PREPARED FOR:
Planning Commission
Hearing and Action

PROJECT NAME:
Duffield Street Duplexes

DATE:
April 2022

Project Information

- Zoning District: R2-L Two Unit Residential Low Density
- Neighborhood(s): Stanton Heights and it borders Morningside
- Ward: 10
- Parcel Number: 82-E-50
Site | Macro Site
Approved Variances.

Variance 1:
- 5,000 sf minimum lot size required, six new lots with areas ranging from 3,017 sf to 3,458 sf proposed

Variance 2:
- Minimum front setback 30’, 20’ requested for primary structures, and 0’ requested for accessory parking.
- Minimum interior side yard setback 5’, 0’ requested for primary structures and 2.5’ requested for accessory parking

Variance 3:
- Maximum 10’ retaining wall required, 16’ requested

NOTE: All Variances Approved on March 15th, 2022. Hearing Date was February 3rd, 2022
Proposed Design: Floor Plans.

- First Floor Plan
  - 845 SF

- Second Floor Plan
  - 775 SF

- Third Floor Plan
  - 880 SF
Proposed Design: Elevations.

Front Elevation.

Side Elevation.

Average Front Grade Calculation: \( 976.98' + 978.57' + 977.29' = 2932.84' / 3 = 977.613' \) average grade.
Proposed Design: Elevations.

Rear Elevation.

Side Elevation.

Side Wall will act as a retaining wall for 1st unit as well as the other units that are underground.
Proposed Design: Elevation.

The scale of the home is approximately the same size as neighboring homes (2-3 Stories – under 40’).
The density was recently approved for the variances requested; Front Yard Setback Reduction, Side Yard Setbacks Reduction, Retaining Wall Max Height.
Proposed Materials

- Brown/Red Brick (1st Floor of Homes)
- White Fiber Cement Flat Panels (Unit 2 Front Façade)
- Light Grey Fiber Cement Flat Panels (Unit 1 Front Façades)
- Front Door (Colors different for Each Unit)
- Tan Fiber Cement Lap Siding (Unit 2 Front and Side Façades)
- Brown Fiber Cement Lap Siding (Unit 2 Front and Side Façades)
- Light Grey Fiber Cement Lap Siding (Unit 1 and 2 Side Façades)
- Front Door (Colors different for Each Unit)
Proposed Design: Render.

- Parking Screened by Landscaping and Stairs. 1 Internal Spot and 1 External Spot for each Home.
- Proposed Lighting on Façade for Safety
Proposed Design: Render.
Proposed Design: Render.
Construction Management Plan.
Accessibility and Universal Design.

Staff would like to see universal design more thoughtfully integrated into the townhome design. While staff acknowledges the topographical challenges of the site, they noted the difficulty that individuals would have in accessing the units from the street. Is there a way to incorporate access other than through the garages?

- There is no way to have universal design incorporated into the design due to the hillside. Users can enter in from the garage and or the front stairs. Due to the cost an elevator is cost prohibitive, also providing a compliant ramp into the home is not feasible, which hinders the real value of the elevator.
Meetings with Community:

The design team and Owner have met with the community members from the MACC and Stanton Heights Neighborhood Association. They have also attended the zoning variances hearing to voice any concerns over the project.

Meeting Dates:
• August 3rd, 2021
• October 18th, 2021

Zoning Variance Hearing:
• Jan 3rd, 2021
Stormwater Management Summary

Stormwater is collected on site, treated and discharged into the sewer system.
E&S Plan has been approved by the Conservation District.
Stormwater Plan has been approved by the City of Pittsburgh.
• Existing site property boundary.
• Existing site features.
• Existing site topography.
• Existing site utilities.
• Existing tree/vegetation survey.
Natural landforms shall be maintained to the maximum extent possible.

• Achieved by providing a terraced retaining wall
• Achieved by allowing the building to step with the landscape.
• Achieved by where possible not changing existing grade at the extent of the property. Grade in these locations follows exiting.
• A geotechnical investigation was completed and recommendations in that investigation were followed.

The proposed development shall employ foundations that include ground contours, embankments, vegetation or other such measures.

• Achieved by providing a building that steps with the landscape.
• Achieved by vegetating to the greatest extent possible on site. This includes:
  • Steep Slope Plantings above and adjacent to retaining walls.
  • Shrubs, plantings and lawns around the buildings.
  • Street Trees along Duffield Street.

Development shall be set back fifty (50) feet in both directions from the edge of the SS-O boundary when it occurs at either the Ridgeline or Base.

• Front setbacks and site grading provided are similar to others in the area.
Steep Slopes Analysis:

Existing Site Plan

Proposed Site Plan
Natural drainage patterns shall be maintained to the extent physically possible.

- The site was only graded where needed to develop the site.
- Stormwater conveyance, treatment and revegetation was used to mimic the existing condition to the greatest extent possible.

Stormwater runoff from impervious surfaces shall be collected and transported from the site rather than directed or allowed to flow onto adjacent properties or rights-of-way.

- Stormwater is collected on site, treated and discharged into the sewer system.
- E&S Plan has been approved by the Conservation District.
- Stormwater Plan has been approved by the City of Pittsburgh.
(C-130)
• Sanitary Duffield Street
• Water Duffield Street
• Electric Phone and Cable Overhead Duffield Street
The proposed development shall minimize impervious surfaces.

- Achieved by vegetating to the greatest extent possible on site. This includes:
  - Steep Slope Plantings above and adjacent to retaining walls.
  - Shrubs, plantings and lawns around the buildings.
  - Street Trees along Duffield Street.
  - Replacement trees will be provided at an offsite location.
  - Stormwater treatment is provided to offset runoff from impervious surfaces that could not be avoided.

Vegetation removal solely to create views is prohibited; views to the site shall be considered to be as important as views from the site.

- Vegetation removed is necessary because of grade changes needed to develop the site. It is not designed to create views.
- The site is being revegetated to the greatest extent possible.

The proposed structure shall minimize the need for vegetation removal with the exception of invasive species.

- Vegetation removed is necessary because of grade changes needed to develop the site.
- The site is being revegetated to the greatest extent possible.

Vegetation with similar appearance and growing requirements as existing proximate vegetation (excepting invasive species) or native species shall be employed in revegetating the site.

- The site is being vegetated to the greatest extent possible.
- Landscape plan was reviewed and revised based upon City Forester comments.
Tax parcel 0082-E-0005 will be divided into 6 new lots plus the residual.
Retaining Wall Summary

- A tiered wall system is proposed, which will be a segmental wall system and double crib wall.

- The left side of the site is the tallest portion of the retaining wall required:
  - First (Lower) Segment:
    - 989.25' → 999.25' = 10' Tall
  - Second (Higher) Segment:
    - 1002.65' → 1012.50' = 9.85' Tall

- The only section that is taller than 10’ (in red) which would be required for the two segmental walls to work, due to the steepness of the site. This small segment would be approx. 15.7' tall.
  - This has already been approved by the Zoning Board of Adjustments

- The site walls will have all the required railings in place to prevent falls from any height.

- We also have landscaping in between the first and second tier of the walls which reduces the overall height visibility
CRIB WALL - SECTION VIEW

Column 5 : Station 12.01 - 15.01

REFER TO UPPER WALL PROFILE FOR DOUBLE & SINGLE CRIB ZONE

Pedestrian Handrail as required (by others)
Refer to RW-2.

Nominal Slope

1011.68

12.0 ft

P-L

Durahold 2 Coping Unit

Durahold2 Standard Unit

#57 gravel, well graded (max. 1.5" size),
free draining (max. 5% fines) gravel
Compacted to 96% GSP
(+/- 2% opt. moisture content)

1010.36

16.0 ft

Durahold2 Tieback Unit

Durahold 2 Deadman Standard Unit

Durahold 2 Deadman Standard Unit

Durahold 2 Tieback Unit

finish grade
approx. 989.50

6.0 ft

160.0 ft

111.0 ft

2A limestone, well graded (max. 1.5" size),
free draining (max. 5% fines) gravel
Compacted to 96% GSP
(+/- 2% opt. moisture content)

4" Perforated Drain
Connect to positive outlet

Undisturbed native material or Engineered Fill
Min. 3500 psi Allowable Bearing Capacity is required.
Unusable material to be removed and replaced under entire
footprint of wall (facing and crib
zone) at 1/10:1 down to competent subgrade.
Contact.

Primary Contacts.

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Locations.

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Thank you for your time!
Questions?