Site & Context

Location

- Liberty Ave
- Main St
- Gangwish St
- Stack Way
- Ella St
- Corday Way
- Howley St

SITE
85,700 SF
1.97 Acres

1. Community Market
2. Rite Aid
3. Liberty Beer
4. Bloomfield Bridge Tavern (Closed)
5. Bloomer's Laundromat

BLOOMFIELD SQUARE | ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION | JANUARY 11, 2021
Zoning
Zoning Map

Zoning Districts
- Riverfront
- Planned Unit Development
- Educational/Medical Institution
- Parks
- Hillside
- Neighborhood Industrial
- Urban Industrial
- Local Neighborhood Commercial
- Urban Neighborhood Commercial
- Single-Unit Attached Residential
- Multi-Unit Residential
- Single-Unit Detached Residential
- Two-Unit Residential
- Three-Unit Residential
- Zoning Districts Outlines

5/6/2021, 1:07:09 PM
0 0.15 0.30.07 mi
0 0.25 0.50.13 km
1:9,028
City of Pittsburgh
City of Pittsburgh

BLOOMFIELD SQUARE | ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION | JANUARY 11, 2021
ZONE CHANGE CRITERIA
The Criteria for review of a proposed amendment to the Zoning District Map or the text of the Zoning Code are set out in this section. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall be as follows:

1. The consistency of the proposal with adopted plans and policies of the city.
2. The convenience and welfare of the public.
3. The intent and purpose of this Zoning Code.
4. Compatibility of the proposal with the zoning, uses and character of the neighborhood.
5. The suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.
6. The extent to which approval of the proposed zoning map amendment will detrimentally affect nearby property.
7. The length of time the subject property has remained vacant as zoned.
8. Impact of the proposed development on community facilities and services.
9. The recommendations of staff.
**Planning**

Bloomfield Development Guidelines

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**Bloomfield Central Gateway Development Guidelines**

**June 2019**

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**GATEWAY DEVELOPMENT GUIDELINES**

On the Central Gateway / ShurSave site, the following four guidelines should be incorporated to connect and integrate future development with the surrounding neighborhood.

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1. **SITE GUIDELINES**

1.1 **Site Organization**

- Extend at least one pedestrian connection through the site.
- Extend either Stack Way or Corday Way through the site to create at least two buildings.

1.2 **Open Space**

- Set back one building segment to provide public open space along Liberty Avenue.
- Create at least one publicly-accessible open space along Liberty Avenue.

1.3 **Scale + Massing**

- Limit zoning requests for extra height to 4 stories.
- Do not allow buildings over 3 stories along Gangwish Street.
- The Liberty Avenue building facade should extend up to and follow the property line (zero setback).

1.4 **Vehicular Entry + Parking**

- Organize major vehicular garage and service entrances along Howley and Ella Streets.
- Do not allow major vehicular entrances along Liberty Avenue or Gangwish Street.
- Locate parking behind, under or inside buildings.

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**Potential Configurations**

The goal of the guidelines is integrating new development with the existing neighborhood, by limiting the scale of new buildings, connecting with the neighborhood street grid, and creating meaningful public open space at the gateway of the Liberty Avenue business district.

The Gateway Guidelines allow this goal to be interpreted in a variety of ways. Three potential strategies are illustrated here to demonstrate how the guidelines allow for different building sizes and configurations, and different ways to relate open space towards Liberty Avenue. These three configurations are further explored as Development Scenarios on page 22.

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**Central Open Space + Stack Way**

A central plaza anchors the gateway site, relating to the Bloomfield Bridge and creates an entrance to the existing business district.

**Ella Open Space + Stack Way**

A small plaza at Ella Street creates a gateway to the existing business district.

**Howley Open Space + Corday Way**

A plaza at Howley Street faces directly onto the Bloomfield Bridge.
On the Central Gateway / ShurSave site, the following four guidelines should be incorporated to connect and integrate future development with the surrounding neighborhood.

1. **Site Organization**
   - Extend at least one pedestrian connection through the site.
   - Extend either Stack Way or Corday Way through the site to create at least two buildings.

1. **Open Space**
   - Set back one building segment to provide public open space along Liberty Avenue.
   - Create at least one publicly-accessible open space along Liberty Avenue.

1.4 **Vehicular Entry + Parking**
   - Organize major vehicular garage and service entrances along Howley and Ella Streets.
   - Do not allow major vehicular entrances along Liberty Avenue or Gangwish Street.
   - Locate parking behind, under or inside buildings.

Limit zoning requests for extra height to 4 stories. Do not allow buildings over 3 stories along Gangwish Street. The Liberty Avenue building face should extend up to and follow the property line (zero setback).
Ground Floor Parking Allocation
Public Parking
25,000 GSF (60 Spaces)

Existing Avg. Sidewalk Widths
Liberty Avenue = 9'-8"
Howley Street = 6'-8"
Gangwish Street = 10'-0"
Ella Street = 9'-0"

Ground Floor Area Totals:
Grocery
28,000 GSF (Incl. Loading Dock)
Retail / F&B
10,500 GSF
Public Plaza
9,300 GSF

Proposed Avg. Sidewalk Width = 15'
Public Outreach
Community & City Outreach Timeline

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2/7/20</td>
<td>Press Release announcing purchase of former Shursave and adjacent properties</td>
</tr>
<tr>
<td>2/7/20</td>
<td>Bloomfield Development Corporation meeting with staff– Introduced ECHO</td>
</tr>
<tr>
<td>6/22/20</td>
<td>Press release announcing Shursave closing</td>
</tr>
<tr>
<td>6/22/20</td>
<td>Bloomfield Development Corporation Conversation-Updated staff on store closing</td>
</tr>
<tr>
<td>7/6/20</td>
<td>Press release announcing Community Market</td>
</tr>
<tr>
<td>7/7/20</td>
<td>Bloomfield Development Corporation Conversation-Updated staff on Community Market opening</td>
</tr>
<tr>
<td>3/23/21</td>
<td>Bloomfield Development Corporation- Informal presentation to staff of project goals and concepts</td>
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<tr>
<td>4/29/21</td>
<td>Bloomfield Development Corporation-Reviewed preliminary plans based on input from 3/23/21 meeting and the BDC Development Guidelines</td>
</tr>
<tr>
<td>5/13/21</td>
<td>Bloomfield Development Corporation Property &amp; Planning Committee, Councilperson Deb Gross, Lawrenceville United, Friendship Community Group – Presentation of preliminary plans and concepts</td>
</tr>
<tr>
<td>5/27/21</td>
<td>Bloomfield Development Corporation Conversation- Reviewed comments received at 5/13/21 mtg with staff and discussed modifications to plan.</td>
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<tr>
<td>7/1/21</td>
<td>Pre-Application Meeting with City of Pittsburgh Planning Department staff</td>
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<tr>
<td>7/30/21</td>
<td>Department of Mobility and Infrastructure Scoping Meeting for Traffic Impact Study</td>
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<tr>
<td>8/27/21</td>
<td>Bloomfield Development Corporation-Meeting with staff to update on scope for traffic study and discuss options related to zoning/use issues raised at Planning Dept mtg.</td>
</tr>
<tr>
<td>11/1/21</td>
<td>Bloomfield Development Corporation Development Activities Meeting – Zoom meeting attended by over 85 participants</td>
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ONGOING >