50 26th Street Residential Development

Planning Commission Presentation

City of Pittsburgh Department of City Planning
Project Zoning District

RIV-IMU - Riverfront Industrial Mixed Use Sub-District
The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

904.04.C Site Development Standards
1. Table
   Front Setback 0'-0" Required; 10'-0" Provided
   Front Setback over 65’ 10'-0" - Entire building set back 10'-0" from grade to top
   Rear Setback 0'-0" Required; 0'-0" Provided
   Base Height 60'-0"; 75'-6" Provided
   Maximum Height 90'-0"; 75'-6" Provided

2. Bonus Height - 905.04.K.1
   a. 1 Point = 10'-0” of Additional Height
      On Site Energy Consumption
      On Site Energy Generation
      Affordable Housing
      Rainwater Capture - Stormwater Management via on site retention +1 Point
      Managing at least 50% of first (2) inches of runoff from impervious surfaces using preferred Stormwater Management Installations
      Utilizing Green Infrastructure with at least 50% native plant species
      Neighborhood Ecology
      Public Art
      Urban Fabric - Convertible Ground Level +1 point
      Structured parking designed to allow for conversion to non-parking uses
      Transit Oriented
   b. Project Point Total - 2 Points for 20'-0” Additional Height

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Residential Units + Retail = 180 Stalls
180 Cars x 50% (RIV) x 30% Bike Parking = 63 Required
4 ADA + 19 Compact + 67 Standard = 90 Cars
41 Stackers + 90 Cars = 131 Provided
Bike Parking - 179 Units / 3 = 60 Required / 60 Provided
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Accessible Units: 4
Type A Units: 4
Type B Units: 175
Total Units: 179

Affordable Units: 18
Types: 10, 15, 16, 21, 31, 36
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