

## ITEM F: ANALYSIS OF VIEWS TO AND FROM THE SITE

### Key Considerations

The Lower Hill Redevelopment site is situated at a critical junction between Downtown and the Hill District. It is also a sloping site with approximately 140 feet of grade change from the northeast corner to the southwest corner of the site. Therefore it was important to understand potential views from both perspectives, including:

- 1 The views across the site from the Crawford Square area of the Hill District looking to downtown
- 2 Views from Downtown looking uphill to the Hill District

We examined the views from Bedford Avenue, Centre Avenue, Wylie Avenue, and Webster Avenue as well as the view from Downtown. The diagram below shows the key view corridors. They are illustrated in the following pages.



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URBAN DESIGN ASSOCIATES

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Lower Hill PLDP | Pittsburgh, PA



(A) View from Centre Avenue towards Downtown (at the corner of Protectory Place)



(B) View from Bedford Avenue towards Downtown (at the corner of Protectory Place)



(C) View along Crawford Street to the north side (at the corner of Centre Ave.)



(D) View from Wylie Avenue towards Downtown (near the corner of Mercer Street)



(E) View from Webster Avenue towards Downtown (near Manilla Street)



(F) View from Centre Ave. looking uphill from CONSOL

## ITEM G: ANALYSIS OF VISUAL IMPACT

### Key Considerations

Analysis of the site and discussions with the community revealed the following concerns:

- » A desire to maintain the views from the Hill District into Downtown
- » Avoid a canyon effect of continuously tall buildings on both sides of Centre Avenue
- » Ensure that new development does not act as a wall between the Hill District and Downtown
- » Desire for a transition in scale from Downtown to the Hill District

The diagram at the top right defines the view corridor across the site that responds to those concerns. Buildings within the view corridor are limited to a maximum height of 180 feet at the lower portion of the site and 50 feet at the uppermost edge of the site. The view corridor is considered the central area of the site and is 150 ft. in from the existing perimeter streets (Bedford Ave. and Centre Ave.), which responds to the existing tall buildings at the corners of Bedford/Crawford and Crawford/Centre. Buildings outside the view corridor can be taller but the height is governed by the regulations in the PLDP.

The view corridor is preserved by establishing a maximum height plane through the middle of the site. This plane is illustrated in three dimensions to the right. Buildings within the view corridor will not exceed this height plane, thus preserving views from the Hill District.

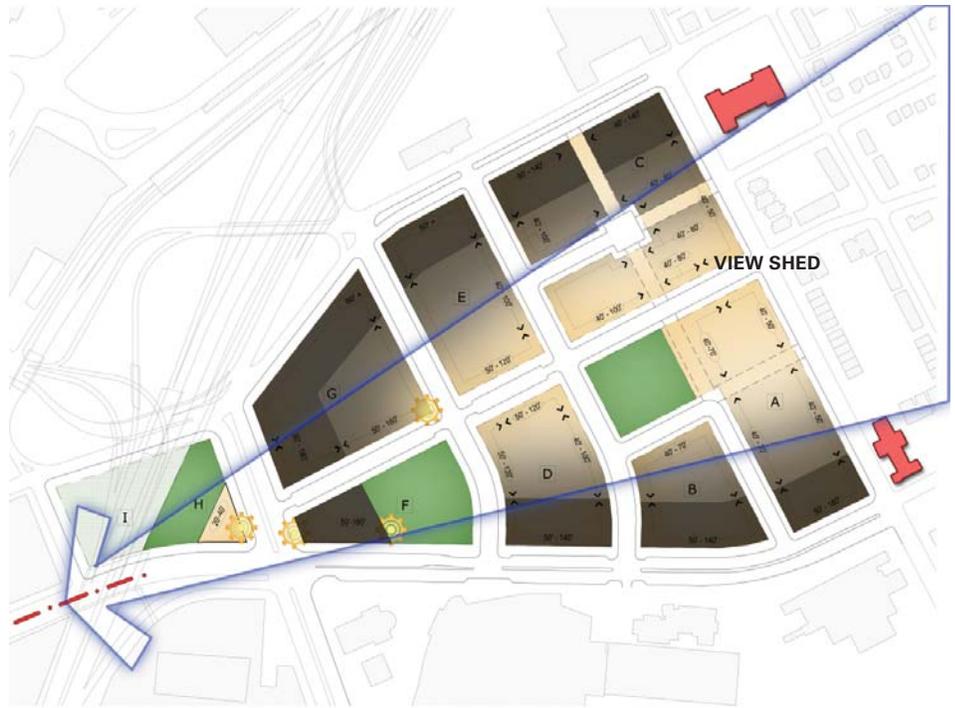
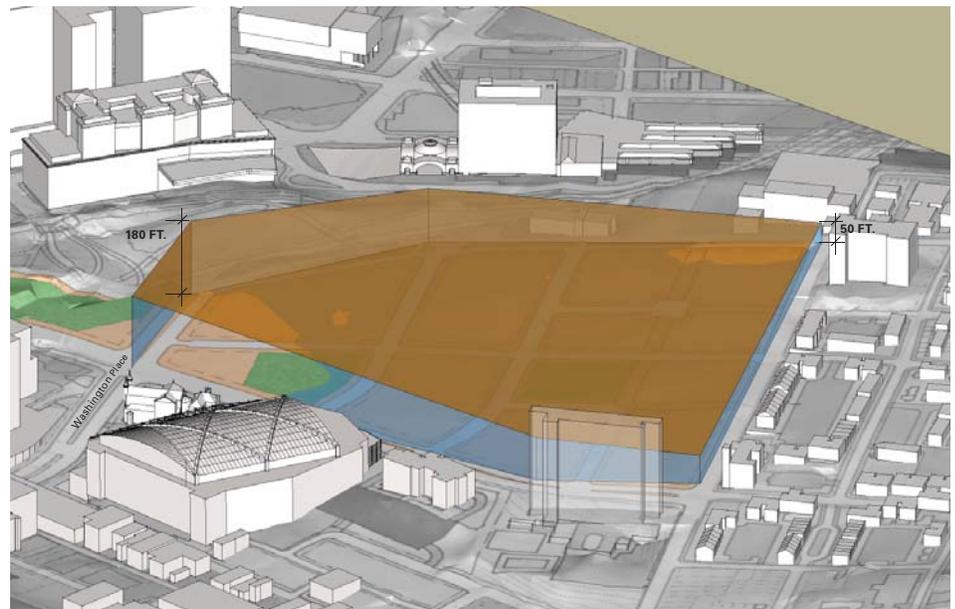
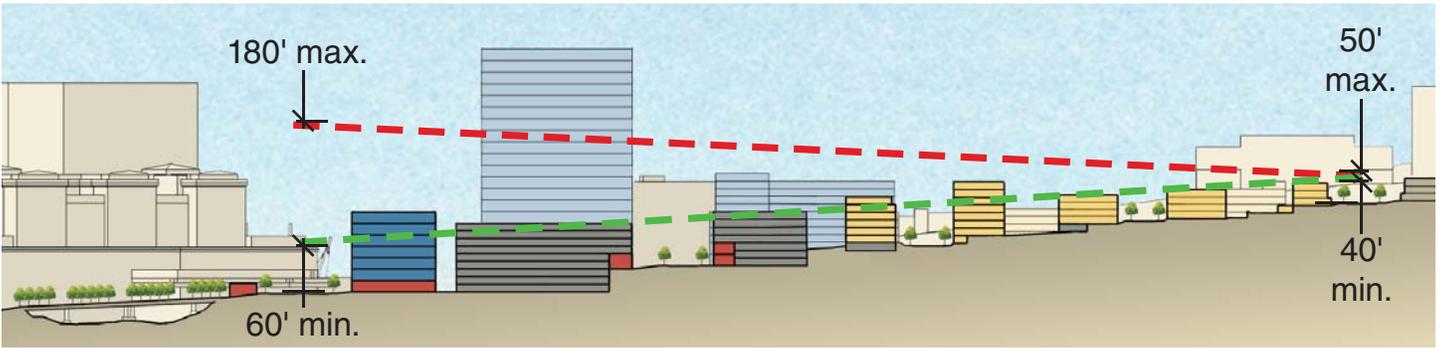


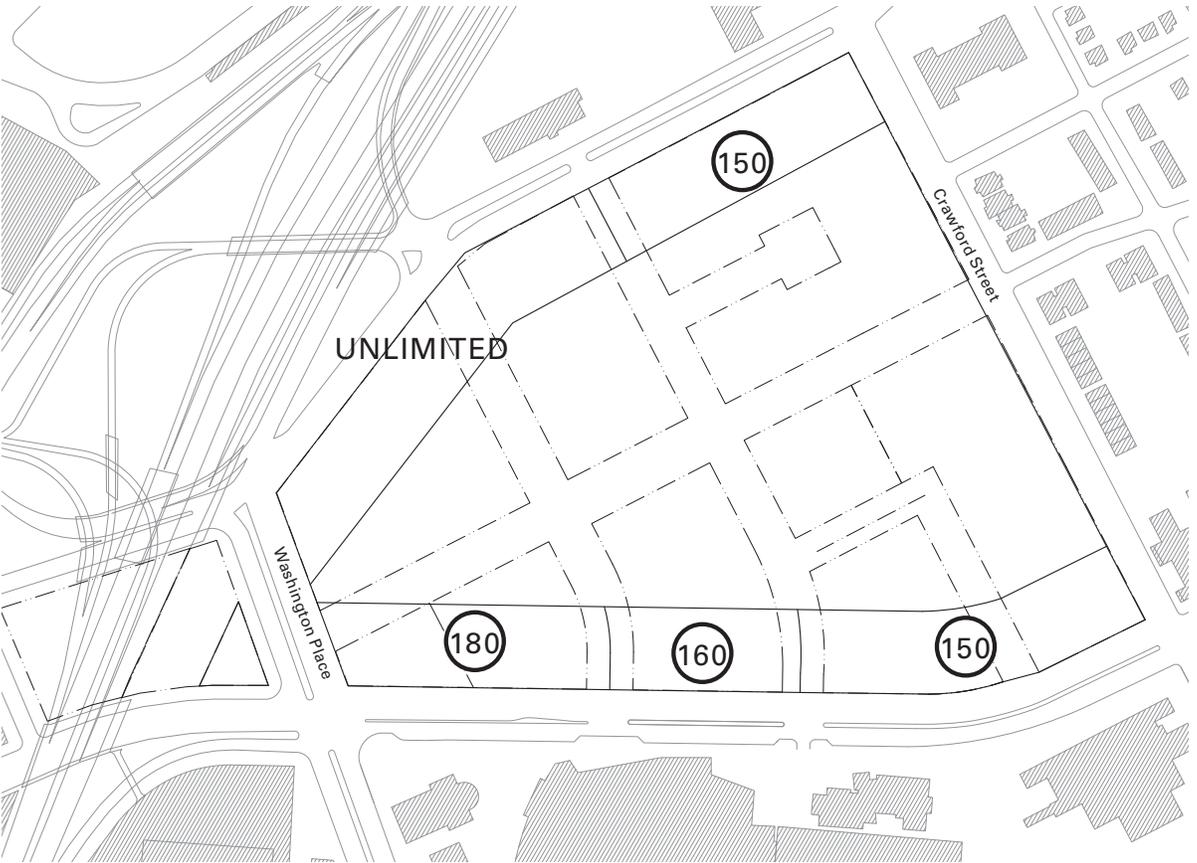
Diagram of desired view corridor through the site



Maximum height plane protects the view corridor shown above



Section through the Lower Hill Redevelopment Site



Height Diagram: Maximum Height Zones

**Height Regulations in the View Corridor and on the Perimeter**

This diagram on the previous page illustrates the maximum heights within the view corridor. Heights are also regulated on the perimeter of the site to address the concerns about scale along Centre Ave., and the effect of new development between the Hill District and

Downtown. The site section above illustrates the maximum heights in the view corridor. The former Civic Arena was below this sight line. Therefore new development will not have a greater impact on views from the Hill District than the previously existed.





Aerial perspective of the Lower Hill Redevelopment from the Hill District

This conceptual perspective illustrates the desired transition in scale from low to mid-rise buildings adjacent to the neighborhood, and an increase in building heights towards downtown.



Aerial perspective of the Lower Hill Redevelopment from Downtown

This conceptual perspective illustrates the scale of development adjacent to Downtown and along Centre Ave. towards the Hill District and the central view corridor.