May Sterns Residential Development

Planning Commission Presentation - January 11, 2022

City of Pittsburgh Department of City Planning
Project Zoning District

UNC – Urban Neighborhood Commercial

904.04.A Purpose

1. Serve a broader market than the immediate neighborhood;
2. Allow a range of development while controlling impacts on the neighborhood adjacent to them;
3. Ensure that new development fit within existing development patterns; and
4. Reinforce qualities of the built environment, such as the continuity of storefronts and pedestrian-oriented streetscape

904.04.C Site Development Standards
Sites in the UNC shall be developed in accordance with the following site development standards, provided that:

1. Residential compatibility standards of Chapter 916 – Not Applicable
2. The Environmental Performance Standards of Chapter 915 shall impose additional restrictions on development
3. New development shall be allowed to use Contextual Setbacks and Contextual Building heights in accordance with Section 925.06 and 925.07

4. Table

| Minimum Lot Size | 0 |
| Maximum Floor Area Ratio |
| ‘Within 1,500’ of Major Transit Facility | 4:1 Required; 3.7:1 Provided |
| Lot Coverage Maximum | NA |
| Front Setback | 0 Required; 0 Provided |
| Rear Setback | 20’ (Not adj. to Way) |
| Rear Setback | 0’ (Adj to Way) |
| Exterior Sideyard Setback (Min) | None Required |
| Interior Sideyard Setback (Min) | None Required |
| Maximum Height |
| ‘Within 1,500’ of Major Transit Facility | 60’ not to exceed 4 stories |

5. Special Exception for Height in UNC

a. Maximum height |
| Total Height Proposed | 85’, not to exceed 6 stories |
| 74’-6”, 6 Stories |

b. The site shall not be within 200’ of any property zoned residential

c. The site shall be sufficiently separated from property zoned Residential - Not Applicable

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Parking Regulations
914.02.A  Parking Schedule
   1. Residential  1 per Unit
   2. Retail 1/500sf above 2,400sf

914.04 – Off Street Parking Reduction Areas
   East Liberty – 50% Reduction for any use except Residential

914.05.E – Parking Reduction for Bicycle Parking
The reduction in the number of automobile spaces shall be reduced by no more than 1 space for each bike parking space, but by no more than 30% of the total required spaces.

914.07.G.2  Special Exceptions
The Zoning Board of Adjustment shall be authorized, in accordance with the Special Exception provisions of Sec. 922.07, to consider and approve any alternative to providing off-street parking spaces on the site of the subject development if the applicant demonstrates to the satisfaction of the Zoning Board of Adjustment that the proposed plan will result in a better situation with respect to surrounding neighborhoods, citywide traffic circulation and urban design than would strict compliance with otherwise applicable off-street parking standards.
   b. Location
      i. No off-site parking space shall be located more than one thousand (1,000) feet from the primary entrance of the use served, measured along the shortest legal, practical walking route. This distance limitation may be waived by the Zoning Board of Adjustment if adequate assurances are offered that van or shuttle service will be operated between the shared lot and the primary use.

Project Parking Calculation
Residential Units - 38 Units x 1/Unit = 38 Spaces
Retail Spaces - 2,190sf + 1,528sf = 3,718sf - 2,400sf = 1,318sf / 500sf = 2.6 Vehicles x 50% Reduction = 1.3 Vehicles
Bike Parking Reduction - 38 Spaces x 30% = 11.4 ; 38 - 11.4 = 27 spaces

Total Parking Count = 27 + 2 = 29 Spaces
Parking Provided Remotely - 40 Lease Spaces at Eastside Bond (690’ from Property)

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Accessible Units
Type A Unit 1
Type B Units 37
Total Units 38

Affordable Units
No. 26, 27, 36, 37
Total Units 4
T.O. Parapet 74'-6"
T.O. Parapet  74'-6"

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City of Pittsburgh Department of City Planning
June 28, 2021

Zoning Board of Adjustment
200 Ross St.
4th Floor
Pittsburgh, PA 15219

RE: Zone Case 156 of 2021
DCF-ZDR-2021-05875
5947 Penn Avenue

To whom it may concern:

As the Councilman representing the East Liberty neighborhood, I met with McKnight Realty Partners, the applicants for Zone Case 156 of 2021, to discuss their proposed project to expand on the existing May Stern Building and Kelly Strayhorn Theater at 5947 Penn Avenue, adding a 6-story, mixed-use building with an affordable housing component and supportive local retail.

I support this project and believe it will positively impact the East Liberty community, adding new neighbors to the area while keeping the Kelly Strayhorn and the historic May Stern Building intact. As such, I urge the Zoning Board of Adjustment to approve the Special Exception that is being requested by McKnight Realty Partners for this project.

Respectfully,

Reverend Ricky V. Burgess
Pittsburgh City Council