May Sterns Residential Development
Planning Commission Presentation - April 19, 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

<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Floor Area Ratio</td>
<td>4:1 Required; 3.7:1 Provided</td>
</tr>
<tr>
<td>Lot Coverage Maximum</td>
<td>NA</td>
</tr>
<tr>
<td>Front Setback</td>
<td>0 Required; 0 Provided</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>20’ (Not adj. to Way)</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>0’ (Adj to Way)</td>
</tr>
<tr>
<td>Exterior Sideyard Setback (Min)</td>
<td>None Required</td>
</tr>
<tr>
<td>Interior Sideyard Setback (Min)</td>
<td>None Required</td>
</tr>
</tbody>
</table>

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 | 85’, not to exceed 6 stories |
| Total Height Proposed | 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
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### Brick Masonry Walls (3) Wythes w/Plaster STC 50 (1 layer) + (2nd per layer) Total STC 62 (Max 65)

**Performance**: 106dBA - 62 - 38dBA  
**Result**: Quiet Conversation

<table>
<thead>
<tr>
<th>SOUND PRESSURE (dBA)</th>
<th>SOURCE DESCRIPTION</th>
<th>SENSATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>130-120 dBA</td>
<td>Jet Aircraft at 100', Bass Drum at 5'</td>
<td>Physical Pain</td>
</tr>
<tr>
<td>120-100 dBA</td>
<td>Thunder, Artillery, Elevated Train</td>
<td>Deafening</td>
</tr>
<tr>
<td>100-80 dBA</td>
<td>Loud Street Noise, Police Whistle</td>
<td>Very Loud</td>
</tr>
<tr>
<td>80-60 dBA</td>
<td>Cocktail Party, Noisy Office Average Street Noise</td>
<td>Loud</td>
</tr>
<tr>
<td>60-40 dBA</td>
<td>Noisy Home, Inside General Office Conversation</td>
<td>Moderate</td>
</tr>
<tr>
<td>40-20 dBA</td>
<td>Quiet Radio, Private Office Quiet Conversation</td>
<td>Faint</td>
</tr>
<tr>
<td>25-1 dBA</td>
<td>Rattle of Leaves, Soundproof Room</td>
<td>Whisper</td>
</tr>
<tr>
<td>0-1 dBA</td>
<td>Threshold of Audibility</td>
<td></td>
</tr>
</tbody>
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