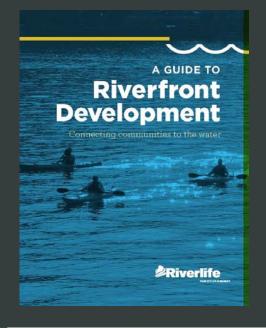


# Agenda

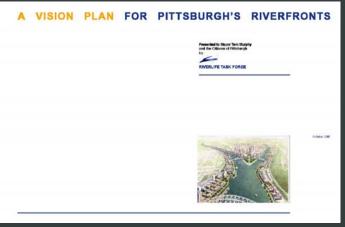
- History of Riverfront Planning
- Riverfront IPOD (IPOD-5)
- Community Outreach
- Proposed Boundary Changes
- Riverfront Zoning Proposal

# **History of Riverfront Planning**



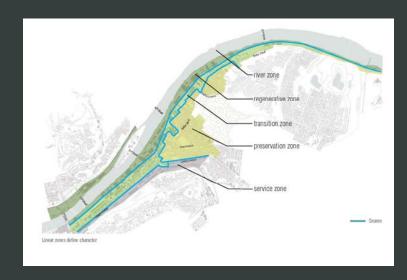








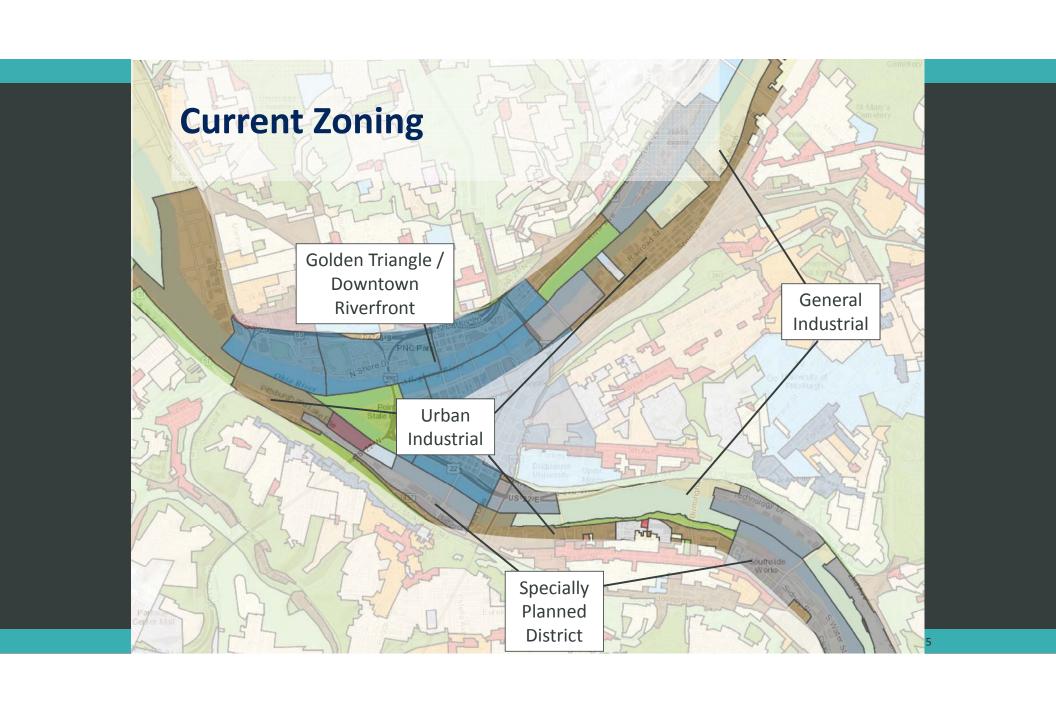
## **Visions for the Riverfront**

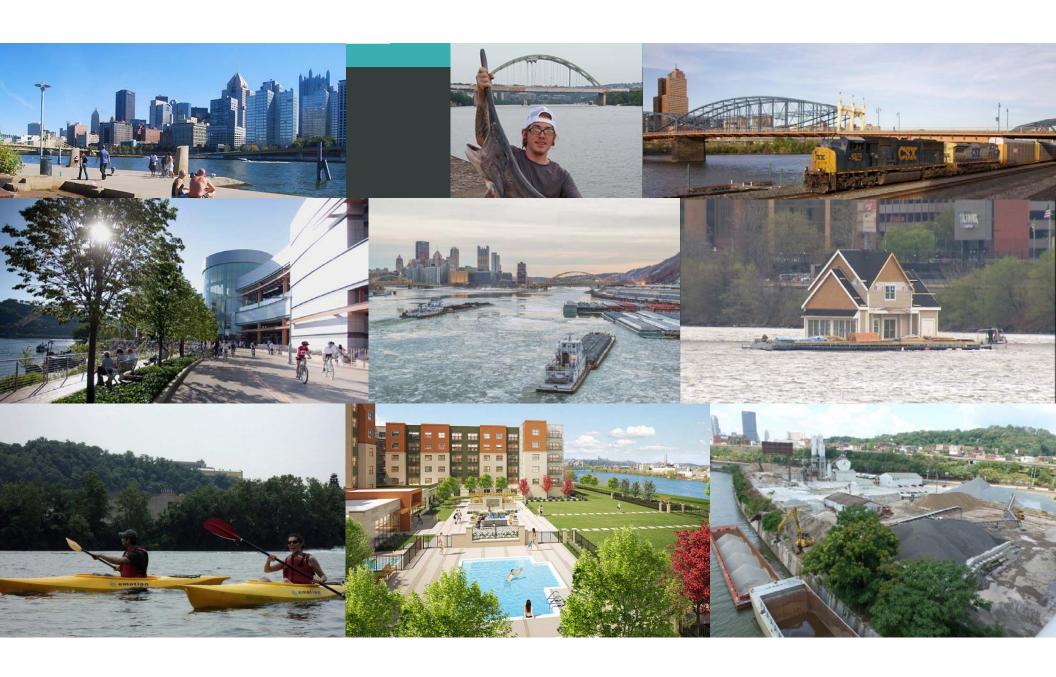






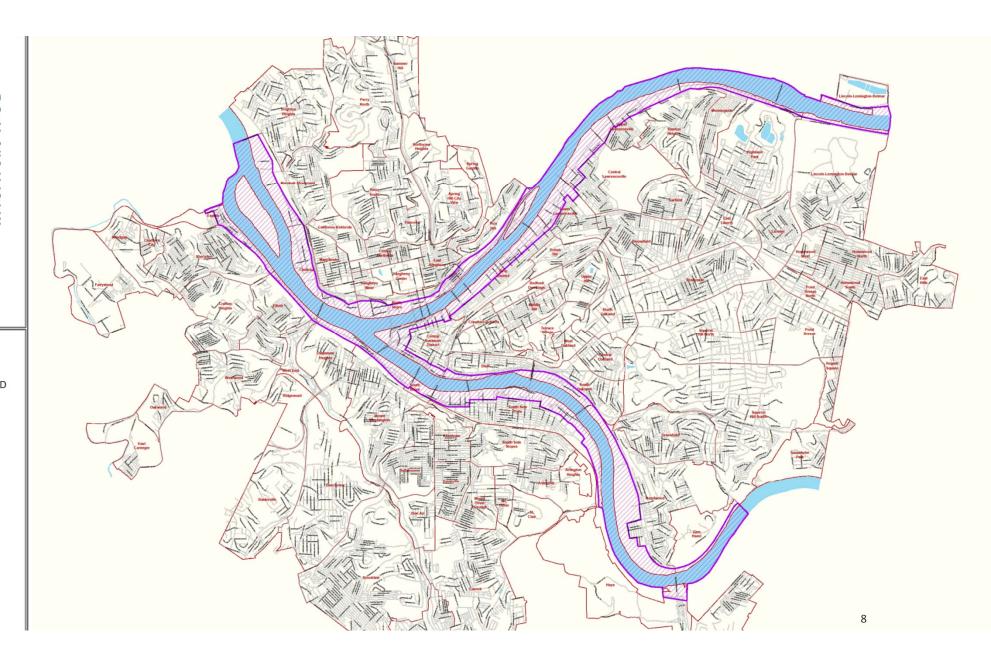






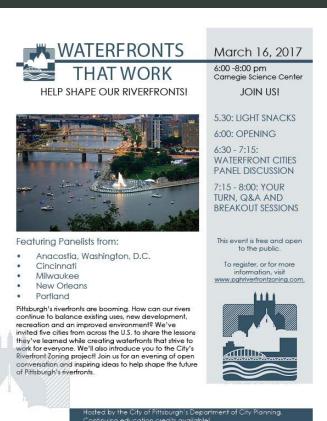
## **Riverfront IPOD - Background**

- 2015: City Planning starts outreach around an Interim Planning Overlay District (IPOD)
- 2016: 40+ meetings with the public and stakeholders later, Riverfront IPOD passed by City Council June of 2016

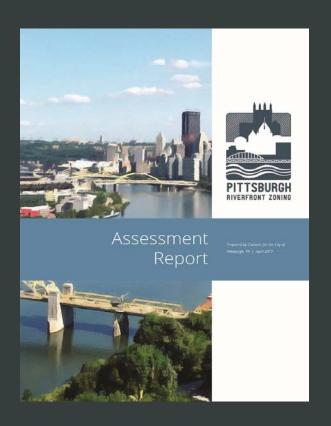


## **Community Outreach Throughout the Process**

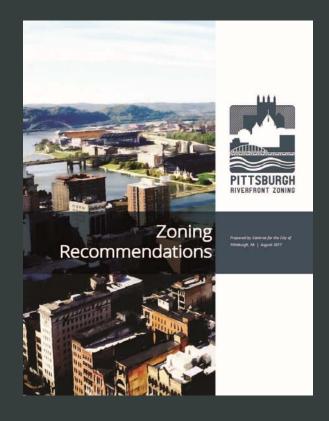
- Steering Committee
- Stakeholder Interviews
  - October 2016 70 Groups Interviewed
- Waterfronts that Work Summit
  - March 17, 2017 5 Cities, 100+ attendees
- Focus Group Meetings –
   over 90 groups invited to participate in each
  - September 2017
  - December 2017
- Public Meetings
  - September 2017
  - December 2017



# **Zoning Outreach & Analysis Reports**







# **Community Outreach as of 1 Jan 2018**

- **2,937 pieces mailed** to owners of properties with the district and within 150 feet of the district.
- Zone change notice postings in 19 neighborhoods
- Email notifications to **572 recipients.**
- Discussions via phone and email.

### Meetings as of 1 Jan 2018

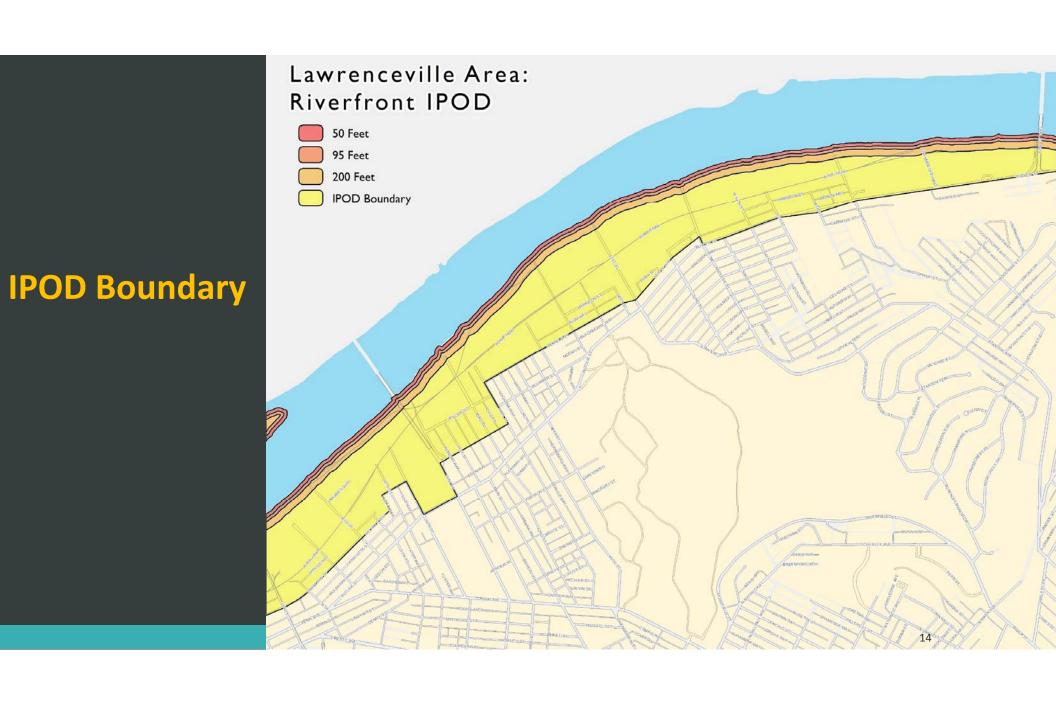
- Urban Redevelopment Authority
- Lindy Paving
- Scenic Pittsburgh
- Contextual Design Advisory Panel
- Chuck Hammel
- Strip District Neighbors Community Development Committee
- Strip District community
- Oxford Development
- Riverlife Design Committee
- Lawrenceville 9th Ward Block Watch
- Lawrenceville 6th Ward Block Watch

- Frank Bryan, Inc.
- North Shore interests (Continental, Stadiums)
- American Institute of Architects (AIA)
- Riverlife
- North River
- Millcraft
- Arsenal Development
- Lawrenceville 10<sup>th</sup> Ward
- Highwoods
- Burns & Scalo
- Allegheny County
- Michael Troiani

# **Changes to Boundary used for the IPOD**

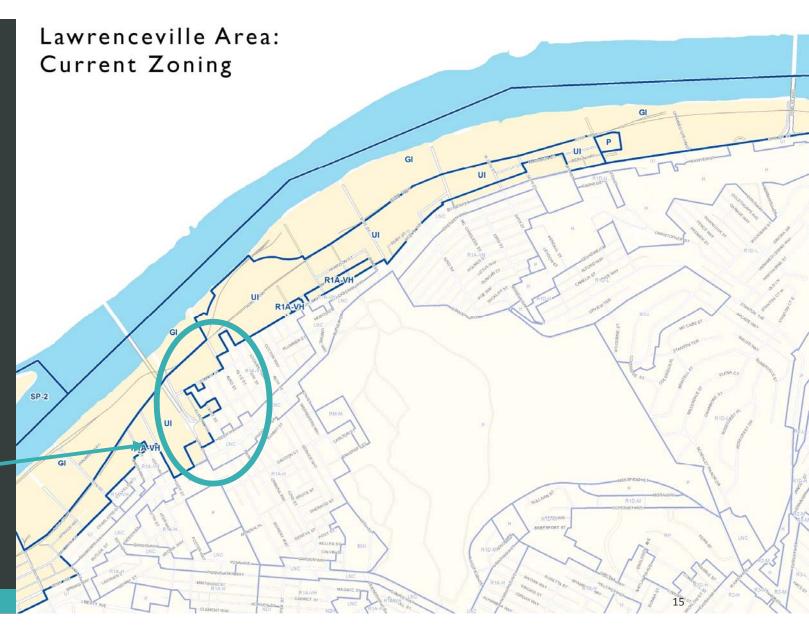
### **Boundary Adjustments Due To:**

- To skirt areas where zoning is appropriate
- High levels of development in proximate areas with similar neighborhood character and comparable zoning.





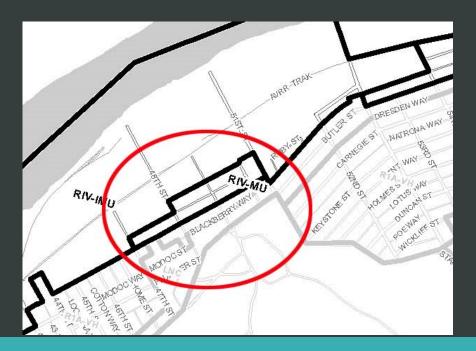
Area of proposed change

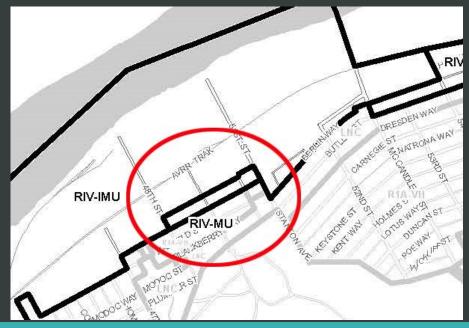


## **RIV Boundary**

## **Boundary Adjustments**

 Moved boundary north a block in Upper Lawrenceville





# **RIV Boundary**

## **Boundary Adjustments**

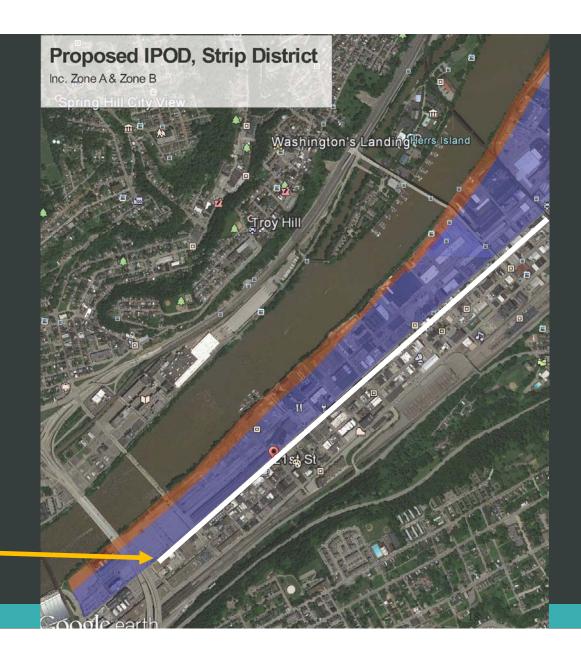
#### Excluded

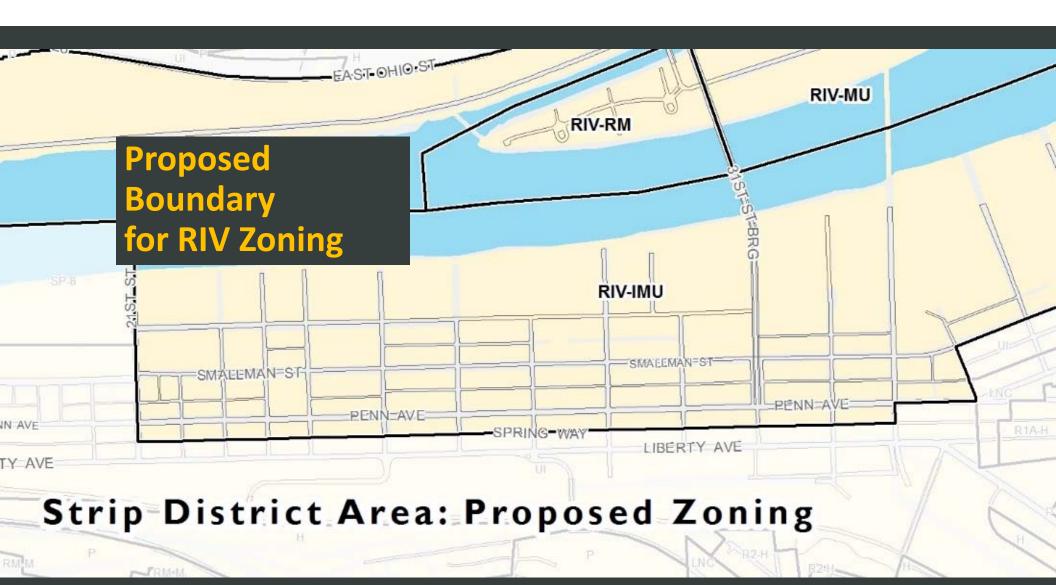
- SP-1,Pittsburgh Technology Center
- SP-5, South Side Works



IPOD Boundary /
First Draft for
RIV Zoning

**Smallman Street** 

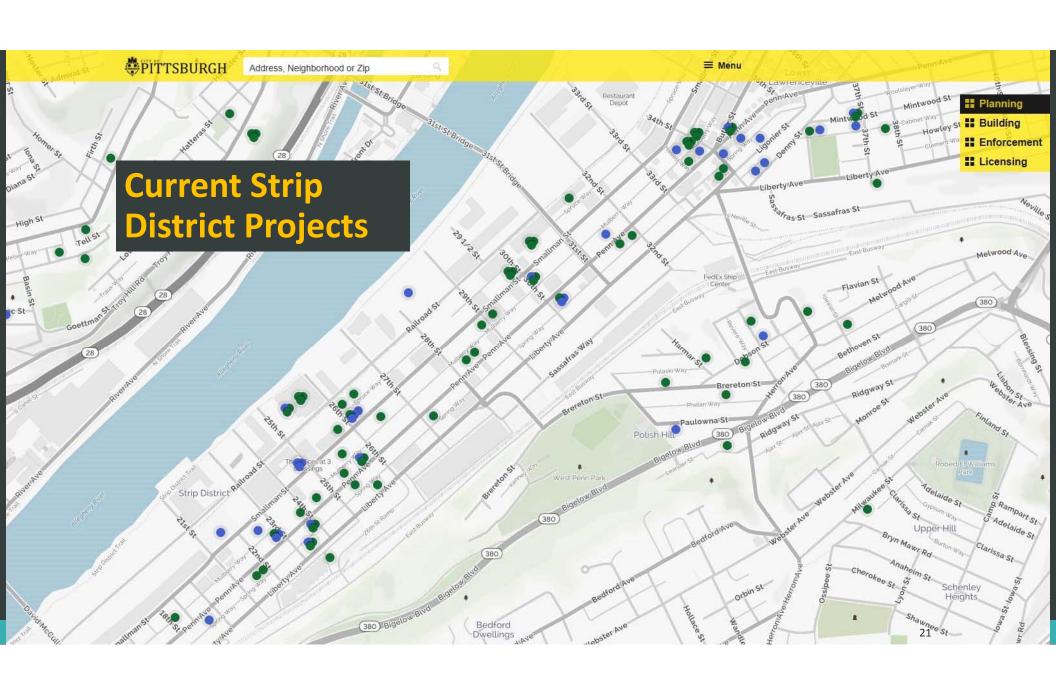




# **RIV Boundary**

### **The Strip District: Changing Character**

• Some people have expressed concerns that the RIV will change the character of the Strip District.



### **Current Zoning Categories (16)**

- Residential / Commercial Planned Unit Development (AP)
- Downtown Riverfront A (DR-A)
- Downtown Riverfront B (DR-B)
- Downtown Riverfront C (DR-C)
- General Industrial (GI)
- Local Neighborhood Commercial (LNC)
- Multi-Unit Residential, Moderate

- Density (RM-M)
- Neighborhood Industrial (NDI)
- Park (P)
- Residential Planned Unit Development (RP)
- Single-Family Attached Residential, Very High Density (R1A-VH)
- Single-Family Detached Residential, Urban Industrial (UI) High Density (R1D-H)

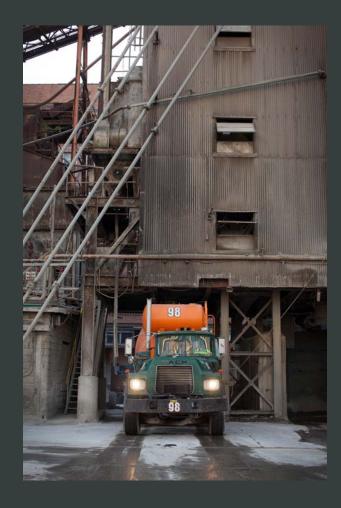
- Specially Planned District 2, Washington's Landing (SP-2)
- Specially Planned District 3, Public Safety Complex (SP-3)
- Two-Unit Residential, High Density (R2-H)
- **Urban Neighborhood Commercial** (UNC)

### **Proposed Zoning Categories (5)**

- General Industrial (RIV-GI)
- Industrial Mixed Use (RIV-IMU)
- Mixed Use (RIV-MU)
- Mixed Residential (RIV-RM)
- North Shore (RIV-NS)

## Proposed RIV Zoning: General Industrial (RIV-GI)

- Intended to address a variety of industrial uses.
- Accommodates both general industrial uses, as well as heavier industrial uses that may produce external impacts such as smoke, noise, glare or vibration.
- Structured to prevent encroachment of non-industrial uses, and to accommodate site design elements relate to public safety and maintain compatibility with surrounding uses.



# Proposed RIV Zoning: Industrial Mixed Use (RIV-IMU)

- To address areas of the riverfront that are diversifying from their original, strictly industrial nature.
- Accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development.
- Intended for industrial areas that are focused on research and development and technology-oriented industries.



# Proposed RIV Zoning: Mixed Use (RIV-MU)

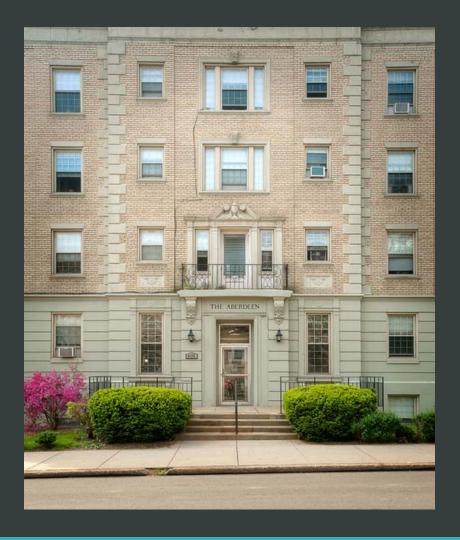
• Intended to foster a vibrant, connected mixed-use environment that may be designed either vertically within a single development or horizontally within a larger area.



# Proposed RIV Zoning: Mixed Residential (RIV-RM)

• Intended for areas of higher density single-unit attached and multi-family residential development.





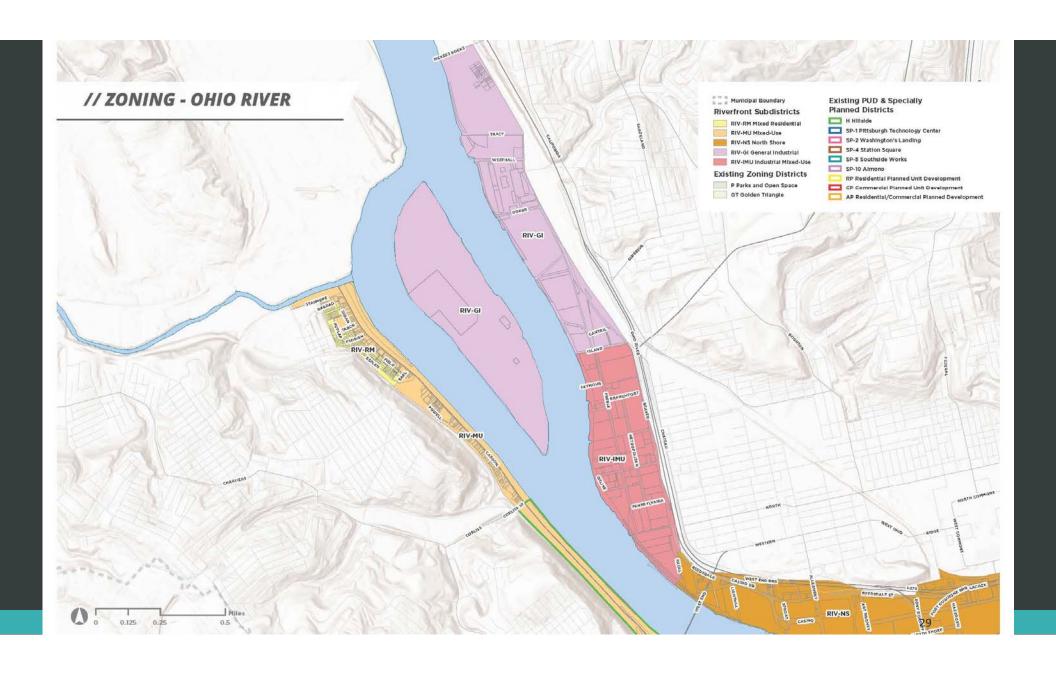
## Proposed RIV Zoning: North Shore (RIV-NS)

- Intended specifically to address the North Shore and its unique mix of large-scale sports, entertainment and cultural uses.
- As a mixed-use district, high-density residential development is also allowed.









## Site Plan Review (done by Planning staff)

### **Under Current Zoning**

- Urban / General Industrial
- Residentially-Zoned Areas
  - RM-M

### **Under Proposed RIV Zoning:**

- Any new construction or expansion of primary or accessory structures within 200 feet of the river.
- All new construction of primary structures.
- Any expansion or any exterior renovation to an existing primary structure.
- All new construction of surface parking lots or parking structures.
- The expansion of any existing surface parking lot.

# **Planning Commission Under Current Zoning**

- North Shore
- Specially-Planned Districts

### **Under Proposed RIV Zoning:**

- All new construction or expansion of primary or accessory structures within 200 feet of the river.
- All new construction of 15,000 square feet or more.
- Any addition or expansion of 15,000 square feet or more.
- Single-family detached dwellings exempt.

## **Planning Commission**

### **Acknowledgement of Pre-Existing Industrial Uses**

Basic Industry and Manufacturing and Assembly Uses require equipment that may not comply with height or design standards that were written to apply to inhabitable structures.

- Added language acknowledging this to:
  - Criteria for Planning Commission Approval: excluded equipment *P4: 905.04.C.2.a*
  - Height Design Standards: excluded equipment P6: 905.04.E.1.d
  - Design Standards for Nonresidential Uses: excluded "equipment and industrial structures that function as an essential part of Manufacturing and Assembly or Basic Industry uses."

P14: 905.04.G.3



### **Transportation Studies**

### **Under Current Zoning**

- North Shore
- Specially-Planned Districts

### **Under Proposed RIV Zoning:**

- Any development project that meets the thresholds for Site Plan Review or Planning Commission when it is anticipated that such a project may have substantial impacts on the City's comprehensive transportation network.
- Transportation Management Plan required as part of analysis.

## **Site Development Standards**

### **Current Zoning**

- Rear Setback
- Exterior & Interior Sideyard Setbacks
- Maximum Floor Area Ratios

### **Proposed RIV Zoning**

- · Rear Setbacks: Only for single-family attached
- Exterior & Interior Sideyard Setbacks: None
- Maximum Floor Area Ratio: Eliminated

#### **New to RIV**

- Building Length: No greater than 500 feet
- Visual Access Corridor Preservation
- Build-To Zone
- Design Standards apply
- Impervious Surface Limits

## **Site Development Standards: Updates**

### **Impervious Surface Coverage**

Excised this Section (formerly 905.04.E.2)

- We reach our goals of increased un-paved space through the riparian buffer and the lowered thresholds for application of Stormwater Standards.
- In addition, many riverfront sites have some level of contamination and infiltration is not always a goal for these sites.

## **Site Development Standards: Updates**

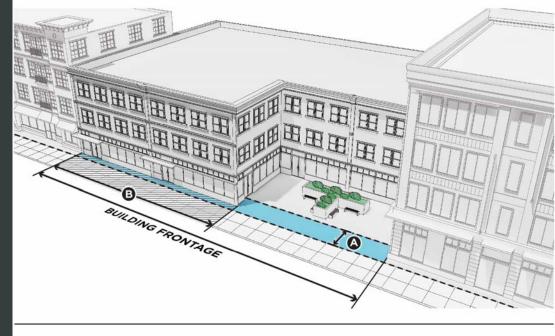
#### Clarification for Build-To Zone

Updated language to provide clarity about intentions and to respond to the variety of sidewalk

conditions found throughout the RIV.

 "The Build-To Zone requirements ... and the pedestrian sidewalk requirements ... shall be applied concurrently. If a sidewalk 10 feet wide is placed entirely on a development parcel, the Build-To Zone shall begin at ten feet from the lot line."

P10: 905.04.E.b.iv



To ensure use of high-quality building materials and to promote an improved pedestrian experience.

#### Address:

- Façade Design
- Building Entry
- Fenestration Design
- Roof Design
- Site Design
- Building Materials

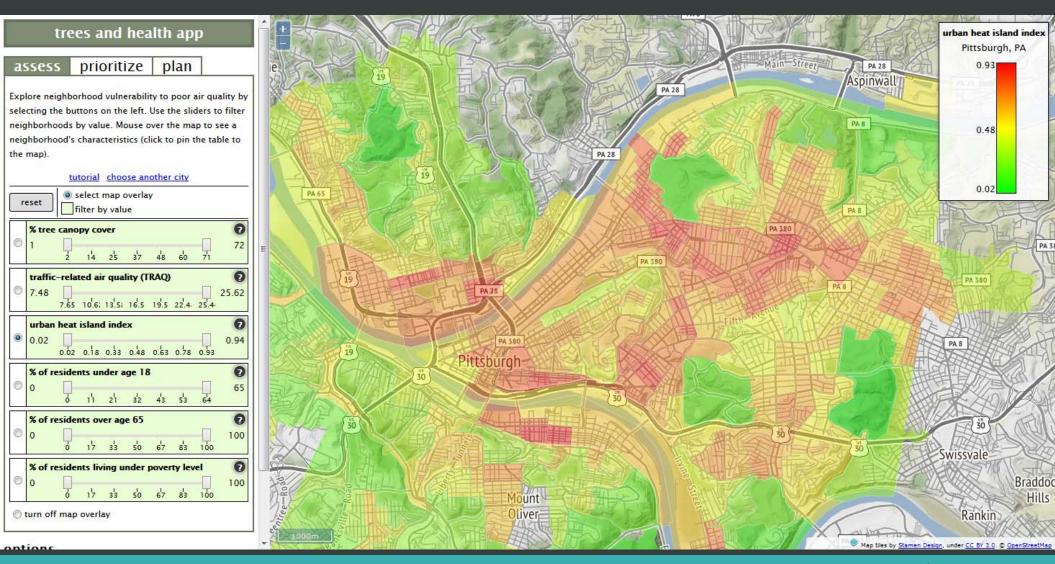
# The RIV provides Alternative Design Standard Compliance!

"The Zoning Administrator may approve alternative design standard compliance as an Administrator Exception ... where the alternative design is determined to achieve the purpose of the RIV District equally or more so than through strict adherence to the standards."

P12: 905.04.G.1

#### **Cool Roofs**

 Riverfront neighborhoods are some of the hotter ones in the City, and have some of the worst air quality.



#### **Cool Roofs**

- The requirement of cool roofs when building new or replacing existing roofs is part of a suite of strategies to decrease the temperature of riverfront neighborhoods over time.
- Other strategies include:
  - The riparian buffer, which will allow space for increased tree canopy, and
  - Incentivizing energy generation and shading of parking lots and structures.
  - Rainwater bonus and new thresholds for stormwater management = increased utilization of green infra.

Together, these strategies will over time decrease neighborhood temperature, and improve air quality, water quality and the riparian ecosystem.

# **Design Standards: Updates**

#### **Residential Transparency Requirements**

Excised this Section (formerly 905.04.G.2.c)

• To insure accordance with best practices for energy efficiency.

# **Design Standards: Updates**

#### **To Provide Clarity**

#### Added language:

- "For non-residential uses within the RIV-RM Subdistrict, RIV-MU Standards apply."
- "The ground floor of a multi-story building must be a minimum of 15 feet in height measured floor to floor ..."

P14: 905.04.G.3

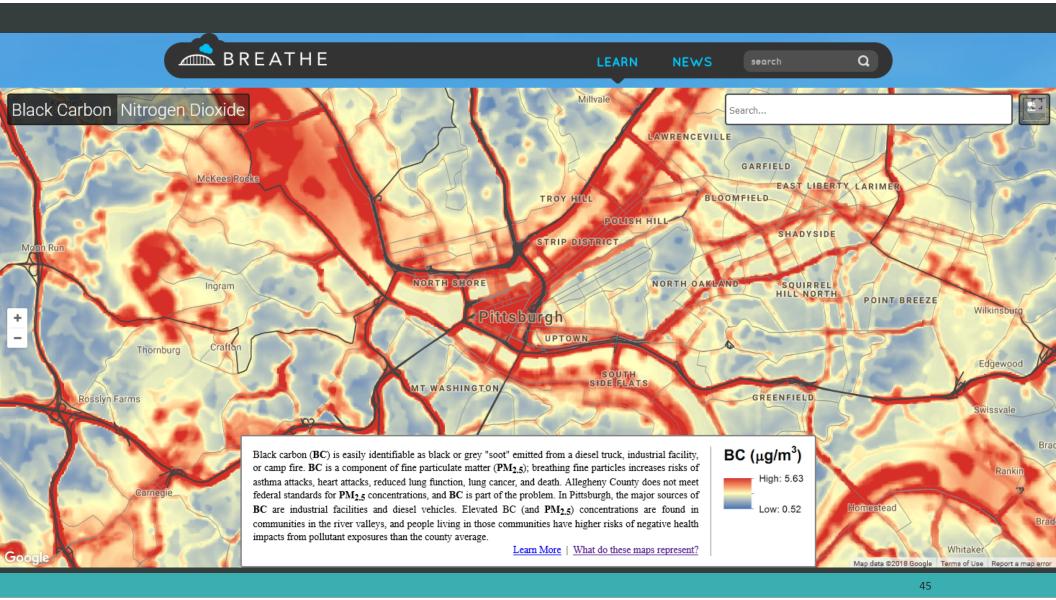
# **Site Development Standards: Parking**

#### **Riverfront IPOD Standards**

- Architectural screening of ground level structured parking
- No structured parking located between the riverfront and a street.
- Where structured parking integrated into another structure on the riverfront, active uses along a min of 50% of the length of the structure.
- No surface parking lots of greater than 15 spaces located between the riverfront and a structure / street.

#### **Proposed RIV Zoning:**

- · Parking maximums & minimums.
- Transportation studies required for projects that meet thresholds for site plan review or Planning Commission.
- Surface parking lots limited to 75 spaces.
- Surface parking between the river and a building, <u>including across a street</u>, limited to 15 spaces.
- For structured parking longer than 150 feet, 50% of the ground floor façade must include active uses.



#### **Parking Structure Design**

#### Original Language

- Parking Structures over 150 feet in length located along a primary street in all RIV Subdistricts except RM must include active uses along 50% of the ground-floor facade, excluding required access areas from the calculation.
- Active spaces must be a minimum of 20 feet wide x 30 feet deep.
- Active uses include residential, retail, office, parking structure lobbies, and bike facilities.

#### **Parking Structure Design**

Relocation & Update

- Relocated to Section 914.09G.2: Parking Area Location and Design, Ground Floor Uses
- Updated entire section in response to comments received regarding feasibility of active uses along ground floors of structured parking (current retail environment, etc.)
- Updates will apply to the RIV and to the City as a whole.

#### **Parking Structure Design**

Previous Text in 914.09.G.2

"The street side, street level perimeter of parking garages that are adjacent to store-front commercial uses shall be lined by commercially leasable floor space. This requirement shall not apply when the ground floor frontage of the structure is less than 150 feet in length."

#### **Parking Structure Design**

Proposed Text for Section 914.09.G.2

914.09.G.2.a

"For parking structures greater than 150 feet in length that are adjacent to store-front commercial uses, active uses shall be located along a minimum of 50% of the length of the street-side, street-level perimeter. For the purposes of this Section, active uses shall include commercial, residential, and accessory uses and activities that typically have user-occupied areas that are expressed through building fenestration and articulation."

914.09.G.2.b

"Within the RIV District, any ground-level structured parking that has primary frontage along the riverfront or along a street or publicly accessible pedestrian easement shall be screened architecturally or screened according to the provisions of Section 918.03.B."

# **Site Development Standards: Curb Cuts**

#### **Proposed RIV Zoning:**

For RIV-MU and RIV-IMU:

- Curb cuts, including access to parking lots and structures, should be minimized along perpendicular connections to the riverfront.
- No curb cuts permitted along primary streets when access to a lot is otherwise available via a secondary street or a way.

# **Site Development Standards: Curb Cuts**

#### **Proposed RIV Zoning:**

For single-unit attached residential (permitted in the RIV-MU and -RM):

- Minimize number of curb cuts for townhome developments.
  - Enter from alley, where access is possible.
  - If no rear / alley access, only one curb cut for a shared driveway is allowed. If the development requires front-loaded garage design, an internal common access drive may be used to access individual garages.



# **Curb Cuts: Update**

#### **Proposed RIV Zoning:**

For single-unit attached residential (permitted in the RIV-MU and -RM):

- Minimize number of curb cuts for townhome developments.
  - Enter from alley, where access is possible.

"In cases where front-loaded garage design is the remaining option, shared driveways with one curb cut are encouraged."

#### **Stormwater Standards**

#### **Current Application**

- Projects with 10,000 square feet of land disturbance OR
- 5,000 square foot increase in impervious surface

#### **Proposed Application**

- All development projects equal to or greater than 5,000 square feet in area.
- Small Project Stormwater Standards apply to all new construction and building additions that include land disturbance between 500 and 5,000 square feet in area.

# Site Development Standards: Riparian Buffer Zone

#### **Currently: RF-O & IPOD Setback**

- An existing Riverfront Overlay requires a Riverfront Setback of 50 feet from the river.
- The Riverfront IPOD limited the amount of land that could be developed between 50 and 95 feet.
   Only 30% of that area could be occupied by building footprints.
- Water-oriented and water-enhanced uses exempted from each.

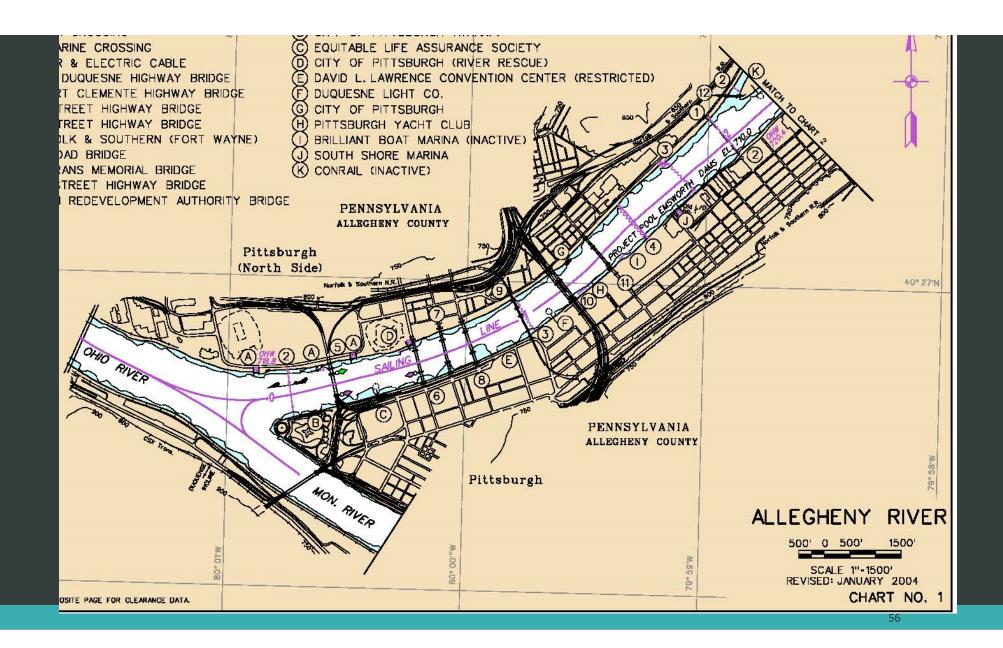
#### **Proposed: Riparian Buffer Zone**

- No development is permitted within 125 feet of the river (defined by ordinary high water line, provided by US Army Corps of Engineers)
- Riparian Buffer Zone may be reduced to no less than 95 feet if bonus points applied.
- Exemptions for:
  - Water-dependent or –enhanced uses;
  - Open-space amenities (ex, kayak launches, marinas, bike rental stations)

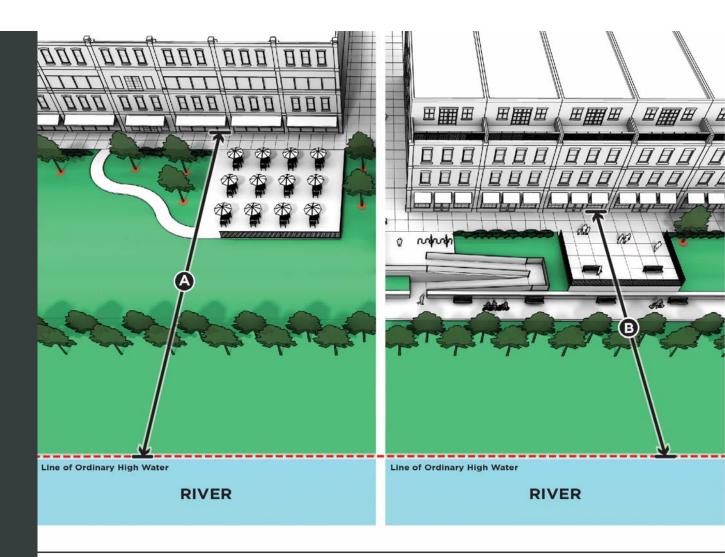
# **Riparian Buffer Zone: Update**

#### **Riparian Measurements**

- Using "Project Pool Elevation" as the reference point for determining riparian buffer.
- Previously had referenced "Ordinary High Water Line."



# Riparian Buffer Zone





Non-exempt structures must be set back 125 feet from the line of ordinary high water of the river.



The riparian buffer zone may be reduced to no less than 95 feet for a structure if it provides one or more bonus action 5.7

# Height

#### **Current Zoning**

- Urban Industrial
- General Industrial
- Residential
  - R1A-VH

#### **Proposed RIV Zoning**

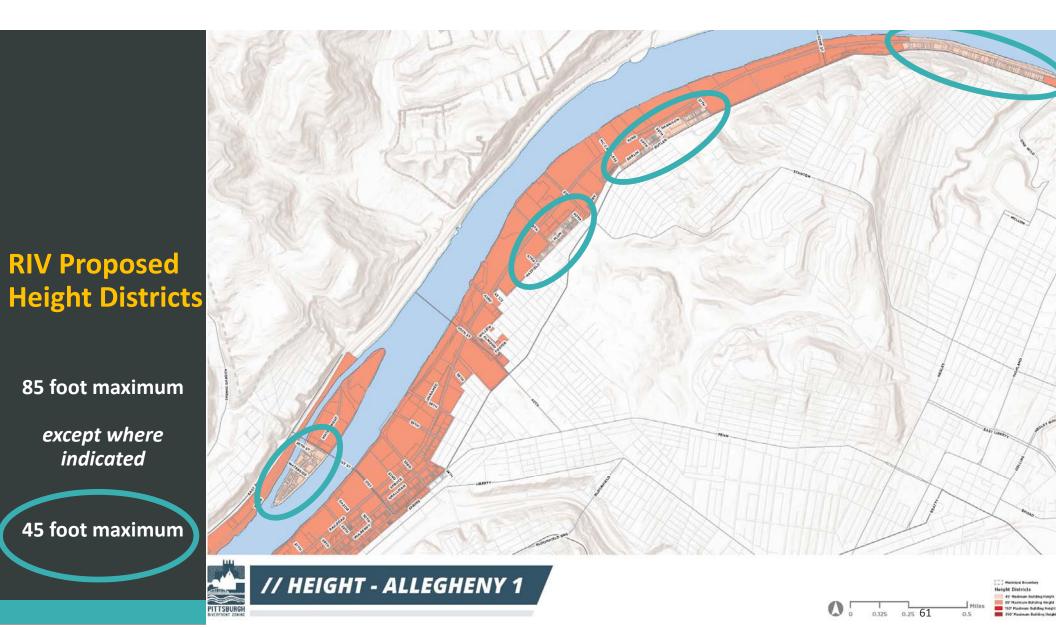
- Measures feet, not stories
- Minimum of 24 feet required; districtwide "base" height of 45-55 feet
- Height maximums determined by separate height map.
- Earn bonus points to achieve height between 45-55 ft & the area's maximum
- Additional standards for buildings over 65 feet in height.
  - Maximum building footprint size
  - Upper-story stepbacks
  - Shadow study

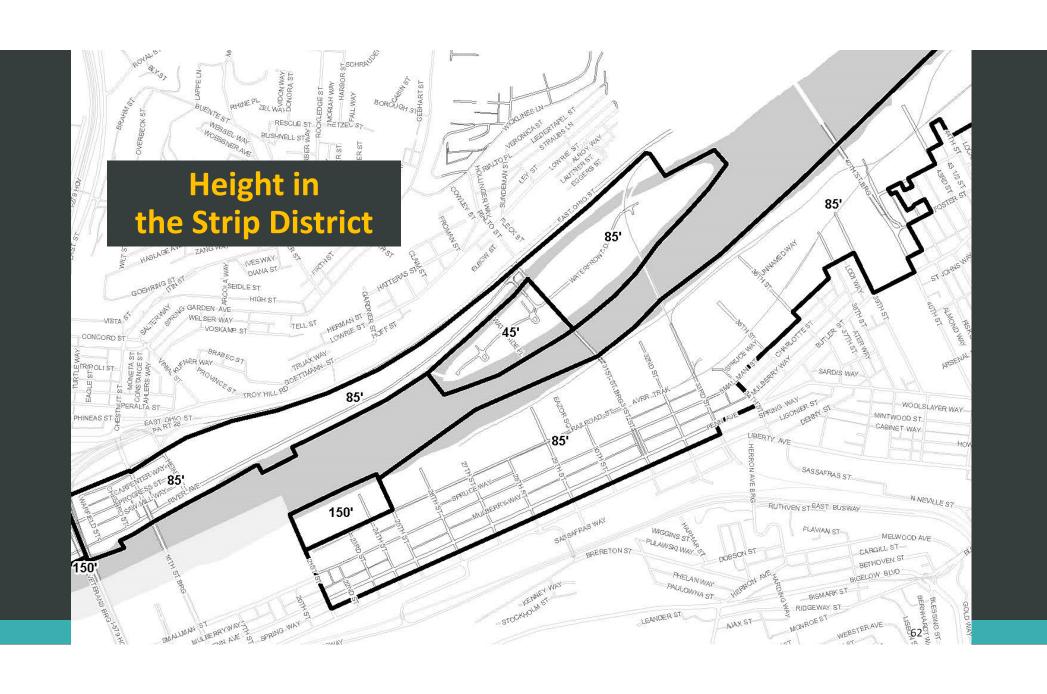
# **Height: Update**

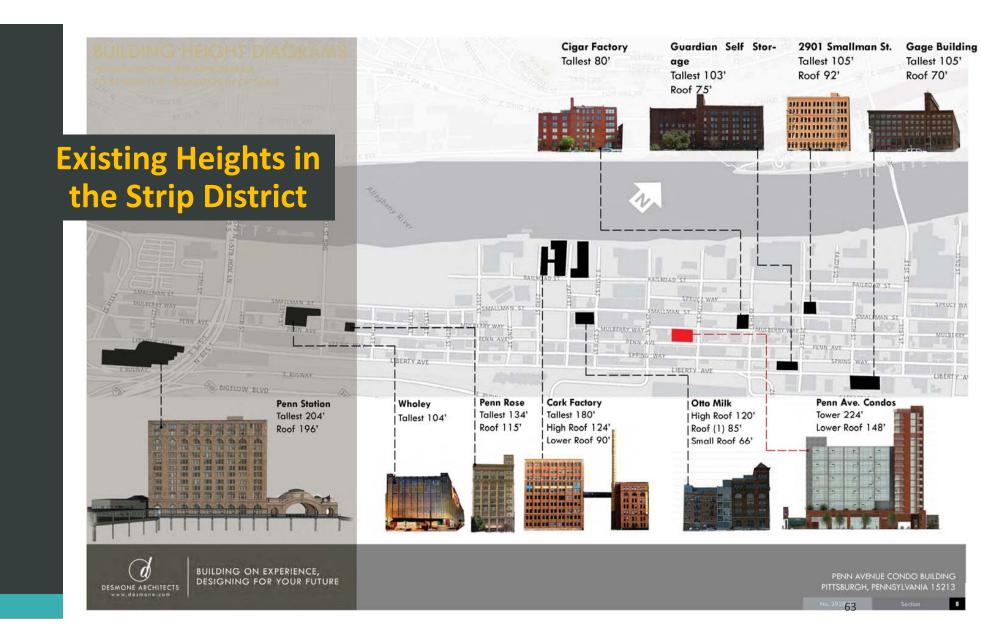
- Previously the base height throughout the RIV was 45'.
- Now:

"Base height in the RIV is 55 feet except where, in accordance with the adopted height map for the RIV, maximum height is indicated to be 45 feet."

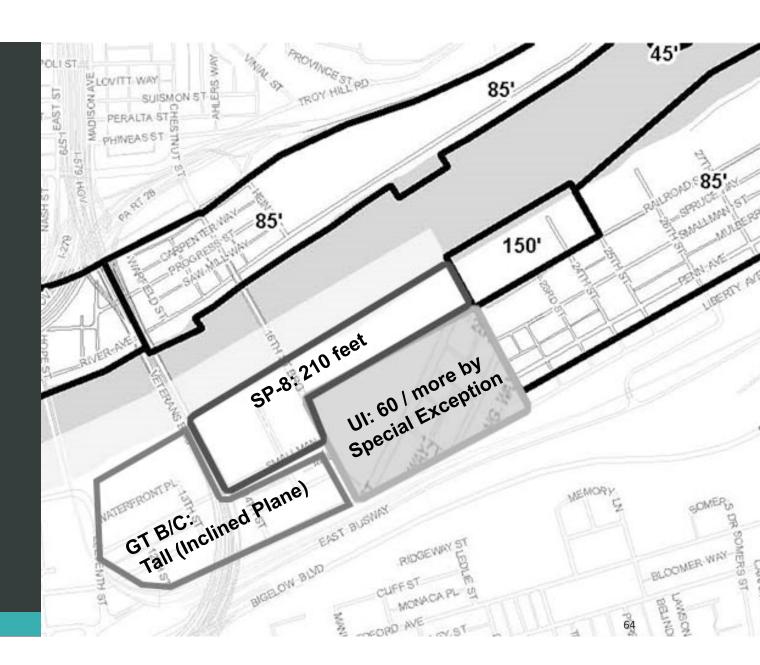
# Height







# **Height in the Strip District**



# Height

#### **Proposed RIV Zoning**

- Additional standards for buildings over 65 feet in height.
  - Maximum building footprint size: 40,000 square feet
  - Shadow study: Modified since 2/6
  - Upper-story step-backs: Clarified and added flexibility since 2/6

# **Shadow Study: Update**

#### **Adjustments to Shadow Study**

Updated language to more clearly reflect intent.

- Now requires a study that demonstrates the effects of the proposed structure.
- Study must include pre- and postdevelopment shadows.
- Must depict (at a minimum) mid-morning and mid-afternoon shadows cast on
  - March 21<sup>st</sup>
  - June 21<sup>st</sup>
  - September 22<sup>nd</sup>
  - December 21st

# **Upper-Story Step-backs: Updates**

#### Adjustments to Upper-Story Stepbacks (pt 1)

"Any required building step-back may begin at a lower height but at a minimum must occur at the portion of a building exceeding 65 feet or six stories, whichever occurs first."

P6: 905.04.E.1.c.ii(2)(D)

- Added clarity to ensure we wouldn't be requiring an upper-story stepback mid-floor.
- Added flexibility for people to do an upperstory step-back at a height lower than 65' if they wanted.

# **Upper-Story Step-backs: Updates**

#### Adjustments to Upper-Story Stepbacks (pt 2)

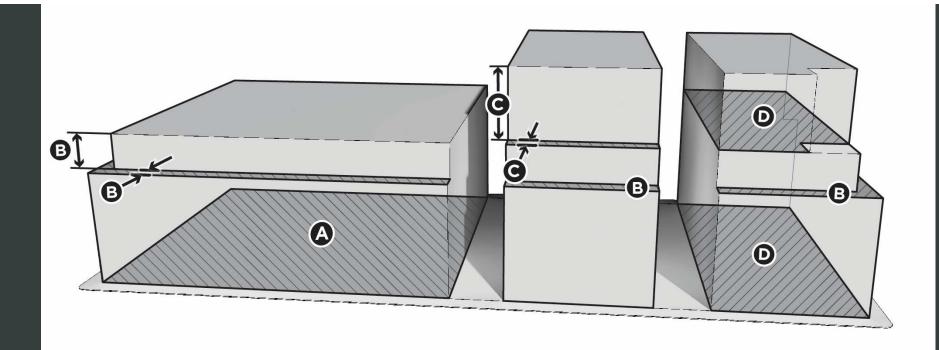
Buildings over 85 feet in height now have two options:

#### Option 1:

- At or under 65 feet, first required step-back of ten feet.
- Between 65 feet and 85 feet, a second required step-back of ten feet.

#### Option 2:

- At or under 65 feet, first required step-back of ten feet.
- The portion of the building more than 85 feet in height must be no more than 80% of the building footprint.



- A Buildings over 65 feet in height are limited to a maximum building footprint of 40,000 square feet.
- B Structures measuring taller than 65 feet in height are required to provide a minimum front and street-side step back of ten feet at the portion of the building exceeding 65 feet or six stories, whichever occurs first.

Structures measuring taller than 85 feet in height are required to provide either of the following:

- An additional minimum front and street-side step back of ten feet at the portion of the building exceeding 85 feet; or
- The footprint of the portion of the structure exceeding 85 feet in height may be no greater than 80% of the total building footprint.

# **Bonus Points System**

#### **Categories:**

- On-Site Energy Consumption New Construction
- On-Site Energy Consumption Existing Buildings
- On-Site Energy Generation
- Affordable Housing
- Rainwater
- Riverfront Public Access Easements, Trails
   & Amenities
- Neighborhood Ecology
- Public Art
- Urban Fabric

At this time, pt =+10 feet in height OR closer to the river.

#### **Bonus Points System**

# A note on Affordable Housing Bonuses

Section 905.04.K.1

"Affordable Housing:
Section 915.07.D.4.a –
4.d; points modified as follows:

- 4.c is four (4) points;
- 4.d is six (6) points.

Affordable Housing Available only to projects where at least 50% of the gross floor area is used for residential units. Points for options 4.c and 4.d below will only be awarded to development projects providing at least 20 housing units. 4.a At least 5 – 14.9% of units for rent are affordable housing for persons 1 at or below 80% AMI. 4.h At least 5 – 14.9% of units for sale are affordable housing for persons 2 at or below 80% AMI; or At least 5 – 14.9% of units for rent are affordable housing for persons at or below 60% AMI; or At least 15 – 19.9% of units for rent are affordable housing for persons at or below 80% AMI. 4.c At least 15 – 19.9% of units for sale are affordable housing for persons 3 at or below 80% AMI; or At least 15 – 19.9% of units for rent are affordable housing for persons at or below 60% AMI; or At least 20% or more of units for rent are affordable housing for persons at or below 80% AMI. 4.d 20% or more of units for sale are affordable housing for persons at or 4 below 80% AMI; or 20% or more of units for rent are affordable

71

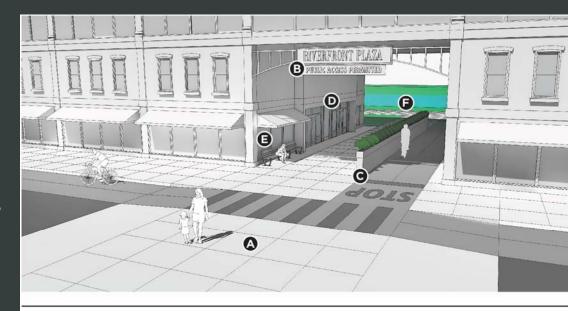
housing for persons at or below 60% AMI.

# **Bonus Points System: Update**

#### **Bonuses (Section 915.07)**

Added Bonus (915.07.D.7.f)

 "Provision of public access easement and passageway built in accordance with Section 905.04.G.5(a) and (b), providing connections from public rights of way to the riverfront.



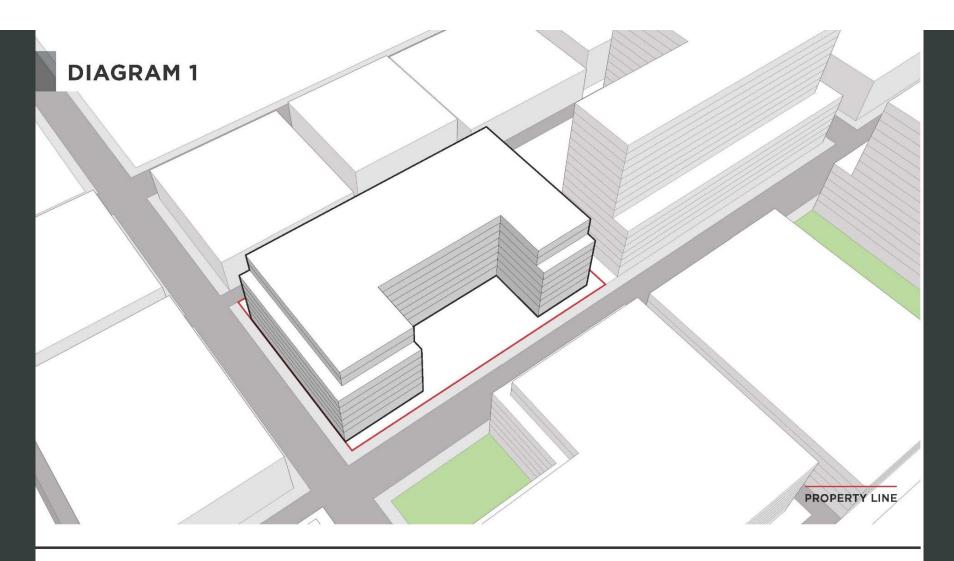
- Building passages should align with public open space access points and pedestrian crosswalks to the extent possible.
- Signs indicating public access are required.
- Public access allowing both pedestrians and bicyclists must be delineated through distinct markings.
- In nonresidential and mixed-use buildings, ground floor uses and entrances must be oriented toward the building passage.
- Ground floor façades facing into passages in nonresidential and mixed-use buildings must have a minimum transparency of 35%.
- Passages providing a direct connection to the riverfront may not be obstructed by building or accessory features.

## **Bonus Points System: Update**

## **Bonuses (Section 915.07)**

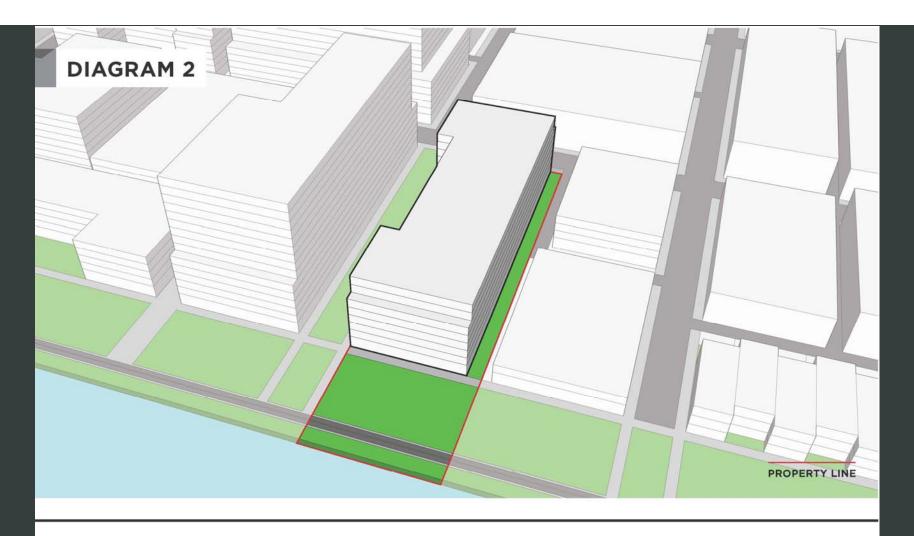
Updated and Clarified Public Art Bonuses (915.07.9.a-c)

- Clarified: "The percent of total project cost applied to public art includes artist engagement; design, fabrication and placement of art; insurance; and funds dedicated for ongoing maintenance."
- Updated:
  - From 2 / 3 / 4 percent
  - To 1 / 2 / 3 percent



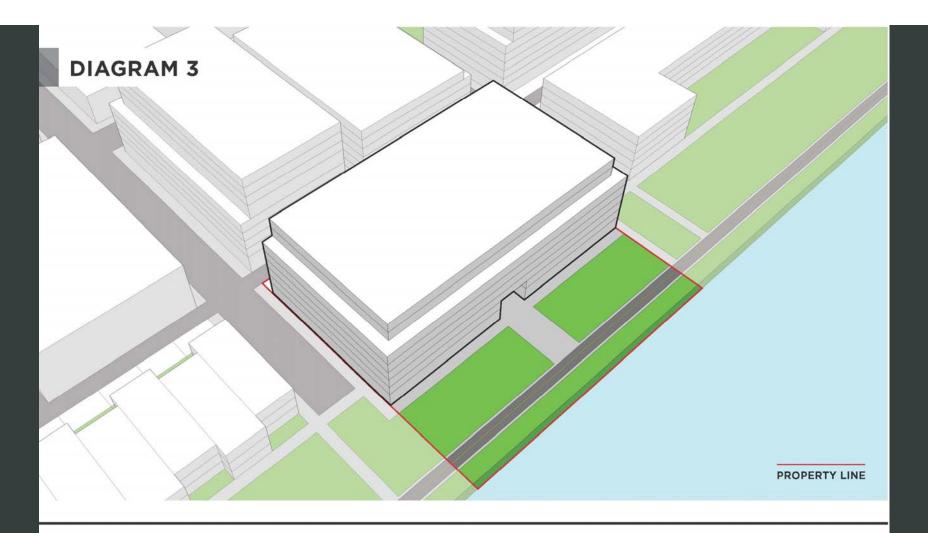
LOCATION: Off river
BUILDING HEIGHT: 85 feet

**REQUIRED STEP BACKS:** 10 feet along front and street-side



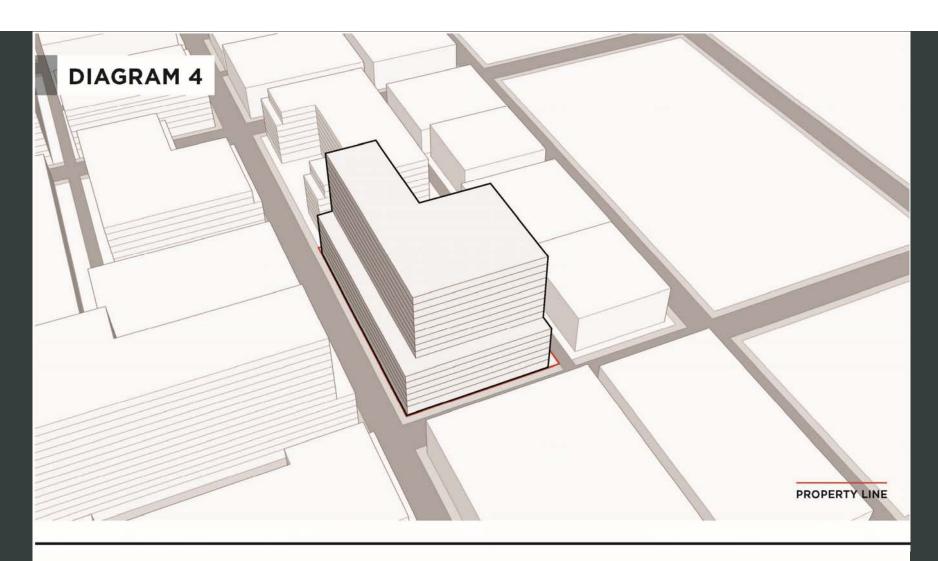
LOCATION: On river RIPARIAN BUFFER ZONE 125 feet BUILDING HEIGHT: 85 feet

10 feet along front and street-side; 10 feet along façade parallel to river REQUIRED STEP BACKS:



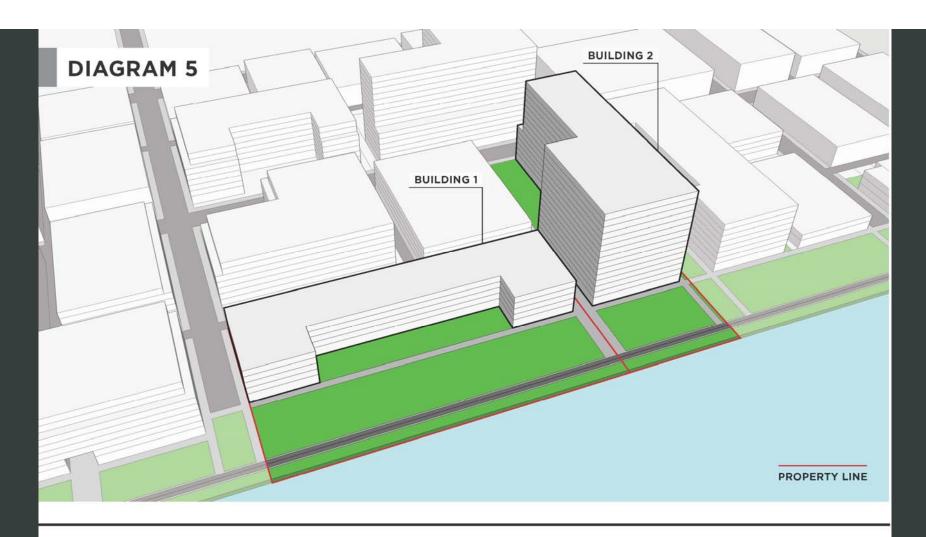
LOCATION: On river RIPARIAN BUFFER ZONE 95 feet BUILDING HEIGHT: 85 feet

10 feet along front and street-side; 10 feet along façade parallel to river REQUIRED STEP BACKS:



LOCATION: Off river
BUILDING HEIGHT: 155 feet

**REQUIRED STEP BACKS:** 20 feet along front and street-side



55 feet

LOCATION: RIPARIAN BUFFER ZONE

On river 125 feet **BUILDING 1** 

**BUILDING HEIGHT:** 

**BUILDING 2** 

BUILDING HEIGHT: 150

150 feet

REQUIRED STEP BACKS: 20

20 feet along front and street-side

or 80% of ground floor area

#### What Else We Heard

#### Billboards

Concern expressed that the RIV would allow advertising signs along the riverfronts.

- This was not the intent.
- Section 919.02.B of the Sign Code only allows advertising signs in areas zoned Urban Industrial, General Industrial, or Urban Neighborhood Commercial.
- Section 919.02.D.5 of the Sign Code:
   "The face of an advertising sign shall
   be situated so that it is not visible
   within a sight distance of 350 feet of ...
   the floodway of the Allegheny,
   Monongahela or Ohio Rivers."

### What Else We Heard

#### **Billboards**

Concern expressed that the RIV would allow advertising signs along the riverfronts.

• For further assurance, the RIV has been added to section 919.02.C.3.d:

"New electronic advertising signs are prohibited in City Designated Historic Districts and the RIV Zoning District Riverfront Overlay District as defined in 906.03 F."

## **Additional Code Sections Edited**

- 902.01 –Establishment of Zoning Districts
- 906.03 Riverfront Overlay (RF-O)
- 907 Development Overlay Zones
- 907.02 IPOD Section
- 910.01 Golden Triangle District
- 910.02 Downtown Riverfront District
- 911.04 Use Standards
- 913 Use Exceptions
- 914.04 Off-street Parking Exemption Reduction 925.06 Setbacks Areas

- 914.09 Parking Area Location & Design
- 915 Environmental Standards
- 916 Residential Compatibility
- 919.02 Advertising Signs
- 919.03 Non Advertising Signs
- 920.05 Administrator Exceptions
- 922.04 Site Plan Review
- 922.10 Project Development Plans

# **Next Steps**

- Planning Commission Hearing February 20
- City Council Public Hearing anticipated late March / early April
- City Council April / early May

