City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed: _____

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: SPORTS & EXHIBITION AUTHORITY | Phone Number: (412) 393 0200

Address: 171 10th ST, 2nd FL. | City: PITTSBURGH | State: PA | Zip Code: 15222

2. Applicant/Company Name: PSSI STADIUM LLC | Phone Number: (412) 697 7733

Address: 900 ART ROONEY AVE. | City: PITTSBURGH | State: PA | Zip Code: 15212

Applicant/Contractor ID:(assigned by the City)

3. Development Name: HEINZ FIELD – S. PLAZA PROJECT

4. Development Location: 900 ART ROONEY AVE., PITTSBURGH PA 15212

5. Development Address: SAME

6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)

Proposed Zoning District:	
Present Use of Site: (Select from attached list)	

7. If a Certificate of Occupancy exists, the following is required:

Certificate of Occupancy#:	Date Issued:	Existing Use of Property:

8. Estimated Construction: Start Date: 1 / 1 / 15 | Occupancy Date: 7 / 31 / 15 | Project Cost: $ 38 million

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): PUBLIC ASSEMBLY, GENERAL

10. Select the Type of Work:

- ☒ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☒ Renovation, Interior
- ☒ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: ADDITION OF APPROX 2900 SEATS INCLUDING INTERIOR CLUB SPACE, CONCOURSE, RESTROOMS AND FOOD SERVICE.

12. Is a Land Operations Permit needed? ☐ YES ☒ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: ☐ N/A

☐ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	1,461,000	sq ft
Retained Area to be Renovated:	2,770	sq ft
To be Constructed:	81,420	sq ft
Building Footprint:	427,925	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	6	173'		
Proposed Addition/Extension			2	37'

Provide Accessory Structure Type(s) and Height(s):

16. Number of Dwelling Units:

Existing to Remain: _____ Proposed: _____

17. Lot Area: approx 965,000 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')		
Compact (7 ¼' x 16')		
Handicap (13 ½' x 19')		

Off-Street Loading Spaces: ☐ N/A

Actual: _____

Required: _____

19. Please check any of the following items that will be part of the proposed work: ☐ N/A

☒ Demolition ☒ HVAC (Interior) ☐ HVAC (Exterior) ☒ Electrical ☒ Fire Alarm

☒ Fire Protection/Sprinklers ☐ Deck Construction ☒ Commercial Cooking Hood ☒ Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☐ Repair or Replace Existing Plumbing ☒ New Construction of Plumbing ☐ No Plumbing Work is Proposed

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET ◆ THIRD FLOOR ◆ PITTSBURGH ◆ PENNSYLVANIA ◆ 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

_____ New Water Service Connection(s) 0 Termination of Existing Water Service Tap(s)

_____ New Sewer Service Connection(s) 0 Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

☒ YES ☐ NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☐ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☐ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☐ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

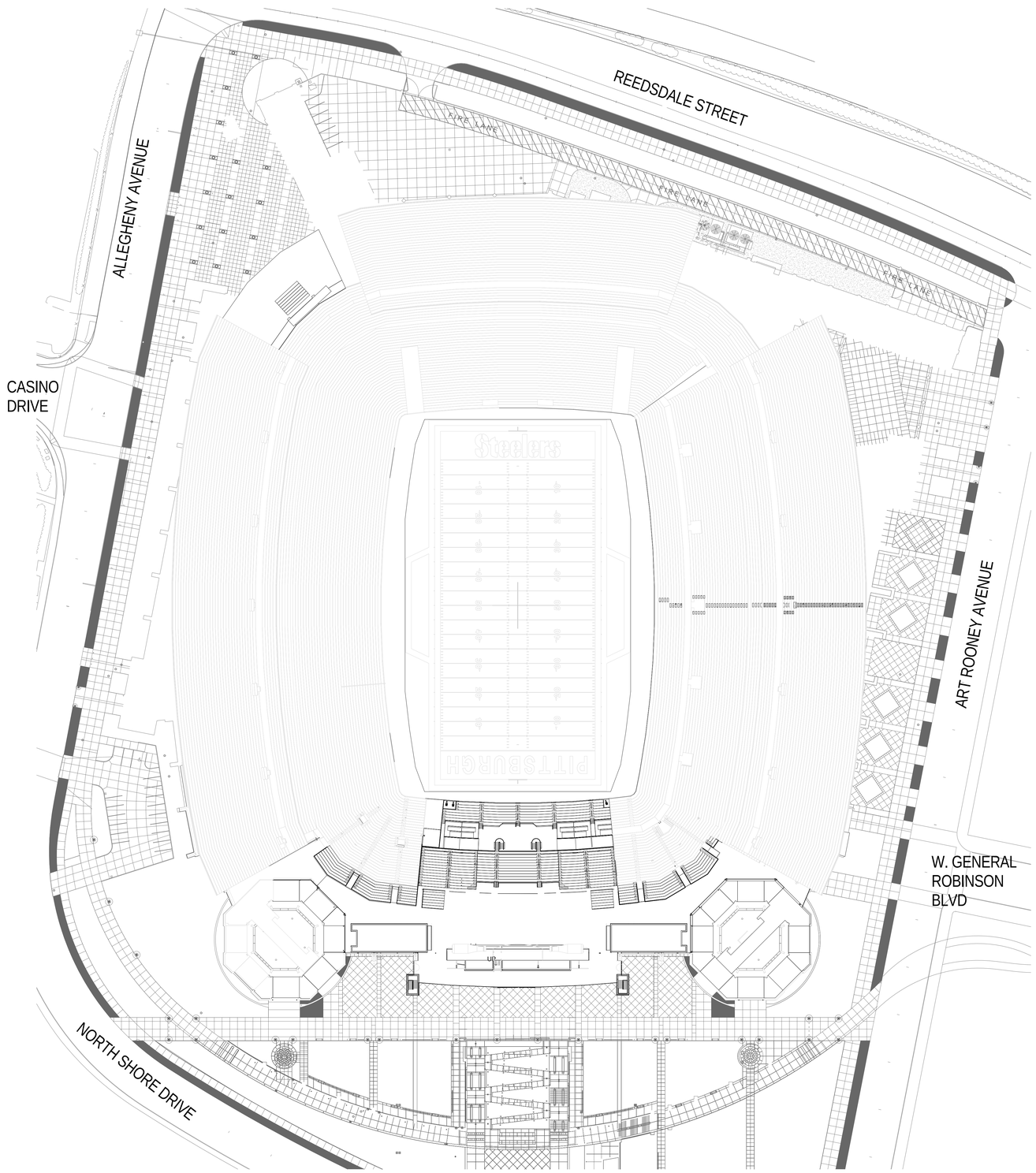
Applicant Signature: Heidi L Edwards

VOUCHER #: _____
(Zoning Use Only)

Traffic, Transit, Bicycling, Directions
Lake Elizabeth
National Aviary
Children's Museum of Pittsburgh
New Hazlett Theater
Allegheny Commons Park North Park
Allegheny Commons Park East Park
Allegheny Commons Park West Park
N Commons
E Commons
W Commons
S Commons
E Ohio St
W Ohio St
Ridge Ave
Cedar Ave
Emlin St
Virgin Way
Avery St
Lockhart St
Pressley St
Nash St
N Canal St
Stockton Ave
Parkway N
Merchant St
Martindale St
Brighton Rd
Rope Way
Galveston Ave
Allegheny Ave
Maolis Way
N Lincoln Ave
Chapel Way
Abdell St
Beech Ave
Buttercup Way
W North Ave
Jabok Way
Bidwell St
Fontella St
Page St
Fulton St
Western Pennsylvania Humane Society
Community College of Allegheny County...
Reedsdale St
Casino Dr
The Rivers Casino
North Shore Trail
Heinz Field
Stage AE
Carnegie Science Center
N Shore Dr
Water Steps
PNC Park
Mazeroski Way
Isabella St
The Andy Warhol Museum
Allegheny Landing
Allegheny River
Ohio River
Allegheny River
Allegheny Riverfront
Pittsburgh CAPA
Byham Theater
Barkers Pl
Scott Pl
7th St
Maddock Pl
8th St
9th St
Penn Ave
Garrison Pl
Stanwix St
Cecil Pl
Heinz Hall
Benedum Center for the Performing Arts:...
Gateway Fountain
Liberty Ave
Strawberry
Duquesne Club
Highmark
Fifth Ave
Point State Park
Fort Duquesne
Fort Pitt Block House
Three Rivers Heritage Trail System
Dekay St
Market St
Wood St
Market Square
PPG Place-Management Office
Forbes Ave
Macy's
Rutledge St
Point of View Park
65
279
837
1A
1B
1C
1D
70A
70B
Imagery ©2014 DigitalGlobe, Sanborn, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2014 Google
500 ft

Heinz
Field
PEOPLES
GATE A
Steelers

8/8/2014 10:47 AM



1 SITE PLAN

1" = 50'-0"

TRUE NORTH

PROJECT NORTH

NOT FOR CONSTRUCTION

POPULOUS™

POPULOUS™ Inc.
Formerly HOK Sport Venue Event
Architecture, Planning,
Interiors, Programming
300 Wyandotte, Suite 200
Kansas City, Missouri 64105
816/ 221-1500

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
HENDERSON ENGINEERS, INC.

AV CONSULTANT
WRIGHTSON, JOHNSON, HADDEN & WILLIAMS

FOOD SERVICE CONSULTANT
S2O CONSULTANTS, INC.

CIVIL ENGINEER
L.R. KIMBALL

SOUTH PLAZA PROJECT

HEINZ FIELD - PITTSBURGH, PA

DESIGN DEVELOPMENT
08.08.2014

REVISIONS

NO.	DATE	DESCRIPTION

C B
D A

PROJECT NO. 11.3359

ISSUED BY: **POPULOUS**™

ISSUED DATE: 08/08/2014

SHEET TITLE:

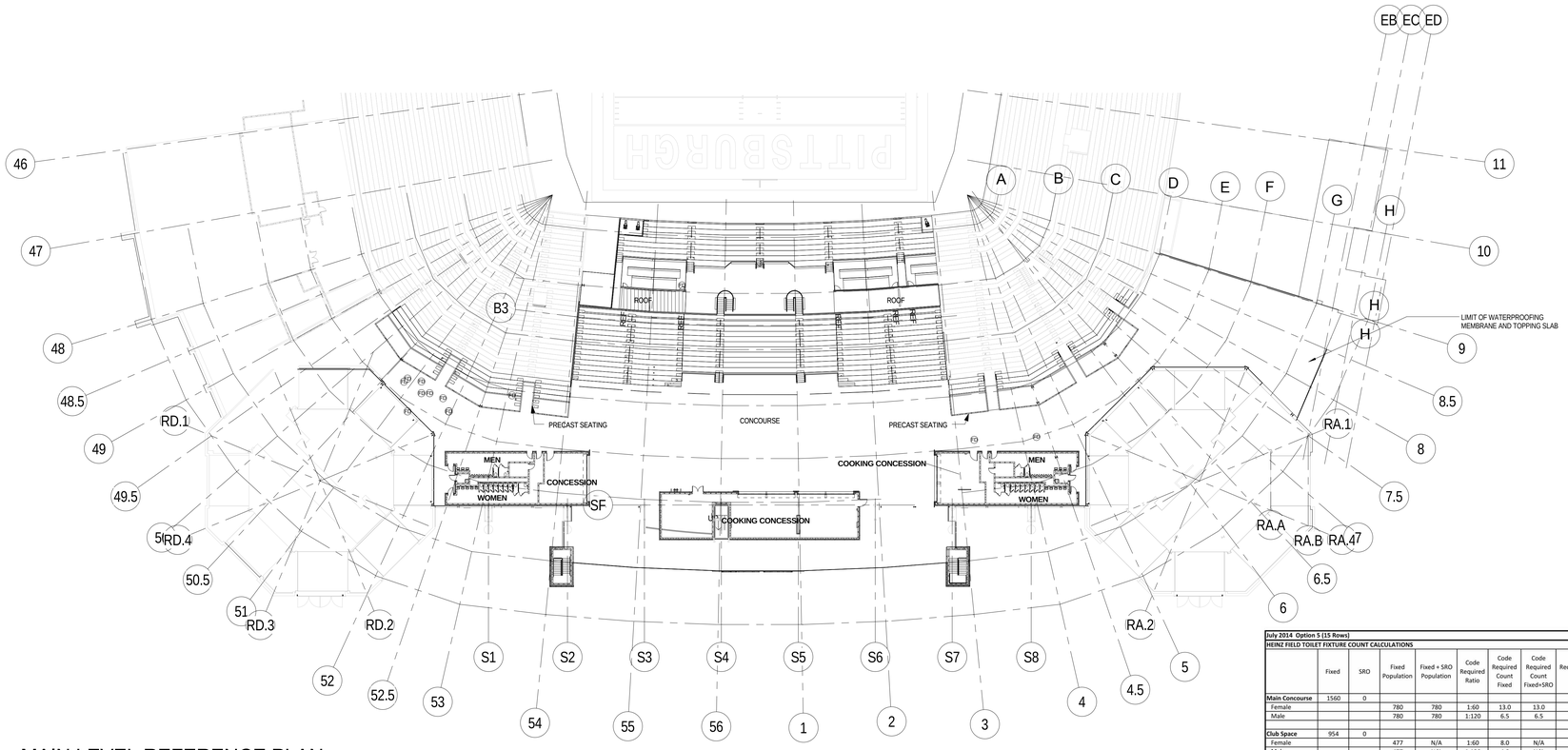
ARCHITECTURAL SITE PLAN

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET

A0-1

Copyright 2014 © **POPULOUS**™

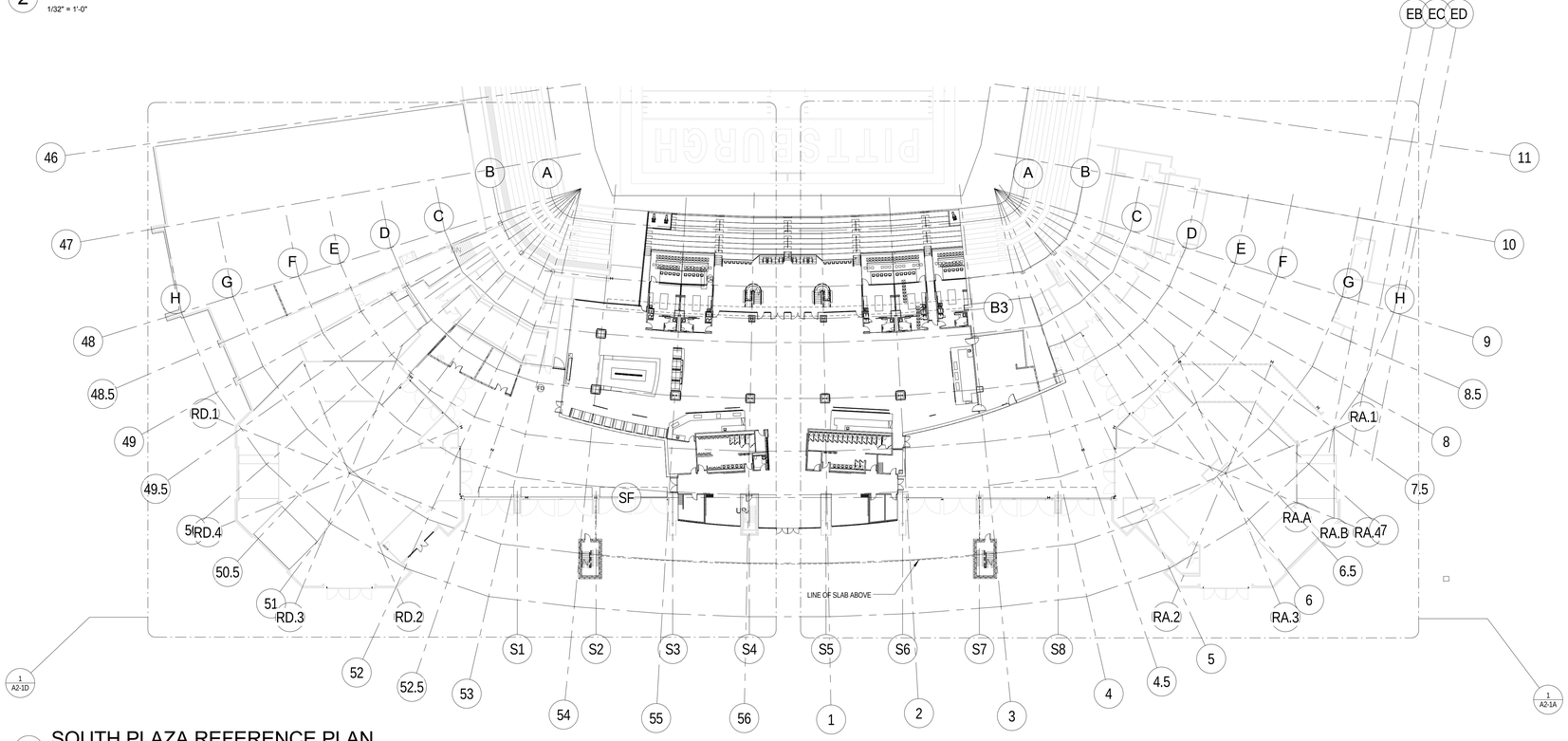
8/8/2014 1:09:04 AM



2 MAIN LEVEL REFERENCE PLAN

1/32" = 1'-0"

July 2014 Option 5 (15 Rows)													
HEINZ FIELD TOILET FIXTURE COUNT CALCULATIONS													
	Fixed	SRO	Fixed Population	Fixed + SRO Population	Code Required Ratio	Code Required Count Fixed	Code Required Count Fixed+SRO	Recommended Ratio	Recommended Count Fixed	Recommended Count Fixed + SRO	Current Plan	Fixed + 900 Temp bleacher or 180 Field Population	Recommended Count Fixed + 900 Temp + 180 Field
Main Concourse	1560	0											
Female			780	780	1:60	13.0	13.0	1:60	13	13	18	1230	20.50
Male			780	780	1:120	6.5	6.5	1:70	11	11.1	14	1230	18
Club Space	954	0											
Female			477	N/A	1:60	8.0	N/A	1:50	10	N/A	21	568	11
Male			477	N/A	1:120	4.0	N/A	1:50	10	N/A	17	568	11



1 SOUTH PLAZA REFERENCE PLAN

1/32" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NORTH

POPULOUS™

POPULOUS™ Inc.
Formerly HOK Sport Venue Event
Architecture, Planning,
Interiors, Programming
300 Wyandotte, Suite 200
Kansas City, Missouri 64105
816/ 221-1500

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
HENDERSON ENGINEERS, INC.

AV CONSULTANT
WRIGHTSON, JOHNSON, HADDEN & WILLIAMS

FOOD SERVICE CONSULTANT
S2O CONSULTANTS, INC.

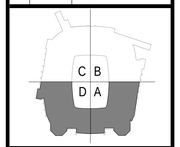
CIVIL ENGINEER
L.R. KIMBALL

SOUTH PLAZA PROJECT
HEINZ FIELD - PITTSBURGH, PA

DESIGN DEVELOPMENT
08.08.2014

REVISIONS

NO.	DATE	DESCRIPTION



PROJECT NO: 11.3359

ISSUED BY: **POPULOUS**™

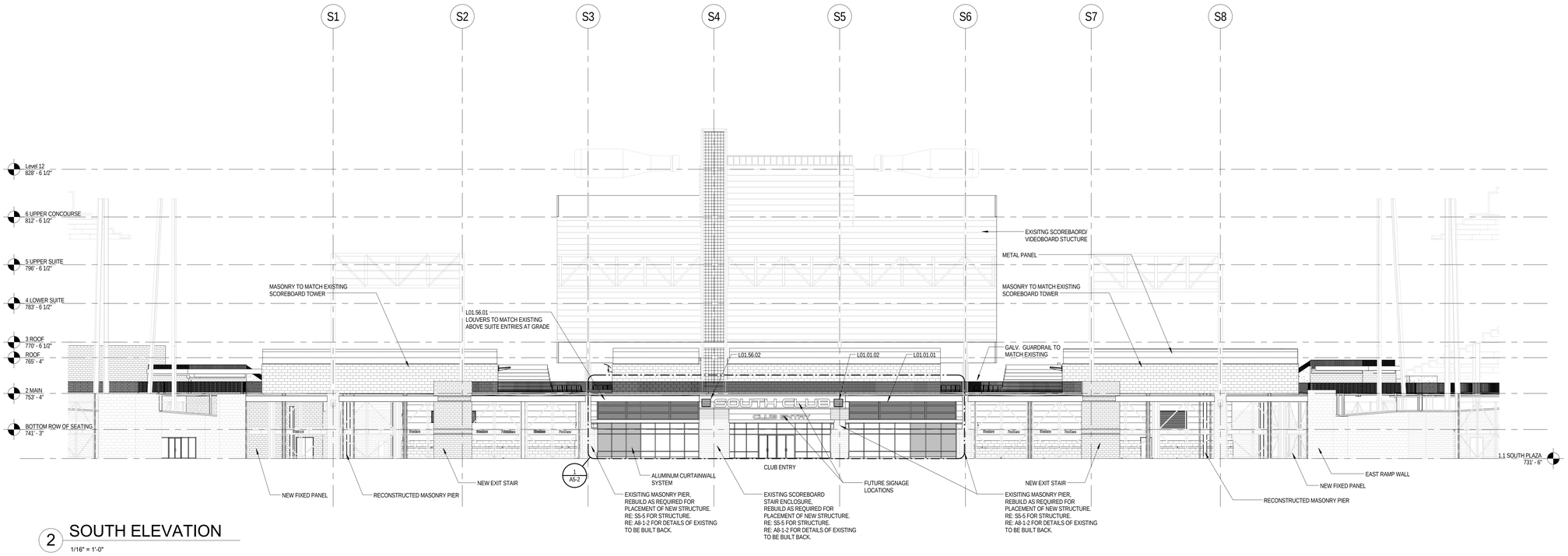
ISSUED DATE: 08/08/2014

SHEET TITLE:
PLAZA AND MAIN LEVEL REFERENCE PLAN

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A1-2

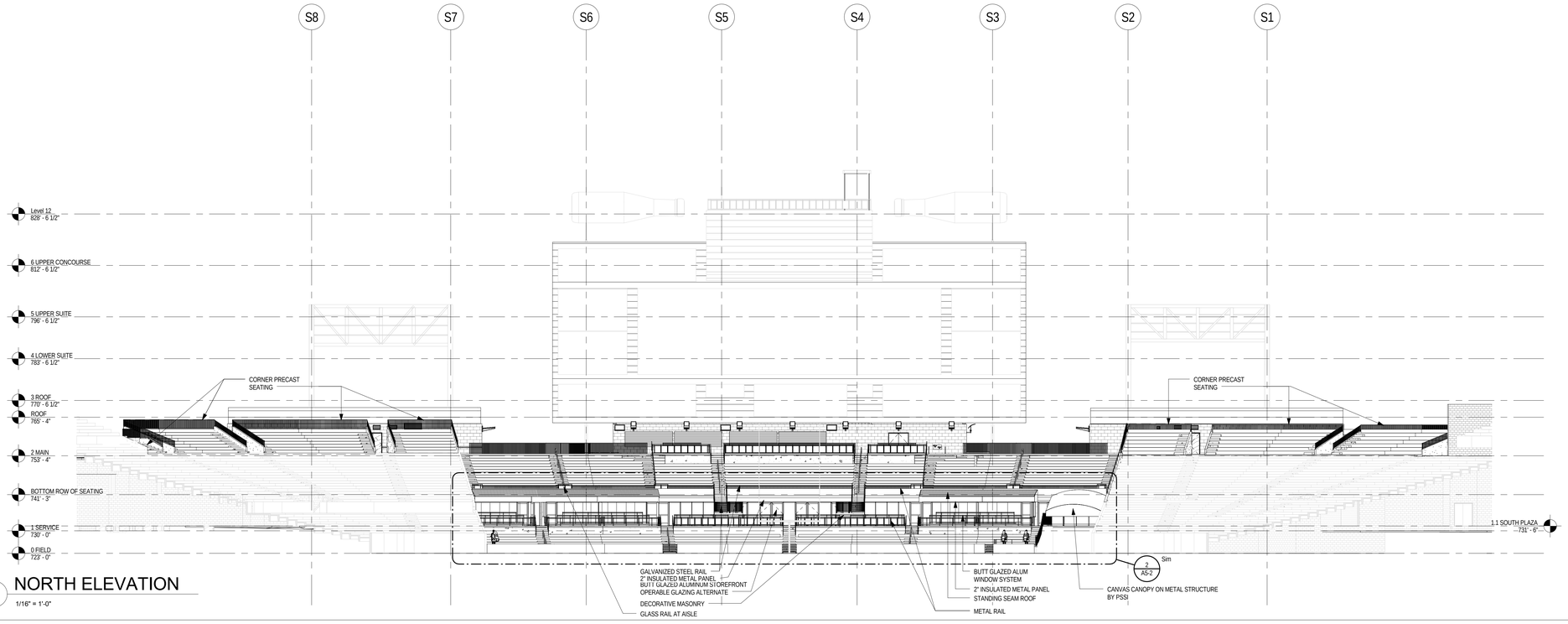
Copyright 2014 © **POPULOUS**™

8/8/2014 3:03:14 AM



2 SOUTH ELEVATION

1/16" = 1'-0"



1 NORTH ELEVATION

1/16" = 1'-0"

NOT FOR CONSTRUCTION

POPULOUS™

POPULOUS™ Inc.
Formerly HOK Sport Venue Event
Architecture, Planning,
Interiors, Programming
300 Wyandotte, Suite 200
Kansas City, Missouri 64105
816/ 221-1500

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
HENDERSON ENGINEERS, INC.

AV CONSULTANT
WRIGHTSON, JOHNSON, HADDEN
& WILLIAMS

FOOD SERVICE CONSULTANT
S2O CONSULTANTS, INC.

CIVIL ENGINEER
L.R. KIMBALL

SOUTH PLAZA PROJECT

HEINZ FIELD - PITTSBURGH, PA

DESIGN DEVELOPMENT
08.08.2014

REVISIONS

NO.	DATE	DESCRIPTION

C B
D A

PROJECT NO. 11.3359

ISSUED BY: **POPULOUS**™

ISSUED DATE: 08/08/2014

SHEET TITLE:

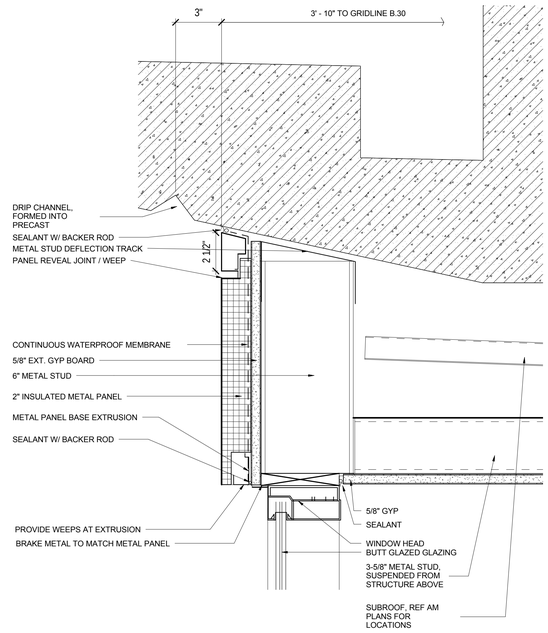
BUILDING
ELEVATIONS

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET

A5-1

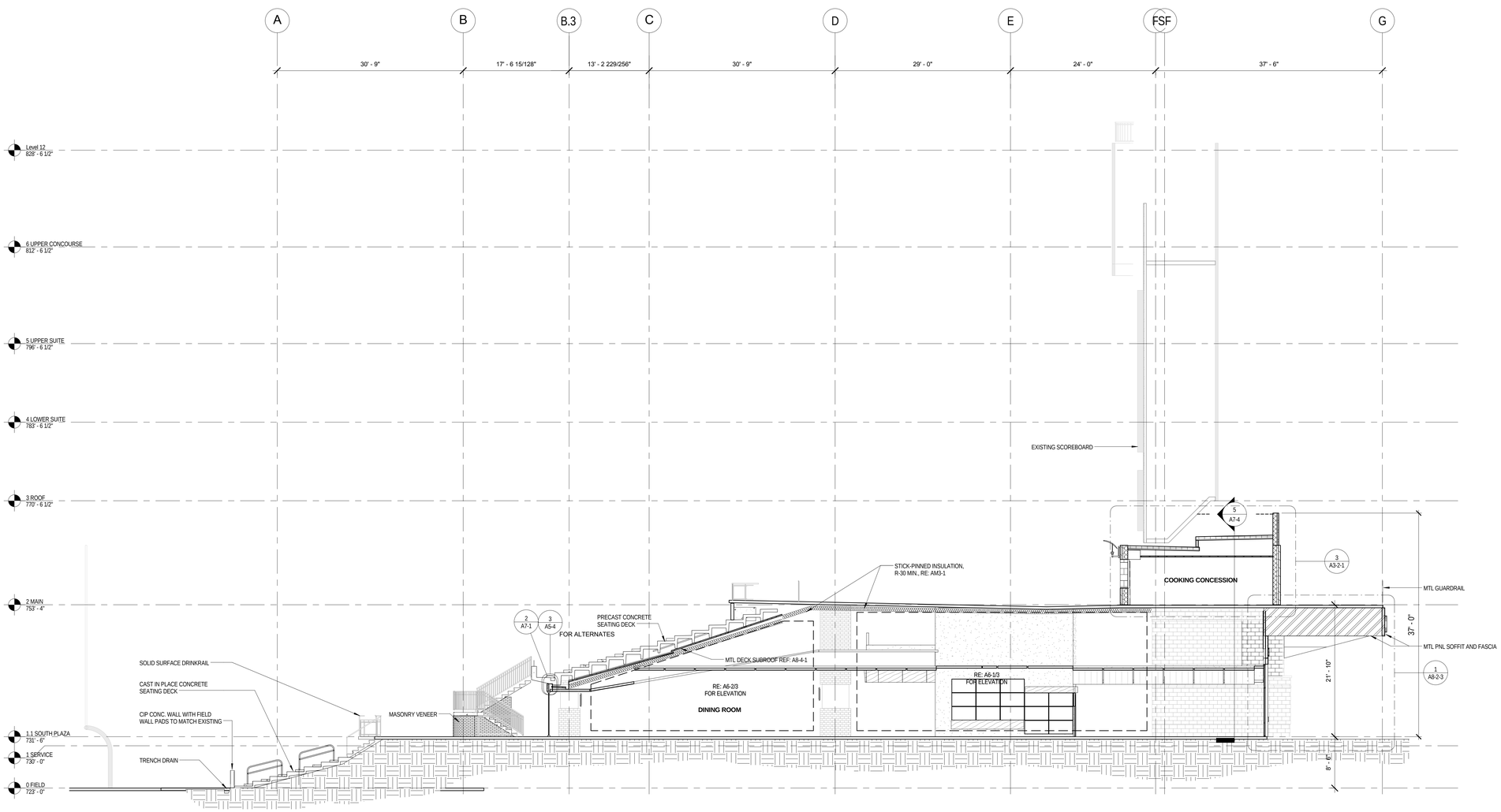
Copyright 2014 © **POPULOUS**™

8/8/2014 1:19:29 AM



2 ENLARGED DETAIL AT CLUB WINDOW HEAD

3" = 1'-0"



1 NORTH / SOUTH BUILDING SECTION @ CL

1/8" = 1'-0"

NOT FOR CONSTRUCTION

POPULOUS™

POPULOUS™ **Inc.**
Formerly HOK Sport Venue Event Architecture, Planning, Interiors, Programming
300 Wyandotte, Suite 200
Kansas City, Missouri 64105
816/ 221-1500

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
HENDERSON ENGINEERS, INC.

AV CONSULTANT
WRIGHTSON, JOHNSON, HADDEN & WILLIAMS

FOOD SERVICE CONSULTANT
S2O CONSULTANTS, INC.

CIVIL ENGINEER
L.R. KIMBALL

SOUTH PLAZA PROJECT

HEINZ FIELD - PITTSBURGH, PA

DESIGN DEVELOPMENT
08.08.2014

REVISIONS

NO.	DATE	DESCRIPTION

C B
D A

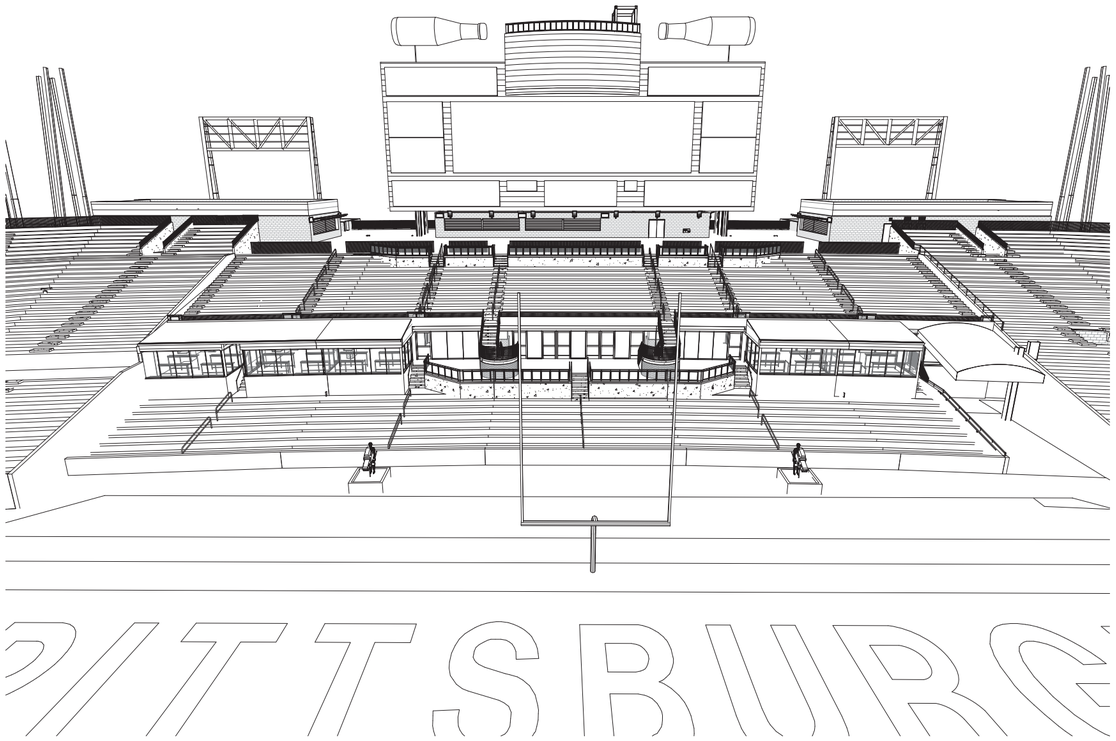
PROJECT NO. 11.3359
ISSUED BY POPULOUS™
ISSUED DATE: 08/08/2014

SHEET TITLE:
BUILDING SECTIONS

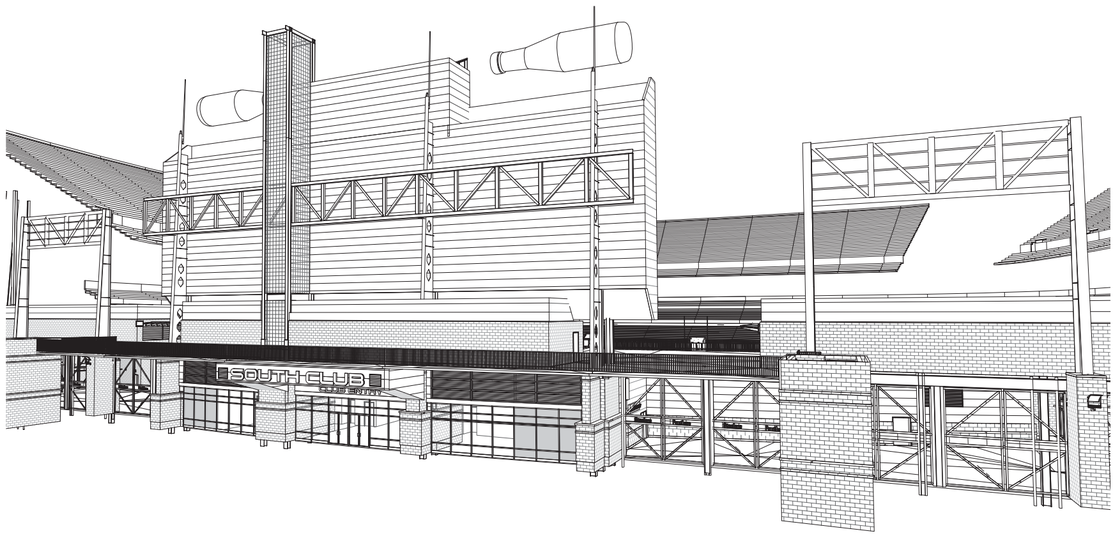
DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
A7-1

Copyright 2014 © POPULOUS™

6/13/2014 12:46:58 PM



1 INSIDE STADIUM PERSPECTIVE



2 View from Outside Stadium

NOT FOR CONSTRUCTION

POPULOUS

POPULOUS® Inc.
Formerly HOK Sport Venue Event
Architecture, Planning,
Interiors, Programming
300 Wyandotte, Suite 200
Kansas City, Missouri 64105
816 221-1500

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
HENDERSON ENGINEERS, INC.

AV CONSULTANT
WRIGHTSON, JOHNSON, HADDEN & WILLIAMS

FOOD SERVICE CONSULTANT
S2O CONSULTANTS, INC.

CIVIL ENGINEER
L.R. KIMBALL

SOUTH PLAZA PROJECT

HEINZ FIELD - PITTSBURGH, PA

SCHEMATIC DESIGN
06.13.2014

REVISIONS

NO.	DATE	DESCRIPTION

C B
D A

PROJECT NO. 11.3359

ISSUED BY: POPULOUS®

ISSUED DATE: 06/13/2014

SHEET TITLE:
BUILDING PERSPECTIVES

DISCIPLINE - CATEGORY - SUB CATEGORY - SHEET
BP-1

Copyright 2014 © POPULOUS®

File #: 2014-0708, **Version:** 2

Ordinance amending the Pittsburgh Code, Title Nine, Zoning Code, Article IV, Planning Districts, Chapter 909.01, SP, Specifically Planned District, is hereby amended by making various changes in Sections 909.01.B and 909.01.D.1. **Changes are not retroactive, as they do not apply to currently designated SP Districts at the time of the bill's passage.**

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Pittsburgh Code, Title Nine, Zoning Code, Article IV, Planning Districts, Chapter 909.01, SP, Specially Planned District, is hereby amended by making various changes in Sections 909.01.B and 909.01.D.1 as follows. **Changes are not retroactive, as they do not apply to currently designated SP Districts at the time of the bill's passage:**

909.01. SP, Specially Planned District.

909.01.A Purpose
The SP, Specially Planned District regulations are intended to provide a framework for alternative forms of development for very large sites. Applicable regulations and procedures are intended to create efficient, functional and attractive urban areas that incorporate high levels of amenities and that meet public objectives for protection and preservation of the natural environment. The regulations are intended to permit a substantial amount of flexibility in site planning because of the large size of the site and because of its relative isolation from any neighborhood context. SP District provisions are intended to apply only to developments that have citywide impacts.

909.01.B Special Definitions
The following special definitions shall apply throughout the SP district regulations of this section and the Planned Development review and approval procedures of Sec. 922.11.

1. Land development plan means a proposal for a development of a Specially Planned District with detailed provisions outlined according to the procedures and standards established in this chapter of the Zoning Code.

2. Preliminary land development plan means a document in support of a proposal for approval of a development and for the rezoning of a site into a Specially Planned District classification with a unique name attached thereto, submitted to the Planning Commission, in order to demonstrate that a superior development plan shall be followed within the overall bounds of the zoning text. The preliminary land development plan shall contain all that information required by the Zoning Administrator to support the application.

3. Final land development plan means a document submitted to the Planning Commission in support of a proposal for final approval for a Specially Planned District, which shall establish the detailed standards for the development based upon the final results of planning studies which may be required by the Planning Commission. The final land development plan, when approved by the Planning Commission, governs all development within the Specially Planned District. The final land development plan shall contain all that information required by the Zoning Administrator to support the application.

4. Planning studies means those investigative reports required by the Planning Commission for a Specially

Planned District which determine the impact of the proposed development on the City. Planning studies may be required on a wide range of topics, including but not limited to:

(a) Socio-economic impact on the City and region;

(b) Traffic and parking impact and future potential for increasing capacity;

(c) Utility capacity, possible points of access and future potential for increasing capacity;

(d) Geotechnical and ecological analysis;

(e) Analysis of structures or sites of historic, archaeological, architectural, recreational, scenic or environmental significance, and the potential for retention and reuse;

(f) Analysis of views to and from the site, and the possible need for views through the site; and

(g) Analysis of visual impact on surrounding area.

The planning studies shall comply with any data requirements established by the Zoning Administrator. The applicant may utilize studies made by others, and may undertake or contract for any additional studies necessary or useful in the preparation of the land development plan.

(h) Housing impact analysis for the site and surrounding areas. The study should include but not be limited to:

(1) Document characteristics of housing and residents within the Project and surrounding area

(2) Identify residential units that may be removed, the availability of replacement housing in the project and surrounding area, and the type and extent of relocation assistance to be provided

(3) Data as to the racial and ethnic composition of the residents in the inhabited residential units in the project and surrounding area, using methods including, but not limited to the most recent U.S. Census.

(3) The distribution of household income for residents within the project and surrounding area, using methods including, but not limited to, the most recent U.S. Census.

(4) The projected impact on the property tax of the units in the project and surrounding area.

5. Special features means those elements of the site plan which the Planning Commission may require because of the unique importance of the site in question and the ability of such elements in conveying or maintaining that importance. Special features may include but are not limited to the use of architectural themes, **cultural themes,** the retention of a particular structure, or the placement of an important structural or landscaping element in a particular location.

6. Build-to line means a line in a final land development plan for a Specially Planned District with which an exterior wall of a structure is required to coincide in a manner described for that particular Specially Planned District.

7. Development subdistricts means areas of a minimum of five (5) acres for which a final land development plan(s) may be approved by the Planning Commission.

8. Development staging means the process of constructing a development according to a provision within the final land development plan approved by the Planning Commission, which provision details the temporal sequence of construction of development in a Specially Planned District.

9. Implementation program means a provision of the land development plan which details specific actions to be undertaken in stated sequence by the applicant, by specified governmental entities or by others in order to achieve objectives, policies and standards applicable to Specially Planned Districts and shall cover a period of time to be specified in the land development plan, which shall not be more than ten (10) years, but the program may indicate the general nature of future actions to be taken after that period.

powered by Legistar™

The implementation program shall include**, but not be limited to**:

(a) An estimate of the amounts, types, characteristics and general locations of land to be acquired or reserved, and the transportation, utility and community facilities to be required, provided or aided, by the applicant, by the local government or other governmental agencies in order to carry out the implementation program;

(b) An estimate of the number of persons and land uses to be displaced by the implementation program, the environmental, social and economic consequences of the displacement, and any relocation programs to be undertaken by the applicant or by governmental agencies;

(c) A statement of the assumptions regarding future private and public development upon which the implementation program is based;

(d) An estimate of the cost of carrying out the implementation program and a statement of sources of the private or public funds actually or potentially available **and their purpose**; ~~and~~

(e) A statement on how funds may be used to positively impact the socio-economic conditions on-site and in surrounding areas;

~~(e)~~ **(f)** An estimate of the overall environmental, social and economic consequences of the implementation program including the impact on population distribution, employment, economic and environmental conditions **both on-site and in surrounding areas,** and an evaluation, to the extent feasible, of the consequences of alternative implementation programs**; and,**

(g) When an SP District will include a transfer of City or Authority owned land to a private entity, or when public subsidy will be used for building construction or infrastructure improvements, an affordable housing plan shall be included in the PLDP which demonstrates that commercially reasonable efforts have been made in order to provide a minimum of thirty (30) percent of the estimated total on-site housing units as affordable housing units.

10. Land development report means a written document submitted to the Planning Commission which outlines the progress of the development of the Specially Planned District. The land development report shall contain, but shall not be limited to information regarding the following:

(a) The extent to which the implementation program has accomplished its objectives;

(b) The extent to which there have been significant changes in the assumptions upon which the land development plan was based; and

(c) Possible changes in the objectives, policies and standards of the land development plan.

909.01.C Applicable Standards

The approval of an improvement subdivision site plan and the enactment of an SP District as an amendment to the Zoning Code shall require compliance with all applicable regulations of this Code and with the standards and regulations contained in the Subdivision Regulations and Standards pursuant to the Act of May 13, 1927, (PL. 1101) as amended, adopted by the Planning Commission.

1. The SP District regulations of this section establish standards governing development intensity, building height; setbacks, open space; off-street parking; off-street loading and other basic site criteria that shall apply within SP Districts.

2. The Subdivision Regulations and Standards adopted by the Planning Commission shall govern the spatial arrangement of uses and structures on the site and all other elements of site design and improvement, including the design and improvement of pedestrian and vehicular circulation and parking; the location and improvement of open spaces for light, air, recreation and other purposes; provisions for utilities, facilities and services; and the relationship of the SP District to adjacent areas.

3. The Environmental Performance Standards of Chapter 915 shall apply within SP District. It shall be the

powered by Legistar™

responsibility of the Planning Commission to determine, through application of standards contained in the adopted subdivision regulations, that the environmental characteristics and physical capacity of an SP District site and of land adjacent to the site are suitable for the character and intensity of development proposed. When necessary to protect the natural environment, to prevent hazardous development or otherwise to protect the public welfare, the Planning Commission may require a lower intensity of development or more restricted development on all or portions of a site than otherwise required by the provisions of this Code.

4. The Sign Regulations of Chapter 919 and the Parking, Loading and Access Regulations of Chapter 914 shall apply within an SP District unless the Planning Commission determines that the nature or impact of the proposed development warrants more restrictive standards. The Planning Commission may require compliance with more restrictive standards than specified in this Zoning Code, when determined necessary to protect the natural environment, adjacent properties or the public welfare.

909.01.D General Provisions

The provisions in this section apply to all SP subdistricts, unless otherwise stated.

909.01.D.1 Criteria for Establishment of an SP District

(a) Land Area

An SP District shall comprise a contiguous area of land of not less than fifteen (15) acres, except as separated by public streets, public ways, rivers or railroad tracks; shall comprise a reasonable unit for planned development; shall not be less than fifteen (15) acres, the calculation of which shall exclude land with slopes greater than twenty-five (25) percent and areas of water with a designated harbor line.

(b) Unified Control

One hundred (100) percent of the land in an SP District shall be controlled by the applicant for the SP District at the time of application through ownership or sales options. A final land development plan shall not be approved and rezoning of an SP District shall not become effective until proof of ownership of the land or proof of control of the land through sales agreement has been submitted by the applicant.

(c) Compliance with Plans, Policies and Other Regulations

An SP District shall be in a location suitable for the proposed development, as evidenced by compliance with plans and policy documents adopted from time to time by the Planning Commission and by demonstrated compatibility of the proposed development with development in adjacent areas.

Suitability for the SP District, in compatibility with plans and policy documents adopted from time to time by the Planning Commission and compatibility with development in adjacent areas, may be demonstrated and achieved by requirements the Planning Commission may impose through the Improvement Subdivision Regulations and Standards, including, but not limited to, impact mitigation measures, impact fees, performance bonds, management plans and public access requirements.

(d) Adequate Public Facilities

An SP District without current, sufficient infrastructure may be designated provided the final land development plan includes an implementation program and provided development is not allowed until such appropriate infrastructure is available through either public or private improvements, in accord with the Improvement Subdivision Regulations and Standards.

(e) Where applicable, an SP District shall comply, to the greatest extent feasible, with the guidelines of the community's Master Plan.

909.01.D.2 Use Regulations

Uses allowed within SP Districts shall be established for each district, according to the provisions of Section 909.01.E.

powered by Legistar™

909.01.D.3 Site Development Standards

(a) Floor Area Ratio

The maximum permitted floor area ratio within any SP District shall be set in the text in each individual SP District.

(b) Light Access

Buildings shall be designed to allow light access through windows of existing buildings.

(c) Urban Open Space At least ten (10) percent of the land area within any SP District shall be improved as Urban Open Space in accordance with the following standards:

(1) Components

The particular functions and kinds of Urban Open Space to be provided at a development site shall be based upon consideration of existing and projected pedestrian volumes and circulation patterns; the location, size and character of existing Urban Open Space in the vicinity of the development site; existing and proposed land use patterns; relation to public transportation; and objectives contained in the adopted plan and policy documents pertaining to the GT District.

(2) Development Standards

(i) Urban Open Space designed to facilitate pedestrian circulation or relieve pedestrian congestion shall be at the same level as abutting public sidewalks and shall provide a clear path or area for movement. There shall be no vehicle entrance or exit points within the Urban Open Space which would impede movement or endanger pedestrians, other than access which may be required for emergency vehicles. The Urban Open Space shall be paved in accordance with City standards for sidewalk finishes. Street trees and landscape elements shall be located so as not to impede pedestrian movement and shall comply with all City street-related improvements in the downtown area. An Urban Open Space designed to facilitate pedestrian movement or to relieve congestion shall be accessible to the handicapped throughout its entire area and shall be open without restriction to the general public at all reasonable times.

(ii) Urban Open Space designed to provide passive recreation Space or informal activity areas shall abut and be accessible from a public sidewalk or from an established Urban Open Space designed to facilitate pedestrian circulation or relieve pedestrian congestion. A majority of the Urban Open Space shall be visible from such abutting Space. Access to the Urban Open Space shall not be interrupted by vehicle entrances or exits. A plaza or park may be located above or below the level of the abutting sidewalk or open space provided it is accessible to the handicapped. A plaza or park shall contain seating, permanent landscaping and lighting for night time illumination. A park or plaza may contain tables and facilities for food service, but a majority of the Space shall be available for general public use without charge or purchase of any services which may be offered. A park or plaza shall be sited and oriented to maximize the access of sun light and air to the Urban Open Space. The Urban Open Space shall be open without restriction to the general public at least during business hours normal to the area in which it is located and during periods of heavy pedestrian movement in the area.

(iii) When a development site is adjacent to a bus stop or transit station, the required Urban Open Space shall be designed to provide access to it and the waiting areas for transit riders.

(iv) Every Urban Open Space provided under the requirements of this Code shall be located and developed to relate harmoniously with development on adjacent sites and to contribute to the attractiveness and efficient functioning of the overall environment of the district.

(3) Maintenance

A legally binding agreement, in a form acceptable to the City, shall be executed for each Urban Open

powered by Legistar™

Space provided and approved under the requirements of this Code. This agreement shall include provision for the permanent maintenance of the Urban Open Space by its owner.

(d) Useable Open Space

Useable Open Space shall be provided for residential uses within an SP District in accordance with the Land Use Intensity Rating System of the Subdivision Regulations and Standards.

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed: _____

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Walnut Capital Partners - Penn Highland LP		Phone Number: (412) 683-3810	
Address: 5500 Walnut St.	City: Pittsburgh	State: PA	Zip Code: 15232
2. Applicant/Company Name: Tom Price, Strada		Phone Number: (412) 263-3800	
Address: 925 Liberty Ave.	City: Pittsburgh	State: PA	Zip Code: 15222
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: Penn Highland Building			
4. Development Location: East Liberty, Pittsburgh PA (corner of Highland Ave. and Penn Ave.)			
5. Development Address: TBD			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#:	Date Issued:	Existing Use of Property:	
8. Estimated Construction: Start Date: 01/ 02/ 16	Occupancy Date: 06/ 01 /14	Project Cost: $ 10.5 mil	

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): 5. Multi-unit residential; 105. Retail Sales and Services

10. Select the Type of Work:

- ☑ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☐ Renovation, Interior
- ☐ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: 6 story building with 5 stories of apartments and 1 story ground floor retail . Parking for the new building will be accomodated within the existing Parking Structure on Highland Avenue. The project will include vacation of the alley between the proposed apartment building and the existing Highland Building Apartments.

12. Is a Land Operations Permit needed? ☐ YES ☑ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

VOUCHER #: _____ (Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: 1 ☐ N/A

☑ Residential ☑ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	27,700	sq ft
Existing to be Retained:	0	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	90,032	sq ft
Building Footprint:	18,400	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			6	75
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 89

17. Lot Area: 22,860 sq ft

18. On Site Parking: ☐ N/A On site parking to be provided in the adjacent garage

	Existing	Proposed
Full (8 ½′ x 19′)	170	0
Compact (7 ¼′ x 16′)		
Handicap (13 ½′ x 19′)	7	0

Off-Street Loading Spaces: ☐ N/A

Actual: 2

Required: 3

19. Please check any of the following items that will be part of the proposed work: ☐ N/A

☑ Demolition ☑ HVAC (Interior) ☑ HVAC (Exterior) ☑ Electrical ☑ Fire Alarm

☑ Fire Protection/Sprinklers ☐ Deck Construction ☐ Commercial Cooking Hood ☐ Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☐ Repair or Replace Existing Plumbing ☑ New Construction of Plumbing ☐ No Plumbing Work is Proposed

VOUCHER #: _____
(Zoning Use Only)

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

1	New Water Service Connection(s)	5	Termination of Existing Water Service Tap(s)
2	New Sewer Service Connection(s)	5	Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

☒ YES ☐ NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☒ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☐ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☒ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☒ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature: 9.19.14.

VOUCHER #: _____ (Zoning Use Only)

Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)
52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)
100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

Department of City Planning
Zoning Office Counter
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code
http://www.municode.com/index.aspx?clientId=13525

Department of Public Safety
Bureau of Building Inspection (BBI)
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

Department of Public Works (DPW)
Bureau of Engineering and Construction
City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Department of Public Works (DPW)
Public Space Management
Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)
Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

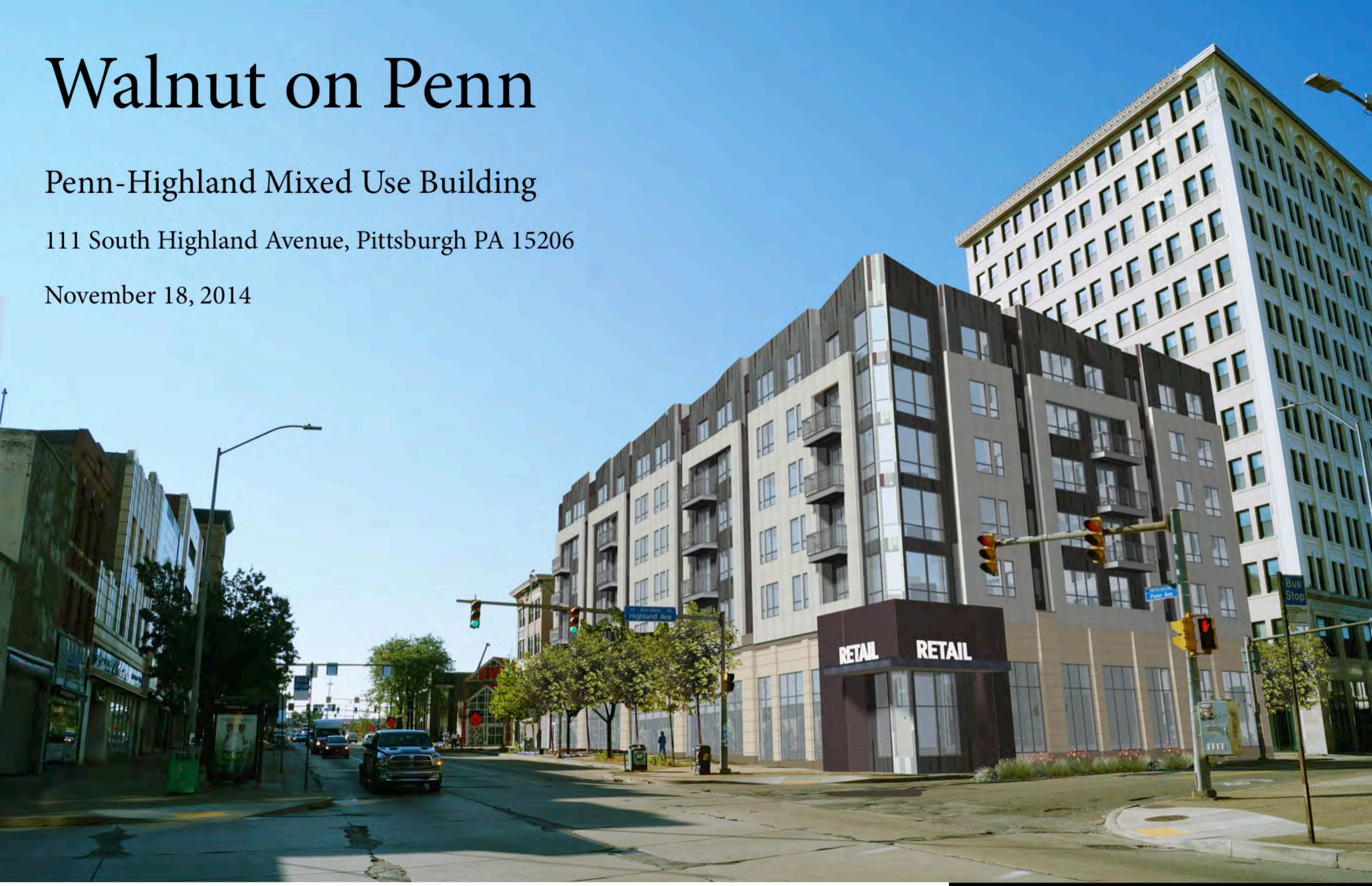
Allegheny County Health Department (ACHD)
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html

Walnut on Penn

Penn-Highland Mixed Use Building

111 South Highland Avenue, Pittsburgh PA 15206

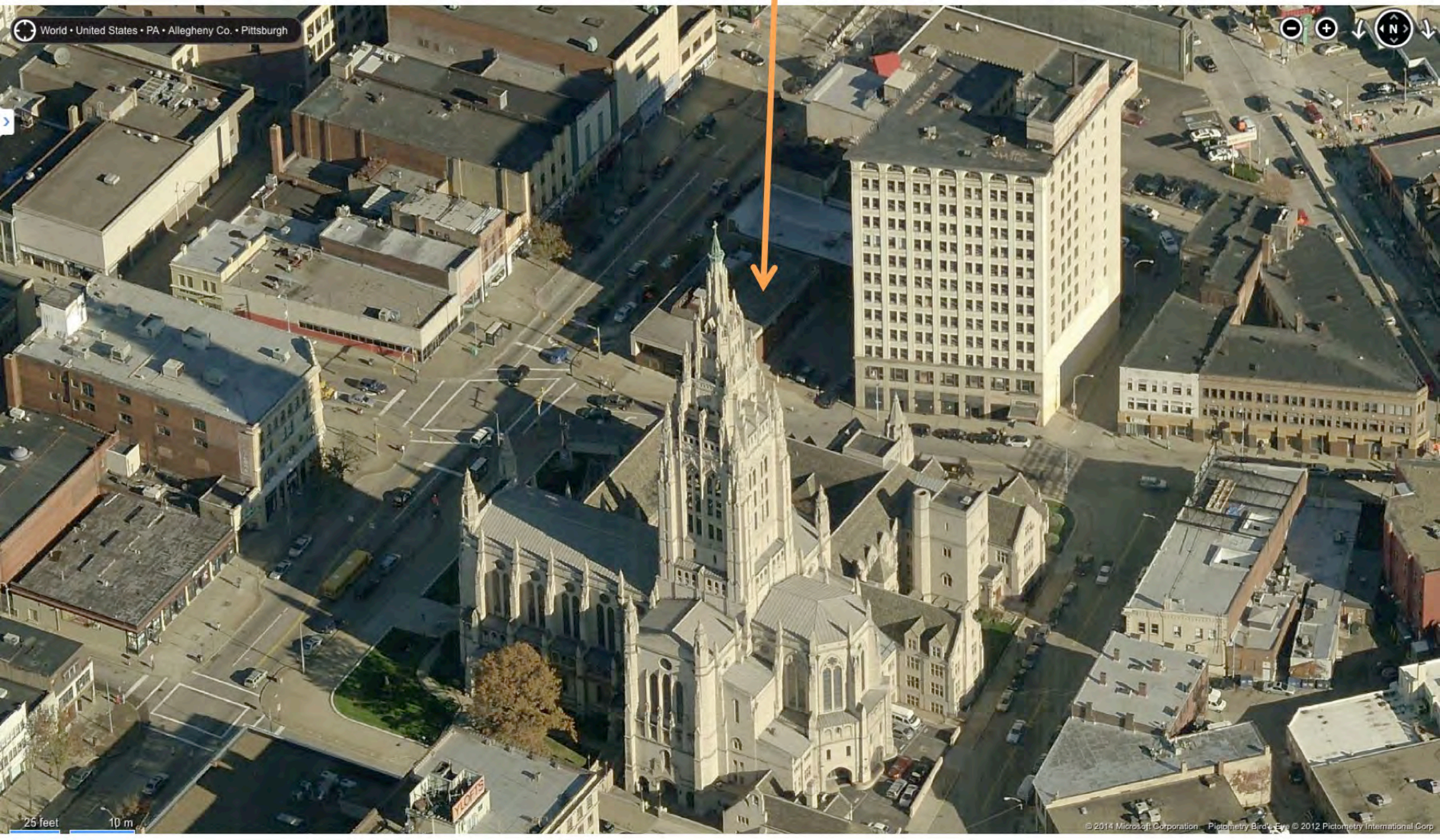
November 18, 2014



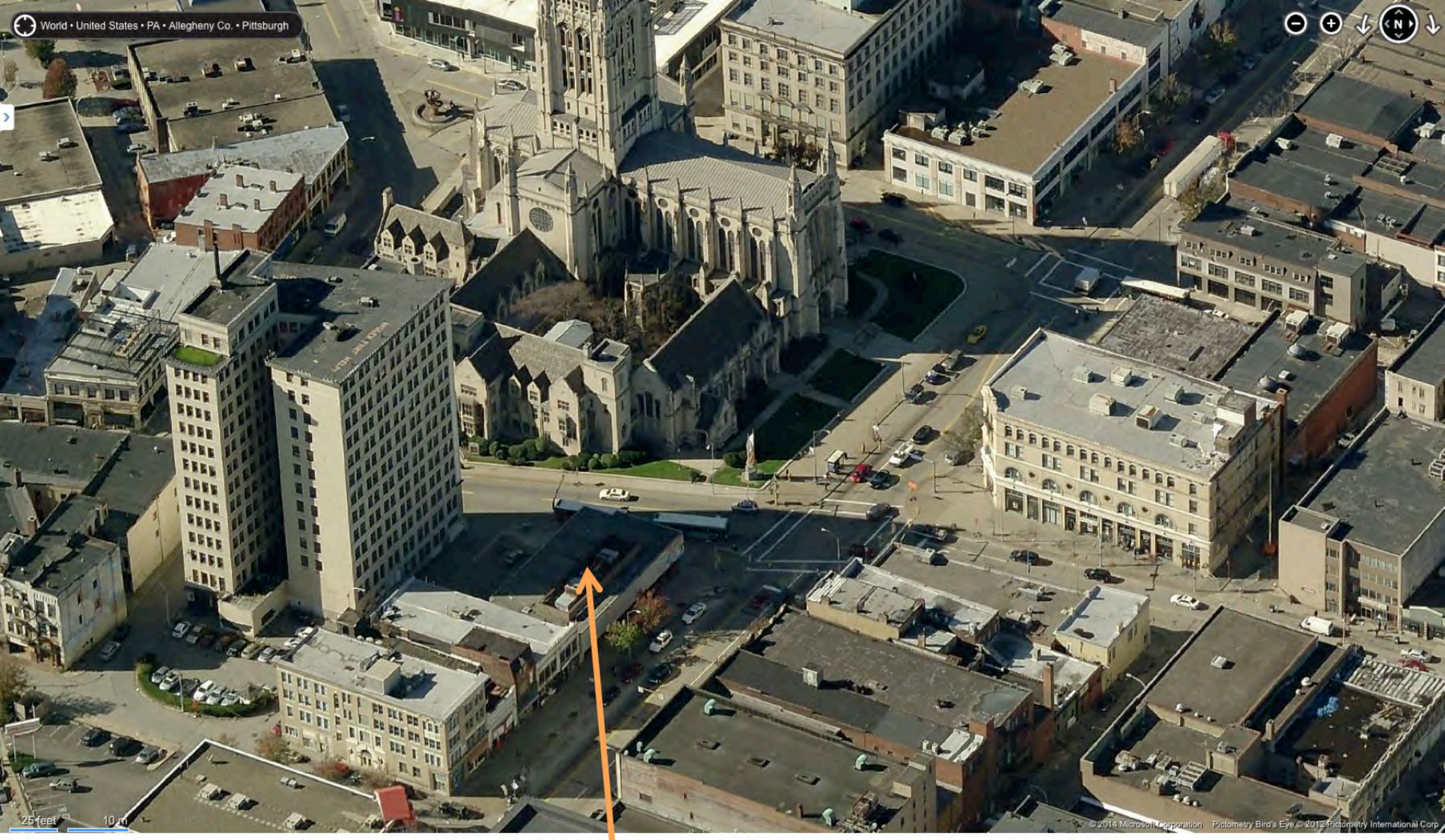
Strada

THE BEST IN CITY LIVING | WALNUT CAPITAL

Context Plan

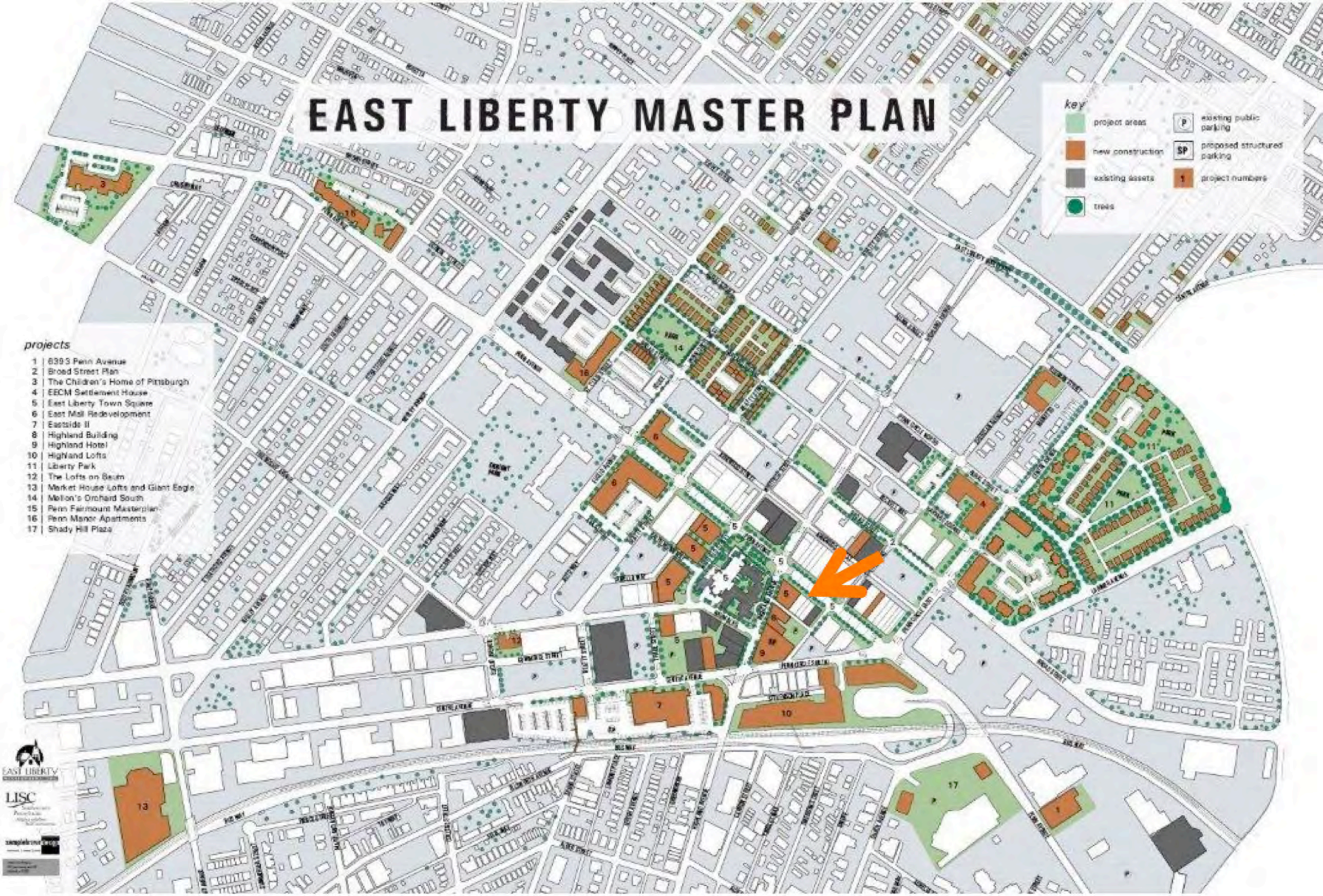


Context Aerial



Project Site

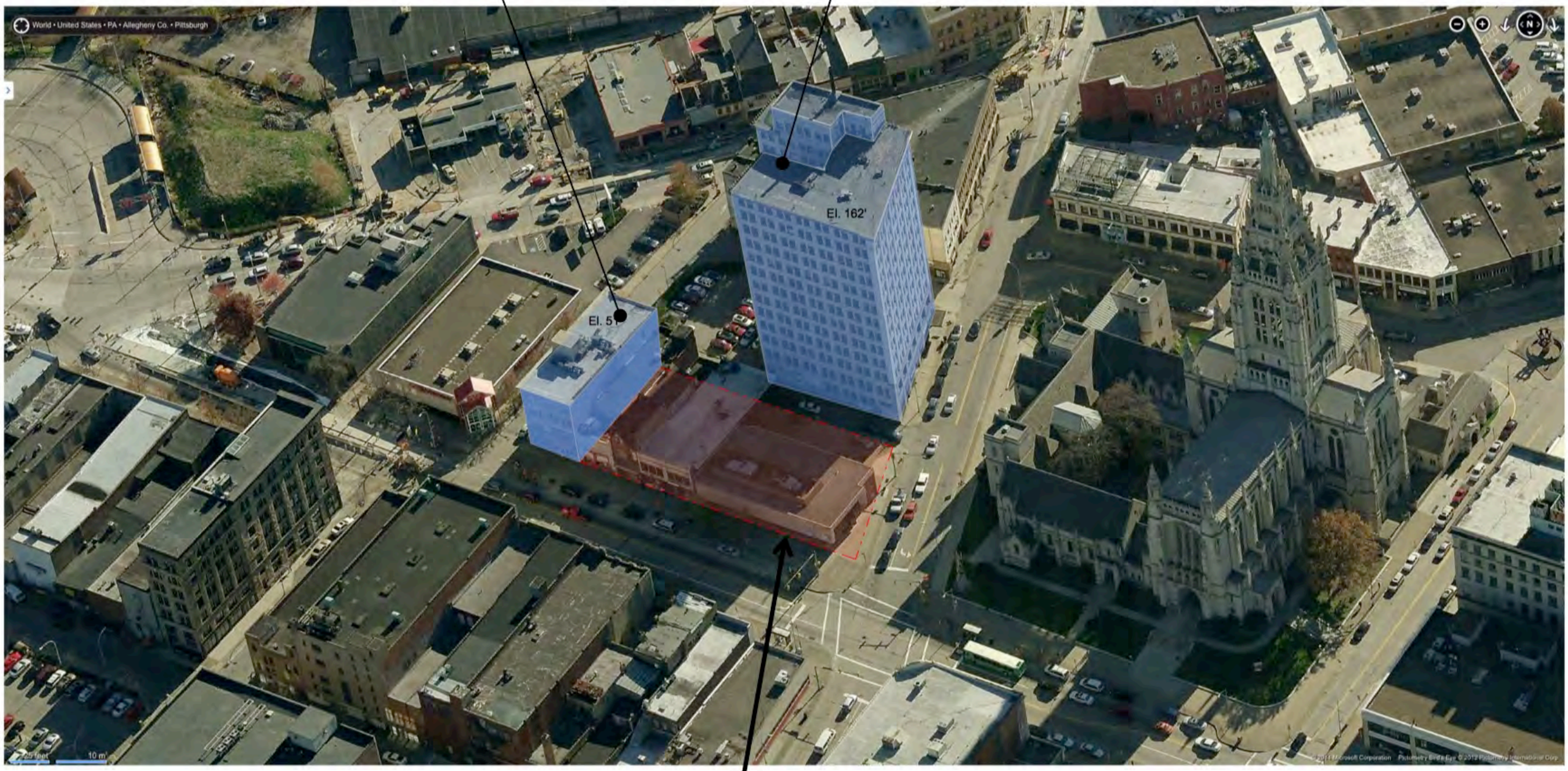
Context Aerial



Relationship to Previous Planning Studies

Height, 51 feet

Height, 162 feet



Allowable contextual height is 106
(proposed height is 75')

Contextual Height

Existing Condition Penn Avenue

Proposed Condition

Night Time Rendering

Existing Condition Corner of Penn Ave. & Highland Ave.

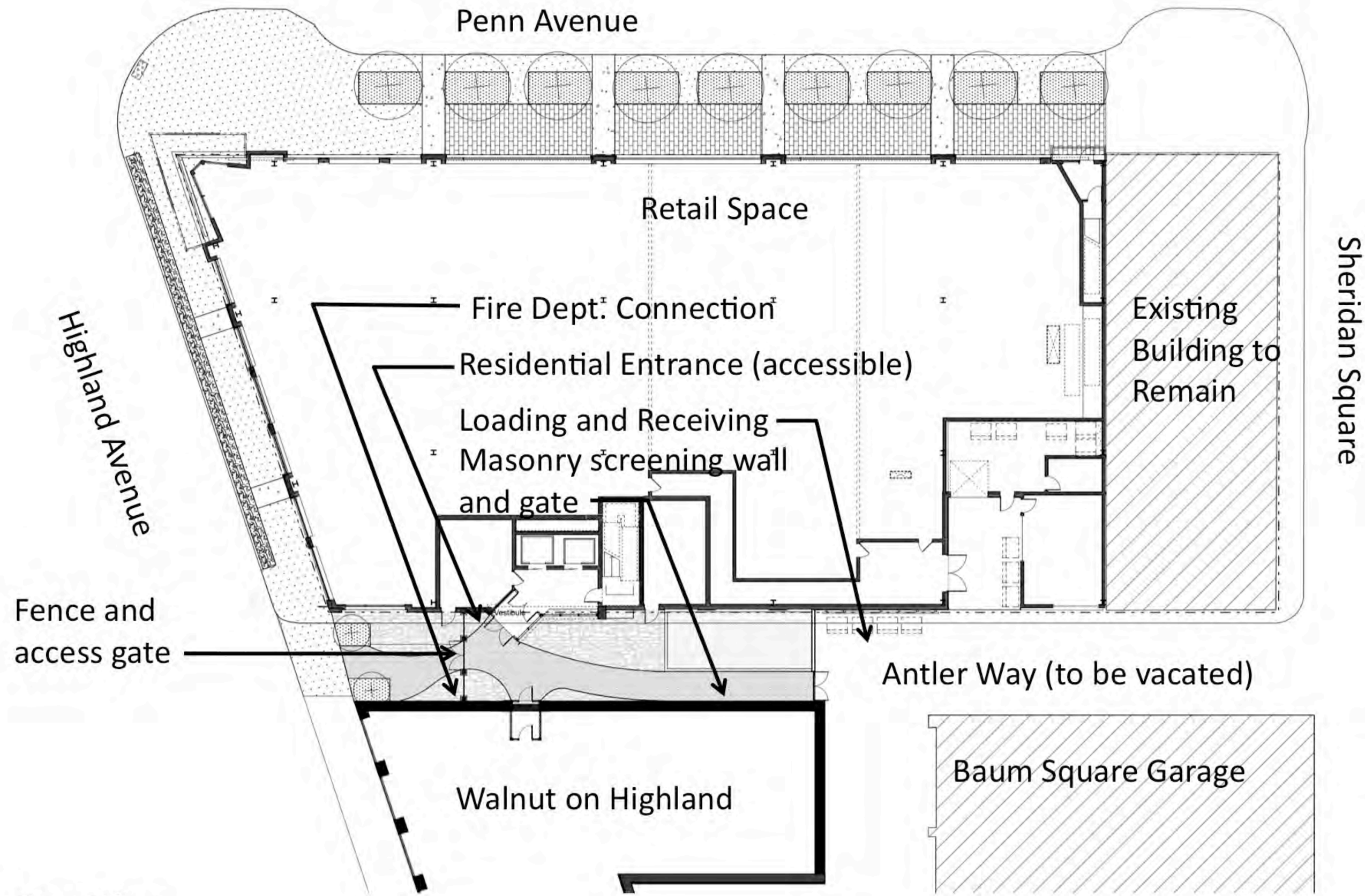
Proposed Condition Corner of Penn Ave. & Highland Ave.

Existing Condition South Highland Looking Toward Penn Ave.

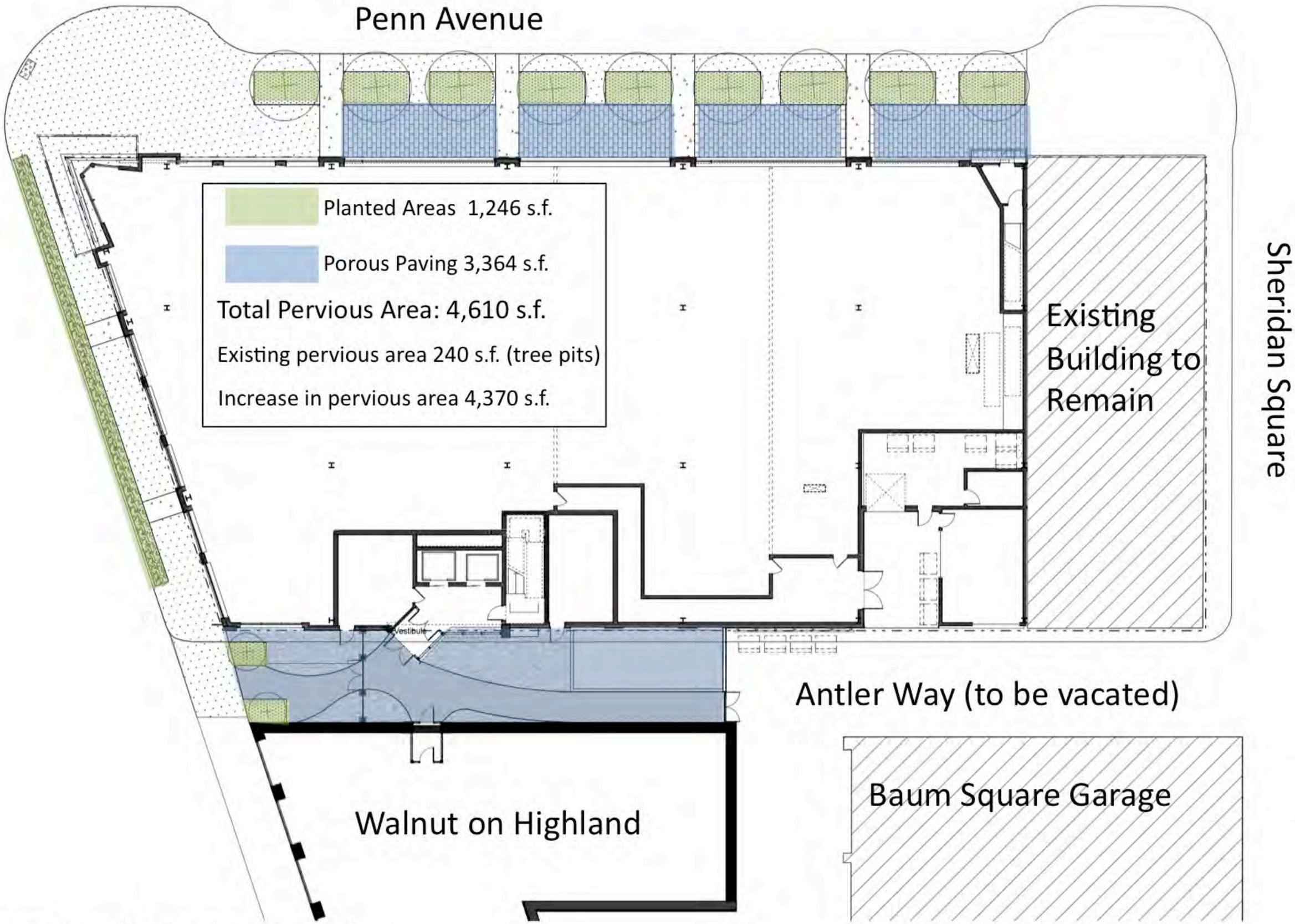
Proposed Condition South Highland Looking Toward Penn Ave.

Existing South Highland Looking Toward Center Ave.

Proposed South Highland Looking Toward Center Ave.


Penn Avenue
Retail Space
Highland Avenue
Sheridan Square
Fire Dept. Connection
Residential Entrance (accessible)
Loading and Receiving
Masonry screening wall
and gate
Existing
Building to
Remain
Fence and
access gate
Antler Way (to be vacated)
Baum Square Garage
Walnut on Highland

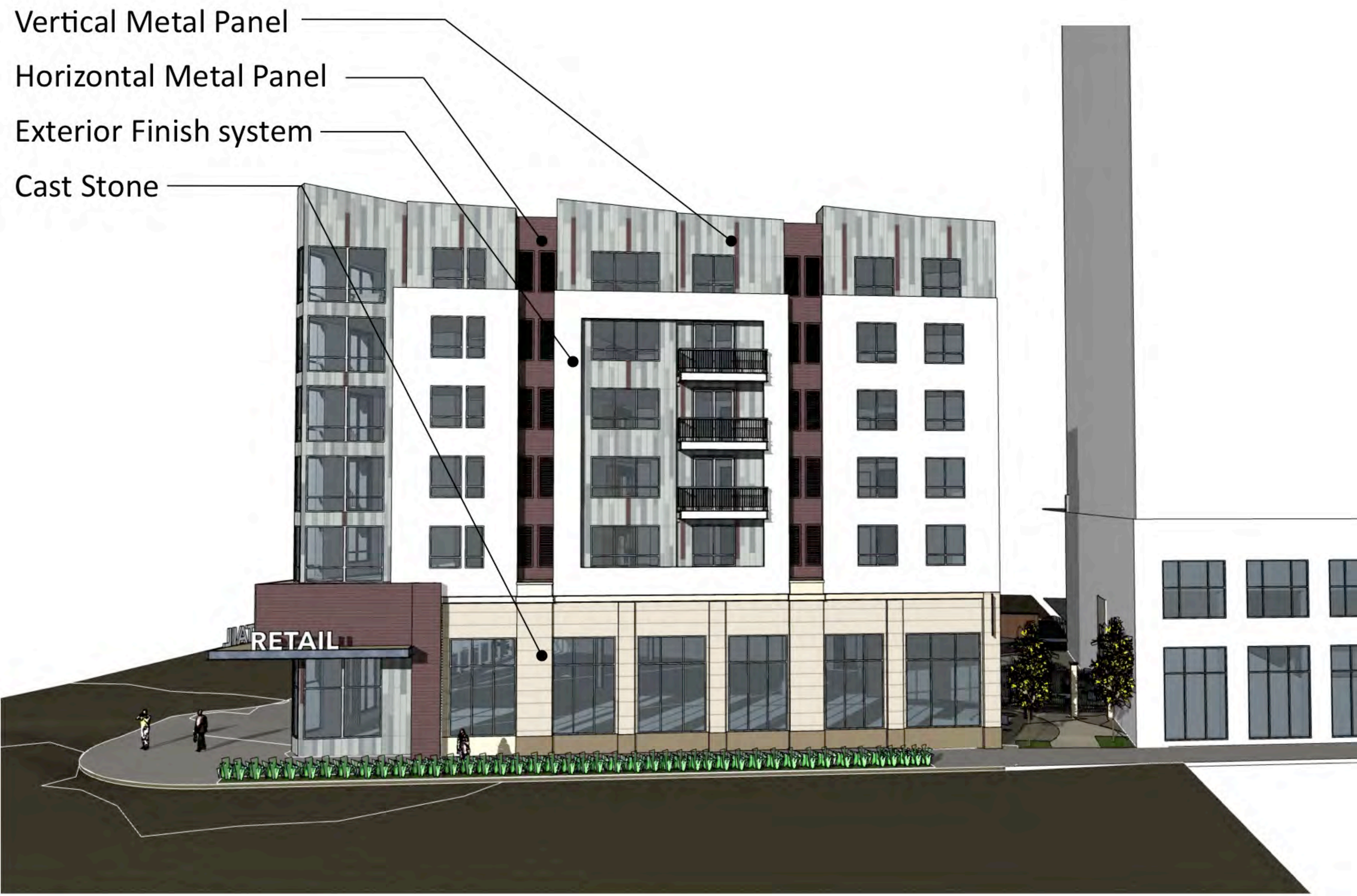
Site Plan



Stormwater Management

Penn Avenue Elevation

Penn Avenue Elevation



Highland Avenue Elevation

Highland Avenue Elevation

Courtyard Entrance from South Highland

Courtyard Entrance Detail

Back Elevation (Antler Way)

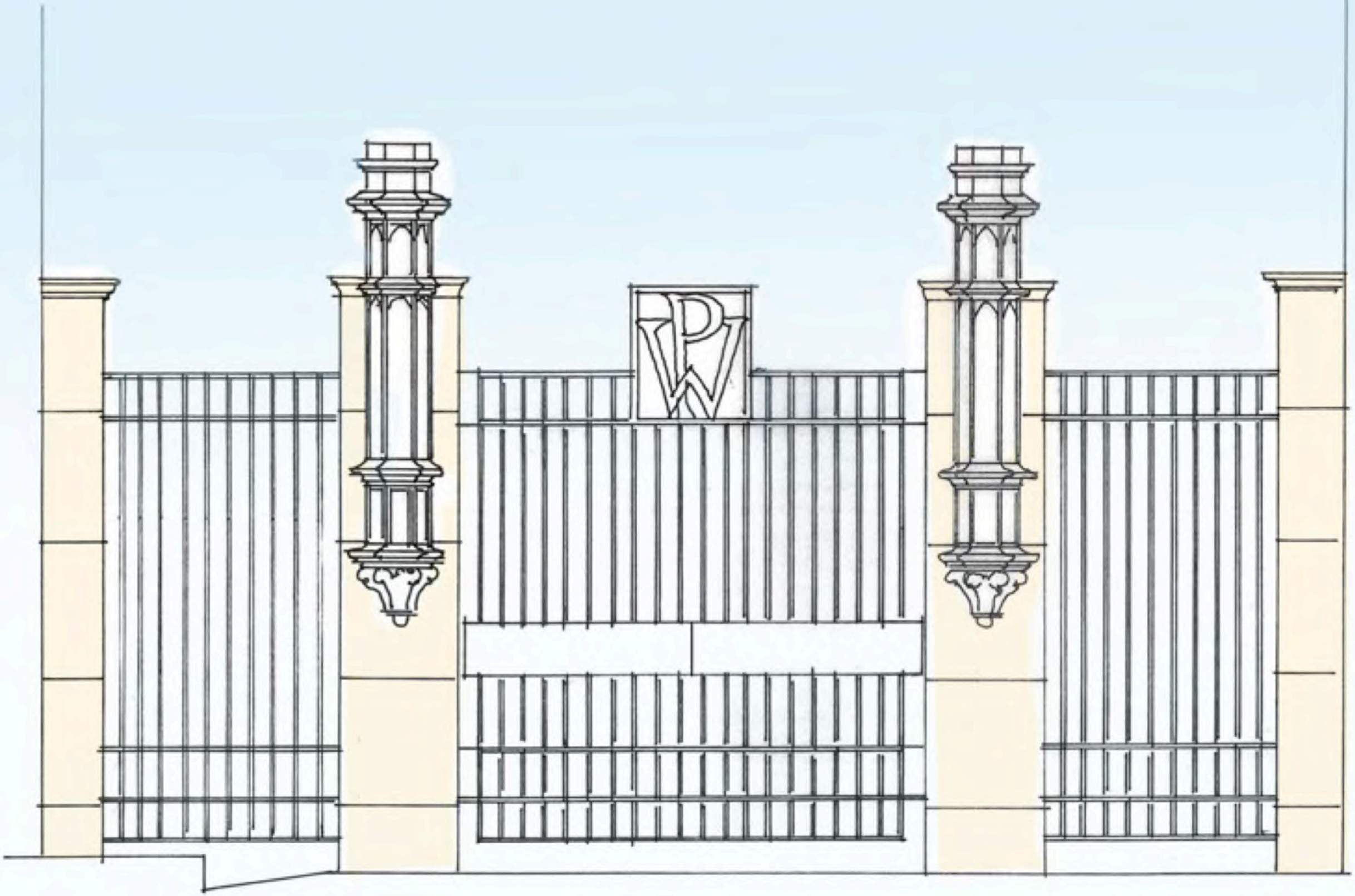
Residential Entrance & Courtyard

Entrance & Second Floor Courtyard Relationship

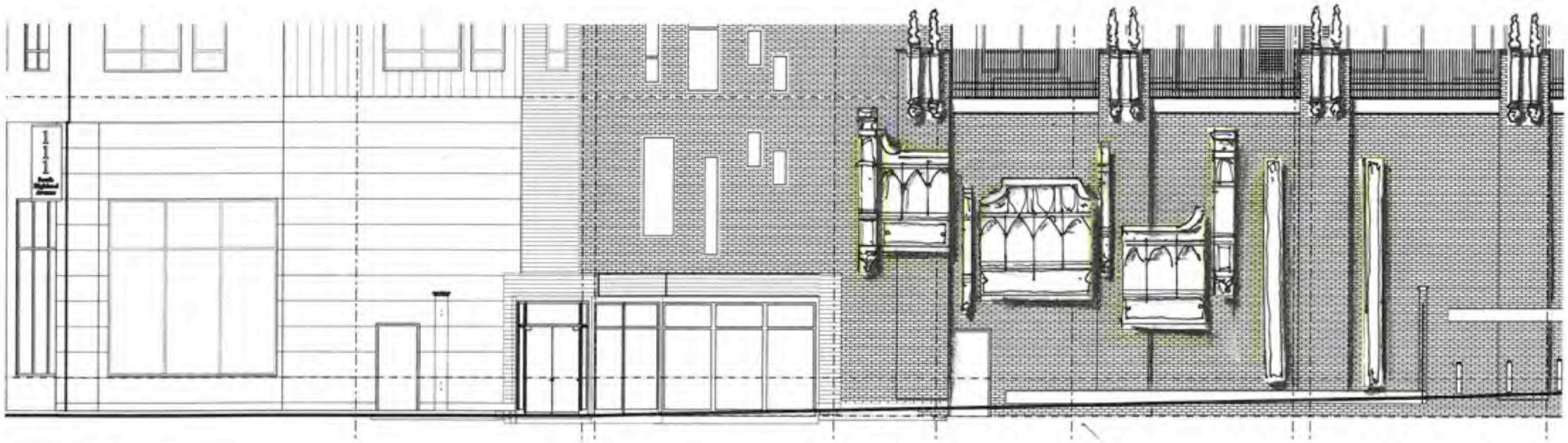
Rear Elevation (Antler Way)

Existing Penn Avenue Façades

Reuse Opportunities



Incorporate Façade Elements into new Courtyard Entrance Gate



Integrate/express Façade Elements against new brick courtyard wall

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Office of the Zoning Administrator

200 ROSS STREET • THIRD FLOOR • PITTSBURGH • PENNSYLVANIA • 15219

Date Filed: ~~October 21, 2014~~

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

The Development Review Application **can be** used for the following:

- New Construction of a Primary Use Structure larger than a 2-Family Dwelling. (Including new Non-Residential Primary Use Structures);
- Any project or development that requires a Land Operations Permit;
- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: Distrikt Hotel		Phone Number: (201) 444-7535	
Address: 324 W. 40th Street	City: New York	State: New York	Zip Code: 10018
2. Applicant/Company Name: Joe Bevins, Strada Architecture		Phone Number: (412) 246-2830	
Address: 925 Liberty Avenue, Suite 900	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Distrikt Hotel Pittsburgh			
4. Development Location: Central Business District			
5. Development Address: 424 Third Avenue, Pittsburgh, Pennsylvania, 15219			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 43977	Date Issued: 03-13-1984	Existing Use of Property: A-3, B	
8. Estimated Construction: Start Date: 01 / 01/ 2015	Occupancy Date: 04 / 01 / 2016	Project Cost: $ 14,000,000.00	

Use the attached Worksheet to continue answering the questions. For additional reference in answering Items 9-12 go to pittsburghpa.gov/dcp/zoning/ and select the link for the City Zoning Code maintained at the Municode.com website.

9. Proposed Use of Site (Select from attached list): 68 - Hotel/Motel (General)

10. Select the Type of Work:

- ☐ New Construction, New
- ☐ New Construction,
- ☐ Change in Use Only
- ☑ Renovation, Interior
- ☑ Renovation, Exterior
- ☐ Renovation, Change in Use

11. Describe the Development: Renovation of existing 1920's ten-story, 91,322-square foot Salvation Army Building into a hospitality building with 186 guest rooms, dedicated retail program, restaurant, kitchen and assembly rooms. The project will include architectural, structural, mechanical, electrical and plumbing improvements, including, but not limited to, complete removal of existing materials. Aesthetic improvements will be made to both the interior and exterior of the building, while preserving historic features of the building.

12. Is a Land Operations Permit needed? ☐ YES ☑ NO

(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)

VOUCHER #: _____ (Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

LAND AND BUILDING INFORMATION

13. Proposed Number of New Structures or Building Additions: ☐ N/A

☑ Residential ☐ Commercial ☐ Recreational ☐ Industrial ☐ Institutional

14. Gross Floor Area:

Existing to be Razed:	0	sq ft
Existing to be Retained:	91,322	sq ft
Retained Area to be Renovated:	91,322	sq ft
To be Constructed:	10,000	sq ft
Building Footprint:	10,000	sq ft

15. Height of Structures:

	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	11	129		
Proposed Addition/Extension			1	11' - this does not alter the building's overall height.
Provide Accessory Structure Type(s) and Height(s):				
Floor infill				Infill at existing levels

16. Number of Dwelling Units:

Existing to Remain: 0 Proposed: 186

17. Lot Area: 36,000 sq ft

18. On Site Parking: ☐ N/A

	Existing	Proposed
Full (8 ½' x 19')	43	3
Compact (7 ¼' x 16')		
Handicap (13 ½' x 19')		

Off-Street Loading Spaces: ☐ N/A

Actual: 3

Required: 3

19. Please check any of the following items that will be part of the proposed work: ☐ N/A

☑ Demolition ☑ HVAC (Interior) ☑ HVAC (Exterior) ☑ Electrical ☑ Fire Alarm

☑ Fire Protection/Sprinklers ☑ Deck Construction ☐ Commercial Cooking Hood ☑ Sign

20. Please check the following items that pertain to any work proposed on private plumbing:
(i.e. plumbing between a public sewer or water line and a building, including plumbing inside the building).

☑ Repair or Replace Existing Plumbing ☑ New Construction of Plumbing ☐ No Plumbing Work is Proposed

DEVELOPMENT REVIEW APPLICATION

WATER AND SEWER INFORMATION

NOTE: The term "sewer" refers to sanitary sewers, storm sewers and combined sewers owned by the City of Pittsburgh.

For reference in answering Items 21-24, please refer to the Pittsburgh Water and Sewer Authority's Procedures Manual for Developers (available at www.pgh2o.com).

21. Please indicate the number (e.g. 0, 1, 2,...) of each of the following sewer and/or water items that will be part of the work:

0	New Water Service Connection(s)	0	Termination of Existing Water Service Tap(s)
0	New Sewer Service Connection(s)	0	Termination of Existing Sewer Service Tap(s)

22. Will the proposed work change the current water consumption and sewer discharge of the building or site?

☐ YES ☒ NO

23. If the Development includes the construction of main sewer and/or water lines, then the Applicant is required to select a course of action with regard to ownership of those utilities:

☐ Applicant requests PWSA to accept ownership of the sewer mains and/or water lines

☐ Applicant retains private ownership of sewer mains and/or water lines

☒ Not Applicable (Development does not include construction of sewer mains and/or water lines)

24. If Yes to the first or second statement in Item 23, then identify the type of property where the sewer mains and/or water lines will be constructed:

☐ Public Property, Existing City Street ☐ Private Property ☐ Not Applicable

☐ Public Property, New City Street to be constructed as part of the development/project

WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

25. Please select the following items that apply to the proposed work:

☐ Applicant requests to change or designate the name of a City Street.

☐ The proposed work includes a private structure (e.g. deck, porch, awning, sign, etc.) encroaching on a City dedicated right-of-way.

☒ Modification or reconstruction of City curbs.

☐ Design and construction of a new street where the Applicant will request the City to accept ownership of the street.

☐ Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development.

☐ The proposed work will create an obstruction of traffic on City rights-of-way.

☐ The proposed work includes the excavation of a City street or sidewalk.

☐ The proposed work includes the placement of a demolition dumpster in a City right-of-way.

☐ The proposed work includes the addition, deletion and/or relocation of City street lights in a City right-of-way.

26. Applicant will be applying for a Visitability Tax Credit? ☐ Yes ☒ No

Applicant Signature:

Development Review Application - List of Existing and Proposed Uses for Questions 6 & 9

Residential Uses

1. Single-Unit Detached Residential
2. Single-Unit Attached Residential
3. Two-Unit Residential
4. Three-Unit Residential
5. Multi-Unit Residential
6. Assisted Living Class A
7. Assisted Living Class B
8. Assisted Living Class C
9. Community Home
10. Dormitory
11. Fraternity/Sorority
12. Housing for the Elderly (Limited)
13. Housing for the Elderly (General)
14. Multi-Suite Residential (Limited)
15. Multi-Suite Residential (General)
16. Personal Care Residence (Large)
17. Personal Care Residence (Small)

Non-Residential Uses

18. Adult Entertainment
19. Agricultural Use
20. Amusement Arcade
21. Animal Care (Limited)
22. Animal Care (General)
23. Art or Music Studio
24. Public Assembly (Limited)
25. Public Assembly (General)
26. Bank or Financial Institution (Limited)
27. Bank or Financial Institution (General)
28. Basic Industry
29. Bed and Breakfast (Limited)
30. Bed and Breakfast (General)
31. Car Wash
32. Cemetery
33. Check Cashing
34. Child Care (Limited)
35. Child Care (General)
36. Club (Limited)
37. Club (General) other than the limited type described above.
38. College or University Campus
39. Communication Tower, Class A
40. Communication Tower, Class B
41. Communication Tower, Class C
42. Community Center (Limited)
43. Community Center (General)
44. Construction Contractor (Limited)
45. Construction Contractor (General)
46. Correctional Facility (Limited)
47. Correctional Facility (General)
48. Cultural Service (Limited)
49. Cultural Service (General)
50. Custodial Care Facility
51. Educational Classroom Space (Limited)
52. Educational Classroom Space (General)
53. Excavation/Grading/Fill, Major
54. Firearms Business Establishment
55. Forestry Activities
56. Freight Terminal
57. Funeral Home
58. Gaming Enterprise
59. Golf Course
60. Grocery Store (Limited)
61. Grocery Store (General)
62. Hazardous Operations
63. Helipad
64. Heliport
65. Helistop
66. Hospital
67. Hotel/Motel (Limited)
68. Hotel/Motel (General)
69. Incinerator, Solid Waste
70. Laboratory/Research Services (Limited)
71. Laboratory/Research Services (General)
72. Laundry Services
73. Library (Limited)
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales and Service [Non-Accessory Use]
84. Parking, Commercial (Limited)
85. Parking, Commercial (General)
86. Parking Structure (Limited)
87. Parking Structure (General)
88. Parks and Recreation (Limited)
89. Parks and Recreation (General)
90. Pawn Shop
91. Recreation and Entertainment, Indoor (Limited)
92. Recreation and Entertainment, Indoor (General)
93. Recreation and Entertainment, Outdoor (Limited)
94. Recreation and Entertainment, Outdoor (General)
95. Recycling Collection Station
96. Recycling Processing Center
97. Religious Assembly (Limited)
98. Religious Assembly (General)
99. Restaurant, Fast-Food (Limited)
100. Restaurant, Fast-Food (General)
101. Restaurant (Limited)
102. Restaurant (General)
103. Restaurant, Liquor License (Limited)
104. Restaurant, Liquor License (General)
105. Retail Sales and Services (Limited)
106. Retail Sales and Services (General)
107. Retail Sales and Services, Residential Convenience
108. Safety Service
109. Salvage Yard
110. School, Elementary or Secondary (Limited)
111. School, Elementary or Secondary (General)
112. Service Station
113. Sidewalk Cafe
114. Transit Facility
115. Utility (Limited)
116. Utility (General)
117. Vehicle/Equipment Repair (Limited)
118. Vehicle/Equipment Repair (General)
119. Vehicle/Equipment Sales (Limited)
120. Vehicle/Equipment Sales (General)
121. Vocational School (Limited)
122. Vocational School (General)
123. Warehouse (Limited)
124. Warehouse (General)
125. Warehouse, Residential Storage
126. Welding or Machine Shop
127. New and Unlisted Uses

DEVELOPMENT REVIEW APPLICATION – CONTACT INFORMATION

Department of City Planning
200 Ross Street, Fourth Floor
Pittsburgh, PA 15219
(412) 255-2200
pittsburghpa.gov/dcp/

Department of City Planning
Zoning Office Counter
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2246
pittsburghpa.gov/dcp/zoning/

City Zoning Code
http://www.municode.com/index.aspx?clientId=13525

Department of Public Safety
Bureau of Building Inspection (BBI)
200 Ross Street, Third Floor
Pittsburgh, PA 15219
(412) 255-2175
www.city.pittsburgh.pa.us/bbi/

Department of Public Works (DPW)
Bureau of Engineering and Construction
City-County Building, Room 301
441 Grant Street
Pittsburgh, PA 15219
(412) 255-2883
www.city.pittsburgh.pa.us/pw/html/permits_info.html

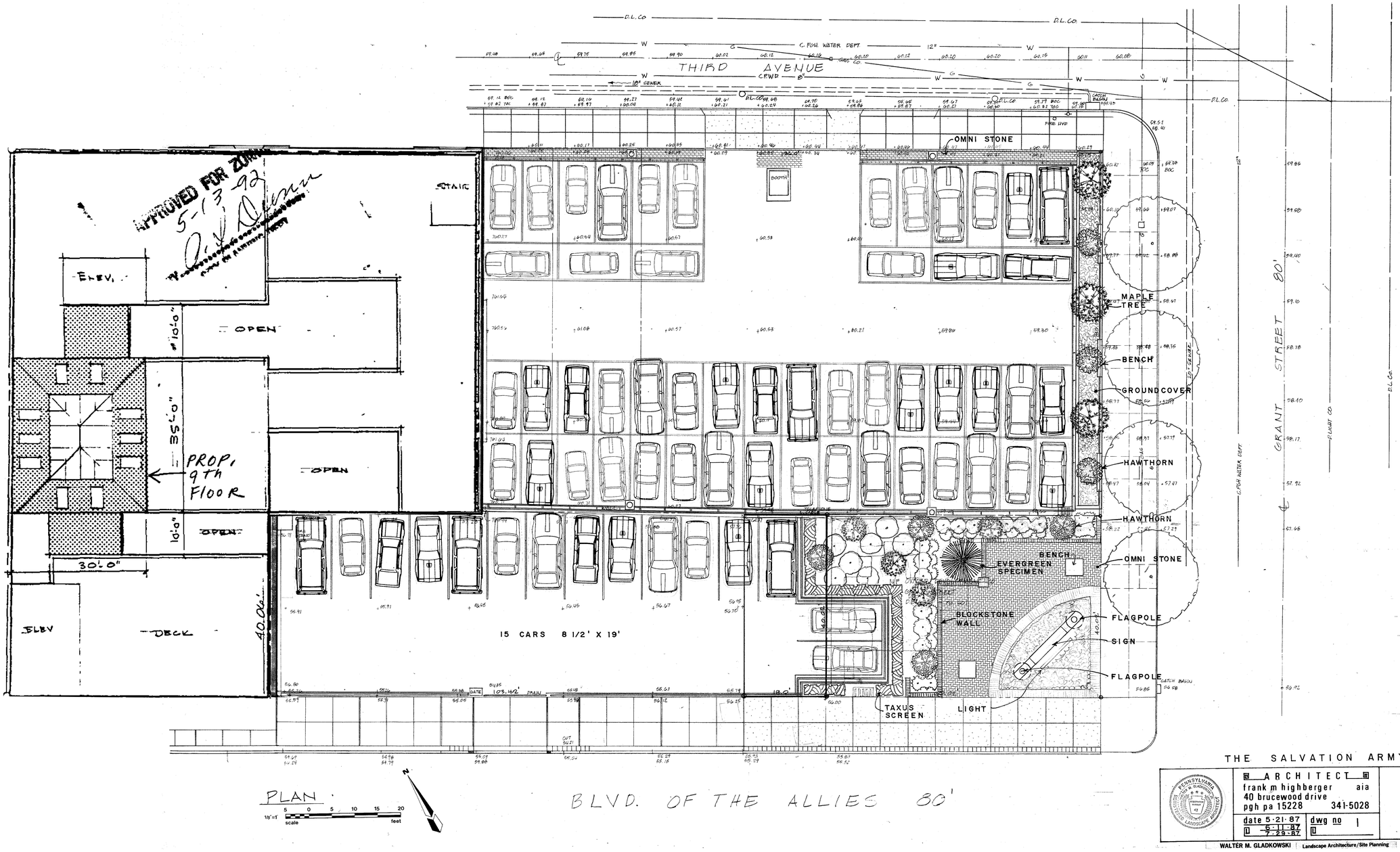
Department of Public Works (DPW)
Public Space Management
Permit Office
611 Second Avenue
Pittsburgh, PA 15219
(412) 255-2370
www.city.pittsburgh.pa.us/pw/html/permits_info.html

Pittsburgh Water and Sewer Authority (PWSA)
Penn-Liberty Plaza I
1200 Penn Avenue
Pittsburgh, PA 15222
Permits (412) 255-2443; Engineering (412) 255-8987
www.pgh2o.com
Refer to the PWSA Procedures Manual for Developers.

Allegheny County Health Department (ACHD)
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

Allegheny County Health Department (ACHD)
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)
Housing and Community Environment
3190 Sassafras Way
Pittsburgh, PA 15201
(412) 350-4046
www.achd.net/housing/commenvironstart.html



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Existing Salvation Army Building
Parking and Landscape Plan
1987

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

- Existing facade at intersection of Boulevard of the Allies and Cherry Way. This portion of the building was the original structure, built in 1924. The existing limestone base, limestone details, brick and gothic-arched doors will be restored. The existing glazing will be replaced with energy-efficient glazing systems that mimic the original window mullion designs.

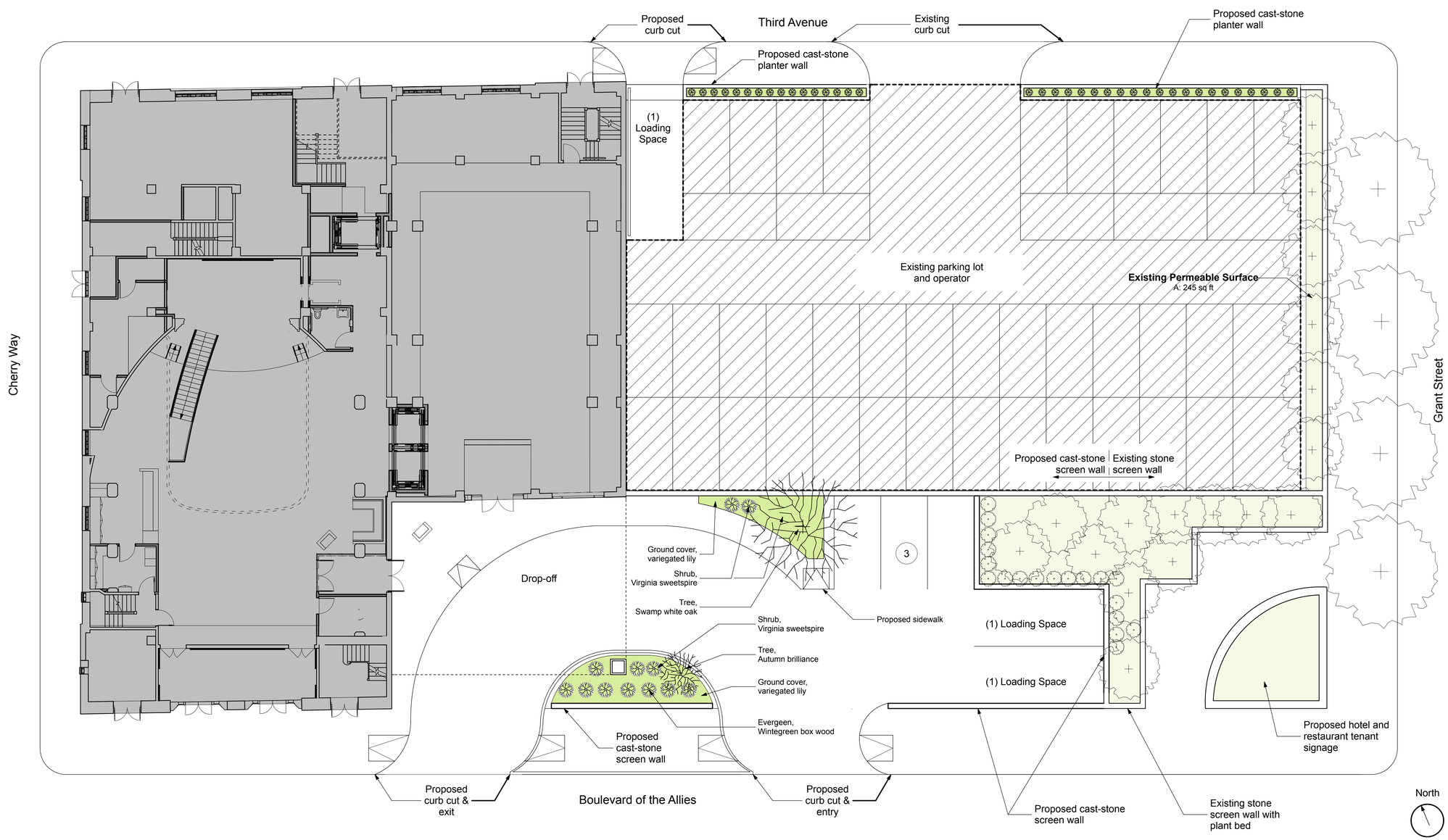
- Existing facade of building addition (1930) at Boulevard of the Allies. The sealed brick at the building's base will receive a cast stone to match the existing limestone. A metal panel porte cochere will be constructed to relieve traffic queueing along Boulevard of the Allies. The existing void in the building facade will be infilled and receive a contemporary insulated metal panel facade and brick veneer that resembles the original masonry. The existing glazing will be relocated about the facade with energy-efficient glazing systems that mimic the original window mullion designs.

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

- Existing facade at Grant Street with the Oxford Center beyond. The existing upper parking lot extends from the face of the building to Grant Street. The lower parking lot extends from the building facade to a raised garden bed and vacated memorial at the corner of Grant Street and Boulevard of the Allies. Proposed screening and vegetation will be added along Boulevard of the Allies and Third Avenue.

- Existing facade along Third Avenue. The existing facade, including the limestone base, limestone details and brick veneer will be restored. The existing glazing will be replaced with energy-efficient glazing systems that mimic the original window mullion designs.

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Existing vegetation

Proposed vegetation

Proposed Site Plan Key

Accessibility Analysis

- Fully accessible public spaces within historic fabric of building, including lobby, chapel stage, mezzanine balcony, restaurant and public meeting areas in basement.

- ADA parking adjacent to porte cochere, accessible valet drop-off and pick-up zones.

- ADA compliant public toilet rooms.

- Meets ADA guest room requirements.

Sustainability Analysis

- Renovation of existing structure conserves use of natural resources and preserves the environment, including land, energy, materials and financial resources

- Increased permeable surfaces by 187%, thereby reducing stormwater run-off.

- Fluorescent and LED lighting systems throughout building

- Building materials to utilize recycled content

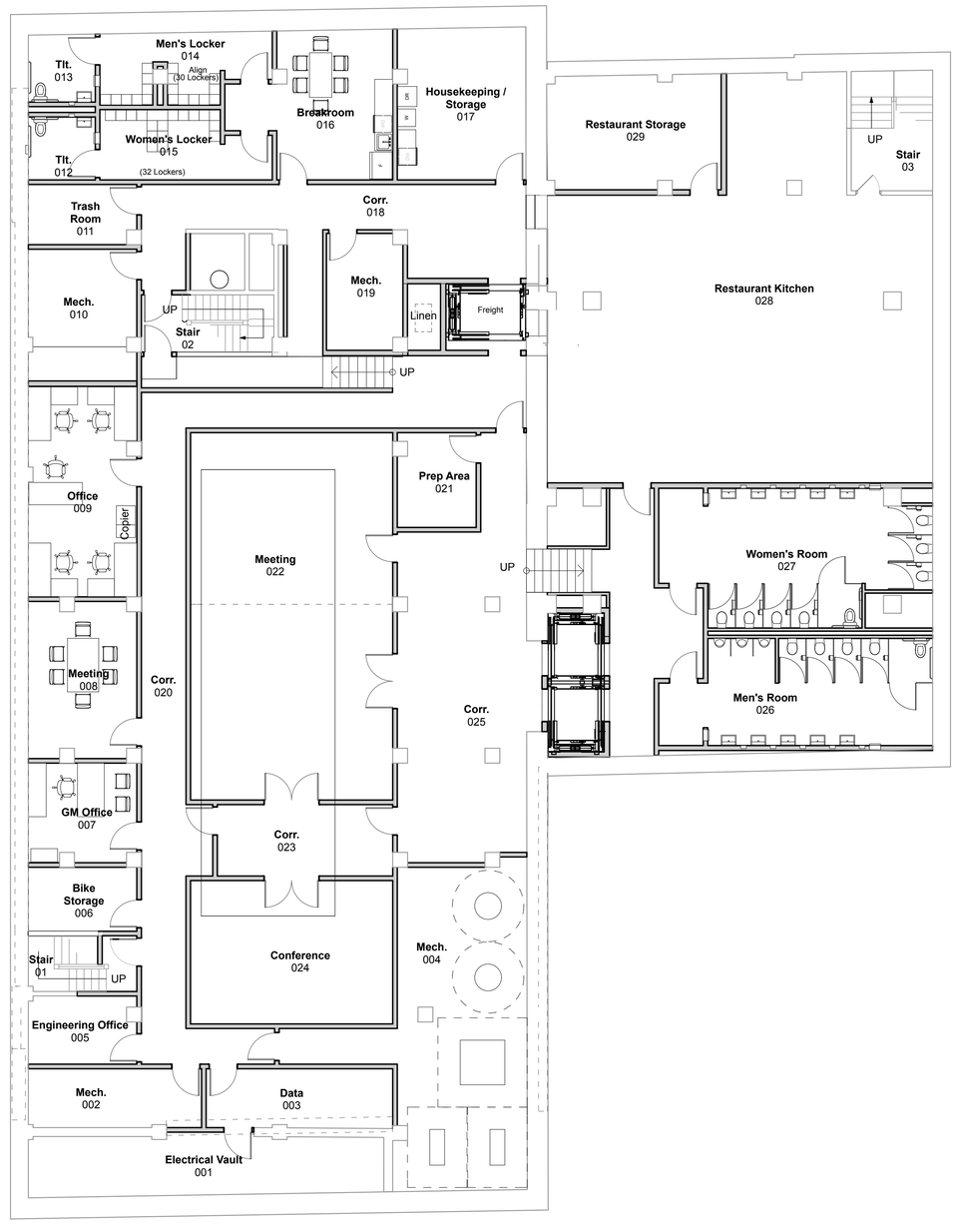
- Low-flow plumbing fixtures

- High R-value exterior assemblies

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Site Plan
1" = 10'

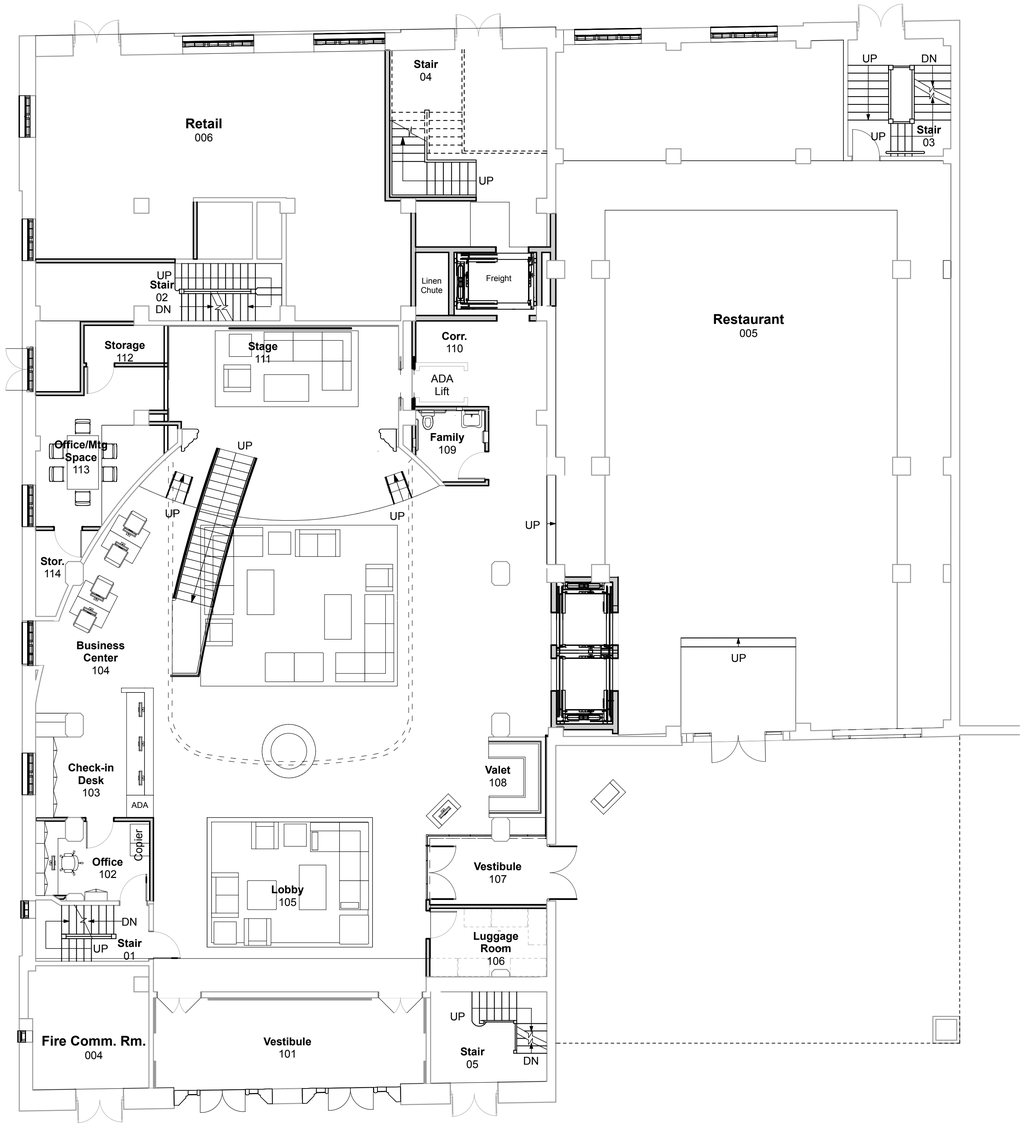
Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Basement Floor Plan
1/8" = 1'-0"

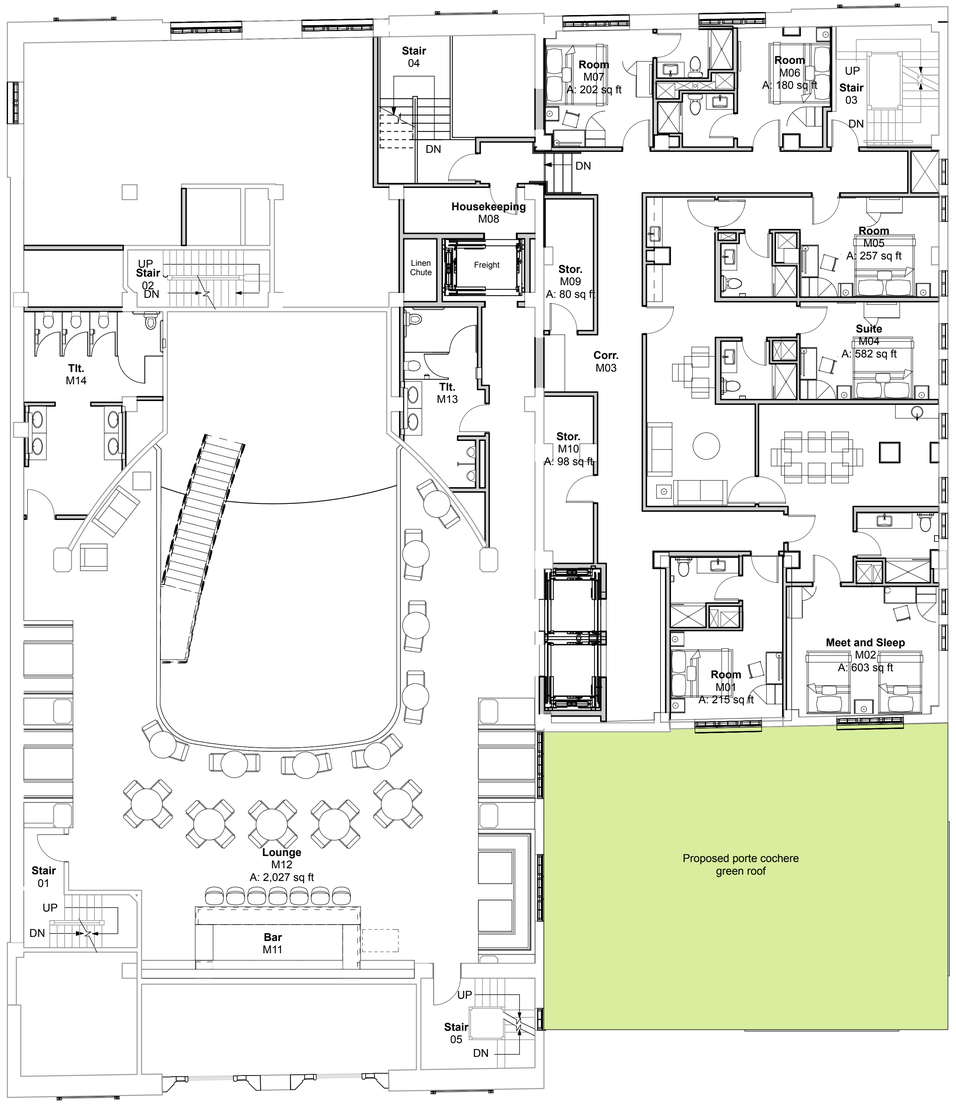
Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed First Floor Plan
1/8" = 1'-0"

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Mezzanine Floor Plan
1/8" = 1'-0"

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Proposed Typical Residential Floor Plan
1/8" = 1'-0"

Proposed Accessible Residential Floor Plan
1/8" = 1'-0"

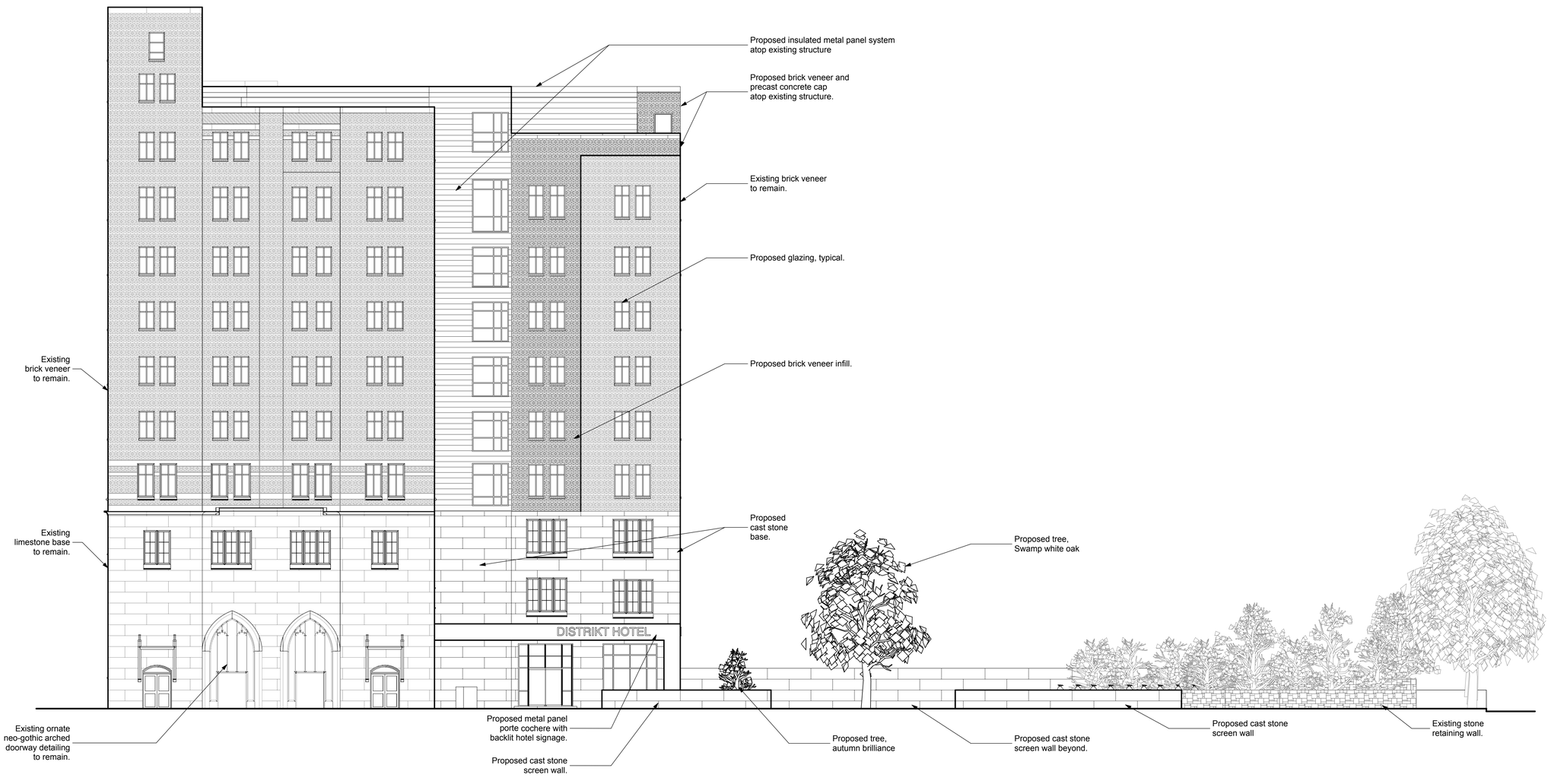
Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Ninth Floor Plan
1/8" = 1'-0"

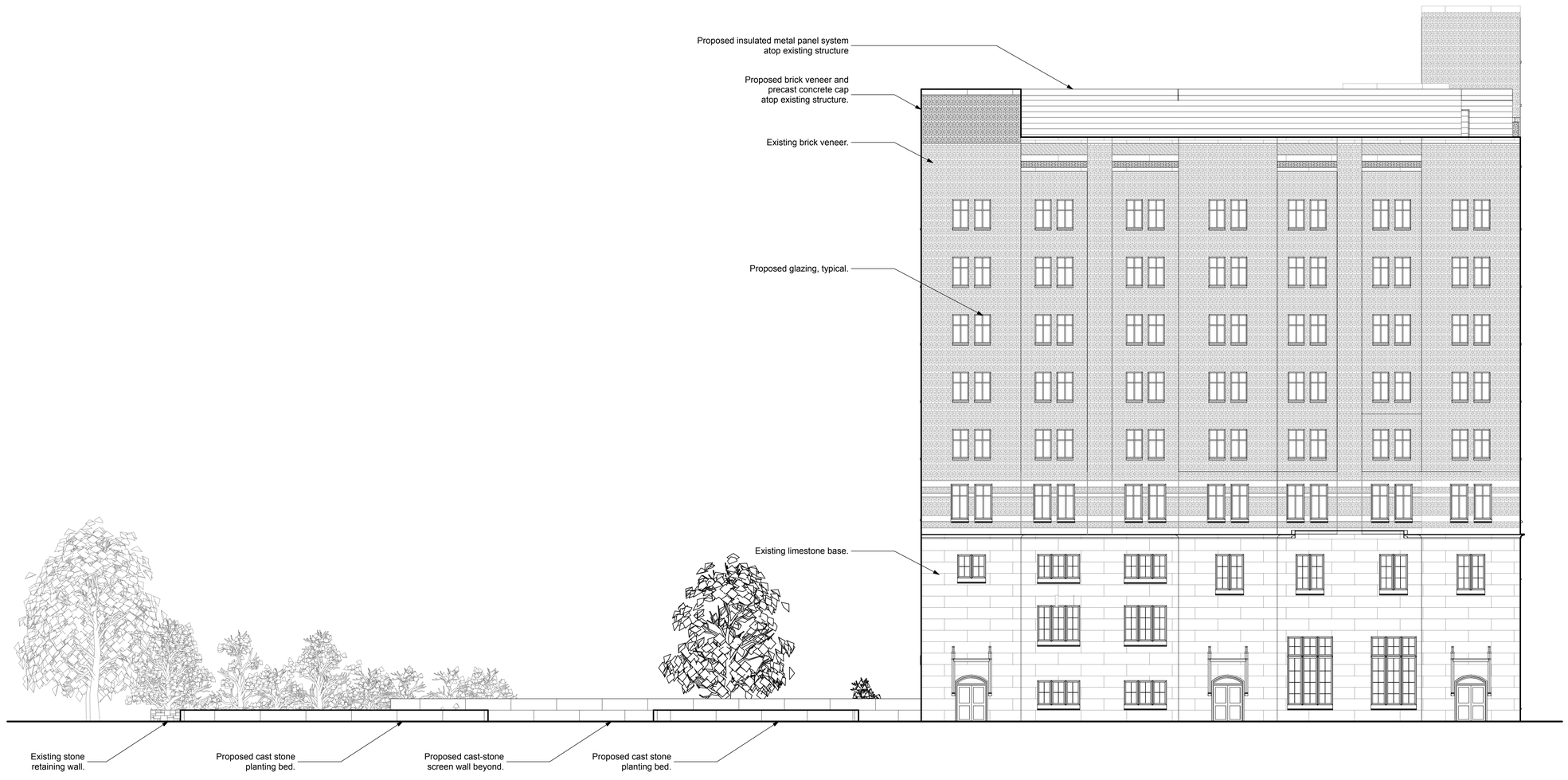
Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Boulevard of the Allies Elevation
1' = 10'

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

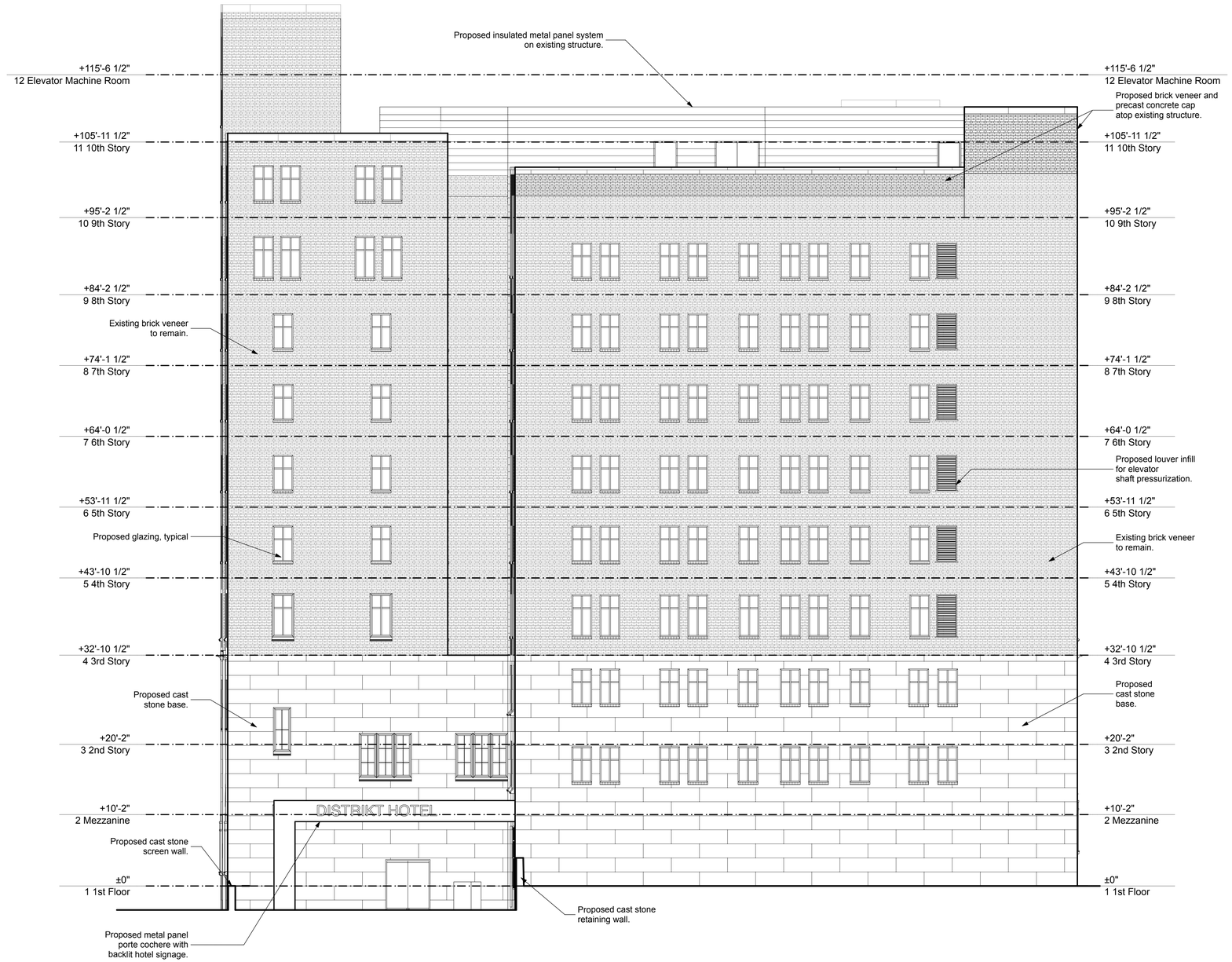
Proposed Third Avenue Elevation
1" = 10'

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Cherry Way Elevation
1' = 10'

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.



Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Proposed Grant Street Elevation
1' = 10'

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Perspective at Boulevard of the Allies and Cherry Way

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Perspective at Boulevard of the Allies
Porte Cochere

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Perspective at Boulevard of the Allies
from Grant Street

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Distrikt Hotel 424 THIRD AVENUE, PITTSBURGH, PA
City Planning Commission Briefing
November 18, 2014

Perspective at Third Avenue
and Grant Street

Strada
925 Liberty Avenue
Pittsburgh, PA 15222
412.263.3800
www.stradallc.com
©2014 Strada Architecture LLC.

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

Planning Commission Hearing

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Agenda
  - Background and Introductions
  - Planning Team:
    - Dusty Kirk-Elias — Reed Smith
    - Craig Dunham — Dunham reGroup
    - Fred Bonci — LaQuatra Bonci
    - Ivette Mongalo Winston — Urban Design Associates
    - Cindy Jampole — Trans Associates
  - Review of Special Planned District Text
  - Overview of the Preliminary Land Development Plan
  - Summary of Supporting Reports
  - Reference Documents
  - Pending Ordinance
  - Planning Commission Questions
  - Public Testimony

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

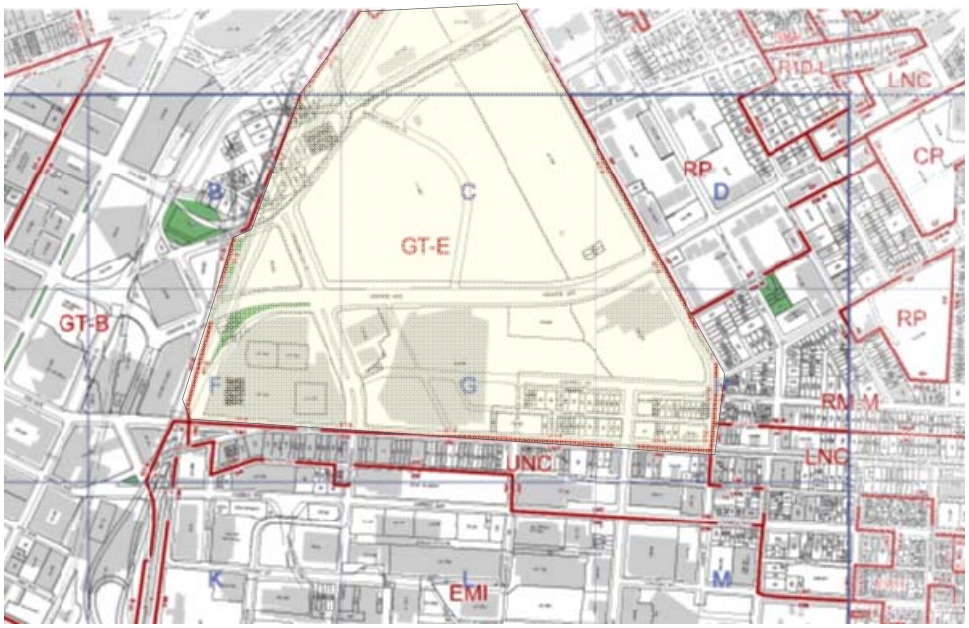
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Introduction and Background: Two Actions
  - Change in Zoning from GT-E to Special Planned District (SP)
  - Approval of the Preliminary Land Development Plan
  - Review Submitted documents
    - SP Text
    - PLDP
    - Supporting Reports
  - Compliance with the Review Criteria
    - 922.05.F - Zone Change
    - 922.11.B.3 - PLDP



Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Community Input:
  - Meetings since PLDP submission on 9/19/2014
    - Public Meetings:
      - #1 October 6 @ Kaufmann Auditorium
      - #2 October 13 @ Duquesne Power Center
      - #3 November 3 @ Kaufmann Auditorium
      - #4 November 14 @ CONSOL Energy Center
    - PLDP Review Committee
    - Lower Hill Working Group
    - Crawford Square Home Owner's Association
    - National Association of Minority Contractors
    - St. Benedict the Moor and Epiphany Church Parish
    - K. Leroy Irvis Tower Tenant Council
    - African American Chamber
    - Hill District Business Council
    - Hill House Board Members
    - Hill Ministers Alliance
    - Hill CDC Board
    - Washington Plaza residents
    - National Diversity Contractors
    - Downtown CDC

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: Existing Conditions
  - Surface Parking and Civic Arena since 1961
  - Former Civic Arena Demolished in 2010
  - Non-conforming parking area expanded in 2012

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: District Boundary and Sub-Districts

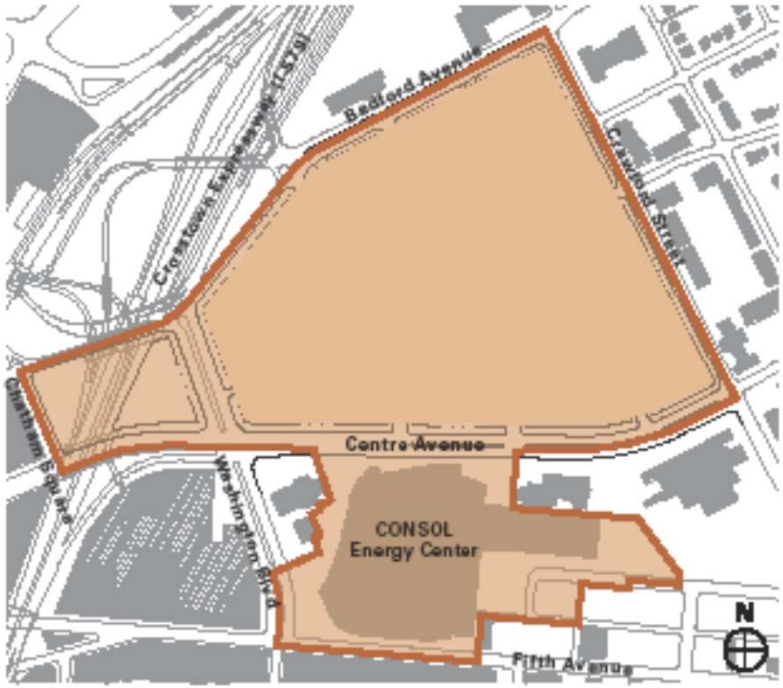
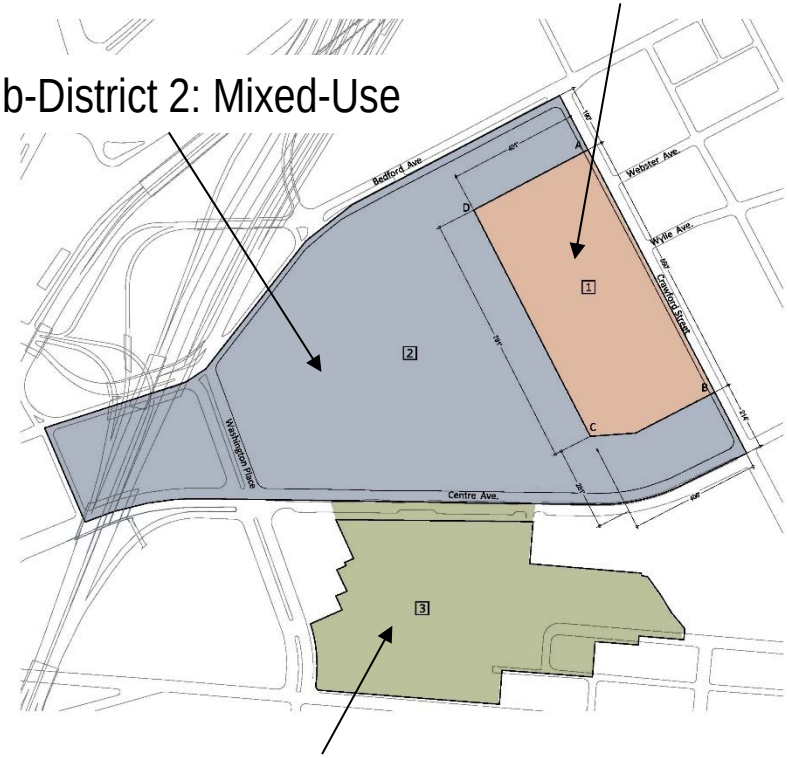


FIGURE 2.2 SP District Boundary Diagram

42.03 Total Acres

Sub-District 1: Residential

Sub-District 2: Mixed-Use



Sub-District 3: Major Destination Facility

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: Context

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

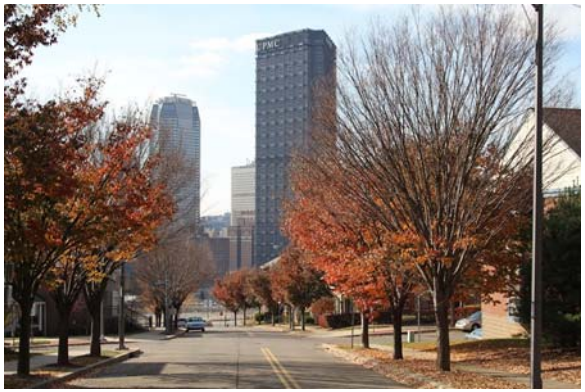
- SP-11 District Zoning Text: Context

Centre Avenue looking east and west from Protectory Place

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: Context



Street views within the Crawford Square neighborhood

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: Overview
- Convenience and Welfare of the Public:
  - More restrictive and descriptive than GT-E
  - Encourages uses compatible with existing uses.
  - Preserves view corridor through the site (discussed later)
  - Aggregated Urban Open Space (discussed later)
  - Limitation on surface parking (discussed later)
- Intent of the Zoning Code:
  - Create a high quality, mixed-use, and sustainable development connecting downtown and the Hill District.
  - Setback requirements/build-to lines (discussed later)
  - Adopts PLDP standards (discussed later)
- Compatibility of the proposed zoning with existing neighborhood:
  - More compatible than GT-E
  - Transition between residential, commercial, office and major public destination facility uses.
  - Preserves views through center of the site.

Former Civic Arena Site

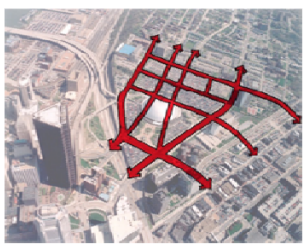
LOWER HILL DISTRICT REDEVELOPMENT PLAN

- SP-11 District Zoning Text: Overview
  - Suitability for the property for GT-E uses versus SP:
    - SP creates better transition between existing and permitted uses
  - Length of time property has remained vacant:
    - Majority of the site vacant since 1961
  - Impact on community facilities and services:
    - Increased tax base

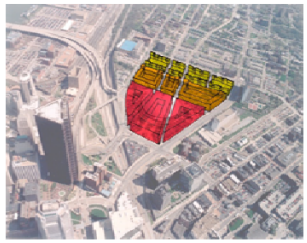
Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

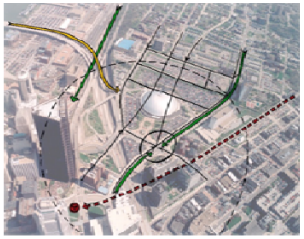
- Preliminary Land Development Plan: Overview
  - Site considerations and challenges
    - Grading
    - Streets
    - Stormwater
    - Open Spaces
    - Landscaping Standards
  - Review of the PLDP as submitted
    - Organization
    - Regulatory Sections
    - Guidelines
    - Positive Impacts



Street connections

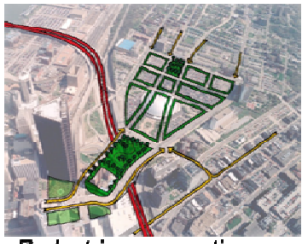


Scale

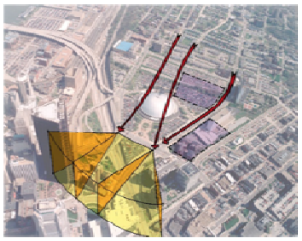


Transit

Development Sites



Pedestrian connections



Preserve views

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

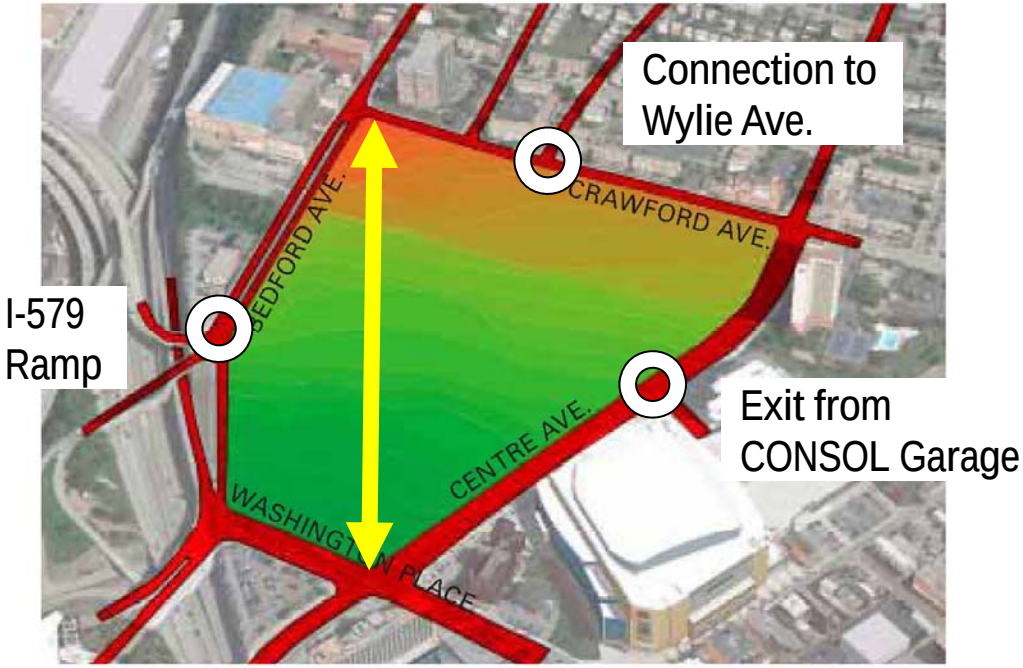
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

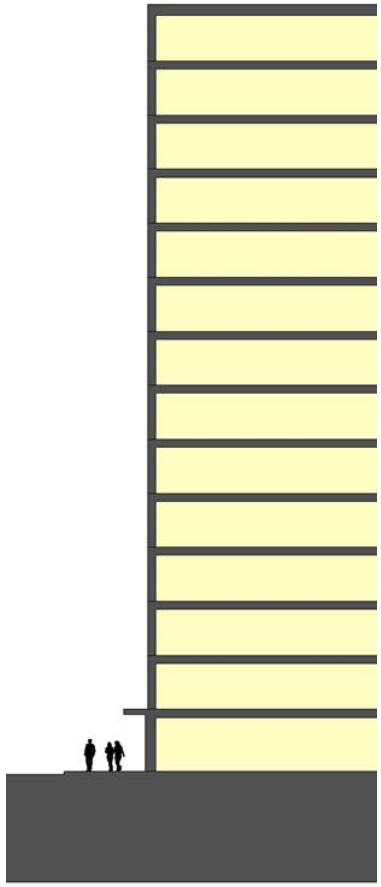
Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Site Considerations



140 ft= 14 stories



Goal: Street connectivity/ pedestrian access

Challenge: Significant grade difference from Crawford Ave. to Washington Place (140 feet)

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

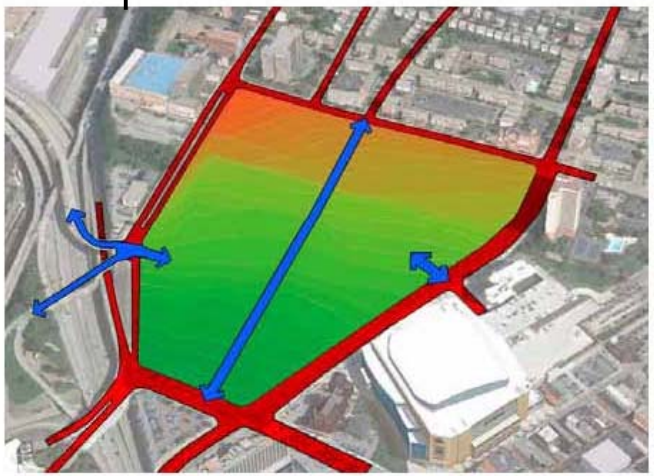
City of Pittsburgh

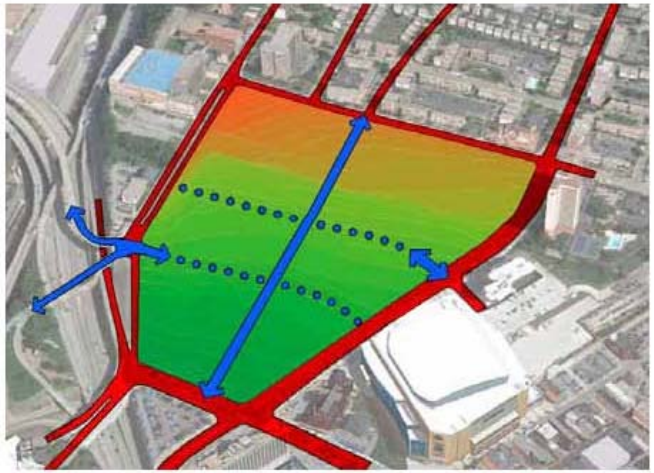
Former Civic Arena Site

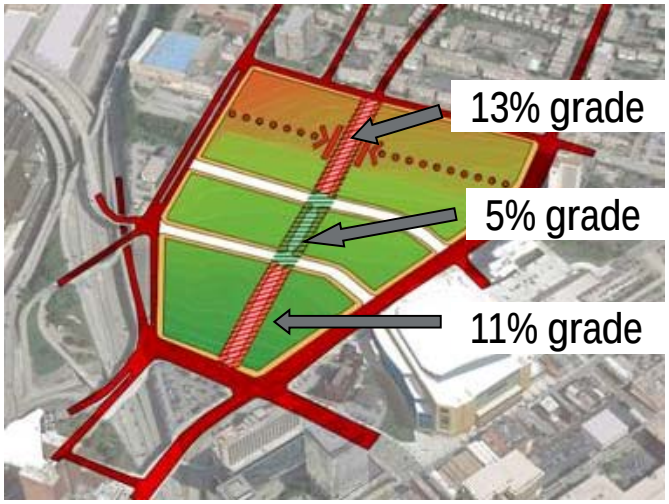
LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Site Considerations

- Goal: Efficient and functional design of Public Streets
- Prioritizing Wylie as the through street
- Design to current roadway standards
- Desired 2% crosswalk slope at intersections
- Sight lines at intersections
- Minimum distances between intersections
- Accessible pathway through site (5% slope)







Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Site Considerations
  - Developing Sustainability Strategies
    - Working groups of regional stakeholders and experts convened in 2011-2012
    - Identify best practices in key areas
      - Materials
      - Water
      - Energy
      - Transportation
    - Recommendations Incorporated into PLDP

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

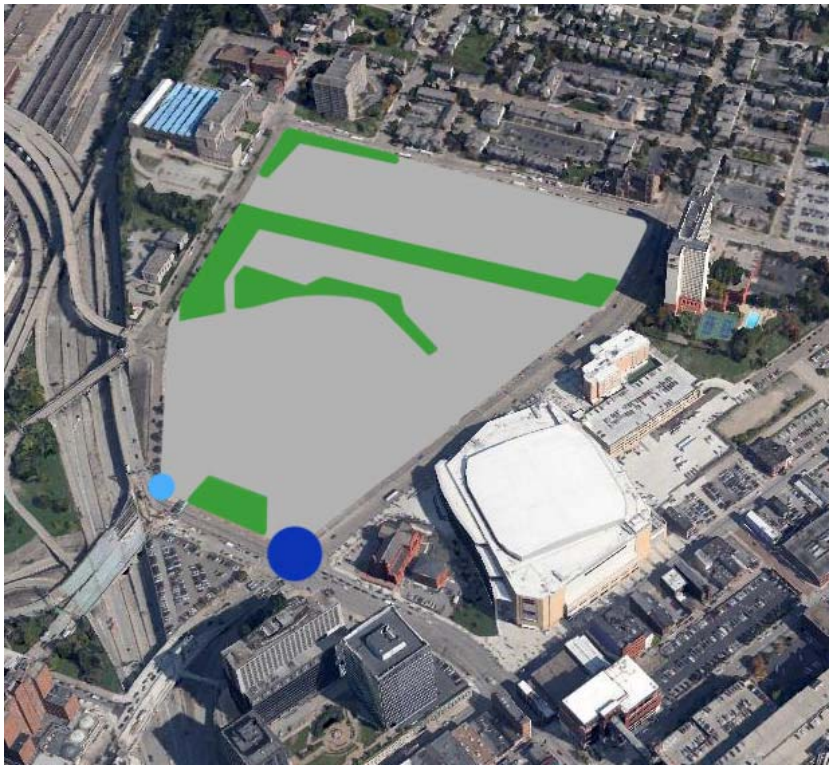
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

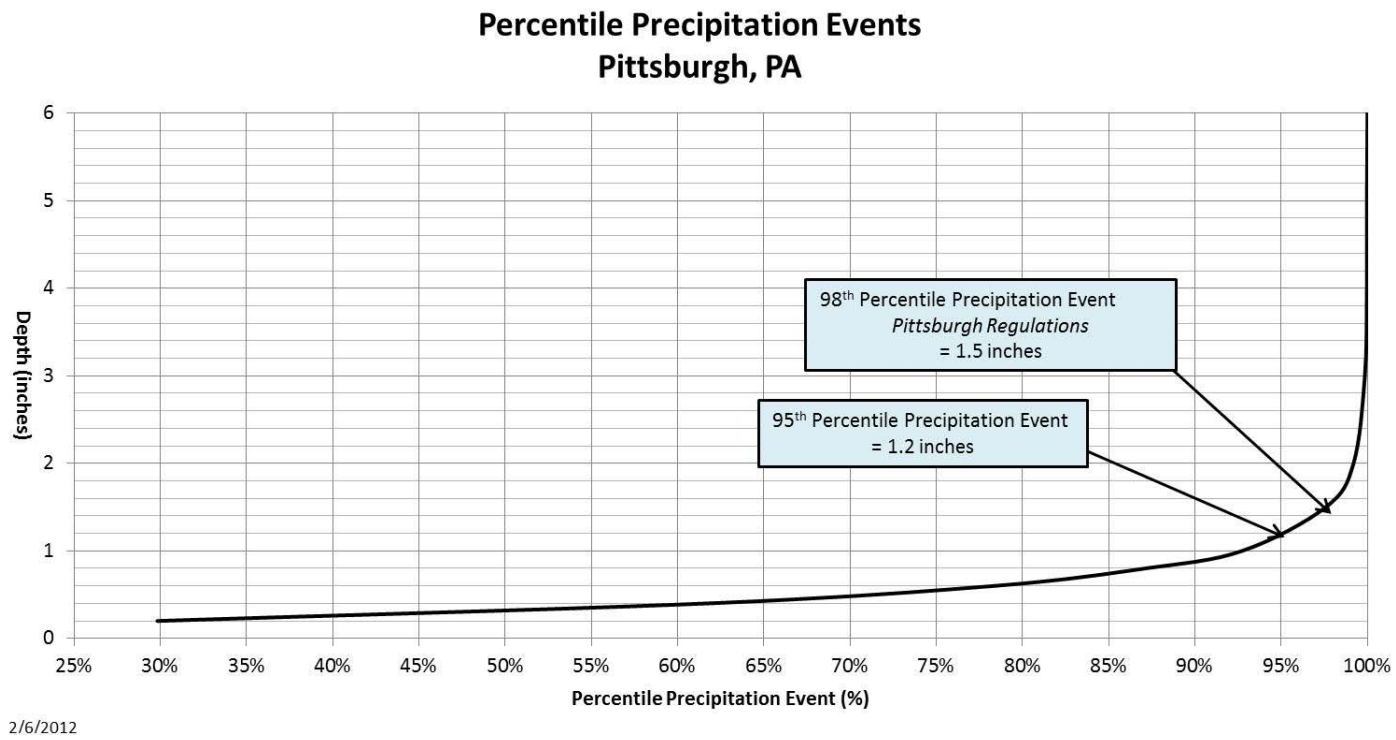
- Preliminary Land Development Plan: Stormwater
  - Current conditions and issues
    - Typical catch basin and pipe system connected to combined sewer
    - Primarily impervious ground plane
    - Combined sewers at maximum capacity



Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

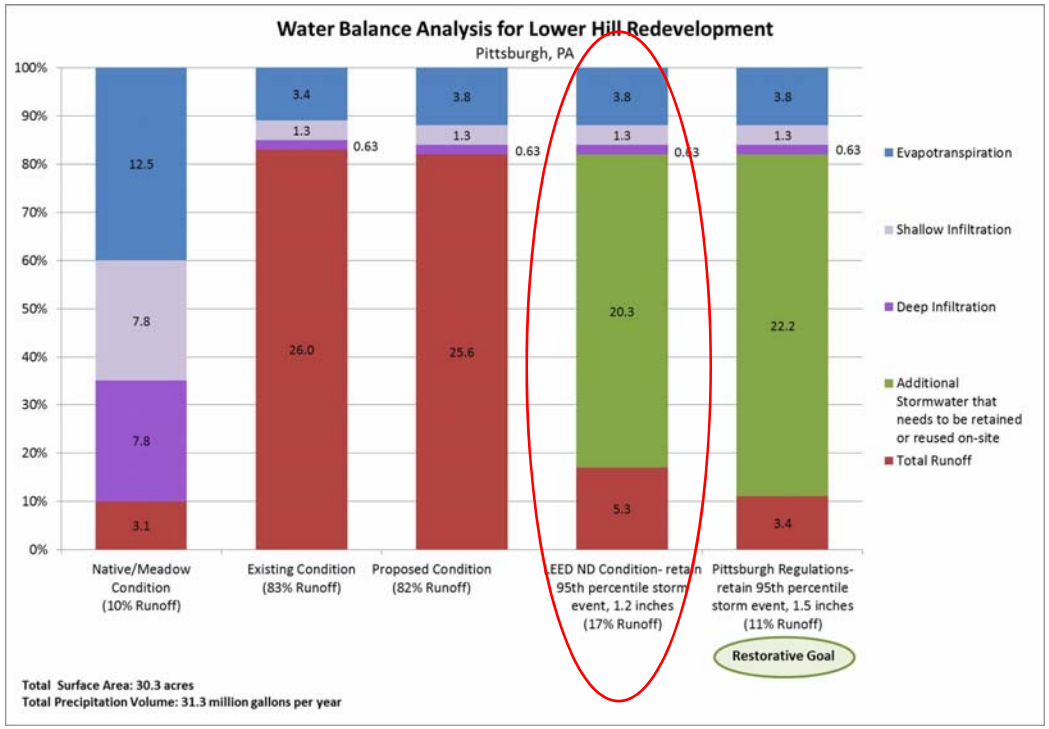
- Preliminary Land Development Plan: Stormwater
  - Regulatory Requirements
    - Capture 95% of precipitation events or 1.2" inches



Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Stormwater
  - Goal:
    - Capture stormwater on site
    - Reduce run-off
    - Meet LEED-ND criteria
    - Protecting the environment
    - Positive impacts on adjacent property and stormwater systems



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

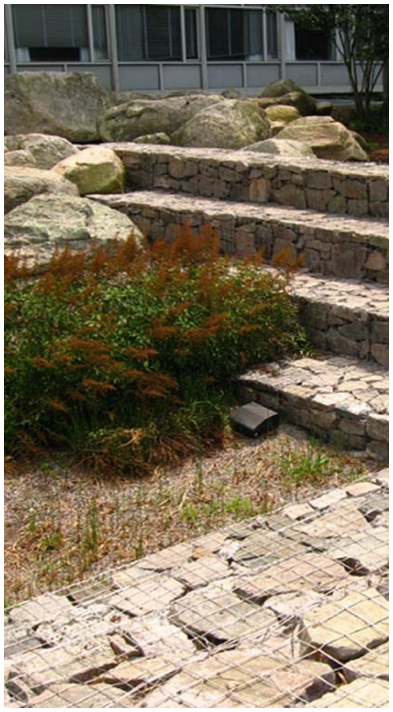
- Preliminary Land Development Plan: Stormwater
  - Site Strategies:
    - Public Right of Way
      - Steep Streets and Regular Green Streets
    - Urban Open Spaces
    - Development Blocks
    - Landscaping Standards in all areas
    - Protecting the environment
    - Positive impacts on off-site property a stormwater system
    - Efficient and functional design

Former Civic Arena Site

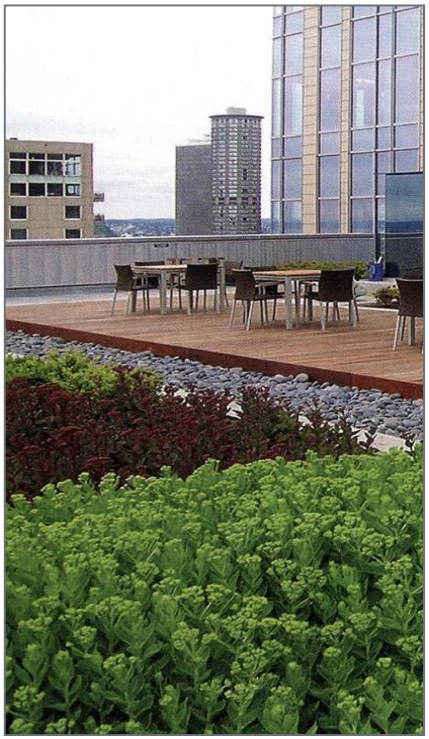
LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Stormwater
  - Site Solutions:

Green Streets



Rain Gardens



Plazas and Green Roofs

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Organization of PLDP
  - Introduction
    - Goals
    - Legacy and Placemaking
    - LEED – ND and Stormwater Requirements
  - Regulatory (Sections 2-5)
    - Elements: Street, Blocks, etc.
    - Street Types
    - Building Types
    - Signage
  - Non-Regulatory Guidelines (Sections 6-10)
  - Implementation (Section 11)
  - Definitions

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Vision and Principles of the PLDP
  - Sustainability
  - Highest Standards for Urban Design
    - Attractive community amenities
    - Orderly development
  - Universal Design and Accessibility
    - Positive health and safety impacts
  - Transportation and Infrastructure
    - Efficient and functional design
  - Open Community Process
    - Positive community impacts
  - Balance of Uses
    - Positive impacts on surrounding areas
  - Implementation Program
    - Promote orderly development

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

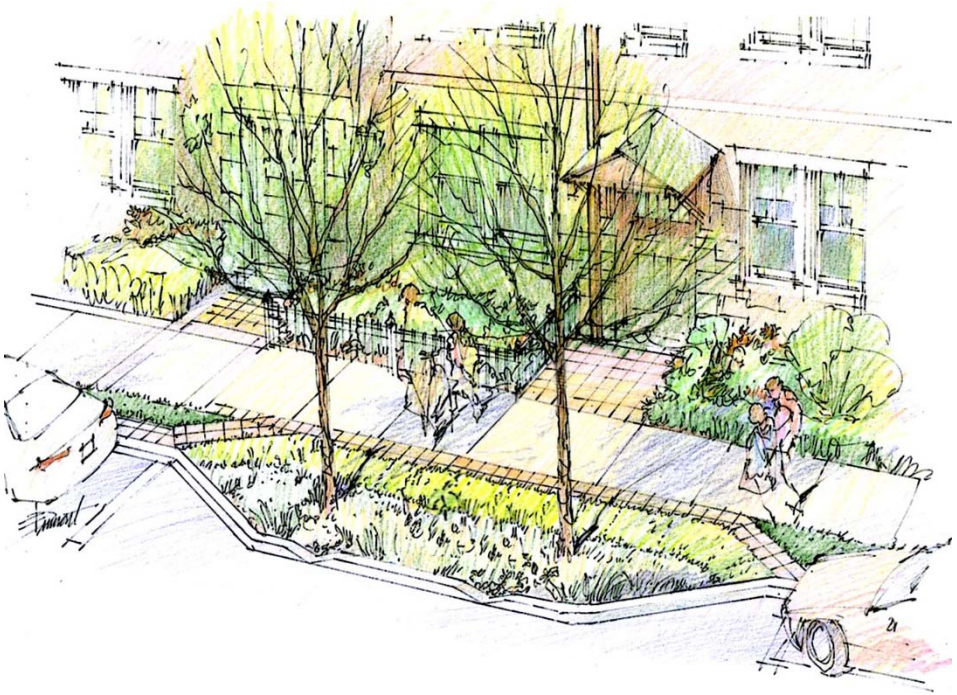
ura Urban Redevelopment Authority of Pittsburgh

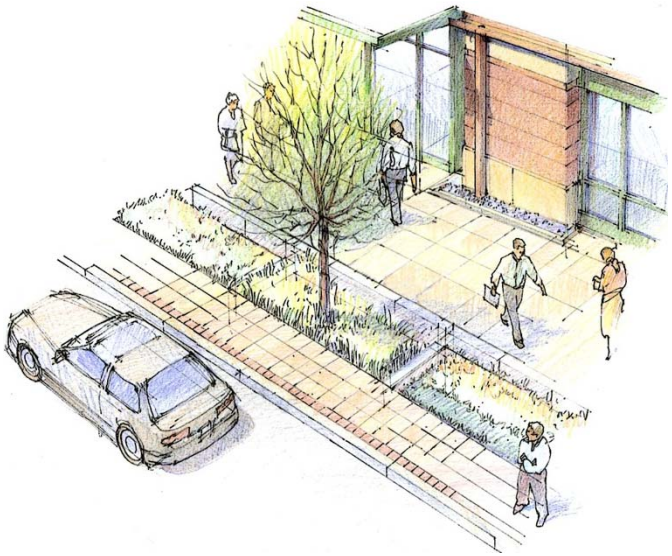
City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Sustainable Standards
  - LEED-ND Prerequisites integrated into PLDP
  - Stormwater retention: 95% percentile, 1.2” inches
    - Streets, Open Spaces and Development Blocks





Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Blocks

- Blocks are flexible to permit a variety of uses

- Streets provide connectivity to existing streets

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Street Types

- Residential and Commercial Types
  - Variable Sidewalk widths
  - Street Trees and fixture standards

- Required Pedestrian Connections through and within Blocks

Commercial Streets

Residential Streets

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Perimeter Streets

- Required improvements to match interior streets at Development Site perimeter

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Urban Open Spaces
  - Aggregated to create attractive urban areas
  - 10% Required = 4.20 acres
  - 4 Main areas provide for 2.96 acres
    - Webster Easement
    - Neighborhood Park
    - Civic Park
    - CAP Park
  - Sub-district 3 provides for 1.52 acres
    - Garden Passage/Curtain Call
  - CAP Project adds additional 1.4 acres
  - Timing and Implementation

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Frontages
  - Controls the way the building meets the sidewalk
  - Commercial standards
  - Residential standards: terrace, stoop, courtyard, etc.
  - Creates uniform and orderly development

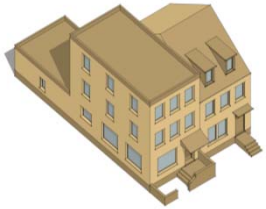
- Commercial Frontages

- Residential Frontages

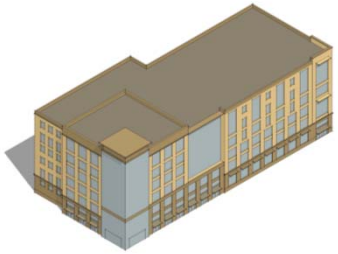
Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

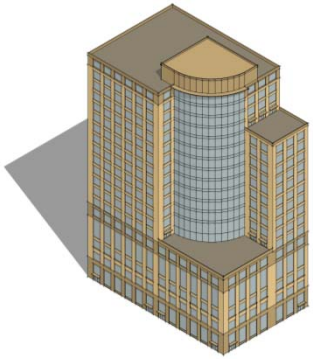
- Elements: Building Types and Heights
  - Buildings transition from residential scale to taller buildings closer to downtown
  - Mixed-use building types
  - Identifies Permitted and Prohibited building materials
  - Ensures positive impacts on surrounding properties



- Type I: 3-5 stories



- Type II: 3-12 stories

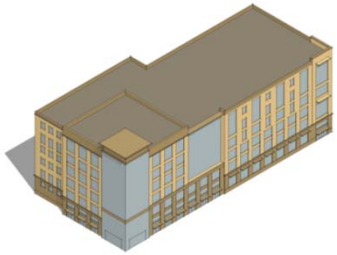


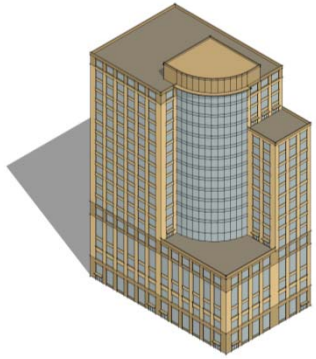
- Type III: 12+ stories

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Building Types





Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

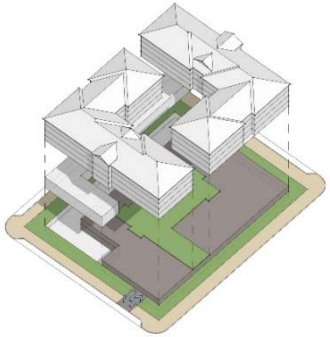
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Parking and Service
  - Restricted surface parking
  - Multi-Use Structured Garages
  - Metered on-street parking



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: Signage
  - Current Zoning standards apply
  - Large Video Display
    - Adjacent to Civic Open Space
    - Simulcast presentations
    - Residential buffer
    - Size and brightness consistent with current zoning standards
    - Community amenity
  - Arena Display

Proposed location of Electronic Arena Display sign

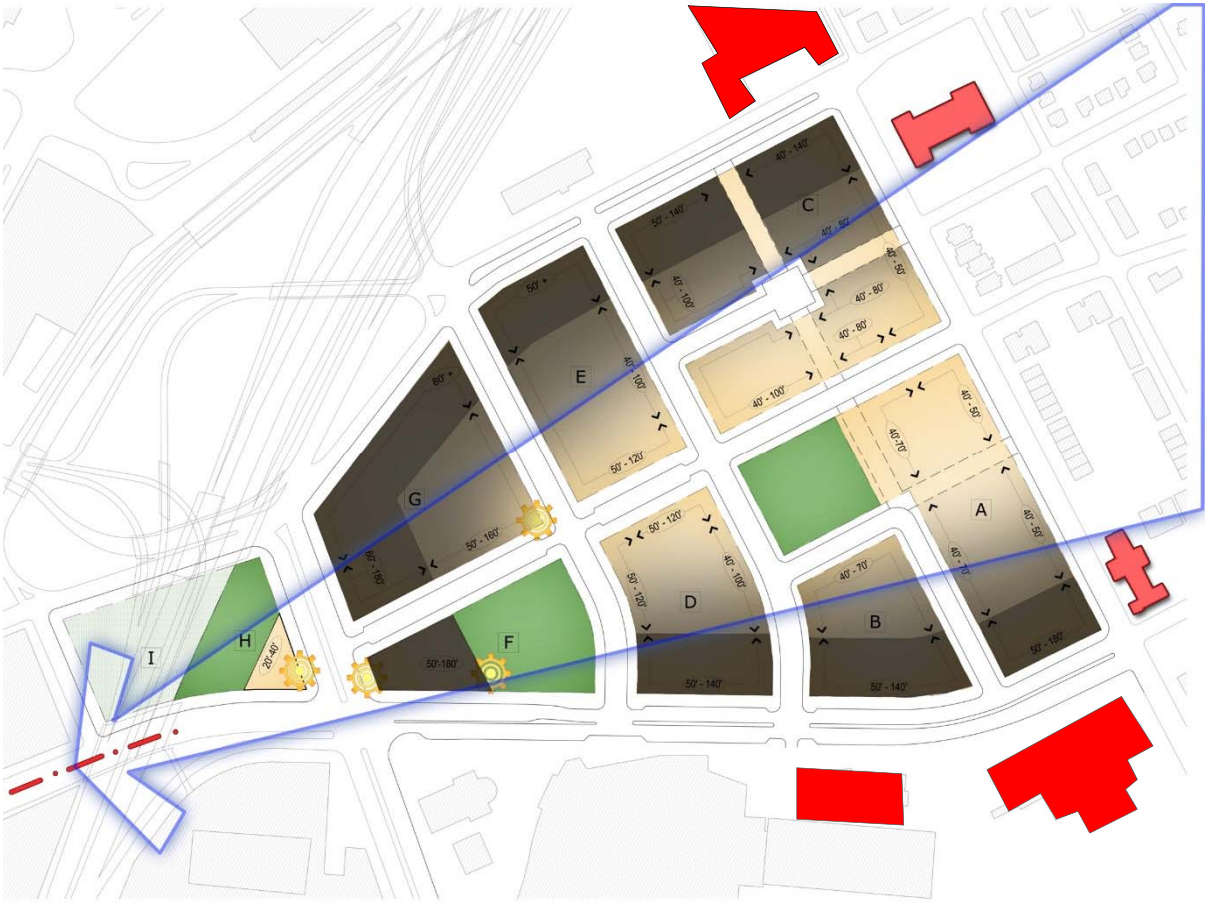
Eve

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: View Corridor and Building Heights

- Preserve views through the middle of the site
- Preserve views of St. Benedict the Moor tower from Centre Ave.
- Allow for taller buildings on the edges relating to adjacent properties



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

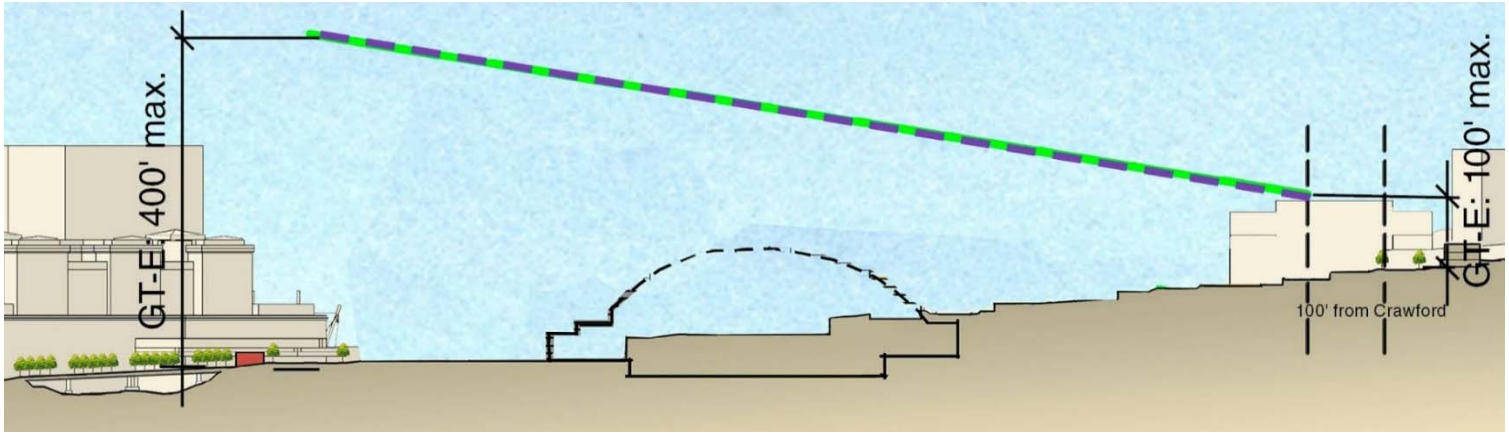
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

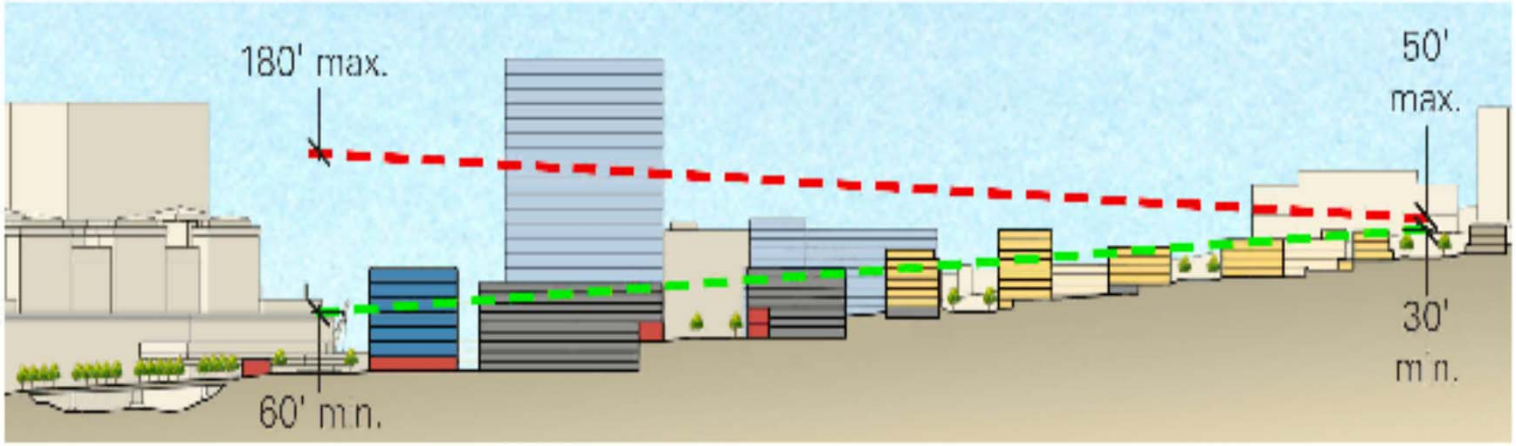
Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Elements: View Corridor and Building Heights



Existing and Historic Heights

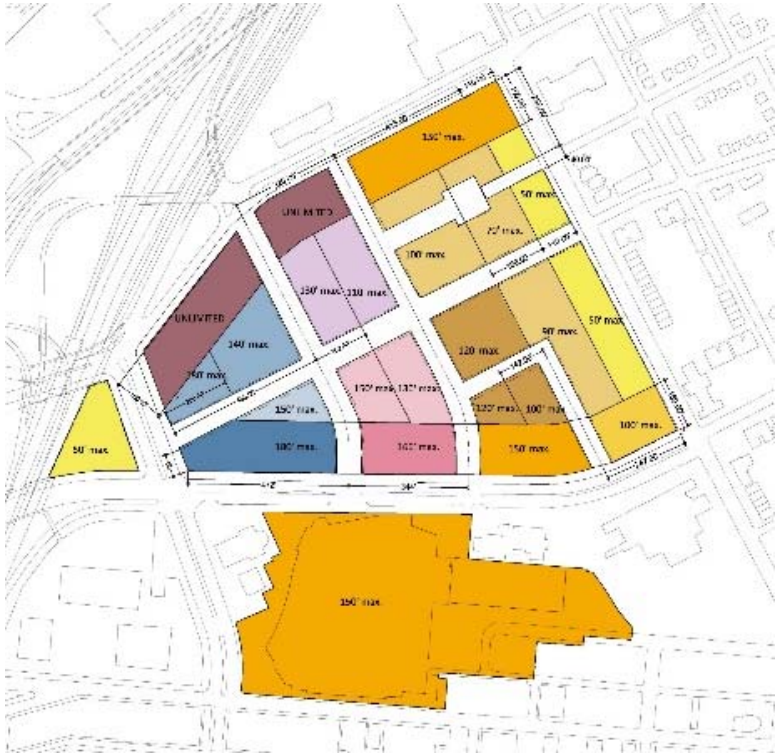


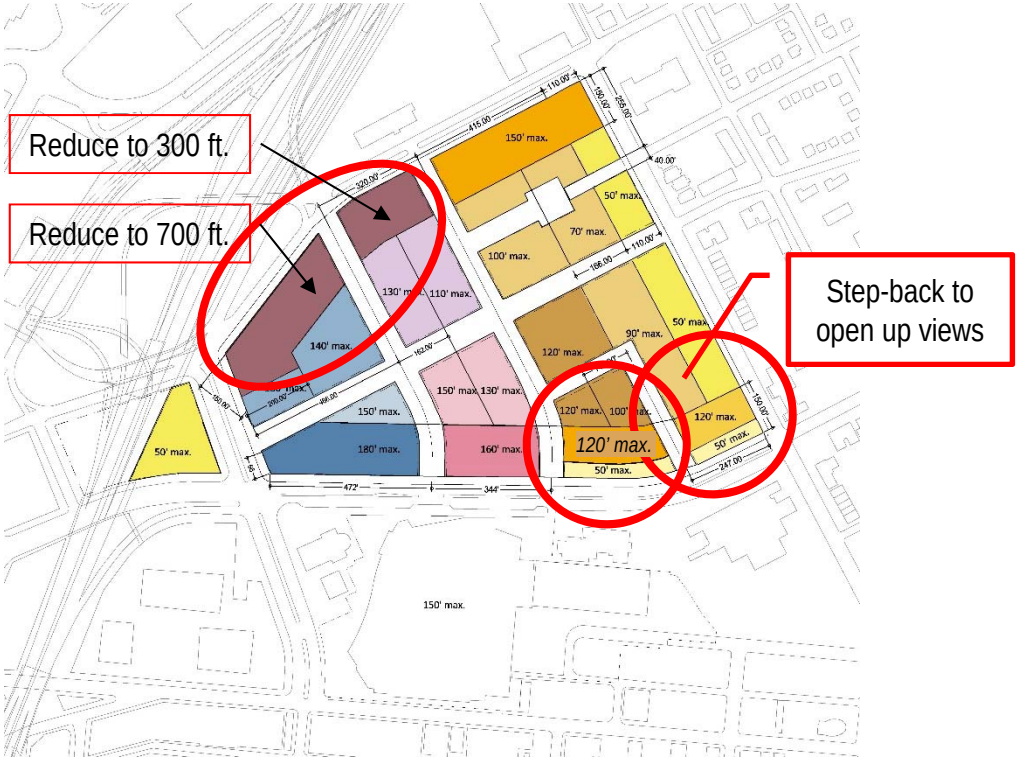
Proposed Heights: along Wylie Avenue

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Building Heights and Views: Modifications to Maximum Heights

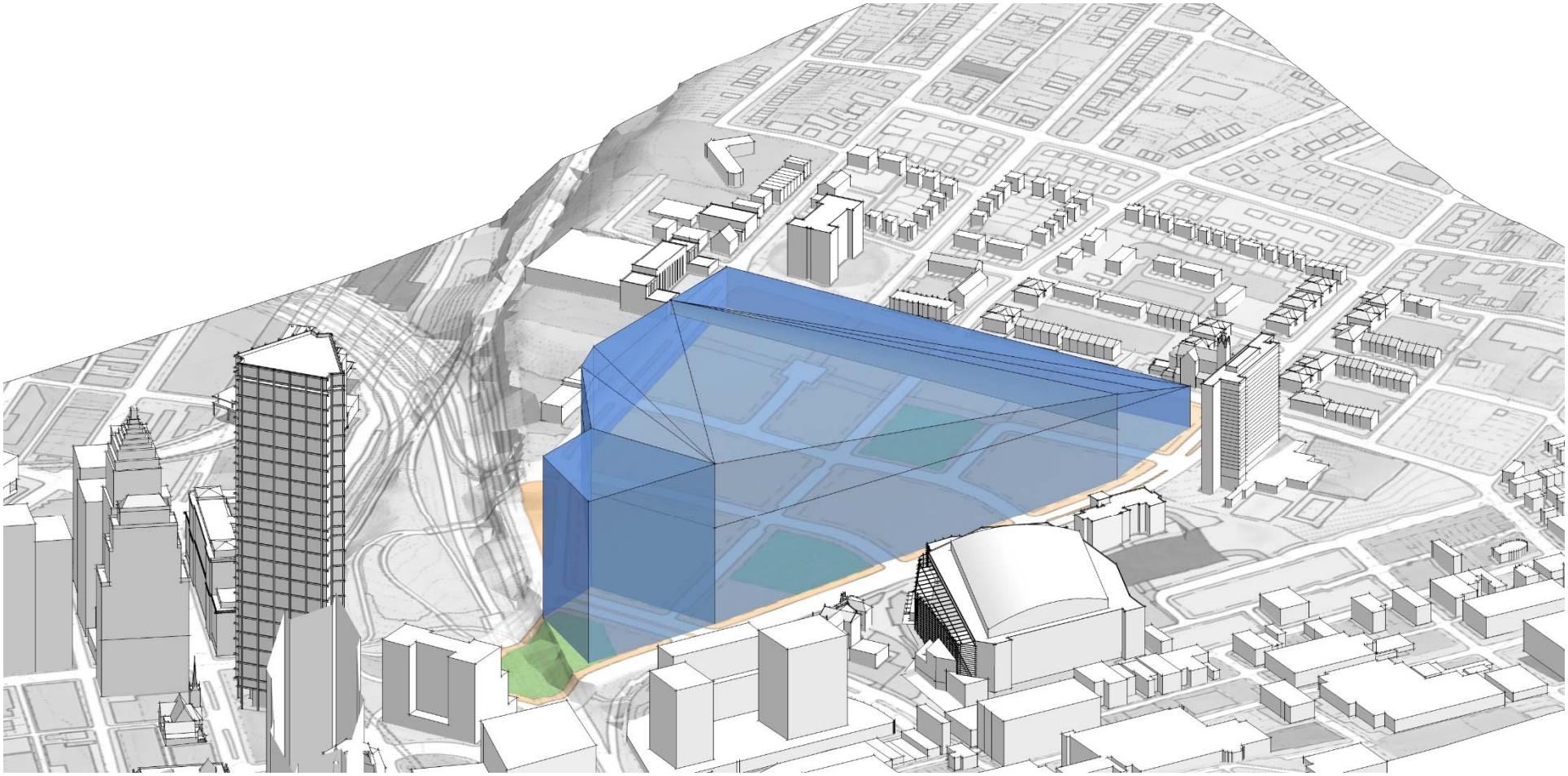




Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Building Heights: Current Zoning



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

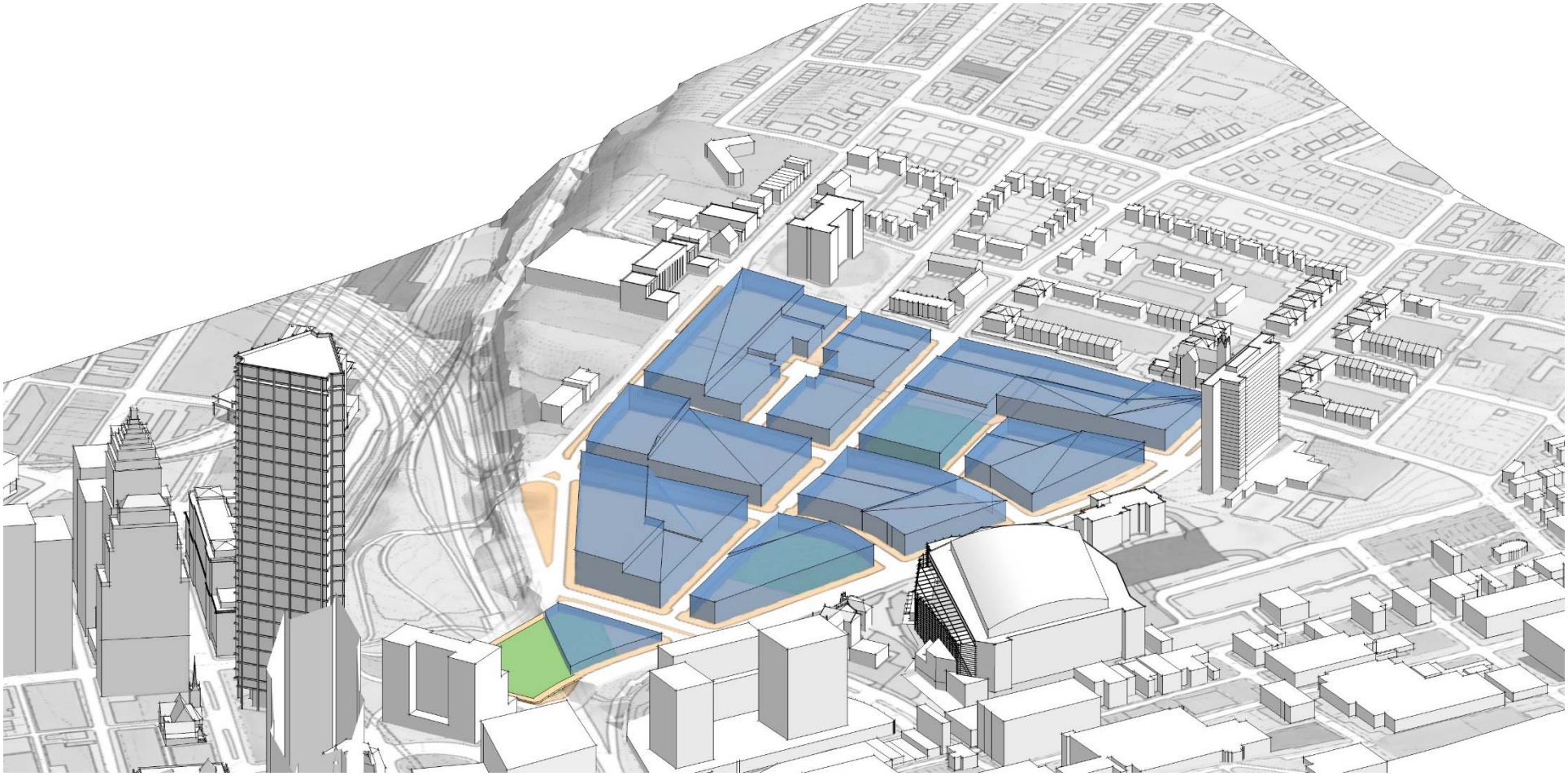
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Building Heights: Proposed Minimum Heights



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

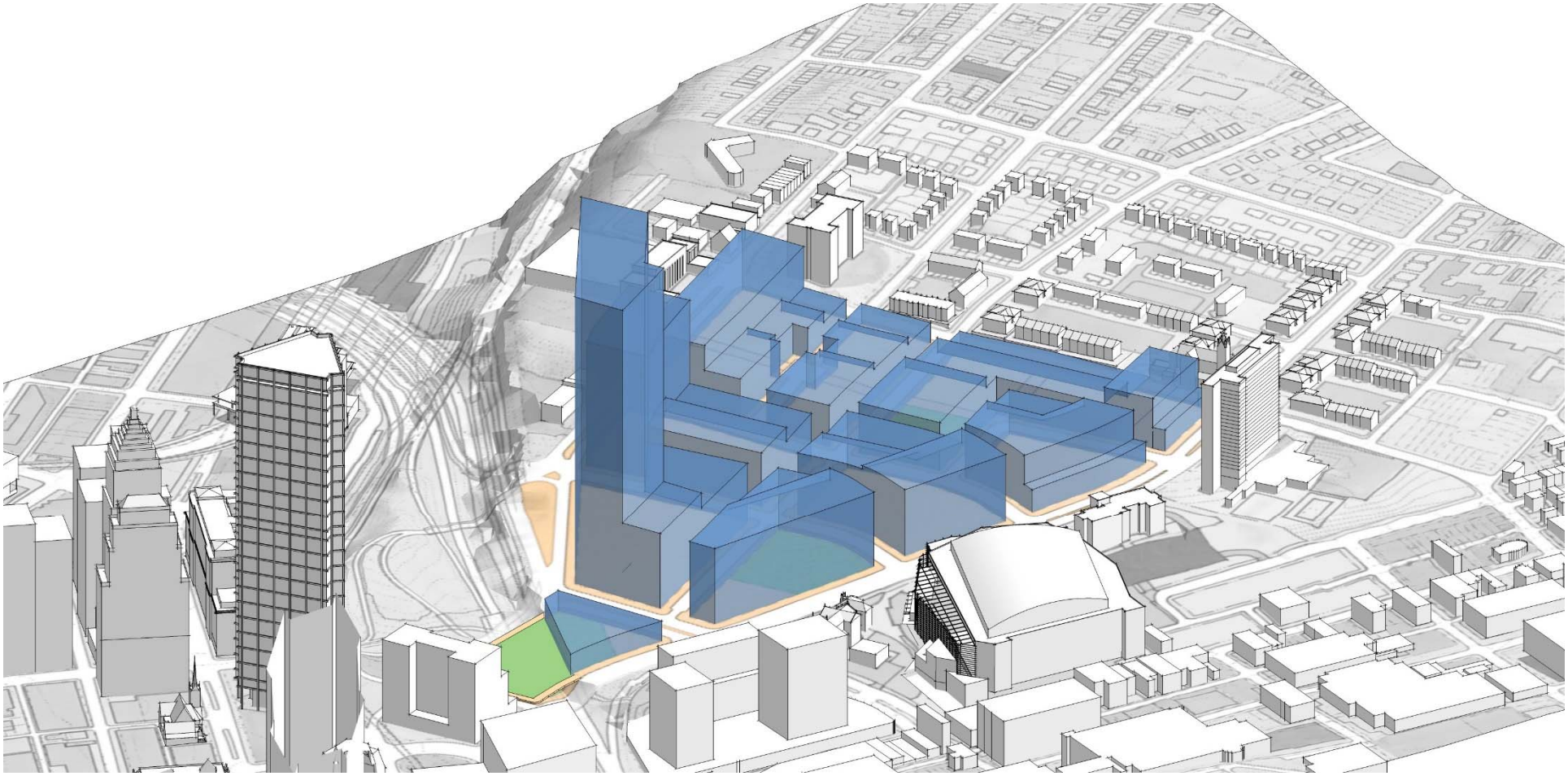
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Building Heights: Proposed Maximum Heights



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

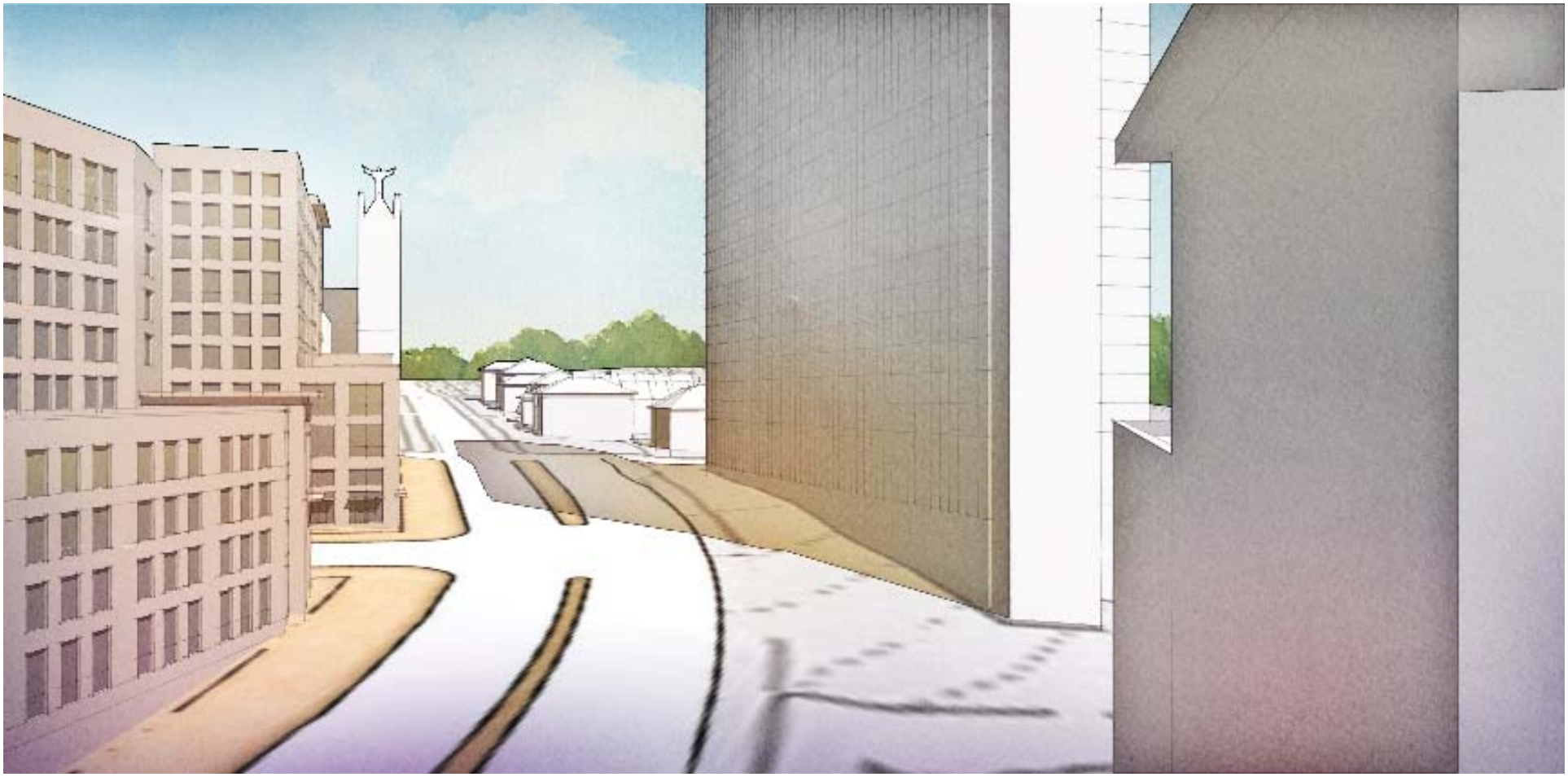
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Building Heights: Centre Avenue (looking east towards Hill District)



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Street Level Views: Crawford and Centre

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Street Level Views: Crawford and Centre

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Views: From 7th Floor of K. Leroy Irvis Tower

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Views: From 7th Floor of K. Leroy Irvis Tower

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

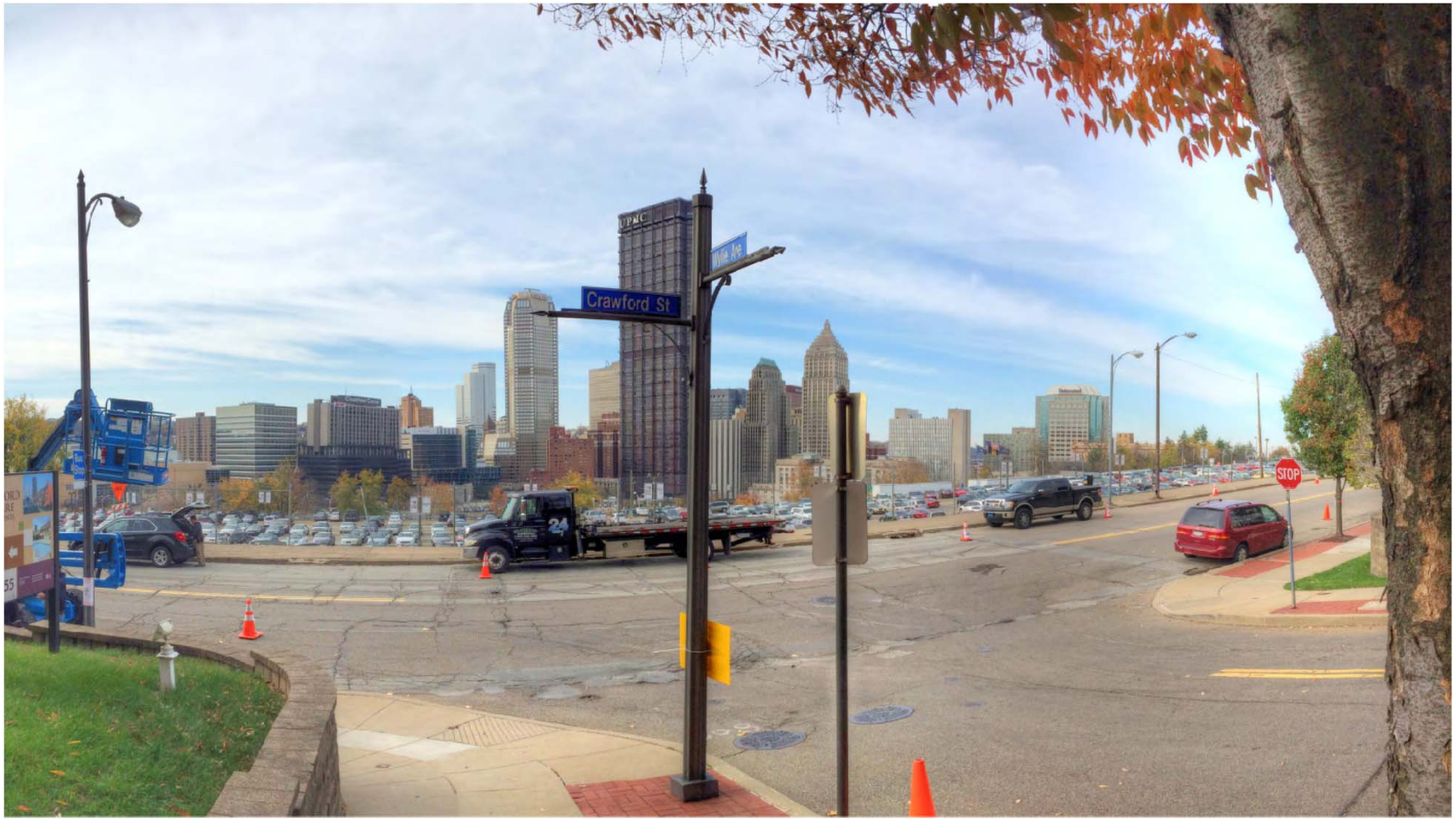
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Street Level Views: Crawford and Wylie



Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Street Level Views: Crawford and Wylie

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Preliminary Land Development Plan: Overview
  - Guidelines for the development
    - Lighting
    - Sidewalk Cafes
    - Public Right of Way Materials
    - Open Space Plan and Programming
    - Public Art Plan
    - Plant Palette
    - Energy District considerations
    - Transit and Bicycle Networks
    - Pittsburgh 2030 Initiative
    - Transportation Demand Management

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

Street Life: Neighborhood Park

Street Life: Civic Park

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

Street Life: Residential Street

Street Life: Wylie Ave. reconnected

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

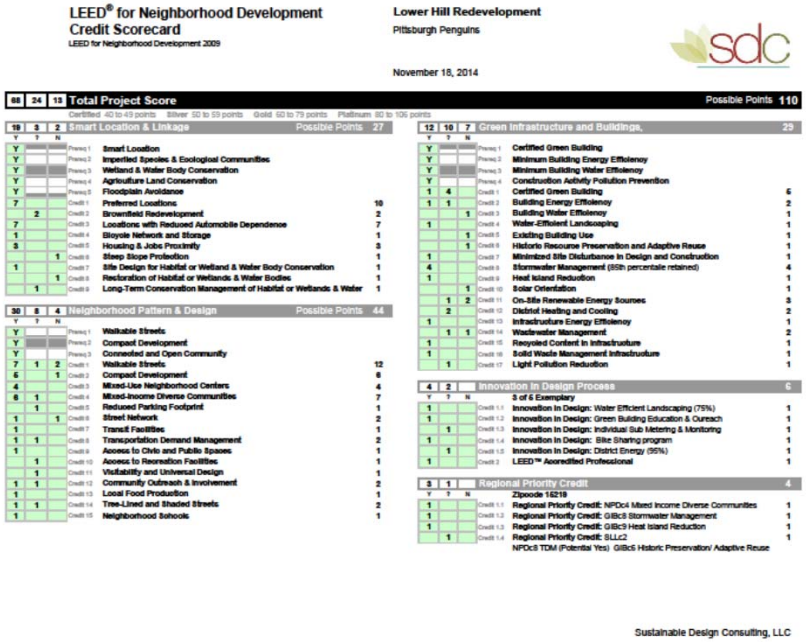
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Sustainability
  - LEED-ND
    - Checklist status
    - Application process
      - Register the project – 60 days after PLDP approval
      - Submit a Stage 2 – within 3 years of Registration
      - Stage 2 valid for 7 years- register Stage 3
      - Submit Stage 3 within 3 years of registration
  - Pre-requisites incorporated into PLDP
  - Energy District and Private Utility Integration
  - Pittsburgh 2030 Initiative



LEED® for Neighborhood Development Credit Scorecard
LEED for Neighborhood Development 2009

Lower Hill Redevelopment
Pittsburgh Penguins

November 18, 2014

68	24	13	Total Project Score	Possible Points 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 106 points

19	3	2	Smart Location & Linkage	Possible Points 27
Y			Prereq 1 Smart Location	
Y			Prereq 2 Imperiled Species & Ecological Communities	
Y			Prereq 3 Wetland & Water Body Conservation	
Y			Prereq 4 Agriculture Land Conservation	
Y			Prereq 5 Floodplain Avoidance	
7			Credit 1 Preferred Locations	10
	2		Credit 2 Brownfield Redevelopment	2
7			Credit 3 Locations with Reduced Automobile Dependence	7
1			Credit 4 Bicycle Network and Storage	1
3			Credit 5 Housing & Jobs Proximity	3
		1	Credit 6 Steep Slope Protection	1
1			Credit 7 Site Design for Habitat or Wetland & Water Body Conservation	1
		1	Credit 8 Restoration of Habitat or Wetlands & Water Bodies	1
	1		Credit 9 Long-Term Conservation Management of Habitat or Wetlands & Water	1

30	8	4	Neighborhood Pattern & Design	Possible Points 44
Y			Prereq 1 Walkable Streets	
Y			Prereq 2 Compact Development	
Y			Prereq 3 Connected and Open Community	
7	1	2	Credit 1 Walkable Streets	12
6		1	Credit 2 Compact Development	6
4			Credit 3 Mixed-Use Neighborhood Centers	4
6	1		Credit 4 Mixed-Income Diverse Communities	7
	1		Credit 5 Reduced Parking Footprint	1
1		1	Credit 6 Street Network	2
1			Credit 7 Transit Facilities	1
1	1		Credit 8 Transportation Demand Management	2
1			Credit 9 Access to Civic and Public Spaces	1
	1		Credit 10 Access to Recreation Facilities	1
	1		Credit 11 Visitability and Universal Design	1
1	1		Credit 12 Community Outreach & Involvement	2
1			Credit 13 Local Food Production	1
1	1		Credit 14 Tree-Lined and Shaded Streets	2
1			Credit 15 Neighborhood Schools	1

12	10	7	Green Infrastructure and Buildings	29
Y			Prereq 1 Certified Green Building	
Y			Prereq 2 Minimum Building Energy Efficiency	
Y			Prereq 3 Minimum Building Water Efficiency	
Y			Prereq 4 Construction Activity Pollution Prevention	
1	4		Credit 1 Certified Green Building	6
1	1		Credit 2 Building Energy Efficiency	2
		1	Credit 3 Building Water Efficiency	1
1			Credit 4 Water-Efficient Landscaping	1
		1	Credit 5 Existing Building Use	1
		1	Credit 6 Historic Resource Preservation and Adaptive Reuse	1
1			Credit 7 Minimized Site Disturbance in Design and Construction	1
4			Credit 8 Stormwater Management (85th percentile retained)	4
1			Credit 9 Heat Island Reduction	1
		1	Credit 10 Solar Orientation	1
	1	2	Credit 11 On-Site Renewable Energy Sources	3
	2		Credit 12 District Heating and Cooling	2
1			Credit 13 Infrastructure Energy Efficiency	1
	1	1	Credit 14 Wastewater Management	2
1			Credit 15 Recycled Content in Infrastructure	1
1			Credit 16 Solid Waste Management Infrastructure	1
	1		Credit 17 Light Pollution Reduction	1

4	2		Innovation in Design Process	6
Y	?	N	3 of 6 Exemplary	
1			Credit 1.1 Innovation in Design: Water Efficient Landscaping (75%)	1
1			Credit 1.2 Innovation in Design: Green Building Education & Outreach	1
	1		Credit 1.3 Innovation in Design: Individual Sub Metering & Monitoring	1
1			Credit 1.4 Innovation in Design: Bike Sharing program	1
	1		Credit 1.5 Innovation in Design: District Energy (95%)	1
1			Credit 2 LEED™ Accredited Professional	1

3	1		Regional Priority Credit	4
Y	?	N	Zipcode 15219	
1			Credit 1.1 Regional Priority Credit: NPDc4 Mixed Income Diverse Communities	1
1			Credit 1.2 Regional Priority Credit: GIBc8 Stormwater Management	1
1			Credit 1.3 Regional Priority Credit: GIBc9 Heat Island Reduction	1
	1		Credit 1.4 Regional Priority Credit: SLLc2	1

NPDc5 TDM (Potential Yes) GIBc6 Historic Preservation/ Adaptive Reuse

Sustainable Design Consulting, LLC

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Social and Economic Impacts
  - Keys points underlying the PLDP
    - Restore Connectivity
    - Preserve views
    - Create comprehensive framework for development
    - Substantially decrease stormwater runoff
    - Adopt Placemaking principles
    - Overall favorable social and economic impact
  - Development Program
  - Economic Impact Analysis

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

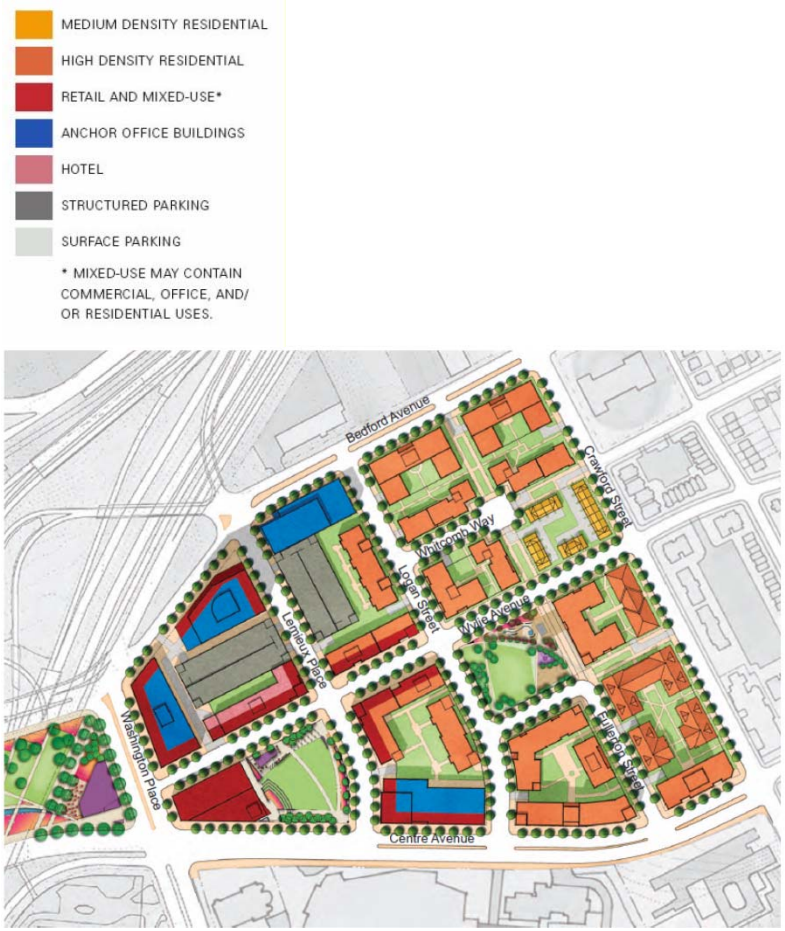
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Social and Economic Impacts: Development Program
  - ERA/AECOM Market Analysis, February 2010



Component	Quantity	Development Area
Residential	1,185 units	1,471,600 s.f
Commercial	200,100 s.f.	200,100 s.f.
Office	632,000 s.f.	632,000 s.f.
Hotel	150 rooms	150,000 s.f.
Open Space	2.8 acres	
I579 CAP and Park	1.5 acres	
TOTAL		2,453,700 s.f.

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

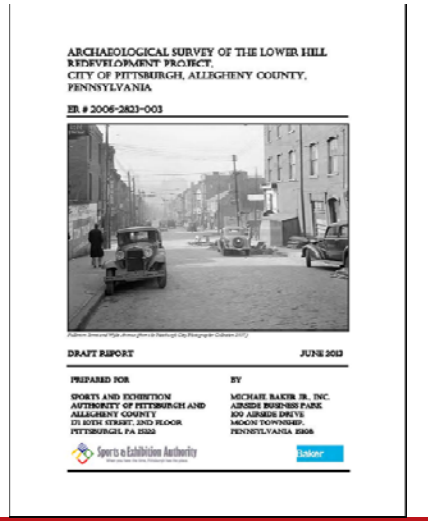
- Social and Economic Impacts: Fiscal Impact
  - Current surface parking lot: (2014)
    - 8 FT, 34 PT Total Payroll: $494,680
    - City Parking taxes: $1,738,591
    - No property taxes
  - ERA/AECOM Economic and Fiscal Impact Report, February 2010
  - Estimated Private Development Investment: $440,000,000

	Construction	Permanent
Full time equivalent jobs*	4,231	4,204
Total Payroll	$160,772,005	$198,208,637
Annual Tax Revenues		
City	$1,104,250	$8,239,411
School	N / A	$7,800,927
County	$2,143,627	$2,416,249
State	$17,797,461	$8,628,743
TOTAL	**$21,045,337**	**$27,085,329**

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Supporting Reports
  - Phase 1 Environmental Site Assessment, prepared by Michael Baker Jr. Inc., February 2013
  - Pre-final Geotechnical Engineering Report, prepared by Michael Baker Jr. Inc., December 2012
  - Archeological Survey of the Lower Hill Redevelopment Project, prepared by Michel Baker Jr. Inc., June 2013
  - Utility Adequacy:
    - Preliminary Drainage Design Report, January 2013, approved by City , DEP and Alcosan
    - Utility Capacity letters: Duquesne Electric, Equitable (People's) Gas, Comcast, Verizon
  - Analysis of Views to and From the Site, prepared by UDA, updated November 2014
  - Analysis of Visual Impact, prepared by UDA, updated November 2014
  - Transportation Study, prepared by Trans Associates, September 2014


ARCHAEOLOGICAL SURVEY OF THE LOWER HILL REDEVELOPMENT PROJECT,
CITY OF PITTSBURGH, ALLEGHENY COUNTY, PENNSYLVANIA

ER # 2006-2823-003

DRAFT REPORT JUNE 2013

PREPARED FOR

SPORTS AND EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY
171 10TH STREET, 2ND FLOOR
PITTSBURGH, PA 15222

BY

MICHAEL BAKER JR., INC.
AIRSIDE BUSINESS PARK
100 AIRSIDE DRIVE
MOON TOWNSHIP,
PENNSYLVANIA 15108

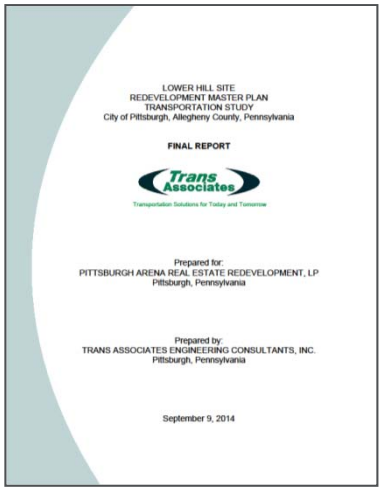
Sports & Exhibition Authority

Tasker

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Transportation Study
  - Based on Development Program
  - Parking – Daytime
  - Evening and Weekend event parking
  - Traffic impact study area
  - Roadway improvements
  - Transit and bicycle connections
  - Event Traffic Management
  - Recommended improvements
  - Transportation and Parking impact analysis with FLDP



LOWER HILL SITE
REDEVELOPMENT MASTER PLAN
TRANSPORTATION STUDY
City of Pittsburgh, Allegheny County, Pennsylvania

FINAL REPORT

Trans Associates

Transportation Solutions for Today and Tomorrow

Prepared for:
PITTSBURGH ARENA REAL ESTATE REDEVELOPMENT, LP
Pittsburgh, Pennsylvania

Prepared by:
TRANS ASSOCIATES ENGINEERING CONSULTANTS, INC.
Pittsburgh, Pennsylvania

September 9, 2014

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Transportation Study: Daytime Parking

TABLE 2A
DAYTIME UNASSIGNED OFF-STREET PARKING SUMMARY
Lower Hill Site Redevelopment Master Plan Transportation Study
City of Pittsburgh, Allegheny County, Pennsylvania

Block [1]	Number of Parking Spaces Provided [2]	Required Number of Parking Spaces with Maximum Bicycle Parking Reduction [2]	Number of Unassigned Spaces Available [3]
A	365	255	0
B*	247	168	79
C	360	252	0
D*	305	239	66
E*	400	189	210 [4]
F	0	259	0
G*	700	520	0 [5]
H	0	2	0
Total	2,457	1,884	355

(1) Blocks with an astersk (*) indicates shared parking locations. All other blocks (without an astersk) do not provide parking to any outside parkers.
(2) From Table 2.
(3) Unassigned spaces are intended to provide for program flexibility and changing market conditions.
(4) Number of commuter spaces for Block E was determined by subtracting the total number of required parking spaces for Blocks F, F, G, and H from the number of parking spaces provided for Blocks F, F, G, and H: ([480+0+700+0]-[189+259+520+2] = 210)
(5) Block G does not provide any commuter parking spaces because parkers destined to Block F or H were assumed to fully utilize Block G parking.

Source: Analysis by Trans Associates.

SCALE: N.T.S.

Trans Associates
Transportation Solutions for Today and Tomorrow
Pittsburgh, Pennsylvania

PROJECT NO. PGHPED - 1217A
PROJECT: Lower Hill Redevelopment Site Transportation Study
TITLE: Table 2A Daytime Unassigned Off-Street Parking Summary
FIGURE: T-1
D.E. JCB
C.E. CAL
REV.

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Transportation Study: Evening and Event Parking

TABLE 2B
EVENING AND WEEKEND EVENT OFF-STREET PARKING SUMMARY
Lower Hill Site Redevelopment Master Plan Transportation Study
City of Pittsburgh, Allegheny County, Pennsylvania

Block [1]	Number of Parking Spaces Provided [2]	Required Number of Reserved Evening/Weekend Parking Spaces with Maximum Bicycle Parking Reduction [3]	Number of Event (Unassigned) Spaces Available
A	385	255	0
B*	247	168	79
C	360	252	0
D*	305	155	150
E*	480	111	369
F	0	259	216 [4]
G*	700	223	
H	0	2	
Total	2,457	1,425	814

(1) Blocks with an asterisk (*) indicates shared parking locations. All other blocks (without an asterisk) do not provide parking to any outside parkers.
(2) From Table 2
(3) Required number of spaces reserved (non-event) provide 100% residential parking, 100% retail parking, and 10% office parking, based on the required number of parking spaces from Table 2
(4) Block F parkers (259 spaces) and Block H parkers (2 spaces) assumed to use Block G parking facility (700 259 223 2=216).

Source: Analysis by Trans Associates.

Trans Associates
Transportation Solutions for Today and Tomorrow
Pittsburgh, Pennsylvania

PROJECT NO. PGH-PED0 - 1215
PROJECT: Lower Hill Redevelopment Site Transportation Study
TITLE: Table 2B Evening and Weekend Event Off-Street Parking Summary
FIGURE T-2
SCALE: N.T.S.
D.B. MDB
C.B. CAL
REV.

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

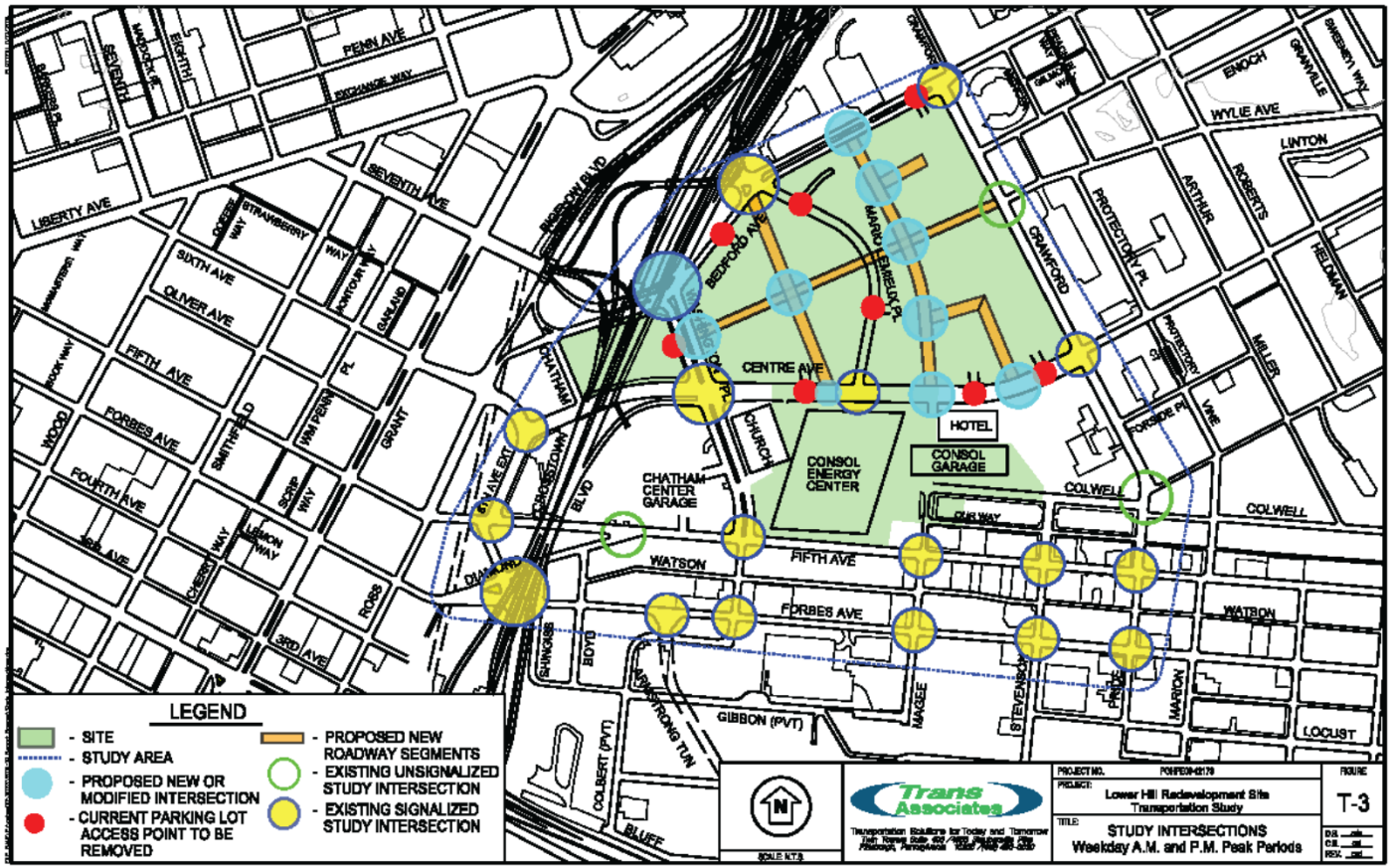
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

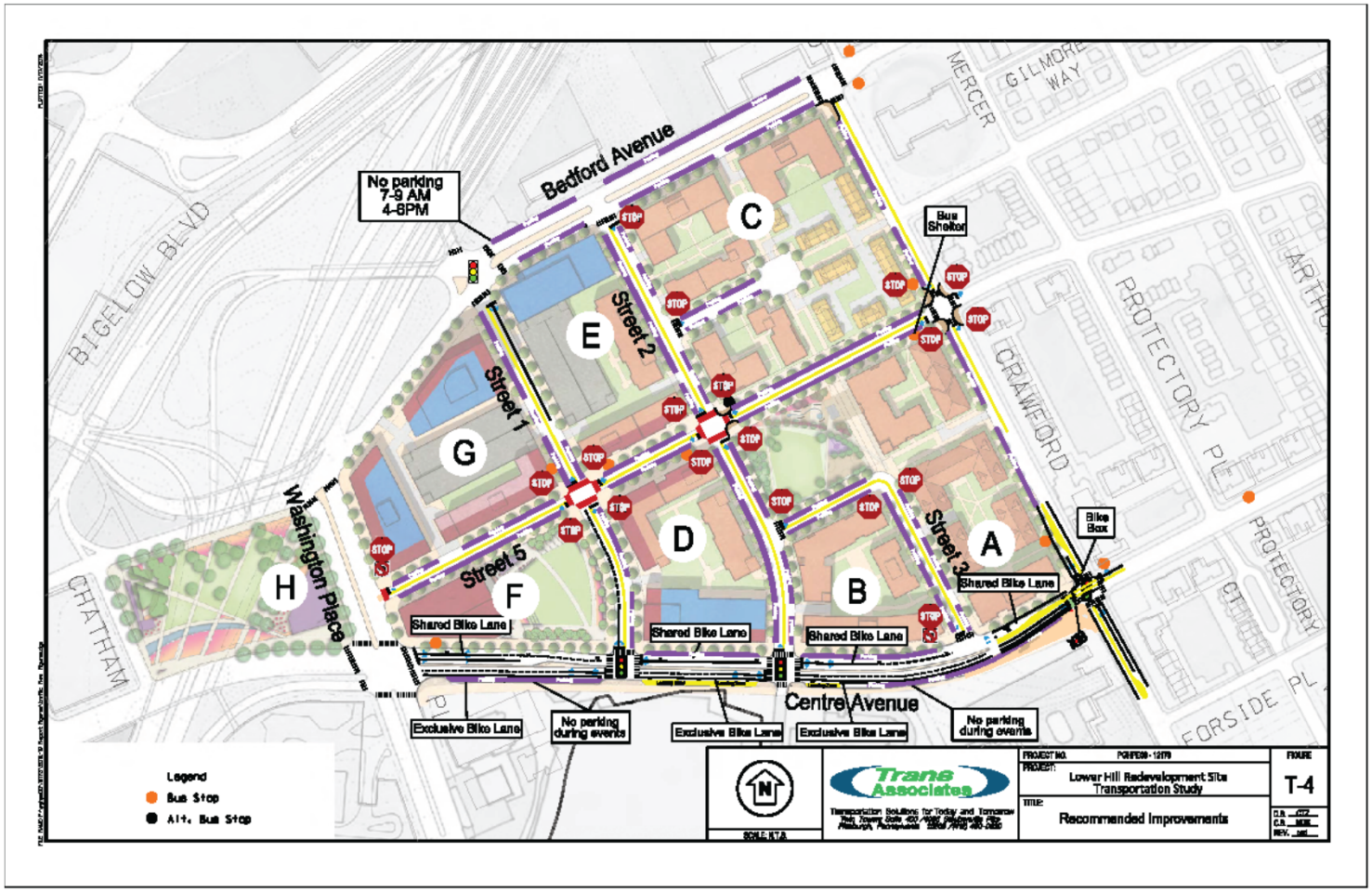
- Transportation Study: Study Intersections



Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Transportation Study: Recommended Improvements



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

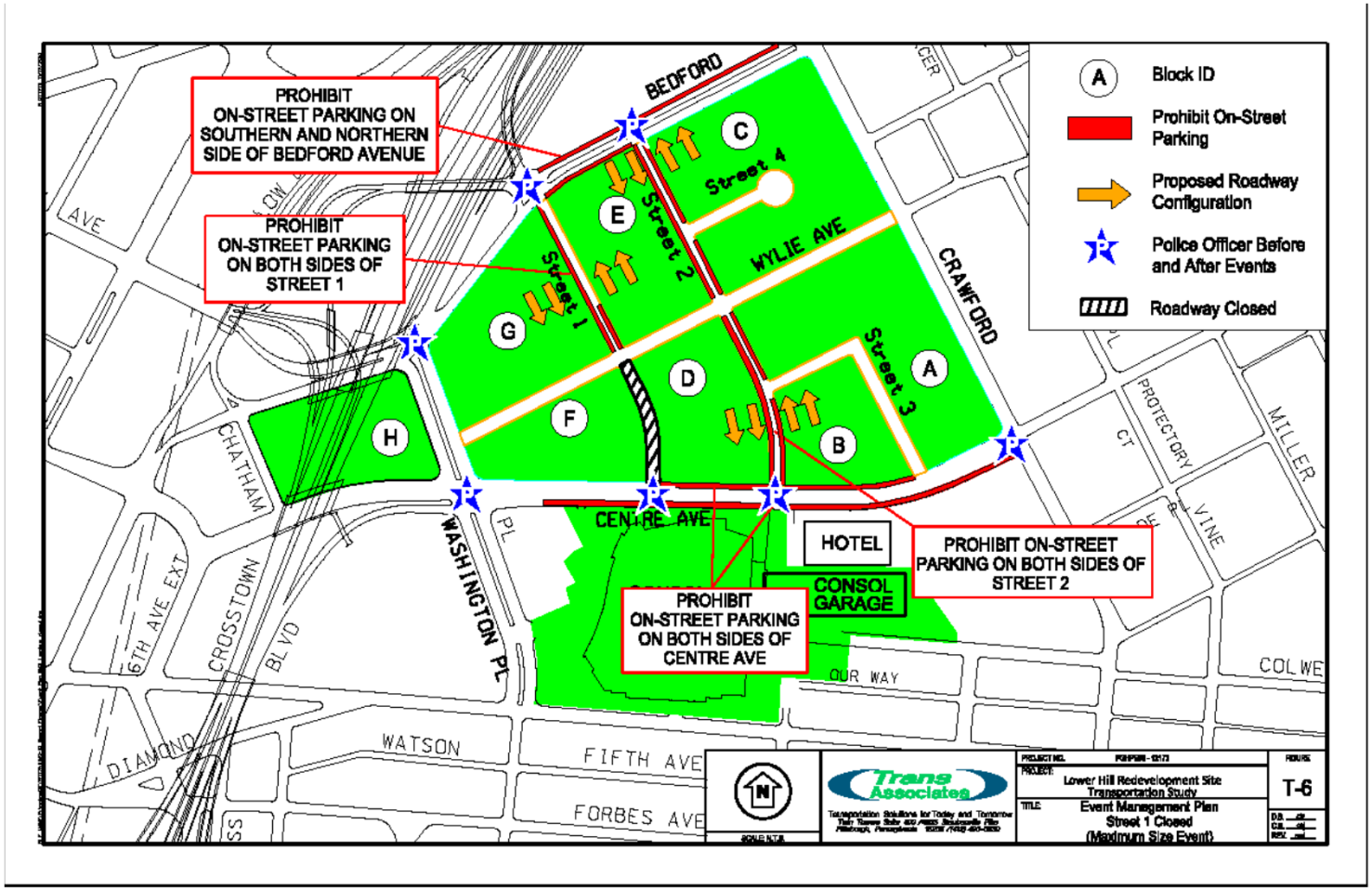
ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Transportation Study: Event Traffic Management



Former Civic Arena Site

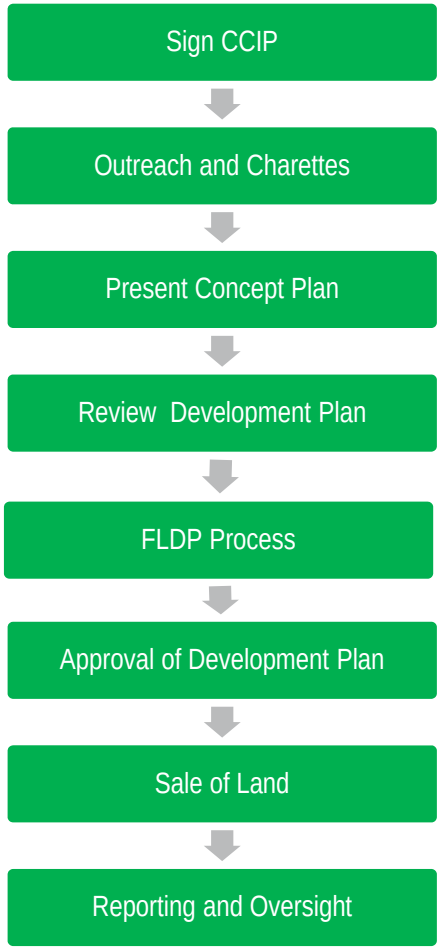
LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Reference Documents
  - Community Benefits Agreement, dated August 2008
    - Completed obligations
    - Applicability to Development Site
  - Comprehensive Option Agreement, dated September 2014
    - Exhibit H-4: Take-down Process and Related Procedures
    - Exhibit P: MBE / WBE Program
    - Exhibit Q: Workforce Utilization Plan
    - Exhibit S: Economic Impacts Reports
  - Community Collaboration and Implementation Plan, dated September 2014
    - Aspirational Plan
    - Some Focus Areas with metrics
    - Participation by all parties
    - Executive Committee responsibilities
    - Greater Hill District Reinvestment Fund

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Reference Documents: Community Collaboration and Implementation Plan (CCIP)
  - Each Developer signs affirmation of CCIP (Exhibit B)
  - Community outreach for jobs and business inclusion conducted by Developer
  - Community charettes conducted by Developer
  - Development Plans reviewed by CCIP Executive Management Committee
  - M/WBE Plans presented to SEA, URA and EEORC
  - Development Plans reviewed by SEA and URA prior to FLDP submission
  - FLDP process including public input and hearing
  - SEA and URA Boards approval sale of land
  - Reporting to CCIP Exec. Management Committee



Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.
ura Urban Redevelopment Authority of Pittsburgh
City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Pending Ordinance
  - Changes Chapter 909.01, SP Specially Planned Districts
  - Reintroduced, August 2014
  - CCIP signed September 2014
  - Objections

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

- Pending Ordinance
  - Housing Impact:
    - Study underway by City and URA
    - Site is currently vacant
  - Use of Public Funds to positively impact surrounding area
    - Establishment of Reinvestment Fund
    - CCIP Wealth Building Initiatives
  - Commercially Reasonable Efforts to Achieve 30% Affordable Housing
    - Reviewed housing requirements with lead residential developer
    - Additional subsidies to achieve 30%
    - Subsidies to other areas would need to be reduced
  - Compliance with Community Master Plan
    - Physical Plan compliance
    - Appendices

Greater Hill Master Plan 2011

Lower Hill PLDP 2014

Former Civic Arena Site

LOWER HILL DISTRICT REDEVELOPMENT PLAN

Sports & Exhibition Authority
When you have the time, Pittsburgh has the place.

ura Urban Redevelopment Authority of Pittsburgh

City of Pittsburgh