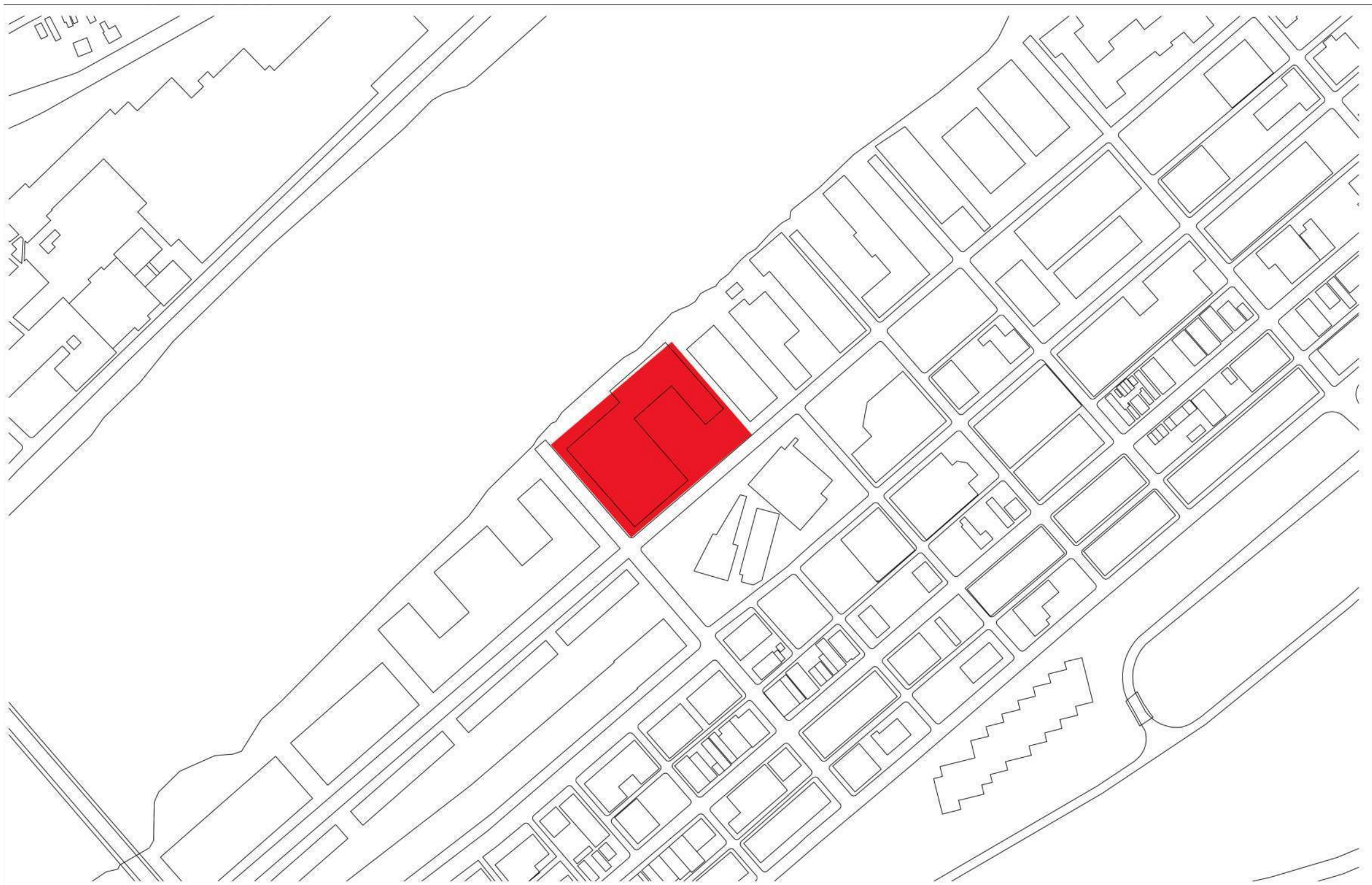




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Site Location



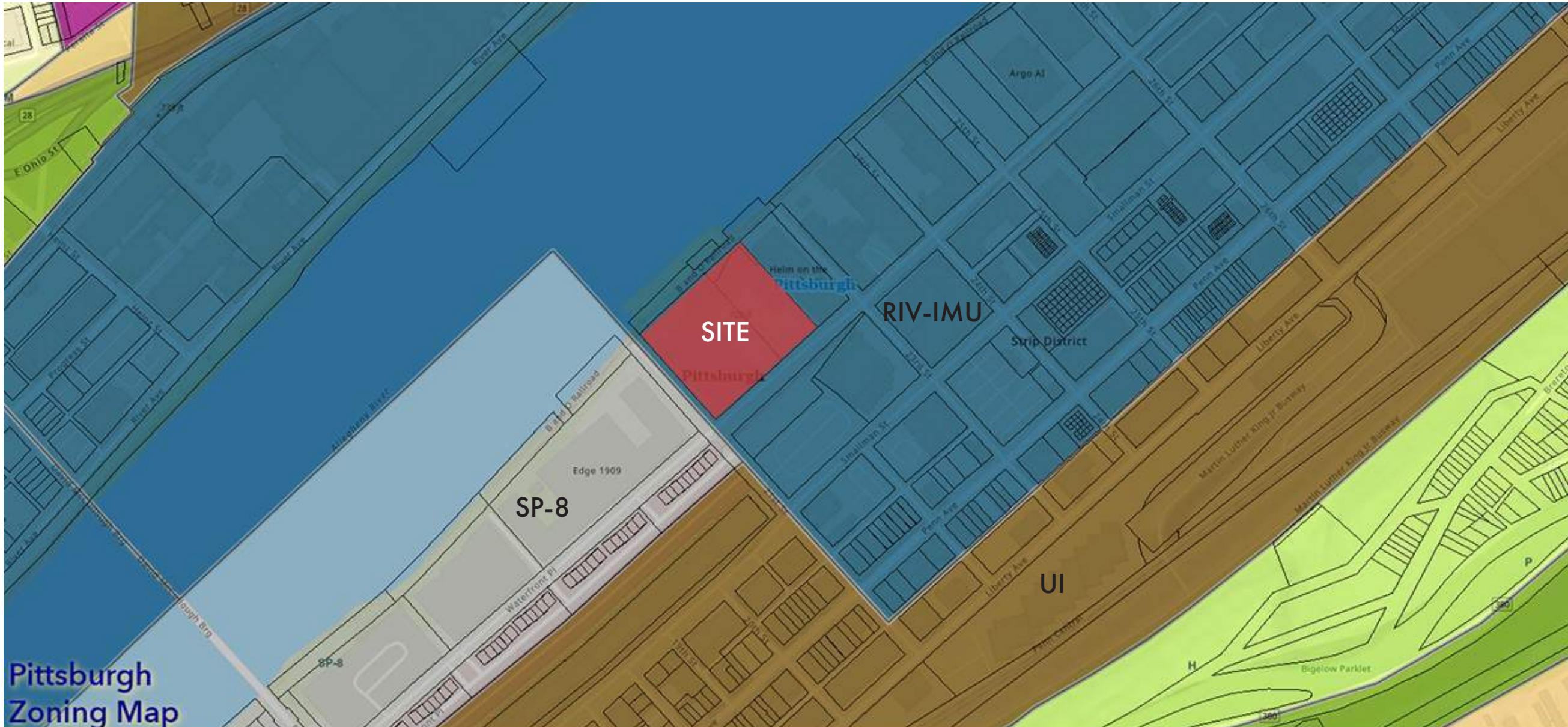
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Existing Site



One 21st Street



One 21st Street

Zoning Analysis

Project Zoning District

RIV-IMU - Riverfront Industrial Mixed Use Sub-District

The RIV-IMU - Riverfront Industrial Mixed Use Sub-District 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; 0'-0" Provided
Side Yard Setback	0'-0" Required; 0'-0" Provided
Base Height	60'-0"
Maximum Height	150'-0"
Proposed Height Building 1	65'-0"
Proposed Height Building 2	85'-0"

Buildings over sixty-five (65) feet in height are limited to a maximum building footprint of forty thousand (40,000) square feet

One 21st Street

Zoning Analysis

Project Zoning District

Bonus Points Required

Project Point Total

+3 Points for 25’-0” Additional Height

+3 Points for 30’-0” Riparian Buffer Setback

+2 Points for Riparian Buffer Encroachment (Required from 915.07.D.7)

Plan to Acquire Additional Points

10.a Urban Fabric - Convertible Ground Level, +2 points

Structured parking designed to allow for conversion to other (non-parking) uses

13.a Fresh Food Access, +2 points

The building is designed and constructed, or a renovation of a building within the District, includes a Fresh Food Market as a tenant.

5.b Rainwater, +2 points

At least 75% of the first two (2) inches of runoff from impervious surfaces are captured and managed using Preferred Stormwater Management Technology installations.

Plan to Acquire Additional Points for Riparian Buffer Encroachment (915.07.D.7)

7.e Riverfront Public Access Easements, Trails & Amenities, +2 points

Provision of public restrooms accessible from the public riverfront trail, open during expected hours of trail use

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Parking

Parking	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Level 8	Total Spaces
Building 1	83	82	0	0	0	0	0	0	165
Building 2	46	62	71	0	0	0	0	0	179
Total Parking	129	144	71	0	0	0	0	0	344

Bike Parking Spaces	79	12	0	0	0	0	0	0	91
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parking required		bicycles required	
residential	459	residential	95
grocer	174	commercial parking	17
retail	17	retail	0
total	650	total	112
RIV 50%	325	protected 60%	67
surplus	19		

Off-Street Load Requirements | Residential & Retail <10,000 Sq. Ft.

Type	No. of Units or Sq. Ft.	Parking Spaces Req.	Spaces Req.
Residential	358,105 Sq. Ft.	(3) + 1 per 150,000 Sq. Ft. Above 250,0000 Sq. Ft.	4 Spaces
Retail	37,000 Sq. Ft.	(2) per 20,001 - 50,000 Sq. Ft.	2 Spaces
Proposed Total Count		6 Spaces	

One 21st Street

Zoning Analysis

905.04.E.4. Structure Placement

a. **Riparian Buffer Zone.** Riparian Buffer Zones are vital elements of riverfronts, and they create and provide protection of surface and ground water quality, water resources, and complex ecosystems that provide food and habitat for unique plant and animal species. Riparian Buffer Zones are essential to the mitigation and control of nonpoint source pollution. The Riparian Buffer Zone requirements of Chapter 905.04 are specific to the RIV Riverfront Zoning District. Refer to Title Thirteen: Stormwater Management for additional riparian buffer requirements associated with streams, lakes, ponds, and wetlands. Requirements may not be mutually exclusive.

- (1) No development is permitted within one hundred twenty-five (125) feet of the Project Pool Elevation of the river, except as provided herein.
- (b) The riparian buffer zone may be reduced to no less than ninety-five (95) feet from the Project Pool Elevation if it complies with the bonus provisions in Section 905.04.K. (See Figure 3.)
- (c) If an abutting parcel contains a primary structure encroaching into the Riparian Buffer closer than ninety-five (95) feet to the Project Pool Elevation, structures on the Subject Property may encroach into the Riparian Buffer Zone to either (1) the extent of encroachment on the abutting parcel or (2) fifty (50) feet from the Project Pool Elevation, whichever distance is further from the river, when the following conditions are met:
 - (i) The development obtains bonus points in accordance with subsection (b), sufficient to encroach to ninety-five (95) feet from the Project Pool Elevation, plus two (2) additional points earned from Section 915.07.D.7, Riparian Public Access Easements, Trails and Amenities;
 - (ii) Building footprint occupies no more than thirty (30) percent of the area between fifty (50) and ninety-five (95) feet of the Project Pool Elevation.

b. Street Build-To Zone and Pedestrian Sidewalks

- (1) When abutting a Street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line (See Figure 4).
- (2) When abutting a Street, a minimum of sixty (60) percent of the building frontage or façade must be located in the Build-To Zone.
- (3) Continuous pedestrian sidewalks at least ten (10) feet wide shall be provided along the facades or frontages of the side of a building abutting a Street, inclusive of obstructions including street furniture, tree pits, and Green Infrastructure. A clear path exclusive of obstructions of at least five (5) feet shall be provided. If the sidewalk does not have ten (10) feet of width available in the public right-of-way as determined by the City, the additional width must be provided on the development parcel.
- (4) The Build-To Zone requirements of Section 905.04.E.b.i-ii and the pedestrian sidewalk requirements of Section 905.04.E.3.b.iii shall be applied concurrently. If a sidewalk ten (10) feet wide is placed entirely on a development parcel, the Build-To Zone shall begin at ten (10) feet from the lot line.

Design Standards.

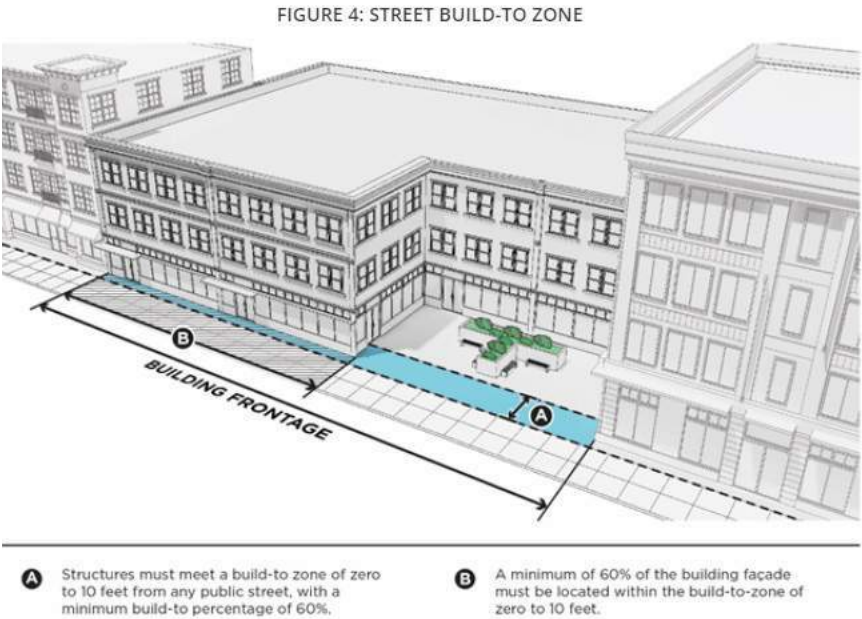
Façades of structures containing Multi-Unit Residential uses abutting a street or abutting the riverfront must be articulated through the use of architectural elements to break up blank walls, add visual interest, and present a residential character. Two (2) or more of the following forms of building articulation must be incorporated into the design of structures containing Multi-Unit Residential uses (see Figure 6):

- (3) Changes in color, texture, or material. Changes should occur at inside corners to convey solidity and permanence, and should not occur on a flat wall plane or an outside edge. There may be no more than fifty (50) feet between such changes.
- (4) Lighting fixtures or other building ornamentation such as artwork, trellises, or green walls. There may be no more than fifty (50) feet between such fixtures or elements of ornamentation.

One 21st Street

b. Street Build-To Zone and Pedestrian Sidewalks

- (1) When abutting a Street, a build-to zone is imposed between zero (0) and ten (10) feet inward from the property line (See Figure 4).
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- (4) The Build-To Zone requirements of Section 905.04.E.b.i-ii and the pedestrian sidewalk requirements of Section 905.04.E.3.b.iii shall be applied concurrently. If a sidewalk ten (10) feet wide is placed entirely on a development parcel, the Build-To Zone shall begin at ten (10) feet from the lot line.
- (5) An alternative location for the Build-To Zone in the RIV-NS Subdistrict, in order to provide additional open space along the Street, shall be allowed in accordance with the Administrator Exception procedures of Section 922.08:
 - (a) The development parcel with the additional open space shall be within two hundred (200) feet of a stadium;
 - (b) The building(s) shall maintain a minimum of eighty (80) percent of the building frontage located within the alternative Build-To Zone;
 - (c) The street level along the open space shall include restaurant, retail, or other publicly accessible uses not to extend onto the public right-of-way; and
 - (d) The open space shall be designed to promote pedestrian activity and may include outdoor seating and other furniture.



One 21st Street

Zoning Analysis

c. Rear Setback

(1) No rear setback required for other uses.

d. Visual Access along Street Corridors (See Figure 5)

(1) No structure may block the Visual Access Corridor between the riverfront and any Street perpendicular to the riverfront where the Visual Access Corridor:

(a) Extends to the riverfront.

(b) Terminates before reaching the riverfront but is within the RIV District.

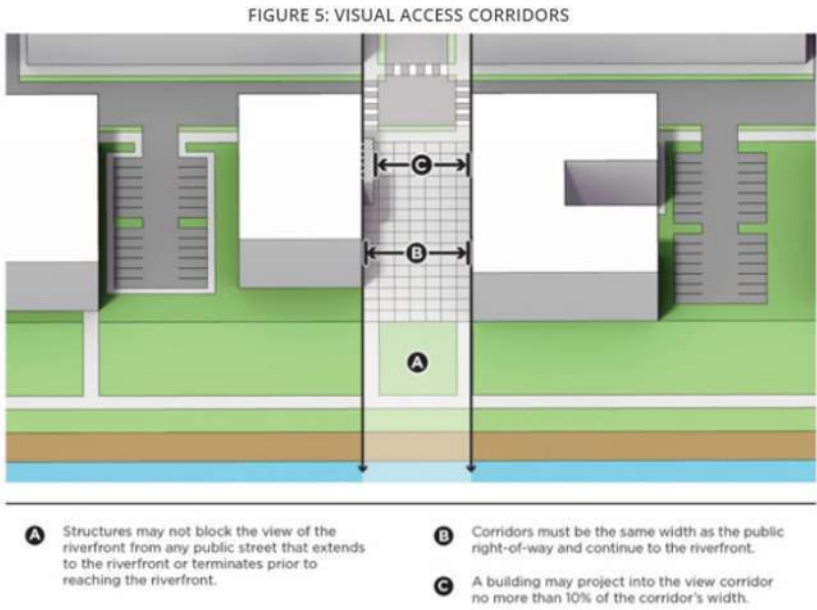
(2) Corridors must be at least the same width as the public right-of-way and must continue to the riverfront as a straight-line extension of the Street.

(3) Primary Structures may set back farther from the Visual Access Corridor.

(4) The encroachment of a structure into any Visual Access Corridor is limited to no more than ten (10) percent of the width of the Corridor.

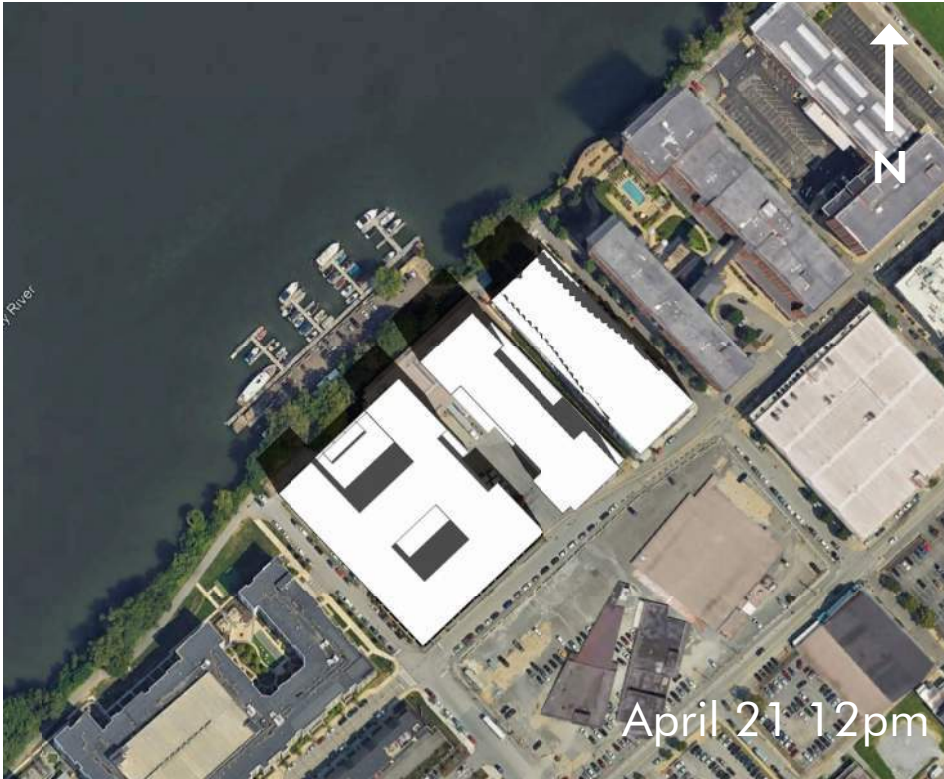
(5) Requirements for visual access along Street Corridors shall apply to all new structures and uses regardless of existing structures and uses located within the Corridors. No Accessory Structures may be located in the Corridor.

(6) Building passages cannot be used to meet the requirement of this Section.



One 21st Street

Solar Study



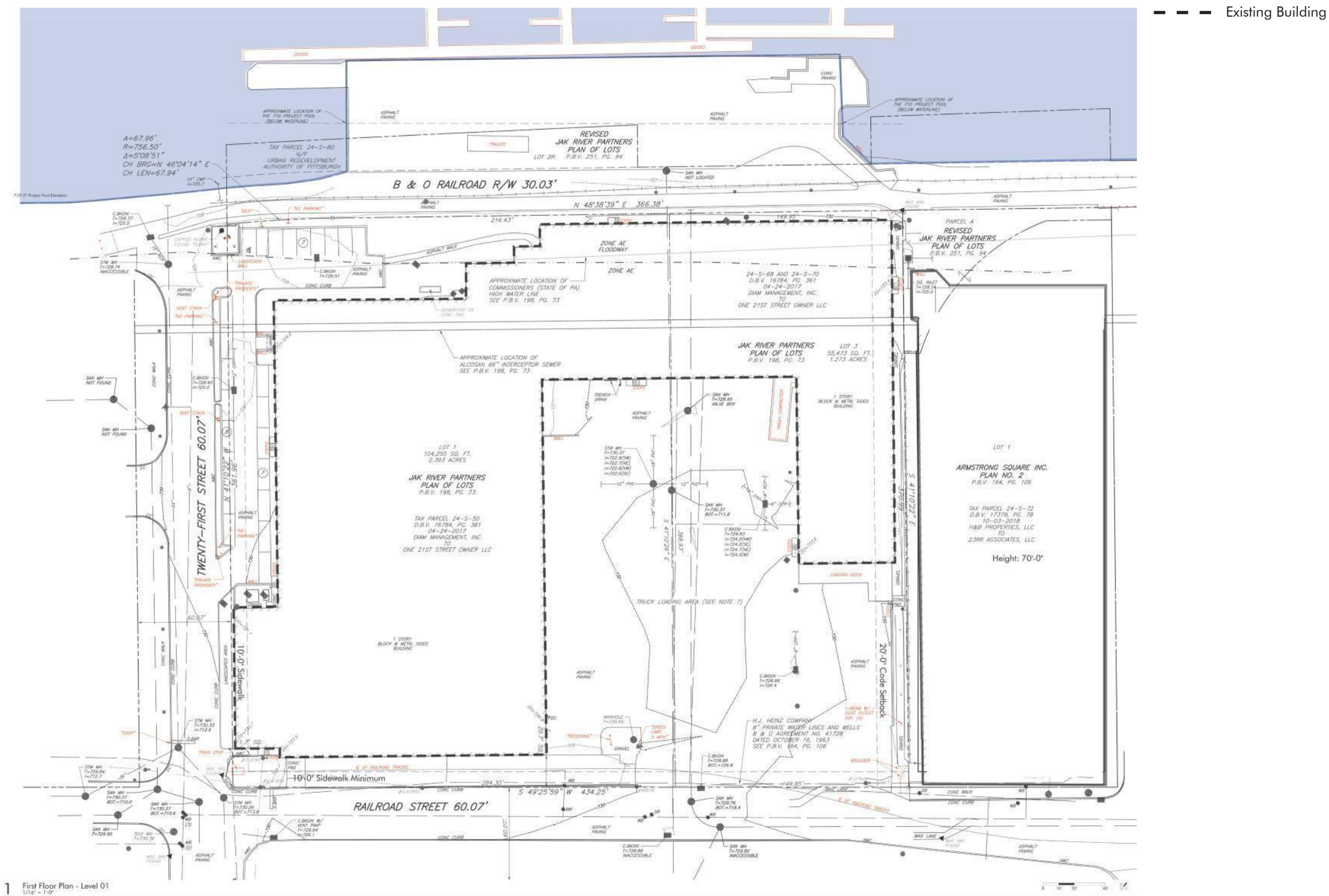
One 21st Street

Solar Study



One 21st Street

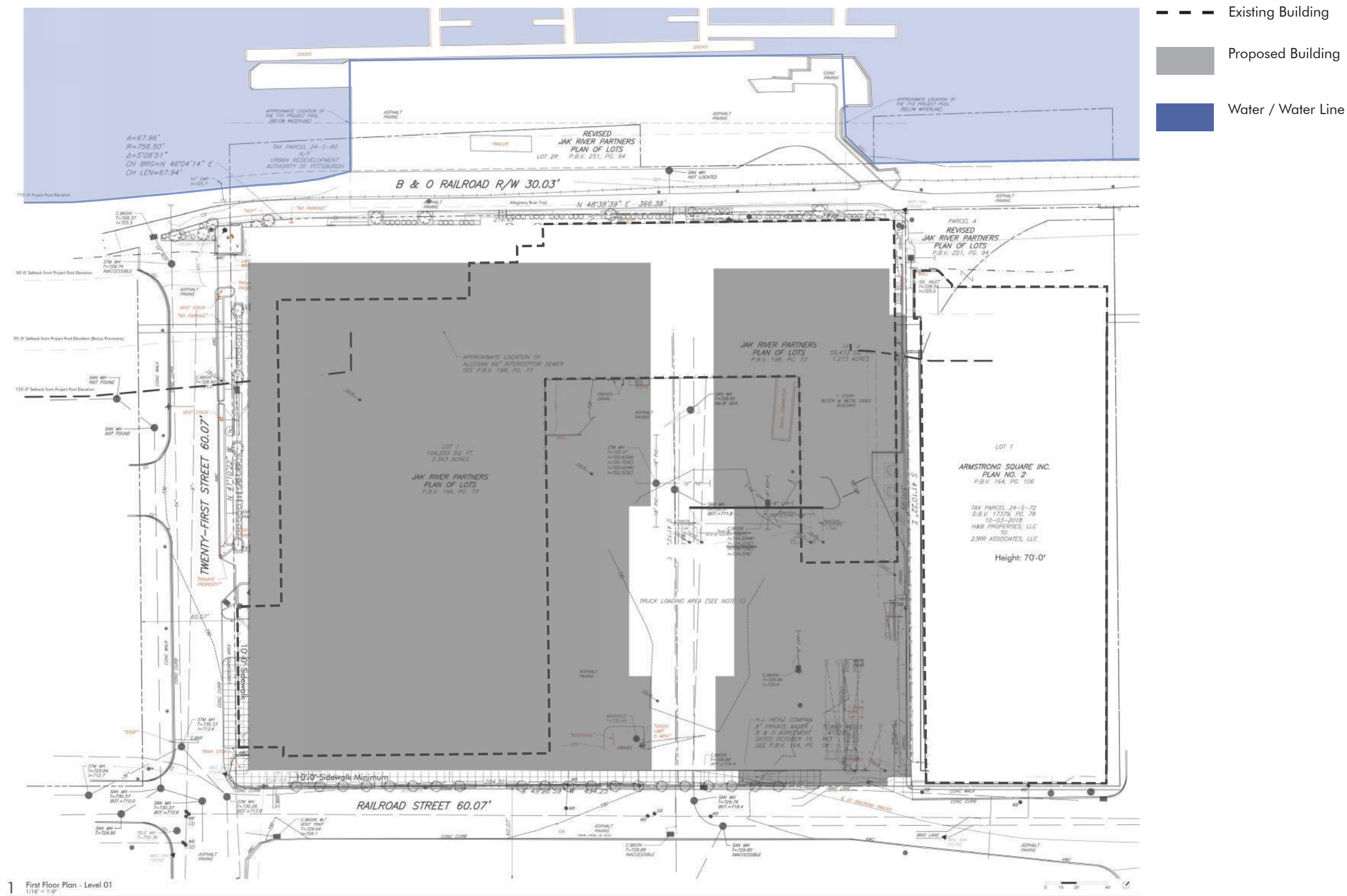
Site Analysis



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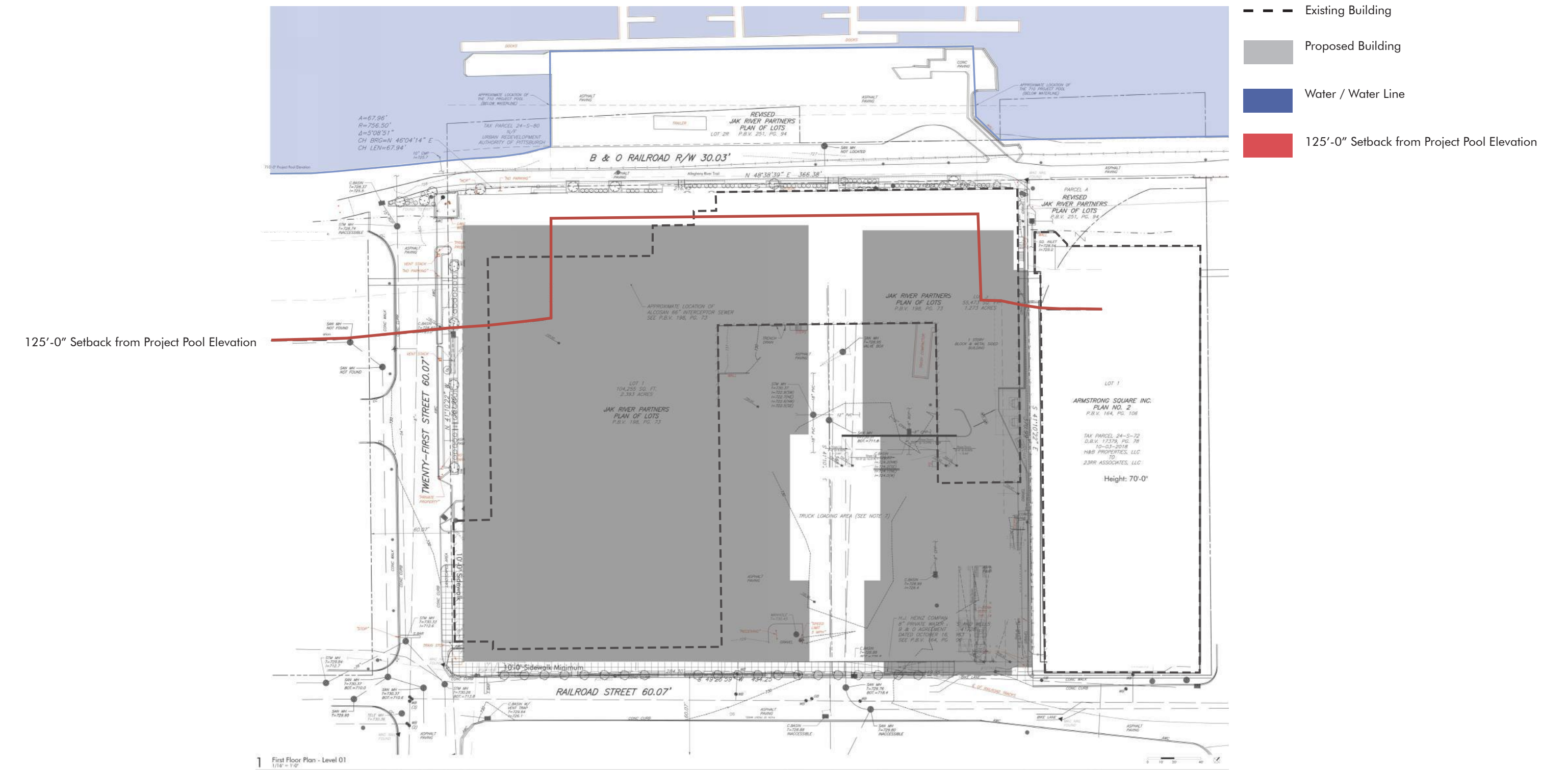
Site Analysis



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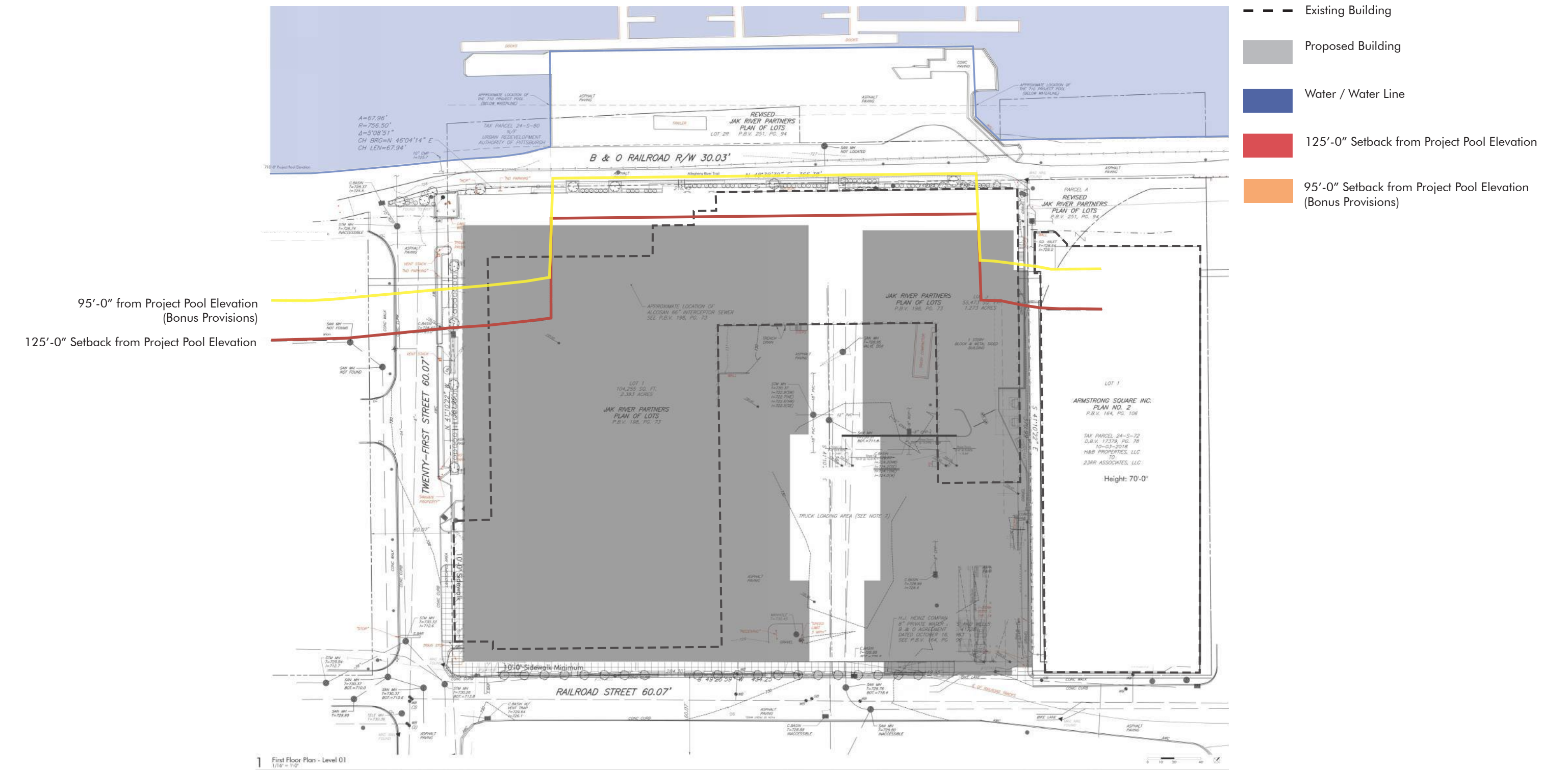
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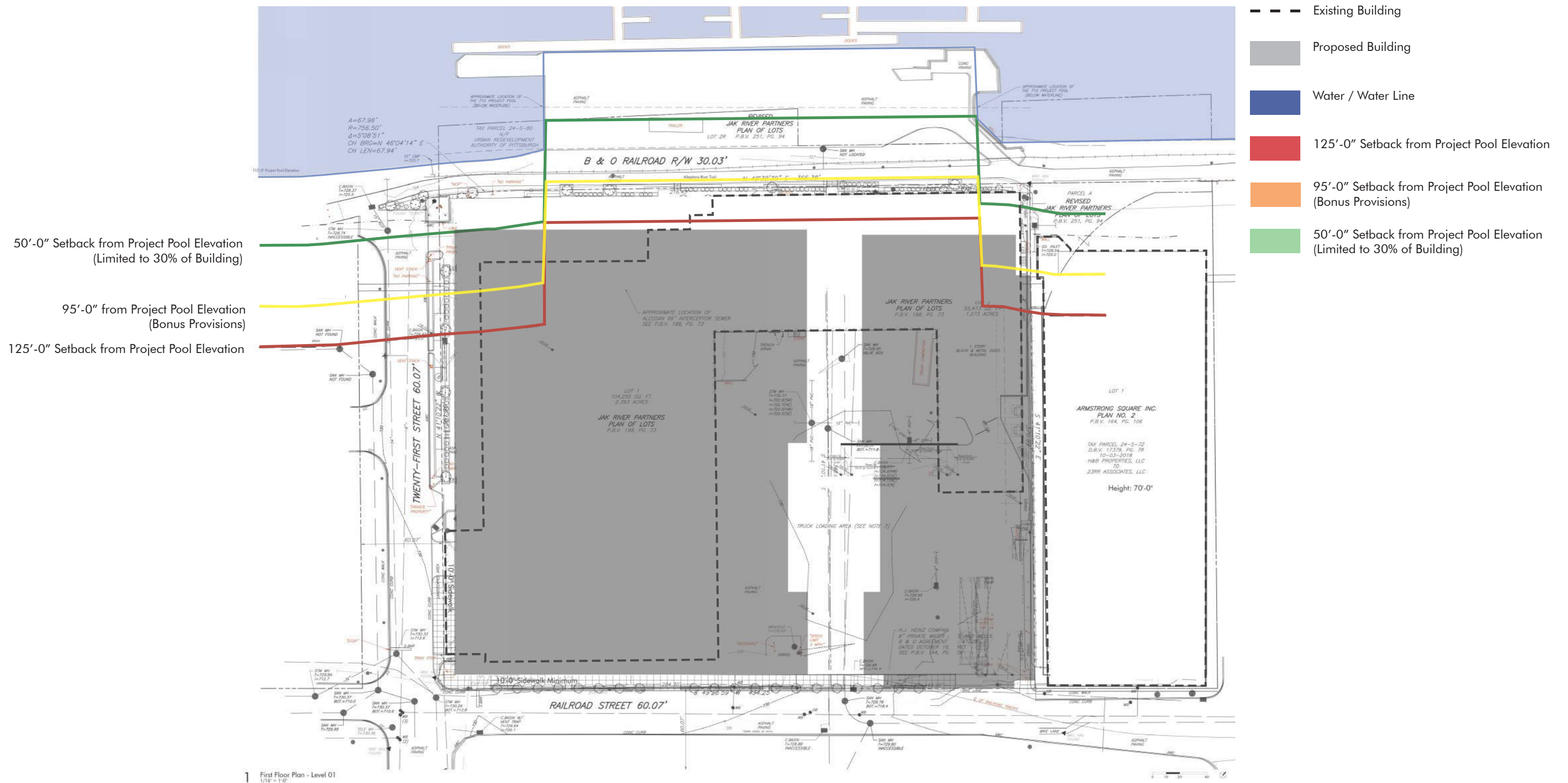
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Site Analysis



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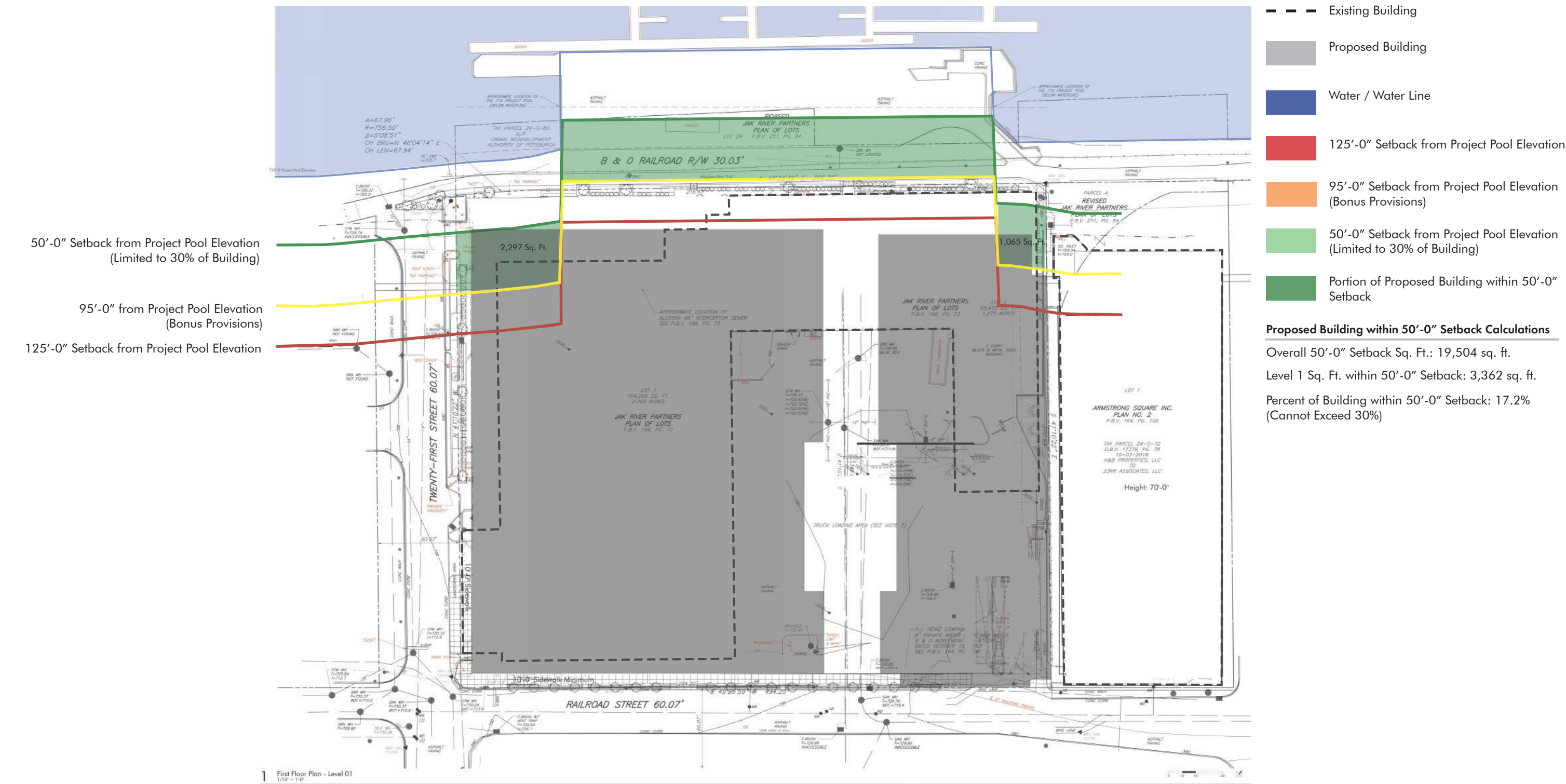
Site Analysis



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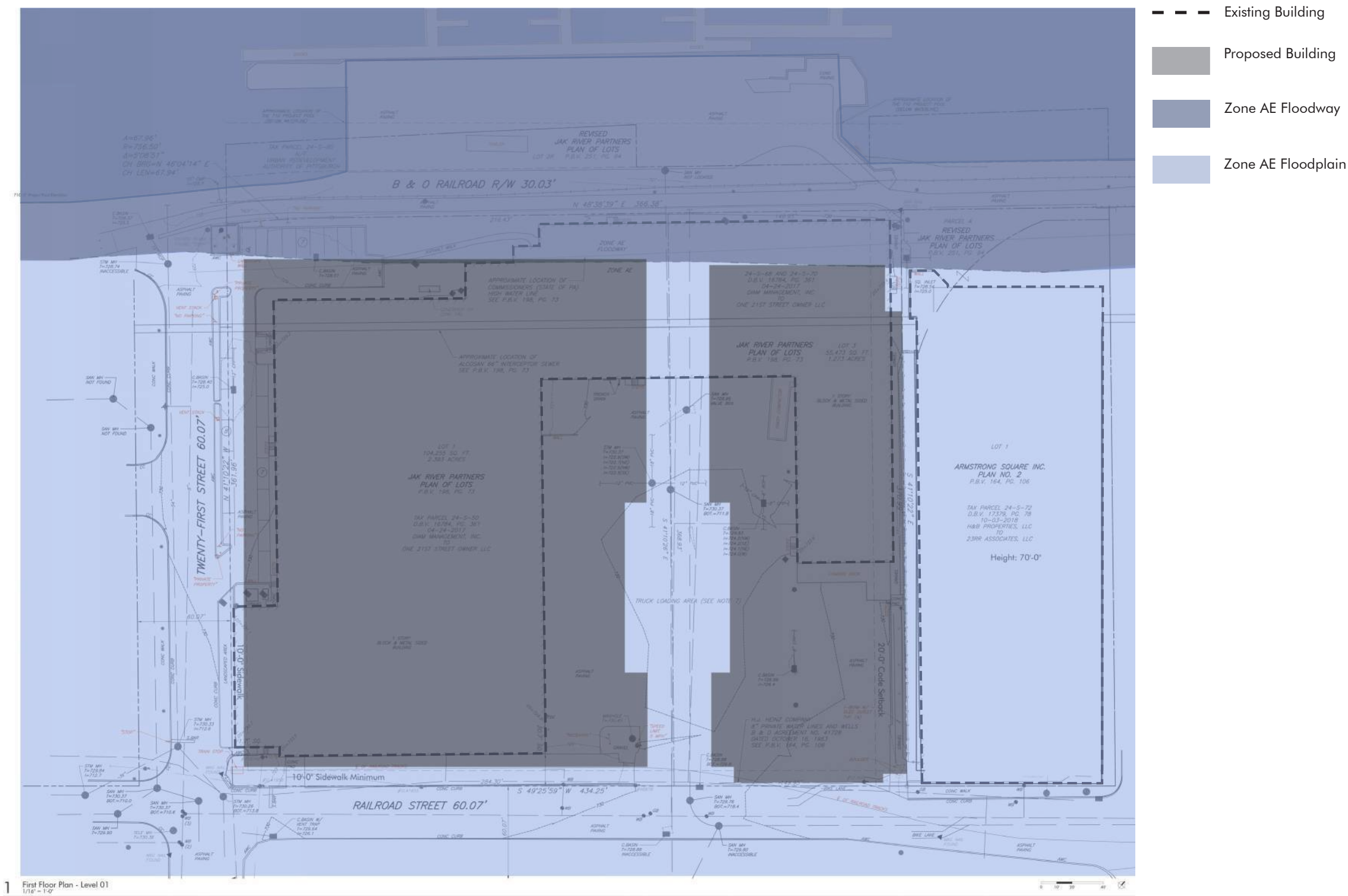
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Site Analysis



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Floodplain Analysis

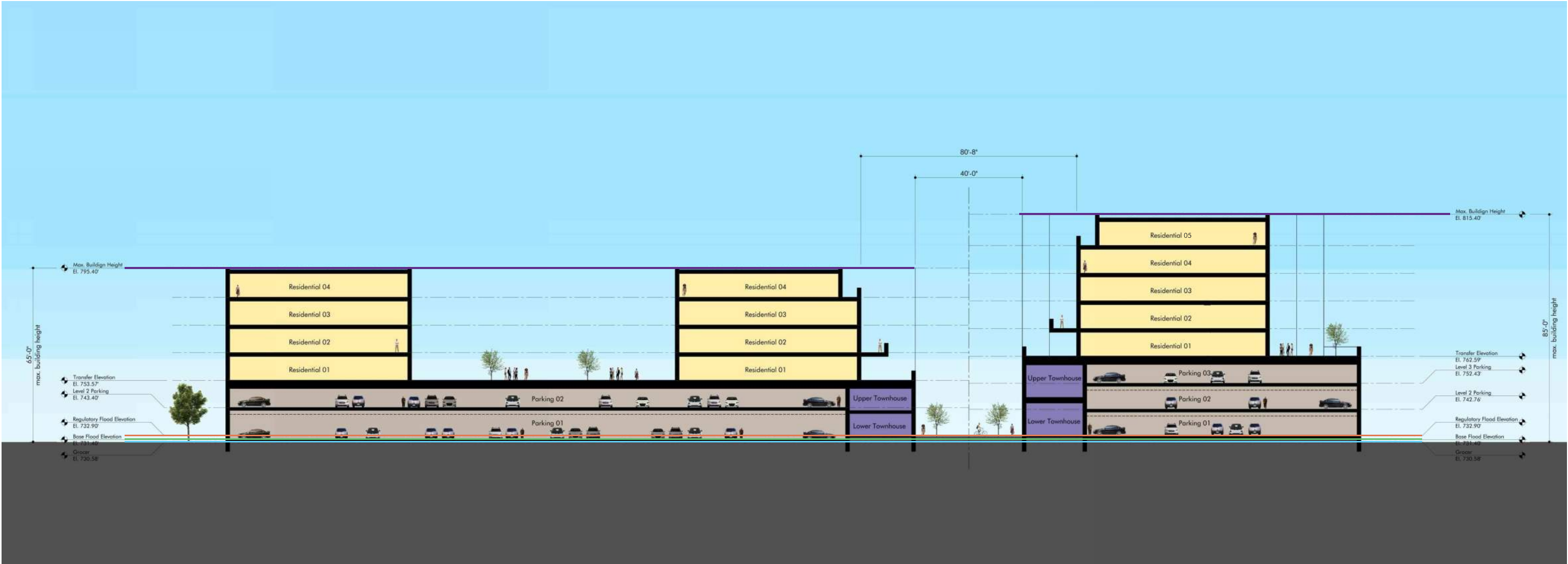


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Zoning Analysis

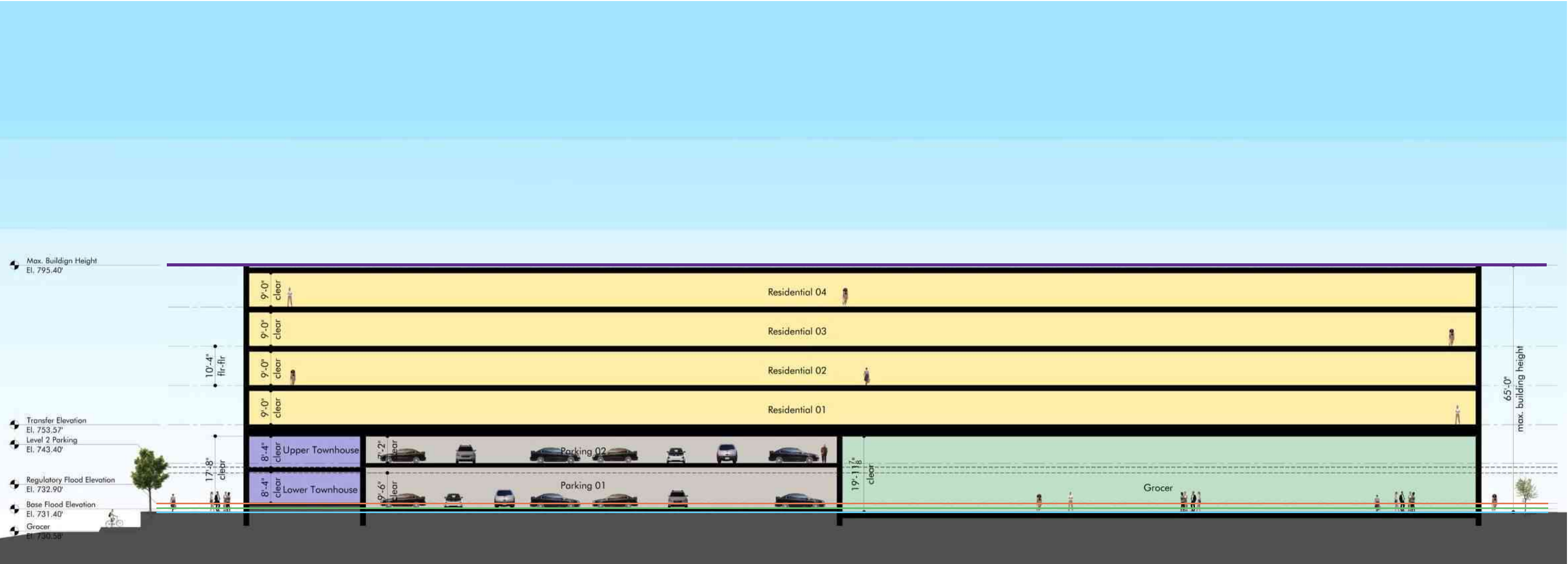
- Max. Building Height, 65'-0" / 85'-0"
El. 797.90' / El. 815.40'
- Regulatory Flood Elevation
El. 732.90'
- Base Flood Elevation
El. 731.40'
- Railroad Street
El. 730.00'



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Zoning Analysis

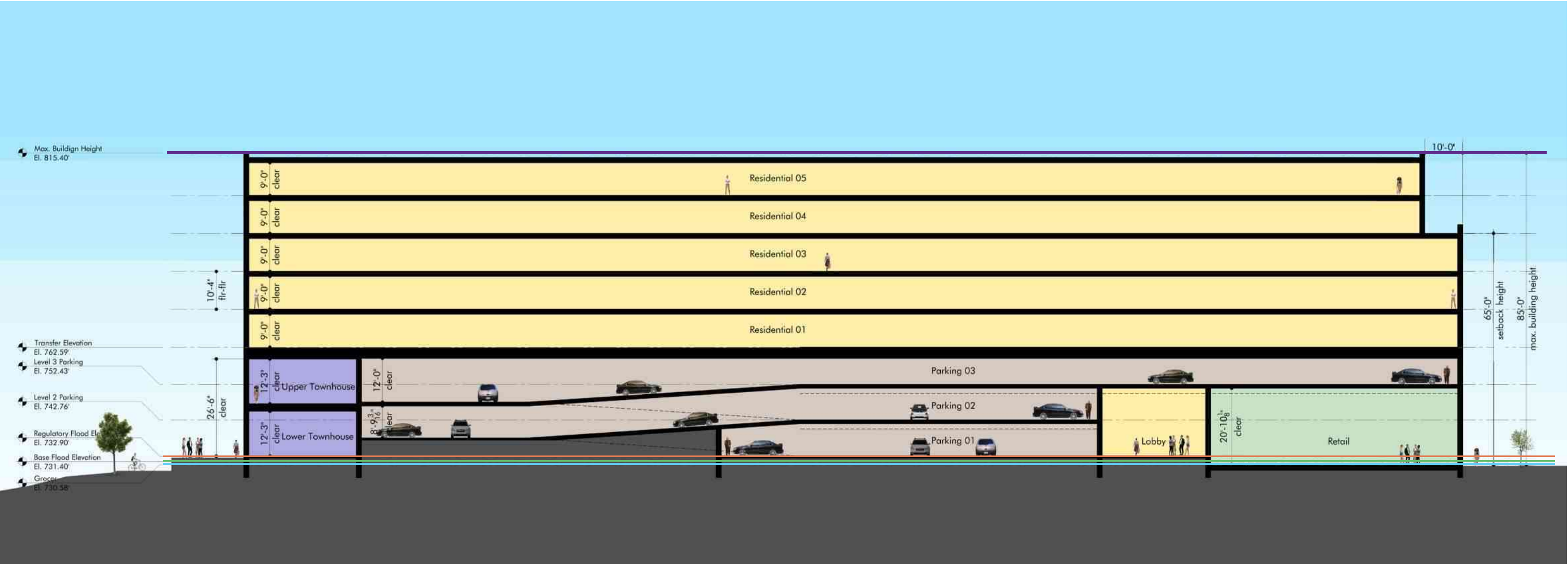
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El. 797.90' / El. 815.40'
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El. 732.90'
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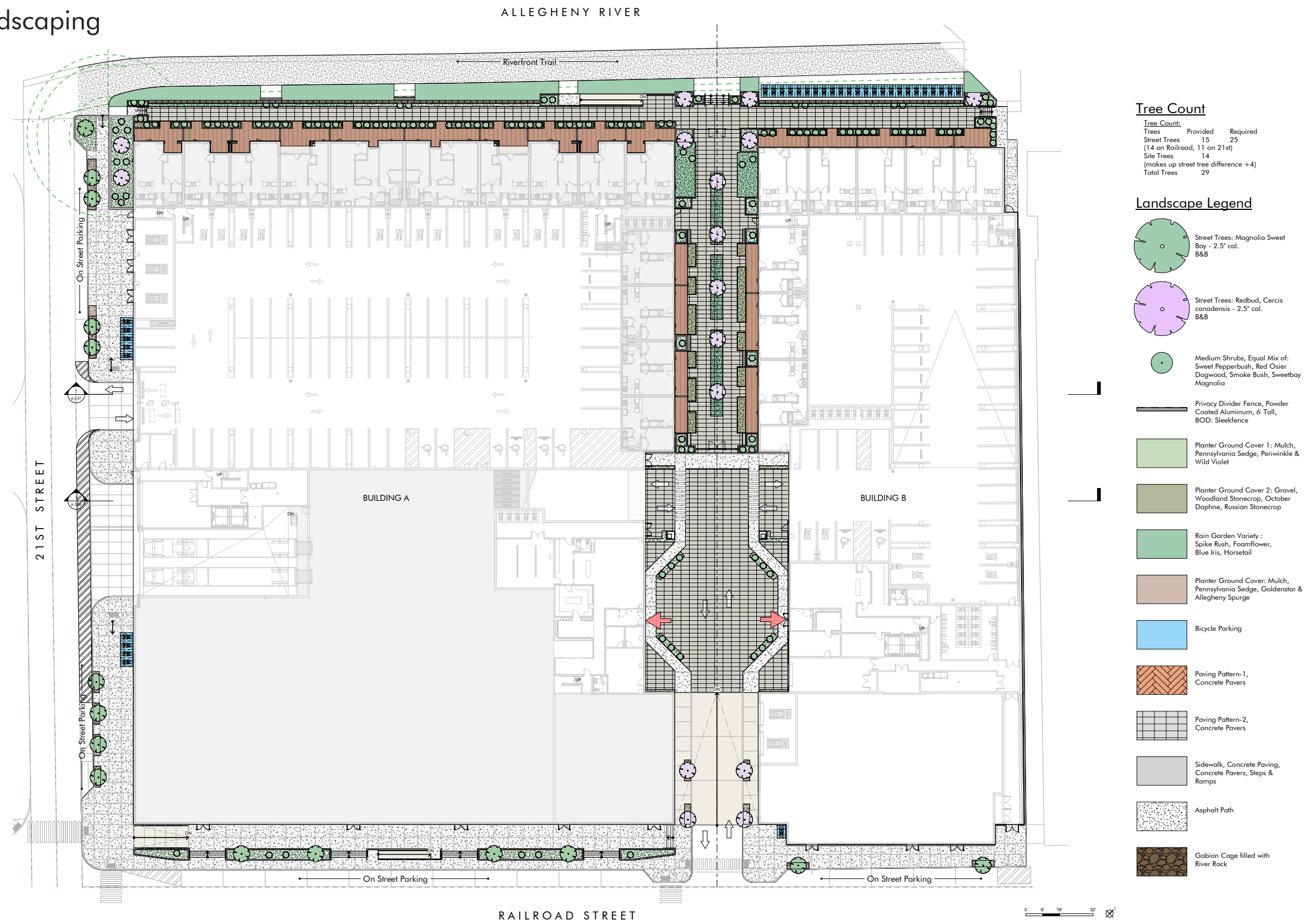
Zoning Analysis

- Max. Building Height, 65'-0" / 85'-0"
El. 797.90' / El. 815.40'
- Regulatory Flood Elevation
El. 732.90'
- Base Flood Elevation
El. 731.40'
- Railroad Street
El. 730.00'



One 21st Street

Site Plan/ Landscaping

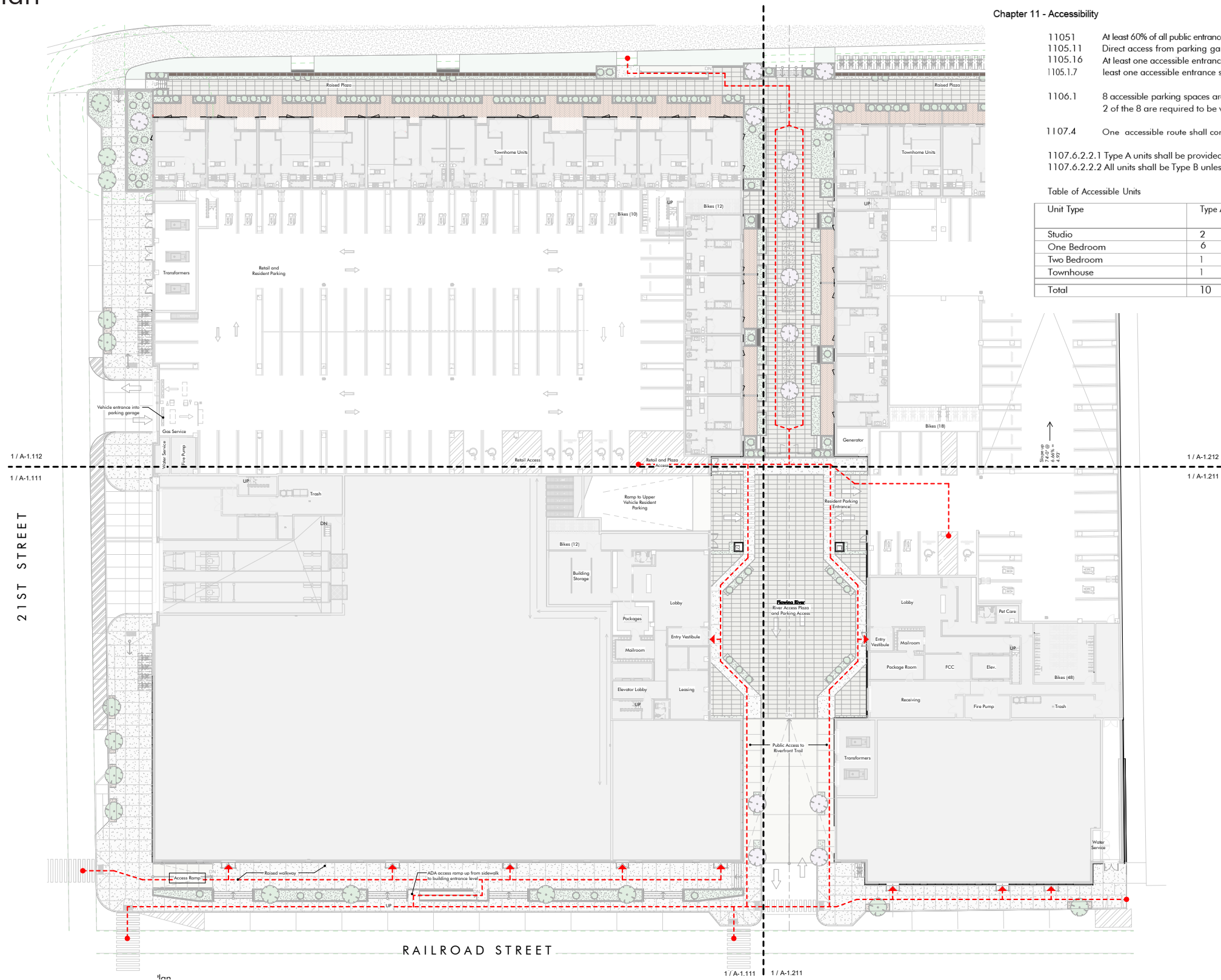


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Accessibility Plan



Chapter 11 - Accessibility

- | | |
|--------------|--|
| 1105.1 | At least 60% of all public entrances shall be accessible |
| 1105.1.1 | Direct access from parking garages to buildings shall be accessible |
| 1105.1.6 | At least one accessible entrance shall be provided at each tenant space |
| 1105.1.7 | At least one accessible entrance shall be provided at each dwelling unit |
| 1106.1 | 8 accessible parking spaces are required |
| | 2 of the 8 are required to be van accessible |
| 1107.4 | One accessible route shall connect building facility and entrances with all dwelling units and facilities that serve the units |
| 1107.6.2.2.1 | Type A units shall be provided for 2% of the total but not less than one of each type |
| 1107.6.2.2.2 | All units shall be Type B unless noted otherwise |

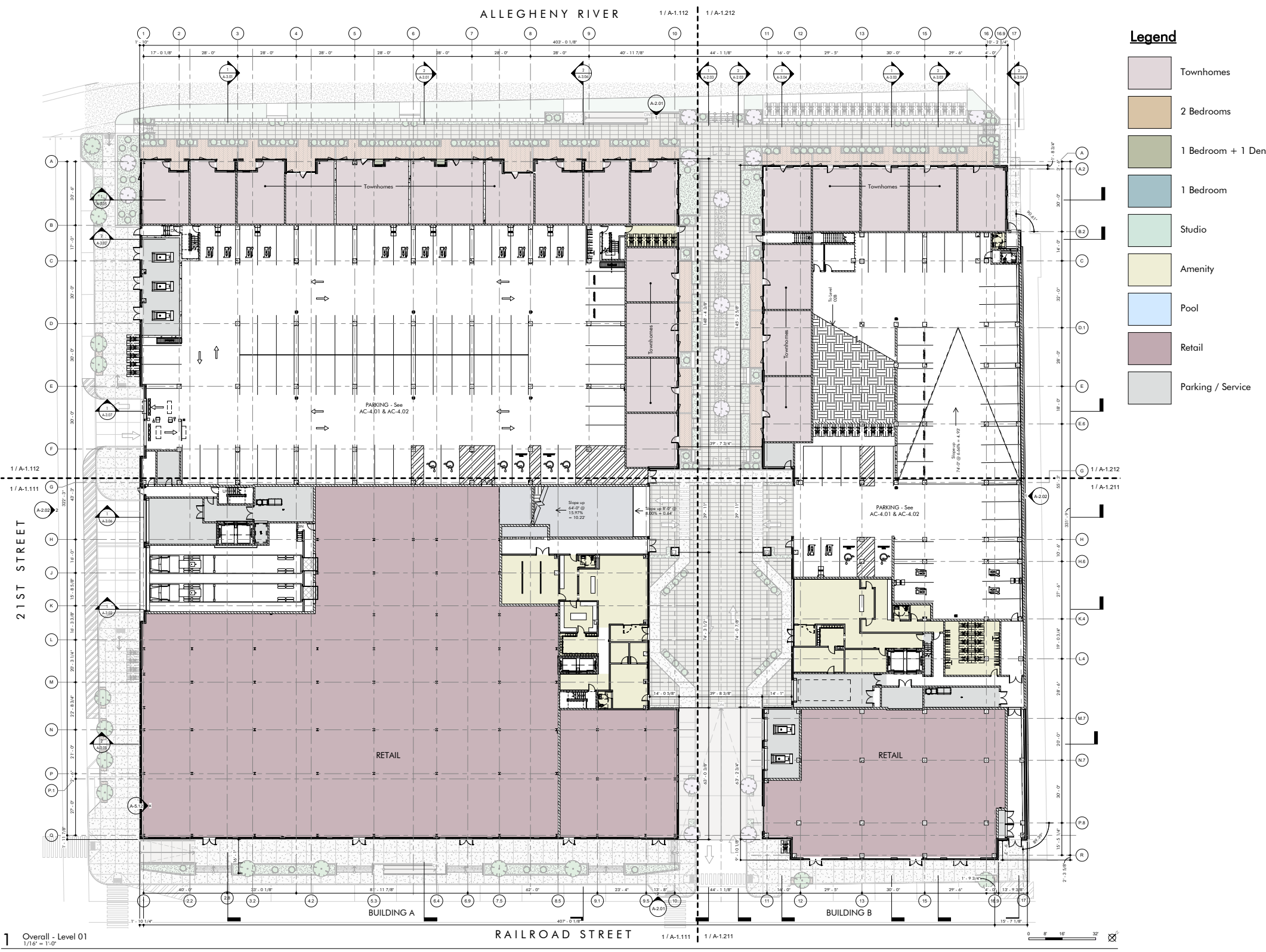
Table of Accessible Units

Unit Type	Type A	Type B	Total
Studio	2	84	86
One Bedroom	6	288	294
Two Bedroom	1	61	62
Townhouse	1	21	22
Total	10	254	464

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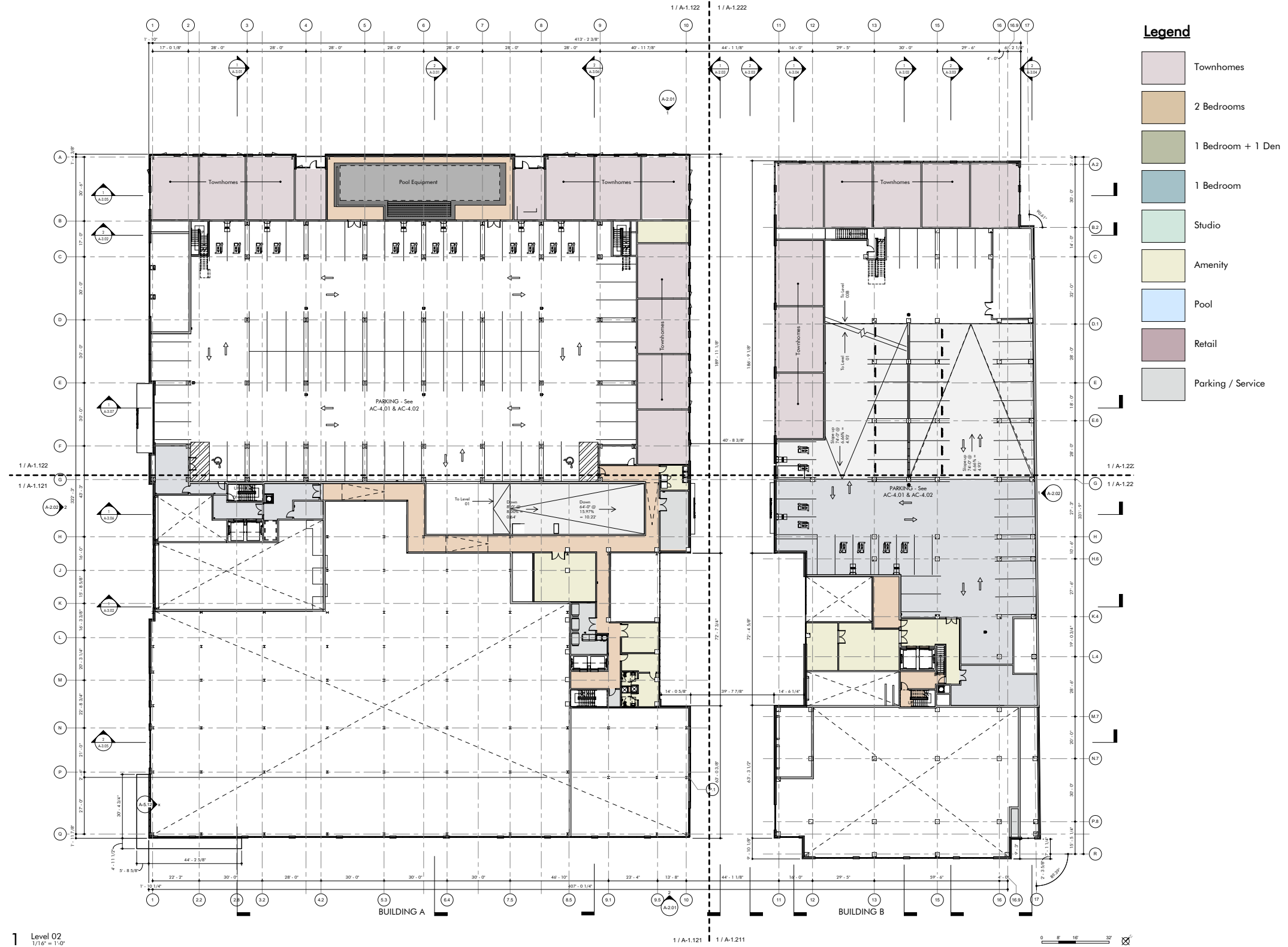
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Proposed Plan - Ground Level



One 21st Street

Proposed Plan - Level 2

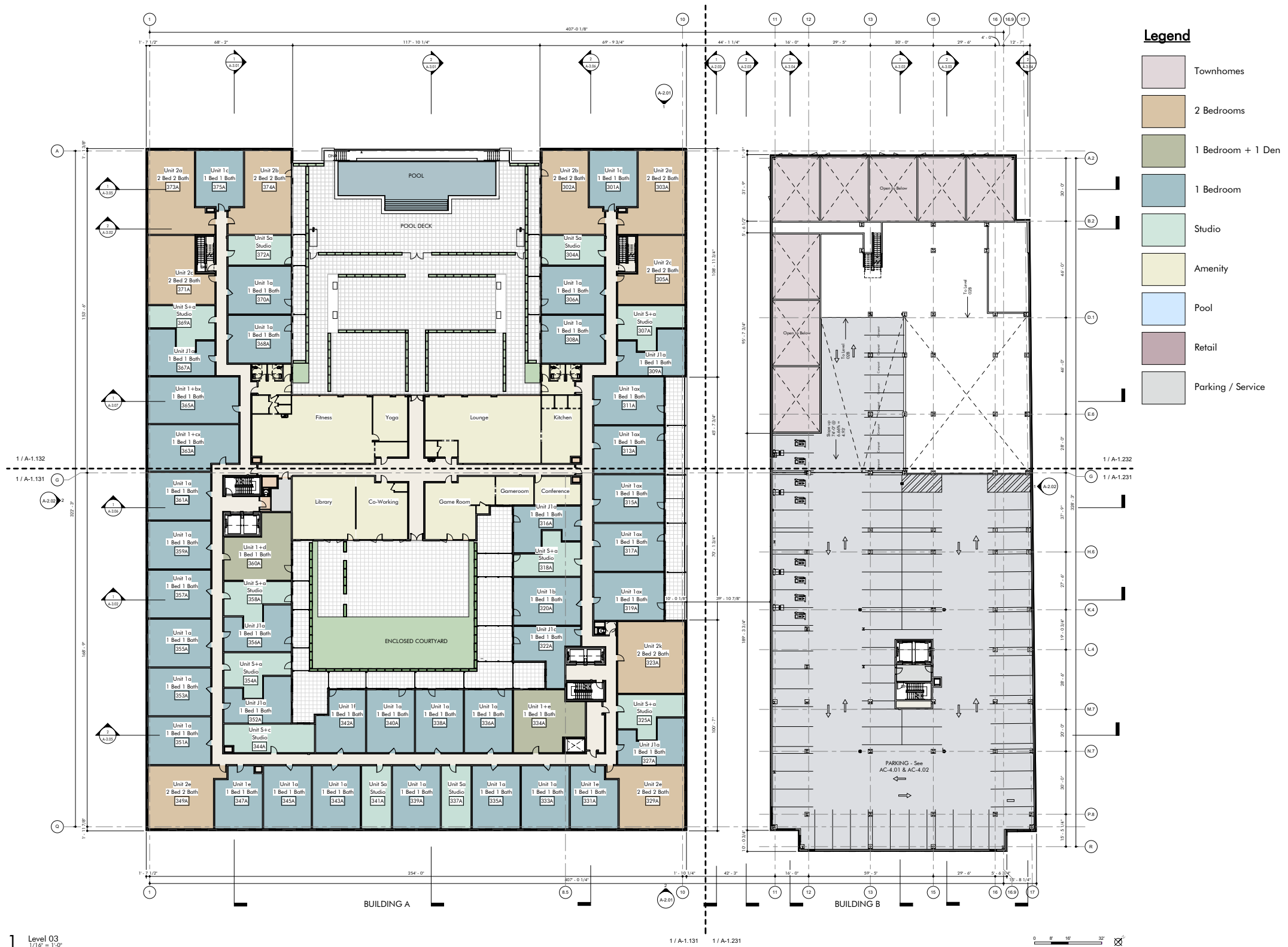


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Proposed Plan - Level 4



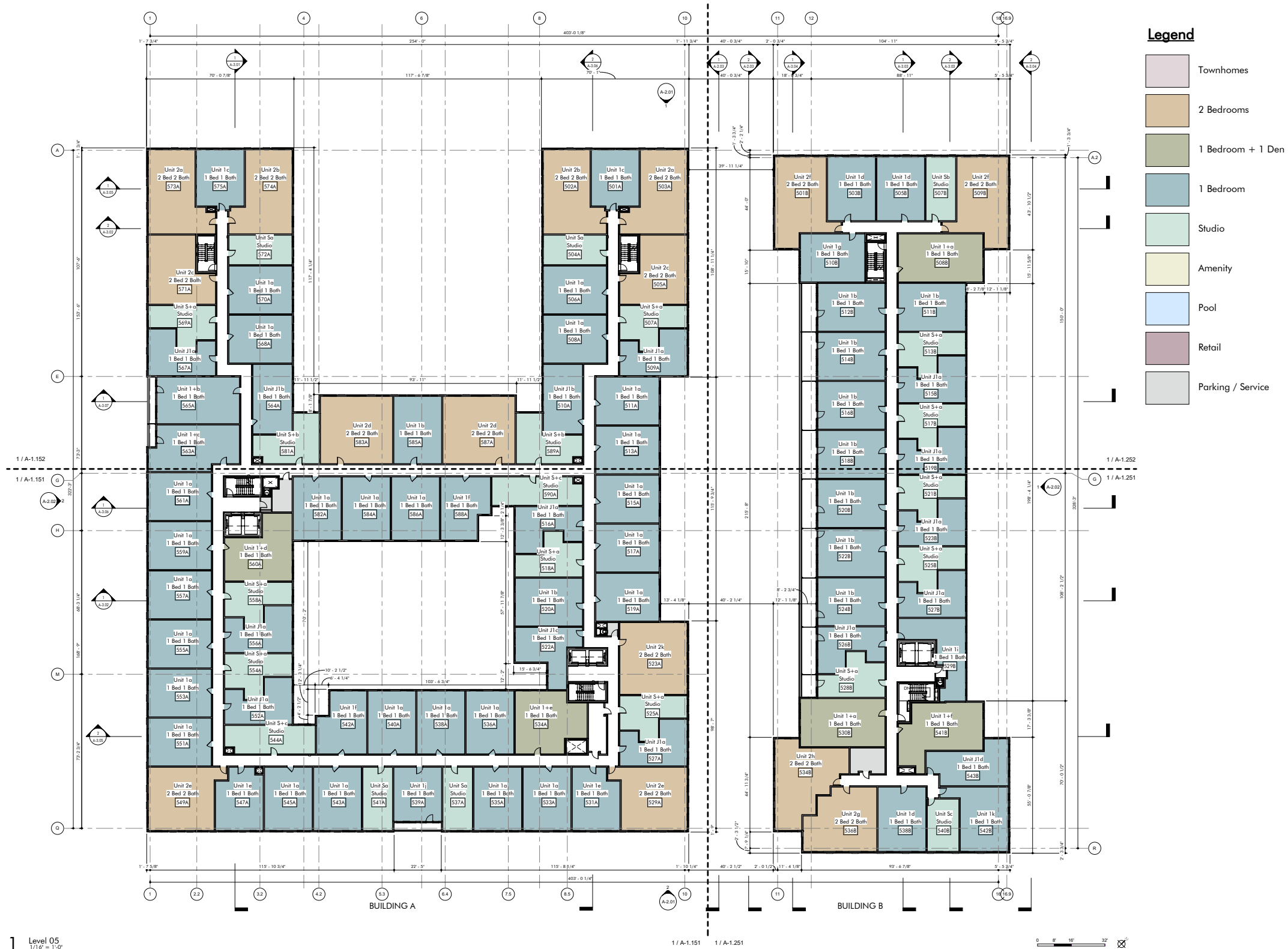
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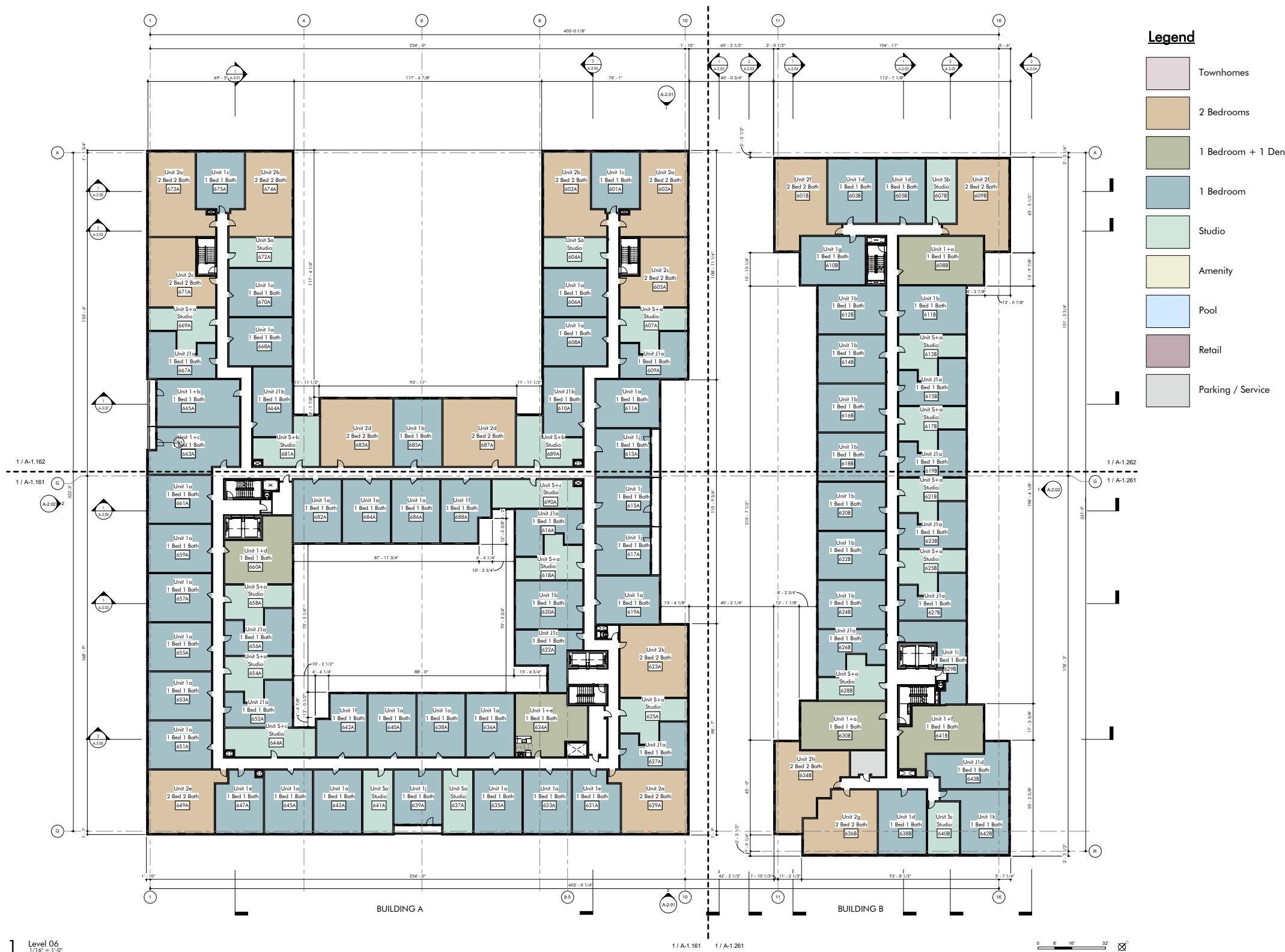


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Proposed Plan - Level 6



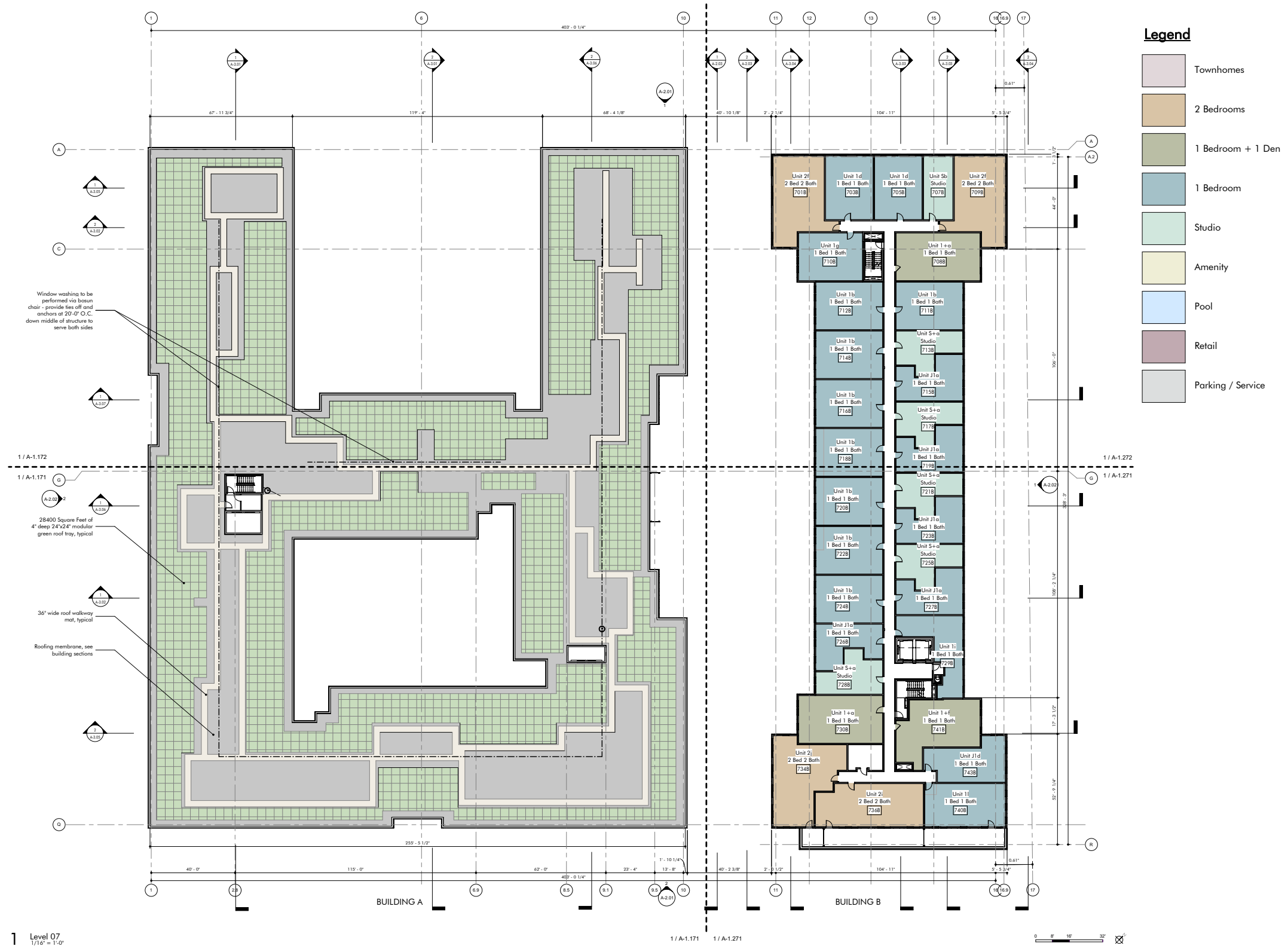
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Proposed Plan - Level 8



One 21st Street



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Elevations - South



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Elevations - West



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Renderings



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