BLOOMFIELD SQUARE

Zone Change Proposal
City of Pittsburgh | Planning Commission

PITTSBURGH, PENNSYLVANIA
JANUARY 25, 2022
Site & Context

Property Lines

- NORTH
- Property Line
- Adjacent Site
- Not included in site and zoning application (owned by others)
- Property to be rezoned

Legend:
- Property Line
- Adjacent Site
- Not included in site and zoning application (owned by others)
- Property to be rezoned

DESCRIPTION

DATE: SCALE:
DRAWN BY: CHECKED BY:
APPROVED BY:
PROJECT NO:
DRAWING NO:

Situate In
Made For
ALTA/NSPS
LAND TITLE SURVEY
9TH WARD, CITY OF PITTSBURGH
ALLEGHENY COUNTY, PENNSYLVANIA

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BLOOMFIELD SQUARE | ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION | JANUARY 25, 2022
Zoning

Zoning Map

R1D-H
UI
UI
UI
P
UI
P
R1A-H
R1D-M
R1A-H
R1A-VH
EMI
P
H
LNC
R1A-VH
LNC
LNC
R1A-H
R1A-H
R1A-VH
R2-M
EMI
NDI
R2-VH
RM-M
P
H
P
RM-M
EMI
City of Pittsburgh Zoning Map

Allegheny County 2012; 2010 Imagery, County of Allegheny, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA

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
Single-Unit Detached Residential
Two-Unit Residential
Three-Unit Residential
Multi-Unit Residential
Zoning Districts Outlines

5/6/2021, 1:07:09 PM

0 0.15 0.30 0.07 mi
0 0.25 0.50 0.13 km
1:9,028
City of Pittsburgh
City of Pittsburgh

SITE

BLOOMFIELD SQUARE  |  ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION  |  JANUARY 25, 2022
ZONING MAP CHANGE
Bloomfield Square

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.
Site & Context
Property Rezoning

PROPERTY TO BE REZONED

Views along Ella Street
GATEWAY DEVELOPMENT GUIDELINES

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 face 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.

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.

- Central Open Space + Stack Way
  A central plaza anchors the gateway site, relates 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, creating a gateway to the existing business district.
Zoning
Zoning District Boundaries - Existing

- **LNC**
  - LOCAL NEIGHBORHOOD COMMERCIAL
- **NDI**
  - NEIGHBORHOOD INDUSTRIAL
- **R1A-H**
  - SINGLE UNIT ATTACHED RESIDENTIAL - HIGH DENSITY

**EXISTING BOUNDARY**

**@ECHO 2021**

**BLOOMFIELD SQUARE | ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION | JANUARY 25, 2022**
Zoning

Zoning District Boundaries - Proposed

LNC
LOCAL NEIGHBORHOOD COMMERCIAL

NDI
NEIGHBORHOOD INDUSTRIAL

R1A-H
SINGLE UNIT ATTACHED RESIDENTIAL - HIGH DENSITY

CONVERT ABANDONED PAPER ST

CONVERT AREA OF R1A-H TO LNC

PROPERTY LINE

PROPOSED BOUNDARY

R1A-H

LNC

BLOOMFIELD SQUARE | ZONE CHANGE PROPOSAL - CITY OF PITTSBURGH, PLANNING COMMISSION | JANUARY 25, 2022
Below Grade Parking Allocation
Public / Grocery Parking
61 Spaces
Residential Parking
139 Spaces

<table>
<thead>
<tr>
<th>Bike Storage</th>
<th>Residential</th>
<th>Grocery</th>
<th>Retail / F&amp;B</th>
<th>Plaza/Terrace</th>
<th>Parking/Servicing</th>
</tr>
</thead>
</table>

Planning
Basement (B)
Gangwish St
EE

REVISED R1A-H LINE
LNC
SCALE = N.T.S.
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 GUIDELINES**

1.1 **Site Organization**
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- 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.
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1.3 **Scale + Massing**
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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.
**Proposed Avg. Sidewalk Width = 15’**

**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

**Ground Floor Parking Allocation**
- Public Parking 25,000 GSF (60 Spaces)
HORIZONTAL DEMISING BETWEEN RETAIL & PARK / RESID.

Residential
Grocery
Retail / F&B
Plaza/Terrace
Parking/Servicing
## Public Outreach

### Community & City Outreach Timeline

- **2/7/20**
  - Press Release announcing purchase of former Shursave and adjacent properties

- **2/7/20**
  - Bloomfield Development Corporation meeting with staff– Introduced ECHO

- **6/22/20**
  - Press release announcing Shursave closing

- **6/22/20**
  - Bloomfield Development Corporation Conversation-Updated staff on store closing

- **7/6/20**
  - Press release announcing Community Market

- **7/7/20**
  - Bloomfield Development Corporation Conversation-Updated staff on Community Market opening

- **3/23/21**
  - Bloomfield Development Corporation-Informal presentation to staff of project goals and concepts.

- **4/29/21**
  - Bloomfield Development Corporation-Reviewed preliminary plans based on input from 3/23/21 meeting and the BDC Development Guidelines

- **5/13/21**
  - Bloomfield Development Corporation Property & Planning Committee, Councilperson Deb Gross, Lawrenceville United, Friendship Community Group – Presentation of preliminary plans and concepts

- **5/27/21**
  - Bloomfield Development Corporation Conversation- Reviewed comments received at 5/13/21 mtg with staff and discussed modifications to plan.

- **7/1/21**
  - Pre-Application Meeting with City of Pittsburgh Planning Department staff

- **7/30/21**
  - Department of Mobility and Infrastructure Scoping Meeting for Traffic Impact Study

- **8/27/21**
  - 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.

- **11/1/21**
  - Bloomfield Development Corporation Development Activities Meeting – Zoom meeting attended by over 85 participants

**ONGOING >**
BLOOMFIELD SQUARE

Thank You