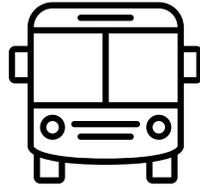


Move



Restore



Energize



Thrive



Planning Education Series

From Plans to Development

THE ROLE OF CITY PLANNING

Corey Laymen, Derek Dauphin, Stephanie Joy
Everett, and Eric Booth

Department of City Planning

April 2019



Overview

- Introduction
- Comprehensive Plan
- District / Neighborhood Plans
- Community Engagement
- Zoning

Who are we? (Professionally)

Eric A. Booth, AIA

- President of Desmone Architects in Lawrenceville
- BArch Cornell University
- Practicing Architect 20 years, Business Owner 15 years
- Contextual Design Advisory Panel (CDAP)
- Affiliations: EACC, NSLC, PDP, AIA, CLC, GBA, NCARB



Corey Layman, AICP

- Assistant Director of City Planning and Pittsburgh's Zoning Administrator
- 15 years working in Planning, Affordable Housing, and Urban Design in Pittsburgh
- Helped to lead the overhaul of Pittsburgh's Design Review program, the development of Riverlife's Design Guidelines and Riverfront Zoning, and the development of the Performance Points goal-based zoning.



Who are we? (Professionally)

Derek Dauphin

- Undergraduate degrees in Psychology and Biology
- Masters in Urban & Regional Planning, Portland State
- International and consultancy experiences
- City of Portland, Bureau of Planning and Sustainability
- City of Pittsburgh, Department of City Planning



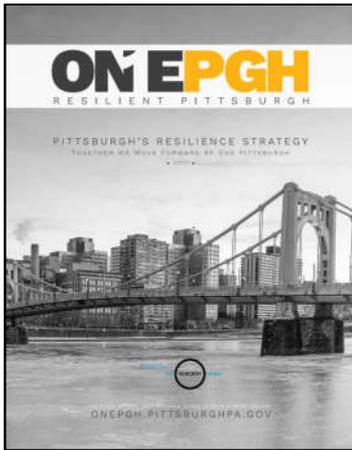
Stephanie Joy Everett

- Undergraduate degrees in Psychology
- Masters Studies in Community Planning
- International experiences
- City of Yuma, Department of Community Development
- City of Pittsburgh, Department of City Planning



What Does City Planning Do?

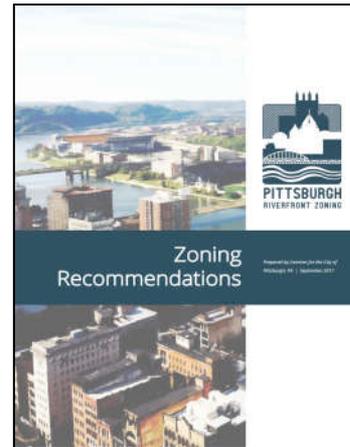
“The Department of City Planning performs the processes and functions that create an orderly, timely, environmentally sustainable, and consistent development of public and private property within the City.” (+More)



Citywide Policy



District Level Planning



Regulations & Enforcement



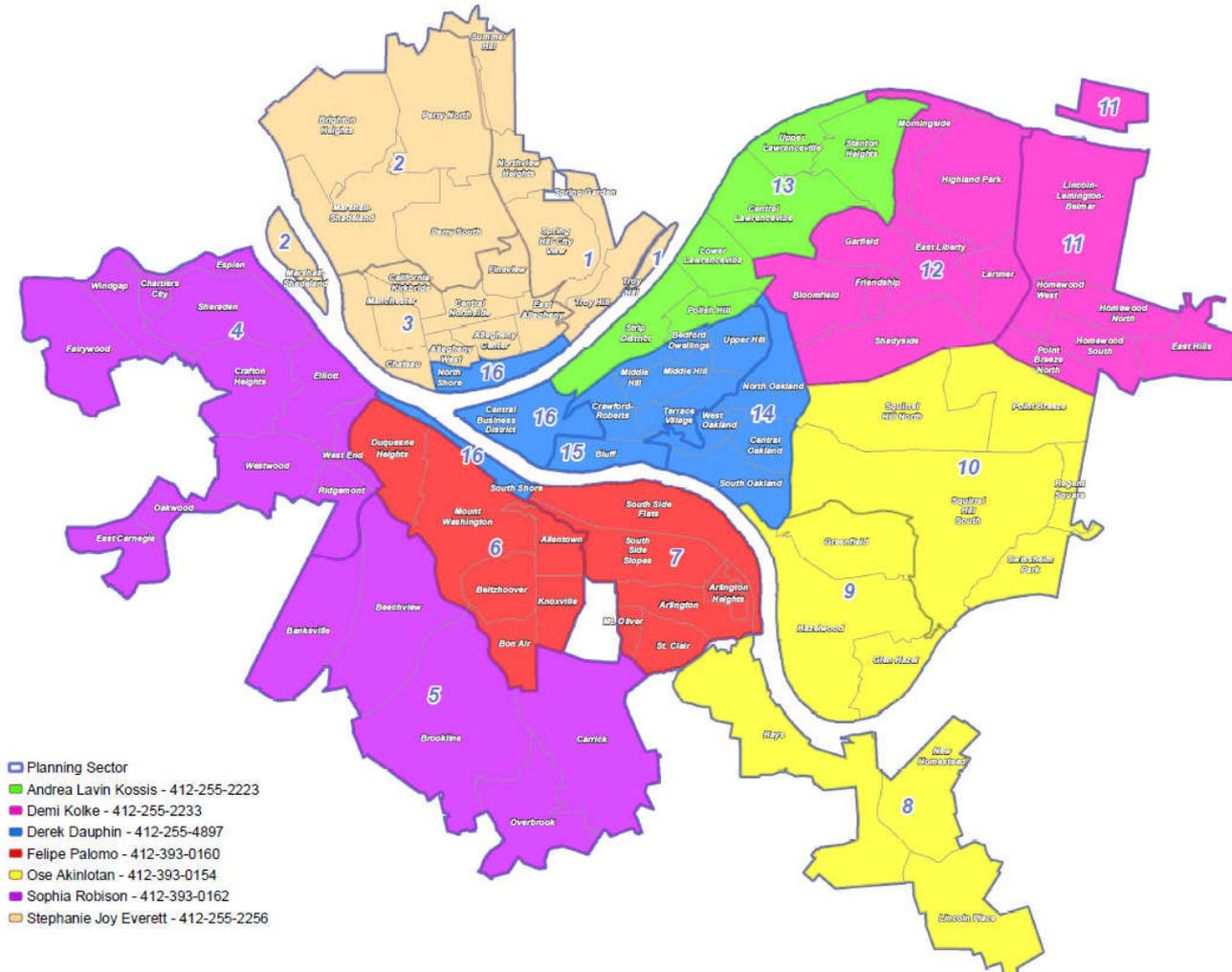
Projects



5 divisions with ~50 staff

- Strategic and Neighborhood Planning
- Zoning and Development Review
- Sustainability & Resilience
- Public Art & Civic Design
- Geographic Information Services
- Community Affairs

Strategic Planning



Citywide Teams: Environment, Open Space, Housing, ADA

What Do Planners Do?

Develop plans and coordinate implementation.

Liaise with community for many planning processes.

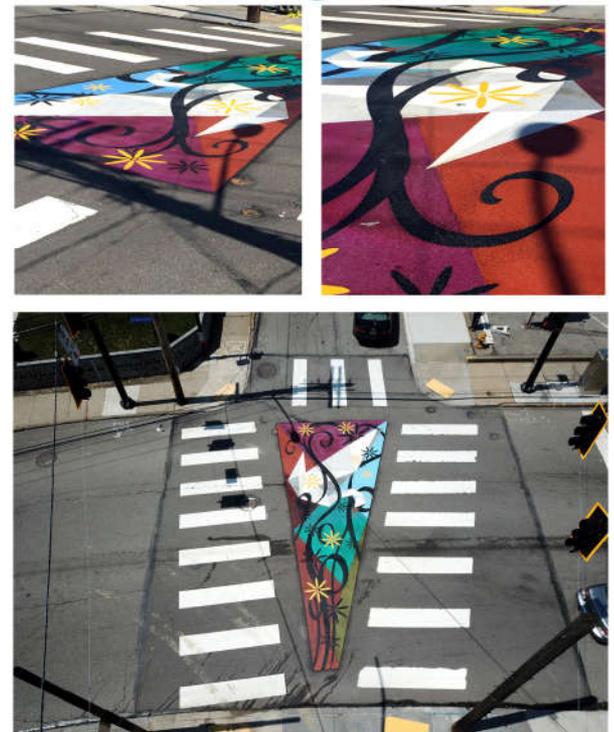
Educate on development matters.

Connect developers and neighborhood groups.

Special focus on city-wide policy or project.

DCP-Led Initiatives

- Affordable Housing Task Force
- Broadway Ave Public Realm Plan
- Uptown Public Art Program
- Carrick Intersection Project
- Art Plan and Related Initiatives



Planning Framework

- Comprehensive Plan – citywide, major topics
 - Cultural Heritage & Historic Preservation
 - Open Space, Parks, & Recreation
 - Forthcoming: Land Use, Economic Development, Mobility
- Sets direction of city's development for 10-20 year period through goals, policies, actions.
- Organizes City departments, programs, initiatives.

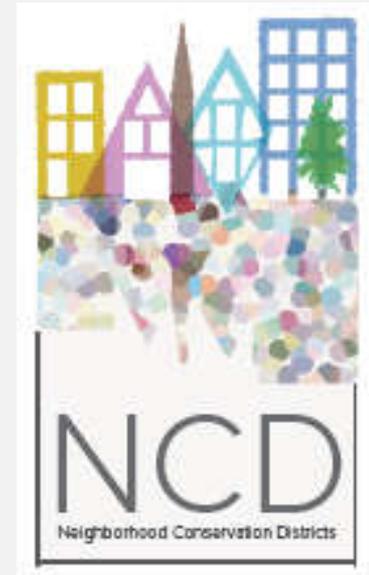


Different Levels of Planning

Comprehensive and Neighborhood Plan Topics	Culture & History	Open Space	Economic Dev.	Housing	Mobility
Implementation Examples					
Regulations	Conservation districts	Greenways, Adopt-a-Lot	Zoning Code	Bonuses, inclusionary housing	TDM, Sidewalk standards
Public Projects	Install Heritage Signs	Build playgrounds	Public realm projects	Build housing	Traffic Safety Projects
Public Programs	Façade grants, Public Art	Park planning, Lot adoption	Renewables Installation Training	Tax Credits, Abatement	Mode Priorities
Community Programs	Create history kiosks	Programs, maintain spaces	Business attraction / retention	Provide info, advocate for projects	Hold events, install racks
Private Development	Build over old structure	Incorporate plaza in project	Startup / collab space	20% of units at 60% AMI	10 ft sidewalks, bike facilities

Planning Framework

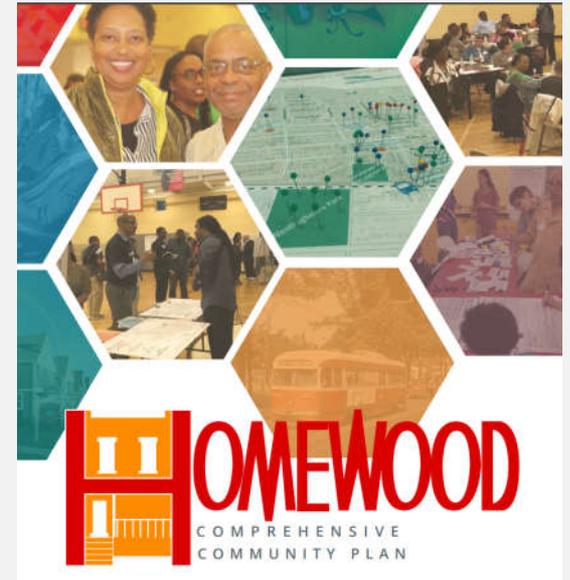
- District Plans (e.g., EcoInnovation District)
 - Community
 - Development
 - Mobility
 - Infrastructure
- Translate citywide policy and goals to a specific geography with unique context, conditions, opportunities.
- Often the basis of new zoning, projects, programs, used in the review of development projects.



Neighborhood Planning

DCP-Led Neighborhood / District Plans

- Uptown / West Oakland EcoInnovation District Plan (adopted September 2017)
- Homewood (ongoing)
- Hazelwood (ongoing)
- Manchester/Chateau (ongoing)
- Next: Hill District and Oakland (starting in 2019)



Neighborhood Planning Program

- Community-driven
- Encourage public process
- Formalizing greater community input in Board and Commission decisions
- Formalizing greater community input in Capital Budget decisions



Neighborhood Plan Guide

The goals of the guide are to:

- Improve communication about City-led neighborhood planning processes;
- Share information with the public about neighborhood planning processes and what to expect from them;
- Clarify roles and responsibilities for all involved; and
- Align plans and outcomes with EcoDistricts, Sustainable Development Goals, and other external standards.

Co-Creation Approach

Agency staff work with community stakeholders to develop the plan. Consultants provide technical support as needed.

Steering Committee

Action Teams

Residents

Community

Agencies

Development

Businesses

Mobility

Services

Infrastructure

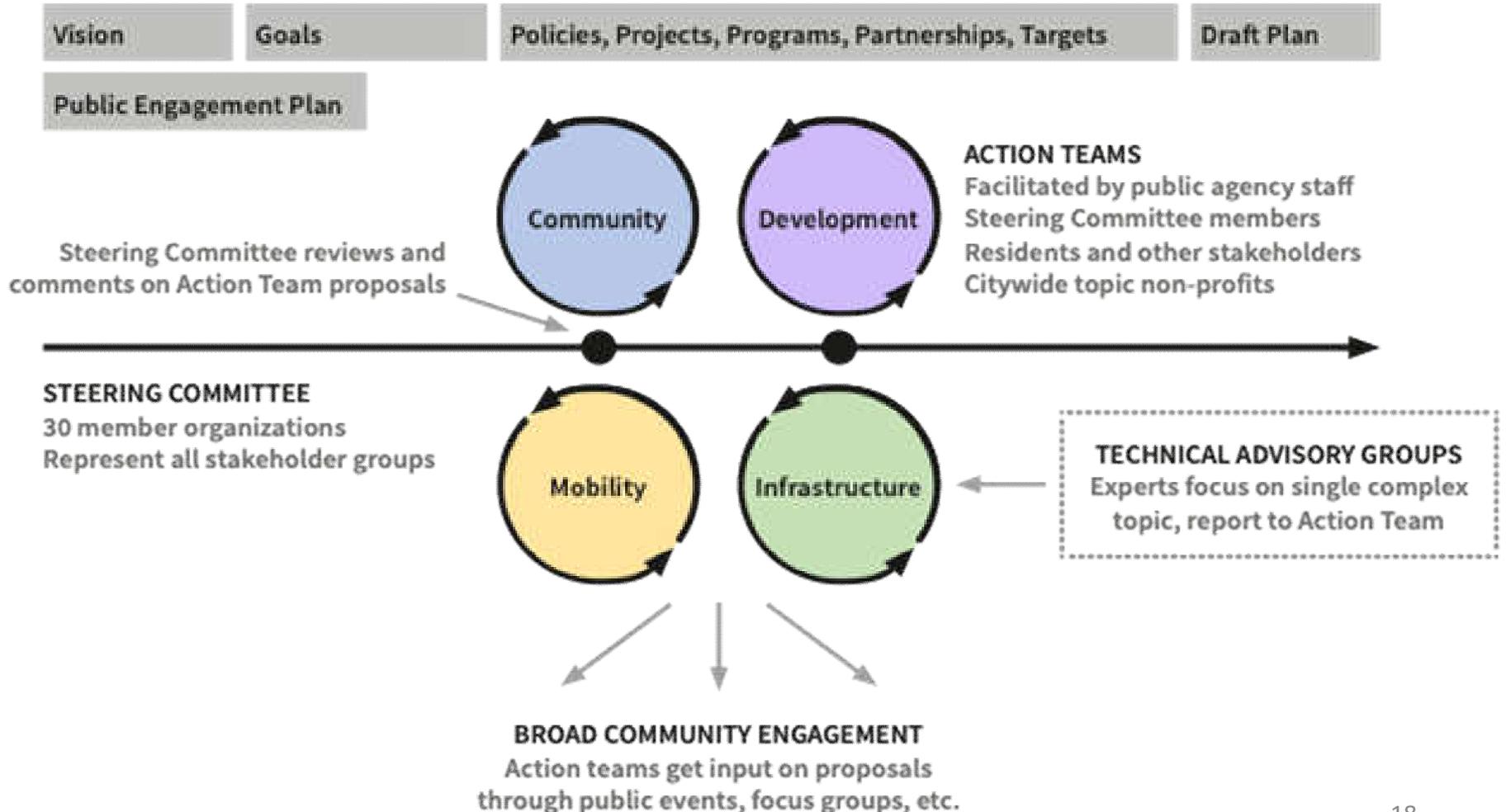
Institutions

Integration with Other Plans

- Comprehensive Plan (Open Space, Preservation, etc.)
- Pittsburgh Zoning Code
- OnePGH Resilience Plan
- Climate Action Plan
- The p4 Initiative
- Citywide Green First Plan (PWSA)
- Urban Forest Master Plan

Process

Development of Plan Components



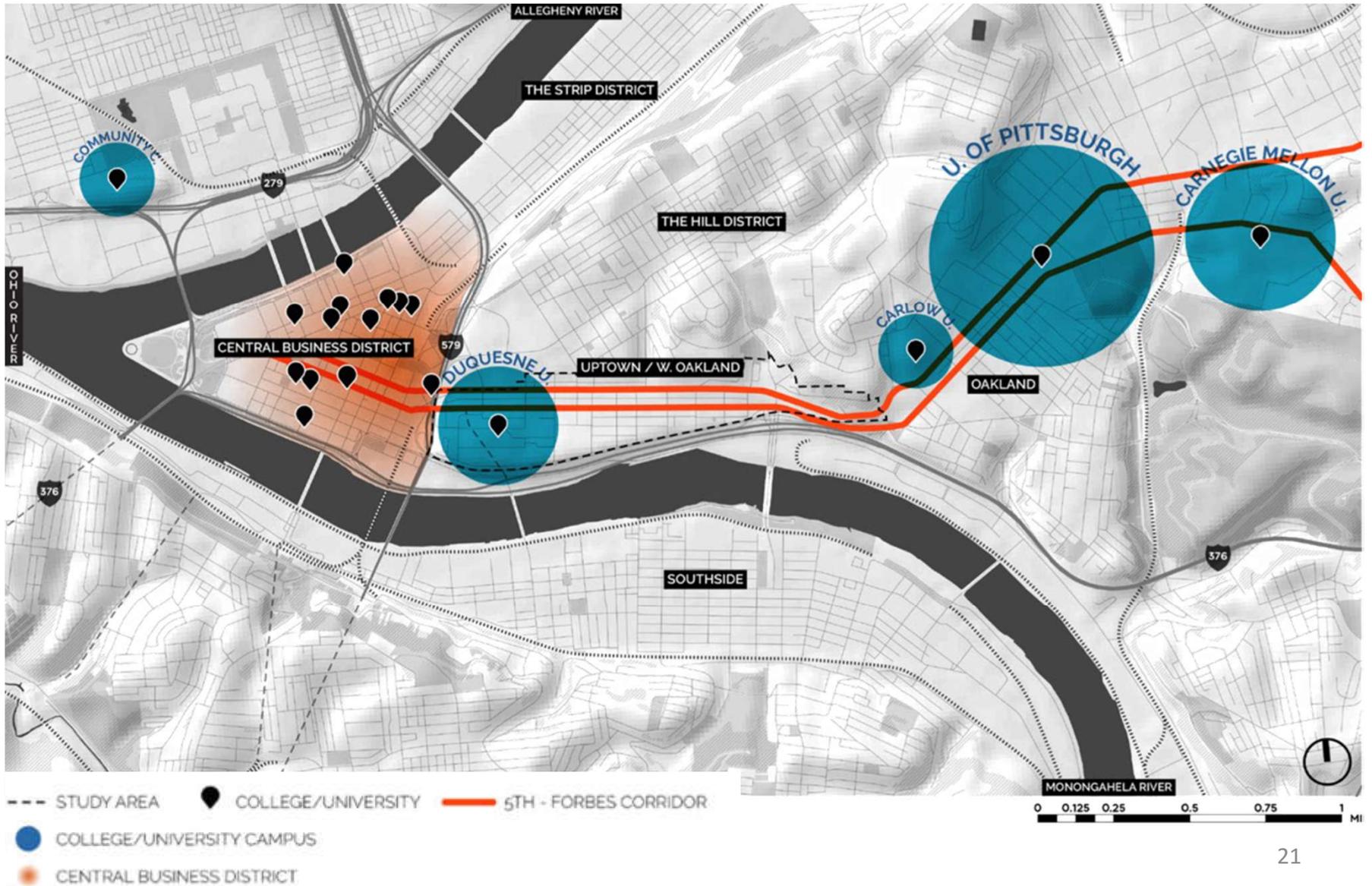
Partners in Planning

- Community groups, CDCs, etc.
- Non-Profits (e.g., Pittsburgh Parks Conservancy)
- City Departments (e.g., Mobility and Infrastructure)
- Urban Redevelopment Authority
- Pittsburgh Water and Sewer Authority
- Elected officials and their staff
- Many, many, many others

Example:



Opportunities



Issues to Address

Significant traffic safety problems.

Significant environmental and health problems.

Few parks and public spaces for residents to enjoy and form community around.

Significant land speculation but little investment.

Perceptions that the neighborhood is unsafe.

Lack of opportunities to join the economic activity enlivening parts of Uptown.

Uptown IPOD

Required Design Review for all projects.

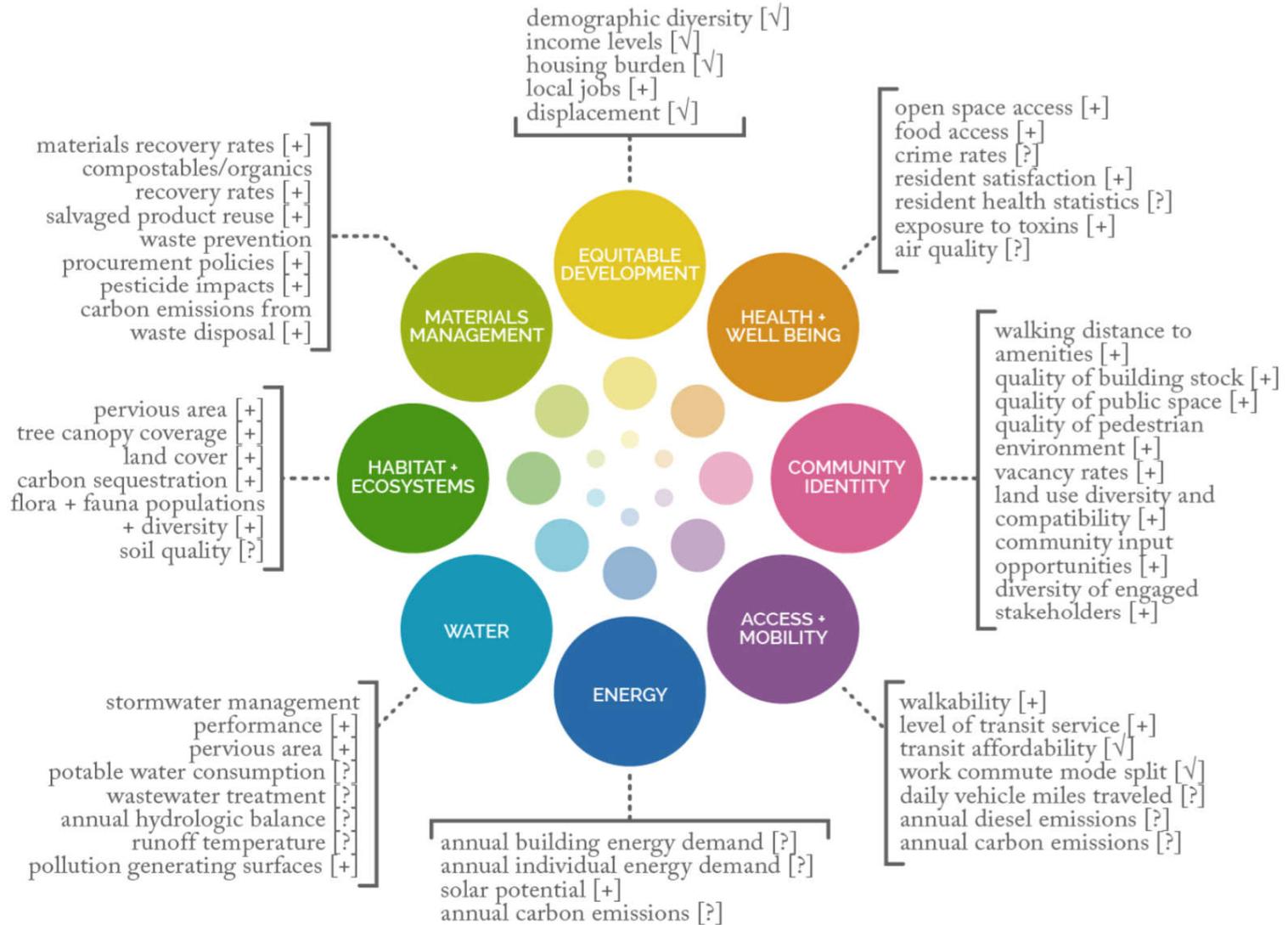
Prohibited commercial surface parking and any accessory parking fronting onto Fifth and Forbes Avenues.

Required landscaping for all projects including vacant lots created through demolition.

Required evidence of building safety issues before demolition would be permitted.

Replaced by permanent Uptown Public Realm District in late 2017.

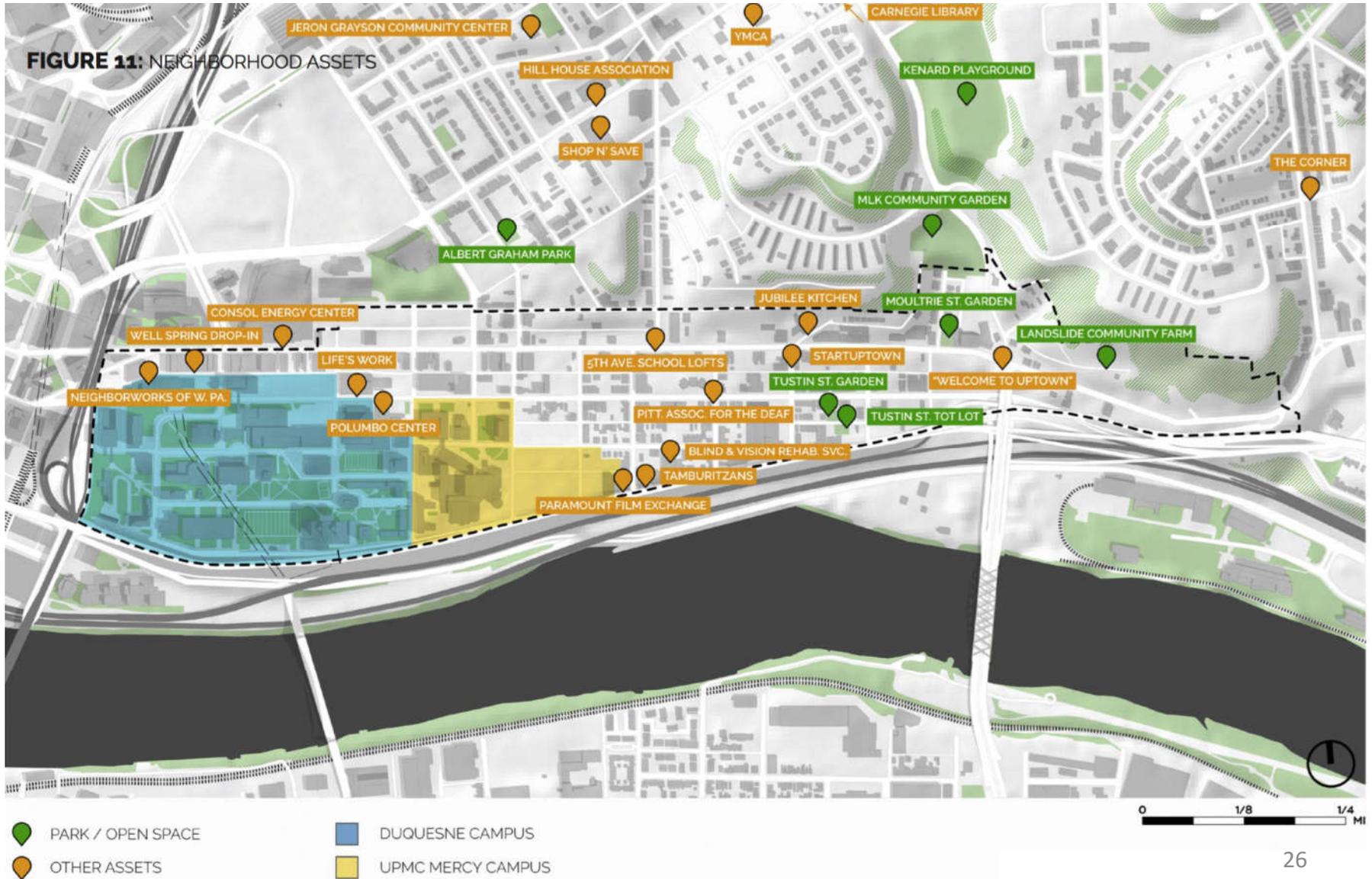
EcoDistricts



Innovation Districts



Study Area



Project Partners



COUNTY OF ALLEGHENY

RICH FITZGERALD
COUNTY EXECUTIVE



Oakland Planning
and Development
Corporation



Consistent with Other Efforts

OnePGH

p4 Initiative

Complete Streets

Bus Rapid Transit

PWSA Green First

DCP Comprehensive Plan

Pittsburgh 2030 District

Pittsburgh Innovation Corridor

Significant Public Involvement



Significant Public Involvement



PUBLIC EVENT ATTENDEES **400**



FOCUS GROUP MEETINGS **17**



INTERVIEWS **50 +**



SURVEYS **700**



WEB USERS **2,488**



WEB PAGE VIEWS **7,536**



COLLAB MAPS COMMENTS **164**

Top Priorities

Mixed Income Housing Development

Safe Sidewalks & Intersections

Tackle Community Blight & Safety

Improve Transit

Housing Rehabilitation & Assistance

New & Expanded Parks

The Plan

The vision in the plan calls for an Uptown that:

- Repairs the environment and provides its residents with healthy activities and connections to nature;
- Allows everyone to benefit in the greening and growth of the district;
- Serves as a model for sustainable development and renewable energy systems; and
- Moves boldly forward while celebrating its history and unique urban character.

Plan Format

Introduction and Background

Community Vision and Goals

Major Strategies

Recommendations

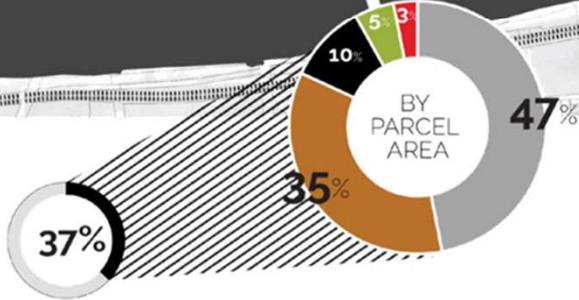
Concept Plan

Actions

Implementation Strategy and Matrix – Some proposals can be implemented soon, some will need more work

Action Plan

Tackle Vacancy & Safety



- VACANT BUILDING
- PARKING
- VACANT LAND
- PARTIAL COMMERCIAL
- PARTIAL RESIDENTIAL
- GARDEN / MAINTAINED LAWN



37% OF THE DISTRICT
vacancy + underutilized

Creating a Safe and Livable Street Network



Improved Fifth & Diamond intersection

Building BRT to Serve Uptown



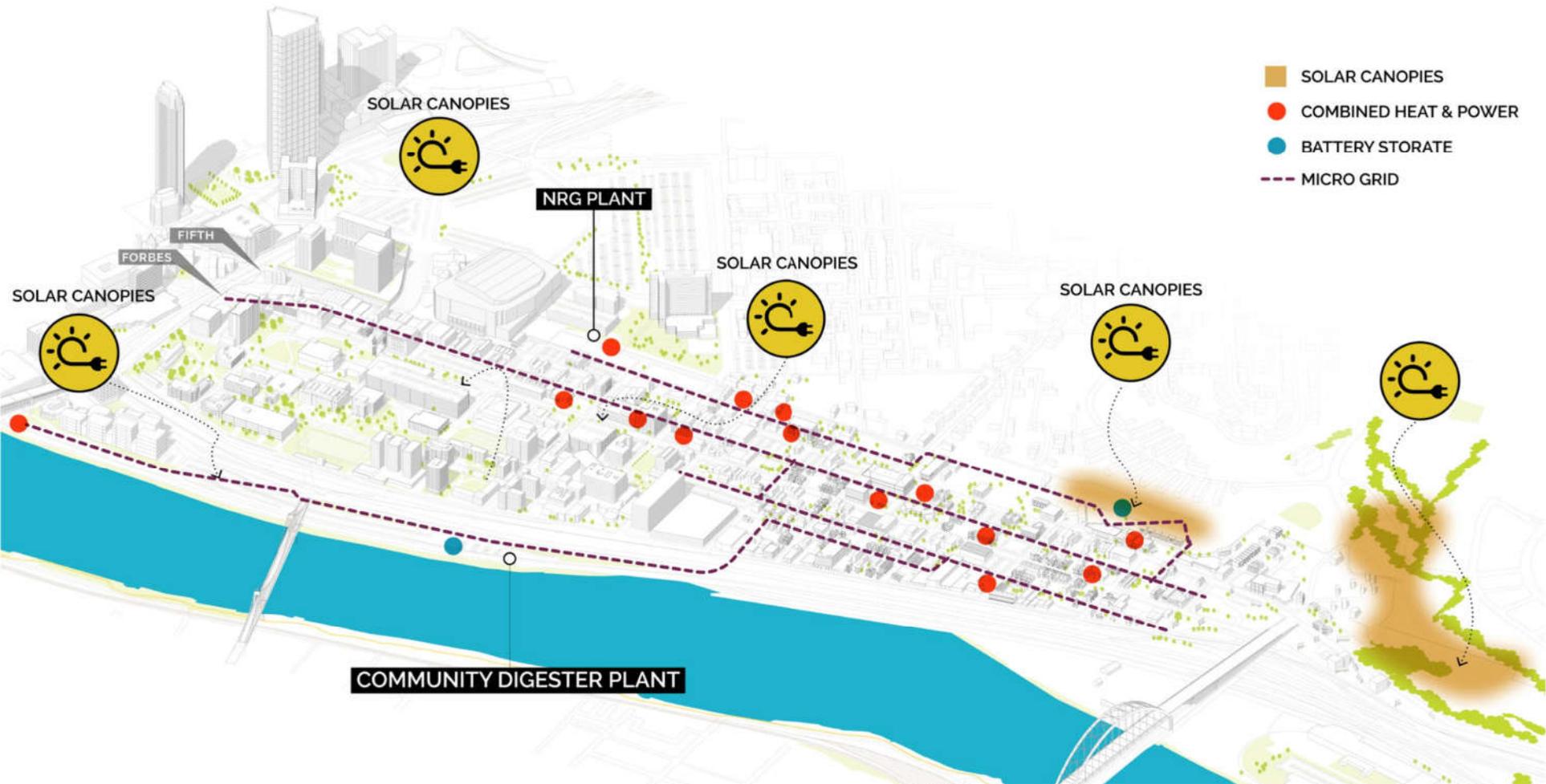
Green infrastructure, bike lanes, safety improvements

New Green Connections

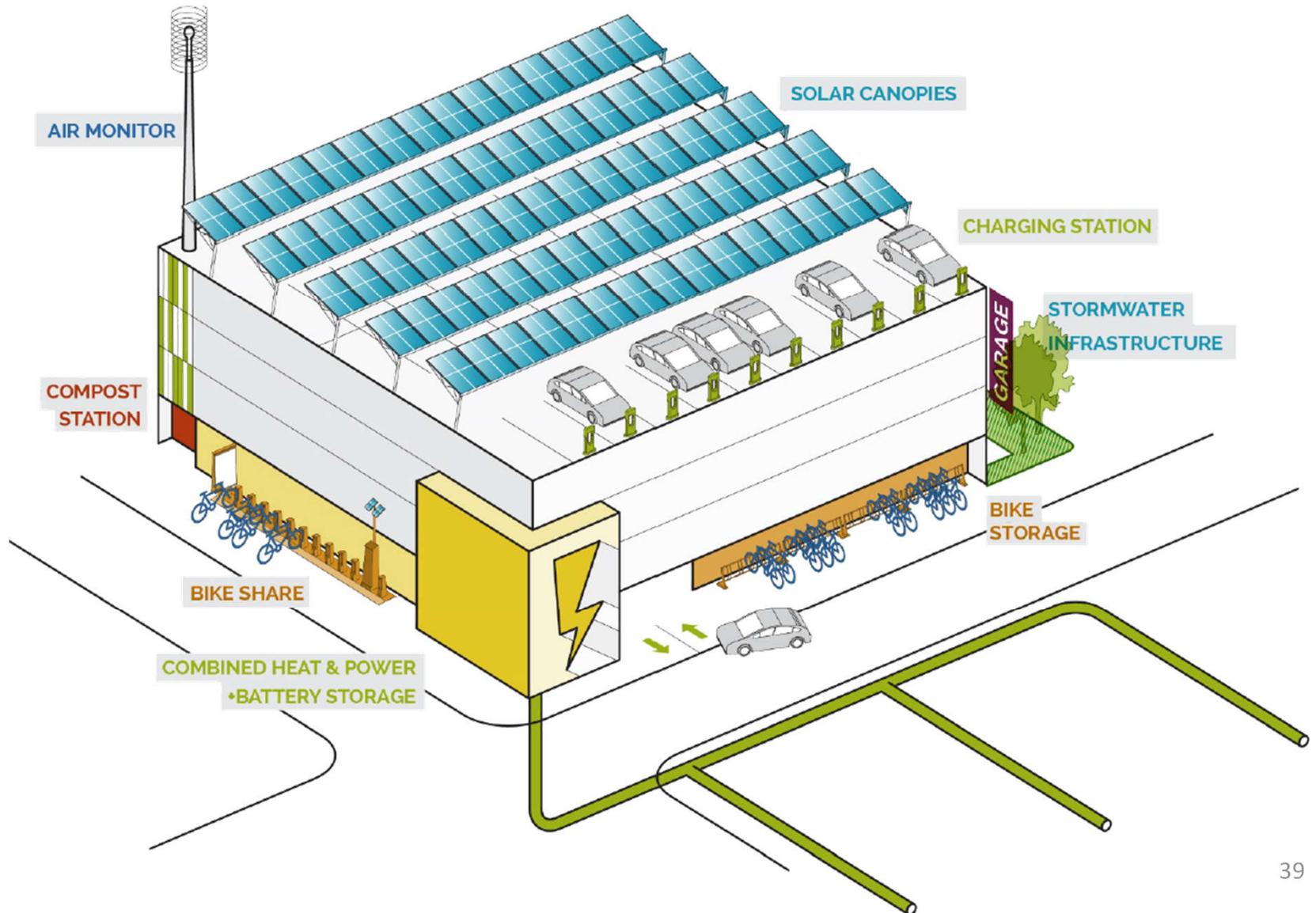


Proposed Boulevard of the Allies

A Neighborhood Energy System



Parking That Serves the District



Policies to Promote Sustainable & Affordable Development

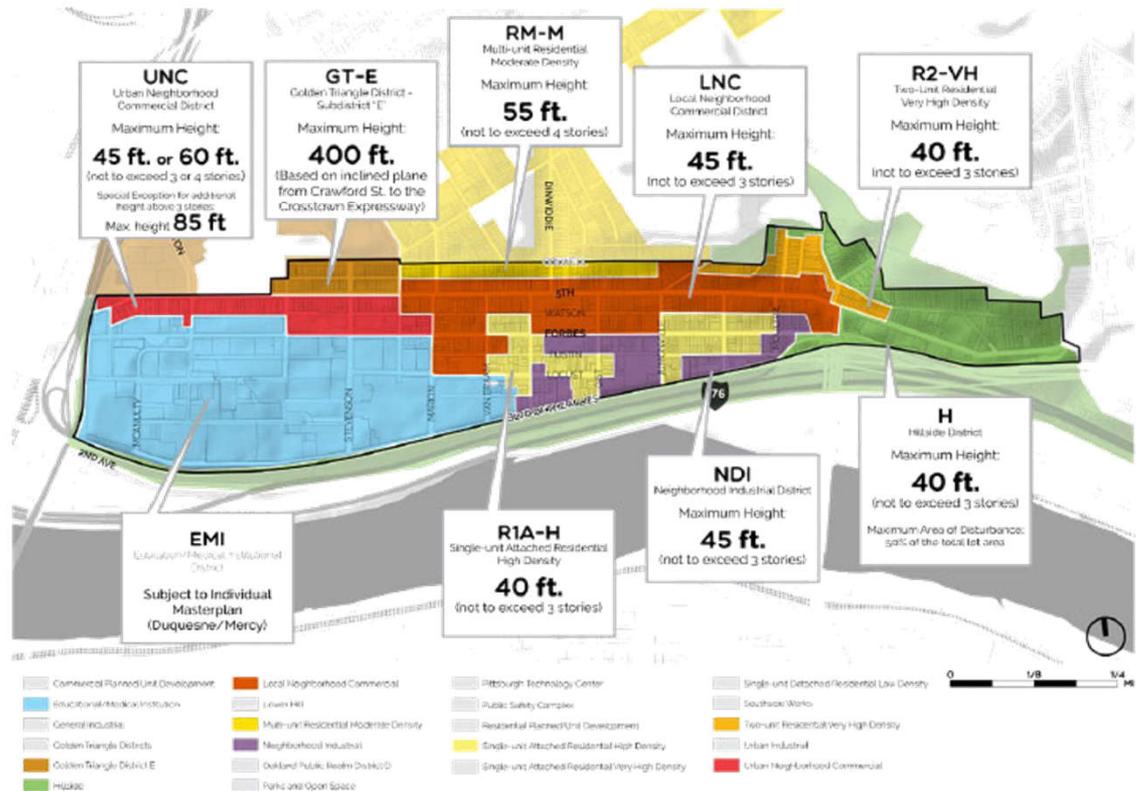
REWRITE ZONING FOR THE EID BASED ON PERFORMANCE

FIGURE 33: EXISTING ZONING

The existing zoning code in Uptown consists of 9 distinct districts all with a variety of different uses and maximum floor heights. Particularly challenging is the LNC classification which covers much of Fifth Avenue in the district and caps heights at 45 ft. With small parcel sizes, zoning requirements that don't fit the neighborhood including requirements for more parking than is needed, development is almost impossible without a variance.

The updated zoning should establish some base minimum requirements and new rules. These include minimum heights of two stories and zero front setbacks to match the existing character of the area. Other base requirements should include: Active ground floor uses; no surface parking lots; no ground floor parking garage entrances from Fifth or Forbes and; no demolitions of existing structures by right. The allowable uses should also be changed to align with goals discussed in this plan including a mix of small-scale commercial and residential uses allowed by right.

An important proposal for the new zoning is a bonus system that will set a base height, but allow more building height and mass through bonuses if certain affordability and sustainability goals are met. These goals are inspired by the p4 metrics developed by the City as standards for projects seeking public assistance. p4 includes metrics across 12 different topic areas. For simplicity, the proposed new zoning focuses on those issues that are most relevant to Uptown including





Community Engagement

Review neighborhood plan(s) to understand how projects aligns with community goals.

Engage community organizations early and often through the design of a project. Be as honest and open as possible.

Identify which parts of the project are fixed and which are flexible and can be shaped by community need.

Don't present concepts or ideas that are unlikely to happen.

If Planning Commission or City Council hold a hearing on a project, public comment will be an important part of the approval process.

Community Engagement

Common community organizations

- Task Forces (Uptown and Oakland)
- Resident organizations
- Community development corporations (CDCs)
- Historic district associations
- Business improvement districts
- Transportation management associations
- Business associations / councils

Community Engagement

Community development / design review processes

- Many resident organizations and CDCs organize groups and meetings specifically to review development proposals.
- Meetings are often open to the public but may have an invited panel who will send a letter to CDAP or the Planning Commission.
- Panels can also include experts such as local developers, architects, artists, and green building professionals.
- Controversial projects can be the subject of town hall meetings.
- Sometimes meetings are organized where only the adjacent neighbors are invited to hear from the developer.

Community Engagement

Registered Community Organizations

- Formalize the role of community organizations in the planning and development processes
- Raise the floor - a standard for notice and meetings
- Create a clear, defined community process for developers
- Development Activities Meetings
 - Advanced, timely notice and engagement necessary
 - City participates and/or coordinates an objective, informative meeting
 - Staff Report provided to Board / Commission

What is Zoning?

“Zoning is the regulation of land use with the goal of allowing property owners reasonable use of their property to the extent that it is not detrimental to neighboring properties or the broader community.”

Ultimately, zoning is a tool to achieve land use policy goals.

Zoning can be viewed as a tool to harness private development investments to implement community goals. However, there are limitations and constraints based on State and Federal property rights laws.

Zoning laws need to balance private property rights and public/community goals

Zoning & Development Review

- Staff review applications for all types of development for compliance with the Zoning Code, ranging from decks to office towers.
- Simple reviews happen quickly – over 100 applications per week.
- Complex reviews / larger projects require more review process, including community input and collaboration.
 - Design Review & Contextual Design Advisory Panel (CDAP)
 - Planning Commission
 - Historic Review Commission (HRC)
 - Zoning Board of Adjustment (ZBA)

Newer Zoning Code Efforts

- ADU Overlay
- Eco-Innovation District
- Riverfront Zoning
- Affordable Housing IPOD
- Neighborhood Plan Recommendations
 - Manchester
 - Hazelwood
 - Homewood

Examples:



Uptown Public Realm District

Implemented the development vision of the Uptown / West Oakland EcoInnovation District Plan.

Allows for denser development that better utilizes limited lands and supports a complete and healthy urban community.

Encourages innovative new buildings that are highly energy efficient, produce energy on-site or connect to district energy systems, and/or capture and treat rainwater on-site using green infrastructure.

Incentivizes affordable housing in new buildings.

Encourage sustainable development through adaptive reuse that also maintains the district's character.

RIV – Riverfront Zoning District

Comprehensive zoning and height maps that respond to decades of riverfront planning. Builds on the Performance Points system for goal-oriented, incentivized zoning.

Allows for greater heights achieved through bonus points where appropriate.

Creates an environmentally sensitive riparian setback.

Incorporates more urban-design related standards into the zoning code.

Incentivizes affordable housing in new buildings.

Encourages sustainable development using Performance Points established in the EcoInnovation District.

Development Standards

Can improve the street environment by:

Reinforcing existing character in new development through articulation and requiring that building's step back at a contextual height.

Requiring 10 ft wide sidewalks with at least 5 ft of clear unobstructed pathway.

Prohibiting surface parking and structured parking on the ground floor of buildings on primary streets.

Requiring active ground floor uses such as retail, office, residential, lobbies and bike facilities.

Urban Design Standards

Can improve the built environment by:

Incorporating best practices and plan goals, without being overly prescriptive, and reinforcing the Design Review process.

RIV District Design Standards

Nonresidential/Mixed-Use



- A** The ground floor of a multi-story building must be at least 15 feet in height.
- B** Facades abutting a street or the riverfront cannot have blank wall areas that exceed 50 linear feet.
- C** Developments must have a unifying architectural theme and use consistent building materials throughout.
- D** Buildings must feature a public entrance from the sidewalk along the primary street frontage. All public entrances must be visually distinctive.
- E** Multi-building complexes must be designed using unifying visual links between buildings.
- F** Developments should provide pedestrian links to adjacent commercial uses.
- G** No more than 60% of plazas and open space areas maintained for visitors along the riverfront may be impervious.
- H** Security elements like bollards should be tied to the surrounding architectural or landscape theme.

Performance Points System

Some of the Riverfront and Eco-Innovation Plan goals that can be implemented by new development incentivized by Performance Points:

Energy efficient buildings.

Buildings with on-site renewable energy generation or connecting to district energy systems.

Affordable housing integrated into market-rate development.

Creating new riverfront trail connections where there are gaps, or updating current trails and paths to a wider modern standard.

Development that reuses buildings or otherwise preserves district character.

More Info?

ZONING & DEVELOPMENT REVIEW

[« City Planning Home](#)



Zoning and Development Review Division



The Division of Zoning and Development Review (Zoning Division) of the Department of City Planning administers the City of Pittsburgh Zoning Preservation Code.

The Zoning Division is the first stop for getting most construction permits in the City of Pittsburgh. The approval processes involved vary by p and location (see PL's website for more information).

Primary Roles and Responsibilities of the Zoning Division

- Regulates land use within the City of Pittsburgh
- Reviews interior/exterior renovations, additions/expansions, and new construction
- Initiates Zone Changes and Zoning Code Text Amendments
- Shapes Public Realm through Design Review Process
- Establishes and regulates local Historic Designations
- Regulates consolidations and subdivisions

What are the codes and regulations administered?

The City of Pittsburgh Zoning Code regulates land use and activities within the City boundaries. The intent of zoning regulations is to reasonable use of their property insofar as the use is not detrimental to abutting properties or to the neighborhood. The City of Pitt

DEPARTMENT MENU

[Zoning & Development Review](#) ▾

Zoning & Development Review ▾

[Zoning & Development Review Division](#)

[Zoning FAQ's](#)

[Fee Schedule](#)

[Property Certification](#)

[Planning Applications](#)

[Historic Preservation Program](#)

[Consolidations/Subdivisions](#)

[Institutional Master Plan](#) ▾

Planning Reviews, Notices, & Hearings ▾

[Planning Reviews, Public Notices, and Public Hearings](#)

[Site Plan Review](#)

[Site Plan Requirements](#)

[Certificate of Occupancy](#)

[Administrator Exception](#)

[Design Review](#)

[Environmental Review](#)

[Zoning Board of Adjustment](#)

[Planning Commission](#)

Website: <http://pittsburghpa.gov/dcp/zoning>

The Owner's Perspective

- Vision & purpose
- Budget vs. Time vs. Quality
- Financing
- Risk & uncertainty
- Experience

The Developer's Perspective

- Vision & purpose
- Return on investment
- Risk & uncertainty
- Costs
- Site challenges
- Flexibility vs. prescriptive requirements

The Architect's Perspective

- The design team & its role
- Form to vision
- Standards of professional conduct: “Safety, life and health of the public”
- A community's objectives
- Interpreting codes and standards
- Balance

CDAP's Perspective

- Peer review and critique
- A project's impact on the public realm
- “Context”
- Objective vs. subjective critique
- Design goals
- Specific recommendations