A. PROJECT INFORMATION

1. APPLICATION IS: ☑ Development Project   ☐ Protest Appeal

2. STAFF REVIEW DATE: 11/19/2021

3. SITE INFORMATION

Development Address: 525 S Aiken Avenue
Parcel ID(s)/Lot-and-Block Number(s): 51-L-035; 51-L-025; 51-R-179
Project Description: New construction of 12-story, 132-feet high multi-unit residential building with 131 dwelling units and 57 integral parking spaces

3. CONTACT INFORMATION

Applicant Name: Ryan Indovina
Applicant Contact (phone and email): rdi@indovina.net

B. ZBA HEARING INFORMATION

Zone Case # Click here to enter text. of Click here to enter text.
Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.
Zoning Designation: UNC and RM-H
Neighborhood: Shadyside
Zoning Specialist: Kevin Kunak

C. ZBAREQUESTS

Type of Request: Variance
Code Section: 903.03.D.2
Description: Min. Lot Size Per Unit – 750 SF permitted; approx. 159 SF requested

Type of Request: Variance
Code Section: 903.03.D.2
Description: Min. Front Setback is 25 feet; approx. 2’-6” requested

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Type of Request: Variance  
Description: FAR in UNC when located within 1,500 ft of a Major Transit Facility permitted to be 4:1; approx. 5.1:1 requested

Type of Request: Variance  
Description: Maximum height in the UNC when located within 1,500 ft of a Major Transit Facility permitted to 60’ not to exceed 4 stories; 132’ and 12 stories requested

Type of Request: Variance  
Description: 99 parking spaces required with Bicycle reduction; 57 spaces requested

Type of Request: Variance  
Description: 45 bicycle parking spaces required; 32 requested

Type of Request: Special Exception  
Description: Min. Interior Sideyard Setback required to be 15’; 0 requested

Type of Request: Special Exception  
Description: Structures or portions of structure shall not exceed 50’ or 4 stories in height when located within 50 feet of property zoned R1A; Greater than 40’; 7 stories proposed

Type of Request: Special Exception  
Description: Structures or portions of structures shall not exceed 50’ or 4 stories in height when located 51’ to 100’ from property zoned R1A; 132’ and 12 stories requested
Project Teocalli
Residential Development
Mozart Management
South Aiken Avenue
Pittsburgh, PA 15232
06.04.2021
Project Teocalli - Mozart Management

Project Teocalli is located at a significant and unique site within the context of the Baum and Centre Avenue corridor. Visible from multiple major approach points, the project has the potential to make a significant contribution to the neighborhood’s built environment and continue the stature of the adjacent Arlington, Coronado, and Shadyside Hospital structures as gateways along the major Liberty, Baum, Centre, and South Aiken Avenue corridors.
Site Location - Neighborhood

The contemplated building consists of a twelve (12) story (149,100 sf) structure above street grade on South Aiken Avenue. There are two stories of parking (approximately 57 spaces) and back of house areas that run along Claybourne Street. The building will feature studio, one and two bedroom rental apartments (131 in total), common area amenities, several terraces and other outdoor spaces to capture light and create an indoor/outdoor connection. Approximately 13,800 sf of commercial/office/amenity space is located at street level which will activate the street scape connecting the users of the building with the community. The building is expected to achieve not less than LEED Silver certification.
Site Analysis

Topographic Survey
Site Analysis

City of Pittsburgh RM-H Zoning

RM-H (Multi-Unit Residential - High Density) is intended to:

encourage development and redevelopment while preserving the character of existing residential neighborhoods.

Min. Lot Size 1,800 SF
Min. Lot Size/Unit 750 SF
Min. Front Setback 25 FT
Min. Rear Setback 25 FT
Min. Exterior Sideyard Setback 25 FT
Min. Interior Sideyard Setback 10 FT (Excluded with abutting wall)
Max. Height 85 FT, (9 Stories Max)

Exceptions/Additional Guidelines:

-When a dwelling is “attached” to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.
Site Analysis

City of Pittsburgh R1A-VH Zoning

R1A-VH (Residential - Very High Density) is intended to:
encourage development and redevelopment while preserving the character of existing residential neighborhoods.

<table>
<thead>
<tr>
<th>Description</th>
<th>Minimum Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Side</td>
<td>1,200 SF</td>
</tr>
<tr>
<td>Min. Lot Size/unit</td>
<td>400 SF</td>
</tr>
<tr>
<td>Min. Front Setback</td>
<td>5 FT</td>
</tr>
<tr>
<td>Min. Rear Setback</td>
<td>15 FT</td>
</tr>
<tr>
<td>Min. Exterior Sideyard Setback</td>
<td>5 FT</td>
</tr>
<tr>
<td>Min. Interior Sideyard Setback</td>
<td>5 FT</td>
</tr>
<tr>
<td>Max. Height</td>
<td>40 FT (3 Stories Max.)</td>
</tr>
</tbody>
</table>

Exceptions/Additional Guidelines:

- Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density residential and nonresidential development located near residential and H Districts; and

- When a dwelling is “attached” to one (1) or more separate dwelling units on separate lots by a party wall or separate abutting wall the required interior sideyard setback shall be zero on the abutting or party wall side.
Site Analysis

City of Pittsburgh UNC Zoning

UNC (Urban Neighborhood Commercial District) is intended to:

(1) Maintain the small scale and rich diversity of neighborhood-serving commercial districts, (2) Promote and enhance the quality of life in adjacent residential areas, and (3) Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

FAR 3.1 [FAR]
Max. FAR 4.1 (when located within 1,500 ft of major transit facility)
Min. Front Setback None Required
Min. Rear Setback 20 FT (unless not adjacent to road/alley)
Min. Exterior Sideyard Setback None Required
Min. Interior Sideyard Setback None Required
Max. Height 60 FT (4 Stories Max) (when located within 1,500 ft of major transit facility)

Exceptions/Additional Guidelines:

-The Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density Residential and nonresidential development located near Residential and H Districts;

-New development shall be allowed to use Contextual Setbacks and Contextual Building Heights in accordance with the provisions of Sec. 925.06 and Sec. 925.07. Article VI and Chapter 925 contain a complete description of site development standards and a listing of exemptions to various standards.

-Regardless of the maximum height limit imposed by the zoning district standards of this Code, applicants shall be allowed to use a contextual height limit. The allowed contextual height may fall at any point between the (zoning district) maximum height limit and the average height of the buildings that exist on adjoining lots that are oriented on the same side of the street as the subject lot. If the subject lot is a corner lot, the contextual height may fall at any point between the (zoning district) maximum height limit and the building height that exists on the adjoining lot that is oriented on the same side of the street as the subject lot. If lots on either side of the subject lot are vacant, the height that “exists” on such vacant lots shall be interpreted as the maximum height limit that applies to the vacant lot. Items listed in Section 925.07.C - Exemptions from Height Standards shall not be used to determine Contextual Height. This provision shall not be interpreted as requiring a greater minimum heights or lower maximum heights than imposed by the underlying zoning district, and it shall not be interpreted as allowing buildings heights that would conflict with Residential Compatibility Standard height limits of Chapter 916. Where bonus provisions of this code permit height that also qualifies as contextual height, the contextual height provisions of this section may only be used above the maximum allowable bonus height when the necessary requirements to achieve the bonus height have been met.
Site Analysis

City of Pittsburgh Baum-Centre Corridor
The Baum-Centre Corridor overlay is intended to:

1. Procedure

The procedures listed hereunder shall be followed in the review and approval of IPOD Project Development Plans in the Baum-Centre IPOD District.

(a) The applicant shall file an application for the IPOD Project Development Plan with the Zoning Administrator.

(b) The Administrator shall prescribe the required form and content of application plans and documents, which may be in schematic or preliminary form and which may include a site plan; building elevations; construction materials; building and site perspective drawings; information on building size, height and proposed uses; traffic generation characteristics; and other plans and information sufficient to illustrate the proposed development and its relation to adjacent buildings, streets and open spaces.

(c) The application for the IPOD Project Development Plan shall include all of the requirements contained in this chapter of the Zoning Ordinance and all applicable requirements contained in other provisions of this Zoning Ordinance;

(d) At a public meeting, the Planning Commission shall take testimony on the proposed Project Development Plan. A public hearing before the Planning Commission on the proposed IPOD PDP may also be held at either the request of the Planning Director, or by the request, in writing, of any Community Organization registered with the Zoning Office, or by petition signed by twenty-five (25) residents, property owners or merchants within the IPOD district.

(e) In the event that the Planning Commission approves an IPOD PDP, the Commission, where applicable, shall include a description of the specific site improvements, off-site mitigation measures, and development and operating characteristics upon which its approval is conditioned, and these conditions shall be binding upon the applicant and shall be considered to be part of the Project Development Plan.

(f) The Administrator shall not authorize zoning approval of an application for an occupancy permit for development until the Commission has approved the IPOD Project Development Plan.
Site Analysis

City of Pittsburgh Baum-Centre Corridor (CONT.)
The Baum-Centre Corridor overlay is intended to:

2. Review Criteria

The Planning Commission shall consider the following twelve (12) criteria as part of its review of any IPDC Project Development Plan. The Planning Commission may deny any plan that does not adequately address one (11) or more of these criteria.

(a) The proposed development must include commercial facilities, where such facilities would maintain and continue the existing retail patterns;

(b) The proposed development must address compatibility with existing residential areas;

(c) The proposed development must make provision for adequate parking, considering available transit alternatives and support services, make provision for adequate vehicle access and loading areas;

(d) The proposed development must adequately address traffic impacts in relation to street capacity, intersection classification, and existing and projected traffic volumes and address reasonable alternatives that would enable traffic to be directed away from residential districts;

(e) The proposed development must adequately address pedestrian traffic generation, proposed pedestrian circulation facilities and patterns, including but not limited to, provision for adequate sidewalk capacity on and off site, provision for appropriate pedestrian safety on- and off-site;

(f) The proposed development must adequately address access to public transportation facilities, including, but not limited to, provision for safe pedestrian access to and from transit stops, and pedestrian circulation patterns which encourage the use of public transit, and on-site facilities for alternative means of transportation such as bicycles or van pools;

(g) The proposed development must adequately address the preservation of historic structures and significant features of existing buildings, including, if applicable, the retention and reuse of structures which are locally or federally designated historic structures; retention and reuse of significant structures, provided that such preservation requirements may be waived by the Administrator if the applicant shows that use of such structure is no longer economically or physically viable; and retention and reuse of structures which contribute to the character of an historically significant area;

(h) The proposed development must adequately address architectural relationships with surrounding buildings, including provision for appropriate building siting, massing, facade treatment, materials, proportion, and scale;

(i) The proposed development must address micro-climate effects of proposed development, including, but not limited to, wind velocities, sun reflection and sun access to streets, existing buildings, and public and private open space;

(j) The proposed development must be sensitive to views and view corridors, including, if applicable, important views along major public streets, views from surrounding private properties, and views to and from significant public places, such as parks, open spaces, or campus areas;

(k) The proposed development must adequately address the location development and functions of open space, including, but not limited to, provision for additional open space where necessary for light and air to adjacent properties, provision for additional open space where desirable to lessen pedestrian impacts and increase safety, or maintenance of existing open spaces which serve these same purposes;

(l) The proposed development must address the project’s compatibility and conformance with any overall master plans accepted by the City Planning Commission, that address area development.
Site Analysis

Setbacks
The diagram below illustrates the zoning requirements regarding setbacks within the (3) distinct zoning districts found within the confines of the newly consolidated lots comprising the site.
Site Analysis

Height Restrictions
The diagram below illustrates the zoning requirements regarding building height within the (3) distinct zoning districts found within the confines of the newly consolidated lots on the site.
Site Analysis

Building Massing Study
Permitted By Right

Design

RM-H
65’ x 65’ = 4,225 SF / Floor
4,225 SF x 9 Stories = 38,025 SF (Building 1)

R1A-VH
80’ x 30’ = 2,400 SF / Floor
2,400 SF x 3 Stories = 7,200 SF (Building 2)

UNC
42’ x 120’ = 5,040 SF
5,040 SF x 6 Stories = 30,240 SF (Building 3)

Total
38,025 SF + 7,200 SF + 30,240 SF = 75,465 SF Total

Design Considerations

- Adheres to RM-H, R1A-VH, and UNC Height Restrictions and Setbacks

*Area calculations determined without consideration for circulation, public spaces, parking, etc.
Site Analysis

Building Massing Study
Proposal to maximize site and land area

Design
This diagram indicates the building massing scheme initially considered.

115’ x 120’ = 13,800 SF / Floor

13,800 SF x 12 Stories = 165,600 SF

*Area calculations determined without consideration for circulation, public spaces, parking, etc.
Site Analysis

Building Massing Study
Volume Reduction

Design
This design showcases a large building footprint with an internally facing courtyard space.

115’ x 120’ = 13,800 SF / Ground Floor

115’ x 120’ - (47’ x 59’) = 11,027 SF / Upper Floors (11)

13,800 SF + 121,297 SF = 135,097 SF

*Area calculations determined without consideration for circulation, public spaces, parking, etc.
Site Analysis

Building Massing Study
Volume Reduction

Design
This design develops the previous courtyard design and adds step-backs to provide additional balcony spaces while promoting a contextual building height.

- 13,800 SF x 1 Storey
- 11,243 SF x 2 Stories
- 10,803 SF x 4 Stories
- 9,395 SF x 3 Stories

= 107,683 SF

*Area calculations determined without consideration for circulation, public spaces, parking, etc.*
Site Analysis

Contextual Building Massing Study

Nearby 10 Story Building
Site Analysis

Contextual Building Massing Study

Nearby 10 Story Building
Site Analysis

Solar Study

March 21st - 9 am
March 21st - Noon
March 21st - 3 pm

June 21st - 9 am
June 21st - Noon
June 21st - 3 pm
Site Analysis

Building Massing Study

Arlington Apartments

Shaebyside Hospital/ Coronado Apartments

Proposed Building

Zoning Height Restrictions
Site Analysis

Transportation Access
The diagram below illustrates the variety of transportation options available to the site. This diagram is an important part of the Zoning review process as it illustrates potential solutions to parking needs as well as permitting larger scaled options than would be permitted within the base zoning district regulations.
Site Analysis

View from Aiken Ave. and Claybourne St.
Site Analysis

View from Aiken Ave. and Claybourne St.
CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Location: 525 South Aiken Avenue
Ward: 7

Permitted Occupancy: Multiple Dwelling - Four (4) one-family Units
Four Parking Stalls

Owner: Arlington Corporation
Address: 525 S.Aiken Ave., Pgh., Pa. 15232

Lessee
Address

Permission is hereby granted for the occupancy above described.

September 26, 1968

No. 20912

Superintendent, Bureau of Building Inspection.
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Applicant Contact (phone and email): rdi@indovina.net

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Date of Hearing: Click here to enter a date. Time of Hearing: Click here to enter text.
Zoning Designation: UNC and RM-H
Neighborhood: Shadyside
Zoning Specialist: Kevin Kunak

C. ZBA REQUESTS
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TRIP GENERATION

David E. Wooster and Associates, Inc. County: Allegheny
2 East Crafton Avenue Municipality: Pittsburgh
Pittsburgh, PA 15205 Client Code: #4053

Land Use Code: 231 Description: Mid-rise residential with ground floor commercial
Setting: Dense multi-use urban

Number of dwelling units: 109
X = # of dwelling units

Page: 420 AM Peak Hour (adjacent street between 7 and 9 a.m.)

\[ \ln(T) = 4 \]

\[ T = 22 \text{ AM Peak} \]

239% entering = 9
61% exiting = 13

Page: 421 PM Peak Hour (adjacent street between 4 and 6 p.m.)

Equation: Not given Average rate 0.28

\[ T = 31 \text{ PM Peak} \]

44% entering = 14
39% exiting = 17
TRIP GENERATION

David E. Wooster and Associates, Inc.
2 East Crafton Avenue
Pittsburgh, PA 15205

County: Allegheny
Municipality: City of Pittsburgh
Client Code: #4053

Land Use Code: 822
Description: Strip retail plaza
Setting: Dense multi-use urban

SF Gross Leasurable Area: 1381
X = 1,000 Square Feet Gross Leasurable Area

Page: 229 ADT
Equation: \( T = 42.2(x) + 229.68 \)
\[ \begin{align*}
T &= 288 \quad \text{ADT} \\
50\% \text{ entering} &= 144 \\
50\% \text{ exiting} &= 144
\end{align*} \]

Page: 230 AM Peak Hour (adjacent street between 7 and 9 a.m.)
Equation: \( \ln(T) = 0.66 \ln(X) + 1.84 \)
\[ \begin{align*}
T &= 8 \quad \text{PM Peak} \\
60\% \text{ entering} &= 5 \\
40\% \text{ exiting} &= 3
\end{align*} \]

Page: 231 PM Peak Hour (adjacent street between 4 and 6 p.m.)
Equation: \( \ln(T) = 0.71 \ln(X) + 2.72 \)
\[ \begin{align*}
T &= 20 \quad \text{PM Peak} \\
50\% \text{ entering} &= 10 \\
50\% \text{ exiting} &= 10
\end{align*} \]
TRIP GENERATION

David E. Wooster and Associates, Inc.  County: Allegheny
2 East Crafton Avenue  Municipality: City of Pittsburgh
Pittsburgh, PA 15205  Client Code: #4053

Land Use Code: 712
Description: Small Office Building
Setting: Dense multi-use urban

SF Gross Floor Area: 7253
X = 1,000 Square Feet Gross Floor Area

Page: 679 AM Peak Hour (adjacent street between 7 and 9 a.m.)
Equation: Not given
Average rate 3.33
\[ T = 24 \text{ AM Peak} \]
% Distribution not available (use from 710)
87% entering = 21
13% exiting = 3

Page: 680 PM Peak Hour (adjacent street between 4 and 6 p.m.)
Equation: not given
Average rate 1.52
\[ T = 11 \text{ PM Peak} \]
17% entering = 2
83% exiting = 9
CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Location: 527 - 529 South Aiken Avenue

Ward: 7

Permitted Occupancy: Eight one Family Apartments

Owner: Arlington Corporation

Lessee: Address

Permission is hereby granted for the occupancy above described.

September 29, 1964

No. 18048

Assistant Superintendent, Bureau of Building Inspection.
CERTIFICATE OF OCCUPANCY
CITY OF PITTSBURGH

Location 515 South Aiken Avenue
Permitted Occupancy 9 story multiple Family Dwelling with 169 units and 10 Commercial Areas on first floor.
Owner Arlington Corporation
Lessee
Address 515 S. Aiken Ave., Pgh., 15232 Pa.
Address

Permission is hereby granted for the occupancy above described.

September 13, 1973

26965

No.

Superintendent, Bureau of Building Inspection

check mark