



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

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

(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: UPMCS		Phone Number: (412) 578-9586	
Address: 8600 Forbes Ave Iroquois Bldg.	City: Pittsburgh	State: PA	Zip Code: 15213
2. Applicant/Company Name:		Phone Number: ()	
Address: 600 Grant Street UST 01 60 03	City: Pittsburgh	State: PA	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Iroquois Building			
4. Development Location: 3600 Forbes Avenue - Oakland			
5. Development Address: 3600 Forbes Avenue, Pittsburgh, PA 15213			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition)			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	82		
7. If a Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy#: 73165	Date Issued: 3/10/1987	Existing Use of Property: General Office/ Retail (limited)	
8. Estimated Construction:	Start Date: 4 / 1 / 16	Occupancy Date: / / Current	Project Cost: \$ unknown

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): 82

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development:

Exterior facade restoration and roof replacement

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/>)



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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:	140,000	sq ft
Retained Area to be Renovated:	0	sq ft
To be Constructed:	0	sq ft
Building Footprint:	23,000	sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	6	70	N/A	N/A
Proposed Addition/Extension			N/A	N/A

Provide Accessory Structure Type(s) and Height(s): N/A

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: N/A

17. Lot Area: 98,000 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' 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



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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:

<u> N/A </u>	New Water Service Connection(s)	<u> N/A </u>	Termination of Existing Water Service Tap(s)
<u> N/A </u>	New Sewer Service Connection(s)	<u> N/A </u>	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: _____



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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



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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



Iroquois Building

3600 Forbes Avenue, Pittsburgh, PA

Building Envelope Renovation

Original Building 1902

Pittsburgh Architect Frederick Osterling

Construction Completed 1902

Original Use Was Luxury Apartments

Separate Towers Allowed Ventilation

Included Retail Space at Ground Level



Current Building 2015

Retains Original Building Architecture and Most of the Original Building Materials

Conclusions of Evaluation Performed in 2015 – *“The level of deterioration is such that unless corrective action is taken in the near term, more severe damage including potential hazards from falling materials are imminent”*

Complete Building Envelope and Roofing Restoration is Recommended for 2016



Scope of 2016 Restoration

Cleaning, Pointing and Repair of All Brick Masonry Areas

Cleaning, Pointing and Repair of All Architectural Terra-Cotta

Repairs and Refinishing of Architectural Metal Cornice

Replacement of All Roofing and Flashing with System Complying with Current Energy Codes



Brick Masonry Restoration

Pointing has Deteriorated Allowing Water Infiltration Causing Spalling and Cracking of Brick Units.

Brick are “Non-Standard” Size Requiring Restoration or Replacement with Brick from More Concealed Building Areas.

All Mortar Will be Restored with Deep Pointing to Prevent Water Infiltration.

All Brick Areas will Receive Restoration Cleaning to Remove Staining and Dirt.



Terra-Cotta Restoration

Pointing has Deteriorated Allowing Water Infiltration Causing Cracking and Potential Damage to Attachments

Units are All “Custom” Configurations Requiring Patching and Repair to Existing Pieces.

All Mortar Will be Restored with Deep Pointing to Prevent Water Infiltration.

All Terra-Cotta Areas will Receive Restoration Cleaning to Remove Staining and Coating to Restore Original Appearance



Metal Cornice Restoration

Cornice is Made up of Components Soldered Together to Create a Large Architectural Unit

Many Connections Have Failed Allowing Some Components to Fall.

New Components Will be Fabricated to Replace Those Missing

All Connections Will be Inspected and Repaired as Needed

All Cornice will be Cleaned to Bare Metal and Have High Performance Coatings Applied



Retail Level Restoration

Retail Level has been Received Past Restoration Work and Recent Architectural Coating

Minor Restoration Work is Planned

Architectural Improvements May be Incorporated Based on Client Input During Design.

Sidewalk Protection will be Provided to Allow Access During Construction

Photo Reflects Similar Retail Protection During Construction.



Roof Restoration

All Roof Membrane and Flashing Will be Replaced

Insulation Will be Added to Comply with Current Energy Codes

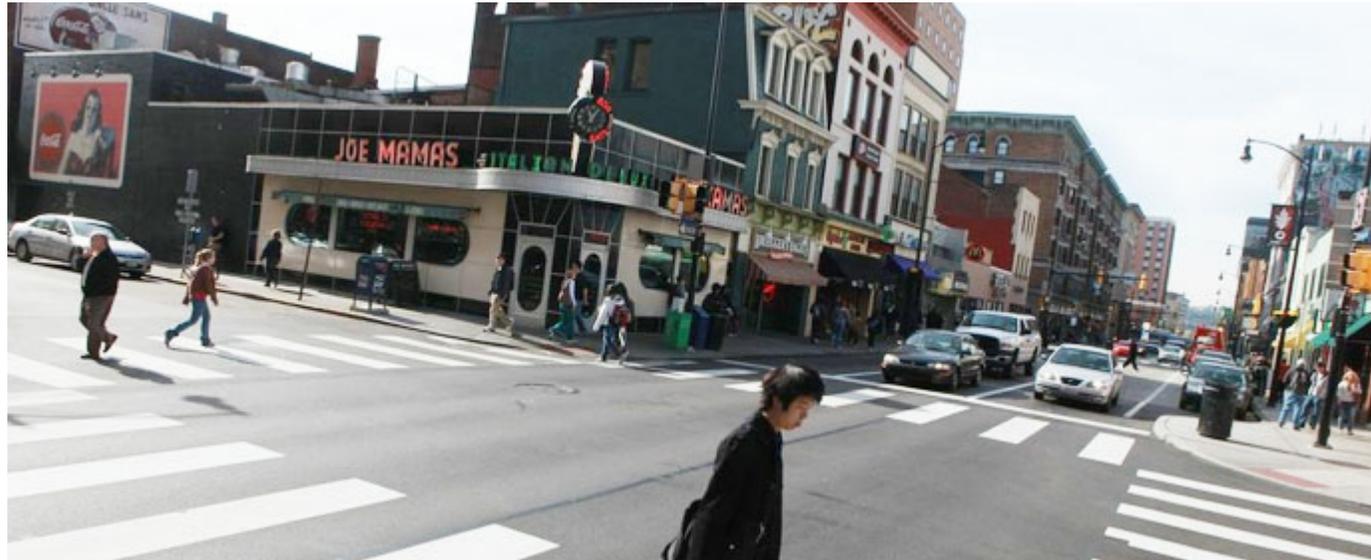
Roof Restoration will be Phased to Prevent Damage During the Envelope Restoration Process

New Roof System Will Carry a 25+ Year Warranty



Project Community Support

- The Oakland Task Force – November 10, 2015



Project Schedule

Design – November 2015 – February 2016

Bidding – February 2016 – April 2016

Construction – April 2016 – November 2016



Iroquois Building

Building Envelope Renovation

POP 16-022

City of Pittsburgh



DEPARTMENT OF CITY PLANNING
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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: See attached Phone Number: ()

Address: City: State: Zip Code:

2. Applicant/Company Name: Campus Advantage Development LLC Phone Number: (407) 790-7993

Address: 110 W. Basin Road City: Austin State: Texas Zip Code: 75746

Applicant/Contractor ID:(assigned by the City)

3. Development Name: Forbes Avenue Apartments

4. Development Location: 3407, 3417, 3427 Forbes Avenue

5. Development Address: 3407 Forbes Avenue, Pittsburgh, PA 15213

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: 10 / 1 /2016 Occupancy Date: 8 / 1 /2018 Project Cost: \$ TBD

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, 99, 87, 105

10. Select the Type of Work:

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

11. Describe the Development: A 197-unit structure with structured parking and restaurant and retail use located on the first floor of the structure.

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/>)



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DEVELOPMENT REVIEW APPLICATION

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13. Proposed Number of New Structures or Building Additions: N/A
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:

Existing to be Razed: to be provided sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: 280,044 sq ft
 Building Footprint: 33,116 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure	1			102
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:
 Existing to Remain: N/A Proposed: 197

17. Lot Area: 38,071 sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')	57	78
Compact (7 1/4' x 16')		63
Handicap (13 1/2' x 19')		7

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



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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:

- | | |
|--|---|
| <u> X </u> New Water Service Connection(s) | <u> X </u> Termination of Existing Water Service Tap(s) |
| <u> X </u> New Sewer Service Connection(s) | <u> X </u> 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

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- 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: Michael A Kosman (attorney)

Current Property Owner Information

3407, 3417 Forbes Avenue

UPMC FKA UPMC Health System
600 Grant Street
Floor 10
Pittsburgh, PA 15219

3427 Forbes Avenue

Jaybar Associates
8123 Penn Avenue
Pittsburgh, PA 15221



FORBES AVE. APARTMENTS

DESMONE ARCHITECTS
3400 BUTLER STREET
PITTSBURGH, PA 15201
412.683.3230

FEBRUARY 23RD, 2016

Project Number: 4083

Prepared for: Pittsburgh Planning Commission

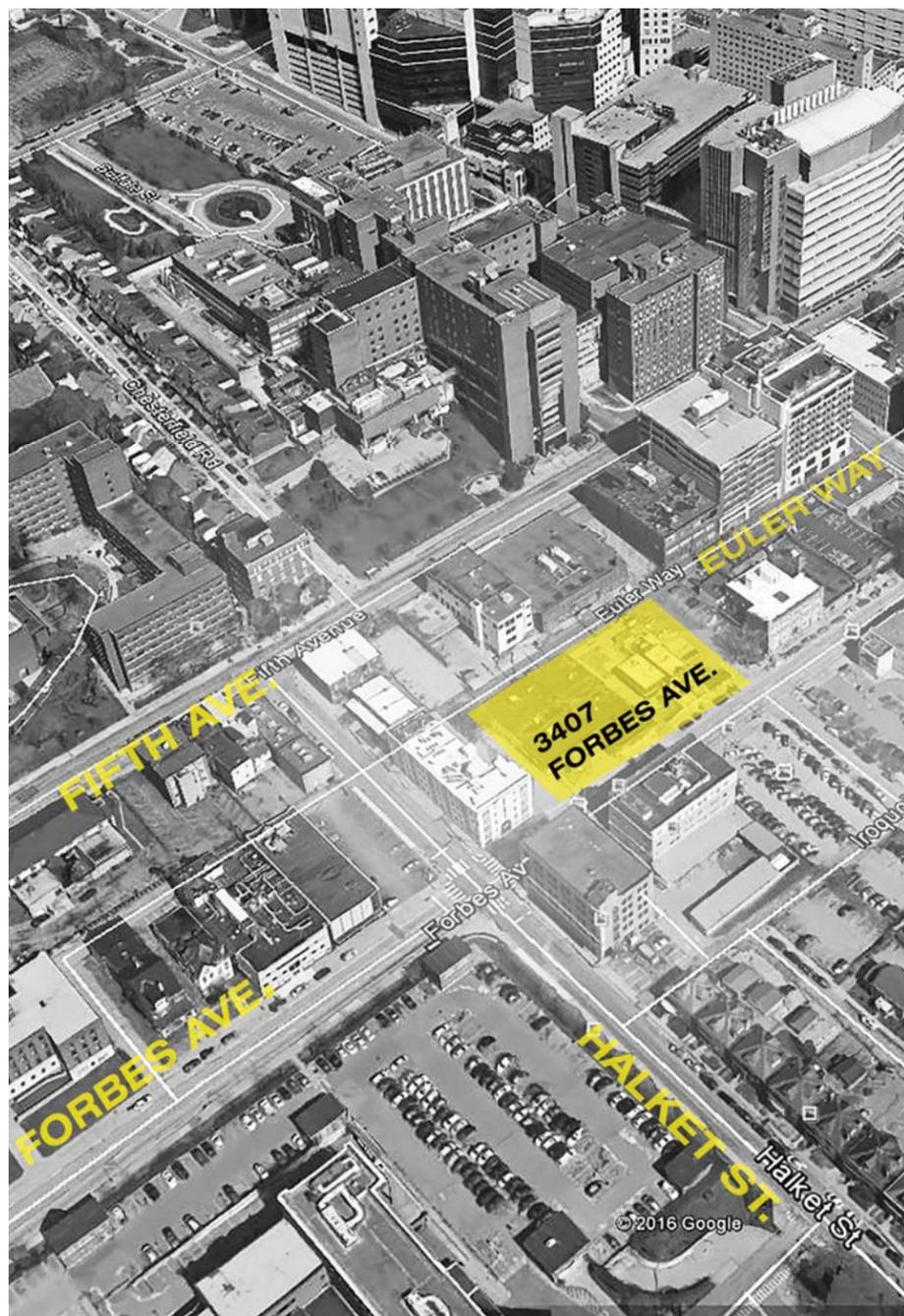
Prepared by: Desmone Architects

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SITE CONTEXT NEARBY BUILDINGS

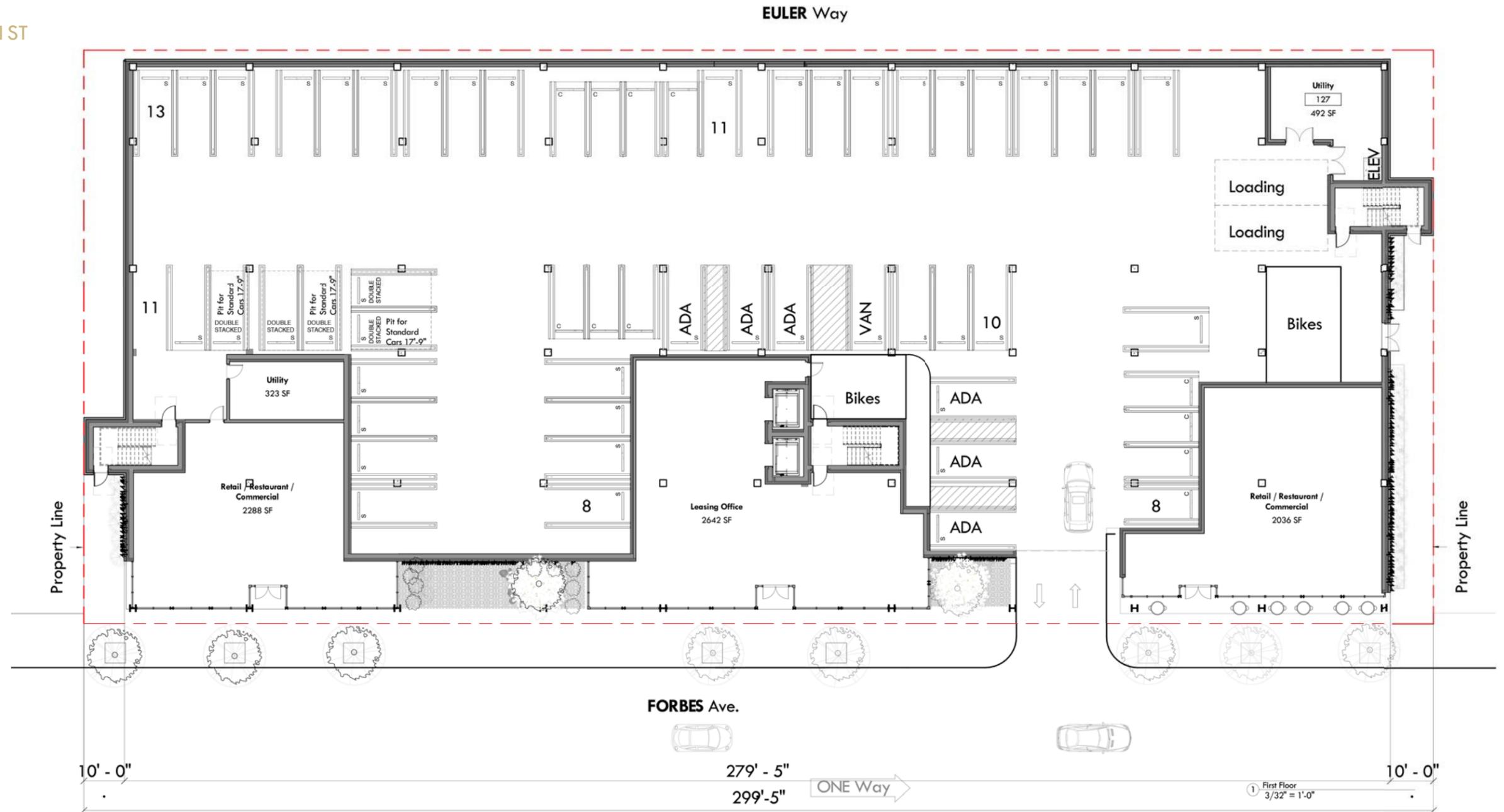




SITE CONTEXT DIRECTIONAL VIEW



FLOOR PLANS. 1ST

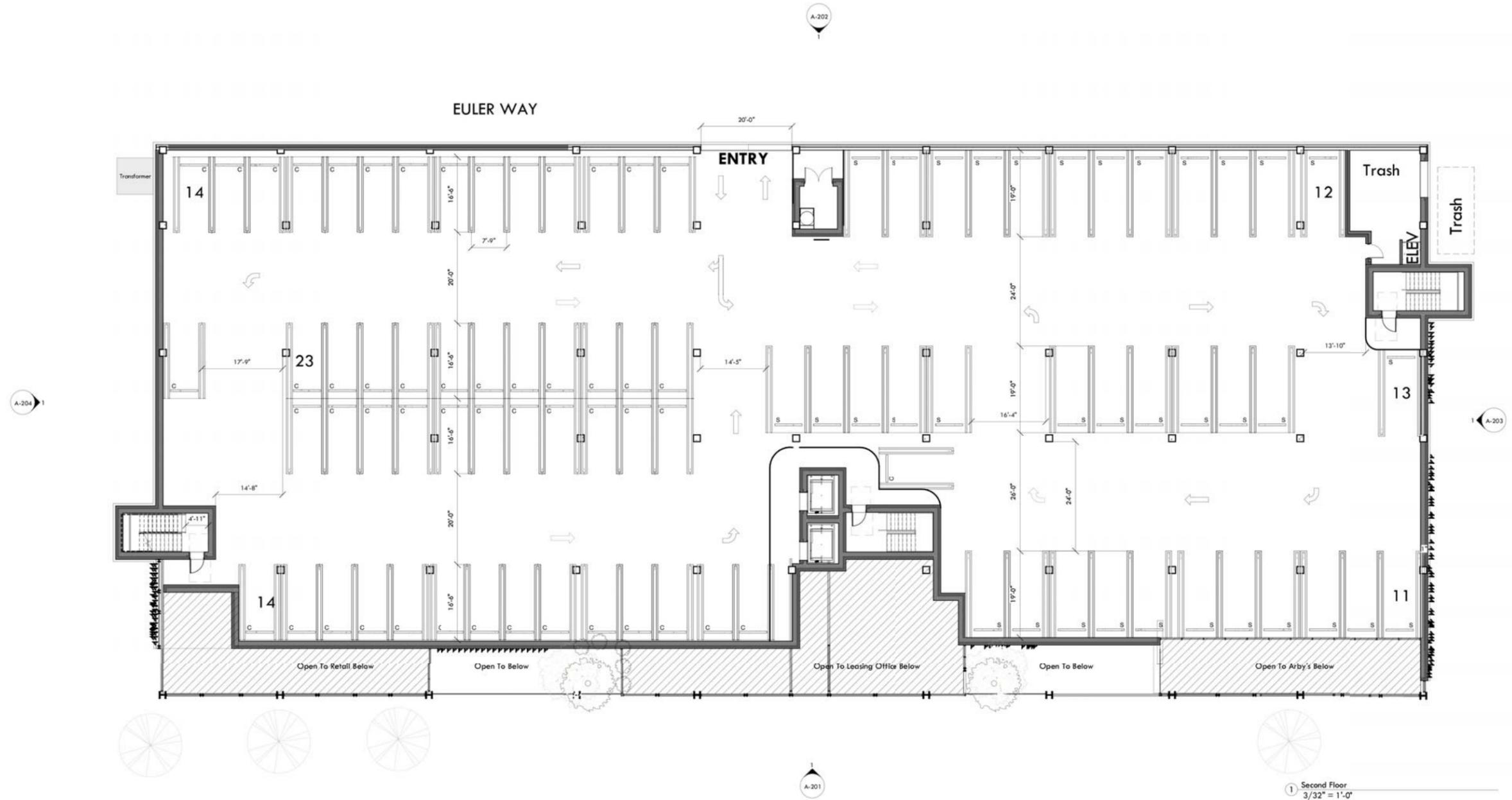


1ST FLOOR PARKING COUNT

COMPACT	11
STANDARD	43
ADA	07
TOTAL 1ST FLOOR SPACES	61

TOTAL SPACES BOTH FLOORS 148

FLOOR PLANS. 2ND



2ND FLOOR PARKING COUNT

COMPACT	52
STANDARD	35
TOTAL 1ST FLOOR SPACES	87
TOTAL SPACES BOTH FLOORS	148

FLOOR PLANS. 3RD



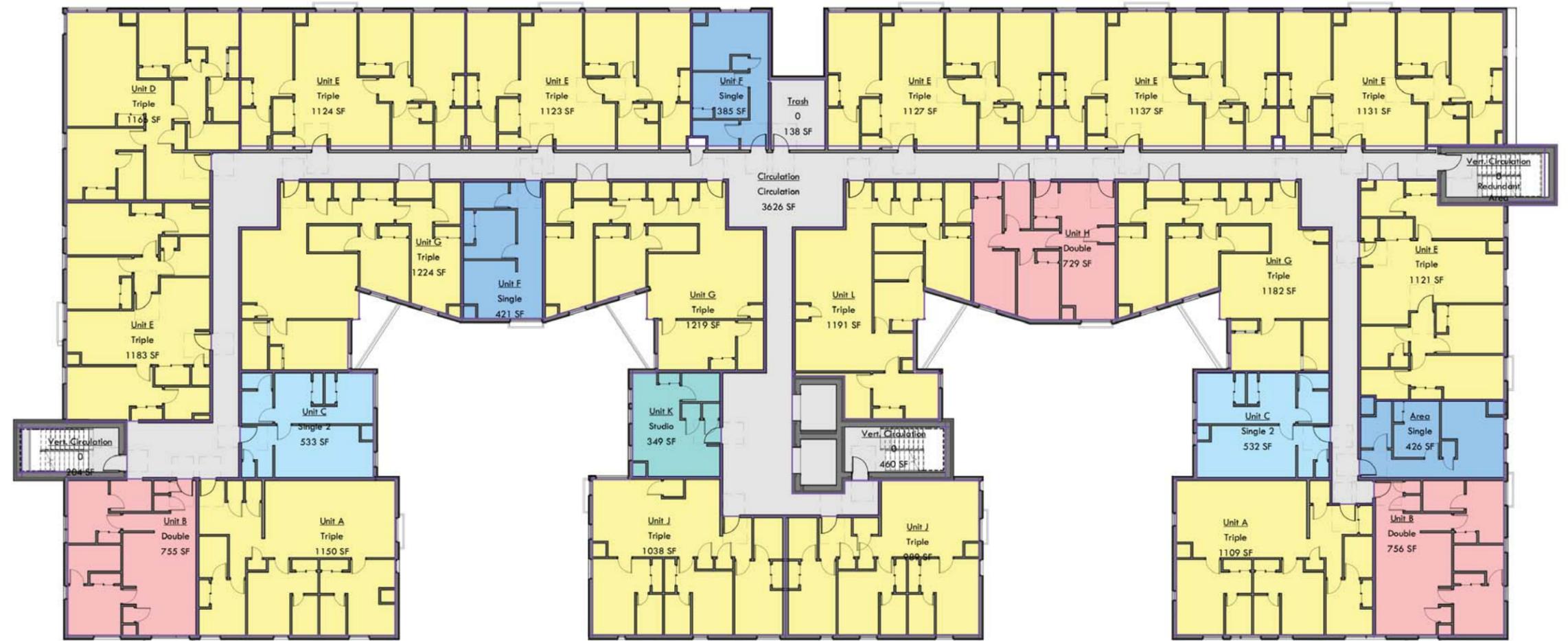
3RD FLOOR UNIT COUNT

3 SINGLE UNITS
 2 SINGLE UNITS W/2 OCC.
 3 DOUBLE UNITS
 14 TRIPLE UNITS

TOTAL UNITS ALL FLOORS 197

- 0
- Amenities
- Circulation
- Double
- Single
- Single 2
- Triple

FLOOR PLANS. 4TH

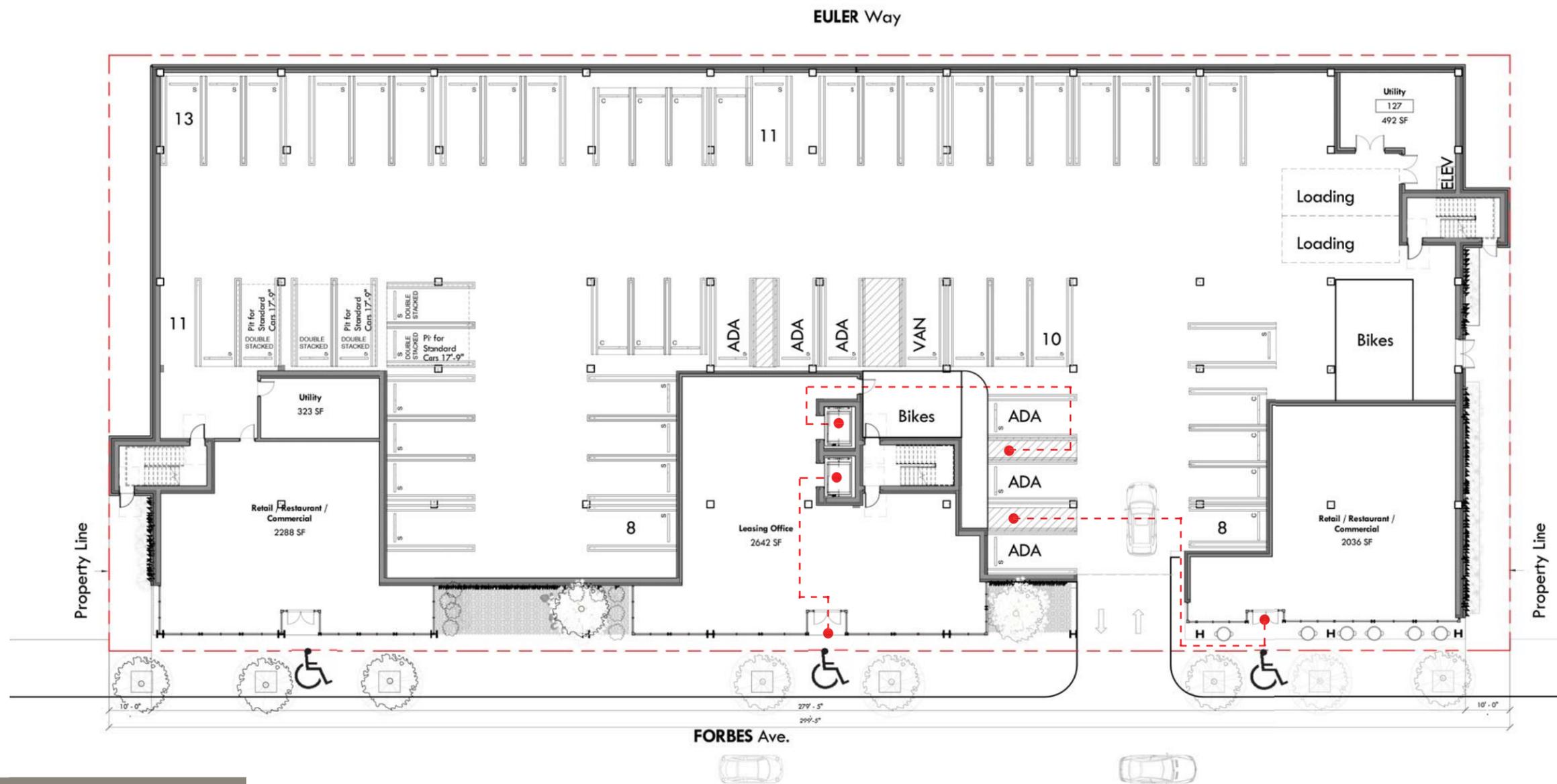


4TH FLOOR UNIT COUNT

- 1 STUDIO
- 3 SINGLE UNITS
- 2 SINGLE UNITS W/2 OCC.
- 3 DOUBLE UNITS
- 16 TRIPLE UNITS

TOTAL UNITS ALL FLOORS 197

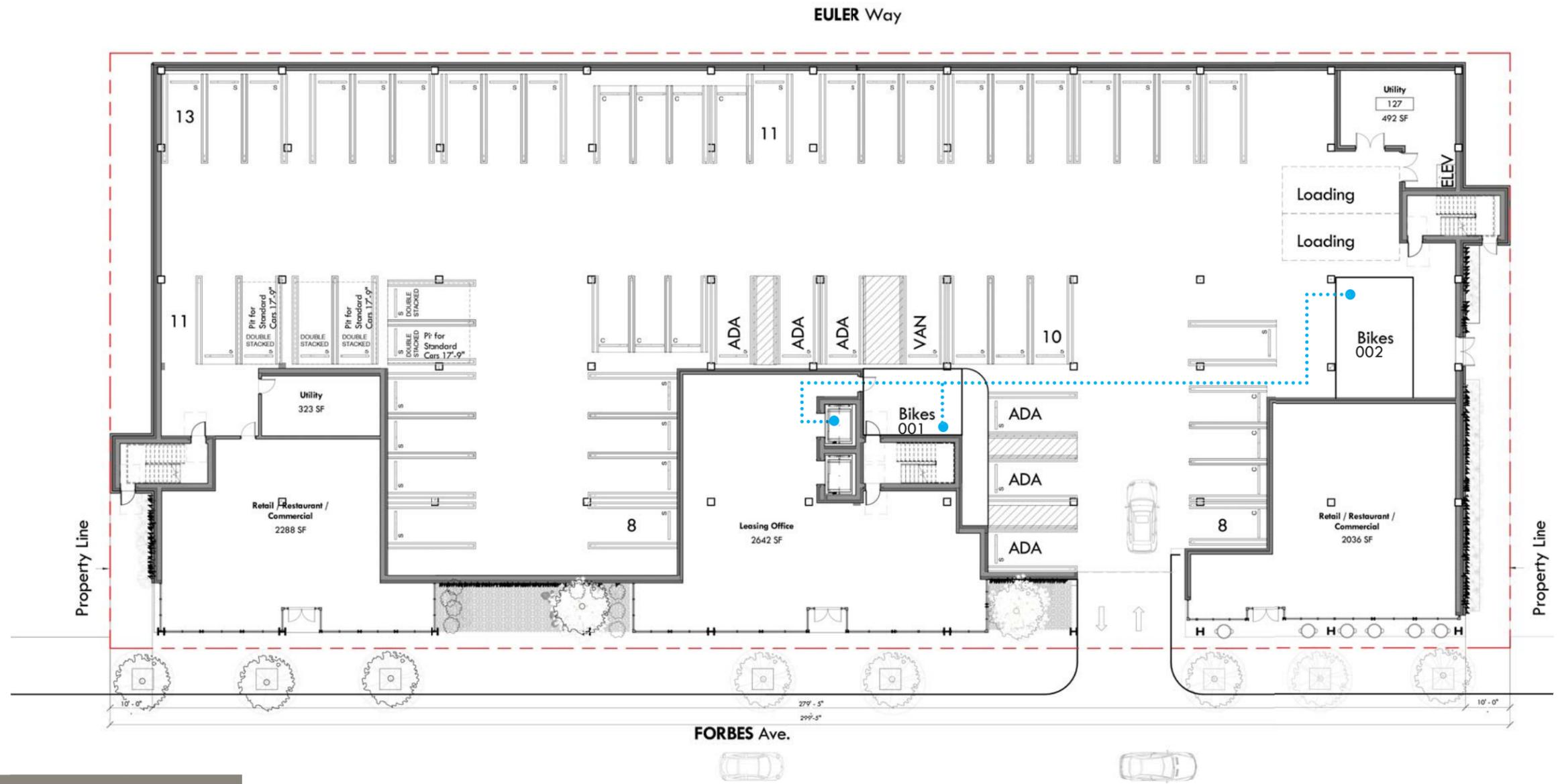
- Circulation
- Double
- Single
- Single 2
- Studio
- Triple



ACCESS ENTRY POINTS

- LOBBY: DISTANCE FROM FRONT DOOR TO ELEVATOR 35'-0"
- PARKING AREA: DISTANCE FROM ADA PARKING TO ELEVATOR 101'-5"
- PARKING AREA: DISTANCE FROM ADA PARKING TO RETAIL 95'-3"

① First Floor
3/32" = 1'-0"



BICYCLE ACCESS TO ELEVATOR

BICYCLE DISTANCE FROM BIKE SPACES 001 TO ELEVATOR **50'-0"**
 BICYCLE DISTANCE FROM BIKE SPACES 002 TO ELEVATOR **145'-0"**

ELEVATION FORBES



ELEVATION EULER WAY



- ALL FACADES INCLUDE MATERIALS TRANSITIONS & HONED CORNICE/ROOF LINES.
- ACCENT PANELS INCLUDED ON ALL FACADES FOR ADDED COLOR AND VISUAL INTEREST.
- ALL FACADES INCLUDE RESIDENTIAL WINDOW COMPOSITION.

TOP OF PARAPET 102' -0"

ELEVATION RIGHT



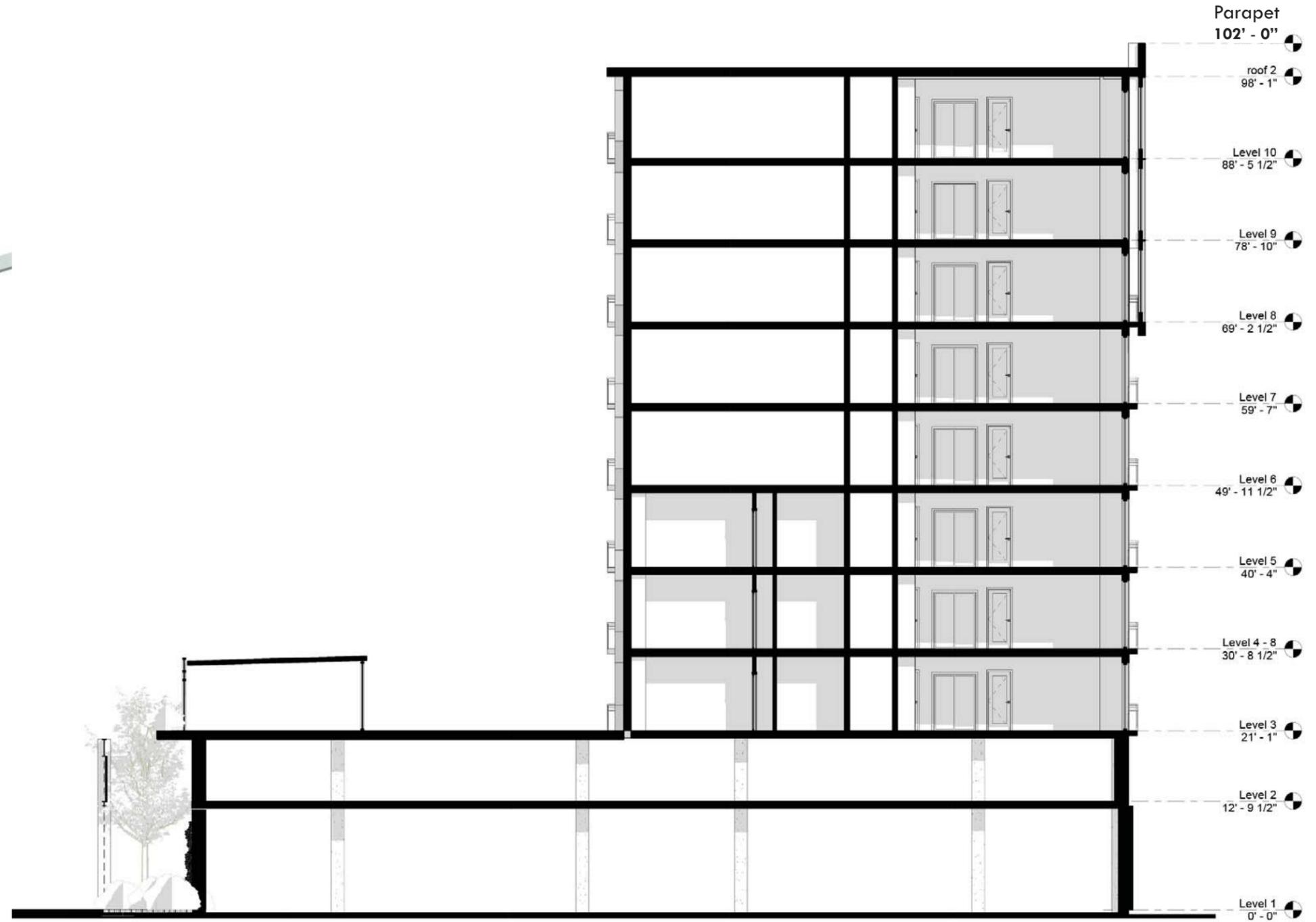
ELEVATION LEFT



- ALL FACADES INCLUDE MATERIALS TRANSITIONS & HONED CORNICE/ROOF LINES.
- ACCENT PANELS INCLUDED ON ALL FACADES FOR ADDED COLOR AND VISUAL INTEREST.
- ALL FACADES INCLUDE RESIDENTIAL WINDOW COMPOSITION.

TOP OF PARAPET 102' -0"

SECTION



PEDESTRIAN EXPERIENCE VIEW FROM WEST



- ACTIVATES PUBLIC REALM ALONG FORBES.
- SIGNIFICANT GROUND LEVEL TRANSPARENCY.
- 3 PROMINENT FORBES AVE. ENTRANCES.
- BREAKS DOWN SCALE OF BUILDING THROUGH ARTICULATION, USE OF COLOR, AND VARIATION IN CLADDING MATERIALS.

PEDESTRIAN EXPERIENCE STREET VIEW TO EAST



- FUNCTIONAL AND VISUALLY INTERESTING SCREENING OF STRUCTURED PARKING.
- PLANTERS AT 2ND AND 3RD LEVELS FOR VISUAL INTEREST.
- HIGH QUALITY, LONG LASTING BUILDING MATERIALS

PEDESTRIAN EXPERIENCE EAST



MATERIAL PALETTE



01

PLANTINGS WALL & PLANTERS



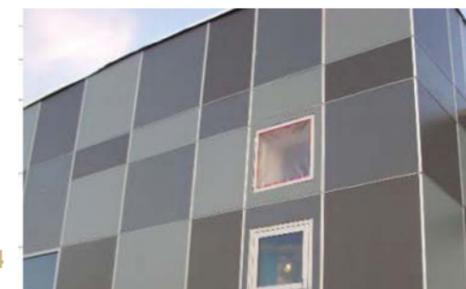
02

TEXTURED BRICK



03

PERFORATED SCREEN



04

METAL REVEALS



05

FIBER CEMENT PANELS



**FORBES AVENUE APARTMENTS -- ZONING DEVELOPMENT STANDARDS
OPR – C DISTRICT**

197 residential units
 34,299 s.f. building footprint
 38,110 s.f. lot area
 237,708 s.f. building

ZONING PROVISION	CODE REQUIREMENT	PROVIDED
Maximum FAR (§ 908.03.D.3) (§ 915.04.D/LEED Bonus)	7.2:1 (with 20% LEED Bonus)	6.2:1 (237,707/38,110)
Maximum Lot Coverage (§ 908.03.D.3)	90% (34,299 s.f.)	86.9% (33,116 s.f.)
Maximum Building Height (§ 908.03.D.3) (§ 915.04.D/LEED Bonus)	102' (with 20% LEED Bonus)	102' (85' + 20%)



ZONING DEVELOPMENT STANDARDS – CONTINUED

ZONING PROVISION	CODE REQUIREMENT	PROVIDED
Build-To-Line Minimum (Forbes Ave.) (§ 908.03.D.3(d))	85% (255' linear feet)	93.5% (280' linear feet)
Transparency Minimum – between 3- 8 feet above walkway (First Floor/Forbes) (§ 908.03.D.3(d))	60% (900' s.f.)	67% (1005' s.f.)
Ground Floor Use/Street Level Doorway Entrances (§ 908.03.D.3(d))	Commercial/Retail and Doorway(s) Along Forbes Ave.	Retail/Leasing Office/Restaurant – 3 doorways (along Forbes)
Off-Street Loading Spaces (§ 914.10)	3 (237,708 s.f./residential)	2 (exception requested per § 914.11.B.1)





THE FOLLOWING LEED CREDITS TO BE PURSUED FOR THE PROJECT WILL INCLUDE BUT NOT BE LIMITED TO:

LEED CREDITS

- PREVIOUSLY DEVELOPED SITE
- BICYCLE STORAGE & ACCESS TO BICYCLE NETWORK
- COMPACT DEVELOPMENT
- LOW IMPACT DEVELOPMENT STORMWATER MANAGEMENT
- WATER USE REDUCTION
- EFFICIENT HOT WATER DISTRIBUTION
- LOCALLY SOURCED MATERIALS
- WASTE DIVERSION TO RECYCLING
- USE OF LOW EMITTING PRODUCTS
- ACOUSTIC COMFORT
- DESIGN FOR ACTIVE OCCUPANTS
- ENERGY EFFICIENCY GREATER THAN BASELINE PERFORMANCE OF ASHRAE90.1-2010
- LIGHT POLLUTION REDUCTION
- FUNDAMENTAL & ENHANCED REFRIGERANT MANAGEMENT
- MINIMUM INDOOR AIR QUALITY
- OUTDOOR AIR DELIVERY MONITORING & INCREASED VENTILATION
- CONSTRUCTION INDOOR AIR QUALITY MANAGEMENT PLAN
- CONTROLLABILITY OF SYSTEMS -LIGHTING & THERMAL COMFORT
- THERMAL COMFORT DESIGN & VERIFICATION

BIRDS EYE VIEW



- The vast majority of the site stormwater runoff is from the building roof.
- A small portion of the Euler Way right-of-way drains into the site, this will be intercepted via trench drains and will be routed around or through the building via storm sewer pipes to tie into the Forbes Avenue.
- The roof drain collection system will convey runoff to a detention beneath the building, consisting of a series of R-Tank HD Quad Modules 6 units wide by 13 units long, with a concrete box outlet structure.
- The detention tank will hold the 2-year volume increase to meet PADEP volume control requirements; this may be utilized for irrigation of perimeter and patio landscaped areas if feasible. The tank holds approximately 1,000 cubic-feet of runoff for re-use.
- Stormwater rate control is not needed for the project, as there is no increase in impervious cover for the site.
- The ultimate stormwater discharge is to a combined sewer on Forbes Avenue.



COMMUNITY FEEDBACK

Comment	Campus Advantage Response
Use of plantings wall and planters on Forbes Avenue Façade.	Added proposed plantings wall along Forbes and added planters (visible from street-level) at the 2 nd and 3 rd levels of the building façade.
Increase open space/sidewalk width along Forbes (better pedestrian experience).	Developer pulled building back from the property line to create street level “courtyard” space (while still meeting build-to-line requirements).
Design to attract families. (OPDC Oakland 2025 Master Plan recommends a minimum of 25% of units be 3-bedroom).	Developer included additional 3-bedroom apartments (126 /3-bedrooms provided – 63% of units).
Maximize stormwater capture.	Developer added additional planters to 3 rd floor terrace area.
Mechanisms to prevent over occupation.	Building will be staffed with on-site, live-in staff who closely monitor occupation.



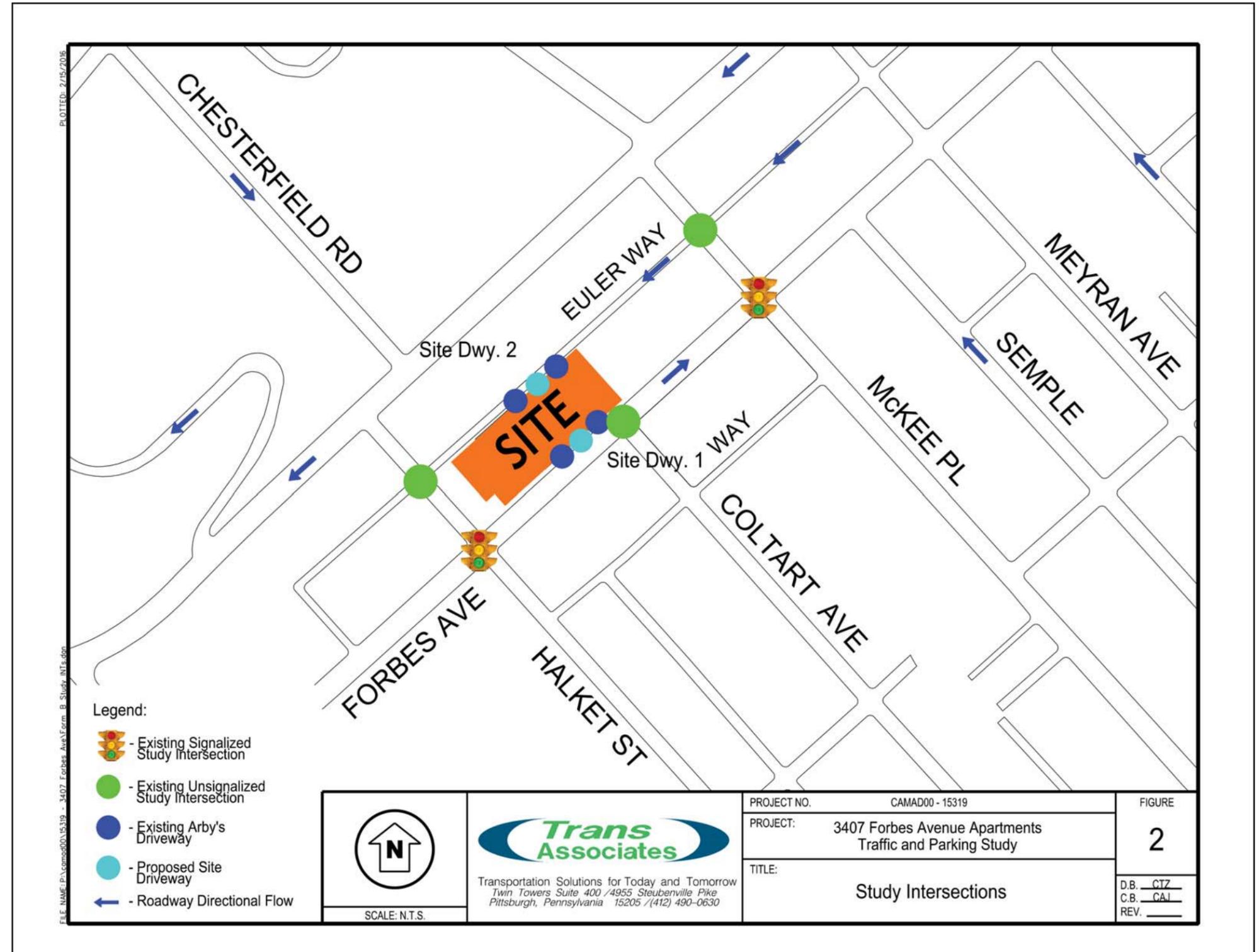
TABLE 1
PARKING REQUIREMENT SUMMARY
 3407 Forbes Avenue Apartments Traffic and Parking Study
 City of Pittsburgh, Allegheny County, Pennsylvania

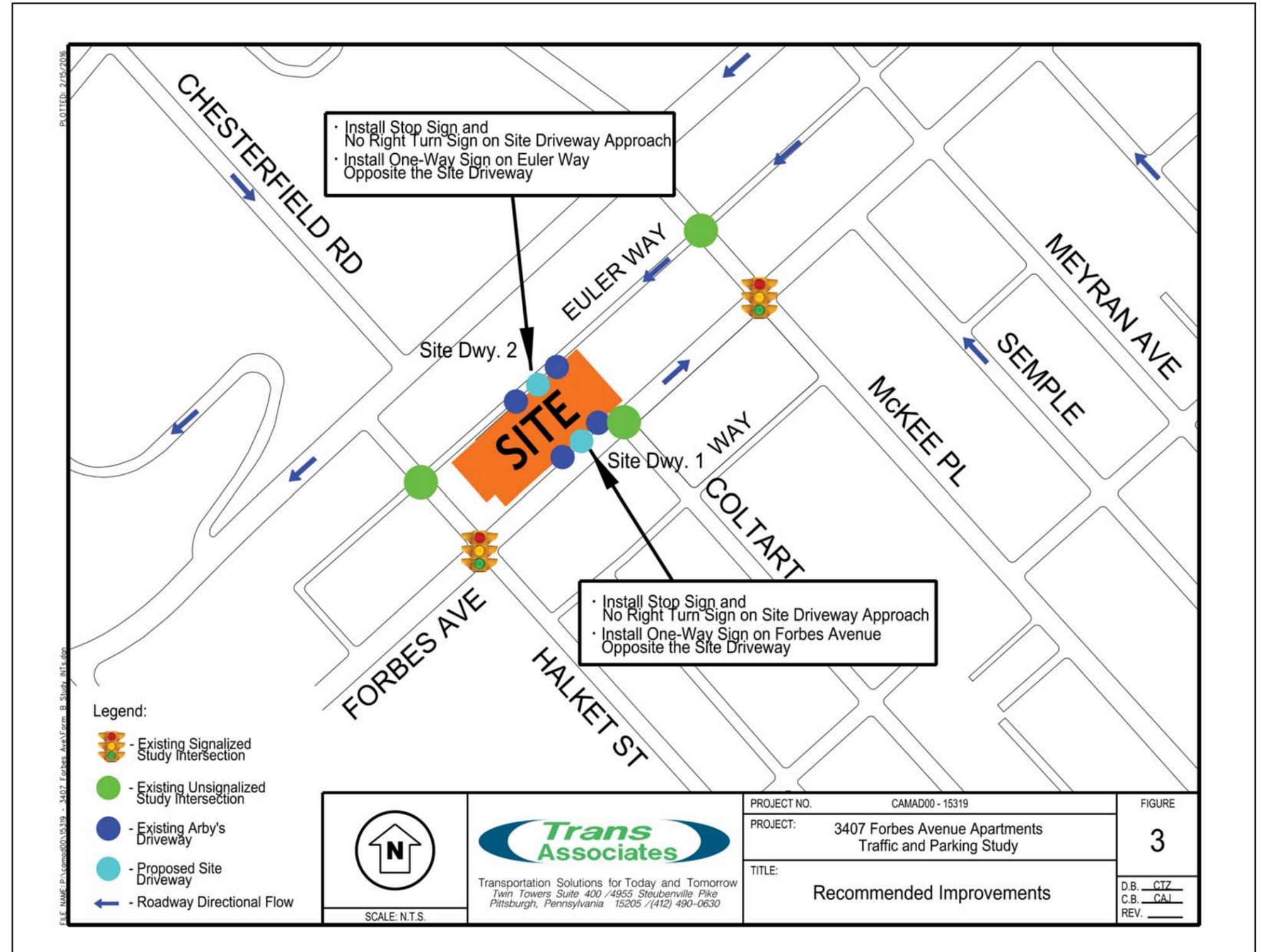
Development Components	Size	Automobile Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾			Bicycle Parking Demand: City of Pittsburgh Zoning Code ⁽¹⁾				Total Number of Automobile Parking Spaces Required with Maximum Bicycle Reductions ⁽⁶⁾
		Minimum Requirements without Bicycle Reductions			Required Minimum Bicycle Parking ⁽²⁾		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces ⁽³⁾		
		Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved Spaces for Persons with Disabilities ⁽⁴⁾	Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction ⁽⁵⁾	
Apartments	197 units	1 space per unit	197	6	1 bicycle space per every 3 dwelling units	66	30% of required number automobile spaces, not including spaces reserved for persons with disabilities	58	139
Arby's	2,337 SF	1 per 75 SF of "floor area" ⁽⁷⁾⁽⁸⁾	13	1	0 bicycle spaces between 0 to 6,000 SF	0		4	9
Retail	1,864 SF	1 per 500 SF above first 2,400 SF	0	0	0 bicycle spaces between 0 to 6,000 SF	0		0	0
TOTAL 3407 FORBES AVENUE			210	7	--	66	--	62	148

- (1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access. Parking spaces determined based on results of the parking Demand Study.
- (2) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.
- (3) Section 914.05E of the City of Pittsburgh Urban Zoning Code indicates that the reduction in the number of automobile parking spaces shall be reduced by no more than one (1) space for each Bicycle Parking Space (minimum reduction), but by no more than thirty (30) percent of the total required spaces (maximum reduction), not including spaces reserved for persons with disabilities.
- (4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. At least one (1) of these spaces must be van accessible.
- (5) Maximum bicycle reduction = [(137 spaces - 5 handicapped spaces) x 0.30] = 40 spaces
- (6) Total number of automobile spaces required with maximum bicycle reductions = (137 total spaces - 40 bicycle spaces) = 97 spaces. It should be noted that of the 97 spaces, 5 spaces must be reserved for persons with disabilities.
- (7) Section 914.03C of the City of Pittsburgh Urban Zoning Code indicates that the off-street parking standards should be computed on the basis of gross floor area used or intended to be used for service to customers. The "floor area" should be assumed to be no less than 80 percent of the total gross floor area.
- (8) Section 914.04 of the City of Pittsburgh Urban Zoning Code indicates a 50 percent off-street parking exemption/reduction.

Source: Analysis by Trans Associates.

File - camad00/15061/Tables 02-10-2016





FORBES AVE. APARTMENTS

DESMONE ARCHITECTS
3400 BUTLER STREET
PITTSBURGH, PA 15201
412.683.3230

FEBRUARY 23RD, 2016



DESMONE ARCHITECTS
www.desmone.com

BUILDING ON EXPERIENCE,
DESIGNING FOR YOUR FUTURE

Project Number: 4083
Prepared for: Pittsburgh Planning Commission
Prepared by: Desmone Architects

FORBES AVENUE APARTMENT BUILDING
PITTSBURGH, PENNSYLVANIA 15213

No. 4083

Section

29

**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

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

(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: PRESSLEY RIDGE		Phone Number: (412) 872-9400	
Address: 5500 CORP. DR. SUITE 400		City: PITTSBURGH	State: PA
		Zip Code: 15237	
2. Applicant/Company Name: RADELET MCCARTHY POLLETTA		Phone Number: (412) 471-4445	
Address: 300 1ST AVENUE MARKET		City: PITTSBURGH	State: PA
		Zip Code: 15222	
Applicant/Contractor ID: (assigned by the City)			
3. Development Name: PRESSLEY RIDGE SCHOOL, MARSHALL AVE CAMPUS			
4. Development Location: 530 MARSHALL AVENUE			
5. Development Address: PITTSBURGH, PA 15214			
6. If applicant is proposing a change to the Zoning District, the following is required: (Attach Zone Change Petition) NO CHANGE			
Proposed Zoning District:	N/A		
Present Use of Site: (Select from attached list)	N/A		
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: / /	Occupancy Date: / /	Project Cost: \$
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.			
CURRENT USES			
9. Proposed Use of Site (Select from attached list): 1, 2, 9, 82, 87, 89, 111 (NO CHANGE)			
10. Select the Type of Work:			
<input type="checkbox"/> New Construction, New <input type="checkbox"/> Renovation, Interior <input type="checkbox"/> New Construction, <input type="checkbox"/> Renovation, Exterior <input type="checkbox"/> Change in Use Only <input type="checkbox"/> Renovation, Change in Use			
11. Describe the Development: SEE IMP			
12. Is a Land Operations Permit needed? <input type="checkbox"/> YES <input type="checkbox"/> NO			
(See the Bureau of Building Inspection (BBI) website for activities requiring a Land Operations Permit, http://www.city.pittsburgh.pa.us/bbi/)			

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 (SEE IMP)
 Residential Commercial Recreational Industrial Institutional

14. Gross Floor Area:
Existing to be Razed: _____ sq ft
Existing to be Retained: _____ sq ft
Retained Area to be Renovated: _____ sq ft
To be Constructed: _____ sq ft
Building Footprint: _____ sq ft

NA FOR IMP

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure				
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				

16. Number of Dwelling Units:
Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft EXISTING CAMPOS IS ABOUT 18 ACRES

18. On Site Parking: N/A SEE TRAFFIC & PARKING STUDY

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' 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

NA FOR IMP

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

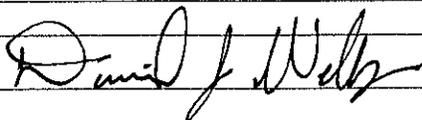
- Public Property, Existing City Street Private Property Not Applicable
- Public Property, New City Street to be constructed as part of the development/project

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. (US 19, MARSHALL AVE)
- 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: 

N/A FOR IMP



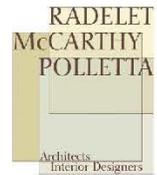
Institutional Master Plan (IMP) – Presentation
Pressley Ridge – Marshall Avenue Campus

RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

WALSH
PRESSLEY
RIDGE



The Marshall Avenue Campus is located in the Perry South neighborhood and occupies approximately 18 acres



Existing Structures

School / Admin
55,300 sq. ft.

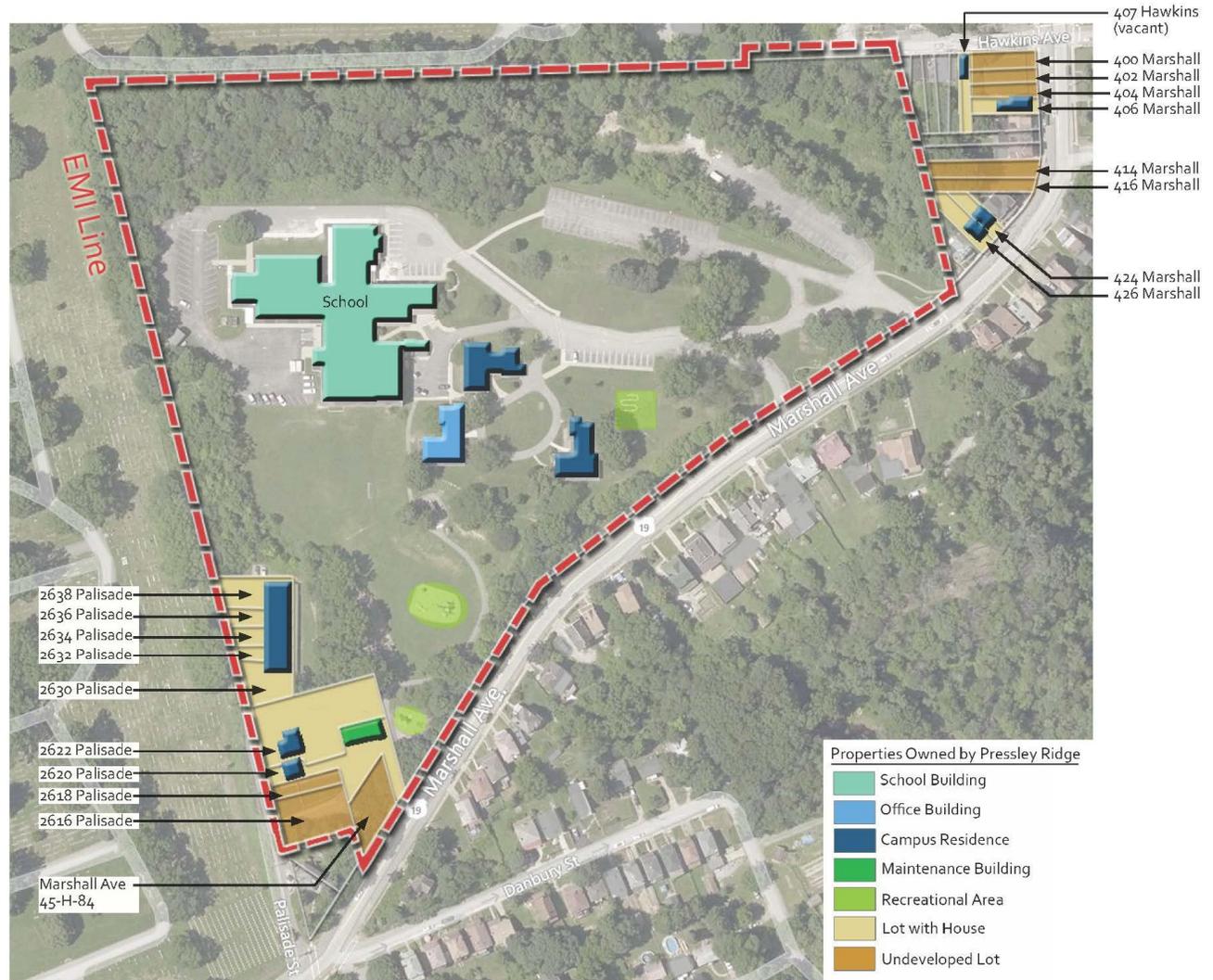
Cottages (2)
3,600 sq. ft. ea.

Office Building
3,600 sq. ft.

Townhomes (5)
1,400 sq. ft. ea.

Single Family (2)
1,270 & 1,480 sq. ft.

Maintenance Bldg.
800 sq. ft.



In addition to the structures on Campus, Pressley Ridge also owns (9) Properties on Marshall Ave, (4) of which include single family homes.

RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

Existing Properties



Proposed Structures

New School
60,000 – 75,000 sq. ft.

Renovate Ex. School
Ex. 55,300 sq. ft.
Addition 20,000 –
30,000 sq. ft.

Renovate Ex. Cottage
3,600 sq. ft.

New Cottage
3,600 – 4,000 sq. ft.

New Maint. Bldg.
10,000 sq. ft.

New Parking Deck
26,000 sq. ft.

In addition to the new structures, the 10-Year development includes:

- Reconfiguration of vehicular and pedestrian circulation
- New surface parking (220 spaces over 10 years)

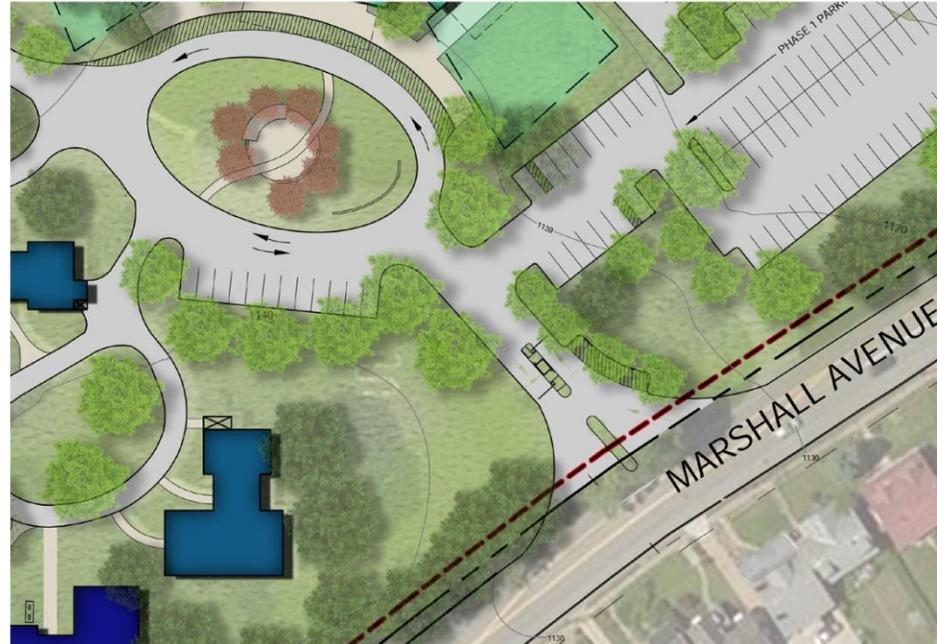


Traffic Study Summary

Analyses show acceptable traffic operations at the new access drive (level of service B or better during peak periods).

Queues will not be excessive, nor will they impact adjacent street traffic.

Sight distance at the relocated access drive has been evaluated and exceeds minimum requirements.



RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

Stormwater Management

Stormwater runoff currently flows into two separate watersheds towards the Ohio River.

Stormwater management facilities are being proposed to account for the increased runoff from proposed development in the 10-Year Plan. These include:

- Permeable Paver Systems
- Rain Gardens, Landscaping, and Trees
- Underground Storage Systems



RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

Accessibility and Universal Design

Pressley Ridge serves children and families with special needs. As a result they have a strong commitment to applying Universal Design principals throughout their campus.

New and existing facilities will be designed and improved to meet the needs of everyone.

The natural terrain of the campus poses challenges as well as opportunities. New structures will be situated to improve accessibility on the campus and improve circulation between new and existing buildings.



RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

Accessibility



PRESSLEY
RIDGE

Community Process

Pressley Ridge and specifically the Marshall Avenue Campus have been part of the Perry South neighborhood since 1959.

As part of the outreach to the community, Pressley Ridge was invited to present the Master Plan to the Perry Hill Top Citizens Council in November 2015.

The Council provided insight into the history of the Marshall Avenue site.

Campus access, security, and use of the gym was discussed.

Pressley Ridge will continue to involve the community as they improve the campus.

12/31/2015 Community Based Support | Pressley Ridge

MAKE A DONATION TODAY

WHAT WE DO WHO WE ARE HOW WE EXCEL GET INVOLVED CONTACT US VIEW ADOPTION

Grow Stronger, Together

Our Community-Based Support helps to strengthen and keep families together, to empower youth and to offer coaching and self-discovery - in the home, in the moment, and over time.

Home > Community Based Support

In Home

Programs offer specialized treatment and supervision within the home setting, including aftercare services, crisis support, foster family training and consultation and mental health services.

In Community

Programs offer case management and therapy treatment for families, groups and individuals, through intervention services, adoption and permanency needs, outpatient mental health and parenting training and seminars.

In School

Programs offer specialized therapy in schools, psychiatric services for a mental health diagnosis and teen pregnancy classes and workshops.

Contact

<http://www.pressleyridge.org/community-based-support/>

1/2

RADELET
McCARTHY
POLLETTA
Architects
Interior Designers

Community Process



PRESSLEY
RIDGE

FLDP 16-023

City of Pittsburgh

DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)

Date Filed:

[Empty box for Date Filed]

Office of the Zoning Administrator

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

(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: Urban Redevelopment Authority Phone Number: (412) 255-6664

Address: 200 Ross St City: Pittsburgh State: PA Zip Code: 15219

2. Applicant/Company Name: same as above Phone Number: ()

Address: City: State: Zip Code:

Applicant/Contractor ID: (assigned by the City)

3. Development Name: South Shore Riverfront Park

4. Development Location: South Water Street at 27th Street and Tunnel Blvd

5. Development Address: see above

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

Proposed Zoning District: N/A

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: 06/01/16 Occupancy Date: 1 ongoing Project Cost: \$ 600,000

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): 93

10. Select the Type of Work:
- New Construction, New Renovation, Interior
 - New Construction, Renovation, Exterior
 - Change in Use Only Renovation, Change in Use

11. Describe the Development: New sidewalks, trellis, valet structure and drop off

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/>)

**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: 0 sq ft
 Existing to be Retained: 0 sq ft
 Retained Area to be Renovated: 0 sq ft
 To be Constructed: 119 sq ft
 Building Footprint: 119 sq ft

15. Height of Structures:	Existing		Proposed	
	Stories	Feet	Stories	Feet
Main Structure			1	13'-0"
Proposed Addition/Extension				
Provide Accessory Structure Type(s) and Height(s):				
<u>Colonnade/trellis</u>			1	14'-0"

16. Number of Dwelling Units: N/A
 Existing to Remain: _____ Proposed: _____

17. Lot Area: 40,600 sq ft total includes portions of SSRP and Tunnel Park

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' 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, site 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

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:

N/A

_____ New Water Service Connection(s) _____ Termination of Existing Water Service Tap(s)
_____ New Sewer Service Connection(s) _____ 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: Manuel Hook, VRA

Part A: Southshore Riverfront Park

Address:

South 27th &
South Water Street
Pittsburgh, PA 15203

Zoning District:

SP-5 Southside Works

Project Description: The project includes new sidewalks, seating areas, landscaping, & decorative colonnade to strengthen the connection between the Southside Works mixed-use development, Southshore Riverfront Park, & the Three Rivers Heritage Trail. The project creates a physical & visual tie across Tunnel Park to encourage users of the Trail & Southside Works to travel between & patronize the other - for the benefit of each.

Part B: Parcel F4C

Address:

3447 East Carson Street
Pittsburgh, PA 15203

Zoning District:

SP-5 Southside Works

Project Description: The project site is an under-utilized sliver of land situated between railroad tracks & E. Carson Street. New landscaping, decorative fencing, lighting & new signage is intended to beautify the site, discourage illegal dumping & parking, and become a “Southern Gateway” along E. Carson Street to the South Side Works mixed-use development located a short distance to the north.

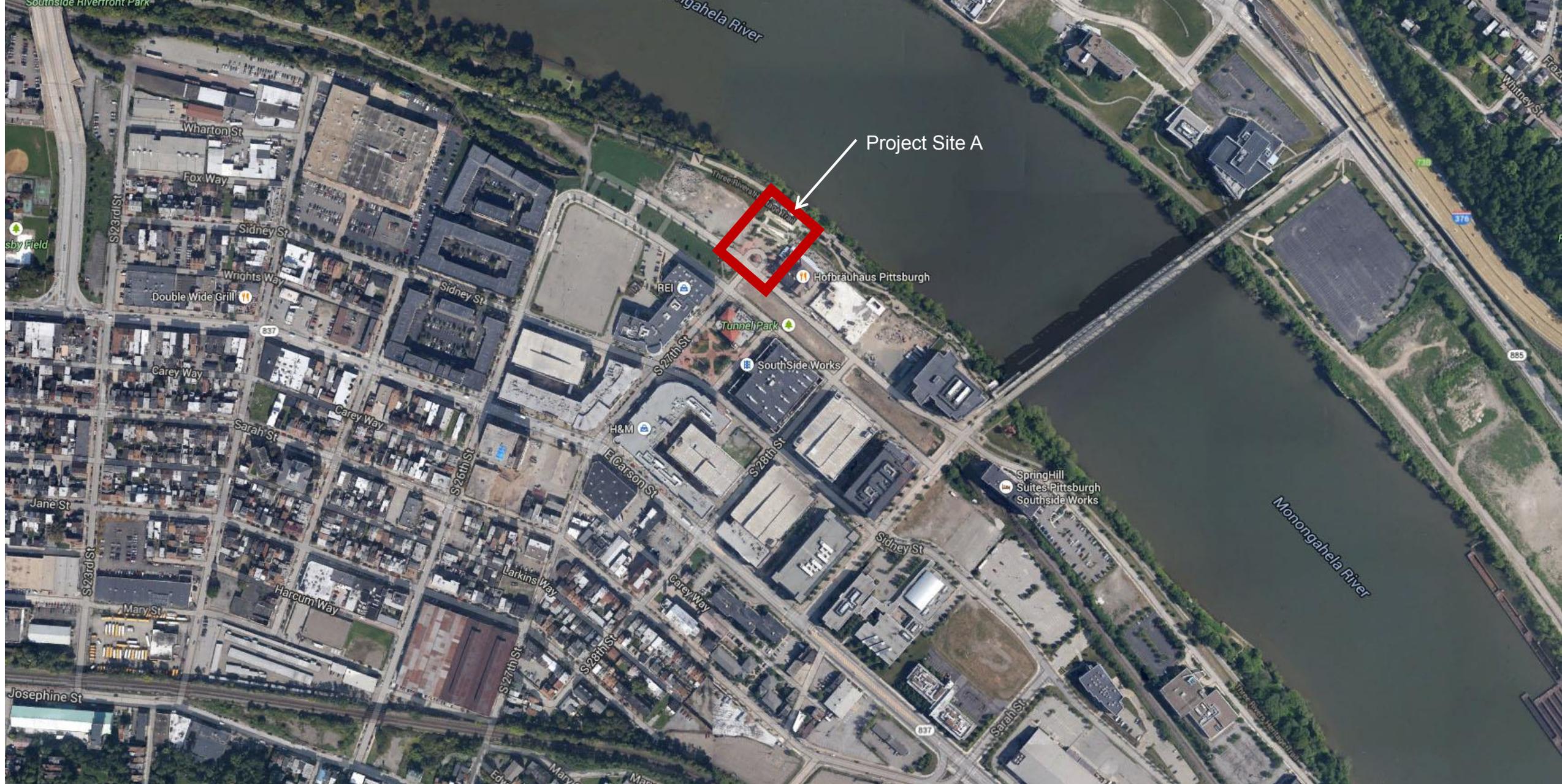


Part A:
Southshore
Riverfront Park

Part B:
Parcel
F4C

Southshore Riverfront Gateway Park & Parcel F4C – Project Locations





Project Site A

Southshore Riverfront Gateway Park – Project Location





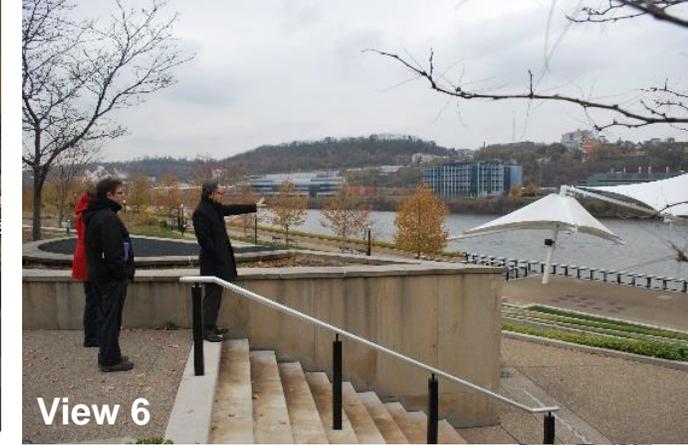
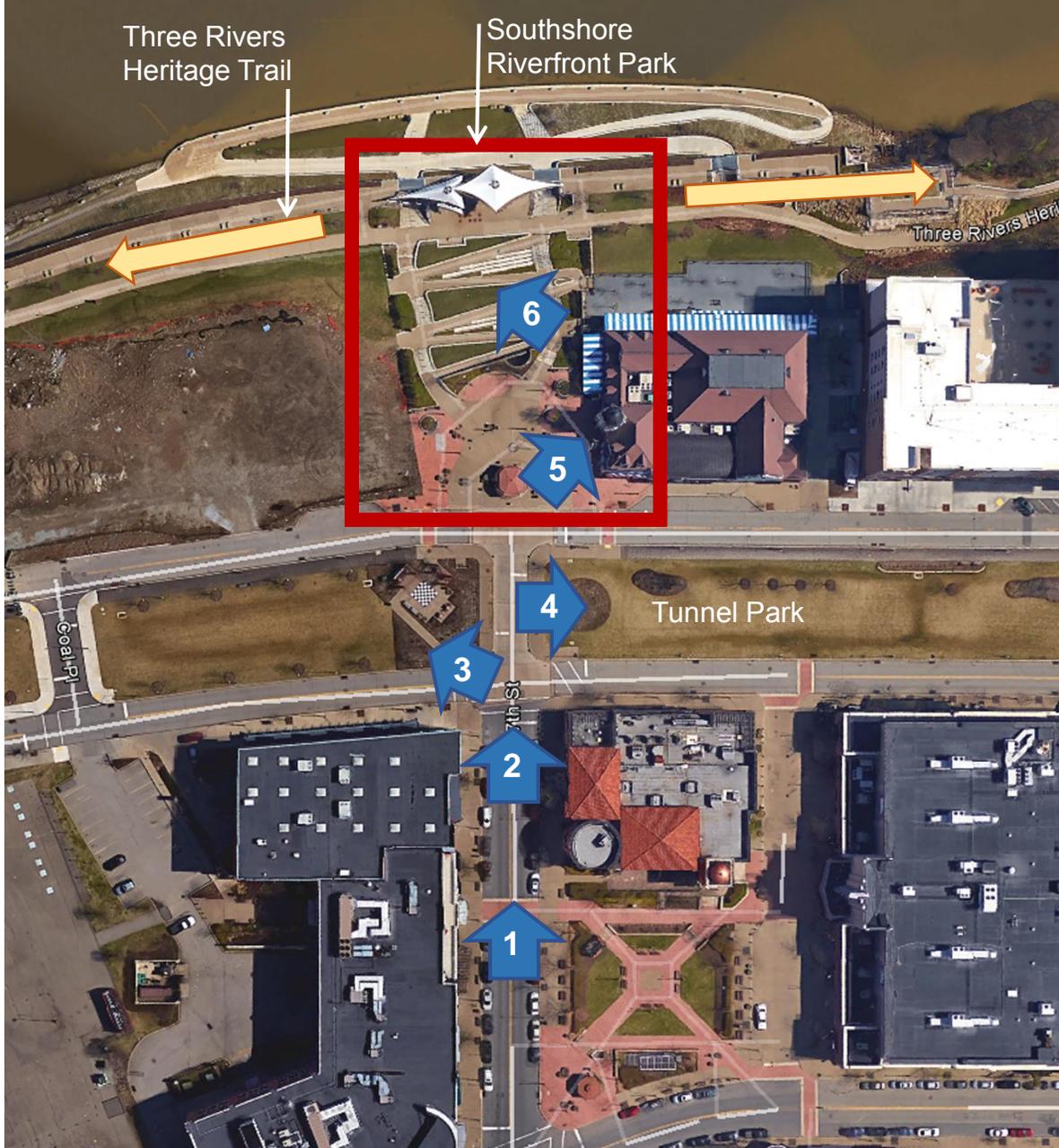
View 3



View 2



View 1



View 6



View 5



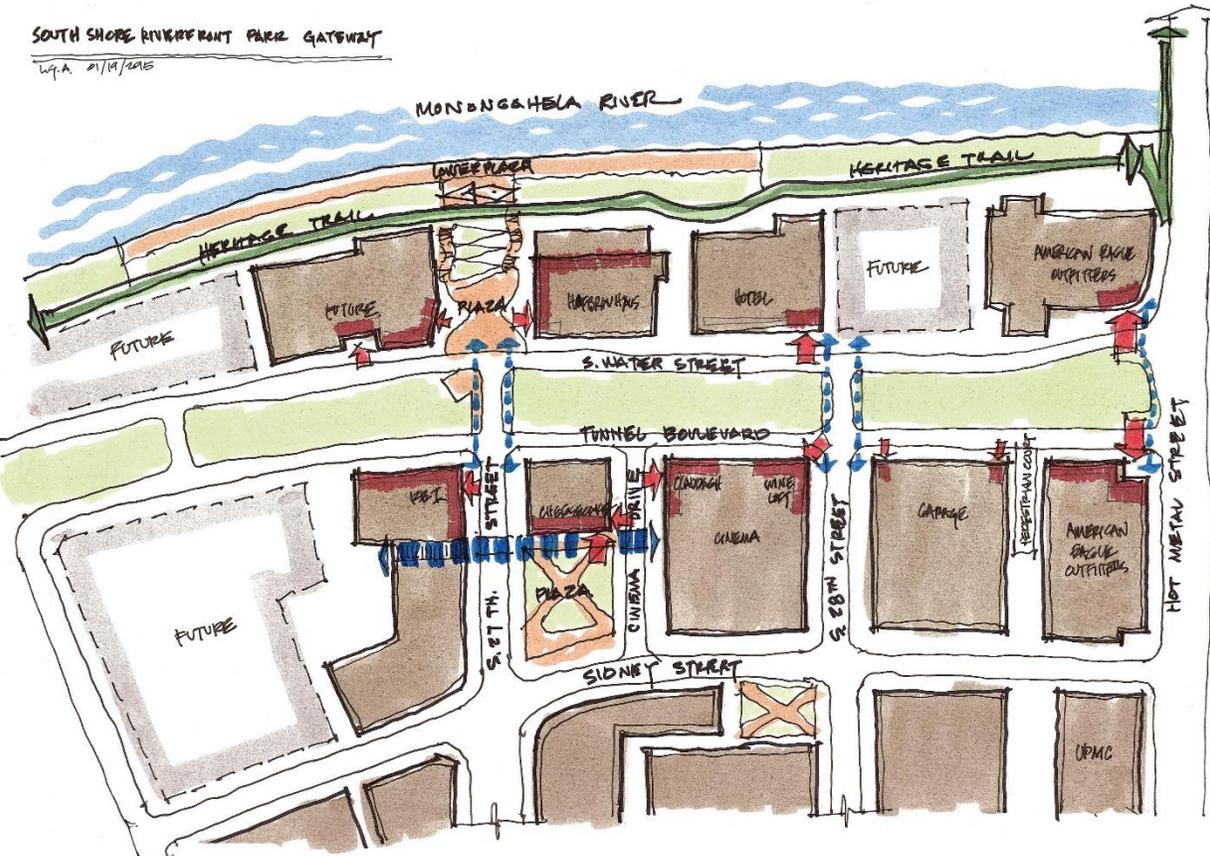
View 4

Southshore Riverfront Gateway Park – Existing Conditions



SOUTH SHORE RIVERFRONT PARK GATEWAY

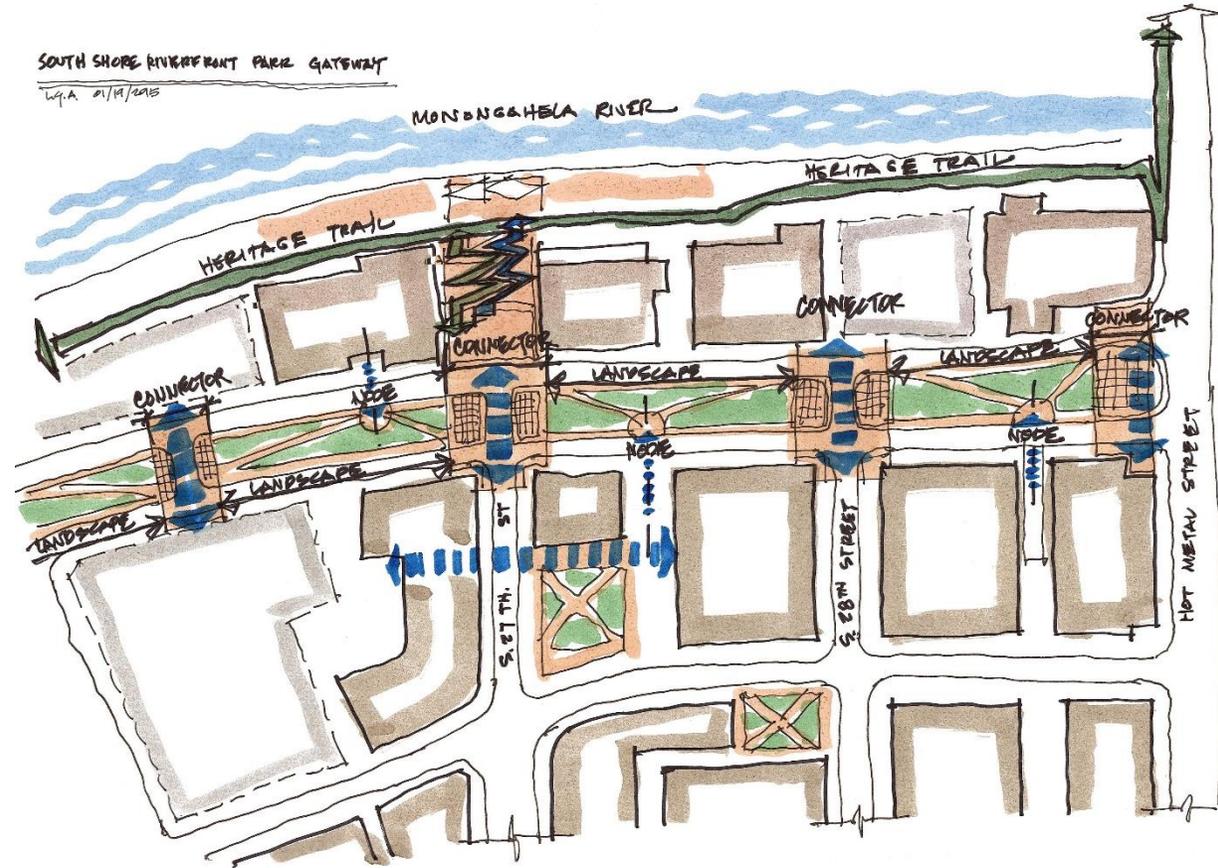
L.A. 01/14/2015



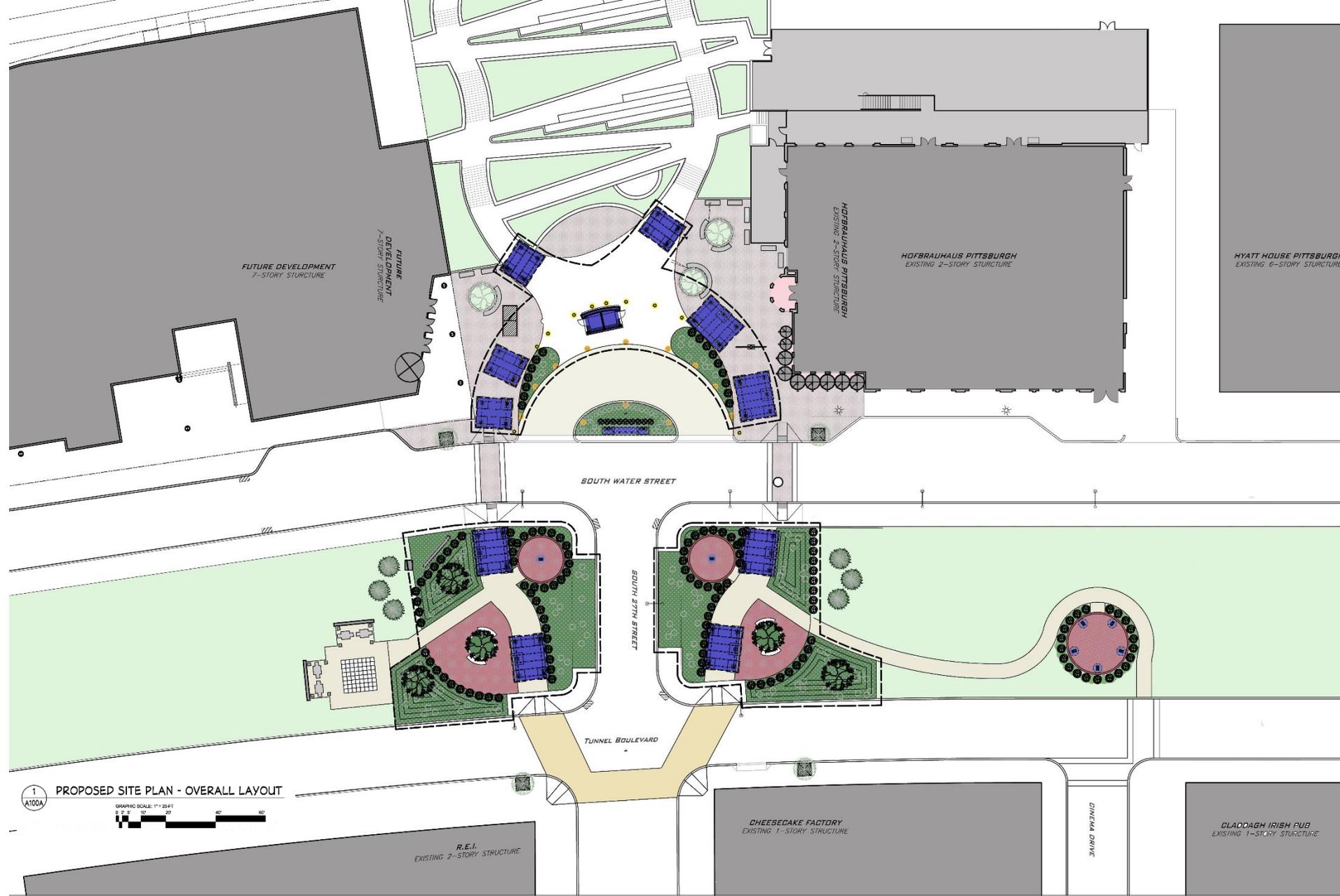
Existing Site Connectivity

SOUTH SHORE RIVERFRONT PARK GATEWAY

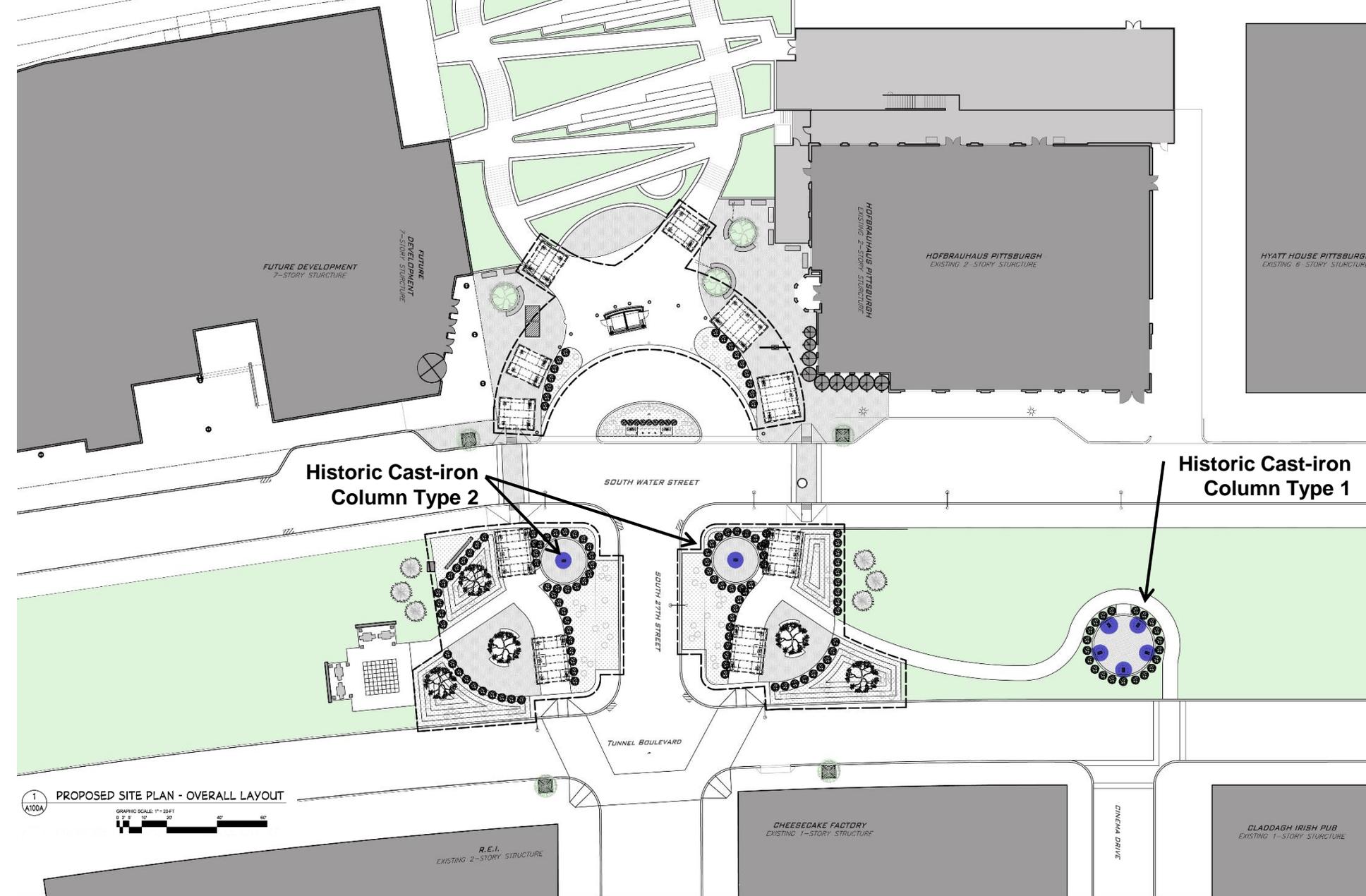
L.A. 01/14/2015



Proposed Site Connectivity

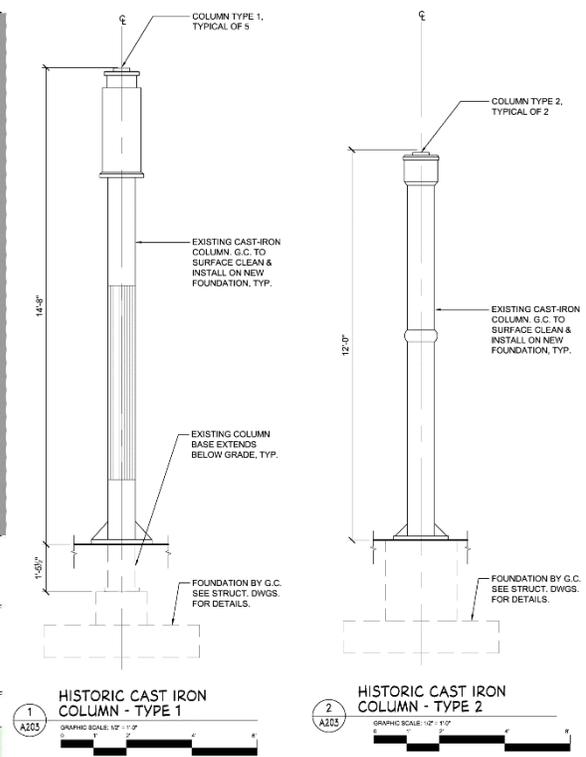


Southshore Riverfront Park – Site Plan: Overall Layout

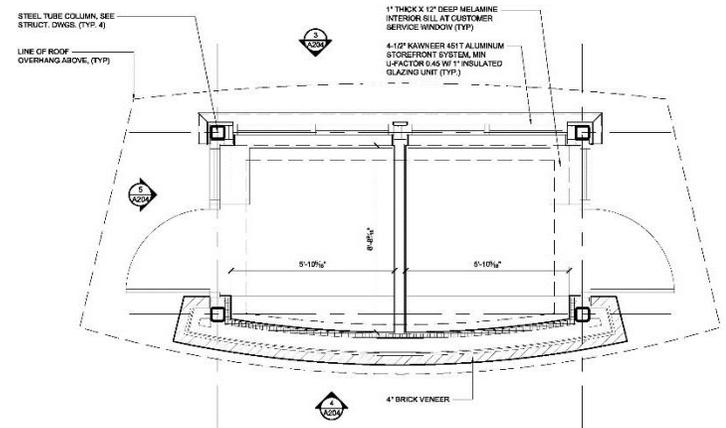
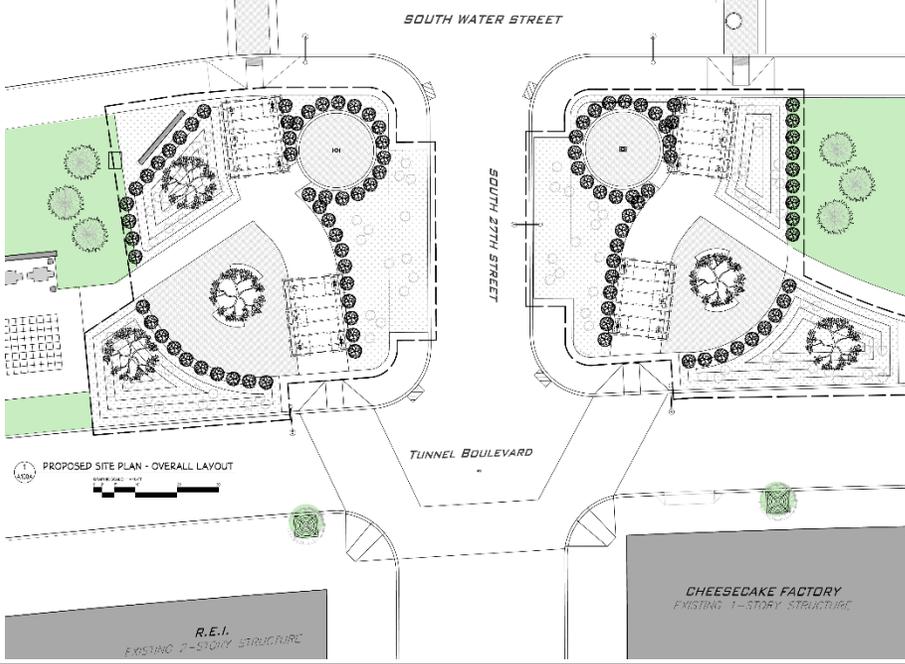
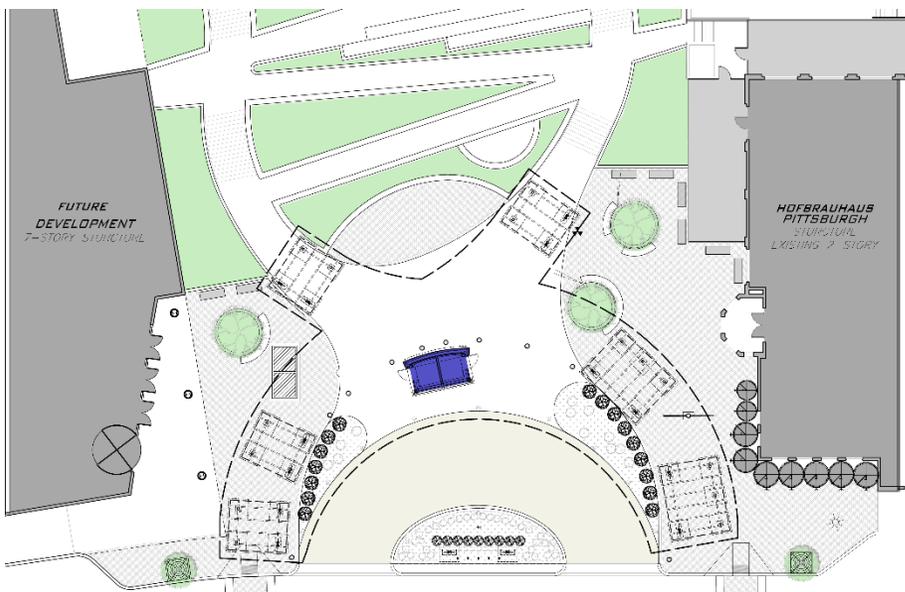


Historic Cast-iron Column Type 2

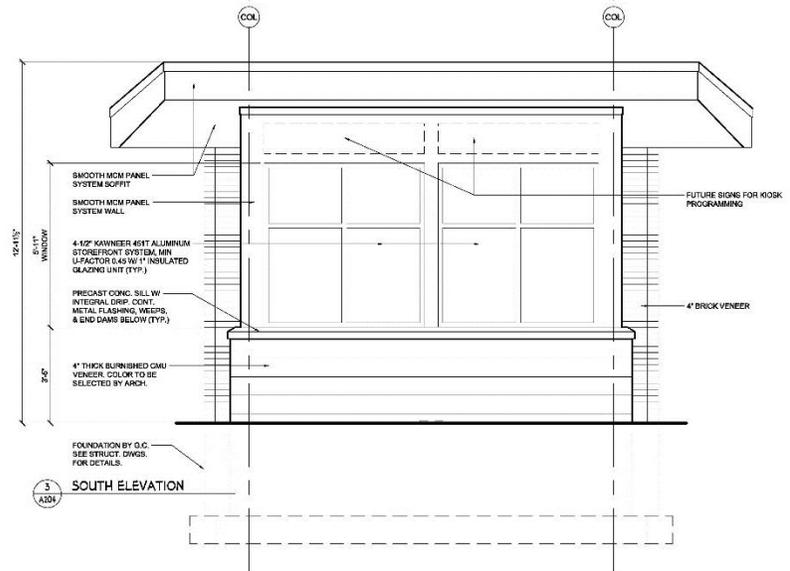
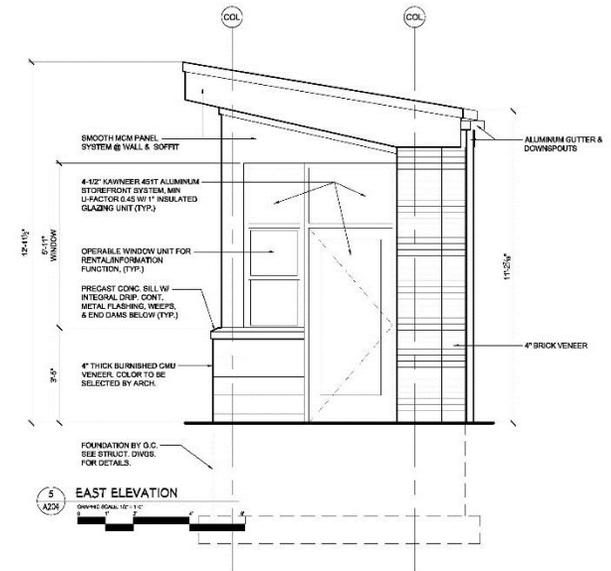
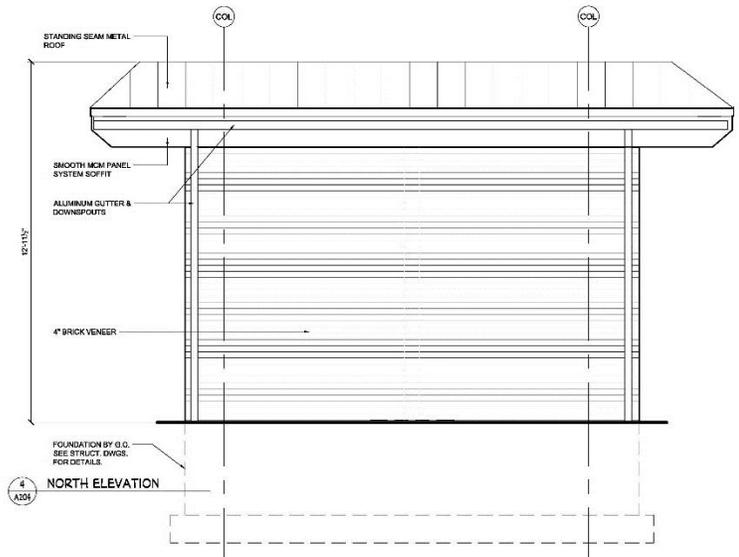
Historic Cast-iron Column Type 1



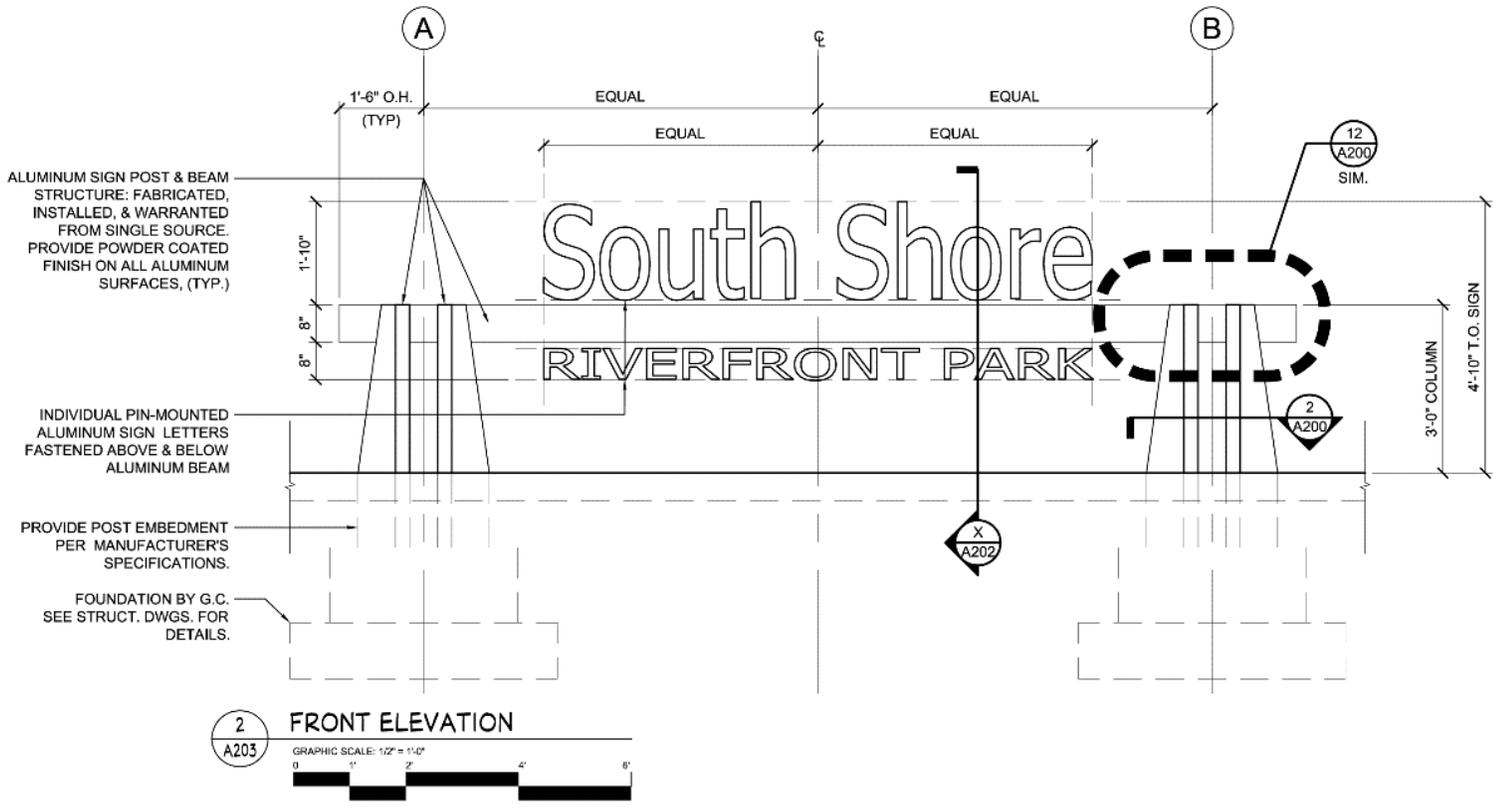
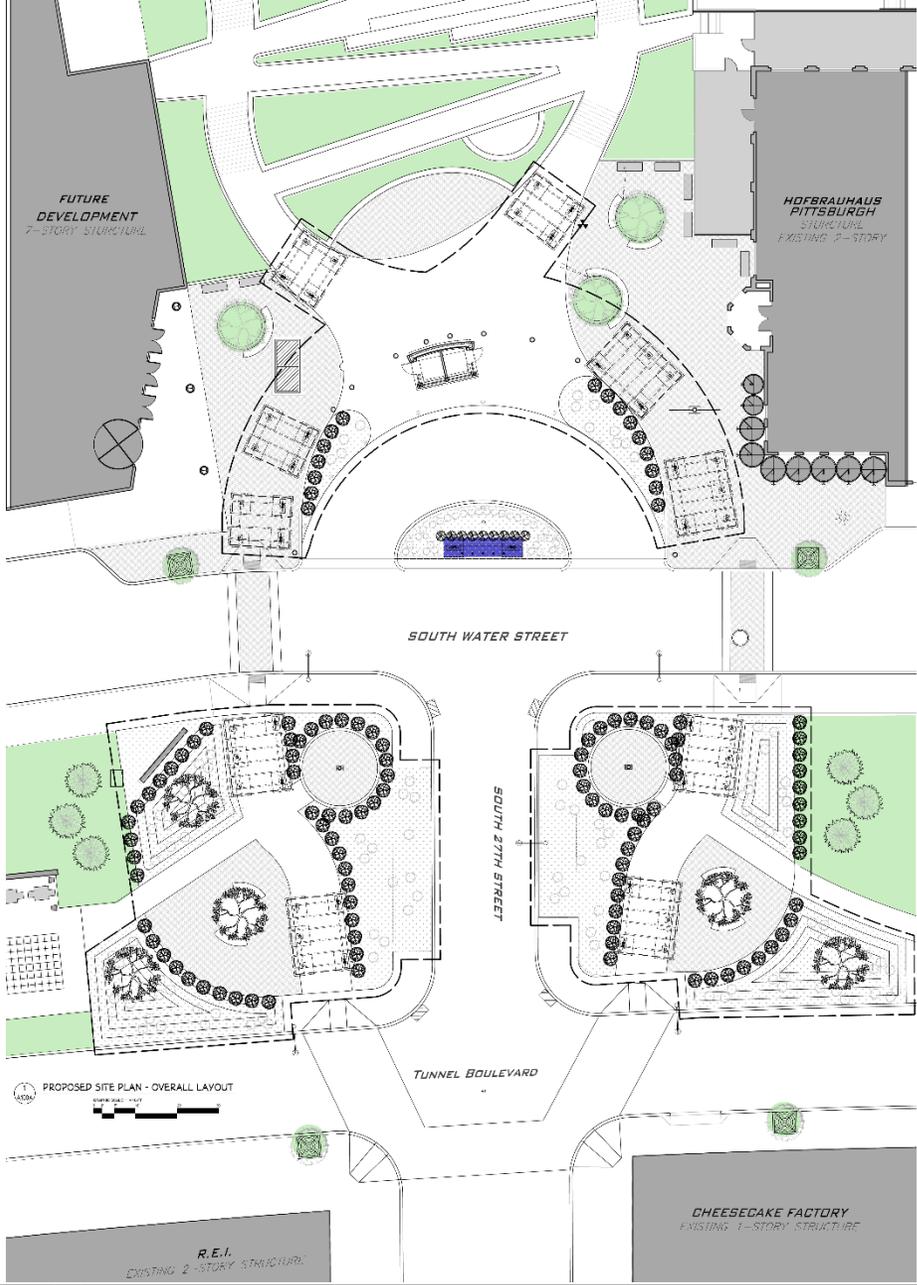
Southshore Riverfront Park – Site Plan: Historic Cast Iron Columns



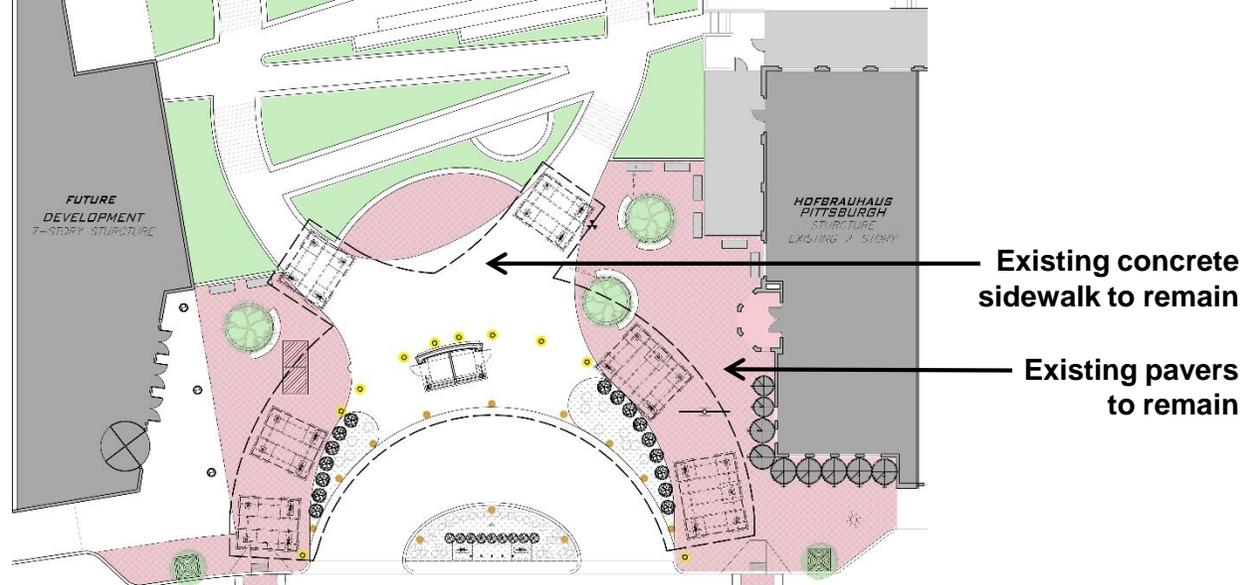
1 ENLARGED KIOSK PLAN
SCALE: 1/8" = 1'-0"



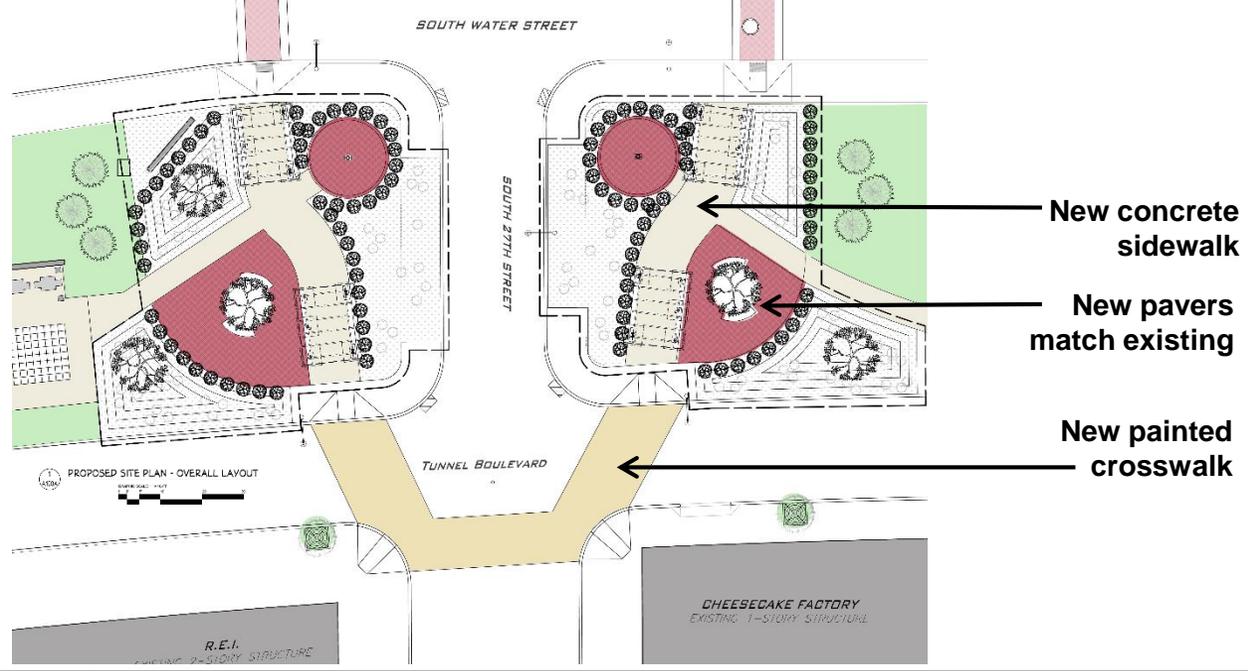
Southshore Riverfront Park – Site Plan: Valet Kiosk



Southshore Riverfront Park – Site Plan: Southshore Riverfront Park Signage

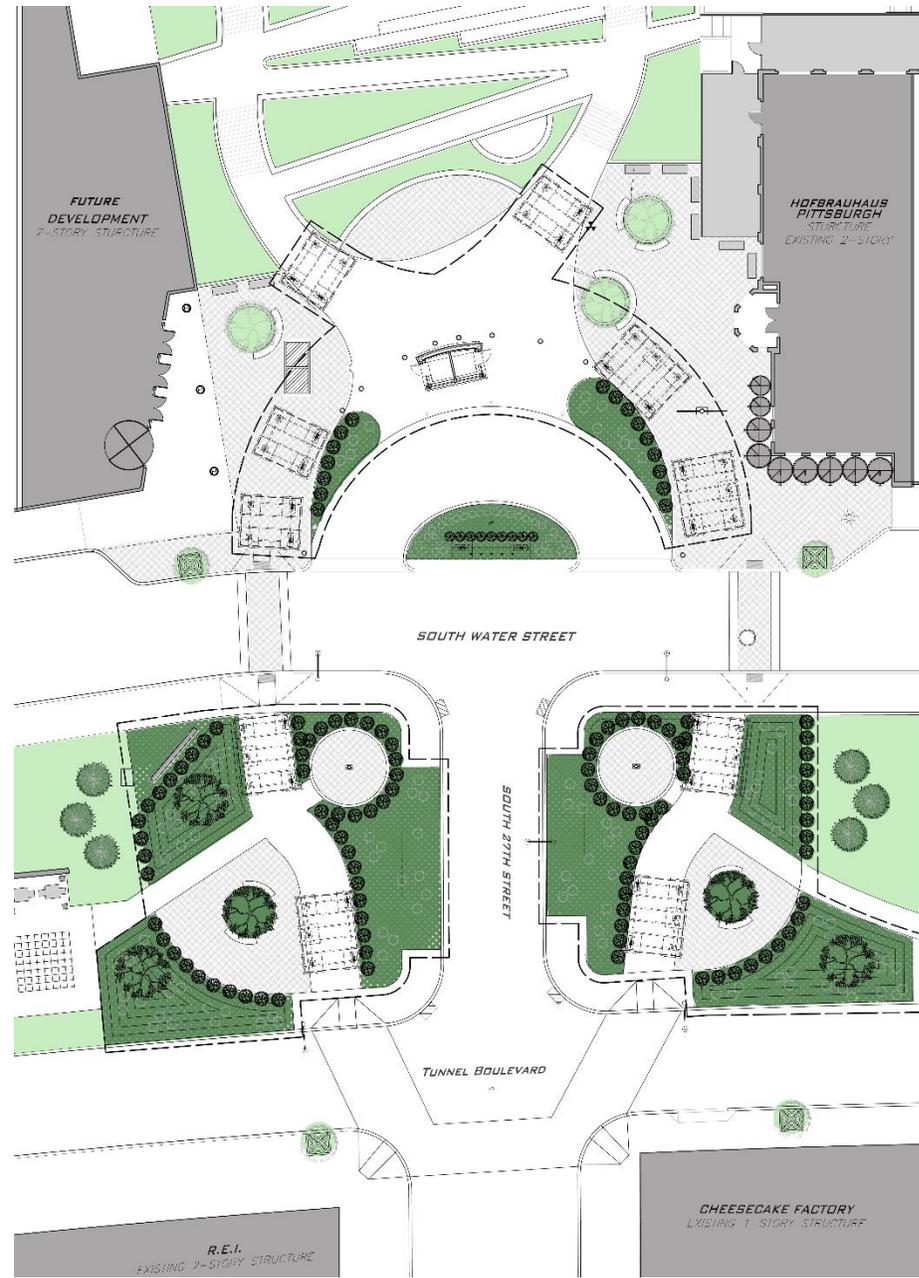


Concrete Sidewalks
Exposed Aggregate



Masonry Pavers

Southshore Riverfront Park – Site Plan: New & Existing Walkways



Redbud Forest Pansy [CC]



Ginkgo Biloba [GB]



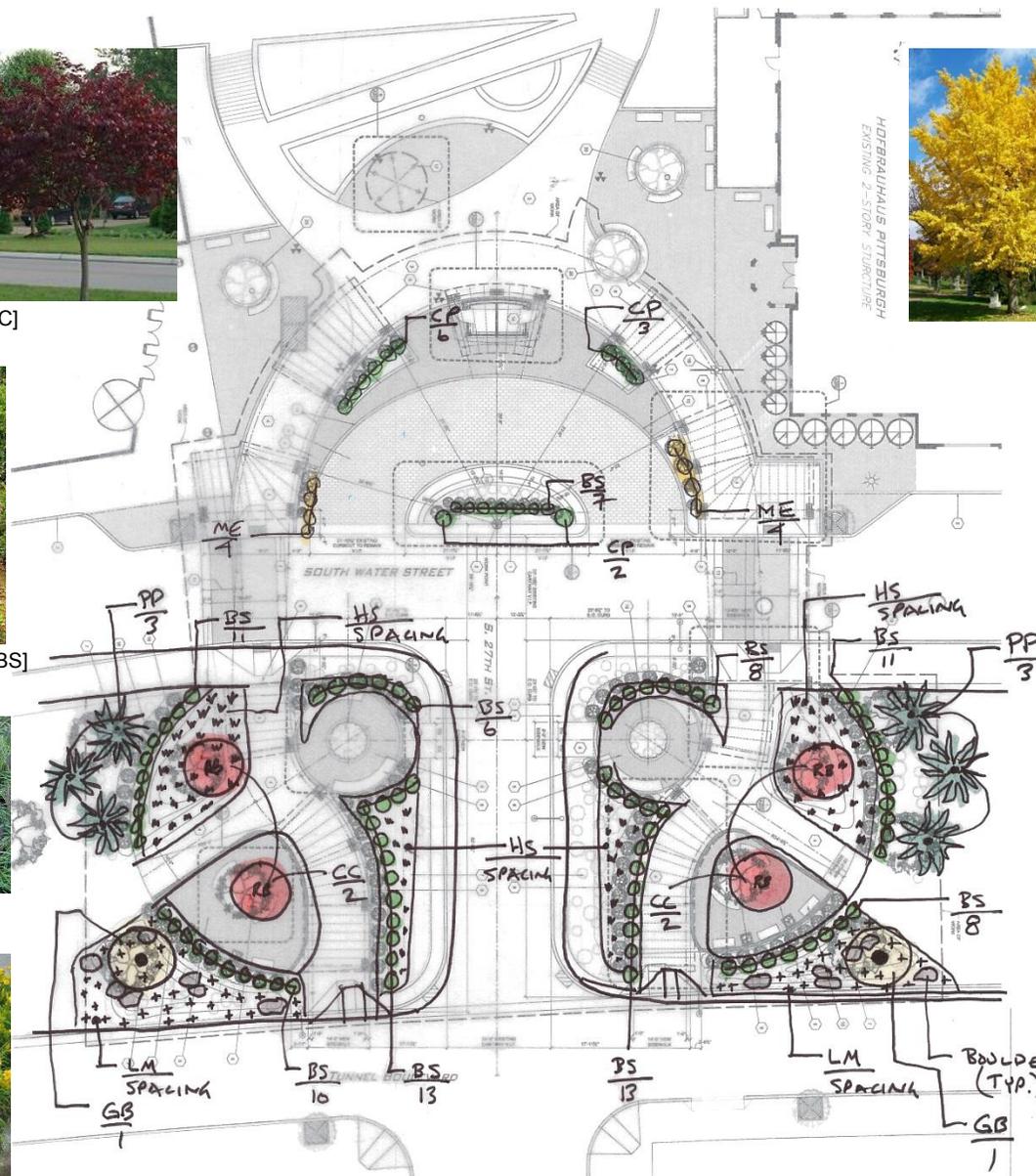
Green Velvet Boxwood [BS]



Liriope Muscari [LM]



Stella Doro Lily [HS]



Soft Serve False Cypress [CC]



Moonshadow Euonymous [ME]



Engelm Blue Spruce [PP]

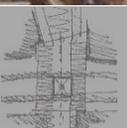
Southshore Riverfront Park – Site Plan: New Landscaping



**Southshore
Riverfront Park**

**Parcel
F4C**

Southshore Riverfront Gateway Park & Parcel F4C – Project Locations





Project Site B

E Carson St

Regional Development Funding
Prudential Realty Company
ThoughtForm Inc

Monongahela River

Monongahela River

E Carson St

S Water St

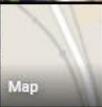
Interlivers Heritage Trail

Arlington Ave

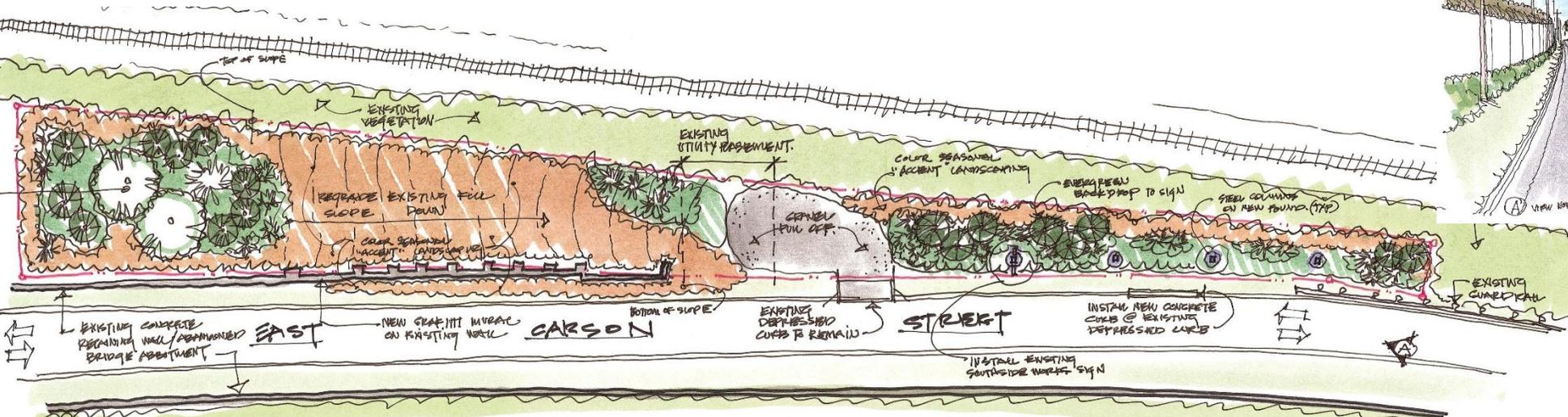
Fund For Children's Program

Zaruba St

Google



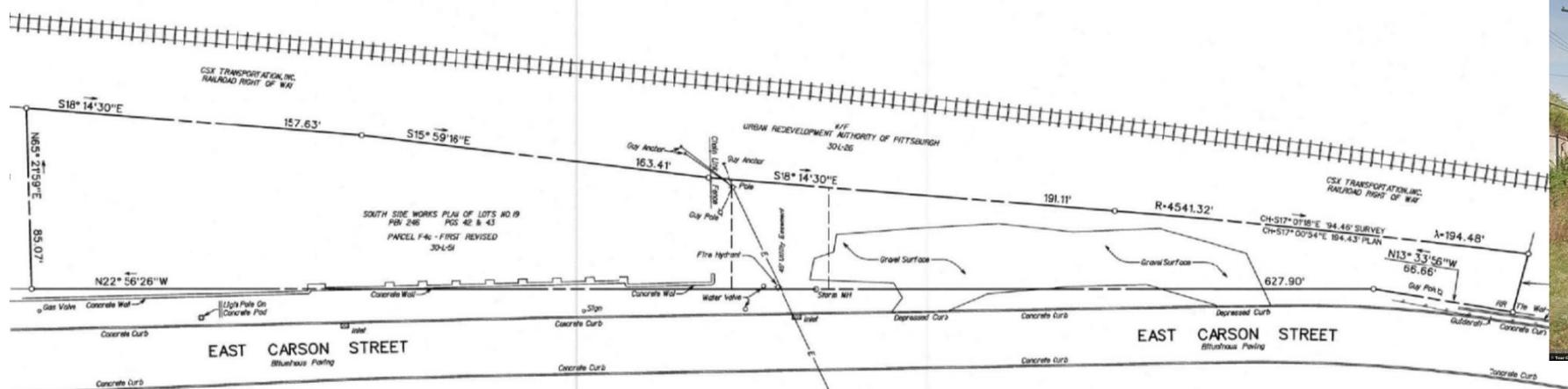
Southshore Riverfront Gateway Park – Project Location



Proposed Site



Proposed View



Existing Site



Existing View

Southshore Riverfront Park – Adjacent Parcel, F4C



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

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

(Zoning Use Only)

DEVELOPMENT REVIEW APPLICATION

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

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- Any other types of work not listed under the Walk-Through and Zoning Applications.

GENERAL INFORMATION

1. Property Owner Name: HRLP Fourth Avenue, LLC c/o Highwoods Properties		Phone Number: (412) 434-1900	
Address: 200 Three PPG Place, Suite 200	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
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Address: 2211 North Elston Avenue Suite 206	City: Chicago	State: Illinois	Zip Code: 60614
Applicant/Contractor ID: (assigned by the City)			
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Proposed Zoning District:			
Present Use of Site: (Select from attached list)			
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Certificate of Occupancy#:		Date Issued:	Existing Use of Property:
8. Estimated Construction:	Start Date: 04/01/2016	Occupancy Date: 10/15/2016	Project Cost: \$ 4 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.

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New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: Interior tenant build-out with work involving transformation of interior atrium and PPG shops into a new City Works Restaurant. Included in scope of work is exterior renovation at ground floor elevation surrounding tenant build-out perimeter that faces in the right-of-way. Also included is a new raised patio with louvered roof for seasonal protection to serve as a built extension of the restaurant that is to be built on the perimeter sidewalk of Market Square's right-of-way.

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/>)

**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

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<u> 0 </u> New Sewer Service Connection(s)	<u> 0 </u> 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:

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WORK IN AND AROUND THE CITY RIGHTS-OF-WAY

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

Applicant Signature: 



**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 - 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



**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 – 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



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

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- 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:



**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 - 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



**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 – 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)

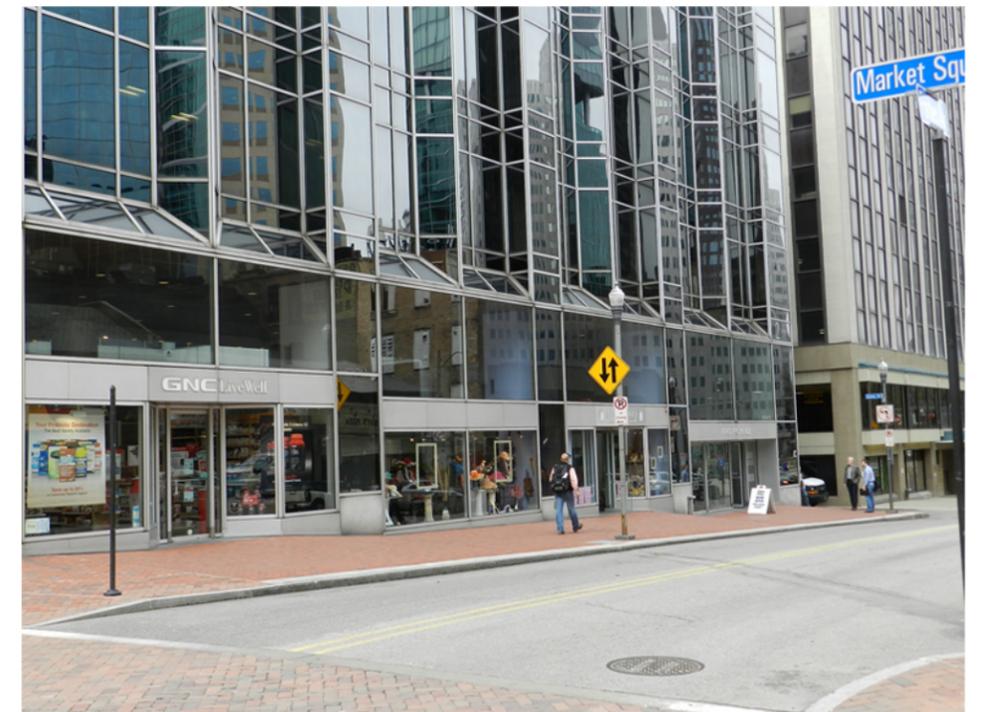
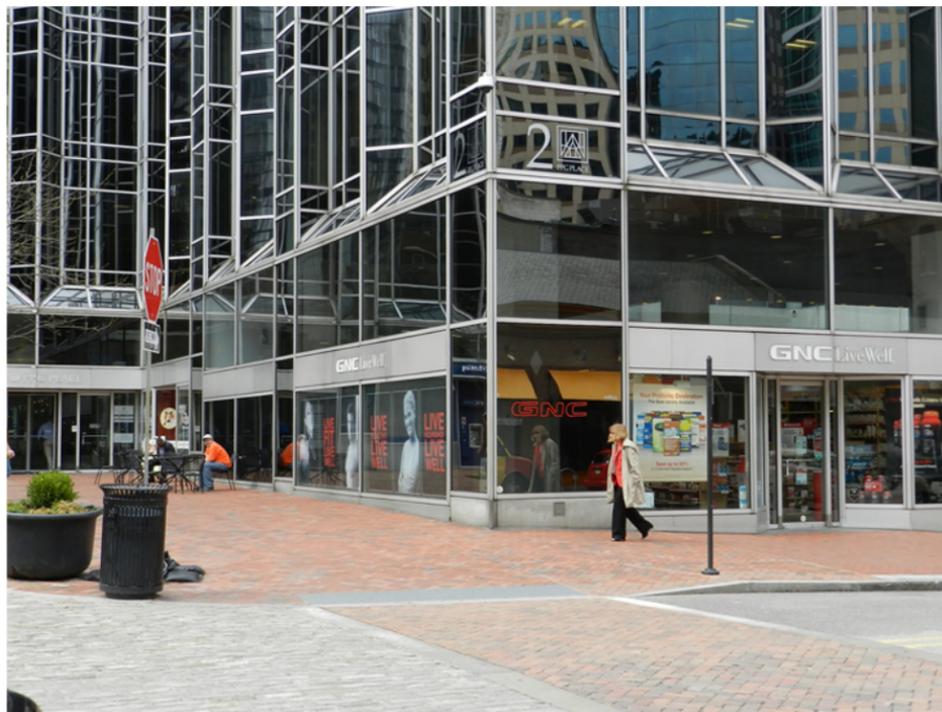
Plumbing Division
3901 Penn Avenue, Building #5
Pittsburgh, PA 15224
(412) 578-8036
www.achd.net/plumbing/index.html

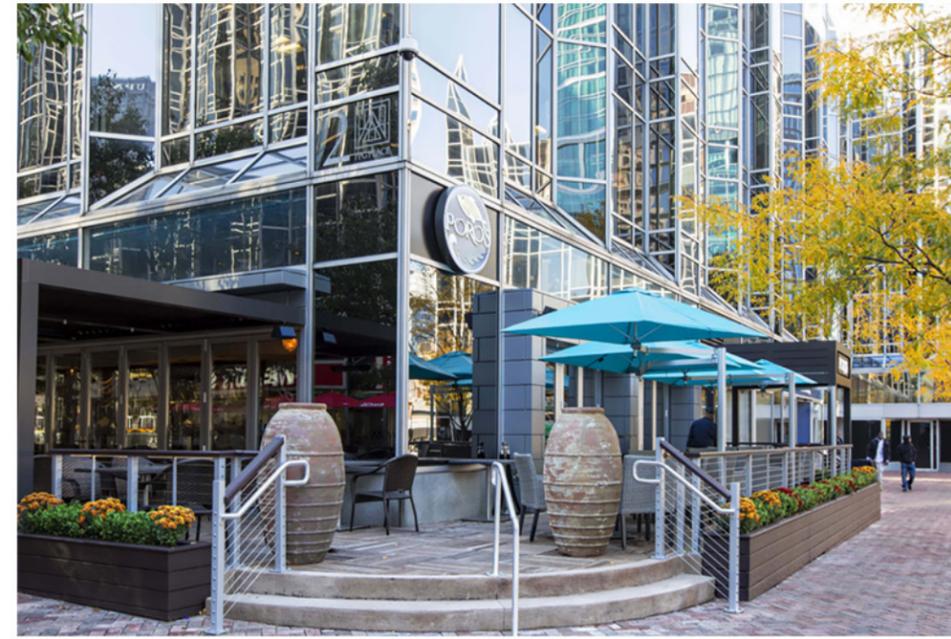
Allegheny County Health Department (ACHD)

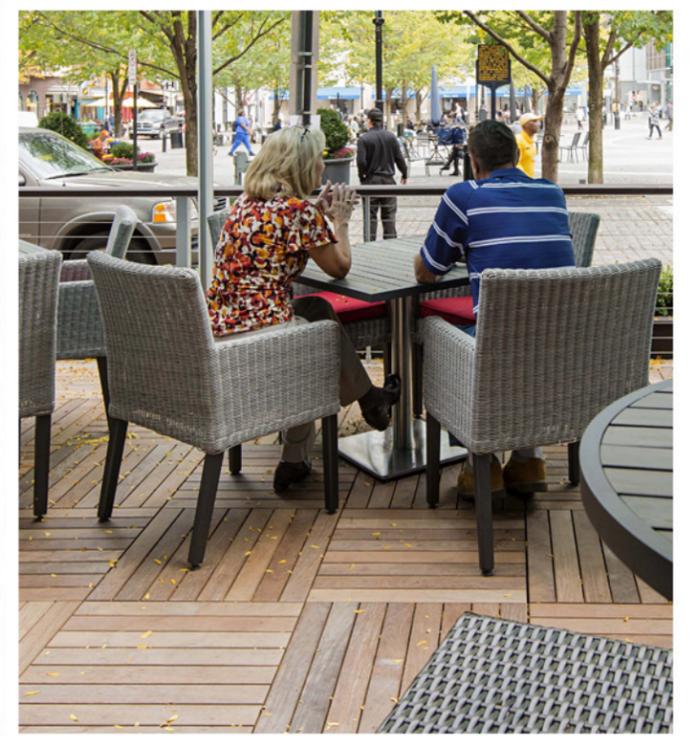
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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





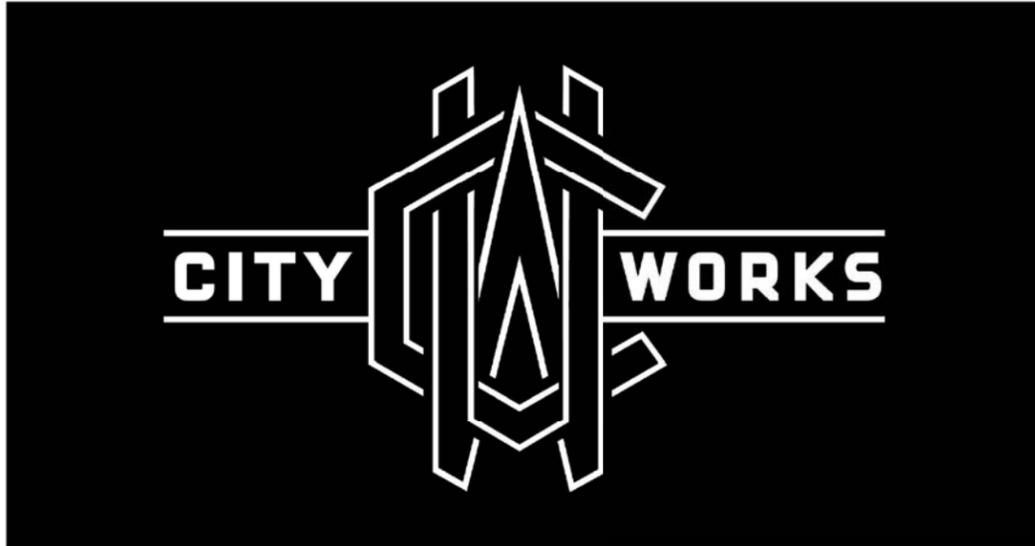






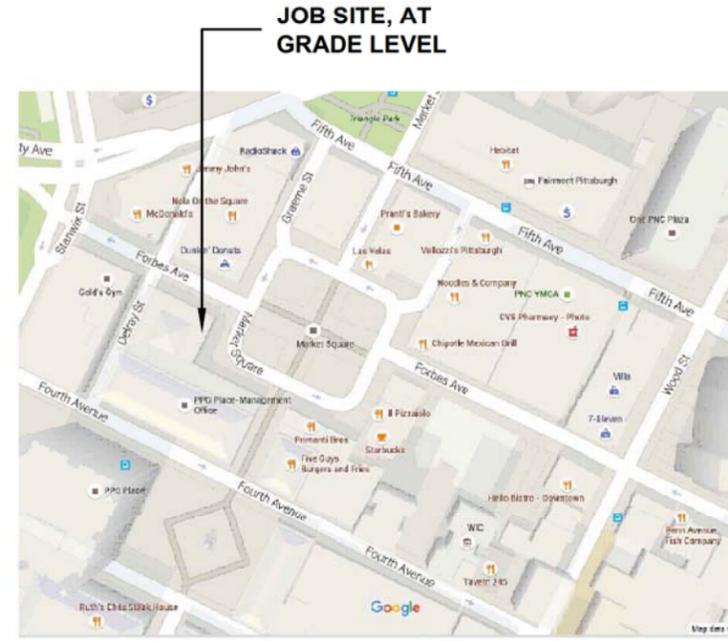




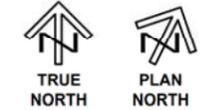


**Building Two at PPG Place
Pittsburgh, PA 15222**

December 01, 2015
Revised: February 16, 2016



Vicinity Map



BRIEF DESCRIPTION OF PROPOSED PROJECT:

Interior tenant build-out with work involving transformation of interior atrium and PPG shops into a new City Works Restaurant. Included in scope of work is exterior renovation at ground floor elevation surrounding tenant build-out perimeter that faces in the right-of-way. Also included is a new raised patio with louvered roof for seasonal protection to serve as a built extension of the restaurant that is to be built on the perimeter sidewalk of Market Square's right-of-way.

Along with City Works signage, proposed finishes include copper diamond shaped shingles, wood glulam beams & posts, ipe wood decking, operable aluminum louvers at patio roof, operable storefronts, aluminum planters, glass railings, and concrete panel cladding (no vinyl enclosure surrounding patio).

Drawing Index

- Title Sheet
- Exterior Rendering 1
- Exterior Rendering 2
- Exterior Rendering 3
- Exterior Rendering 4

- Plot Plan A1
- Proposed Patio Plan A2
- Proposed Patio Reflected Ceiling Plan A3
- Proposed East Exterior Elevation A4
- Proposed North Exterior Elevation A5
- Sections A6
- 3D Views A7
- 3D Views A8
- Photographs A9

Tenant:
Bottleneck Management, LLC
2211 N. Elston, Suite 206
Chicago, IL 60614
www.bottleneckmgmt.com

Owner / Landlord:
Highwoods Properties
200 Three PPG Place
Pittsburgh, PA 15222
www.highwoods.com

Owner's Representative:
Bramco Construction
211 N. Clinton St, Suite 2N
Chicago, IL 60661
www.bramcoconstruction.com

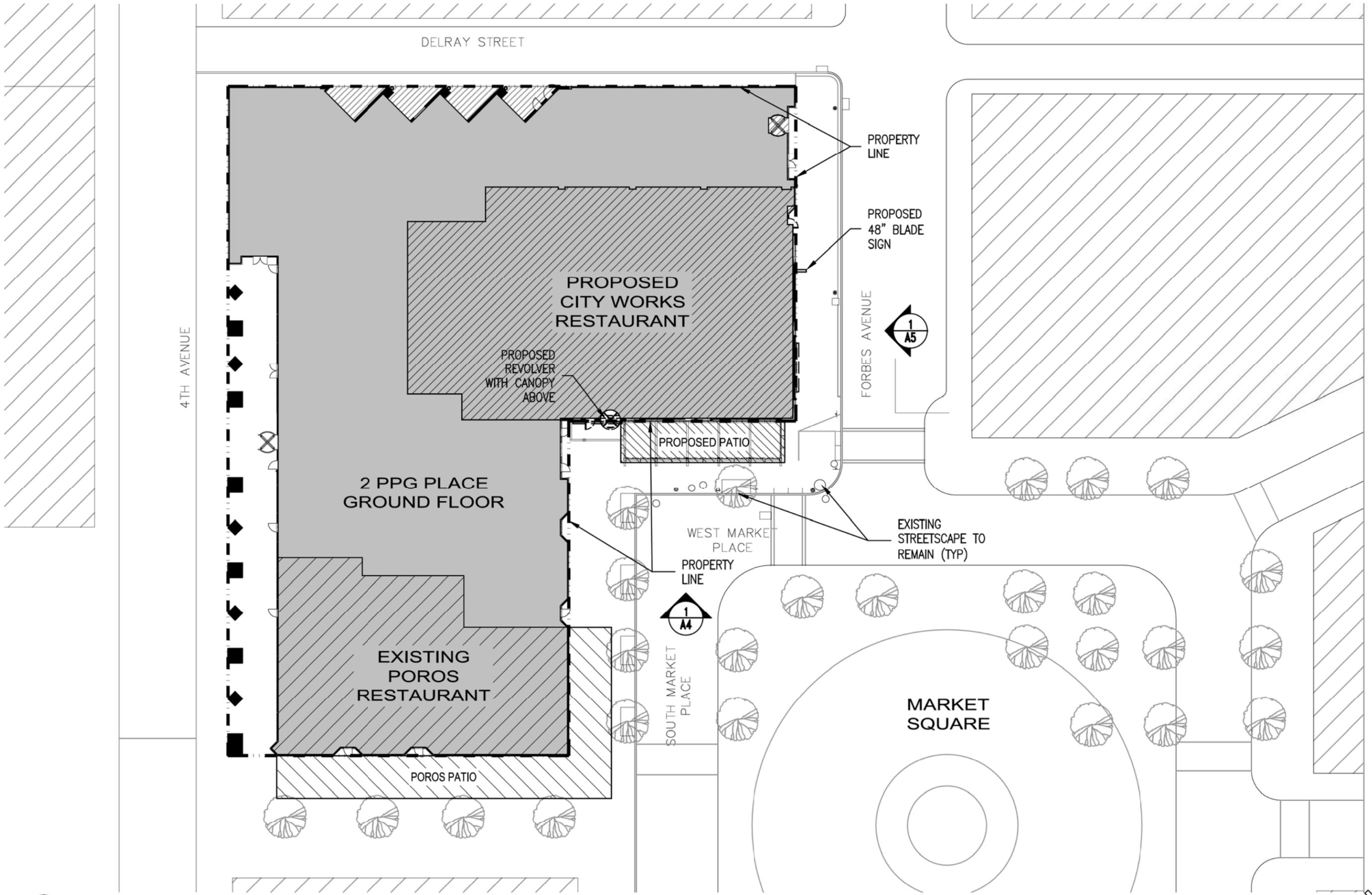
Architect | Interior Designer:
Dacre & Youngquist, LLC
118 North Peoria St. Suite 4s
Chicago, IL 60607
www.dandyarchitects.com

M.E.P. Engineer:
Larson Binkley
310 West 20th St., Floor 2
Kansas City, MO 64108
www.larsonbinkley.com

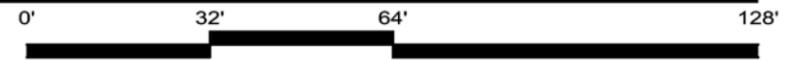
Structural Engineer:
Atlantic Engineering Services
650 Smithfield St., Suite 1200
Pittsburgh, PA 15222
www.aesj.com

Kitchen Consultant:
TriMark Marlin
6100 W. 73rd St.
Bedford Park, IL 60638
www.trimarkusa.com

Signage:
Spectrum Sign Corp.
28 Vincent Drive
Clifton, NJ 07013
www.spectrumsigncorp.com



1 PLOT PLAN
SCALE: 1/32"=1'-0"

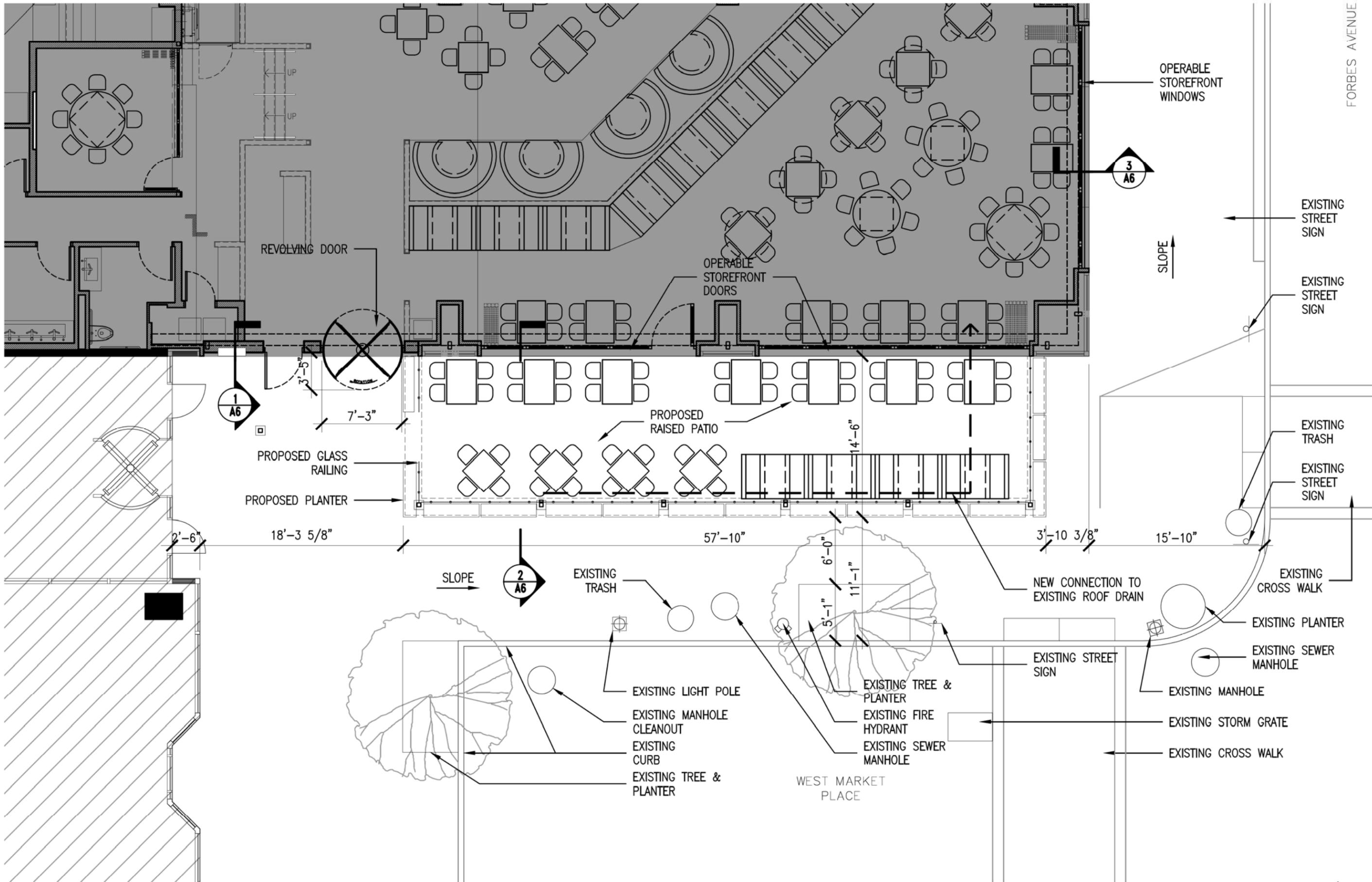


DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
Phone (312) 477-0774
Fax (312) 477-0775
www.dandyaarchitects.com

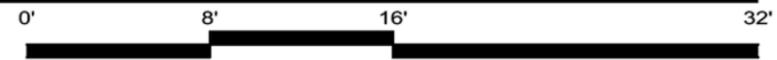
City Works
at PPG Place
Two PPG Place
Pittsburgh, PA 15222

Date: 12.01.2015
Revised: 02.16.2016
Plot Plan

Drawing No:
A1



1 PROPOSED PATIO PLAN
SCALE: 1/8"=1'-0"

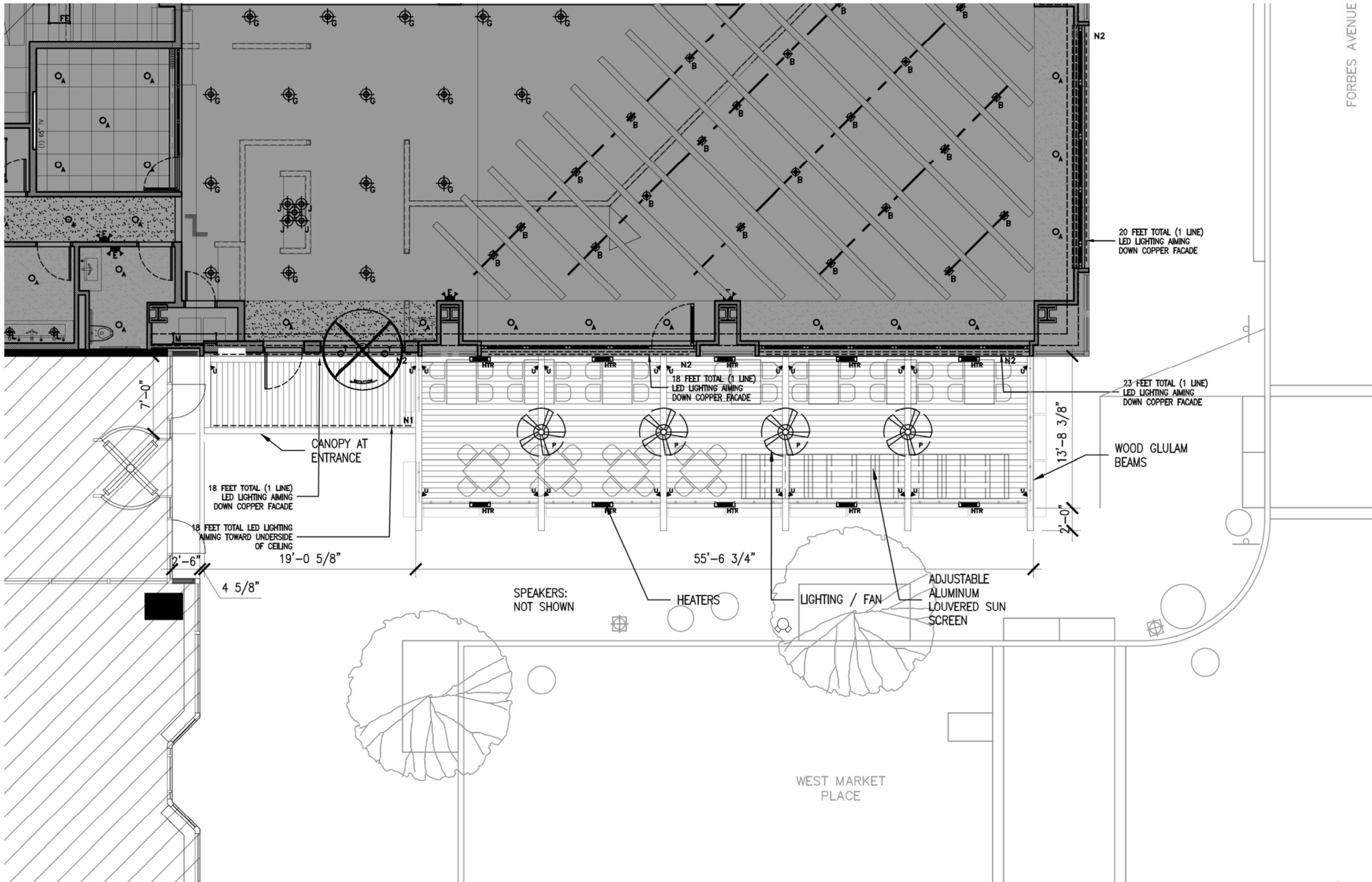


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ARCHITECTURE | INTERIOR DESIGN
Phone (312) 477-0774
Fax (312) 477-0775
www.dandysarchitects.com

City Works
at PPG Place
Two PPG Place
Pittsburgh, PA 15222

Date: 12.01.2015
Revised: 02.16.2016
Proposed Patio Plan

Drawing No:
A2



FORBES AVENUE

1

PROPOSED PATIO REFLECTED CEILING PLAN

SCALE: 1/8"=1'-0"

0' 8' 16' 32'



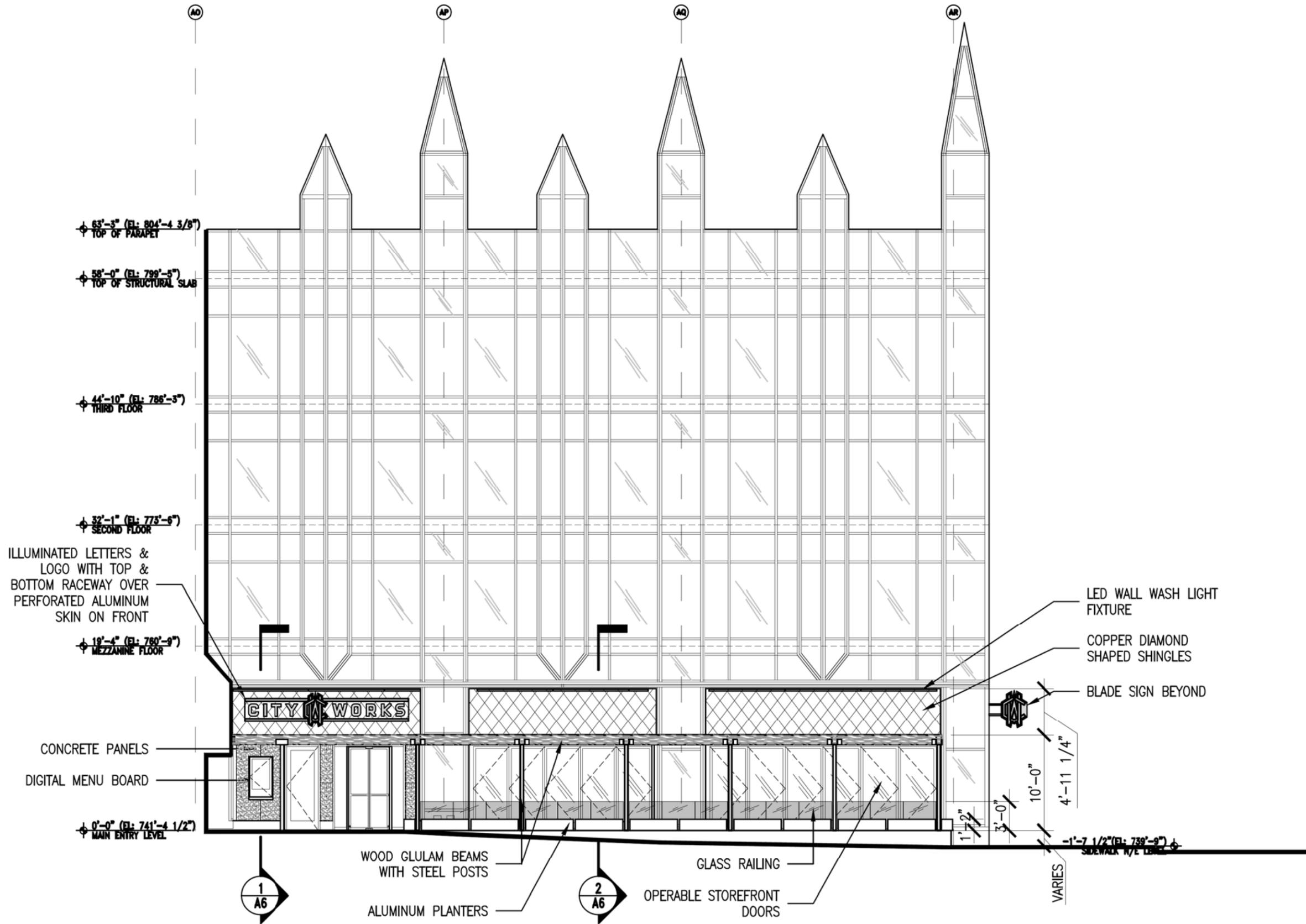
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 Phone (312) 477-0774
 Fax (312) 477-0775
 www.dandysarchitects.com

City Works
 at PPG Place
 Two PPG Place
 Pittsburgh, PA 15222

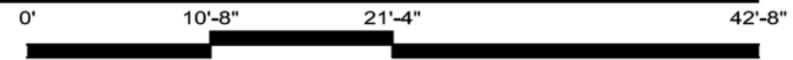
Date: 12.01.2015
 Revised: 02.16.2016
Proposed Patio
Reflected Ceiling Plan

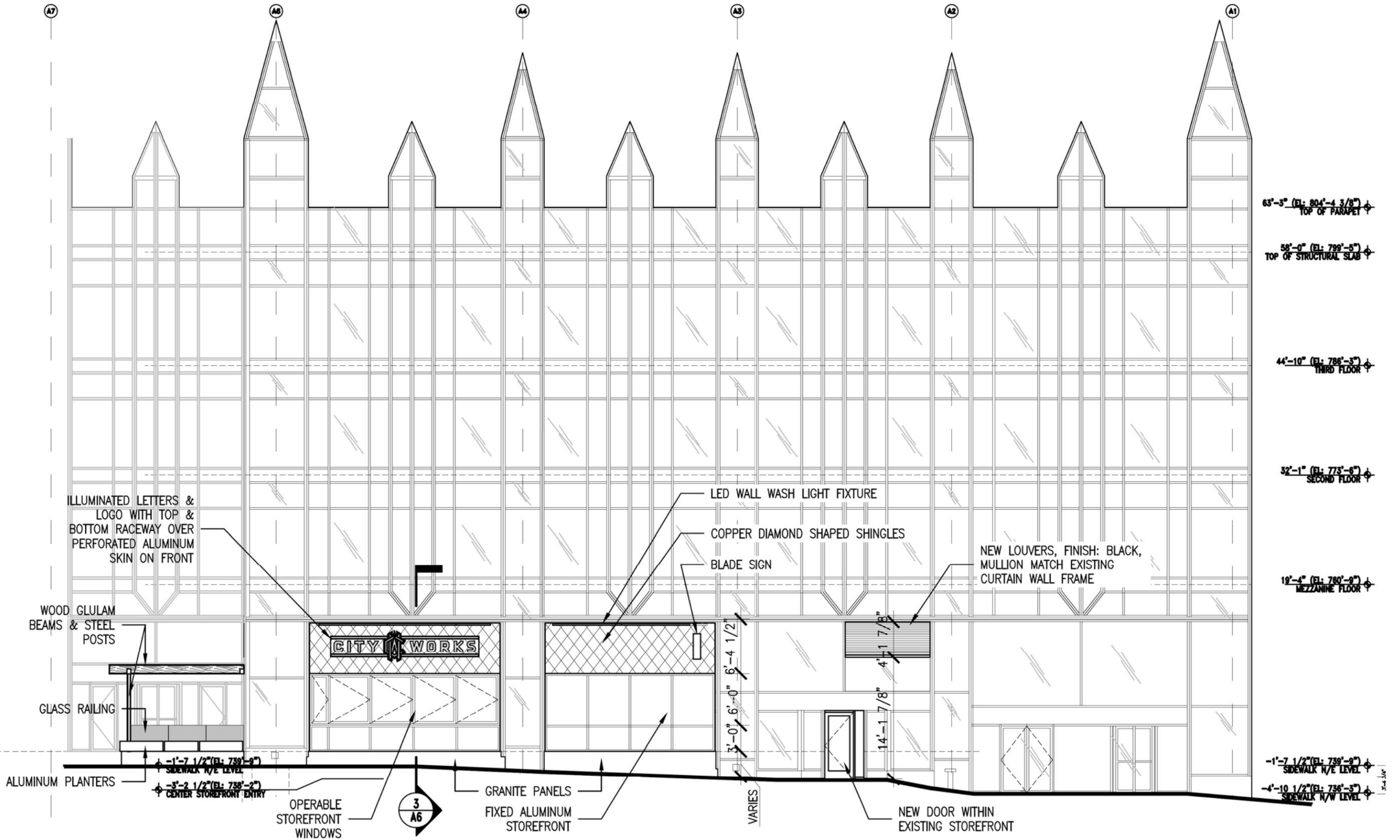
Drawing No:

A3

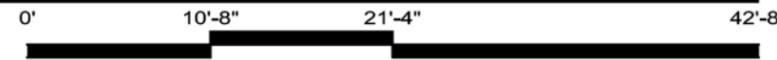


1 EAST EXTERIOR ELEVATION
 SCALE: 3/32"=1'-0"





1 NORTH EXTERIOR ELEVATION
SCALE: 3/32"=1'-0"



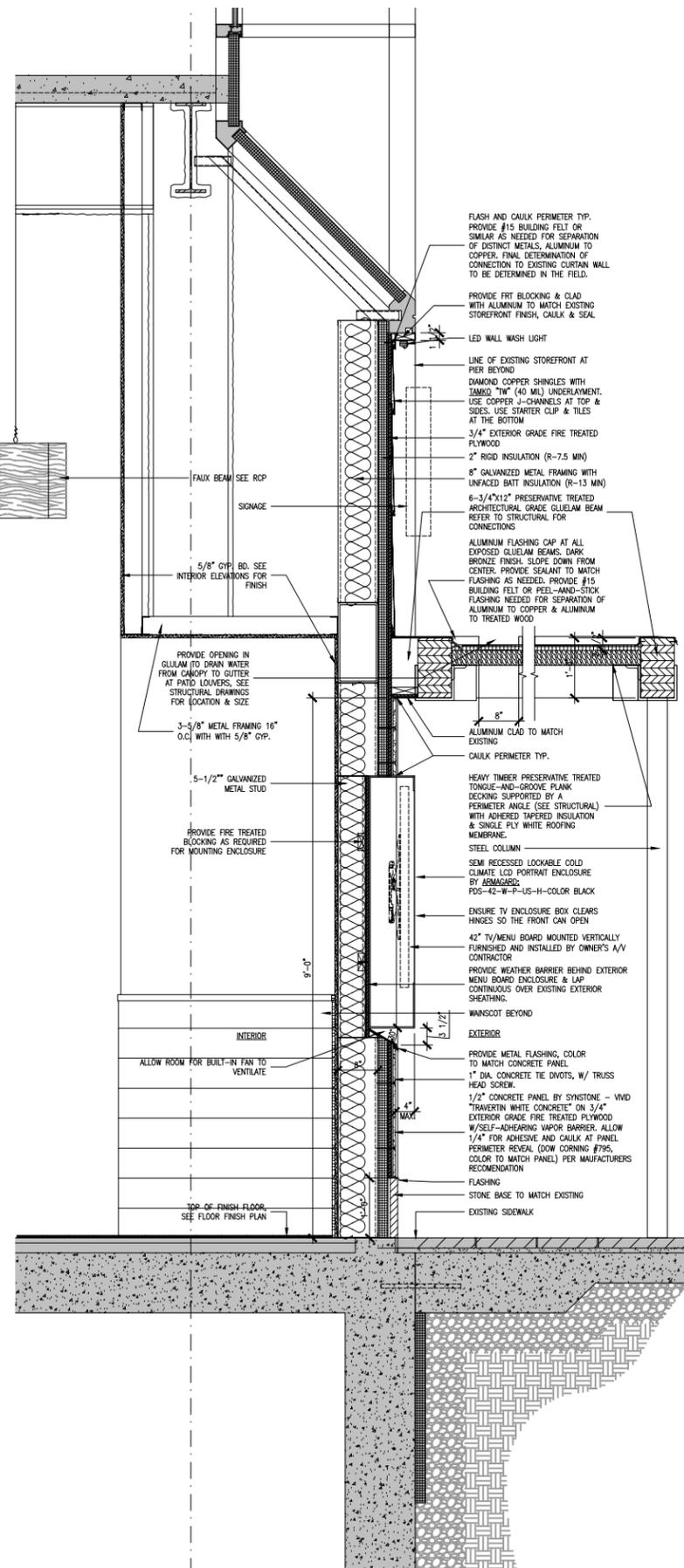
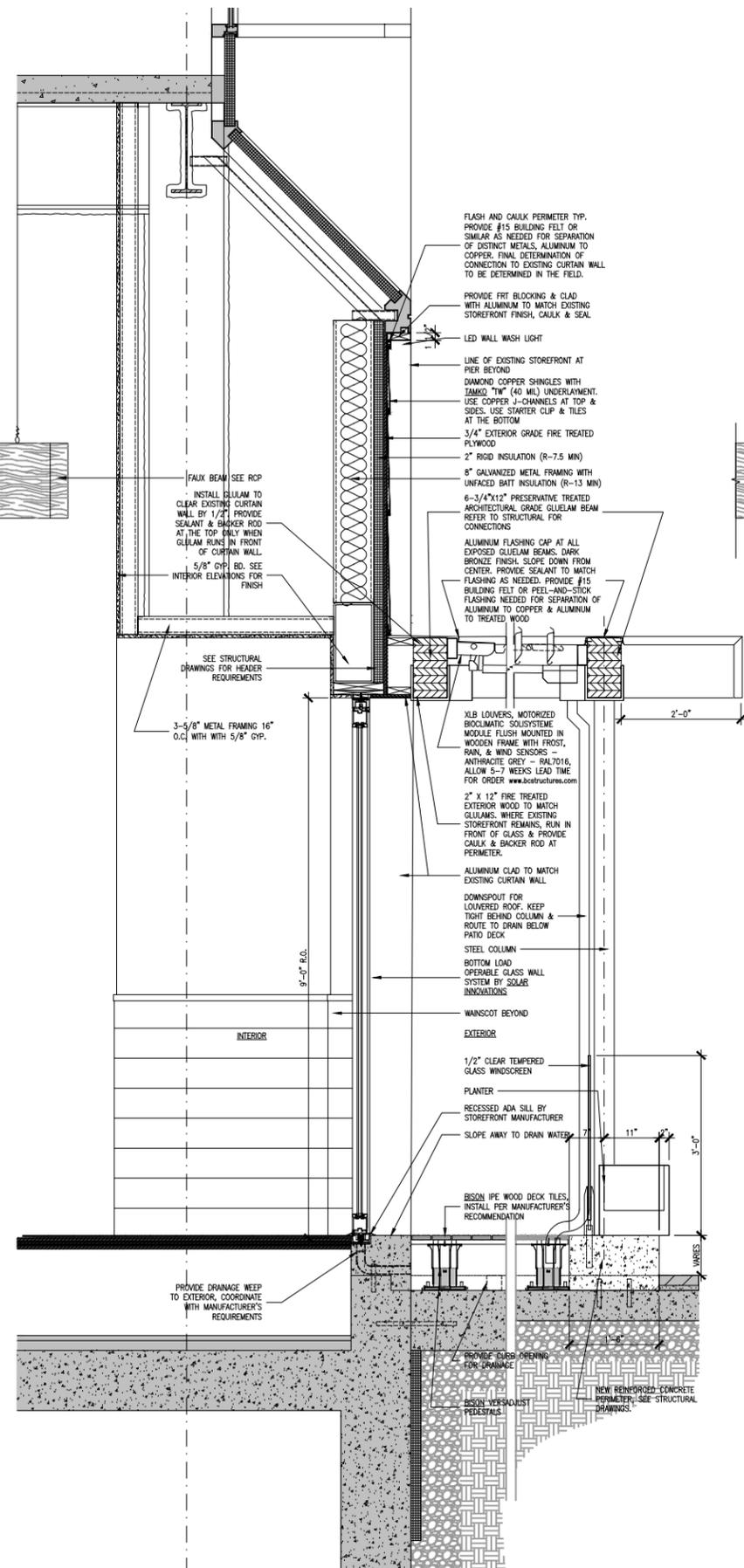
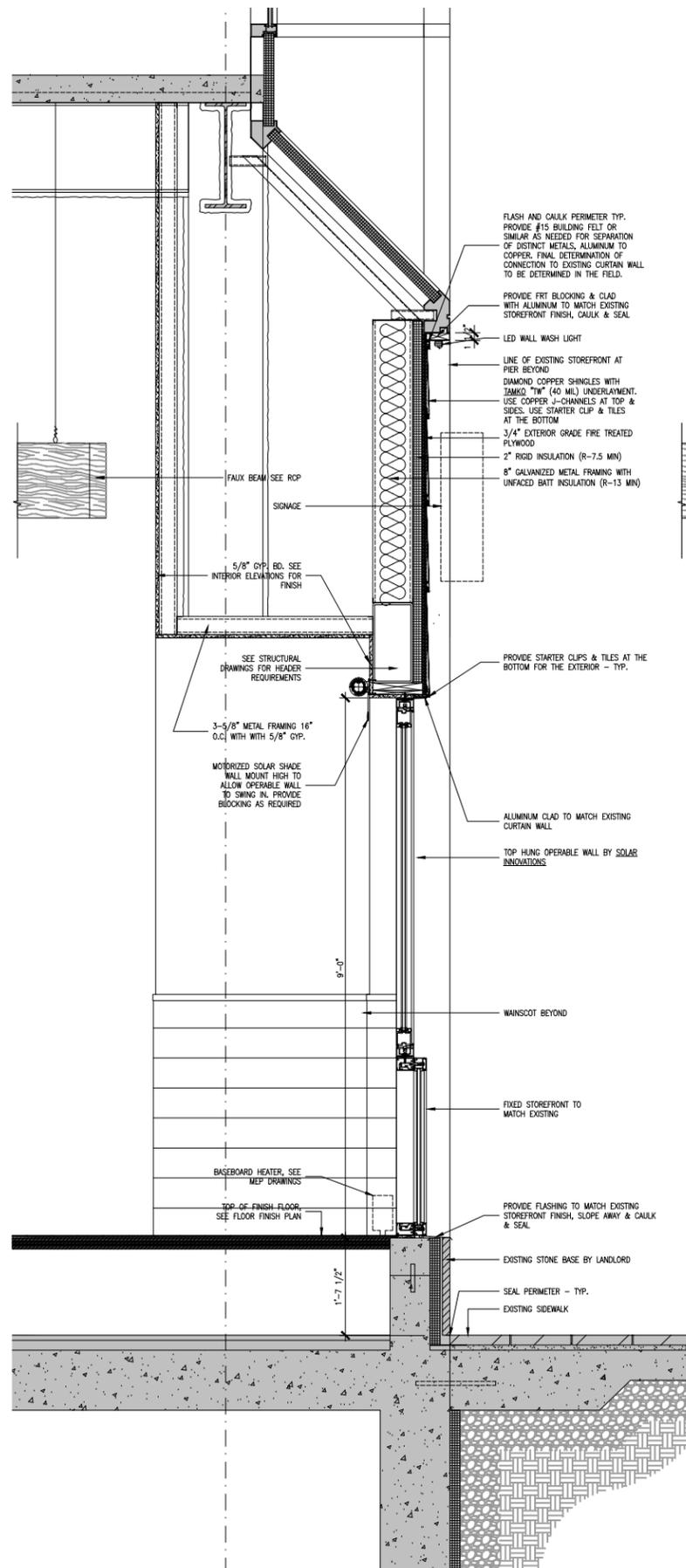
DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
Phone (312) 477-0774
Fax (312) 477-0775
www.dandychitects.com
118 North Peoria Street
Suite 4S
Chicago, IL 60607

City Works
at PPG Place
Two PPG Place
Pittsburgh, PA 15222

Date: 12.01.2015
Revised: 02.16.2016
Proposed
North Exterior Elevation

Drawing No:

A5



3 SECTION @ SIDE STOREFRONT
SCALE: 3/8"=1'-0"

2 SECTION @ PATIO
SCALE: 3/8"=1'-0"

1 SECTION @ CANOPY
SCALE: 3/8"=1'-0"

DACRE & YOUNGQUIST, LLC
ARCHITECTURE | INTERIOR DESIGN
Phone (312) 477-0774
Fax (312) 477-0775
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City Works
at PPG Place
Two PPG Place
Pittsburgh, PA 15222

Date: 12.01.2015
Revised: 02.16.2016

Drawing No:
A6

Sections



Corner View



Front View

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 ARCHITECTURE | INTERIOR DESIGN
 118 North Peoria Street
 Suite 45
 Chicago, IL 60607
 Phone (312) 477-0774
 Fax (312) 477-0775
 www.dandyarchitects.com

City Works
 at PPG Place
 Two PPG Place
 Pittsburgh, PA 15222

Date: 12.01.2015
 Revised: 01.13.2016

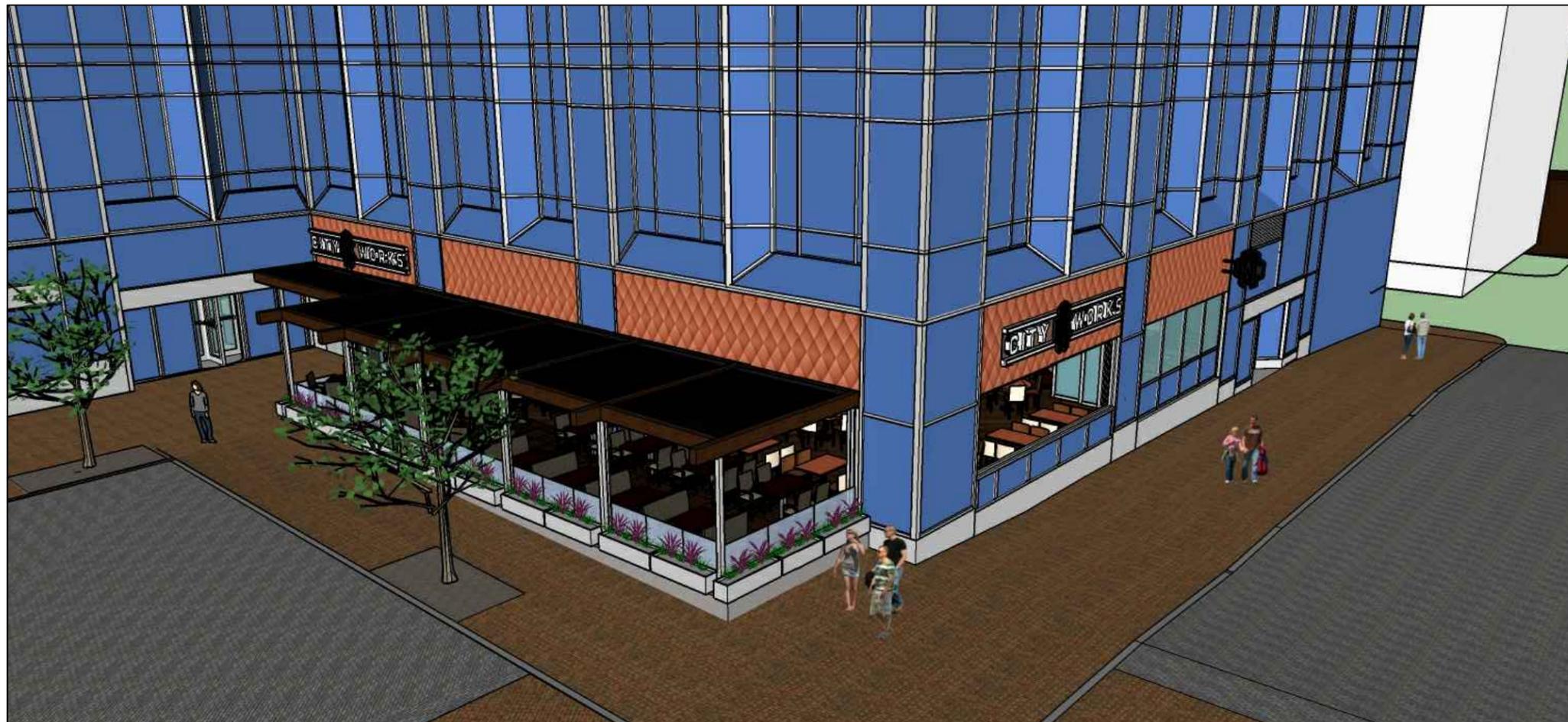
3D Views

Drawing No:

A7



Front Entry View



Aerial View

DACRE & YOUNGQUIST, LLC
 ARCHITECTURE | INTERIOR DESIGN
 118 North Peoria Street
 Suite 45
 Chicago, IL 60607
 Phone (312) 477-0774
 Fax (312) 477-0775
 www.dandyarchitects.com

City Works
 at PPG Place
 Two PPG Place
 Pittsburgh, PA 15222

Date: 12.01.2015
 Revised: 01.13.2016

3D Views

Drawing No:

A8



Legislation Details (With Text)

File #: 2016-0007 **Version:** 1

Type: Ordinance **Status:** Held in Standing Committee

File created: 1/8/2016 **In control:** Committee on Land Use and Economic Development

On agenda: 1/12/2016 **Final action:**

Enactment date: **Enactment #:**

Effective date:

Title: Ordinance amending and supplementing the Pittsburgh Code of Ordinances, Title XI, Historic Preservation, by adding and deleting language. (Reference Bill 2015-2001 which expired on 12-31-15)

Sponsors: Reverend Ricky V. Burgess

Indexes: PGH. CODE ORDINANCES TITLE 11 - HISTORIC DESIGNATION

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
1/20/2016	1	Standing Committee	Held in Committee	Pass
1/12/2016	1	City Council	Read and referred	

Ordinance amending and supplementing the Pittsburgh Code of Ordinances, Title XI, Historic Preservation, by adding and deleting language. (Reference Bill 2015-2001 which expired on 12-31-15)

Whereas, historic preservation, used properly, is a tool that can protect vital elements of the City’s culture and history; and,

Whereas, the City must, however, be cautious to avoid and prevent the arbitrary or capricious application of historic preservation precisely because of its’ police powers, which at times have been used by some to punish those with whom we do not agree; and,

Whereas, care must always be taken to ensure that the government does not ask any one person to endure a burden for the supposed benefit to the many where those rules do not apply to all; and,

Be it therefore resolved that the Council of the City of Pittsburgh hereby enact as follows:

Section 1. The Pittsburgh Code of Ordinances, Title XI - Historic Preservation, is hereby amended as follows:

§ 1101.03 - DESIGNATION OF HISTORIC STRUCTURES, DISTRICTS, SITES AND OBJECTS.

<javascript:void(0)>

(a)

[The Council of the City of Pittsburgh may designate Historic Structures, Historic Districts, Historic Sites and Historic Objects upon request or upon its own initiative.]

The Council of the City of Pittsburgh may designate Historic Structures, Historic Objects

or Historic Sites only upon the request of the legal owner(s) of record. In the case of Historic Districts, Council may, upon the request of no fewer than seventy (70) percent (70%) of the owners of the affected properties, designate a specified area as an Historic District.

(1)

Nomination.

a.

Nomination of an area, property, site, structure, or object for consideration and designation as a Historic Structure, Historic District, Historic Site, or Historic Object shall be submitted to the Historic Review Commission on a form prepared by the Commission, **[and may be submitted by any of the following:]**

[1.]

[The Mayor of the City of Pittsburgh.]

[2.]

[A member of the Historic Review Commission.]

[3.]

[A member of the City Planning Commission.]

[4.]

[A member of the Pittsburgh City Council.]

[5.]

[In the case of a nomination as a Historic Structure, Site, or Object, by the owner of record, or any person presently residing in the City of Pittsburgh whom has established residency in the City of Pittsburgh for at least one (1) year prior to nomination.]

[6.]1.

In the case of a nomination as a Historic District, *[by community-based organizations or by any individual, but in either event]* the nomination shall be accompanied by a petition signed by the owners of record of *[twenty-five (25) percent]* **seventy (70) percent** of the properties within the boundaries of the proposed District, *[or by any of the persons named in paragraphs A through D of this subsection.]*

[7.]

~~**[Nomination of a religious structure shall only be made by the owner (s) of record of the religious structure.]**~~

~~**[b.]**~~

~~**[Submission of a nomination by a member of the Historic Review Commission, the City Planning Commission, or the City Council shall not preclude that member from full participation in the review of the nomination nor from voting on the recommendation or designation.]**~~

(2)

Community information process. Preceding submission of a nomination form for a

District, the Historic Review Commission shall conduct at least one (1) public information meeting within or near the boundaries of the proposed district, that shall include at least one (1) member of the Department of City Planning and one (1) Commission member, to discuss the possible effects of designation. Notice shall be given to the owners of property in the proposed district in accordance with § 1101.03 <<http://library.municode>.

(b)

Notification of nomination and public hearing. After submission of a completed nomination form, the Commission shall give notice by the following methods:

(1)

Within five (5) business days of the receipt of a nomination of a Historic Structure, Site, or Object, by mailing such notice to the property owner of record, tax address, and street address for the nominated property.

(2)

Within ten (10) business days of receipt of a nomination of a Historic District, by mailing such notice to each owner of record, tax address, and street address for every property in the District.

(c)

Effects of nomination to the Historic Review Commission.

(1)

a.

No exterior alterations, as defined in § 1101.02(e) shall be undertaken upon a nominated structure, or a structure located within a nominated district, or a nominated site or object, beginning two (2) business days after mailing of the notice of nomination by the Commission until a final determination about the designation has been made by Council, or until the elapse of one hundred twenty (120) days after Council's receipt of the Historic Review Commission and Planning Commission's recommendations, without the review and approval by the Historic Review Commission and the issuance of a Certificate of Appropriateness, as detailed in § 1101.05 <<http://library.municode>.

b.

If the work authorized by the certificate of appropriateness involves physical improvement which has not been substantially started within six (6) months after the date of issuance of the Certificate, or subsequent to the starting thereof, has been discontinued for a period of six (6) months, no such physical improvement shall be made after such six (6) month period unless the approval is renewed by the Historic Review Commission or its staff (depending on the initial issuance). Such renewal must be requested in writing by the applicant and may extend for one (1) additional period of six (6) months.

(2)

a. When the nomination is submitted to the Historic Review Commission, the Commission shall give notice as required in § 1101.03 <<http://library.municode>.

b.

The Commission shall conduct a public hearing and take comments from any party, subject to the rules and procedures adopted by the Zoning Board of Adjustment, before making its preliminary determination concerning the nomination.

1.

If the Commission determines that reasonable cause exists to determine that the nominated district, structure, site or object will meet the criteria for designation, the restriction against exterior alterations shall continue, in accordance with § 1101.03(c)(1).

2.

If the Commission decides that there is not reasonable cause to determine that a nominated district, structure, site or object will meet the criteria for designation, then the effects of nomination detailed in § 1101.03(c)(1) shall no longer be in effect. The Historic Review Commission shall continue to review the nomination and shall make a recommendation to City Council concerning the proposed designation, as detailed in § 1101.03
<http://library.municode.

(3)

The exceptions to the effects of designation found in § 1101.09
<http://library.municode.

(4)

Whoever constructs, reconstructs, moves, alters, or demolishes any nominated structure, any structure located within a nominated district, or any nominated site or object, after the date of the nomination to the Historic Review Commission in violation of this Chapter, shall be punished as provided in § 1101.10
<http://library.municode.

(d)

Public hearing before the Historic Review Commission.

(1)

The Commission shall schedule a public hearing, held by not less than four (4) members of the Commission, on the nomination within three (3) months following receipt of the completed nomination form. Notice of the time, place and purpose of such hearing shall be given by the Commission at least fifteen (15) days prior thereto.

(2)

The hearing shall be conducted in accordance with the pertinent section of the Rules and Procedures for the Commission. The Commission shall consider all testimony or evidence relating to the designation criteria in § 1101.04 from any person who makes written submissions or appears at the public hearing. The members of the Commission shall not personally give testimony or present evidence relating to those designation criteria, but may ask questions or make comments concerning any evidence or testimony given or presented by others. The staff of the Department of City Planning shall be requested to provide testimony or evidence and make a recommendation relating to the designation to the Commission.

a.

The owner of any *[nominated Landmark or of]* property within a nominated District shall be afforded notice of any hearing of the Historic Review Commission and an opportunity to be heard at said hearing. All testimony may be stenographically recorded and a full and complete record may be kept of the proceedings. In the event all testimony is not stenographically recorded and a full and complete record of the proceedings is not provided by the Historic Review Commission, such testimony shall be stenographically recorded and a full and complete record of the proceedings shall be kept at the request of any person or group agreeing to pay the costs thereof.

b.

The Historic Review Commission shall not be bound by technical rules of evidence, and all relevant evidence of reasonably probative value may be received. The owner of any nominated Landmark shall be afforded the opportunity for reasonable examination and cross-examination of witnesses at public hearings on said nomination. In the event that the nomination involves a Historic District designation, a representative of each side of the nomination debate shall be chosen by the property owners for examination and cross-examination of witnesses.

c.

The recommendation of the Historic Review Commission shall be made in writing, and shall contain findings and the reasons for the recommendation, and shall be served upon the owner of any nominated Landmark or of property within a nominated District, or their counsel personally, or by mail.

(e)

(1) Nomination of an area, property, site structure, or object for consideration and designation as a Historic Structure, Historic District, Historic Site or Historic Object may be withdrawn by its nominator(s), provided such withdrawal is filed in writing with the Historic Review Commission prior to the final vote of *[the Commission on its recommendation to]* City Council, *[as described in § 1101.03(f).]*

[(2)

In the event that the nominator(s) withdraw(s) the nomination of a Historic Structure, Historic District, Historic Site or Historic Object, any qualified individual or organization, as provided for in § 1101.03(a)(1)a., may intervene as the nominator of record by filing a written notice with the Historic Review Commission prior to the vote of the Commission on its recommendation to City Council, as described in § 1101.03(f).]

(f)

The Historic Review Commission shall make recommendations to City Council relative to the appropriateness of such proposed designations eligible under Definitions (a), (b), (c), or (d) of § 1101.02 and the criteria for designation listed in § 1101.04

(g)

The City Planning Commission shall consider effects of designation on adjoining properties and surrounding neighborhoods within the framework of established planning, development and land use objectives for the City of Pittsburgh.

(h)

The Historic Review Commission and the City Planning Commission shall transmit their recommendations to City Council within five (5) months of the date of the nomination. In the event that said recommendations are not transmitted to Council by that time, Council shall proceed to consider the nomination without said recommendations.

(i)

(1) Prior to making any determination, Council shall conduct a Public Hearing, for the purpose of giving property owners, tenants, and community residents, the right to appear and be heard in person or to be represented by counsel, as to the appropriateness of designation. Any other person or organization, interested in said designation, may also be heard at the hearing.

(2)

Public notice of the time, place and purpose of the public hearing by City Council shall be given at least fifteen (15) days prior thereto, in accordance with § 1101.03(i)(3).

a.

The owner of any *[nominated Landmark or of]* property within a nominated District shall be afforded notice of the public hearing personally or by mail.

b.

The owner of any *[nominated Landmark or of]* property within a nominated District shall be afforded a reasonable opportunity to be heard at the public hearing, and a reasonable opportunity for examination and cross-examination of witnesses. as set forth in § 1101.03(d)(2)b.

c.

All testimony may be steno-graphically recorded and a full and complete record may be kept of the proceedings. In the event all testimony is not stenographically recorded and a full and complete record of the proceedings is not provided by City Council, such testimony shall be stenographically recorded and a full and complete record of the proceedings shall be kept at the request of any person or group agreeing to pay the costs thereof.

d.

Upon an affirmative vote of City Council designating a historic landmark or historic district, the reasons for said designation shall be placed in writing and served upon the owner(s) of any nominated Landmark or of property within a nominated District, or their counsel, personally or by mail.

[(Note: Council may adopt the findings of the Historic Review Commission rather than making their own findings.)]

(3)

Upon notification from City Council of the scheduled date for the public hearing, the chairperson of the Historic Review Commission shall notify the Department of City

Planning, who shall publicize the notice of the hearing:

a.

In one (1) newspaper of general distribution in the City, and

b.

By mailing notices via first class mail to the owners of record of all property located within and adjacent to the structure or district, site or object considered for designation.

(4)

City Council shall vote on the designation of a nominated district, structure, site or object within one hundred twenty (120) days of Council's receipt of the recommendations of the Historic Review Commission and the City Planning Commission.

(j)

(1)

The designation of a nominated district, structure, site or object shall require the affirmative vote of six (6) members of Council if either the Historic Review Commission or the City Planning Commission (or both) recommends against designation. The lack of a recommendation from either Commission shall not be considered as a recommendation that Council either designate or not designate the nominated district, structure, site or object.

(2)

The designation of a nominated structure, site, or object shall require the affirmative vote of six (6) members of Council if the owner of record of the property has submitted to Council his or her written and signed opposition to the designation of the property.

(3)

Where Council fails to render its decision within the period required by this subsection, or fails to hold the required public hearing within one hundred twenty (120) days from the date of the Historic Review Commission and the Planning Commission's recommendations, the failure of Council to act shall be a deemed approval if both the Historic Review Commission and the Planning Commission gave affirmative recommendations for the historic designation.

(4)

If the proposed historic designation received a negative recommendation from either the Historic Review Commission or the Planning Commission, then the failure of City Council to act will be a deemed denial.

(5)

If the proposed historic designation did not receive any recommendation from the Historic Review Commission or the Planning Commission, then the failure of City Council to act will be a deemed denial.

(k)

The Historic Review Commission shall not reconsider a proposed designation within five (5) years of its previous nomination unless petitioned to do so by the owners of at least fifty-one (51) percent of the lots of record being nominated, or unless the previous nomination was

withdrawn by its nominator(s) in accordance with § 1101.03(e). The Historic Review Commission shall not consider a proposed amendment or rescission of designation within one (1) year of its previous designation. The restrictions of this paragraph shall not apply to deemed denials under § 1101.03
<<http://library.municode>.

(1)

Any historic structures or historic districts designated by City Council in previous Ordinances and Resolutions are hereby designated as historic structures or districts under the provisions of this resolution.

(Ord. 25-1997, effective 8-7-97; Ord. 6-2003, § 2, eff. 2-25-03; Ord. No. 27-2008, eff. 1-1-09)

§ 1101.04 - CRITERIA FOR DESIGNATION.

(a)

Minimum criteria for designation. Every nominated Structure, District, Site, or Object must meet one (1) or more of the specified criteria for designation within each appropriate category of the following criteria for designation.

(b)

Designation of Historic Structures, Historic Districts, Historic Sites, and Historic Objects. The Commission shall limit its consideration to the following criteria in making a determination on a nomination of an area, property, site, structure, or object for designation by ordinance as a Historic Structure, Historic District, Historic Site, or Historic Object.

(1)

Its location as a site of a significant historic or prehistoric event or activity;

(2)

Its identification with a person or persons who significantly contributed to the cultural, historic, architectural, archaeological, or related aspect of the development of the City of Pittsburgh, State of Pennsylvania, Mid-Atlantic region, or the United States;

(3)

Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship;

(4)

Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

(5)

Its exemplification of important planning and urban design techniques distinguished by innovation, rarity, uniqueness or overall quality of design or detail;

(6)

Its location as a site of an important archaeological resource;

(7)

Its association with important cultural or social aspects or events in the history of the City of Pittsburgh, the State of Pennsylvania, the Mid-Atlantic region, or the United States;

- (8) Its exemplification of a pattern of neighborhood development or settlement significant to the cultural history or traditions of the City, whose components may lack individual distinction.
- (9) Its representation of a cultural, historic, architectural, archaeological or related theme expressed through distinctive areas, properties, sites, structures or objects that may or may not be contiguous; or
- (10) Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Pittsburgh.

- (c) *Integrity of Historic Structures, Historic Districts, Historic Sites, and Historic Objects.* Any area, property, site, structure or object that meets any one (1) or more of the criteria listed above shall also have sufficient integrity of location, design, materials and workmanship to make it worthy of preservation or restoration.

(Ord. 25-1997, effective 8-7-97)

§ 1101.05 - EFFECTS OF DESIGNATION. <javascript:void(0)>

- (a) No Exterior Alterations as defined in § 1101.02
<http://library.municode.
- (b) When an application for a building permit, demolition permit or sign permit involving new construction or the exterior alteration of a Historic Structure or a structure located within a Historic District or a Historic Site or a Historic Object is received by the Bureau of Building Inspection, the Bureau of Building Inspection shall notify the Historic Review Commission for approval prior to issuing a building permit or demolition permit or sign permit.
- (c) The Historic Review Commission may seek recommendations from the community, and shall meet and make a determination, at the first available meeting, concerning the appropriateness of each Certificate of Appropriateness application, taking into consideration the criteria for evaluation contained in § 1101.08 herein, except in the case of those applications for which the Commission has authorized the routine approval, without its formal review of the appropriateness of the application. Notice and the time and date of such meeting shall be given to the applicant for the requested certificate at least seven (7) days prior to the date of such meeting to allow the applicant to appear and present testimony in support of the request. Failure on the part of the Historic Review Commission to take action within sixty (60) days of the monthly meeting where the Historic Review Commission first considers the application shall be deemed to be a determination of approval of the appropriateness of the request. In the event of its disapproval, the Historic Review Commission shall indicate what changes in the plans and specifications would meet its conditions for protecting the distinctive character of the district, structure, site or object.

(Ord. 25-1997, effective 8-7-97)

§ 1101.06 - CERTIFICATE OF ECONOMIC HARDSHIP. <javascript:void(0)>

(a)

Application.

(1)

Any applicant denied a Certificate of Appropriateness by the Commission may within thirty (30) days make application for a Certificate of Economic Hardship on a form prepared by the Commission and submitted to the Commission.

(2)

Application forms shall be available from the Commission.

(b)

Standard to be applied.

(1)

Exterior Alterations other than Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon determination that the denial of the Certificate of Appropriateness for alterations has resulted in substantial hardship to the property owner.

(2)

Demolition, New Construction, Additions, and Relocation. The Commission shall only approve an application for a Certificate of Economic Hardship upon a determination that the denial of the Certificate of Appropriateness, except in the case involving a Certificate of Appropriateness for alteration, has resulted in the denial of all reasonable use of and/or return from the property.

(3)

The Commission may provide for further explanation of the applicable standards in its Rules and Procedures.

(c)

Consideration of evidence. In applying this standard, the Commission shall consider among other things any evidence presented concerning the following:

(1)

Any estimates of the cost of the proposed alteration, construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to be approved.

(2)

Any opinions from a licensed engineer or architect with experience in renovation, restoration or rehabilitation as to the structural soundness of any structures or objects on the property and their suitability for continued use, renovation, restoration or rehabilitation.

(3)

Any estimates of the market value of the property in its current condition; after completion of the proposed alteration, construction, demolition, or relocation; after any

expenditures necessary to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness; and in the case of a proposed demolition, after renovation of the existing property for continued use.

(4)

In the case of a proposed demolition, any estimates from architects, developers, real estate consultants, appraisers, or other real estate professionals experienced in rehabilitation as to the economic feasibility of restoration, renovation or rehabilitation of any existing structures or objects.

(5)

Any and all applicable zoning provisions, the possibility of modifications to zoning provisions and incentives available to the applicant.

(d)

(1) Information to be supplied by applicant for alterations other than demolition, new construction, additions, and relocation:

The applicant shall submit by affidavit the following information:

a.

Estimate of the cost of the proposed alteration and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness.

b.

Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in § 1101.06(b).

(2)

Information to be supplied by applicant for demolition, new construction, additions, and relocation:

The applicant shall submit by affidavit the following information:

a.

The assessed value of the property for the two (2) most recent assessments.

b.

Real property taxes for the previous two (2) years.

c.

The amount paid for the property by the owner, the date of purchase and the party from whom purchased, including a description of the relationship, if any, between the owner and the person from whom the property was purchased.

d.

The current balance of any mortgages or any other financing secured by the property, and the annual debt service, if any, for the previous two (2) years.

e.

All appraisals obtained within the previous two (2) years by the owner or

applicant in connection with purchase, offerings for sale, financing or ownership of the property.

f.

All listings of the property for sale or rent, price asked and offers received, if any, within the previous four (4) years.

g.

All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use.

h.

For income producing property, itemized income and expense statements from the property for the previous two (2) years.

i.

Estimate of the cost of the proposed construction, demolition or relocation and an estimate of any additional cost that would be incurred to comply with the recommendations of the Commission for changes necessary for it to approve a Certificate of Appropriateness.

j.

Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture or other.

k.

Any other information, documentation or evidence as the Commission determines to be necessary to its application of the standard in § 1101.06(b).

l.

Tax status of owner as for-profit or not-for-profit.

(e)

Failure by applicant to submit requested information. In the event that any of the information required to be submitted by the applicant is not reasonably available, the applicant shall file with the affidavit a statement of the information that cannot be obtained and shall describe the reasons why such information is unavailable.

(f)

Public hearing.

(1)

The Commission shall hold a public hearing on the application for Certificate of Economic Hardship within sixty (60) days following receipt of the completed application form.

(2)

Notice of the time and place of the public hearing shall also state the general nature of the question involved, and shall be given not less than ten (10) days prior to the date of such hearing by the following methods:

a.

By the display of not less than one (1) poster on each street frontage of the affected property;

b. By mailing of notification to the owners of all property abutting and all property directly opposite the Historic Structure or structures or objects in a Historic District.

c. By mailing a notice thereof to every association of residents or owners who have registered an association name with the Commission for this purpose and whose membership is located within the nominated District, or whose membership is located in property abutting or property directly opposite the Historic Structure or structures or objects in a Historic District.

(3) The hearing shall be conducted in accordance with the pertinent section of the Rules and Procedures of the Commission.

(4) No member of the Commission absent from the entire hearing shall be eligible to vote on any matter which is the subject of the hearing until such member is provided with copies, transcripts or tapes of all testimony and evidence presented.

(g) *Determination by the Commission.* The determination by the Commission whether the denial of the Certificate of Appropriateness has or has not resulted in the denial of all reasonable use of and return from the property or in substantial hardship to the owner shall be made within forty-five (45) days following close of the public hearing and submission of all information, documentation or evidence requested by the Commission. The determination shall be accompanied by findings of fact and a report stating the reasons for the decision.

(h) *Disapproval by Commission.* If the determination of the Commission is to disapprove the application for a Certificate of Economic Hardship, the applicant shall be notified within five (5) business days. The notice shall include a copy of the findings of fact and report.

(i) *Determination of economic hardship.*
If the determination of the Commission is that the denial of the Certificate of Appropriateness has resulted in the denial of all reasonable use of and return from the property or in substantial hardship to the owner, the Commission shall consult with the Director of the Department of City Planning to provide incentives that may include, but not be limited to, property tax relief, loans or grants from the City of Pittsburgh or other public or private sources, acquisition by purchase, building and safety code modifications to reduce cost of maintenance, restoration, rehabilitation or renovation, changes in applicable zoning regulations including a transfer of development rights. The Historic Review Commission may at its discretion permit variations from the provisions of this Chapter and its design guidelines in conjunction with these incentives.

The Director of the Department of City Planning, in consultation with the Urban Redevelopment Authority and other City departments and agencies, shall provide for an Incentive Plan to relieve the

economic hardship found by the Commission within sixty (60) days of the Commission's decision.

(j)

Issuance of Certificate of Economic Hardship. If no Incentive Plan is provided by the Director of the Department of City Planning within sixty (60) days following the Commission's decision finding economic hardship, the Commission shall issue a Certificate of Economic Hardship to the applicant within five (5) business days. The Certificate of Economic Hardship shall be valid for a period of six (6) months from issuance by the Commission.

Upon receipt of the Certificate of Economic Hardship the applicant can apply to the Land Use Control Division of the Department of City Planning and the Bureau of Building Inspection to obtain necessary permits, if any.

(Ord. 25-1997, effective 8-7-97)

§ 1101.07 - ESTABLISHMENT OF THE HISTORIC REVIEW COMMISSION. <javascript:void(0)>

(a)

Historic Review Commission is hereby established, and the same shall consist of seven (7) citizen members, each of whom shall reside in the City of Pittsburgh. The membership positions shall be filled by appointment by the Mayor and approved by City Council. The positions shall be filled as follows:

(a)

(1) One (1) member shall be a professional preservationist or an architectural historian active with a broad-based local organization involved with historic preservation and/or history;

(2)

One member shall be an architect who has been selected from a list of individuals recommended by appropriate professional societies;

(3)

One member shall be appointed from the Department of City Planning; one (1) member shall be appointed from the Bureau of Building Inspection; and one (1) member shall be filled by the Mayor from the membership of the Greater Pittsburgh Board of Realtors and this representative shall be selected to fairly represent the viewpoints of the Real Estate sales community.

(4)

Two (2) membership positions shall be filled by the Mayor by appointing any two (2) citizens who have demonstrated an outstanding interest and/or knowledge of historic preservation and restoration in the City of Pittsburgh. and one who shall be a qualified land-use attorney or practiced in constitutional land-use issues.

(b)

The responsibilities of the Historic Review Commission shall be to:

(1)

Investigate and report on the appropriateness of structures, districts, sites and objects which are being considered by City Council for historic designation and to make recommendations to the Council about approval or disapproval of such designations.

- (2) Review all demolition permit, building permit and sign permit applications involving new construction or exterior alteration of Historic Structures or structures in Historic Districts or Historic Sites or Historic Objects and make determinations concerning the appropriateness of the work proposed in such permit applications. The Commission shall also review all proposed exterior alterations as defined in § 1101.02
<<http://library.municode>.
 - (3) See that appropriate standards and guidelines are established for each proposed Historic District and see that the residents of the geographical area being considered for designation are involved in developing and amending those standard guidelines for their district.
 - (4) Seek recommendations from community groups on decisions involving applications for Certificates of Appropriateness in the respective districts.
 - (5) Carry on educational activities in furtherance of the purpose of this Chapter.
 - (6) Act in an advisory role to City departments and agencies related to preservation matters.
 - (7) Act as a catalyst to expedite the flow of projects through departments and agencies.
 - (8) Facilitate the redevelopment of historic structures and districts in accordance with approved development plans of the city.
 - (9) Act as liaison on behalf of the City with preservation organizations, professional societies, community and other groups, private property owners, and interested citizens, concerning conservation of the historic resources of the city.
 - (10) Act as a liaison behalf of the City with State Pennsylvania Historic Preservation Officer, agencies of the federal government, the National Advisory Council on Historic Preservation, and the National Trust for Historic Preservation, concerning the historic resources of the city.
 - (11) Prepare plans for the conservation and development of historic resources.
 - (12) Undertake or encourage and facilitate the documentation of the architecture and history of the City's historic resources.
- (c) *Terms.*
- (1) After initial staggered terms of two (2) members for one (1) year, two (2) members for

two (2) years, and three (3) members for three (3) years, each Commission member shall serve a three-year term of office. Any appointed member of the Commission may be removed from office by the Mayor only for just cause and with the approval of Council. The Mayor shall submit reason constituting cause in writing to the Commission and to the Council. An appointment to fill a vacancy shall be only for the unexpired portion of the term.

(2)

The current members of the Historic Review Commission, appointed by the Mayor under Ordinance 20 of 1979, shall serve out their terms of office. In addition, every member of the Commission shall continue in office after expiration of his term until his successor shall have been duly appointed.

(d)

Officers. The Mayor shall appoint the Chairman of the Commission who shall be responsible for calling all meetings within the prescribed time limitations as set forth in this resolution. The Vice Chairman, Secretary and any other officers of the HRC shall be elected by the Commission. The secretary shall keep the minutes of the meetings and a permanent record of all resolutions, motions, transactions and determinations.

(e)

Meetings. An official meeting of the Historic Review Commission cannot be called to order without the establishment of a quorum of four (4) Commission members. All members of the HRC shall be entitled to vote and the decision of the Commission shall be determined by a majority vote of the Historic Review Commission members present at the meeting.

(Ord. 25-1997, effective 8-7-97)

§ 1101.08 - CRITERIA FOR EVALUATION. <javascript:void(0)>

The Commission shall consider the following factors when reviewing proposed exterior alterations:

(a)

The extent to which the proposal will promote the general welfare of the City and all of its citizens.

(b)

The extent to which the proposal will preserve or protect the historic architectural nature of the defined district, structure, or site.

(c)

Exterior architectural features, including all signs which are subject to public view from a public street, way or place.

(d)

General design and arrangement.

(e)

Texture, material and color.

(f)

The relation of the factors in (c), (d) and (e) of this section to similar features of buildings or

structures in the immediate surroundings.

(g)

The appropriateness of the proposal when reviewed in light of the Guidelines for the Issuance of Certificates of Appropriateness developed by the Historic Review Commission.

(h)

Alterations as they may impact upon the fire protection and life safety of the affected structure consistent with the Fire and Building Codes.

(Ord. 25-1997, effective 8-7-97)

§ 1101.09 - EXCEPTIONS TO THE EFFECTS OF DESIGNATION. <javascript:void(0)>

(a)

The limitations upon the issuance of demolition or building permits in any Historic District or for any Historic Structure, any Historic Site or Historic Object, shall not apply when the work involved in the permit has been ordered by the Bureau of Building Inspection or the Allegheny County Health Department for the preservation of the public health or safety.

(b)

If the Allegheny County Health Department or the Bureau of Building Inspection has ordered work on or the demolition of a Historic Structure or a structure located within a Historic District, or a Historic Site or a Historic Object, the Historic Review Commission shall be notified of the proposed work or demolition. If the Historic Review Commission disagrees with the plan of either agency, the Commission shall have the right to delay the proposal ninety (90) days by submitting a delay request. During the delay period, the Commission may develop alternative plans for consideration. If after ninety (90) days no such alternative plans can be developed, the proposed work or demolition may proceed as ordered.

(Ord. 25-1997, effective 8-7-97)

§ 1101.10 - PENALTIES FOR NON-COMPLIANCE. <javascript:void(0)>

Whoever makes an Exterior Alteration in violation of this Chapter shall be punished as provided in Title 10 Chapter 1001 Paragraph 1001.10.

(Ord. 25-1997, effective 8-7-97)

§ 1101.11 - AMENDMENTS. <javascript:void(0)>

City Council may, by ordinance, amend, supplement, or change this Chapter after requesting and receiving recommendations from the Historic Review Commission and the City Planning Commission upon such amendments and after conducting a public hearing.

(Ord. 25-1997, effective 8-7-97)

A Resolution

Amending the Pittsburgh City Code, Title 9: Zoning Code, Article V: Use Regulations, Chapter 911 - Primary Uses by amending language to Sections 911.02, 911.04 and 911.04.A.13; Chapter 912 - Accessory Uses and Structures by amending language to Section 912.04.G; and Article IX: Measurements and Definitions, Chapter 926 - Definitions by amending language throughout.

WHEREAS, the duties of managing and maintaining telecommunications users of the public rights-of-way were originally vested in the Department of City Information Services, and said Department is now the Department of Innovation and Performance; and

WHEREAS, the Department of Public Works will now assume the duties of managing and maintaining telecommunications users of the public rights-of-way; and

WHEREAS, in 1934, Congress enacted the Communications Act of 1934, creating the FCC and granting it authority over common carriers engaged in the provision of interstate or foreign communications services; and

WHEREAS, in 1996 Congress enacted Pub. L. No. 104-104, 110 Stat. 70 (the “1996 Act”), amending the Communications Act of 1934 and implementing regulations applicable to both wireless and wireline communications facilities for the purpose of removal of barriers to entry into the telecommunications market while preserving local government zoning authority except where specifically limited under the 1996 Act; and

WHEREAS, in the 1996 Act, Congress imposed substantive and procedural limitations on the traditional authority of state and local governments to regulate the location, construction, and modification of wireless facilities and incorporated those limitations into the Communications Act of 1934; and

WHEREAS, the City has adopted regulations that have been codified as part of the Pittsburgh City Code establishing local requirements for the location, construction, and modification of wireless facilities; and

WHEREAS, in 2012 Congress passed the “Middle Class Tax Relief and Job Creation Act of 2012” (the “Spectrum Act”) (PL-112-96; codified at 47 U.S.C. § 1455(a)); and

WHEREAS, Section 6409 (hereafter “Section 6409”) of the Spectrum Act implements additional substantive and procedural limitations upon state and local government authority to regulate modification of existing wireless antenna support structures and base stations; and

WHEREAS, Congress through its enactment of Section 6409 of the Spectrum Act, has mandated that local governments approve, and cannot deny, an application requesting modification of an existing tower or base station if such modification does not substantially change the physical dimensions of such tower or base station; and

WHEREAS, the 1996 Act empowers the Federal Communications Commission (the “FCC”) to prescribe such rules and regulations as may be necessary in the public interest to carry out the provisions of the 1996 Act, and subsequently added portions of the 1996 Act such as Section 6409; and

WHEREAS, the FCC, pursuant to its rule making authority, adopted and released a Notice of Proposed Rulemaking in September of 2013 (*In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 13-122) which focused in part upon whether or not the FCC should adopt rules regarding implementation of Section 6409; and

WHEREAS, on October 21, 2014, the FCC issued its report and order, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 14-153, in the above described proceeding (the “Report and Order” or “Order”) clarifying and implementing statutory requirements related to state and local government review of infrastructure siting, including Section 6409, with the intent of facilitating and expediting the deployment of equipment and infrastructure to meet the demand for wireless capacity; and

WHEREAS, the rules adopted by the FCC in its Report and Order implementing Section 6409 are intended by the FCC to spur wireless broadband deployment, in part, by facilitating the sharing of infrastructure that supports wireless communications through incentives to collocate on structures that already support wireless facilities; and

WHEREAS, the Report and Order also adopts measures that update the FCC’s review processes under the National Environmental Policy Act of 1969 (“NEPA”) and section 106 of the National Historic Preservation Act of 1966 (“NHPA”), with a particular emphasis on accommodating new wireless technologies that use smaller antennas and compact radio equipment to provide mobile voice and broadband service; and

WHEREAS, on January 5, 2015, the FCC released an Erratum to the Report and Order making certain amendments to the provisions of the Report and Order related to NEPA and Section 106 of the NHPA; and

WHEREAS, that part of the Report and Order related to implementation of Section 6409, amends 47 C.F.R. Part 1 (PART 1 – PRACTICE AND PROCEDURE) by adding new Subpart CC § 1.40001 and establishing both substantive and procedural limitations upon local government application and development requirements applicable to proposals for modification to an existing antenna support structure or an existing base station (“Eligible Facility Request Rules”); and

WHEREAS, the Order, among other things, defines key terms utilized in Section 6409, establishes application requirements limiting the information that can be required from an applicant, implements a 60 shot clock and tolling provisions, establishes a deemed approved remedy for applications not timely responded to, requires cities to approve a project permit application requesting modification of an existing tower or base

station that does not substantially change the physical dimensions of such tower or base station, and establishes development standards that govern such proposed modifications; and

WHEREAS, the Report and Order provides that the Eligible Facility Request Rules will be effective 90 days following publication in the Federal Register; and

WHEREAS, the Order was published in the Federal Register on Thursday, January 8, 2015, Federal Register; Vol. 80; No. 5, resulting in the Eligible Facility Request Rules becoming effective on April 8, 2015; and

WHEREAS, the Order is subject to appeal, however, even if an appeal is filed, the appeal will not automatically result in delay of implementation of the Eligible Facility Request Rules; and

WHEREAS, the City Council finds that it is required under Section 6409 of the Spectrum Act and the Eligible Facility Request Rules established in the Order, to adopt and implement local development and zoning regulations that are consistent with Section 6409 and the Order; and

WHEREAS, the City Council finds that the proposed development and zoning regulations are reasonable and necessary in order bring the City’s development regulations into compliance with the mandate imposed upon the City by Congress pursuant to Section 6409 and the regulations imposed upon the City by the FCC pursuant to its Report and Order, and are therefore in the public interest;

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

Section 1. Amending the Pittsburgh City Code, Title 9: Zoning Code, Article V: Use Regulations, Chapter 911- Primary Uses; by amending language to Sections 911.02, 911.04 and 911.04.A.13 as follows:

911.02 – Use Table.

Communication Tower, Class A means a Communication Tower that is not more than <u>80</u> [100] feet in height.	S	S	S	S	S	S	S	S	A	S	S	A	A	S	S	S	S	S	A.13
Communication Tower, Class B means a Communication Tower which is between <u>81</u> [101] and [200] <u>180</u> feet in height.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A.13
Communication Tower, Class C means a Communication Tower which is more than <u>180</u> [200] feet in height.	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A.13

911.04. - Use Standards.

(Ord. 20/July 8, 1999/Amend. U-10 In Total)

No permit shall be issued for any development or use of land unless the activity is in compliance with all applicable provisions of this Code, including the standards established in this section. For the purposes of this Chapter, the following terms, phrases, words and their derivations shall have the meaning given herein unless otherwise specifically provided in this Chapter, or Chapter 926, unless the context clearly indicates otherwise or unless such meaning would be inconsistent with the manifest intent of Council.

911.04.A.13 Communication Towers and Antennas

The following standards shall apply to all Communication Tower and Antenna uses:

(a) The following standards shall apply to all Communication Tower and Antenna uses in all zoning districts in addition to the standards required for each Class of Tower (Class A, B, and C) as well as building-mounted Communication Antenna (912.04G) as listed hereafter:

(1) In all zoning districts:

All Tower and Antenna applications should be submitted to the Zoning Administrator for the Administrator's review and comment. ~~[The a]~~ Applications which meet the requirements below will be reviewed by the Administrator as an Administrator's Exceptions and approved or rejected in accordance with the procedure set forth in Section 922.08 of the Code as well as this provision:

(i) New ~~[a]~~Antenna locating and co-locating on an existing ~~T[€]~~Tower or ~~A[a]~~Alternative ~~A[a]~~Antenna ~~S[s]~~Support ~~S[s]~~Structures.

(ii) New concealed, stealth or camouflaged Towers, Antenna, DAS or [a]Alternative ~~[a]~~Antenna ~~[s]~~Support ~~[s]~~Structures ~~[in all zoning districts]~~ which are designed to blend in with the surroundings, including but not limited to, Antennas located in a structure such as a church steeple, or bell tower but which are not noticeable to the reasonable observer, and Antennas disguised as things such as trees, flagpoles, chimneys, grain silos or anything consistent with the surroundings.

(iii) New ~~[a]~~Antenna installed on a structure other than a ~~T[€]~~Tower; provided the ~~[a]~~Antenna and supporting electrical and mechanical equipment must be of a neutral color that is closely compatible with the

color of the supporting structure so as to make the ~~[a]~~Antenna and related equipment as visually unobtrusive as possible. Specifically, the application will be reviewed to determine whether it is compatible with the neighborhood, the surrounding uses, and the skyline.

(iv) Towers that are extended in height up to ~~twenty~~~~[forty]~~ ([4]20) feet beyond existing height as measured on the effective date of ~~[this Ordinance]~~the Application.

(v) New towers that are up to eighty (80) feet ~~[one hundred (100)]~~ in height.

(vi) Amateur Radio Antennas up to ~~[one hundred]~~eighty (~~[40]~~80) feet, that are owned and operated, exclusively, by a federally licensed amateur radio station operator. Approval of said Amateur Radio Antennas is conditioned upon the lack of interference with immediate neighbors' quiet enjoyment of their property.

(vii) Temporary Towers and Antennas, where temporary means six (6) months or less, and said Towers and Antennas shall not exceed eighty (80) feet.

(2) The owner shall maintain the ~~[t]~~Tower, Antenna, Communications Facility, Station and Transmission Equipment in compliance with standards contained in applicable Federal,~~[and]~~ State and Local laws and regulations.

(3) All T~~[t]~~owers, except concealed, stealth or camouflaged Towers and Antenna which are designed to blend in with the surroundings, and Alternative Antenna Support Structures shall be designed for collocation, which shall mean the ability of the structure to allow for the placement of antennae for three (3) or more tenants. As a condition of issuing a permit to construct or operate a T~~[t]~~ower in the City, the owner/operator of the ~~[tower]~~Tower is required to allow collocation until said ~~[tower]~~Tower has reached maximum structural and frequency capacity. Any expansion of a Tower requires the entire site and/or Communications Facility to comply with the standards and conditions set forth in this Pittsburgh Zoning Code.

(4) ~~[The]~~Communications Facility shall mean any accessory building, structure, equipment cabinet, Base Station, Transmission Equipment or any other equipment installed in connection with Towers and / or Antennas for the direct or indirect purpose of providing low power radio communications service and shall be:

(i) constructed so as to conform with all aspects of the Pittsburgh Code, including but not limited to, requirements regarding height, setback, lighting, landscaping, screening, construction materials, etc., and

(ii) [be]fully automated and unattended on a daily basis and shall be visited only for periodic maintenance, and

(iii) accessed by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least twelve (12) feet with a dust-free, all-weather surface for the entire length. The access shall be landscaped to the satisfaction of the Zoning Administrator.

~~[(5) Access to the Communications Facility shall be by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least twelve (12) feet with a dust-free, all-weather surface for the entire length. The access shall be landscaped to the satisfaction of the Zoning Administrator.]~~

(5) A soil report complying with the standards of Appendix I: Geotechnical Investigations, ANSI/EIA-222-E, as amended, shall be submitted to the City, sealed by a Professional Engineer, to document and verify the design specifications of the foundation for the Communications Tower and / or Antenna, and anchors for the guy wires if used.

(6) The ~~[Communications]~~Towers and ~~[a]~~Antennas erected thereon as well as free-standing Communication Antennas shall be designed to withstand wind gusts in accordance with in accordance with the current Structural Standards for Steel Antenna Towers and Antenna Supporting Structures, published by the Electrical Industrial Association/Telecommunications Industry Association and applicable requirements of the Pennsylvania Uniform Construction Code and other applicable regulations, current BOCA Code standards and/or other applicable generally accepted industry standards, laws, ordinances and regulations.

(7) All new Applications for Communications Towers shall be accompanied with a statement from an engineer qualified in the field of radio frequency engineering, certifying that the Communications Tower and Communications Facility are within the applicable standards adopted by the Federal Communications Commission (FCC) for safety levels with respect to human exposure to radio frequency electromagnetic fields, as the same shall exist at the time of application

(8) All applications ~~[that qualify under Section (a)1. of this provision]~~ shall include:

(i) A map illustrating the location of the site for the proposed T[~~t~~]ower, Antenna, Station and / or Communications Facility. The site shall be physically and visually marked in the field, for immediate identification, with any combination of survey irons or flags.

(ii) Explanation from the Applicant as to why the site was selected. No new T[~~t~~]ower or Antenna shall be permitted unless the Applicant submits evidence that demonstrates that no existing [~~t~~]Tower, Antenna, Station,

Communications Facility or structure can accommodate the Applicant's proposed antenna.

(iii) A written commitment to the Zoning Administrator from the owner/operator of the T[~~t~~ower that the owner/operator shall allow collocation[s] on the T[~~t~~ower where structurally and economically feasible.

(iv) A visual analysis, which may include photo simulation or other techniques, which identifies the potential visual impacts of the proposed T[~~t~~ower, Antenna, Station or Communications Facility. Visual analysis of the Tower, Antenna, Station or Communications Facility[~~tower~~] shall be from at least two (2) directions.

(v) Radio Frequency Propagation Maps.

(vi) A NEPA (National Environmental Policy Act) Environmental Compliance Checklist prepared in accordance with Section 106 of NEPA; which shall be provided by the Applicant prior to the issuance of a permit.

(vii) A report by a certified engineer documenting the following:

a. Tower or Antenna height and design, including technical, engineering, collocation, economic and other pertinent factors governing selection of the proposed design. Height shall be measured to the highest point of the structure and/or the highest point of its accessory equipment or antenna, whichever is higher. A cross section of the [~~t~~]Tower or Antenna shall be included.

b. Total anticipated capacity of the site, including number and types of A[~~a~~]ntennas which can be accommodated.

c. Evidence of structural integrity of the [~~t~~]Tower and / or the Antenna structure.

d. Failure characteristics of the [~~t~~]Tower and / or Antenna and demonstration that the site and setbacks are of adequate size to accommodate debris.

e. Ice hazards and mitigation measures which have been employed, including increased setbacks and/or deicing equipment.

f. Specific design and construction plans for the Tower, Antenna, Station or Communications Facility which include the means by which shared use requirements will be met.

(viii) Site plans.

a. A plot plan shall be submitted with the application showing the location and dimensions of the Tower, Antenna, Station and / or

Communications Facility and all improvements in the project area, including information concerning (if required) rights-of-way and easements, topography, setbacks, ingress/egress, parking, fencing, landscaping, screening, concealment, and adjacent zoning and uses. Concept plan approval by the Approving Body is required for applications requiring ZBA or City Council approval. Final Site Plan approval is required by the Zoning Administrator prior to the issuance of an Occupancy Permit. Final Site Plan approval by the Zoning Administrator is also required for administratively approved applications.

b. As part of the plot plan review, screening, fencing, or anti-climbing security features will be required, at the discretion of the Zoning Administrator, around the base of the Tower, Antenna, Station and / or Communications Facility [~~tower~~] and any shelters as listed in the Use Standards for the specific Class of Tower.

(9) Abandoned Towers and Antennas

(i) The Tower, Antenna, Station and / or Communications Facility [~~tower~~] shall be utilized continuously for communication services. In the event the Tower, Antenna, Station and / or Communications Facility [~~tower~~] ceases to be used for communication services for a period of [~~twelve (12)~~]six (6) consecutive months, the Tower, Antenna, Station and / or Communications Facility [~~tower~~] shall be removed. The Applicant may be granted an extension up to six (6) months at the discretion of the Zoning Administrator.

(ii) All abandoned Towers, Antennas, Stations and / or facilities [~~The tower owner shall remove all~~] improvements above ground and to three (3) feet below grade shall be removed within ninety (90) days of abandonment. [~~after termination of the special use permit. The time period may be extended, as necessary, by the Zoning Administrator.~~]iii. All unused building-mounted Antennas shall be removed within sixty (60) days of abandonment.

(iii) The [~~Bureau of Building~~] Department of Permits, Licensing and Inspections, as well as the Department of Public Works will monitor the Towers, Antennas, Stations and / or facilities[~~towers~~] for signs of abandonment.

(10) Damaged/Destroyed Towers and Antennas

Any Tower, Antenna, Station and / or Communications Facility[~~tower~~] damaged/destroyed by vandalism, terrorism, faulty construction or design, wind, ice, snow, earthquake, fire, or other act of nature or God, that was completely operational/functional at the time of the damage/destruction, must be repaired/replaced within [~~twelve (12)~~]six (6) months of damage/destruction.

If the Tower, Antenna, Station and / or Communications Facility~~[tower]~~ is not repaired/replaced within ~~[twelve (12)]~~six (6) months the requirements under "Abandoned Towers and Antennas" will apply.

(11) Replacement Towers and Antennas

(i) Any T~~[t]~~ower or Antenna can be replaced with a similar T~~[t]~~ower or Antenna for reasons of structural integrity, or advances that have been made in technology since the installation of the existing ~~[tower]~~Tower, or for the installation of a less intrusive technology or stealth technology.

(ii) Replacement ~~[tower]~~Towers must meet the requirements of this Section.

(iii) Replacement ~~[tower]~~Towers must receive administrative approval and are subject to the fee schedule in this Section.

(b) Communication Tower, Class A (zero (0) feet to ~~[one hundred (100)]~~eighty (80) feet)

Communication Towers, Class A shall be subject to the following standards:

(1) In NDI, UI and GI Districts

Communication Towers, Class A shall be subject to the following standards in the NDI, UI and GI Districts:

(i) The structure shall comply with the setback requirements of the district. In addition, the ~~[tower]~~Tower shall be set back a minimum of three hundred (300) feet from the lot line of any adjacent R-zoned lot that is occupied by one (1) or more dwelling units. Peripheral supports and guy anchors for radio or television transmission or receiving ~~[tower]~~Towers may be located within required yards, provided that they shall be located entirely within the boundaries of the property on which the ~~[tower]~~Tower is located and shall be located no closer than five (5) feet from any property line, and no closer than ten (10) feet from the lot line of an R-zoned lot that is occupied by one (1) or more dwelling units;

(ii) The ~~[tower]~~Tower may exceed the height limit of the zoning district in which it is located to a height of no more than ~~[one hundred (100)]~~eighty (80) feet provided it is demonstrated to the Administrator that such height is necessary and essential for the proper functioning of the concerned Tower, Antenna, Station and / or Communications Facility~~[tower and facilities]~~ and said Tower, Antenna, Station and / or Communications Facility employs concealment, stealth technology, or is otherwise camouflaged with a design to blend in with the surroundings or otherwise be disguised consistent with the surroundings;

(iii) The applicant shall demonstrate to satisfaction of the Zoning Administrator that such use is reasonably necessary at the proposed

location for the convenience of the people at large or for the general welfare and that ~~[a diligent effort has been made to locate]~~the proposed Tower, Antenna, Station and / or Communications Facility~~[communication facilities]~~ cannot be co-located on an existing structure. The information submitted by the applicant shall include a map of the area to be served by the Tower, Antenna, Station and / or Communications Facility~~[tower]~~ and the relationship of the proposed site to other telecommunications Towers, Antennas, Stations and / or facilities~~[towers]~~;

(iv) A fence or wall not less than six and one-half (6½) feet in height from finished grade shall be constructed around each ~~[communication tower]~~Tower and around each guy anchor and peripheral support. The fence or wall shall comply with all provisions of this Zoning Code, including but not limited to the relevant provisions of Chapters 918 and 925 of this Zoning Code, as well as with the following standards:

a. Access to the T~~[t]~~ower shall be through a locked gate in the required fence or wall;

b. The required fencing shall consist of a masonry wall or solid fence with trees planted along the exterior of the wall or fence, or an open fence with an evergreen screen that consists of a continuous hedge with a minimum height of five (5) feet with trees planted along the exterior of the screen. Tree plantings shall consist of three-inch minimum caliper deciduous or evergreen trees planted twenty (20) feet on center maximum. Existing vegetation shall be preserved to the maximum extent possible; and

c. If high voltage is necessary for the operation of the ~~[communication t]~~Tower and it is present in a ground grid or in the ~~[tower]~~Tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER";

(v) The T~~[t]~~ower shall not encroach into or through any established public or private airports approach path as established by the Federal Aviation Administration (FAA);

(vi) All obsolete or unused ~~[communication towers]~~Towers shall be removed within ~~[twelve (12)]~~six (6) months of cessation of use;

(vii) The T~~[t]~~ower shall comply with current Federal Communications Commission standards for non-ionizing electromagnetic radiation (NIER);

(viii) The T~~[t]~~ower may be located on lots occupied by another primary use and may occupy a leased parcel on a lot meeting the minimum lot size requirement of the district in which it is located; and

(ix) No ~~[a]~~Antenna or ~~[tower]~~Tower structure shall be illuminated, except as may be required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).

(2) In all other Districts

Communication Towers, Class A ~~[shall be]~~can be allowed as Zoning Administrator's Exceptions in accordance with the Review Procedures of Sec. 922.07, and subject to the following standards in all districts except NDI, UI and GI:

(i) Communication ~~[tower]~~ Towers shall be located on a zoning lot complying with the yard requirements of the zoning district in which such use is located, except that the widths of certain yards shall be as follows:

a. The minimum setback between ~~[communication]~~Communication ~~[tower]~~Towers and property lines of non-residentially zoned lots shall be at a distance equal to twenty (20) percent of the height of the ~~[tower]~~Tower;

b. Communication ~~[tower]~~Towers shall be setback a minimum of fifty (50) feet from any existing or planned right-of-way; and

c. Communication ~~[tower]~~Towers shall be set back a minimum of three hundred (300) feet from the lot line of any adjacent R-zoned lot that is occupied by one (1) ~~or~~[f] more dwelling units.

(ii) Peripheral and guy anchors for ~~[communication]~~Communication ~~[tower]~~Towers may be located within required yards, provided that they shall be located entirely within the boundaries of the property on which the ~~[tower]~~Tower is located and shall be located no closer than five (5) feet from any property line, and no closer than ten (10) feet from the lot line of an R-zoned lot that is occupied by one (1) or more dwelling units.

(iii) The ~~[tower]~~Tower may exceed the height limit of the zoning district in which it is located provided it is demonstrated to Council that such height is necessary and essential for the proper functioning of the concerned Tower, Antenna, Station and / or Communications Facility and said Tower, Antenna, Station and / or Communications Facility employs concealment, stealth technology, or is otherwise camouflaged with a design to blend in with the surroundings or otherwise be disguised consistent with the surroundings.

~~[tower and facilities.]~~

(iv) When a ~~[communication]~~Communication Tower, Antenna, Station and / or Communications Facility ~~[tower]~~is proposed to be located in any district, the applicant shall demonstrate to satisfaction of Council that such use is reasonably necessary at the proposed location for the convenience

of the people at large or for the general welfare and that [a diligent effort has been made to locate]the proposed C[ommunication Tower, Antenna, Station and / or Communications Facility cannot be co-located[facilities] on an existing structure and that a diligent effort was made to locate on an existing structure [, and when the proposed site is in any residential district, that a diligent effort has been made to locate the proposed communication facility within a nonresidential district, and that due to valid considerations, including physical constraints, economic or technological feasibility, no appropriate location is available and that the use cannot reasonable serve the district from a nonresidential district.]. The information submitted by the Applicant shall include a map of the area to be served by the Tower, Antenna, Station and / or Communications Facility[tower] and the relationship of the proposed site to other telecommunications [tower]Towers.

a. When the proposed site is in any residential district, the Applicant shall demonstrate to the satisfaction of Council that the proposed Communication Tower, Antenna, Station and / or Communications Facility cannot be co-located on an existing Tower, Antenna, Station and / or Communications Facility within a nonresidential district and that a diligent effort was made to locate on an existing structure. The information submitted by the Applicant shall include a map of the area to be served by the Tower, Antenna, Station and / or Communications Facility and the relationship of the proposed site to other telecommunications Towers.

(v) A fence or wall not less than six and one-half (6½) feet in height from finished grade shall be constructed around each [communication]Communication [tower]Tower and around each guy anchor and peripheral support. The fence or wall shall comply with all provisions of this Zoning Code, including but not limited to the relevant provisions of Chapters 918 and 925 of this Zoning Code, as well as with the following standards:

a. Access to the [tower]Tower shall be through a locked gate in the required fence or wall;

b. In accordance with Chapter 918, [F]the required fencing shall consist of a masonry wall or solid fence with trees planted along the exterior of the wall or fence, or an open fence with an evergreen screen that consists of a continuous hedge with a minimum height of five (5) feet with trees planted along the exterior of the screen. Tree plantings shall consist of three-inch minimum caliper deciduous or evergreen trees planted twenty (20) feet on center maximum. Existing vegetation shall be preserved to the maximum extent possible; and

c. If high voltage is necessary for the operation of the radio or television transmission or receiving ~~[tower]~~Tower and it is present in a ground grid or in the ~~[tower]~~Tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE- DANGER".

(vi) Communication ~~[tower]~~Towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration (FAA).

(vii) All obsolete or unused ~~[communication]~~Communication ~~[tower]~~Towers shall be removed within ~~[twelve (12)]~~six (6) months of cessation of use

(viii) [A c]Communication ~~[tower]~~Towers shall comply with current Federal Communication Commission standards for non-ionizing electromagnetic radiation (NIER).

(ix) Communication ~~[tower]~~Towers may be located on lots occupied by another primary use and may occupy a leased parcel on a lot meeting the minimum lot size requirement of the district in which it is located.

(x) No antenna or ~~[tower]~~Tower structure shall be illuminated, except as may be required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).

(c) Communication Tower, Class B (~~[one hundred]~~eighty-one ([40]81) feet to ~~[two hundred]~~one hundred eighty ([200]180) feet can be allowed as Special Exceptions in accordance with the Review Procedures of Sec. 922.07; and Class C (~~[two hundred]~~one hundred eighty-one ([20]181) feet and above) can be allowed as Conditional Uses in accordance with the Review Procedures of Sec. 922.06:Communication Towers, Class B and Communication Towers, Class C shall be subject to the following standards in all districts:

(1) Communication T[~~t~~]owers shall be located on a zoning lot complying with the yard requirements of the zoning district in which such use is located, except that the widths of certain yards shall be as follows:

(i) The minimum setback between ~~[communication]~~Communication ~~[tower]~~Towers and property lines of non-residentially zoned lots shall be at a distance equal to twenty (20) percent of the height of the ~~[tower]~~Tower;

(ii) Communication T[~~t~~]owers shall be setback a minimum of fifty (50) feet from any existing or planned right-of-way; and

(iii) Communication T[~~t~~]owers shall be set back a minimum of three hundred (300) feet from the lot line of any adjacent R-zoned lot that is occupied by one (1) or more dwelling unit.

(iv) ~~Peripheral and guy anchors for [communication]Communication [tower]Towers~~ may be located within required yards, provided that they shall be located entirely within the boundaries of the property on which the ~~[tower]Tower~~ is located and shall be located no closer than five (5) feet from any property line, and no closer than ten (10) feet from the lot line of an R-zoned lot that is occupied by one (1) or more dwelling units.

(2) Class B and C Communication[The] T[owers]' [may exceed the] height [limit of the zoning district in which it is located provided it is]must be demonstrated to the appropriate approving body, such as the ZBA, Planning Commission or City Council that such height is necessary and essential for the proper functioning of the concerned Tower, Antenna, Station and / or Communications Facility and said Tower, Antenna, Station and / or facility employs concealment, stealth technology, or is otherwise camouflaged with a design to blend in with the surroundings or otherwise be disguised consistent with the surroundings [tower and facilities].

(3) When a Class B or C [e]Communication [t]Tower is proposed to be located in any district, the Applicant shall demonstrate to satisfaction of the appropriate approving body, such as the ZBA, Planning Commission or City Council that such use is reasonably necessary at the proposed location for the convenience of the people at large or for the general welfare and that the proposed Communication Tower, Antenna, Station and / or Communications Facility cannot be co-located on an existing Tower, Antenna, Station and / or facility and that a diligent effort was made to locate on an existing structure. The information submitted by the Applicant shall include a map of the area to be served by the Tower, Antenna, Station and / or Communications Facility and the relationship of the proposed site to other telecommunications Towers. [a diligent effort has been made to locate the proposed communication facilities on an existing structure, and]

(i) When the proposed site is in any residential district, the Applicant shall demonstrate to the satisfaction of the appropriate approving body, such as the ZBA, Planning Commission or City Council that the proposed Communication Tower, Antenna, Station and / or Communications Facility cannot be co-located on an existing Tower, Antenna, Station and / or facility within a nonresidential district and that a diligent effort was made to locate on an existing structure. The information submitted by the Applicant shall include a map of the area to be served by the Tower, Antenna, Station and / or Communications Facility and the relationship of the proposed site to other telecommunications Towers.

(4) A fence or wall not less than six and one-half (6½) feet in height from finished grade shall be constructed around each ~~[communication]Communication [tower]Tower~~ and around each guy anchor and peripheral support. The fence or wall shall comply with all provisions of this Zoning Code, including but not limited to the relevant provisions of

Chapters 918 and 925 of this Zoning Code, as well as with the following standards:

(i) Access to the ~~[tower]~~Tower shall be through a locked gate in the required fence or wall;

(ii) The required fencing shall consist of a masonry wall or solid fence with trees planted along the exterior of the wall or fence, or an open fence with an evergreen screen that consists of a continuous hedge with a minimum height of five (5) feet with trees planted along the exterior of the screen. Tree plantings shall consist of three-inch minimum caliper deciduous or evergreen trees planted twenty (20) feet on center maximum. Existing vegetation shall be preserved to the maximum extent possible; and

(iii) If high voltage is necessary for the operation of the ~~[communication]~~Communication ~~[tower]~~Tower and it is present in a ground grid or in the ~~[tower]~~Tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER".

(5) Communication ~~T~~Towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration (FAA).

(6) All obsolete or unused ~~[communication]~~Communication ~~[tower]~~Towers shall be removed within ~~[twelve (12)]~~ six (6) months of cessation of use.

(7) ~~[A-e]~~Communication ~~T~~Towers shall comply with current Federal Communication Commission standards for non-ionizing electromagnetic radiation (NIER).

(8) Communication ~~T~~Towers may be located on lots occupied by another primary use and may occupy a leased parcel on a lot meeting the minimum lot size requirement of the district in which it is located.

(9) No ~~[a]~~Antenna or ~~[tower]~~Tower structure shall be illuminated, except as may be required by the Federal Aviation Administration (FAA) or the Federal Communication Commission (FCC).

Section 2. Amending the Pittsburgh City Code, Title 9: Zoning Code, Article V: Use Regulations, Chapter 912 - Accessory Uses and Structures; by amending language to Section 912.04.G as follows:

912.04.G Accessory Telecommunications Towers, Antennas, Stations, and Communication Facilities

In addition to the provisions and conditions in this Section, Aall building-mounted telecommunications Towers, Antennas, Stations and / or Communications Facilities are subject to and shall comply with all the applicable provisions and conditions in Chapter 911.04.A.13, Sections (a), (b) and (c) of this Zoning Code and shall be located and designed as follows:

1. Roof mounted Towers, Antennas, Stations and / or Communications Facilities shall be located no closer than five (5) feet to the nearest edge of the roof;
2. Wall-mounted Towers, Antennas, Stations and / or Communications Facilities are prohibited under forty (40) feet from existing grade;
3. Wall-mounted Towers, Antennas, Stations and / or Communications Facilities forty (40) feet or higher above grade may be approved by and Administrator's Exception (922.08). The Zoning Administrator's review will be limited to requiring that the Towers, Antennas, Stations and / or Communications Facilities be compatible with the architecture of the building and its surroundings, the character of the neighborhood, and sensitivity to the skyline;
- 4.—6. [Reserved.];
7. The applicant shall adhere to the requirements of Section 911.04.A.13(a)(8) of this Zoning Code pertaining to application submissions and said applicant shall demonstrate to the satisfaction of the Zoning Administrator that there are valid considerations, including physical constraints or technological feasibility, for the location of additional Towers, Antennas, Stations, Communications Facilities and/or panels on existing Tower, aAntennas, Station and / or Communications Facility structures. The information submitted by the applicant shall include a map of the area to be served by the proposed Towers, Antennas, Stations, Communications Facilities and/or panels, the relationship of the proposed Tower, aAntennas, Station, Communications Facility and/or panel to other Towers, Antennas, Stations, Communications Facilities and / or panels, and any information required by the Zoning Administrator;
8. All obsolete, damaged, or unused Towers, Antennas, Stations and / or Communications Facilities shall be removed within sixty (60) days of cessation of use. In the event obsolete, damaged, or unused Towers, Antennas, Stations and / or Communications Facilities are not removed within sixty (60) days of cessation of use, then Sections 911.04.A.13(a)(9) – (11) of this Zoning Code will apply, in addition to any other remedy available to the City ;

9. No Towers, Antennas, Stations and / or Communications Facilities located in an R1D, R1A, R2-L, RM, GPR, P or H Zoning District shall exceed fifteen (15) feet in height;

10. No Towers, Antennas, Stations and / or Communications Facilities located in an NDO, LNC, NDI, UNC, HC, OPR, GI, UI, EMI, GT, or DR Zoning District shall exceed twenty (20) feet in height.

Section 3. Amending the Pittsburgh City Code, Title 9: Zoning Code, Article IX: Measurements and Definitions, Chapter 926 - Definitions; by amending language to throughout as follows:

CHAPTER 926: - DEFINITIONS

Words and terms used in this Code shall be given the meanings set forth in this section. All words not defined in this section shall be given their common, ordinary meanings, as the context may reasonably suggest.

1. Accessory Structure and Accessory Use means a use or structure that is subordinate to and serves a primary use or structure; is subordinate in area, extent and purpose to the primary use or structure served; contributes to the comfort, convenience or necessity of occupants of the primary use or structure served; and is located on the same zoning lot and in the same zoning district as the primary use.
2. Administrator, Zoning means a staff member of the Department of City Planning so designated by the City Planning Commission, who is herein charged with the administration of this Zoning Ordinance.
3. Adult Entertainment (General) means an Adult bookstore, Adult Mini-Theater, Massage establishment, Model studio, or Sexual encounter or Meditation center.
4. Adult Bookstore means a commercial establishment having a substantial or significant portion of its stock in trade, books, magazines, photographs, or other material which are distinguished and characterized by their emphasis on matter depicting, describing or relating to the specified sexual activities or specified anatomical areas defined herein or an establishment with a segment or section devoted to the sale or display of such material.
5. Adult Mini Theater means an enclosed building defined herein as an adult theater but with a capacity less than fifty persons.
 - 5.1. Alternative Antenna Support Structure(s) means manmade trees, clock towers, bell steeples, light poles, flag poles, signs, and similar alternative-design mounting structures that camouflage or conceal the presence of Antennas or Towers.

5.2. Antenna (or Antennae or Antennas) means any apparatus designed for telephonic, data, radio, or television communications through the sending and/or receiving of electromagnetic waves, including but not limited to, Communications Antenna and Distributed Antenna Systems (DAS).

6. Model Studio means any place where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed or similarly depicted by persons paying such consideration or gratuity, except by any school accredited by the Department of Education, Commonwealth of Pennsylvania.

7. Massage Establishment means any building, room, place or establishment where, for any form of consideration or gratuity, manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician, osteopath, chiropractor, registered nurse and practical nurse operating under a physician's directions, registered speech pathologists and physical or occupational therapists who treat only patients recommended by a licensed physician and operate only under such physician's direction, whether with or without the use of mechanical, therapeutic or bathing devices, and shall include Turkish bathhouses. The term shall not include a regularly licensed hospital, medical clinic or nursing home, duly licensed beauty parlors or barber shops.

8. Sexual Encounter or Meditation Center means any business, agency or person who, for any form of consideration or gratuity, provides a place where two (2) or more persons, not all members of the same household, may congregate, assemble or associate for the purpose of engaging in specified sexual activities or exposing specified anatomical areas.

9. Adult Entertainment (Limited) means an Adult Cabaret or Adult Theater.

10. Adult Cabaret means a cabaret which features topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers which characterize an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein.

11. Adult Theater means an enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein, for observation by patrons therein.

12. Advertising Sign means a sign that directs attention to a business, commodity, service or entertainment, conducted, sold or offered elsewhere than upon the premises where the sign is displayed.

13. Alteration, Structural means any change which would tend to prolong the life of the supporting members of a building or structure, such as bearing walls, columns, beams or girders.

14. Amusement Arcade see Use Table, Section 911.02. In addition, the definition of Amusement Arcade also includes any establishment licensed by the Pennsylvania Liquor Control Board where eight (8) or more mechanical or electronic devices, machines, tables or

apparatus of any kind are located for playing games of skill or amusement. Amusement Arcade also means any Pennsylvania Liquor Control Board licensed establishment that constitutes a non-conforming use in any residential or P district where six (6) or more mechanical or electronic devices, machines, tables or apparatus of any kind are located for playing games of skill or amusement.

15. Animal Care (General) see Use Table, Section 911.02.

16. Animal Care (Limited) see Use Table, Section 911.02.

17. Art or Music Studio see Use Table, Section 911.02.

18. Assembly, Public see Use Table, Section 911.02.

19. Assembly, Public (General) see Use Table, Section 911.02.

20. Assembly, Public (Limited) see Use Table, Section 911.02.

21. Automobile means any a self-propelled, free-moving vehicle designed for passenger transportation, including but not limited to cars, motorcycles, mopeds, pickup trucks, or vans, excluding recreational vehicles, boats or trailers.

22. Automobile, Compact Size means an automobile which occupies an area of less than nine (9) square meters (ninety-seven (97) square feet).

23. Automobile, Standard Size means an automobile which occupies an area greater than or equal to nine (9) square meters (ninety-seven (97) square feet).

24. Automobile, Noncommercial means an automobile designed and used primarily for transport of passengers, but not including a bus, taxicab, limousine or similar vehicle used for commercial transportation vehicles.

25. Bank or Financial Institution see Use Table, Section 911.02.

26. Bank or Financial Institution (General) see Use Table, Section 911.02.

27. Bank or Financial Institution (Limited) see Use Table, Section 911.02.

27.1. Base Station means the structure or equipment at a fixed location that enables wireless communications licensed or authorized by the FCC, between user equipment and a communications network. The term does not encompass a Tower as defined in this chapter or any equipment associated with a Tower.

(i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

(ii) The term includes, but is not limited to, radio transceivers, Antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and Small-Cell Networks).

(iii) The term includes any structure other than a Tower that, at the time an eligible facilities modification application is filed with the City under the Zoning laws of the City, Chapter 412, and / or Chapter 427, supports or houses equipment described in paragraphs (i) - (ii) immediately-above, and that has been reviewed and approved under the applicable zoning or siting process, or under another State, County or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(iv) The term does not include any structure that, at the time a completed eligible facilities modification application is filed with the City under this section, does not support or house equipment described in paragraphs (i) - (ii) immediately-above.

28. Base Zoning District means the underlying zoning district.

29. Basement means a portion of a building partly below ground and having more than one-half (½) of its height above the level of the adjoining ground.

30. Basic Industry see Use Table, Section 911.02.

31. Bed and Breakfast see Use Table, Section 911.02.

32. Bed and Breakfast (General) see Use Table, Section 911.02.

33. Bed and Breakfast (Limited) see Use Table, Section 911.02.

34. Board means the Zoning Board of Adjustment.

35. Building means a structure having a roof supported by columns or walls, for the housing or enclosure of persons, animals or chattels.

36. Build-To Line see Section 925.05

37. Building, Principal means the building on a lot in which the primary use of the lot is conducted.

38. Car Wash see Use Table, Section 911.02.

39. Carport means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than three (3) sides.

40. Cellar means a portion of a building having one-half (½) or more of its height below the average level of the adjoining ground.

41. Cemetery see Use Table, Section 911.02.

42. Child Care see Use Table, Section 911.02.

43. Child Care (General) see Use Table, Section 911.02.

44. Child Care (Limited) see Use Table, Section 911.02.

45. City Council means the City Council of the City of Pittsburgh.

45.1. Co-locating and Collocation means to locate wireless communications equipment from more than one (1) provider on a single site and / or the mounting or installation of one or more Wireless Communications Facilities as defined herein, including but not limited to, Transmission Equipment and / or Antenna, on an existing Tower, utility pole, light pole, and / or any Eligible Support Structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

~~[Co-location means the use of a tower or alternative antenna support structure by more than one (1) telecommunications provider.]~~

46. Communication Tower see Use Table, Section 911.02.

47. Communication Tower, Class A see Use Table, Section 911.02.

48. Communication Tower, Class B see Use Table, Section 911.02.

49. Communication Tower, Class C see Use Table, Section 911.02.

49.1. Communications Antenna means any device used to collect or radiate electromagnetic waves, including directional antennae, microwave dishes and satellite dishes, and omni-directional antennae, including but not limited to, Distributed Antenna Systems (DAS).

49.2. Communications Facility (or Communications Facilities) shall mean any accessory building, structure, equipment cabinet, Base Station, Transmission Equipment or any other equipment installed in connection with Towers and / or Antennas for the direct or indirect purpose of providing low power radio communications service and shall be

(i) constructed so as to conform with all aspects of the Pittsburgh Code, including but not limited to, requirements regarding height, setback, lighting, landscaping, screening, construction materials, etc., and

(ii) fully automated and unattended on a daily basis and shall be visited only for periodic maintenance, and

(iii) accessed by means of a public street or easement to a public street. The easement shall be a minimum of twenty (20) feet in width and shall be improved to a width of at least twelve (12) feet with a dust-free, all-weather

surface for the entire length; the access shall be landscaped to the satisfaction of the Zoning Administrator.

50. Commercial Vehicle means any motor vehicle licensed by the state as a commercial vehicle.

51. Community Center see Use Table, Section 911.02.

52. Community Center (General) see Use Table, Section 911.02.

53. Community Center (Limited) see Use Table, Section 911.02.

53.1. Conceal or Concealment means Eligible Support Structures, Towers, Antennas, Stations, Communications Facilities and transmission Facilities designed to look like some feature other than a Wireless Tower or Base Station, including but not limited to Alternative Antenna Support Structures as defined herein at Chapter 926 (5.1).

53.2. Conservation means controlled, limited development; protection of basic conditions, qualities or attributes based on natural features, physiographic constraints, or legal covenants.

54. Construction Contractor see Use Table, Section 911.02.

55. Construction Contractor (General) see Use Table, Section 911.02.

56. Construction Contractor (Limited) see Use Table, Section 911.02.

57. Contextual Setback means an imaginary line that may be established at any point between the (zoning district) required front setback and the front setback that exists on a lot that is adjacent and oriented to the same street as the subject lot. See also Sec. 925.06.

58. Contextual Height means an imaginary line that may be established at any point between the maximum building height of the zoning district and the building height that exists on a lot that is adjacent to and oriented to the same street as the subject lot. See also Sec. 925.07.D.

59. Correctional Facility see Use Table, Section 911.02.

60. Cultural Service see Use Table, Section 911.02.

61. Cultural Service (General) see Use Table, Section 911.02.

62. Cultural Service (Limited) see Use Table, Section 911.02.

63. Decision-Maker or Decision-Making Body means the entity (City Council, Planning Commission, Zoning Board of Adjustment, Zoning Administrator, Planning Director or department head) that is authorized to finally approve or deny an application or permit required under this development code. See also Chapter 923.

64. Density See Sec. 925.03.

65. Department means the Department of City Planning of the City of Pittsburgh.

65.1 Design Review means the review of a project for potential impact on the public realm related to the design of buildings, landscaping, and overall site, in accordance with the zoning district requirements and/or development approval process outlined in the Zoning Code. Design review includes consideration of the project's siting, massing, proportions, scale, facade treatment and materials in relationship to the surrounding architectural and neighborhood context.

66. Design Standards means a set of guidelines defining parameters to be followed in a site and/or building design and development.

67. Development means the performance of any building, excavation, or mining operation, the making of any substantial change in the use or appearance of any structures or land, or the creation or termination of rights of access or riparian rights. The following activities or uses shall be taken for the purpose of this Code to involve development as defined in this Code unless expressly excluded by ordinance:

- a. A change in type of use of a structure or land;
- b. A reconstruction, alteration of the size, or substantial change in the external appearance of a structure or land;
- c. A substantial increase in the intensity of use of land, such as an increase in the number of businesses, manufacturing establishments, offices or dwelling units;
- d. Commencement of mining or excavation on a parcel of land;
- e. Demolition of a structure or removal of substantial living trees;
- f. Deposition of refuse, solid or liquid waste or fill on a parcel of land;
- g. In connection with the use of land, substantial disturbance of existing vegetation, tree cover, site contours, or watercourses including, but not limited to, disturbance for roads, parking areas and structures;
- h. Alteration of shore, bank or floodplain of a river, stream, or artificial body of water;
- i. Re-establishment of a use which has been abandoned;
- j. Departure from the use for which development permission has been granted, or failure to comply with the conditions of an ordinance or order granting the development permission under which the development was commenced or is continued.

67. Development means any activity for which a permit or other approval is required to be obtained from the Zoning Administrator.

68. Development Envelope means the projected maximum bulk of building on a development site based on the capacity of the site and on urban design considerations of the surrounding context.

69.A. Development Standards means a set of guidelines or defining parameters to be followed in site and/or building development.

69.B. Disabled means "handicapped" as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. SubSection 3602(h), and any amendments thereto.

69.C. Distributed Antenna Systems (DAS) means a network of spatially separated Antenna sites connected to a common source that provides wireless service within a geographic area or structure.

70. District means zoning district.

71. Dormitory see Use Table, Section 911.02.

72. Dwelling Unit means a building or portion thereof designed and used for residential occupancy by a single family and that includes exclusive sleeping, cooking, eating and sanitation facilities. Buildings with more than one (1) set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.

73. Educational Classroom see Use Table, Section 911.02.

73.1. Eligible Support Structure(s) means any existing Tower or Base Station as defined in this Chapter and Chapter 427, provided that it is in existence at the time the eligible facilities modification application is filed with the City under the Zoning Code, Chapter 901, et seq.

74. Enlarge or Enlargement means to increase, or an increase in:

(a) The size, height, gross floor area or capacity of an existing structure;

(b) The area of land for an existing use;

(c) The intensity of use of land or structure such as the addition of dwelling unit, suites, bedrooms or sleeping rooms, parking stalls, or floor area used or intended to be used for service to the people as customers, clients, patrons, patients or tenants.

75. Excavation/Grading/Fill, Major see Use Table, Section 911.02.

75.1. Facade means the exterior elevation of a structure or building as viewed from a single vantagepoint and determined by the Zoning Administrator.

75.2. Facility (or Facilities) means Monopole, Non-Tower Wireless Communications Facility (Non-Tower WCF), Small Cell Facility, Small Cell Network, Tower-Based Wireless Communications Facility (Tower-Based WCF), and / or Wireless Communications Facility (WCF), and / or any accessory building, structure, equipment cabinet or equipment

installed in connection with Communication Towers and / or Antennas for the primary purpose of providing low power radio communication service.

76. Family means:

- (a) An individual, or two (2) or more persons related by blood or marriage or adoption, living together in a dwelling unit; or
- (b) A group of not more than three (3) persons who need not be related by blood or marriage or adoption, living together as a single housekeeping unit in a dwelling unit, and shared common facilities as considered reasonably appropriate for a family related by blood, marriage or adoption; in either case exclusive of usual servants; or
- (c) A group of not more than eight (8) unrelated disabled people living together as a single housekeeping unit in a dwelling unit and sharing common facilities as considered reasonably appropriate for a family related by blood, marriage or adoption. If appropriate, one (1) staff person may reside on the premises and will not be included in the total number of occupants. Any additional staff shall be included in the total number of occupants. A Family may not be a Multi-Suite Residential facility as defined in Sec. 911.02 or an Assisted Living facility as defined in Sec. 911.02.

77. Firearm Business Establishment. See Use Table, Section 911.02.

78. Floor Area, Gross means the sum total horizontal area of all floors of a building, measured from the exterior face of exterior walls or from the center line of walls separating two (2) abutting buildings, including;

- (a) Basements;
- (b) Elevator shafts and stairwells at each floor;
- (c) Floor space used for mechanical equipment;
- (d) Penthouses;
- (e) Half stories, and
- (f) Interior balconies and mezzanines.

But not including:

- (a) Cellars;
- (b) Accessory tanks or cooling towers;
- (c) Uncovered steps;
- (d) Terraces, breezeways, open porches and exterior balconies; and
- (e) Parking structures and garages, except where parking is the primary use.

79. Floor Area Ratio (FAR) see Section 925.04.

79.1. Forestry Activities means the management, cultivation, maintenance, and harvesting of timber from a site of one quarter (1/4) acre (ten thousand eight hundred ninety (10,890) square feet; approximately one hundred four and thirty-five hundredths (104.35) feet by one hundred four and thirty-five hundredths (104.35) feet) or more, or a linear extent in any direction exceeding two hundred (200) feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site.

80. Fraternity/Sorority see Use Table, Section 911.02.

81. Freight Terminal see Use Table, Section 911.02.

82. Funeral Home see Use Table, Section 911.02.

83. Garage means a structure or any portion thereof designed for the parking of one (1) or more automobiles, not including vehicle repair, exhibition or showrooms, or storage of cars for sale.

84. Golf Course see Use Table, Section 911.02.

85. Grade, Average Finished means the average between the highest and lowest elevation of the ground abutting the street walls of a structure, existing, or as shown on the construction plans. See also Section 925.07.

86. Ground Level means any horizontal area of a property which is at or below the average of the highest and lowest elevations of the adjoining sidewalk area, or not more than twenty (20) feet above the average elevation; convenient for public access, and connected to the sidewalk by adequate stairs or ramps where necessary to assure such convenient public access.

87. Group Residential means the use of a site for occupancy by groups of people not defined as a family, on a weekly or longer basis. Typical uses include fraternity or sorority houses, dormitories, residence halls, boarding/lodging houses, convents and monasteries.

88. Grocery Store see Use Table, Section 911.02.

89. Group Residential (General) means a group residential use with a capacity of twelve (12) or more persons.

90. Group Residential (Limited) means a group residential use with a capacity up to eleven (11) persons.

90.1. Haul Road means a road designed for use by trucks to transport harvested timber from the log landing to its destination.

91. Hazardous Operations see Use Table, Section 911.02.

92. Height, Building means the vertical distance between Average Finished Grade along the wall facing the front street yard and:

- (a) The highest point of the coping of a flat roof;
- (b) The deck line of a mansard roof; or
- (c) The average height level between the eaves and ridge line of a gable, hip or gambrel roof.

See also Section 925.07

93. Height, Structure (other than building) means the vertical distance measured from Average Finished Grade to the highest point of the structure.

94. Helicopter General Private Use Landing Area means a heliport, helipad or helistop that is restricted in use to the owner or operator of the facility or to persons authorized by the owner or operator per licensing requirements of the Commonwealth.

95. Helicopter Landing Area see Use Table, Section 911.02.

96. Helicopter Medical Private Use Landing Area means a private use heliport, helipad or helistop which provides helicopter landing area for the transport of persons in need of emergency medical care; the transport of patients needing specialized treatment; or the emergency transport of organs, blood, medicine or medical equipment.

97. Helicopter Public Use Landing Area means a heliport, helipad or helistop that has been designated by the Pennsylvania Department of Transportation Bureau of Aviation and the owner of such facility for use by the general public whether operated by a public agency or private individual, firm or corporation.

98. Helipad see Use Table, Section 911.02.

99. Heliport see Use Table, Section 911.02.

100. Helistop see Use Table, Section 911.02.

101. High-Density Residential means residential development with a density of seven hundred fifty (750) dwelling units per acre.

102. Historic District means a district or zone designated by a local authority or state or federal government within which buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale, including color, proportion, form, and architectural detail; or because of their being a part of or related to a square, park, or area the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on cultural, historical, or architectural motives or purposes.

103. Historic Building means any building that is historically or architecturally significant.

104. Historic Structure means a building or structure that has been designated by a local authority.

105. Home Occupation see Sec. 912.02.

106. Hospital see Use Table, Section 911.02.
107. Hotel/Motel see Use Table, Section 911.02.
108. Hotel/Motel (General) see Use Table, Section 911.02.
109. Hotel/Motel (Limited) see Use Table, Section 911.02.
110. Impervious Surface means any surface, including surfaces of structures, that prevents absorption of stormwater into the ground.
111. Incinerator, Solid Waste see Use Table, Section 911.02.
112. Institution means a group of buildings or structures that are under common or related ownership, that are located in a contiguous area, notwithstanding rights-of-ways; that contain two (2) or more different uses as integral parts of the functions of the organization, such that different structures contain different primary uses; and that contain a combined minimum of one hundred thousand (100,000) total square feet of gross floor area.
113. Intensity of Use means the number of dwelling units per acre for residential development and the floor area ratio (FAR) for nonresidential development, such as commercial, office, and industrial.
114. Laboratory/Research Services see Use Table, Section 911.02.
115. Laboratory/Research Services (General) see Use Table, Section 911.02.
116. Laboratory/Research Services (Limited) see Use Table, Section 911.02.
117. Laundry Service see Use Table, Section 911.02.
118. Library see Use Table, Section 911.02.
119. Library (General) see Use Table, Section 911.02.
120. Library (Limited) see Use Table, Section 911.02.
121. Lodging room means a room rented as sleeping or living quarters, without cooking facilities and with or without an individual bathroom.
- 121.1. Log Landing means the area at the end of a skid road where harvested timber is stored or prepared for transport from the site.
122. Lot Area means the total area of a lot lying within the lot lines, not including any portion of a street or way.
123. Lot, Corner means a lot abutting two (2) or more streets at their intersection.
124. Lot Depth means the horizontal distance between front and rear lot lines measured at the mid-point between the two (2) side lot lines.
125. Lot, Interior means a lot other than a corner lot.

126. Lot, Key means a corner lot abutting two (2) or more non-corner (interior or through) lots.

127. Lot, Recorded means a lot designated on a plat of subdivision duly recorded pursuant to statute, in the Recorders' Office for the recording of deeds, plans, etc., of Allegheny County. A recorded lot may or may not coincide with a zoning lot or an accredited zoning lot.

128. Lot Lines means the lines that bound a zoning lot.

129. Lot means land occupied or intended to be occupied by no more than one (1) main structure, or unit group of buildings, and accessory buildings, together with such setbacks and lot area as are required by this Code, and having at least one (1) frontage upon a street.

(Ord. 28/November 17, 2000/Amend. U-25)

130. Lot Size See Section 925.01.

131. Lot Width See Section 925.02.

132. Lot, Through means a lot, other than a corner lot, having frontage on two (2) parallel or approximately parallel streets.

133. Lot Width means the horizontal distance between the side lot lines as measured along a straight line parallel to the front lot line or the chord thereof at a point located the minimum front setback distance from the front lot line. See Section 925.02.

134. Lot, Zoning means a parcel of land that is designated by its owner at the time of applying for a building permit as one (1) lot, all of which is to be used, developed or built upon as a unit under single ownership. Such lot may consist of:

(a) a single "Recorded Lot;" or

(b) a portion of a "Recorded Lot;" or

(c) a combination of complete "Recorded Lots," complete "Recorded Lots" and portions of "Recorded Lots" or portions of "Recorded Lots."

135. Low Density Residential means residential development at a density of three thousand (3,000) square feet per unit.

136. Manufacturing and Assembly see Use Table, Section 911.02.

137. Manufacturing and Assembly (General) see Use Table, Section 911.02.

138. Manufacturing and Assembly (Limited) see Use Table, Section 911.02.

139. Marina means a facility for the storage (wet and dry), launching and mooring of boats together with accessory retail and service uses including restaurants and liveaboards.

140. Major Traffic Thoroughfare means a main traffic artery designated on the zoning district map as a major traffic thoroughfare.

141. Major Transit Facility means a platform or waiting area adjacent to a public mass transit system which utilizes an exclusive right-of-way.

142. Massage means any process consisting of kneading, rubbing or otherwise manipulating the skin of the body of a human being either with the hand or by means of electrical instruments or apparatus or other special apparatus, but shall not include massages by duly licensed physicians, osteopaths, chiropractors, registered nurses and practical nurses operating under a physician's directions, registered speech pathologists and physical or occupational therapists who treat only patients recommended by a licensed physician and who operate only under such physician's direction; nor shall this definition include any massage of the face or neck practiced by beauticians, cosmetologists and barbers duly licensed.

142.1. Master Development Plan means a document in support of a proposal for development, submitted to the Planning Commission, in order to demonstrate that a superior development is intended. The Master Development Plan shall contain all that information required by the Zoning Administrator to support the application.

143. Maximum Extent Feasible means the point at which all possible measures have been undertaken by the applicant, and which point further measures would involve physical or economic hardships that would render a development project infeasible or would be unreasonable in the judgment of the Planning Director.

144. Medical Office/Clinic see Use Table, Section 911.02.

145. Medical Office/Clinic (General) see Use Table, Section 911.02.

146. Medical Office/Clinic (Limited) see Use Table, Section 911.02.

147. Mixed Use Development means the development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but no limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

148. Moderate-Density Residential means residential development with a density of one thousand eight hundred (1,800) square feet per unit.

148.1. Monopole means a Wireless Communications Facility or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications Antennae and connecting appurtenances, which consists of a single freestanding pole designed to support communication Antennae arrays. The structure is anchored to a single concrete and steel foundation (caisson) embedded into the soil.

149. Multi-Unit Residential see Use Table, Section 911.02.

150. Nonconforming Structure means a building, structure or sign, or portion thereof, lawfully existing at the time these regulations became effective, or as amended, which does not comply with the setback, height, lot size or other site development standards applicable in the zoning district in which the building or structure is located.

151. Nonconforming Sign means a sign, lawfully existing at the time these regulations became effective, or as amended, which does not completely conform to the sign regulations applicable in the zoning district in which it is located.

152. Nonconforming Use means the use of any land, building or structure, other than a sign, which does not comply with the use regulations of the zoning district in which such use is located, but which complied with the use regulations in effect at the time the use was established.

153. Nonconformity means a nonconforming use or noncomplying structure or other situation that does not comply with currently applicable regulations, but which complied with zoning regulations in effect at the time it was established.

153.1. Non-Tower Wireless Communications Facility (Non-Tower WCF) means all non-tower wireless communications facilities, including but not limited to, Antennae and related equipment. Non-Tower WCF shall not include support structures for Antennae and related equipment.

154. Nursery means land or greenhouses used to raise flowers, shrubs, and plants for sale.

155. Nursery, Retail see Use Table, Section 911.02.

156. Nursery, Retail (Limited) see Use Table, Section 911.02.

157. Nursery, Retail (General) see Use Table, Section 911.02.

158. Office see Use Table, Section 911.02.

159. Office (General) see Use Table, Section 911.02.

160. Office (Limited) see Use Table, Section 911.02.

161. Open Space means that portion of a lot which is not occupied by buildings, parking areas, driveways, streets or loading areas.

162. Overlay Zoning District means a zoning district that encompasses one (1) or more underlying zoning districts and that imposes additional requirements or provisions above that required by the underlying zoning district.

163. Owner means the property owner of record, according to the Records' Office of Allegheny County.

164. Parking Area means an open space other than a street or way, used for the parking of only automobiles.

165. Parking Area, Shared means the joint use of a parking area for more than one (1) use.
166. Parking, Commercial see Use Table, Section 911.02.
167. Parking, Commercial (General) see Use Table, Section 911.02.
168. Parking, Commercial (Limited) see Use Table, Section 911.02.
169. Parking, Off-Site means parking provided for a specific use but located on a site other than the one (1) which the specific use is located.
170. Parks and Recreation see Use Table, Section 911.02.
171. Parks and Recreation (General) see Use Table, Section 911.02.
172. Parks and Recreation (Limited) see Use Table, Section 911.02.
173. Party Wall means a wall which divides two (2) adjoining properties usually, but not necessarily, having half its thickness on each property and in which each of the owners of the adjoining properties has rights of enjoyment.
174. Physical Improvement means any permanent structure that becomes part of, placed upon, or is affixed to real estate.
175. Plan, Grading means a site plan or drawing that portrays an intended physical change in the land surface of a lot or tract of land.
176. Plan, Improvement Subdivision Site means a drawing that represents the official site plan of an improvement subdivision, as further defined and referred to in the Planning Commission's Improvement Subdivision Regulations, pursuant to the Act of May 13, 1927 (P.L. 1011), as amended. (53 P.L. Sec. 22761 et seq.)
177. Plan, Plot means a drawing used in connection with an application for Certificate of Occupancy for the purposes of identifying the intended use or occupancy of a particular lot, and to facilitate administrative review for zoning compliance. The drawing shall show the location of the property boundary, structures, streets and other important features.
178. Plan, Site means drawings which indicate details of existing and/or intended developments of a particular lot or tract of land in relationship to its surroundings, including details of land use, topography, landscaping and structures.
179. Plan, Subdivision means a drawing for recording the division of land for improvement or sale, prepared in accord with the Planning Commission's Subdivision Regulations, pursuant to the Act of May 13, 1927 (P.L. 1011), as amended. (53 P.S. Sec. 22761 et seq.)
180. Planning Commission means the City Planning Commission (CPC) of the City of Pittsburgh.
181. Planning Director means the Director of the Department of City Planning of the City of Pittsburgh.

182. Plot Plan see Plan, Plot.

183. Post Office means a facility owned and maintained by the Postal Service of the United States of America for the purpose of distributing mail to the public.

183.1. Preservation means maintenance in an existing or natural state in order to prevent environmental degradation of a functional or visual nature.

184. Primary Use means the principal or predominant use of any lot or parcel.

184.1. Primary Street means the street having the most immediate relationship to existing commercial or residential uses and which affords the principal means of access to abutting property.

185. Primary Structure means a structure in which is conducted the primary use of the lot on which it is located.

185.1. Public Destination Facilities means a structure providing as its primary use one (1) of the following: community center, hospital, cultural services (limited and general), public assembly (general) recreation and entertainment facilities (general, indoor and outdoor) and gaming enterprises.

186. Public Realm means that outdoor area which is experienced by the public in general, including public rights-of-way or public spaces and the private and public portions of buildings which enclose them. The Public Realm includes, but is not limited to, areas such as public streets and the yards and facades of the buildings which front the street, the rivers and adjacent riverfront property, and hillsides which are visible from public spaces and places.

186.1. Public Way(s) means the surface, the air above the surface, and the area below the surface within any public right-of-way and any street, highway, lane, path, alley, sidewalk, boulevard, drive, bridge, tunnel, park, parkway, lane, square, viaduct, waterway or other public right-of-way including public utility easements or rights-of-way in which the City has jurisdiction; and any other public ground or water within belonging to the City.

186.2. Radio Frequency (RF) Propagation Map means a multicolored map depicting a visual representation of the proposed coverage area and signal strength within the proposed coverage area, regularly used by radio frequency engineers when designing a communications network.

187. Recreation and Entertainment, Indoor see Use Table, Section 911.02.

188. Recreation and Entertainment, Indoor (General) see Use Table, Section 911.02.

189. Recreation and Entertainment, Indoor (Limited) see Use Table, Section 911.02.

190. Recreation and Entertainment, Outdoor see Use Table, Section 911.02.

191. Recreation and Entertainment, Outdoor (General) see Use Table, Section 911.02.
192. Recreation and Entertainment, Outdoor (Limited) see Use Table, Section 911.02.
193. Recyclable Material means material including but not limited to metal, glass, plastic and paper which is intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material shall not include biodegradable wastes, hazardous materials, industrial scrap materials or used clothing, furniture, appliances, vehicles or parts thereof.
194. Recycling Collection Station see Use Table, Section 911.02.
195. Recycling Processing Station see Use Table, Section 911.02.
196. Religious Assembly see Use Table, Section 911.02.
197. Religious Assembly (General) see Use Table, Section 911.02.
198. Religious Assembly (Limited) see Use Table, Section 911.02.
199. Research Services see Use Table, Section 911.02.
200. Residential means a structure or use type that is arranged, designed, used or intended to be used for one (1) or more dwelling units for residential occupancy.
- 200.1. Residual Stand means trees remaining following the cutting operation.
201. Restaurant, Fast-Food see Use Table, Section 911.02.
202. Restaurant, Fast-Food (General) see Use Table, Section 911.02.
203. Restaurant, Fast-Food (Limited) see Use Table, Section 911.02.
204. Restaurant see Use Table, Section 911.02
205. Restaurant (General) see Use Table, Section 911.02
206. Restaurant (Limited) see Use Table, Section 911.02
207. Restricted Access Highway means a major traffic thoroughfare or part thereof which when open to public use is:
 - (a) Constructed or maintained pursuant to the Federal Aid Highway Act of 1956, or any amendment or supplement thereto, as an interstate highway;
 - (b) A limited access highway under the Pennsylvania Limited Access Highway Act of May 29, 1945 (P. L. 1108), as amended (36 P.S. Sec. 2391-1 et seq.); or
 - (c) Designated from time to time as restricted access highway by Council on the basis of being either a:
 - (1) Primary or urban route on the State highway system; or

(2) Primary route on the Allegheny County highway system approved by the County Planning Commission; or

(3) Primary route on the City highway system approved by the City Planning Commission, and, in addition to meeting one (1) of the above three (3) criteria, having either:

(i) A minimum width of four (4) lanes, or

(ii) Fifty-one percent or more of the total affected frontage in one (1) or more of the following categories:

1. Public park;

2. Publicly owned or controlled land;

3. Redevelopment or renewal area wherein advertising signs are prohibited by the redevelopment or renewal proposal approved by City Council;

4. Land which is so located that the construction of the highway or the regulation thereof prevents private or public vehicular access thereto;

5. Land within three hundred fifty (350) feet of the center line of any highway or interchange ramps thereof covered by subsections (i) or (ii) hereof.

208. Retail Sales and Service see Use Table, Section 911.02.

209. Retail Sales and Service (General) see Use Table, Section 911.02.

210. Retail Sales and Service (Limited) see Use Table, Section 911.02.

211. Retail Sales and Services, Residential Convenience see Use Table, Section 911.02.

211.1 Retail Sales and Service, Outdoor (Non-Accessory Use). See Use Table, Section 911.02.

212. Reviewer or Review Body means the entity (City Council, Planning Commission, Zoning Board of Adjustment, Zoning Administrator, Planning Director, or department head) that is authorized to approve or deny or to recommend approval or denial of an application or permit required under this development code.

213. Right(s)-of-Way means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses; and / or the surface and space above and below any real property in which the City has an interest in law or equity, including, but not limited to any public street, boulevard, road, highway, freeway, lane, alley, court, sidewalk, parkway, swale, river,

tunnel, viaduct, bridge, park, or any other place, area, or real property, other than real property owned in fee by the City.

214. Safety Services see Use Table, Section 911.02.

215. Salvage Yard see Use Table, Section 911.02.

216. School, Elementary or Secondary see Use Table, Section 911.02.

217. School, Elementary or Secondary (General) see Use Table, Section 911.02.

218. School, Elementary or Secondary (Limited) see Use Table, Section 911.02.

218.1. Secondary Street means the street that is subordinate to an intersecting or adjacent primary street and which affords only a secondary means of access to abutting property.

219. Service Station see Use Table, Section 911.02.

220. Setback, Front means a setback that is to extend across the full width of a lot, the required depth of which is measured as the minimum horizontal distance between the street right-of-way line and a line parallel thereto on the lot. See also Section 925.06.

221. Setback, Interior Side means a setback that is to extend from the street right-of-way line to the rear lot line along the side of a lot that is adjacent to another lot, the required depth of which is measured as the minimum horizontal distance between the side lot line and a line parallel thereto on the lot. See also Section 925.06.

222. Setback means the distance that is required by this Code to be maintained in an unobstructed state between a structure and the property line of the lot on which the structure is located. Note: The term "setback" refers to a required minimum area, while the term "yard" refers to the actual open area. See also Section 925.06.

223. Setback, Rear means a setback that is to extend across the full width of a lot, the required depth of which is measured as the minimum horizontal distance between the rear lot line and a line parallel thereto on the lot. See also Section 925.06.

224. Setback, Street Side means a setback that is to extend from the street right-of-way line to the rear lot line along the side of a lot that is adjacent to a street or street right-of-way line, the required depth of which is measured as the minimum horizontal distance between the side lot line and a line parallel thereto on the lot. See also Section 925.06.

225. Single-Unit Attached Residential see Use Table, Section 911.02.

226. Single-Unit Detached Residential see Use Table, Section 911.02.

226.1. Skid means drag logs by lifting one (1) end off the ground to reduce resistance.

226.2. Skid road means a road designed for frequent use by skidding equipment. Skid must incorporate water-control structures to address runoff.

226.3. Skid trail means a trail requiring less construction than a skid road because it is used less frequently by skidding equipment.

227. Sleeping room means a fully enclosed portion of a building, designed or intended to be used for sleeping purposes. For purposes of measurement in this Zoning Ordinance, where a sleeping room contains more than two (2) beds, every unit of two (2) beds, or fraction thereof, shall be counted as a separate sleeping room.

227.1. Small Cell Facility (or Small Cell Facilities) means a personal wireless services facility that meets both of the following qualifications:

(i) Each Antenna is located inside an antenna enclosure of no more than three cubic feet in volume or, in the case of an Antenna that has exposed elements, the Antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet; and

(ii) Primary equipment enclosures are no larger than seventeen cubic feet in volume. The following associated equipment may be located outside the primary equipment enclosure and if so located, are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation box, ground-based enclosures, battery back-up power systems, grounding equipment, power transfer switch, and cut-off switch.

227.2. Small Cell Network means a collection of interrelated Small Cell Facilities designed to deliver personal wireless services.

227.3. Stealth Technology means camouflaging and Concealment methods applied to Wireless Communications Towers, Antennae and other Facilities which render them more visually appealing or blend the proposed Facility into the existing structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure and Facilities constructed to resemble trees, shrubs, and light poles.

228. Source means any place, building, facility, equipment, installation, operation, activity, or other thing or any combination thereof:

(a) At, from, or by reason of which there may be emitted into the outdoor atmosphere any air containment;

(b) Which belong to the same industrial group;

(c) Which is located on one (1) or more contiguous or adjacent properties; and

- (d) Which is owned, operated, or allowed to be operated by the same person or by persons under common control or which is jointly owned, operated, or allowed to be operated by two (2) or more person,

but not including motor vehicles or those emissions resulting from an external combustion engine for transportation purposes or from a nonroad engine or nonroad vehicle as defined in Section 216 of the Clean Air Act.

229. Specified Anatomical Areas mean:

- (a) human male genitals in a discernibly turgid state, even if completely and opaquely covered; or
- (b) areas of the human body that are less than completely opaquely covered and limited to:
 - (1) human genitals or pubic region;
 - (2) buttock; and
 - (3) female breast below a point immediately above the top of the areola.

230. Specified sexual activities mean:

- (a) acts of human masturbation, sexual intercourse or sodomy;
- (b) fondling or other erotic touching of human genitals, pubic region, buttock or female breasts; or
- (c) human genitals in a state of sexual stimulation or arousal.

231. Standard Industrial Classification (SIC) means the classification by type of activities in which engaged; for purposes of facilitating the collection, tabulation, presentation, and analysis of data relating to establishments; and for promoting uniformity and comparability in the presentation of statistical data collected by various agencies of the United States Government, State agencies, trade associations, and private research organizations.

231.1. Station means Base Station as defined in this Chapter herein.

232. Story means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it then the space between such floor and the ceiling next above it; not including cellar or basement.

233. Story, Half means a story under a gable or hip or gambrel roof the wall plates of which, on at least two (2) opposite exterior walls, are not more than two (2) feet above the floor of such story.

234. Street means a strip of land at least twenty-five (25) feet wide that provides access to public property, or in a plan of land subdivision approved by the Planning Commission, the boundary lines of which include roadway or sidewalk area.

235. Structure means anything constructed or erected, the use of which requires, directly or indirectly, a permanent location on the land.

236. Suite means one (1) or a group of connected living or sleeping rooms.

236.1. Tenant means a business or organization occupying building space with a registered mailing address for that space.

236.2. Tertiary Street means the street whose functions are normally associated with service, delivery, and waste collection and which is not intended for general traffic circulation.

237. Three-Unit Residential see Use Table, Section 911.02.

237.1. Tower means Communications Tower(s), including but not limited to, any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, DAS hub facilities and the like.

237.2. Tower, Abandoned means any tower not in service. A tower not in service may be characterized as not having any antennas (panel type and whip type), or any other device that looks like an antenna, on the tower.

237.3. Tower, Guyed means any tower using wire guys connecting above grade portions of a tower diagonally with the ground to provide support for Tower and/or Antennae.

237.4. Tower Height means measured from the base on which the Tower is mounted to the top of the Tower or other structure, even if the highest point is an Antenna or lightning rod, whichever is greater.

237.5. Tower, Lattice (Self-support) means structure which generally has three (3) or four (4) legs consisting of vertical, horizontal, and diagonal cross strips or bars that is designed to support communication antenna arrays. The structure legs are anchored to concrete and steel foundations (caissons) embedded into the soil.

237.6. Tower, Mobile means any tower capable of being transported in, or by, a motor vehicle. A mobile tower parked for more than twenty-four (24) hours will be classified as a temporary tower.

237.7. Tower, Monopole means a Wireless Communications Facility or site which consists of a single pole structure, designed and erected on the ground or on top of a structure, to support communications Antennae and connecting appurtenances, which consists of a single freestanding pole designed to support communication Antennae arrays. The structure is anchored to a single concrete and steel foundation (caisson) embedded into the soil.

~~[structure which consists of a single freestanding pole designed to support communication antennae arrays. The structure is anchored to a single concrete and steel foundation (caisson) embedded into the soil.]~~

237.8. Tower, Temporary means towers standing for sixty (60) consecutive days or less. Need for Tower must be established. Need must be based on public safety and/or a public emergency.

237.9 Tower-Based Wireless Communications Facility (Tower-Based WCF) means a Tower and its supporting Antennae, including, but not limited to, self-supporting lattice towers, guy towers and monopoles. DAS hub facilities are considered to be Tower-Based WCFs

237.10 Transmission Equipment means equipment that facilitates transmission for any wireless communication service licensed or authorized by the FCC, including, but not limited to, radio transceivers, Antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

238. Transit Facility see Use Table, Section 911.02.

238.1. Transparent means a window or clear surface unobstructed by signage, interior graphic elements, reflective coating, translucent or textured finish, racking or any type of fixed furniture that can be seen through from both the interior and exterior of a structure.

239. Two-Unit Residential see Use Table, Section 911.02.

240. Underlying Zoning District means the base zoning district.

241. Unit Group Development means two (2) or more related primary buildings or uses on one (1) zoning lot.

241.1 Usable and Urban Open Space means that portion of a lot, which is not occupied by buildings, parking areas, driveways, streets or loading areas.

(Ord. 28/November 17, 2000/Amend. U-25)

242. Use means the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

243. Utility (General) see Use Table, Section 911.02.

244. Utility (Limited) see Use Table, Section 911.02.

245. Variance means a modification of the literal provisions of this Zoning Code which the Zoning Board of Adjustment is permitted to grant when strict enforcement of such provisions would cause unnecessary hardship owing to circumstances unique to the individual property on which the variance is sought.

246. Vehicle/Equipment Repair (General) see Use Table, Section 911.02.
247. Vehicle/Equipment Repair (Limited) see Use Table, Section 911.02.
248. Vehicle/ Equipment Sales see Use Table, Section 911.02.
249. Vehicle/ Equipment Sales (General) see Use Table, Section 911.02.
250. Vehicle/ Equipment Sales (Limited) see Use Table, Section 911.02.
251. Very High-Density Residential means residential development with a density of four hundred (400) square feet per unit.
252. Very Low-Density Residential means residential development with a density of eight thousand (8,000) square feet per unit.
253. Vocational School see Use Table, Section 911.02.
254. Vocational School (General) see Use Table, Section 911.02.
255. Vocational School (Limited) see Use Table, Section 911.02.
256. Warehouse see Use Table, Section 911.02.
257. Warehouse (General) see Use Table, Section 911.02.
258. Warehouse (Limited) see Use Table, Section 911.02.
259. Warehouse, Residential Storage see Use Table, Section 911.02.
260. Way means a strip of land less than twenty-five (25) feet wide that provides access to public property or in a plan of land subdivision approved by the Planning Commission, the boundary lines of which include roadway and/or sidewalk area.
261. Welding or Metal Shop see Use Table, Section 911.02.
- 261.1 Wireless means transmissions through the airwaves including, but not limited to, infrared line of sight, cellular, PCS, microwave, satellite, or radio signals.
- 261.2 Wireless Communications Facility (WCF) means the Antennae, nodes, control boxes, Towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing, or accommodating wireless communications services.
262. Yard means the actual unobstructed open space that exists or that is proposed between a structure and the lot lines of the lot on which the structure is located. See "Setback."
263. Zoning Board means the Zoning Board of Adjustment.



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

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

SIGN PERMIT APPLICATION

OWNER/APPLICANT INFORMATION

Applicant/Sign Contractor Name: Erik Lund, Westlake Reed Leskosky		Phone Number: (216) 522-1350	
Address: 1422 Euclid Ave, Suite 300	City: Cleveland	State: OH	Zip Code: 44115
Sign Contractor Registration #: Application provided by architect. Sign contractor information to be provided at a later date.			
Sign Owner Name: Point Park University		Phone Number: (412) 392-3992	
Address: 201 Wood Street	City: Pittsburgh	State: PA	Zip Code: 15222
Property Owner Name: Point Park University		Phone Number: (412) 392-3992	
Address: 201 Wood Street	City: Pittsburgh	State: PA	Zip Code: 15222
Address where the Work will Occur: 350 Forbes Ave, Pittsburgh, PA			

PROJECT INFORMATION

Is this application for an existing sign?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number of New Signs: 1 projecting, 13 fixed, and 6 poster cases
If Certificate of Occupancy exists, the following is required:			
Certificate of Occupancy #: 75089	Date Issued: Jan. 22, 1998	Existing Use of Property: University Library, Classroom, & Theater	
Estimated Construction: Start Date: 03/15/ 2016	Completion Date: 04 /18 /2018	Project Cost: \$ 52,000,000	Zoning Board of Adjustment Case Number:
Main Use of Premises (Select from the attached list.) 38. College University Campus / 92. Recreation & Entertainment Indoor (general)			
Building Height in Stories: Three Stories, Plus Basement and Partial Fourth Floor Mechanical Areas			
Description of Work: Construction of New Pittsburgh Playhouse on Vacant lots between Fourth and Forbes to Adjoin the existing Point Park University Center Library			
Lettering on the sign states:			
Sign 1: "Point Park University - Pittsburgh Playhouse"			
Sign 2: "Point Park University"			
Sign 3: Graphic Only - no text			
Sign 4: Graphic Only - no text			
Please check the following item(s) that pertain to the proposed work: <input type="checkbox"/> N/A			
<input checked="" type="checkbox"/> Proposed work includes a private structure encroaching on a City dedicated right-of-way		<input type="checkbox"/> Proposed work will create an obstruction of traffic on City right-of-way	



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Office of the Zoning Administrator

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

SIGN PERMIT APPLICATION

SIGN #	SIGN 1	SIGN 2	SIGN 3	SIGN 4
SPECIFY TYPE OF WORK: New Sign, Painted Wall, Sign Alteration, Sign Repair	New Sign	New Sign	New Sign	New Sign
SPECIFY TYPE OF SIGN: Canopy, Decked, Double Face, Pole/Ground, Roof, Side to Side, V-Type, Wall-Flat, LED, Wall-Projection, Other.	Double faced Wall Projecting Blade Sign	Carved Cast Stone Masonry Sign integrated into Building Facade	Carved Cast Stone Masonry Sign integrated into Building Facade	Carved Cast Stone Masonry Sign integrated into Building Facade
SPECIFY PURPOSE OF SIGN: Advertising, Business I.D., Directional, Mural, Real Estate.	Business I.D.	Business I.D.	Business I.D.	Business I.D.
SPECIFY TYPE OF ELECTRICAL WORK: Animation/Rotations, Flashing, External Illumination, Internal Illumination	Internal Illumination	NA	NA	NA
HEIGHT (FT):	37'-6"	3'-4"	2'-8" Diameter	2'-8" Diameter
HEIGHT ABOVE GRADE (FT)				
GRADE TO BOTTOM OF SIGN:	12'-6"	41'-8"	8'-0"	8'-0"
GRADE TO TOP OF SIGN:	50'-0"	38'-4"	5'-4"	5'-4"
MAXIMUM HEIGHT OF LETTERING (FT):	8" and 18" high letters	8 3/4" high letters	NA	NA
WIDTH (FT):	4'-6"	15'-0"	2'-8" Diameter	2'-8" Diameter
PROJECTION FROM WALL (FT):	1'-4"	NA	NA	NA
PROJECTION IN RIGHT-OF-WAY (FT):	5'-10"	NA	NA	NA
PROJECTION ABOVE ROOF LINE (FT)				
ROOF TO BOTTOM OF SIGN:	-32'-6"	-6'-8"	-37'-0"	-37'-0"
ROOF TO TOP OF SIGN:	+5'-0"	-3'-4"	-39'-8"	-39'-8"
LENGTH OF BUILDING FRONT (FT):	250 ft	250 ft	250 ft	250 ft
EXPOSED PORTION OF WALL ON WHICH SIGN WILL BE DISPLAYED: (Square footage of wall)	11,499 SF	11,499 SF	11,499 SF	11,499 SF

See Attached memo for complete description of all proposed Signs

LIST FOR MAIN USE OF PREMISES

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)

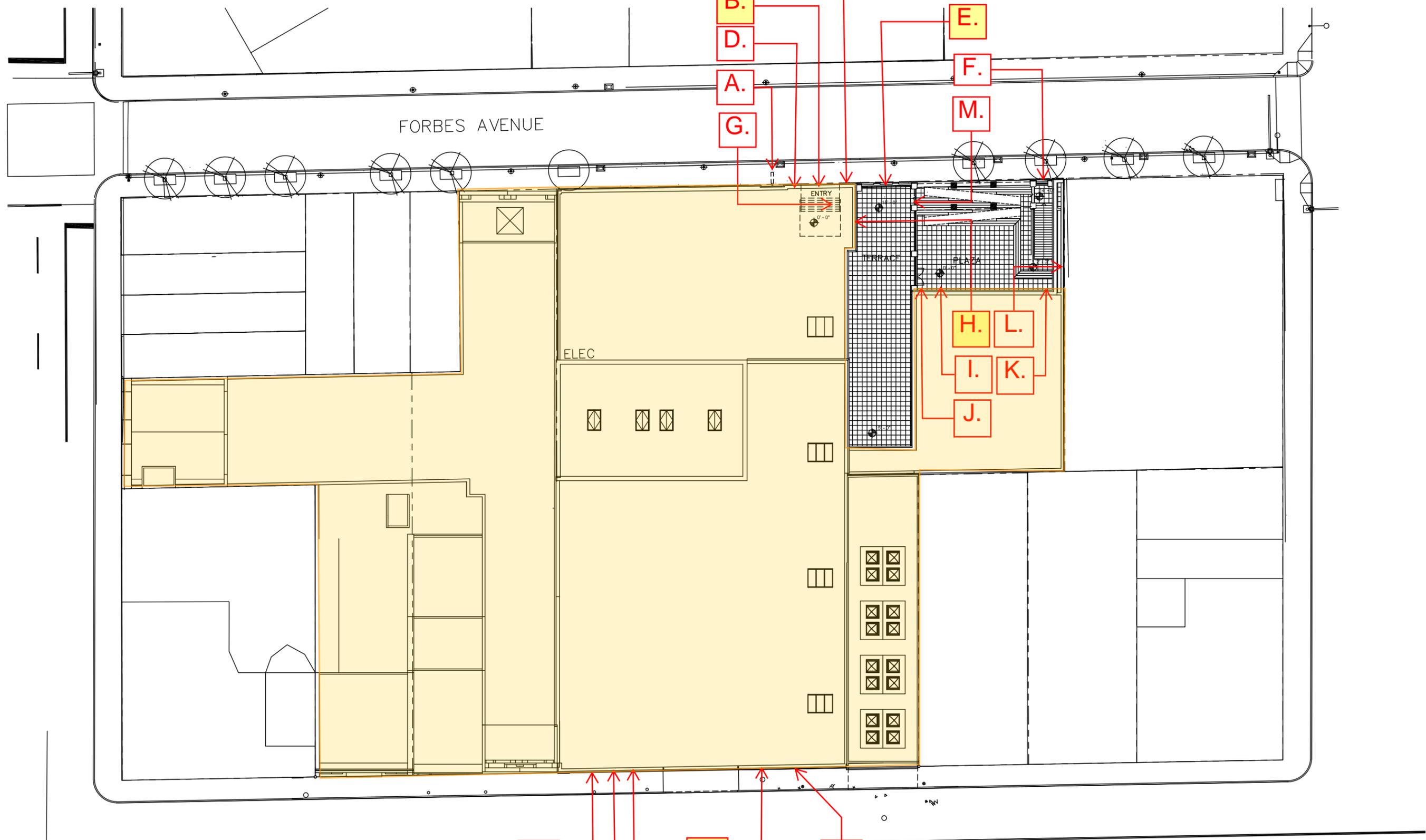
74. Library (General)
75. Manufacturing and Assembly (Limited)
76. Manufacturing and Assembly (General)
77. Medical Office/Clinic (Limited)
78. Medical Office/Clinic (General)
79. Nursery, Retail (Limited)
80. Nursery, Retail (General)
81. Office (Limited)
82. Office (General)
83. Outdoor Retail Sales 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

POINT PARK UNIVERSITY
Pittsburgh Playhouse

High Wall Sign Presentation

February 10th, 2016
Planning Briefing





SIGN F
4'-0" x 4'-0"

SIGN E.1-E.3
6'-0" X 4'-0"
POSTER CASES

SIGN C
2'-6" DIA.

SIGN C
2'-6" DIA.

SIGN - H
3'-4"x15'-0"
8.75" + 16" LETTERS

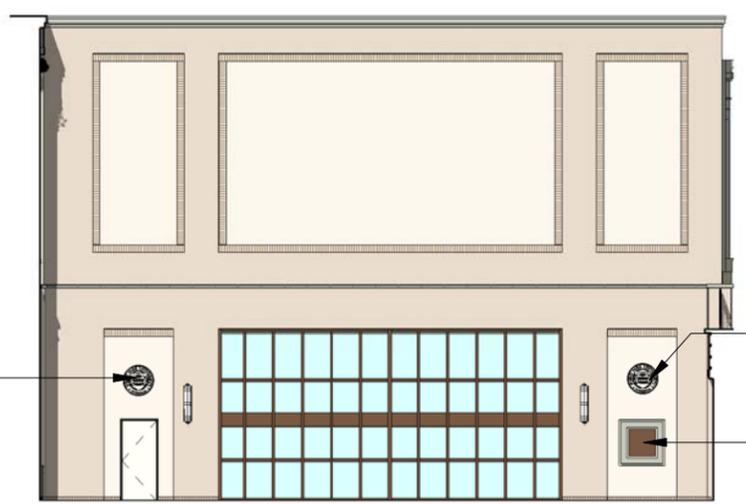
SIGN - A
37'-6" x 4'-6"
8" +18"
LETTERS

1 FORBES ELEVATION
1/16" = 1'-0"



SIGN - L
4'-0" x 4'-0"

2 PLAZA - WEST
1/16" = 1'-0"



SIGN - K
2'-6" DIA.

SIGN - J
2'-6" DIA.

SIGN - I
4'-0" x 4'-0"

3 PLAZA ELEVATION - NORTH
1/16" = 1'-0"



SIGN - M
4'-0" x 4'-0"

4 PLAZA - EAST
1/16" = 1'-0"





- SIGN - P1**
4'-8" x 6"
POSTER
DISPLAY
CASE
- SIGN - N**
2'-4" x 21'-4"
12" AND 8.5"
LETTERS
- SIGN - P2**
4'-8" x 6"
POSTER
DISPLAY
CASE
- SIGN - P3**
4'-8" x 6"
POSTER
DISPLAY
CASE
- SIGN - O**
2'-4" x 13'-4"
8" LETTERS

1

FOURTH AVE ELEVATION

1/16" = 1'-0"



- SIGN - H**
3'-4" x 15'-0"
8.75" + 16"
LETTERS
- SIGN - A**
37'-6" x 4'-6"
8" + 18" LETTERS

2

TERRACE EAST

1/16" = 1'-0"



EXAMPLES OF IDENTIFICATION SIGNAGE



UNIVERSITY CREST
TO BE DISPLAYED AS
STONE CARVING



SAMPLE POSTER CASE



B. University Entrance Sign



A. Projecting Blade Sign

B. University Entrance Sign



H. University Entrance Sign

A. Projecting Blade Sign



I. Courtyard Plaque

E. Poster Cases

C. University Crest





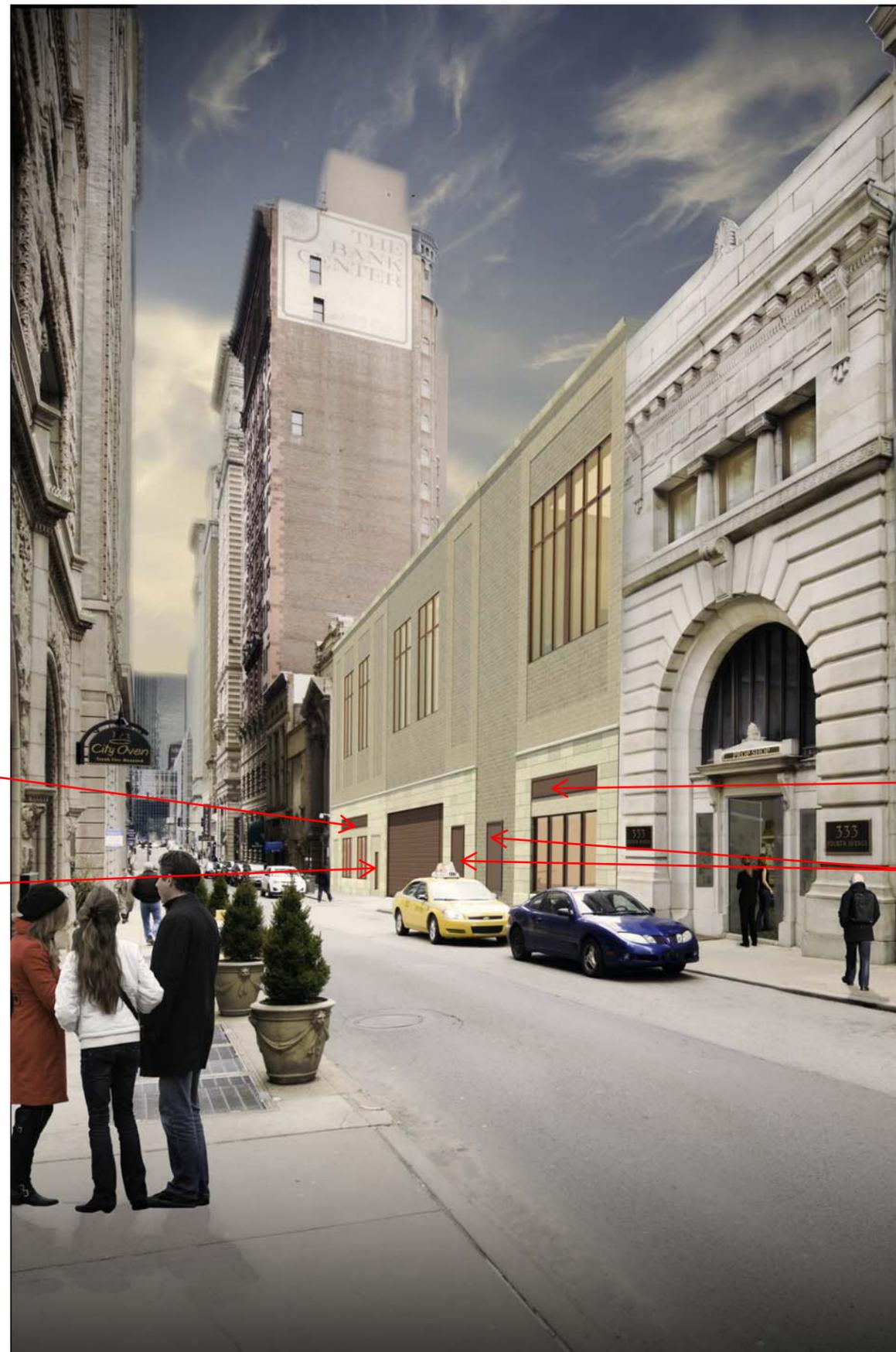
N. Point Park University Sign

O. Pittsburgh Playhouse Sign

P. Poster Case

P. Poster Cases





N. Point Park University Sign

P. Poster Case

O. Pittsburgh Playhouse Sign

P. Poster Cases





B. University Entrance Sign

F. Historic Plaque

E. Poster Cases

C. University Crest

Sign Package



E. Poster Cases

C. University Crest

G. Recognition Plaque

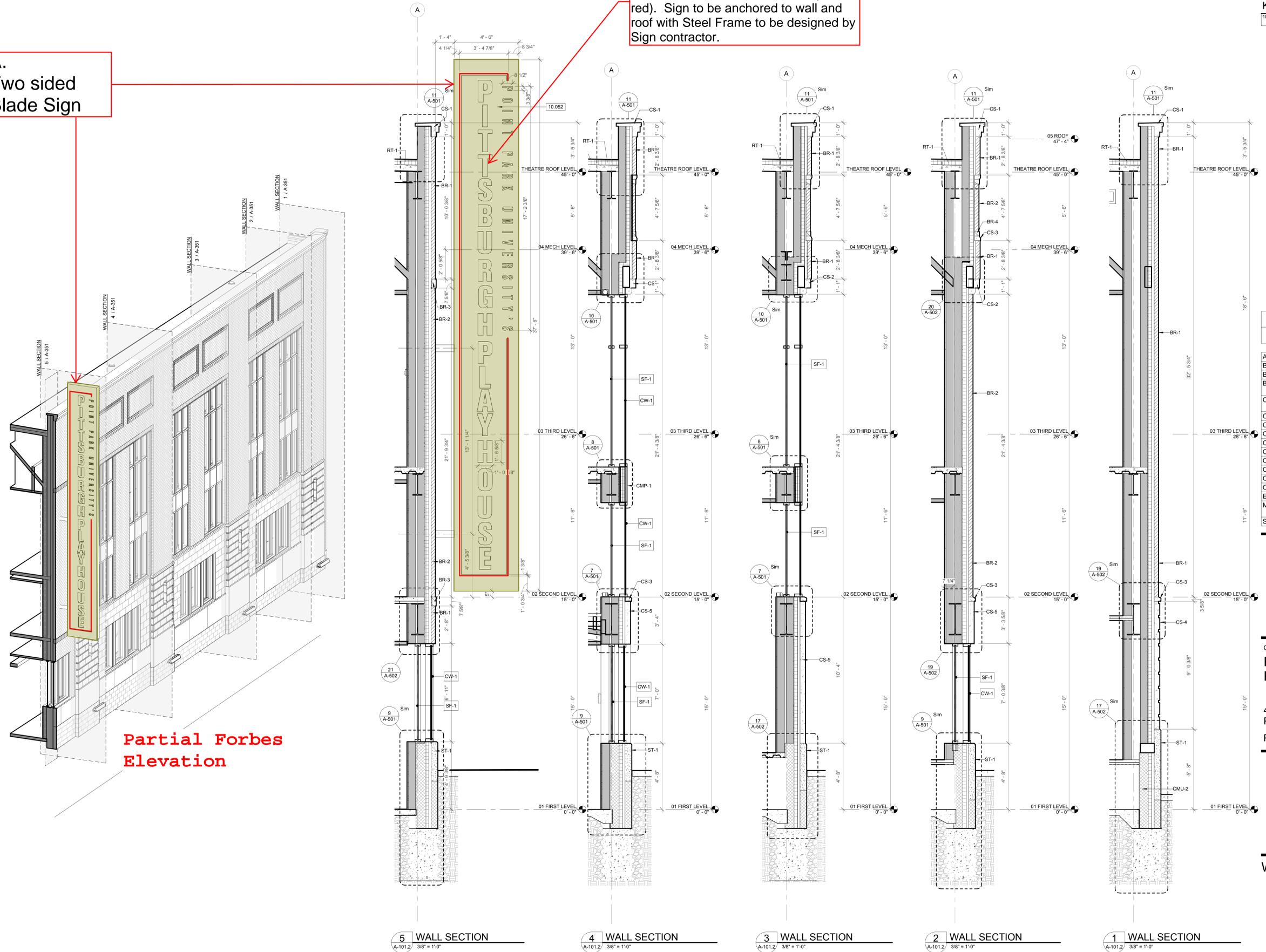
Issued / Revised		
No.	Date	Description
	09/28/2015	ISSUE FOR BID

KEYNOTE LEGEND

10.052	MARQUEE SIGN DARK BRONZE ALUMINUM WITH LED BACKLIT WHITE ACRYLIC LETTERS FLUSH
--------	--

A.
Two sided
Blade Sign

Sign A: Projecting Blade Sign
 Composite Metal Sign with integrally lit LED letters and LED accent line (shown red). Sign to be anchored to wall and roof with Steel Frame to be designed by Sign contractor.



EXTERIOR WALL MATERIAL LEGEND

Material Mark	Material Description	Material Comments
AL-1	Aluminum	Dark Bronze
BR-1	Brick	
BR-2	Brick (Accent)	
BR-3	Brick Soldier Course	TO MATCH BR-1
CMP-1	Aluminum Composite Panel, Dark Bronze	
CMU-1	Concrete Masonry Unit	Smooth Face
CMU-2	Concrete Masonry Units	
CONC	Concrete	
CS	Cast Stone (brick cornice?)	
CS-2	Cast Stone Soldier Course	
CS-3	Cast Stone Trim	
CS-4	Cast Stone Units	12"x24"
CS-5	Cast Stone Units	12"x24" Notched
CS-6	Cast Stone Pier Cap	
EXGB-1	Exterior Gypsum Wall Board	
MS-1	ENGINEERED COLD FORM FRAMING	
ST-1	Limestone	Sandblasted

Client
Point Park University
Pittsburgh Playhouse
 414 Wood Street,
 Pittsburgh, PA 15222
 Project No. 12095

Westlake
 Reed
 Leskosky
 The Hanna Building
 1422 Euclid Avenue, Suite 300
 Cleveland, Ohio 44115-1407
 T: 216.522.1350
 www.WRLdesign.com

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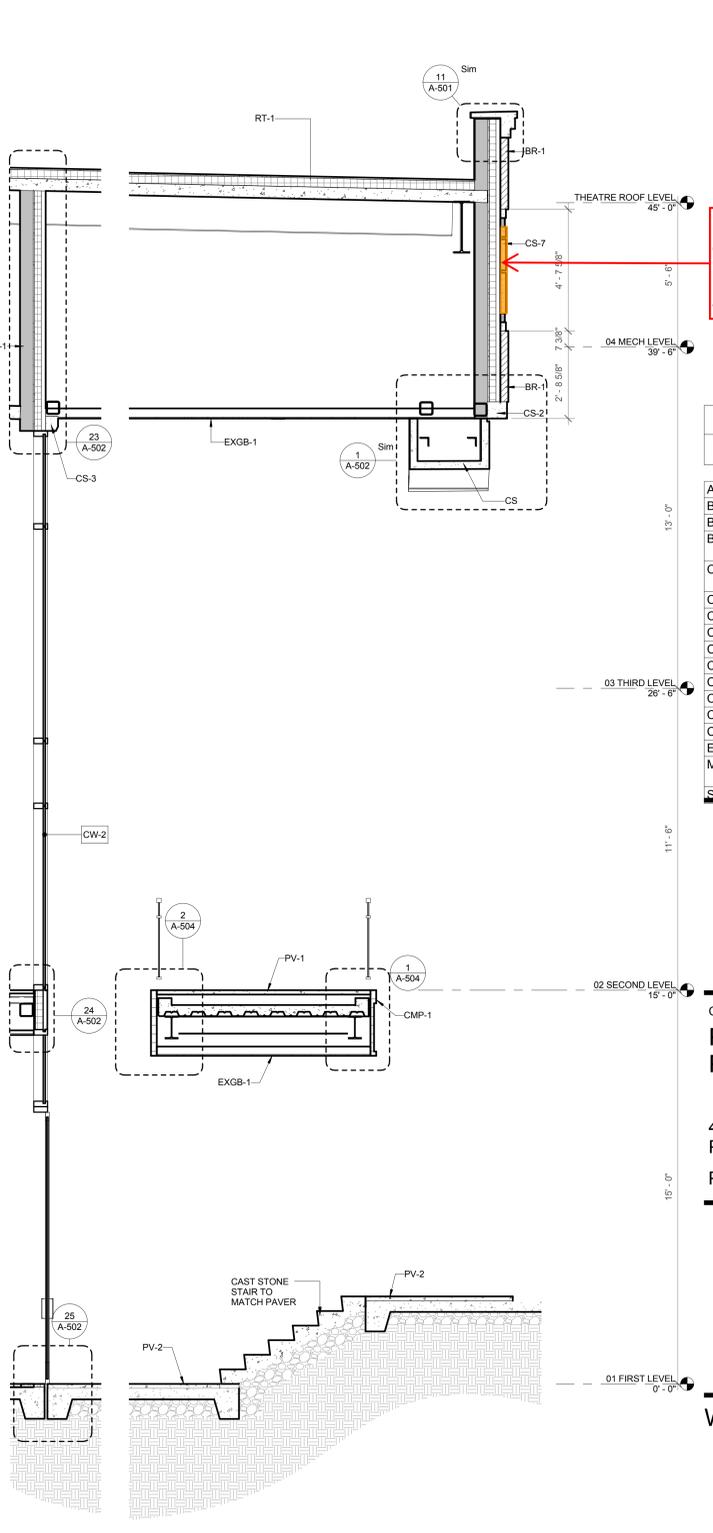
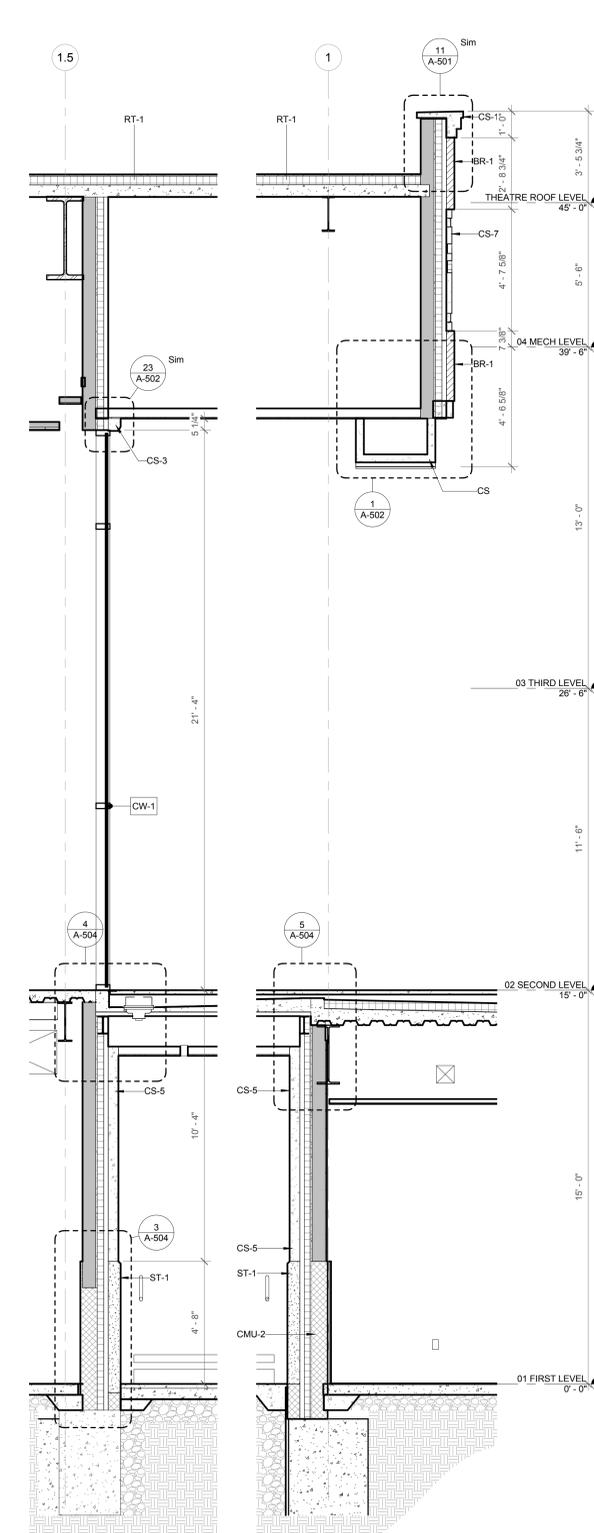
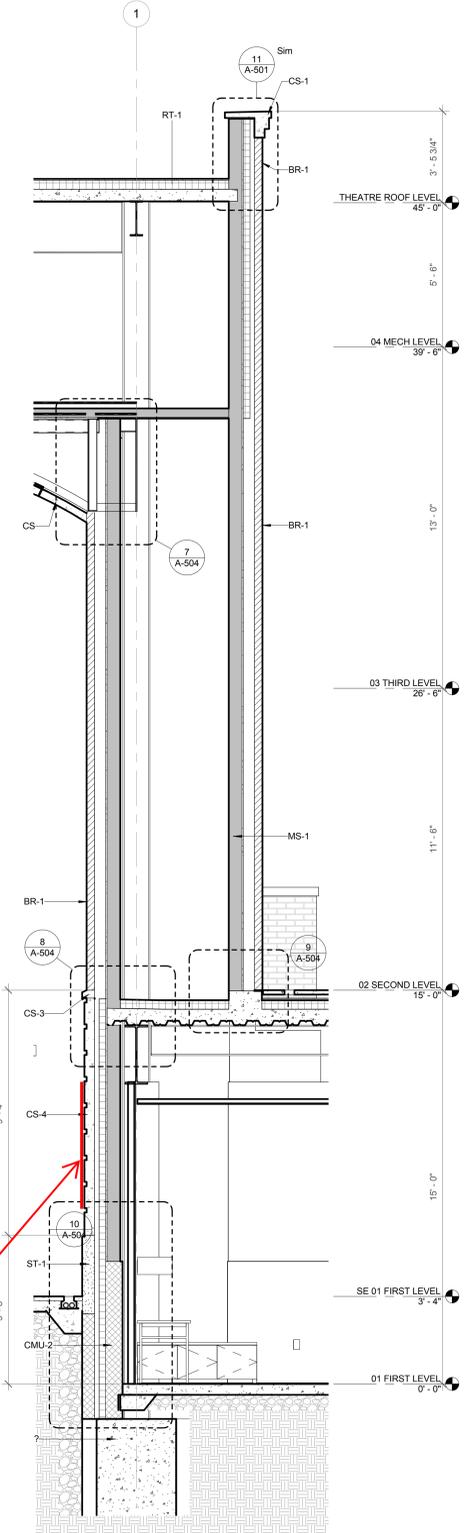
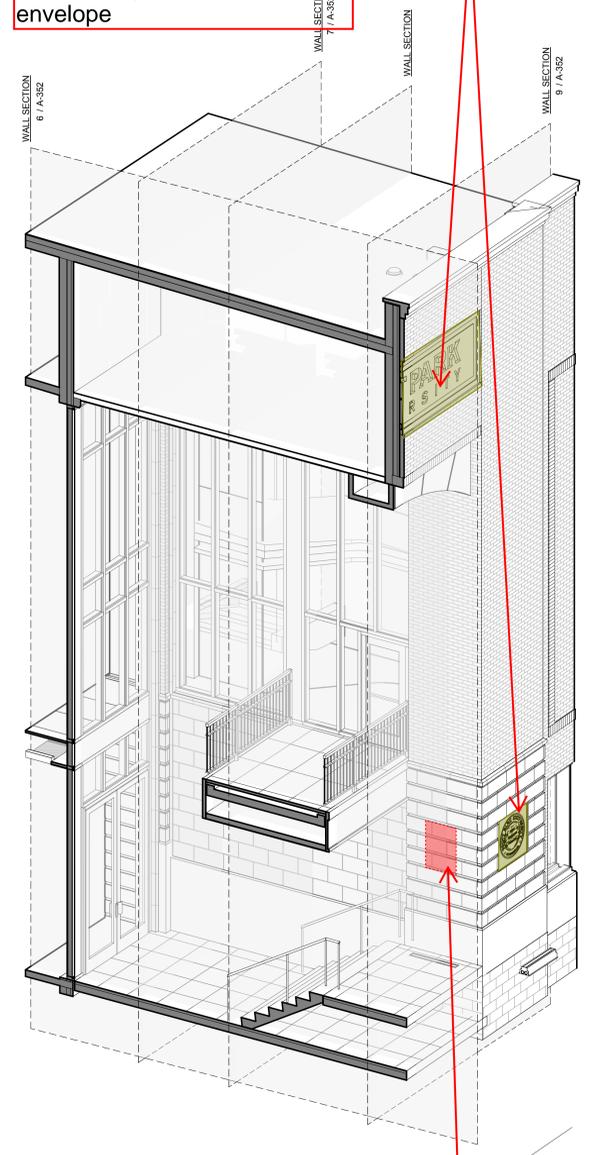
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 Drawn by: Author

Point Park University
Pittsburgh Playhouse
350 Forbes Avenue
Planning Commission - HighWall Sign Submission
January 11, 2016

Issued / Revised		
No.	Date	Description
	09/28/2015	ISSUE FOR BID

KEYNOTE LEGEND

Sign B and D: Point Park University Identification Signage: Shown here in partial elevation to be carved in cast stone installed with masonry veneer as part of the building envelope



Sign B and H (similar) carved in cast stone and installed with masonry veneer as part of the building envelope.

EXTERIOR WALL MATERIAL LEGEND		
Material Mark	Material Description	Material Comments
AL-1	Aluminum	Dark Bronze
BR-1	Brick	
BR-2	Brick (Accent)	
BR-3	Brick Soldier Course	TO MATCH BR-1
CMP-1	Aluminum Composite Panel, Dark Bronze	
CMU-1	Concrete Masonry Unit	Smooth Face
CMU-2	Concrete Masonry Units	
CONC	Concrete	
CS	Cast Stone (brick cornice?)	
CS-2	Cast Stone Soldier Course	
CS-3	Cast Stone Trim	
CS-4	Cast Stone Units	12"x24"
CS-5	Cast Stone Units	12"x24" Notched
CS-6	Cast Stone Pier Cap	
EXGB-1	Exterior Gypsum Wall Board	
MS-1	ENGINEERED COLD FORM FRAMING	
ST-1	Limestone	Sandblasted

Client
Point Park University
Pittsburgh Playhouse

414 Wood Street,
Pittsburgh, PA 15222

Project No. 12095

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1422 Euclid Avenue, Suite 300
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WALL SECTIONS

9 WALL SECTION
A-101.2 3/8" = 1'-0"

7 WALL SECTION
A-101.2 3/8" = 1'-0"

6 WALL SECTION
A-101.2 3/8" = 1'-0"

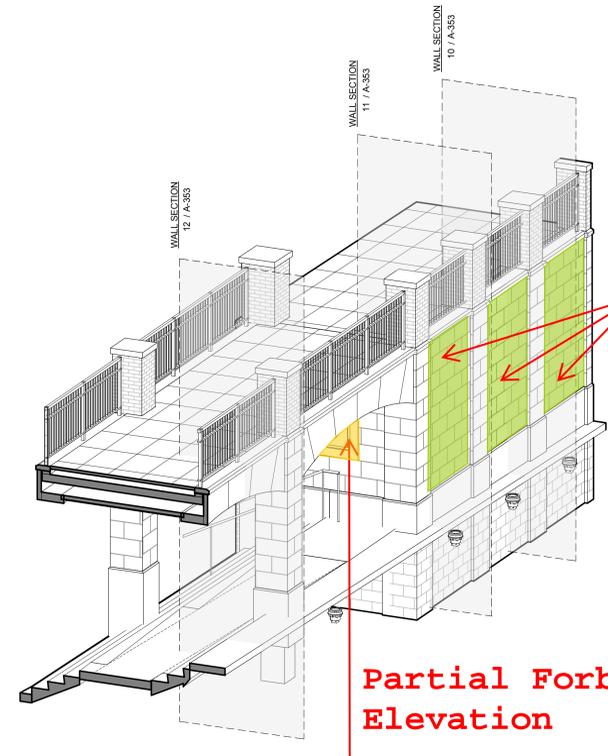
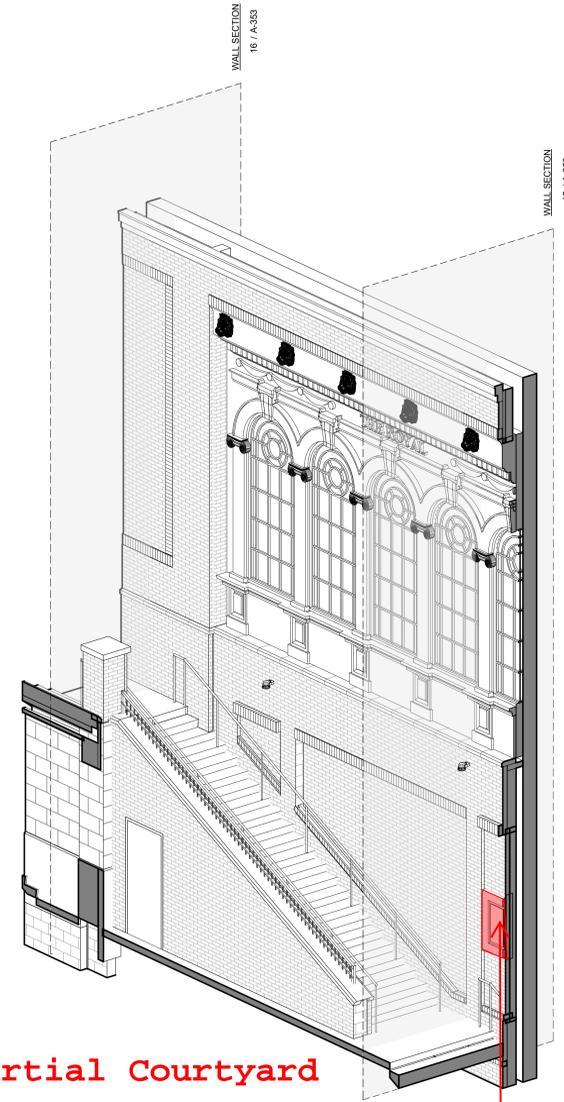
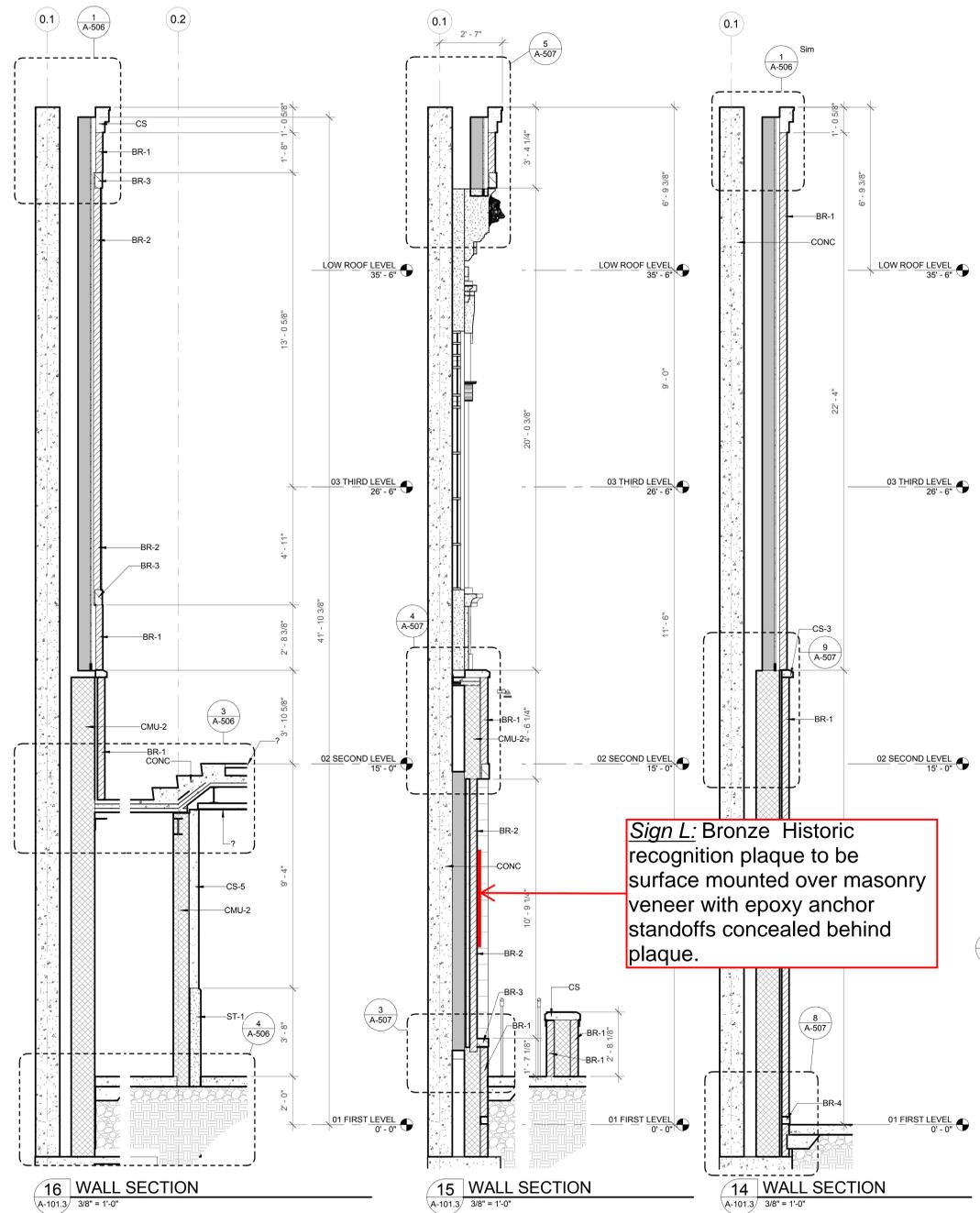
Checked by: Checker

Drawn by: Author

Sign G: Bronze recognition plaque to be surface mounted over masonry veneer with epoxy anchor standoffs concealed behind plaque.

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No.	Date	Description
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KEYNOTE LEGEND



Sign E.1, E.2, & E.3:
Forbes Avenue Poster Case.
Surface Mounted to Masonry Veneer.

EXTERIOR WALL MATERIAL LEGEND		
Material Mark	Material Description	Material Comments
AL-1	Aluminum	Dark Bronze
BR-1	Brick	
BR-2	Brick (Accent)	
BR-3	Brick Soldier Course	TO MATCH BR-1
CMP-1	Aluminum Composite Panel, Dark Bronze	
CMU-1	Concrete Masonry Unit	Smooth Face
CMU-2	Concrete Masonry Units	
CONC	Concrete	
CS	Cast Stone (brick cornice?)	
CS-2	Cast Stone Soldier Course	
CS-3	Cast Stone Trim	
	Cast Stone Units	12"x24"
	Cast Stone Units	12"x24" Notched
	Cast Stone Pier Cap	
-1	Exterior Gypsum Wall Board ENGINEERED COLD FORM FRAMING	
ST-1	Limestone	Sandblasted

Partial Courtyard Elevation

Partial Forbes Elevation

Sign L: Bronze recognition plaque to be surface mounted over masonry veneer with epoxy anchor standoffs concealed behind plaque.

Sign I: Bronze recognition plaque to be surface mounted over masonry veneer with epoxy anchor standoffs concealed behind plaque.

Sign L: Bronze Historic recognition plaque to be surface mounted over masonry veneer with epoxy anchor standoffs concealed behind plaque.

Sign E.1, E.2, & E.3: Forbes Avenue Poster Case. Surface Mounted to Masonry Veneer.

Checked by: Checker
 Drawn by: Author

Client
Point Park University
Pittsburgh Playhouse

414 Wood Street,
 Pittsburgh, PA 15222
 Project No. 12095

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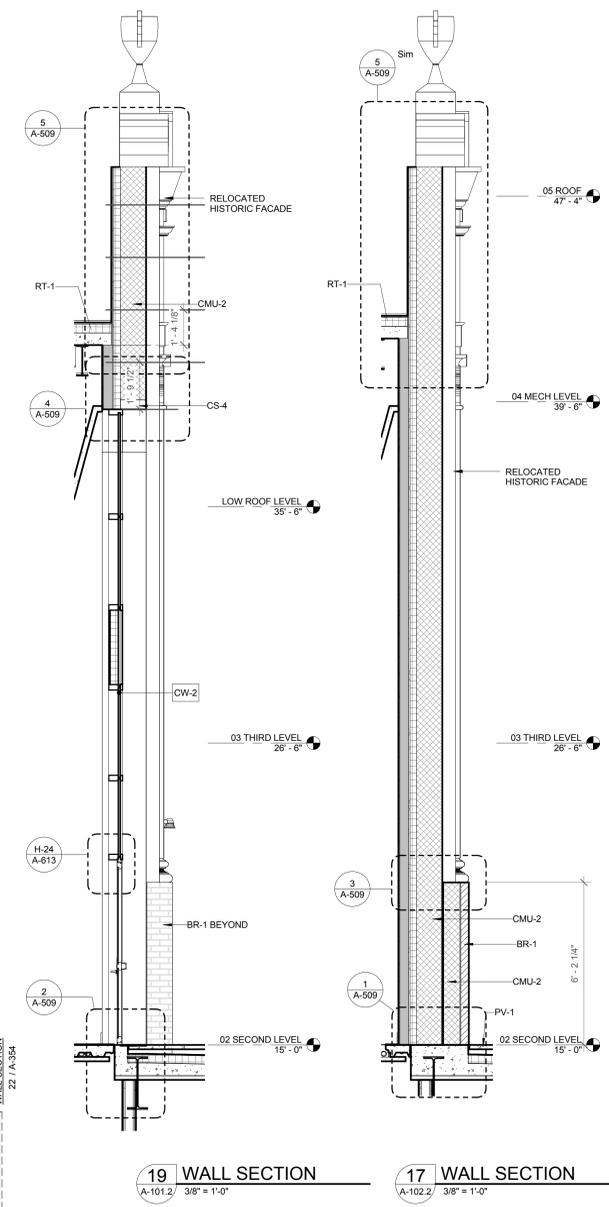
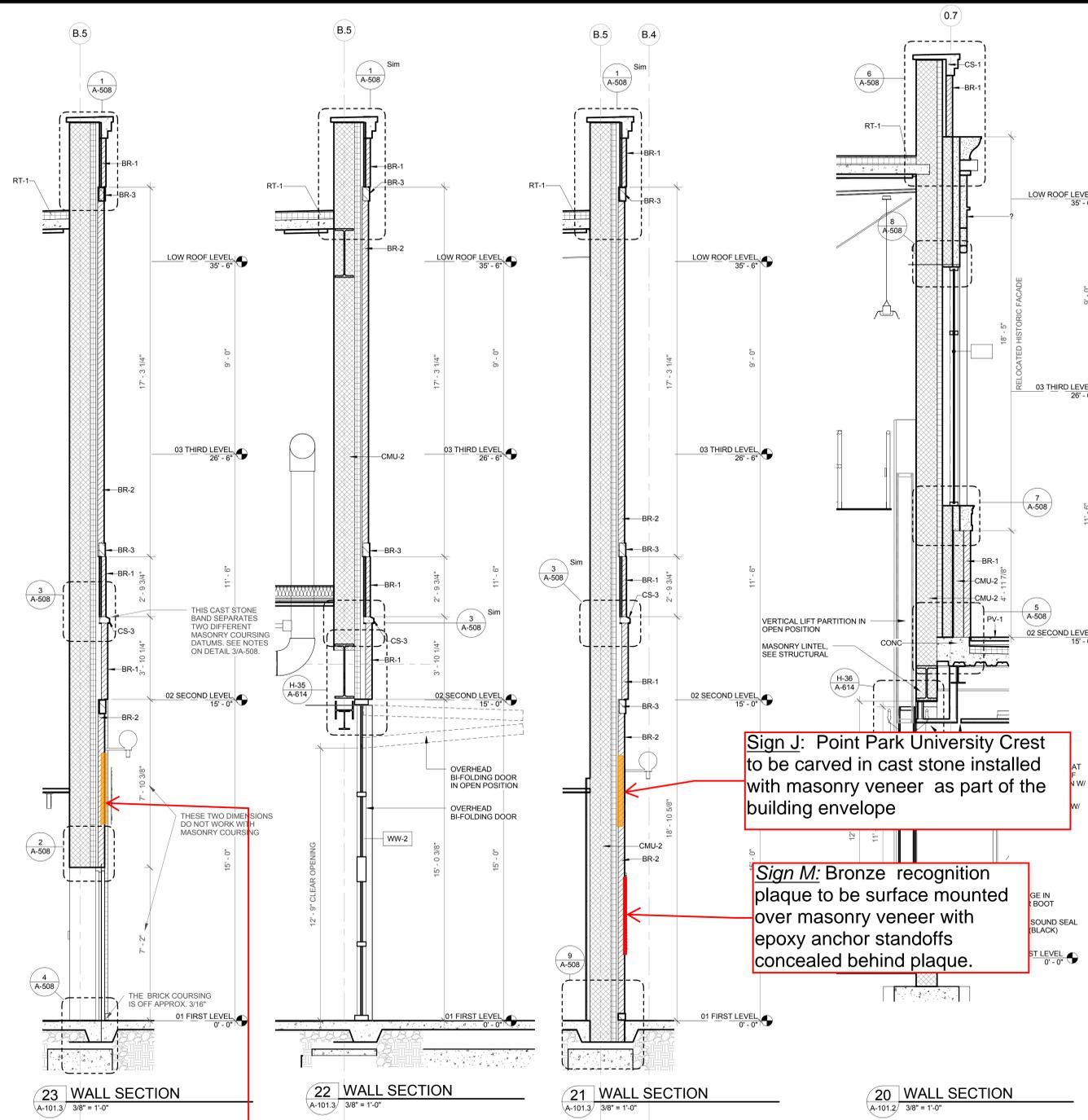
WALL SECTIONS

Issued / Revised		
No.	Date	Description
	09/28/2015	ISSUE FOR BID

KEYNOTE LEGEND

EXTERIOR WALL MATERIAL LEGEND

Material Mark	Material Description	Material Comments
AL-1	Aluminum	Dark Bronze
BR-1	Brick	
BR-2	Brick (Accent)	
BR-3	Brick Soldier Course	TO MATCH BR-1
CMP-1	Aluminum Composite Panel, Dark Bronze	
CMU-1	Concrete Masonry Unit	Smooth Face
CMU-2	Concrete Masonry Units	
CONC	Concrete	
CS	Cast Stone (brick cornice?)	
CS-2	Cast Stone Soldier Course	
CS-3	Cast Stone Trim	
CS-4	Cast Stone Units	12"x24"
CS-5	Cast Stone Units	12"x24" Notched
CS-6	Cast Stone Pier Cap	
EXGB-1	Exterior Gypsum Wall Board	
MS-1	ENGINEERED COLD FORM FRAMING	
ST-1	Limestone	Sandblasted

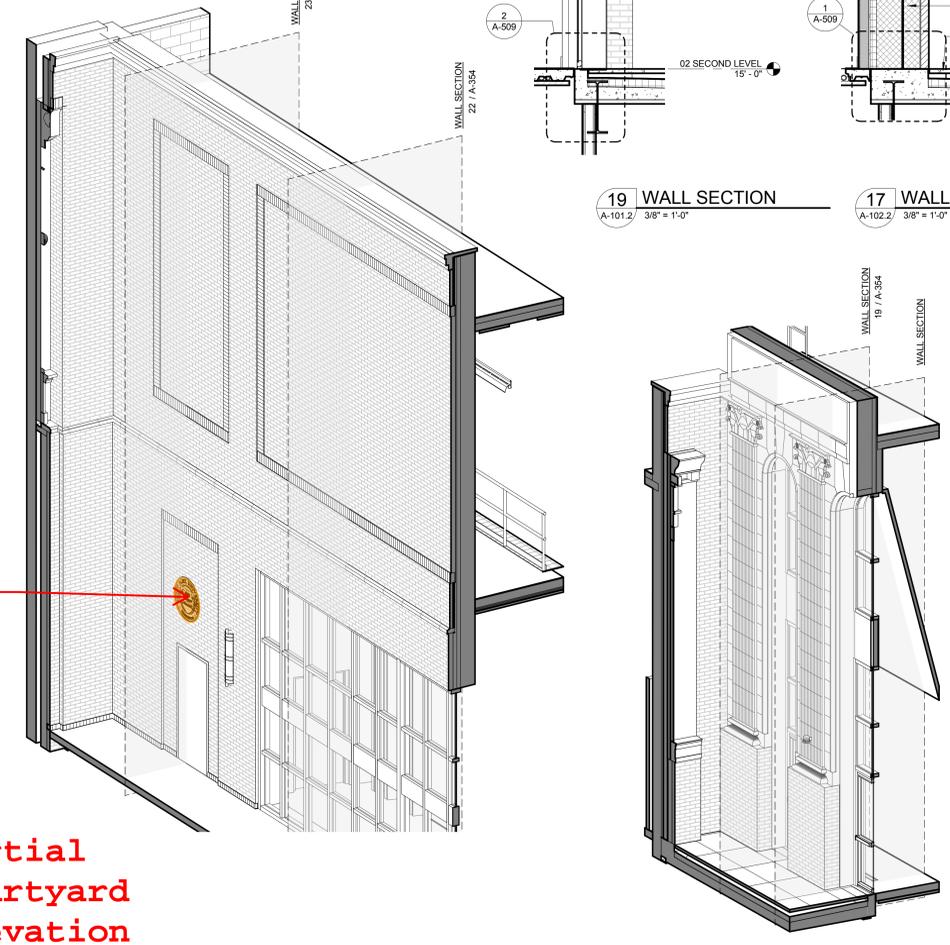


Sign J: Point Park University Crest to be carved in cast stone installed with masonry veneer as part of the building envelope

Sign M: Bronze recognition plaque to be surface mounted over masonry veneer with epoxy anchor standoffs concealed behind plaque.

Sign K: Point Park University Crest to be carved in cast stone installed with masonry veneer as part of the building envelope

Sign J and K(similar): Point Park University Crest to be carved in cast stone installed with masonry veneer as part of the building envelope



Partial Courtyard Elevation

Client
Point Park University
Pittsburgh Playhouse

414 Wood Street,
Pittsburgh, PA 15222
Project No. 12095

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WALL SECTIONS

CD
A-354

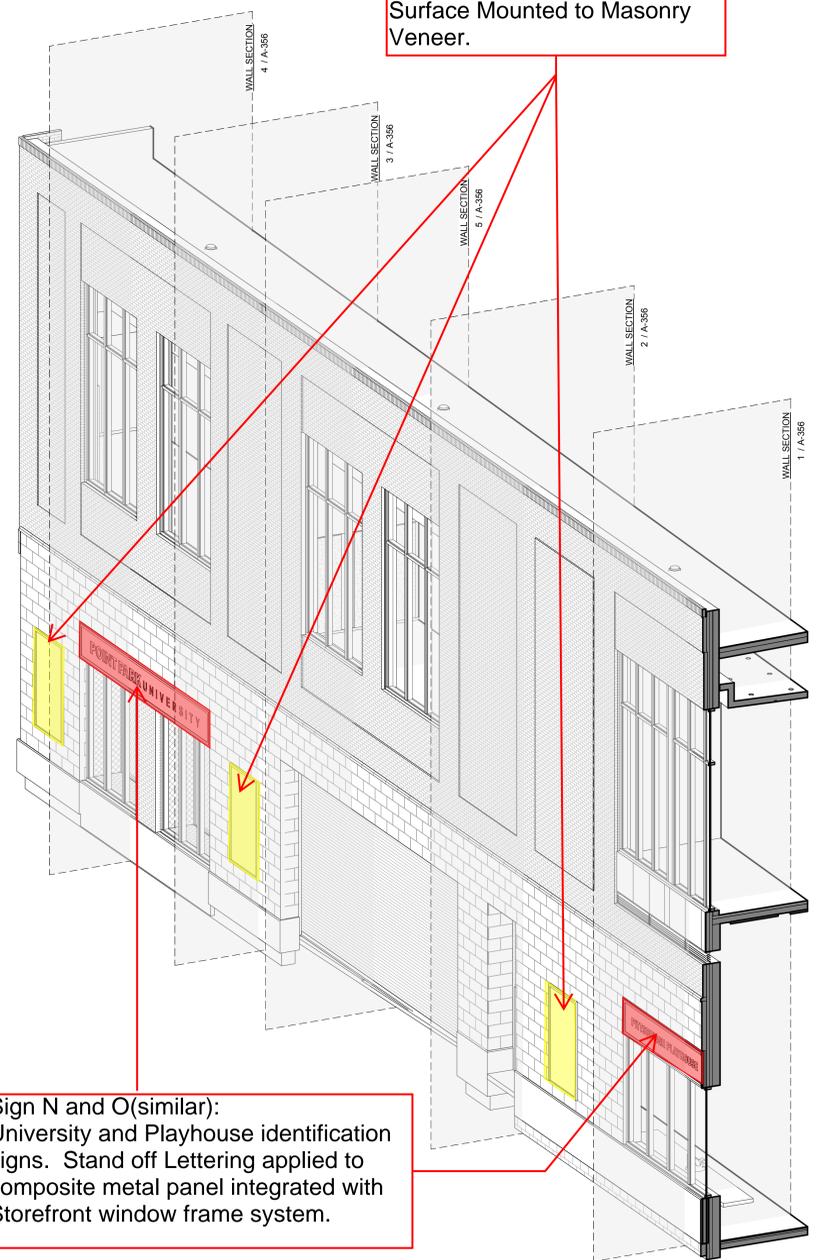
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Drawn by: Author

Point Park University
Pittsburgh Playhouse
350 Forbes Avenue
Planning Commission - HighWall Sign Submission
January 11, 2016

Issued / Revised		
No.	Date	Description
	09/28/2015	ISSUE FOR BID

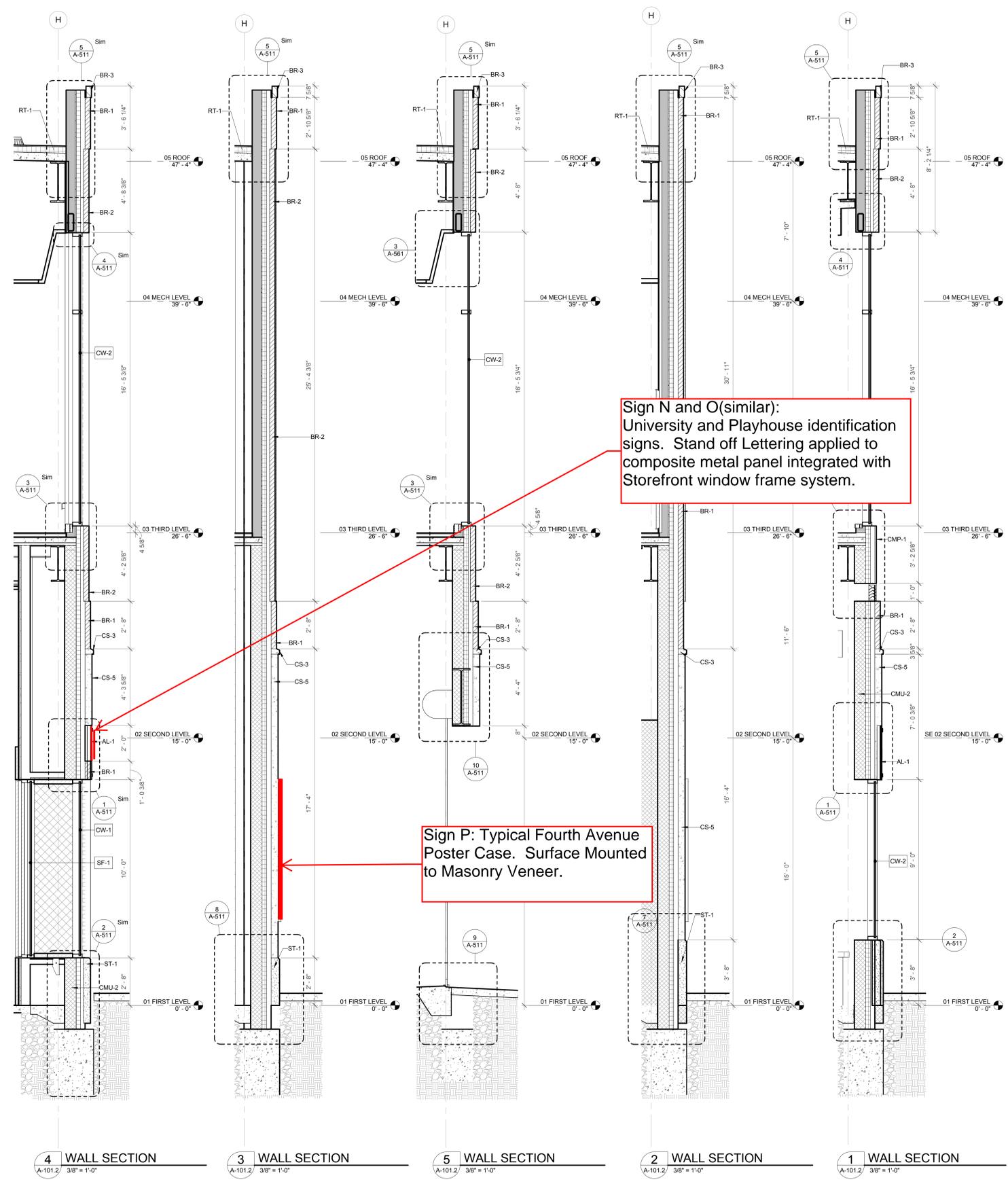
KEYNOTE LEGEND



Sign P1, P2, & P3:
 Fourth Avenue Poster Case.
 Surface Mounted to Masonry Veneer.

Sign N and O(similar):
 University and Playhouse identification signs. Stand off Lettering applied to composite metal panel integrated with Storefront window frame system.

Sign N and O(similar):
 University and Playhouse identification signs. Stand off Lettering applied to composite metal panel integrated with Storefront window frame system.



EXTERIOR WALL MATERIAL LEGEND		
Material: Mark	Material: Description	Material: Comments
AL-1	Aluminum	Dark Bronze
BR-1	Brick	
BR-2	Brick (Accent)	
BR-3	Brick Soldier Course	TO MATCH BR-1
CMP-1	Aluminum Composite Panel, Dark Bronze	
CMU-1	Concrete Masonry Unit	Smooth Face
CMU-2	Concrete Masonry Units	
CONC	Concrete	
CS	Cast Stone (brick cornice?)	
CS-2	Cast Stone Soldier Course	
CS-3	Cast Stone Trim	
CS-4	Cast Stone Units	12"x24"
CS-5	Cast Stone Units	12"x24" Notched
CS-6	Cast Stone Pier Cap	
EXGB-1	Exterior Gypsum Wall Board	
MS-1	ENGINEERED COLD FORM FRAMING	
ST-1	Limestone	Sandblasted

Sign P: Typical Fourth Avenue Poster Case. Surface Mounted to Masonry Veneer.

Checked by: Checker

Drawn by: Author

Client
Point Park University
Pittsburgh Playhouse

414 Wood Street,
 Pittsburgh, PA 15222
 Project No. 12095

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WALL SECTIONS

Partial Fourth Avenue Elevation

CD
A-356

POINT PARK UNIVERSITY

Pittsburgh Playhouse COMMUNITY PROCESS

The University has met with key community stakeholders regarding the proposed Pittsburgh Playhouse Building and Sign.

The Pittsburgh Downtown Partnership
Pittsburgh Downtown Community Development Corporation
Pittsburgh Cultural Trust
Ralph A. Falbo Inc.
Pittsburgh History & Landmarks Foundation

"The University's Playhouse project is essential to the decade's long effort to redevelop the blighted Fifth and Forbes corridor. The University's proposed signage for the Playhouse is both tasteful and exciting. It is perfect for such a special development that will be a jewel in the heart of Downtown Pittsburgh."

- Pittsburgh Cultural Trust Jan 1st, 2016



**DEPARTMENT OF CITY PLANNING
DEVELOPMENT ADMINISTRATION AND REVIEW (ZONING)**

Date Filed:

Office of the Zoning Administrator

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

(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: The Buncher Company		Phone Number: (412) 422-9900	
Address: 1300 Penn Ave. Suite 200	City: Pittsburgh	State: Pennsylvania	Zip Code: 15222
2. Applicant/Company Name: Same as Property Owner		Phone Number: ()	
Address:	City:	State:	Zip Code:
Applicant/Contractor ID:(assigned by the City)			
3. Development Name: Penn Liberty Plaza #2			
4. Development Location: Penn Ave. between 14th and 16th Street			
5. Development Address: 1400 and 1500 Penn Ave., Pittsburgh, PA			
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: 03/15 /15	Occupancy Date: / /	Project Cost: \$

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):

10. Select the Type of Work:

New Construction, New Renovation, Interior

New Construction, Renovation, Exterior

Change in Use Only Renovation, Change in Use

11. Describe the Development: Replacement of City of Pittsburgh Sidewalks within Right of Way including 4" concrete curb, 4" reinforced concrete sidewalk and Type I curb ramps per City of Pittsburgh Standard details. Private landscaping improvements on private property outside of the City of Pittsburgh ROW, including concrete paving.

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/>)



**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: _____ sq ft
 Existing to be Retained: _____ sq ft
 Retained Area to be Renovated: _____ sq ft
 To be Constructed: _____ sq ft
 Building Footprint: _____ sq ft

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

16. Number of Dwelling Units:
 Existing to Remain: _____ Proposed: _____

17. Lot Area: _____ sq ft

18. On Site Parking: N/A

	Existing	Proposed
Full (8 1/2' x 19')		
Compact (7 1/4' x 16')		
Handicap (13 1/2' 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



**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:

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: _____



**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 - 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



**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 – 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)

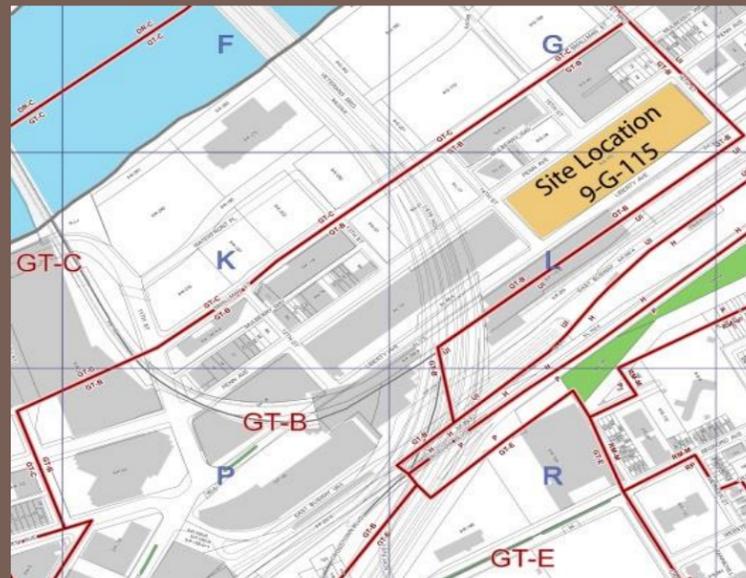
Food Safety Program
3901 Penn Avenue, Building #1
Pittsburgh, PA 15224
(412) 578-8044
www.achd.net/food/foodstart.html

Allegheny County Health Department (ACHD)

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

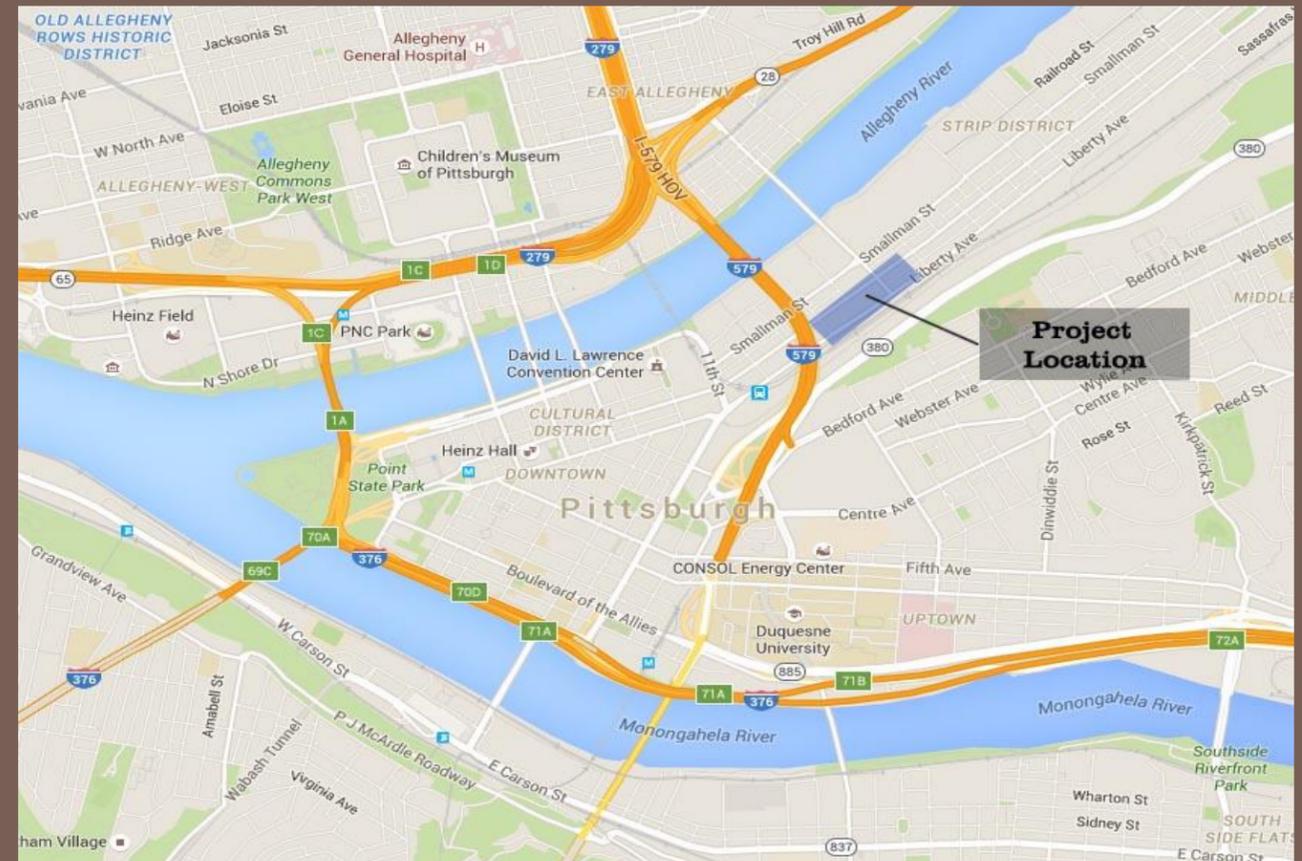
PENN LIBERTY PLAZA #2 SIDEWALK RENOVATIONS AND PRIVATE LANDSCAPING RENOVATIONS *PLANNING COMMISSION PRESENTATION*

ADDRESS:
PENN LIBERTY PLAZA #2
16TH STREET TO 14TH STREET
PITTSBURGH, PA 15222
ZONING DISTRICT- GOLDEN TRIANGLE-B
LOT BLOCK- 9-G-115



ZONING MAP

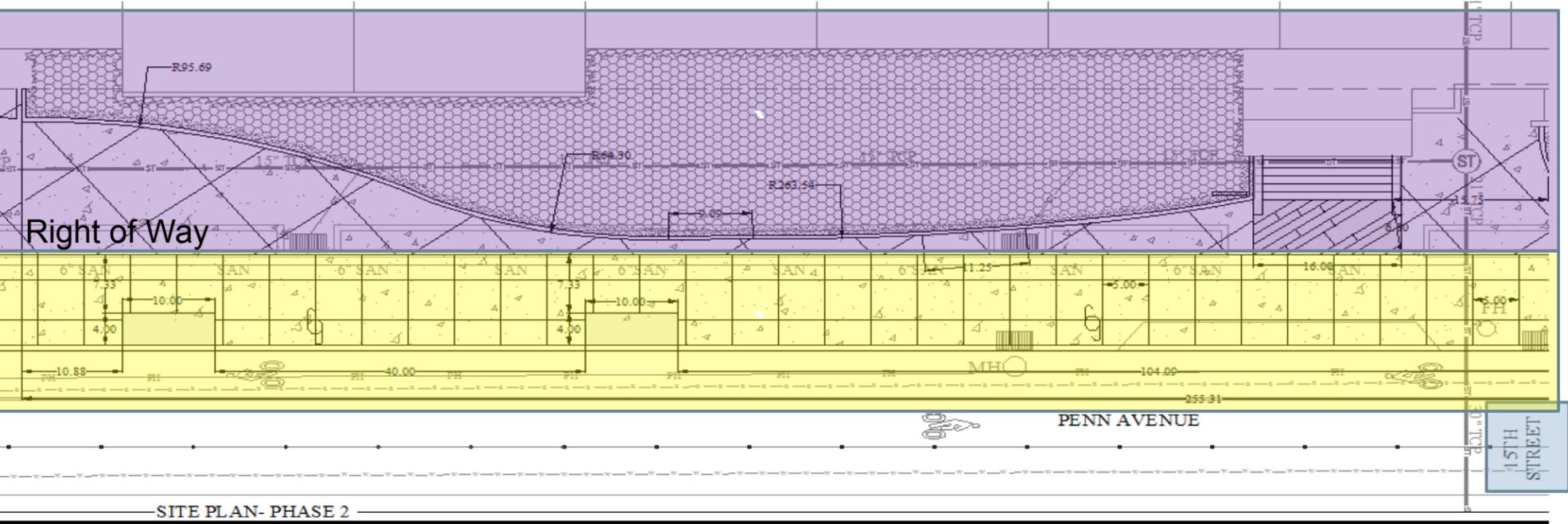
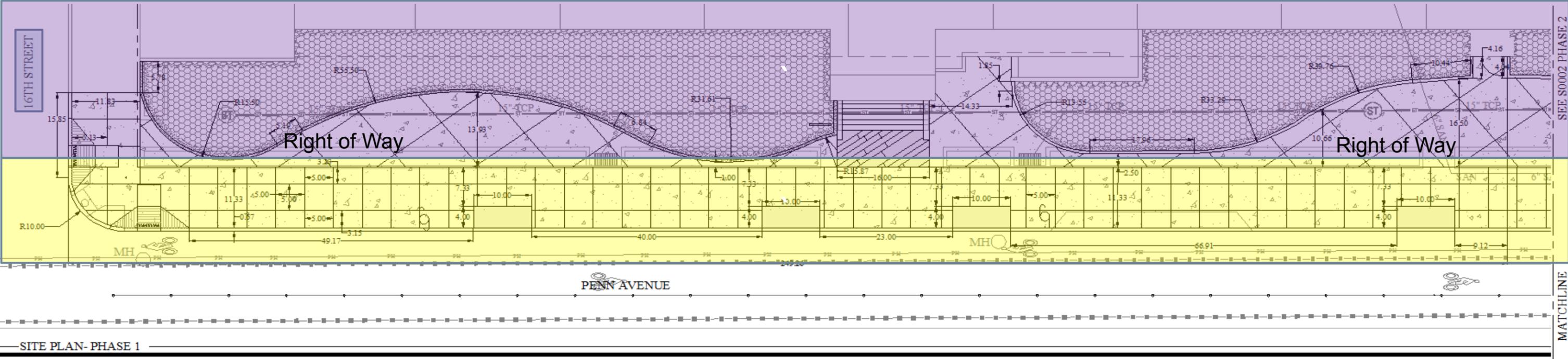
THIS PROJECT IS FOR PRIVATE PROPERTY LANDSCAPE IMPROVEMENTS AND SIDEWALK RENOVATIONS WITHIN THE CITY OF PITTSBURGH RIGHT OF WAY. PROJECT WILL INCLUDE BUT IS NOT LIMITED TO; REMOVALS, CONCRETE CURB INSTALLATION, CONCRETE PAVING, LANDSCAPE INSTALLATION, AND BUILDING ENTRANCE IMPROVEMENTS.



LOCATION MAP

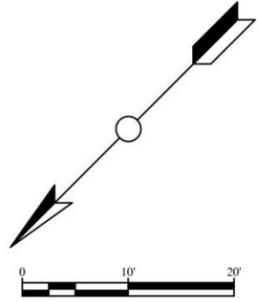
Site Plan

16th toward 15th street



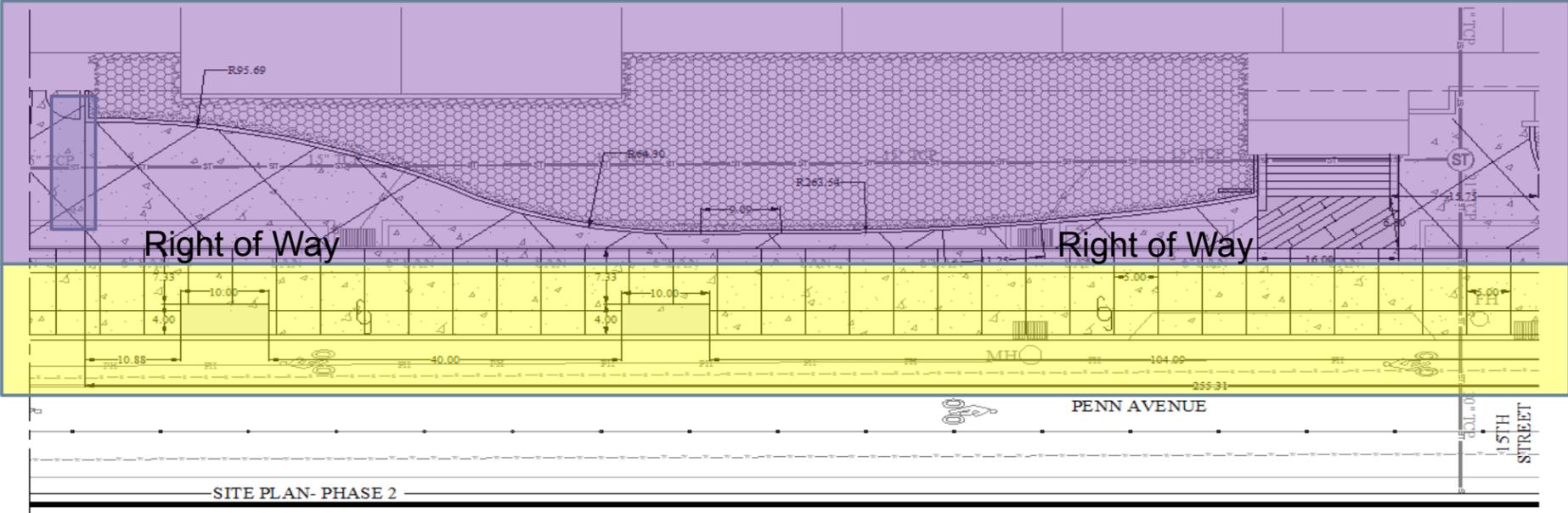
PUBLIC

PRIVATE



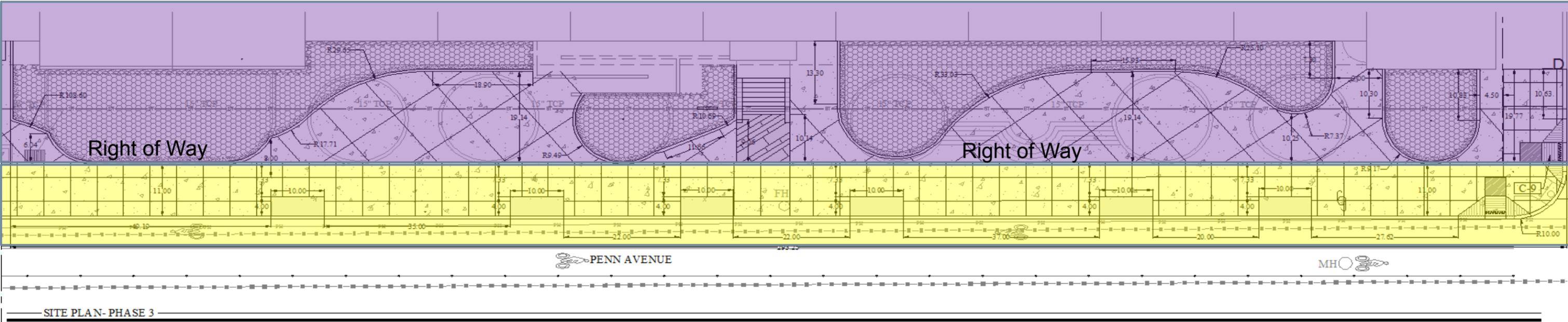
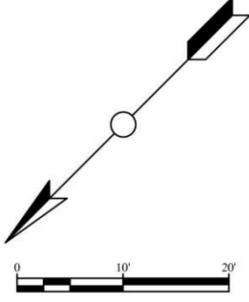
Site Plan

15th toward 14th street



PUBLIC

PRIVATE



Labeled Pictures



REMOVE AND REPLACE
EXISTING CURB AND
LANDSCAPING ISLANDS

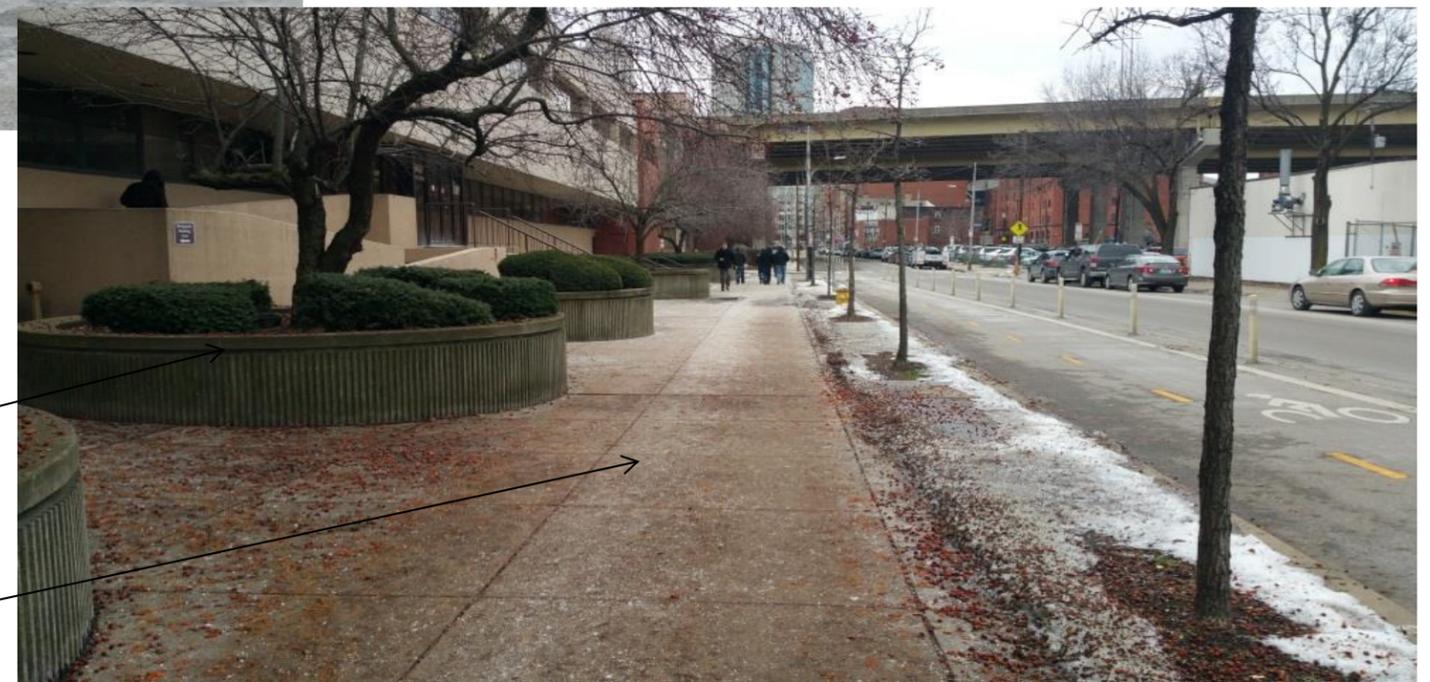
REMOVE EXISTING CURB

REPLACE EXISTING STAIRS

REPLACE EXISTING
CURB CUT

REMOVE EXISTING
PLANTERS

REPLACE EXISTING SIDEWALK



Labeled Pictures



REPLACE EXISTING STAIRS
WITH NEW LANDSCAPING
AREA

REMOVE EXISTING
CURB AND SIDEWALK
THEN REPLACE WITH NEW
CURB AND SIDEWALK

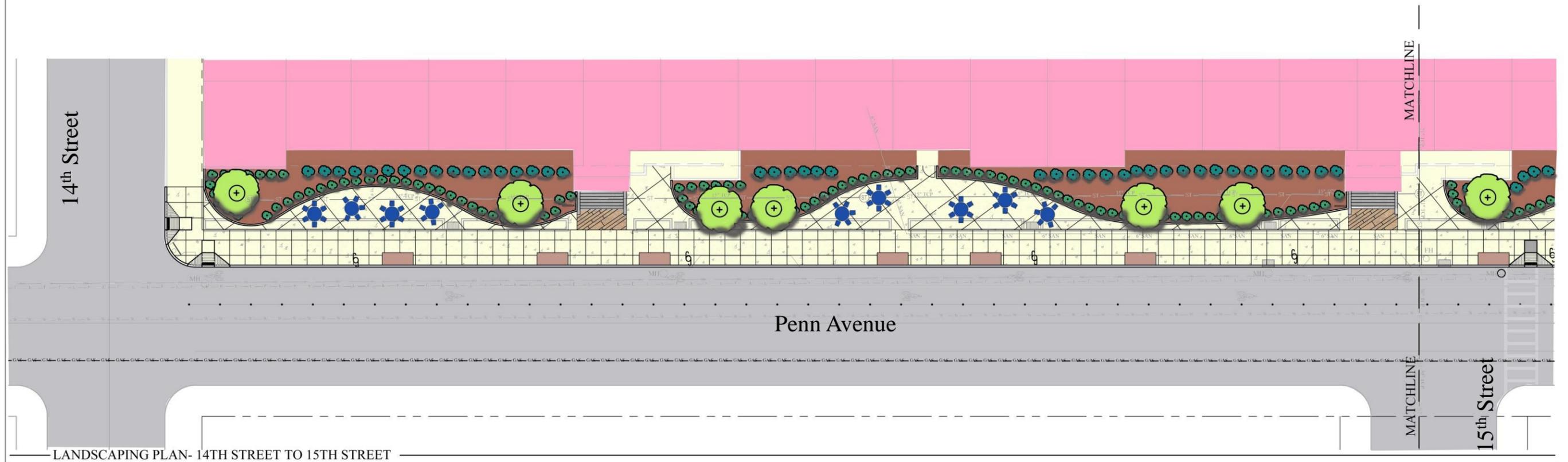


REMOVE EXISTING PLANTERS
REPLACE WITH NEW LANDSCAPING BEDS



REPLACE OLD
LANDSCAPING

Landscaping Plans- PRIVATE PROPERTY



Golden Rain Tree

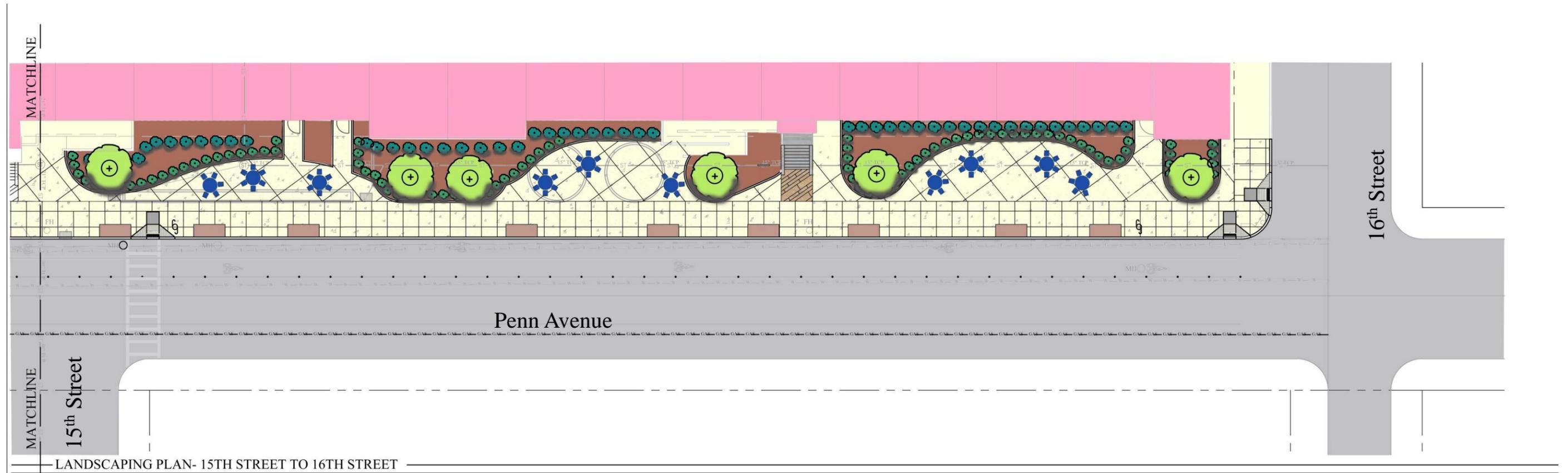


Wintergreen Boxwood



Mountain Laurel

Landscaping Plans- PRIVATE PROPERTY



Golden Rain Tree



Wintergreen Boxwood



Mountain Laurel

Perspective View



Existing View



Proposed Renovations

Building Materials

BIKE RACK
TABLES
MULCH
CONCRETE



Storm Water Management

The coverage for landscape and impervious surface for private and public landscaping

Total Site Area: 28,885.28 square feet or 0.66 Acres (Curb to Building Face)

Total Existing Green Space (previous) = 4,166.23 square feet

Total Existing Impervious = 24,719.05 square feet

The tree planters will not be reduced in number and shall meet the sizing of current city standards.

The landscape beds on the private portion shall be increased in size.

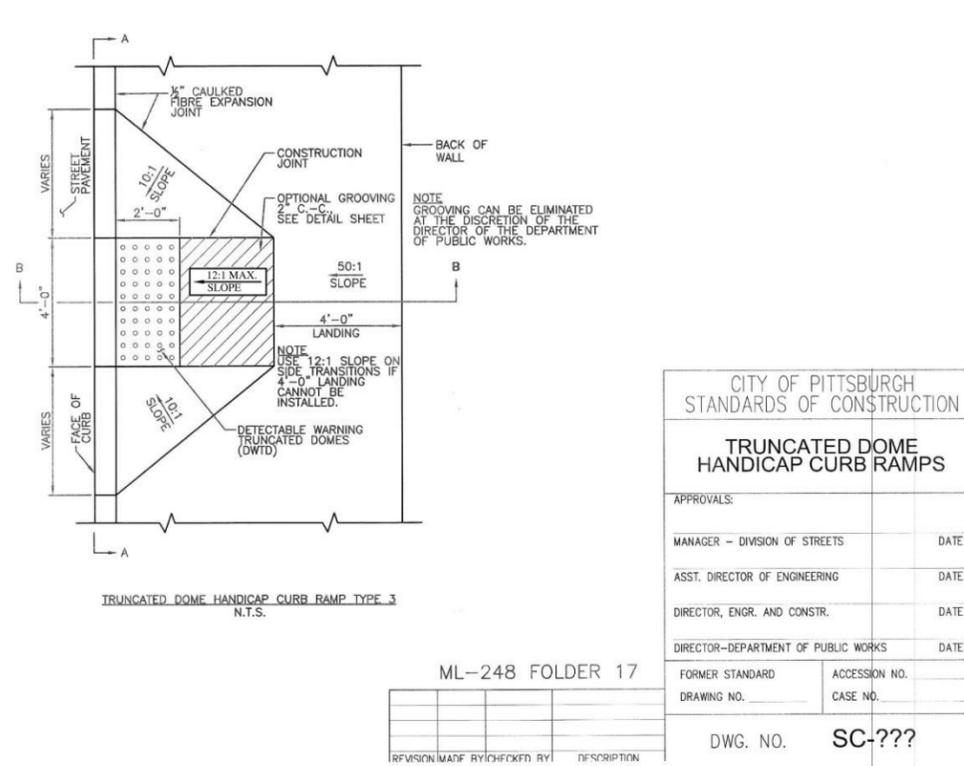
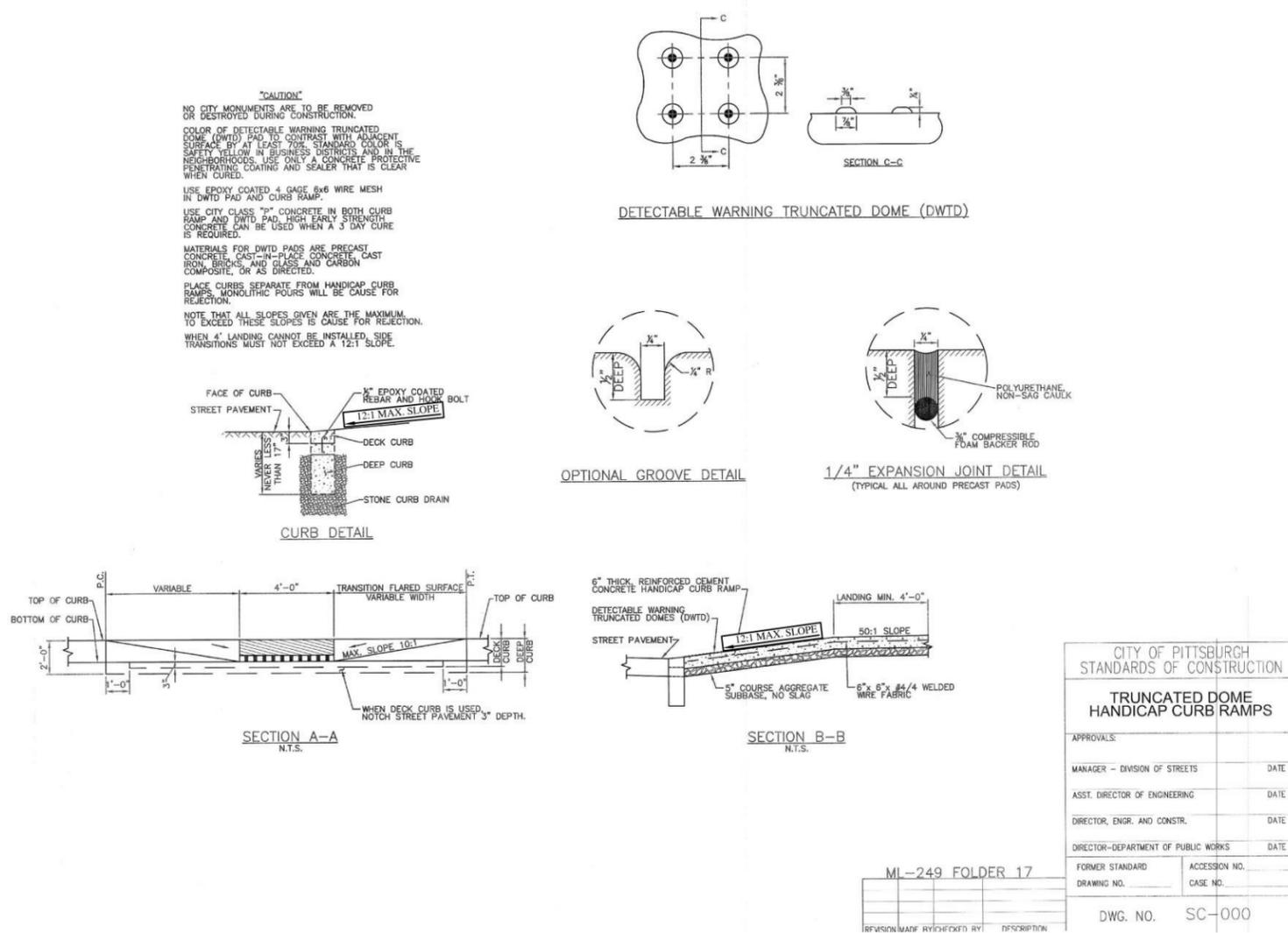
Total Proposed Green Space (pervious) = 9,668.71 square feet *(43% Increase in Green Space)

Total Proposed Impervious = 19,216.57

Deduction in Impervious = 5,502.48 (20% Reduction in Impervious)

In Conclusion: A reduction in impervious and an expansion of 5,502 square feet of landscaping beds shall provide a total reduction of storm water and reduce volumes of stormwater for this site..

Accessibility & Universal Design



Handicap ramps will be replaced at the 14th, 15th and 16th street intersections with Penn Avenue. The Handicap ingress and egress for building will not be modified. All proposed sidewalks and gathering areas have been designed accordingly to ADA guidelines and will be accessible throughout newly constructed facilities.



Existing Handicap entrance ramp into building. No changes proposed.

For more complete information on the Riverfront Interim Planning Overlay District (IPOD), please visit:

<http://pittsburghpa.gov/dcp/zoning/ipod/ipod5>