

Zoning Recommendations Report

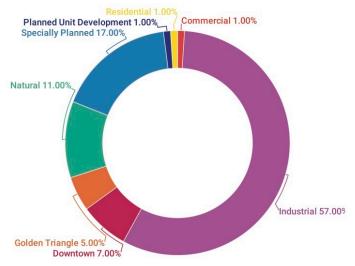
What is in the **Report**?

- ✓ An approach to zoning districts for the riverfront
- ✓ Building form standards, including design & setback
- ✓ Site development standards: parking, landscape
- ✓ Potential incentives & bonuses
- ✓ Community involvement



Existing Zoning

ZONING DISTRICTS INCLUDED IN RIVERFRONT IPOD



Residential Zoning Detail

R1D-H Single-Unit Detached Residential High Density
R2-H Two-Unit Residential High Density

R1A-H Single-Unit Attached Residential High Density

R1A-VH Single-Unit Attached Residential Very High Density

Commercial Zoning Detail

Local Neighborhood Commercial

Urban Neighborhood Commercial

RM-M Multi-Unit Residential Moderate Density

mu	ustrial Zolling Detail	3770
GI	General Industrial	35.829
UI	Urban Industrial	21.229
NDI	Neighborhood Industrial	0.21%
Dov	vntown Zoning Detail	7%
DR-A	Downtown Riverfront District A	2.30%
DR-B DR-C	Downtown Riverfront District B Downtown Riverfront District C	2.85% 2.12%
Gol	den Triangle Zoning Detail	5%
GT-A	Golden Triangle District A	0.00%
GT-B	Golden Triangle District B	0.06%
GT-C	Golden Triangle District C	3.98%
GT-D	Golden Triangle District D	1.13%
Nat	rural Zoning Detail	11%
P H	Parks And Open Space	9.68%
Н	Hillside	1.11%
Spe	cially Planned Zoning Detail	17%
SP-1	Pittsburgh Technology Center	1.96%
SP-2	Washington's Landing	3.20%
SP-3	Public Safety Complex	1.05%
SP-4 SP-5	Station Square	2.42%
	Cauthaida Marka	2 700/
SP-10	Southside Works Almono 4.38%	3.79%
SP-10		3.79% 1%
SP-10	Almono 4.38%	3.79% 1%
Plai	Almono 4.38% nned Unit Development Zoning Detail Residential Planned Unit Development	1%
Plai	nned Unit Development Zoning Detail	1%

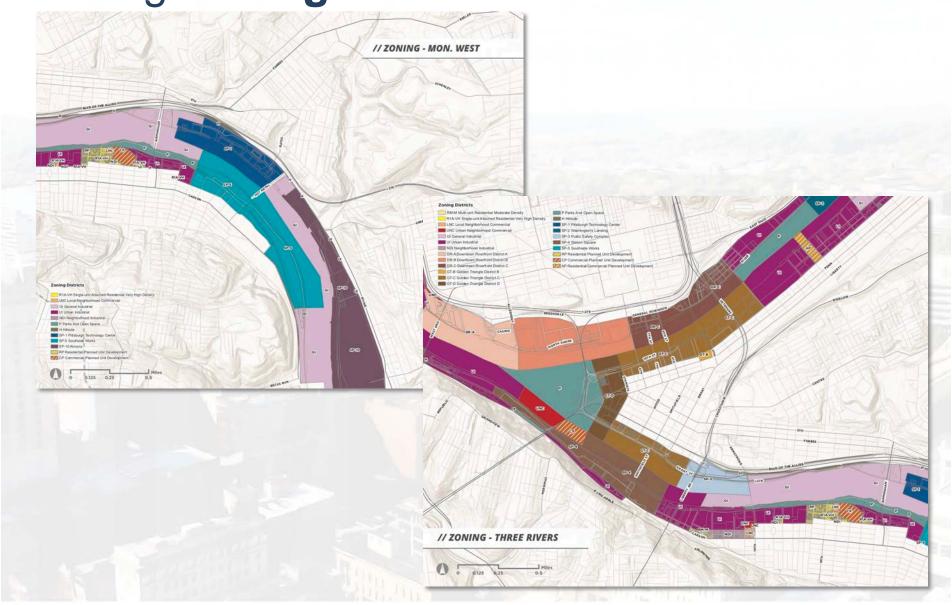
Industrial Zoning Detail



LNC

57%

Existing Zoning





Existing **Zoning**

What the zoning **Analysis** shows...

- ✓ Variety of characters present
- ✓ Cannot be one zoning district
- Create subdistrict structure under a <u>base</u> riverfront district
- ✓ RIV Riverfront District

 Residential

 Mixed-Use

 Industrial







RIV Riverfront Subdistricts

The RIV-RM **RIV-RM** This subdistrict allows all residential development types with the exception of singleconsolidates the Mixed family detached. current residential Residential districts in the IPOD Subdistrict into one subdistrict It is important to point out that new single-family Residential detached development is not optimal for the (R1D-H, R2-H, RMriverfront. By prohibiting new single-family, any M, R1A-H, R1A-VH). existing structures would be made nonconforming. Nonconforming uses or structures would be subject to Chapter 9.21 of the current Code that guides repair and maintenance, restoration and reconstruction, and alterations to uses and structures.

Existing single-family detached in the subdistrict would be grandfathered



RIV Riverfront Subdistricts

Mixed-Use	RIV-MU Mixed-Use Subdistrict	A subdistrict that is designed specifically to foster a vertical (within a single development) and horizontal (within a block) mixed-use environment that includes both residential and commercial uses.	This subdistrict would draw from the current districts that have been used to foster mixed- use development including the UI, LNC, UNC, and NDI Districts.
	RIV-NS North Shore Subdistrict	Crafted for the North Shore and its unique uses in mind, this subdistrict addresses the area of the casino, science center, and stadiums, and the unique design issues they present. It also includes high density residential development.	This is a new subdistrict that would take guidance from the applicable Downtown Districts.

GT District is not being rezoned in this project



RIV Riverfront Subdistricts

	RIV-GI General Industrial Subdistrict	This subdistrict is targeted at industrial areas located along the riverfront where uses are exclusively industrial.	This subdistrict is based on the GI District.
Industrial	RIV-IMU Industrial Mixed-Use Subdistrict	The Industrial Mixed-Use Subdistrict provides for areas where uses are diversifying from their original strictly industrial nature. It would include provisions that facilitate the reuse of structures built for industrial work that can be or already have been converted to non-industrial uses compatible with the remaining industrial uses, including higher density residential development. It would also include areas like the Uber and Carnegie Mellon facilities, where industry is focused more on R&D and tech-oriented industries than on "heavy" industry.	Like the mixed-use subdistrict, the RIV-IMU draws from the UI and NDI Districts.



Building Form

What basic **Form** elements will be required of new buildings?

- ✓ Building height
- ✓ Building length
- ✓ Riverfront setback
- ✓ Design standards
- ✓ Connection corridors
- √ Adaptive reuse







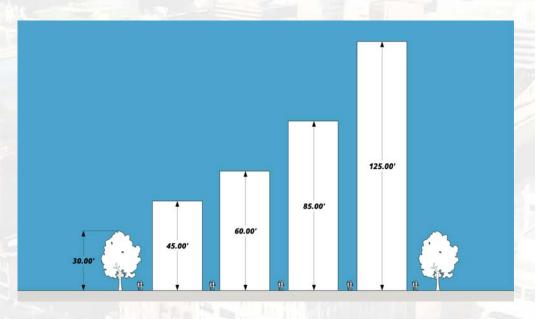
What **Heights** will be allowed?

- Concerns regarding creating a "wall" versus limited development area
- ✓ Eliminate FAR
- ✓ Establish 45' base height
- ✓ Allow greater height with bonuses
- ✓ Wind & shadow studies
- ✓ Taller than 45' has design standards: maximum footprint, step-backs, etc.
- ✓ Control maximum height through separate map

Current District Heights

R1D-H, R2-H, R1A-H, R1A-VH	40'
LNC, NDI	45'
RM-M	55'
UNC, UI	60' *
GI	75'

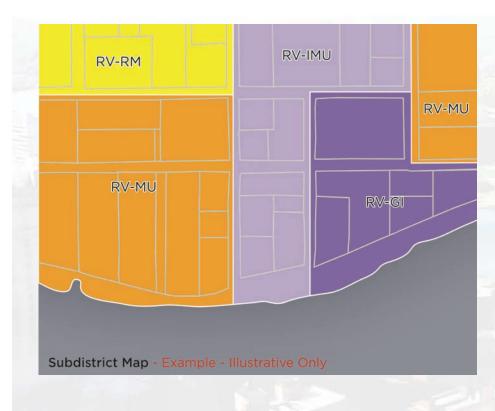
^{* 85&#}x27; is allowed by special exception

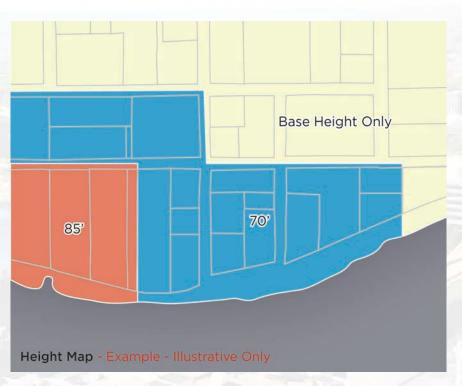




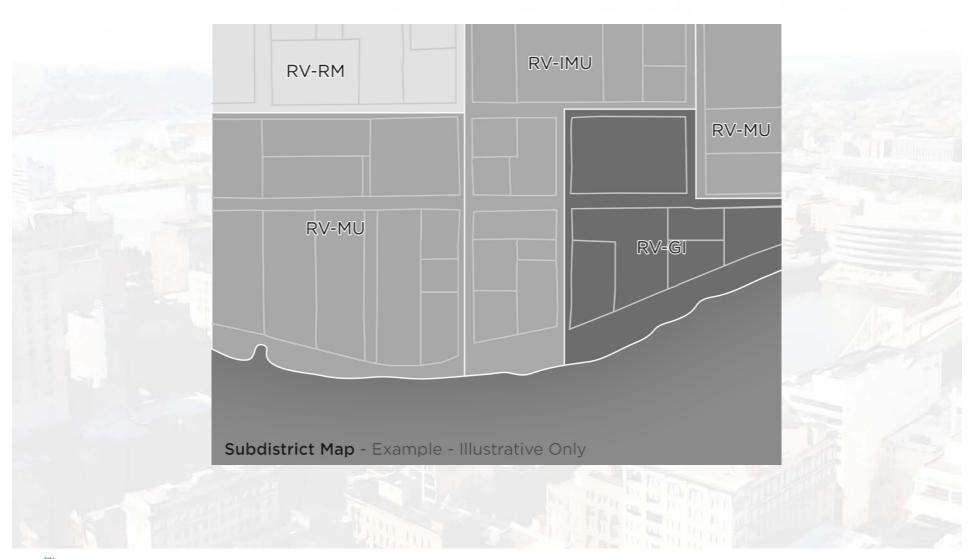
SUBDISTRICT MAP

HEIGHT MAP

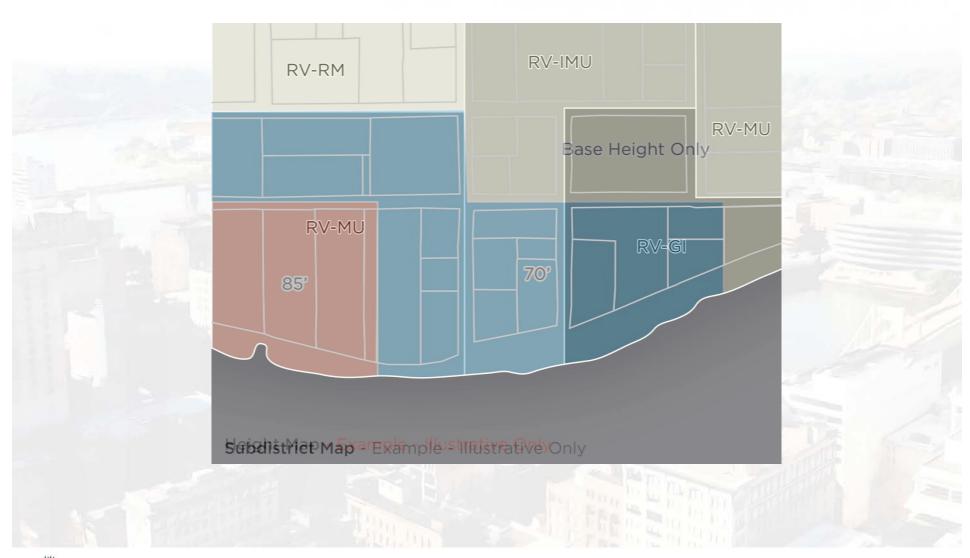










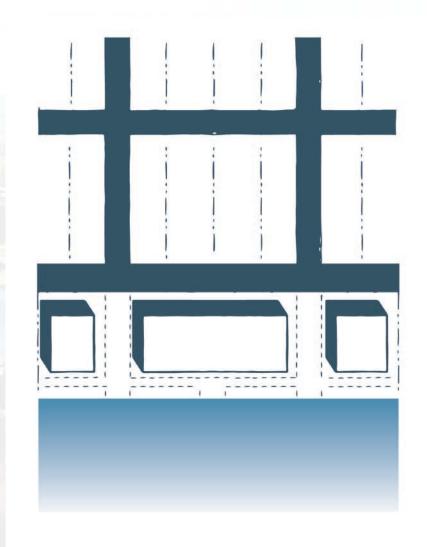




Building Length

Maintain current IPOD standard of **500' Maximum** building length

- ✓ Prevent "walling off" the riverfront
- ✓ Relates to physical and visual access





Riverfront **Setback**

How far should new buildings be **Setback** from the river?

- ✓ Build on current IPOD standard to 95 feet
- Encroach into setback through a system of bonuses could be potentially allowed
- ✓ Existing industrial, stadiums, & waterfront dependent uses exempt





Design **Standards**

What **Design Standards** will be required of new buildings?

- ✓ "Two front doors" issue the street & the river

 Sometimes "three front doors" need to prioritize frontages
- ✓ Design for residential, mixed-use, light industrial/R&D New construction vs. alterations to existing





Design **Standards**

What **Design Standards** will be required of new buildings?

- ✓ Standards for a pass-through design to maintain visual/physical access
- ✓ Design standards for how pass-through is designed
- ✓ Sensitivity to public vs. private/physical vs. visual access
- ✓ Potential bonus for incorporation





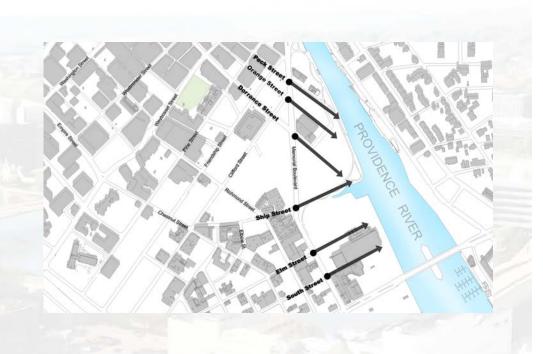




Connection Corridors

What Connection Corridors are needed?

- Important to maintain visual and/or physical connection to the riverfront
- ✓ Streets perpendicular to the rivers
- Prevent encroachments into view corridors





Adaptive Reuse

What does **Adaptive Reuse** need to be successful?

- ✓ Benefit: maintain character giving structures along the riverfront Preserve unique industrial heritage
- Move structures out of nonconforming status
- ✓ Adaptive reuse provisions:
 Additional uses
 Parking exemptions
 Design & siting exemptions







Site **Development**

What **Site Development** standards will be required?

- ✓ Parking standards
- ✓ Landscape
- ✓ Riverfront access

Signs: Changes to sign code is a separate city-wide initiative







Parking **Standards**

How to manage **Parking Standards** to balance the need for parking but make sure it does not dominate the riverfront?

- ✓ <u>APPROACH 1</u>: Eliminate parking minimums, only maximums <u>APPROACH 2</u>: Keep minimums, allow fee-in-lieu & select exemptions
- ✓ Parking should be integrated into the lowest floor when along a river, public street, pedestrian way
- √ 60% of first floor parking frontage non-residential (commercial, office, service, etc.)
- ✓ Standalone parking structure design standards
- ✓ Require parking facilities of 75 or more spaces in structures.
- ✓ Surface parking between building & river limited to 15 spaces



Landscape & Green Infrastructure

What **Landscape** standards should be required?

- Strengthen existing landscape standards; incorporate stormwater management
- ✓ Work toward 40% canopy coverage from previous plans
- ✓ Restrict removal of native trees
 & native vegetation –
 especially 30' landward from
 FPE
- Removal exemptions for waterdependent uses (without variance)
- ✓ Allow removal of invasive species





Landscape & Green Infrastructure

Parking Lot Perimeter



Examples of typical landscape standards in urban areas

Illustrative Only

Buffer/Screening Yards





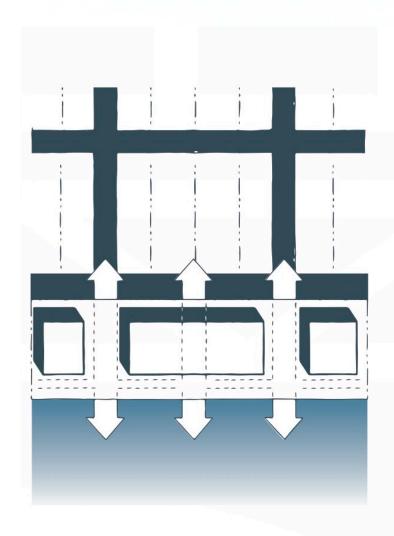
Riverfront Access

What issues are involved in creating more Riverfront Access?

- ✓ Complicated ownership patterns:

 Railroads

 Private land ownership
- ✓ Development bonuses for riverfront access and/or trails: height, lot coverage, etc.
- Create multi-use paths when feasible





RIV Administration

What **Administrative Provisions** will be included?

- ✓ Site Plan Review
- ✓ Incentives & bonuses







Site Plan Review

What requires Site Plan Review?

- ✓ Continue requirement of SPR from the Riverfront IPOD
- ✓ Simplify thresholds:

All new construction

Enlargements over 25% of building footprint or gross floor area

New parking lots

Expansions of existing parking lots that would meet or exceed 15 total spaces





Incentives & Bonuses

What are potential **Incentives & Bonuses**?

- ✓ Providing public access to the riverfront.
- ✓ Constructing a publicly accessible trail and/or connections to existing trails
- ✓ Including stormwater management techniques above those required
- ✓ Providing riverfront amenities, such as seating and water fountains
- ✓ Installing public art
- ✓ Riverbank restoration and stabilization
- ✓ Incorporating riverfront improvements described within adopted neighborhood plans (when located in such neighborhoods)
- ✓ Additional pedestrian and bicycle infrastructure above the minimum required Additional sidewalks located along the public right-of-way



Next Steps

What comes **Next?**

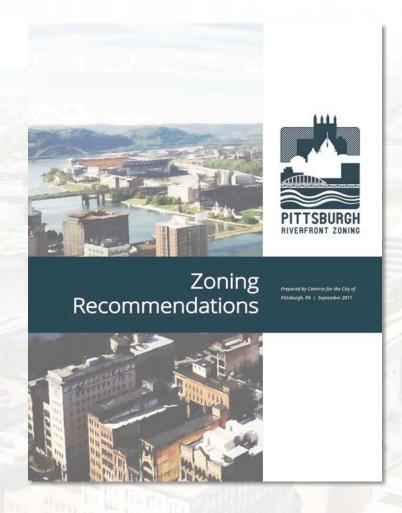
- ✓ Completed the discovery phase!
 Site visits
 Stakeholder interviews
 Data analysis
 Assessment Report
- ✓ Completing evaluation

 Zoning review

 Stakeholder interviews

 Open houses

 Zoning Recommendations Report
- ✓ Begin drafting RIV Zoning District
- ✓ Anticipate coming back in December with open houses to review draft language





www.pghriverfrontzoning.com

