

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Modifications to SP10 Zoning District	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hazelwood Initiative Tishman Speyer
Parcel Number(s): 56-A-145, 29-L-76, 29-L-80, 29-L-86, 30-D-125, 30-H-125, 30-H-150, 30-M-70, 30-M-74, 31-H-30, 55-E-62, 55-J-110, 55-J-114, 55-J-118, 56-A-143, 56-E-2, 56-E-6, 56-E-8, 56-E-12, 56-E-14, 56-F-394, 56-F-398	
ZDR Application Number: DCP-MPZC-2025-00099	
Meeting Location: 107 Flowers Avenue, 2nd floor, Pittsburgh, PA	
Date: 5/13	
Meeting Start Time: 6:00PM	
Applicant: Christi Saunders (Tishman Speyer)	Approx. Number of Attendees: 32
Boards and/or Commissions Request(s): Planning Commission	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

The PLDP was amended fall of 2024. The PLDP is essentially a master plan of the whole Hazelwood Green site. The amendments included language around site signage and some guidelines for the future community field site. Now Tishman Speyer is amending the SP10 zoning ordinance. There is a word in the SP10 that does not match the language in the Hazelwood Green PLDP. In the PLDP, the language states that light industrial & production areas and residential, low-density areas are permitted as the sole use on specific blocks of Hazelwood Green, but are permitted as the primary use anywhere else on the site. In the PLDP the word “sole” is used to describe these areas of the site, but in the SP-10 zoning ordinance the word “primary” is used. The amendment to the zoning text would change the language from “primary” to “sole,” to align with the Hazelwood Green PLDP.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Can you describe what type of sentence these words would be used in?	The use of the words can be seen here (referenced table from zoning ordinance). “Primary” is changed to “sole” to match the PLDP.

Questions and Comments from Attendees	Responses from Applicants
Can you give us a hypothetical on how this wording has or may in the future affect a development.	In practice, the difference between the words becomes quite complicated, and it can be difficult to explain.
How will this change affect the community?	<p>This change will allow for more mixed-use development. For instance, instead of a block needing to be fully housing, now it would also be able to have a coffee shop.</p> <p>This seems to be truer to the character of Pittsburgh, which has a lot of mixed-use areas.</p>
<p>I'm a little concerned that changing sole to primary could be potentially dangerous. We don't have many blocks designated to industry, so making a change to allow for even less industrial use could mean less jobs created in Hazelwood Green.</p> <p>But wouldn't the change from "sole" use to "primary" use mean less industrial and single-family housing?</p>	<p>This change shouldn't create less industrial use but instead should allow for more mixed-use blocks.</p> <p>It's difficult to explain, but no, it should allow for potentially more of these uses on the site.</p>
It's time that we create a community benefits agreement. I feel like there is no benefit on the other side of the tracks. You [Tishman Speyer] need to find a time to meet with the community and create this community benefits agreement together. We're tired of you coming in here and telling us what you're going to do, instead of asking us what we want. We've waited long enough for this.	To say we haven't worked with the community and been responsive to concerns is misleading. We've met with you individually and worked through your concerns numerous times.
Neighborhood Planner: I can speak with our zoning staff to clarify what these changes mean and could imply for future development on Hazelwood Green and share that with Hazelwood Initiative.	

Other Notes

Neighborhood Planner offered to follow-up with zoning staff around the use of the word "primary" and "sole" and what this could mean.

Language shared by the Neighborhood Planner to Hazelwood Initiative after the DAM:

*The proposed change to the SP-10 zoning district is to align the zoning code with the language in the PLDP. In the current zoning code language, Light Industrial & Production and Residential: Low are **permitted as a primary use** only in distinct blocks, and are **not permitted as a primary use** outside of those areas. However, the amendment would change the language to permit Light Industrial & Production and Residential: Low as the **sole use** within these distinct blocks, but also **as a primary use** within all other areas of Hazelwood Green.*

The way the current code is written, these uses are only permitted to be located in certain blocks within Hazelwood Green. This does not align with what the Hazelwood Green PLDP intended, which was to permit these uses throughout the site as long as they were integrated with other types of uses (as shown in the image below). In short, this amendment to the SP:10 zoning district would allow for more flexibility around these two uses to potentially create more mixed-use blocks within Hazelwood Green.

Planner completing report: AJ Herzog