or parking lot, or expanding an existing building or parking lot, the proposed IPOD's standards will not directly impact you!**

Proposed Riverfront IPOD: Standards

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

- Design Review process for all buildings (per Code Section 922.04.E.4)
 - Provides Site Plan Review Criteria
 - Empowers Zoning Administrator to
 - request transportation analysis
 - refer project to Planning Commission
 - Planning Commission able to inquire if project team has reached out to pertinent community groups

Proposed Riverfront IPOD: Standards

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

- Maintains existing minimum riverfront setback at 50 ft (except for riverfront activities such as marina, etc.)
- No more than 30% of the building's first-floor footprint may be located within 95 feet of the riverfront
- This is intended to protect the river's environmental quality & create space for a continuous riverfront trail
- Will improve public safety

Proposed Riverfront IPOD: Standards

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

- Buildings no longer than 500 ft.
- Ensures regular public access (physical or visual) to the public amenity that is the riverfront

Proposed Riverfront IPOD: Standards

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

- 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.
- Improves public safety and human-scale experience of the riverfront area

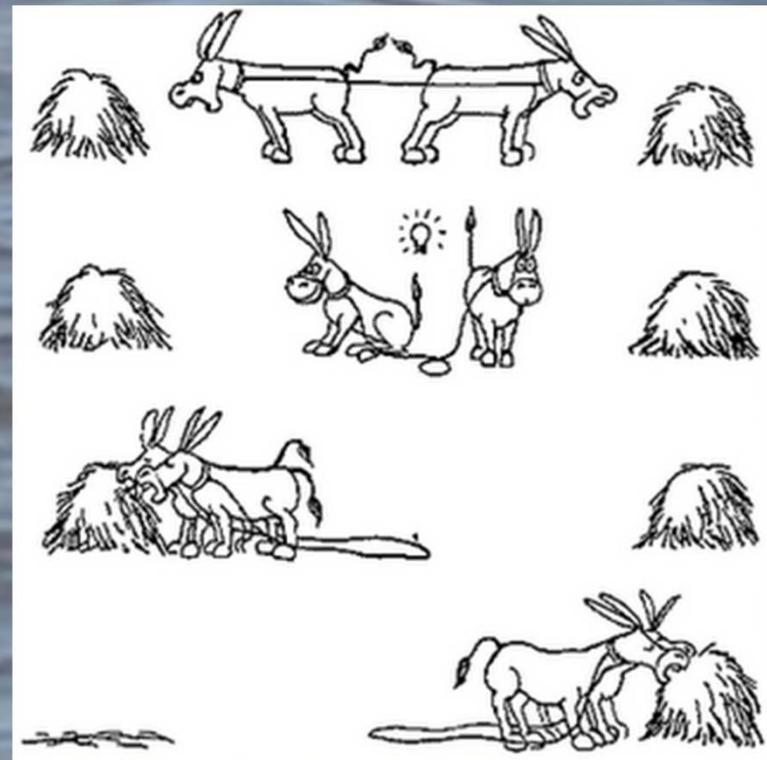
Proposed Riverfront IPOD: Standards

How will it impact **PARKING?**

- Structured parking shall not be visible from the riverfront. It must be screened subject to Code Section 918.03.B
- Preserves riverfront space for people by limiting the size of surface parking lots adjacent to the river & pedestrian ways
- Goal is to still allow limited parking for riverfront visitors

Proposed Riverfront IPOD: Benefits

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



Proposed Riverfront IPOD: Process

- **Community outreach:** current & ongoing
- **Developer outreach:** current & ongoing
- **Mailings** to affected properties, and properties within 150 feet of proposed Zoning change: December 2015
- **Public meeting #1:** Last Mon 1/11 @ Strip District
- **Public meeting #2: You Are Here**
- **Notices posted:** This week & next, by Tues, Jan 19
- **Planning Commission Hearing:** February 9
- **City Council pre-Hearing Letters** rec'd by: March 14
- **City Council Hearing:** April 18
- **Mayor's Office:** Week April 25

Proposed Riverfront IPOD: What's Next?

- End of April 2016: Proposed legislation passed.
- IPOD in effect until October 2017
- While the IPOD in place, we'll be conducting a community-informed process to write permanent zoning for Pittsburgh's riverfronts.

Proposed Riverfront IPOD: What's Next?

We want your continued involvement!

- Attend the community meetings we will hold throughout the process.
- Follow our progress via our website,
<http://pittsburghpa.gov/dcp/zoning/ipod/ipod5>
- Contact your neighborhood planner (that's probably me)
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