

UPitt Mixed-Use Development

Zoning Development Review

City of Pittsburgh Department of City Planning

Indovina Associates Architects

Site Context



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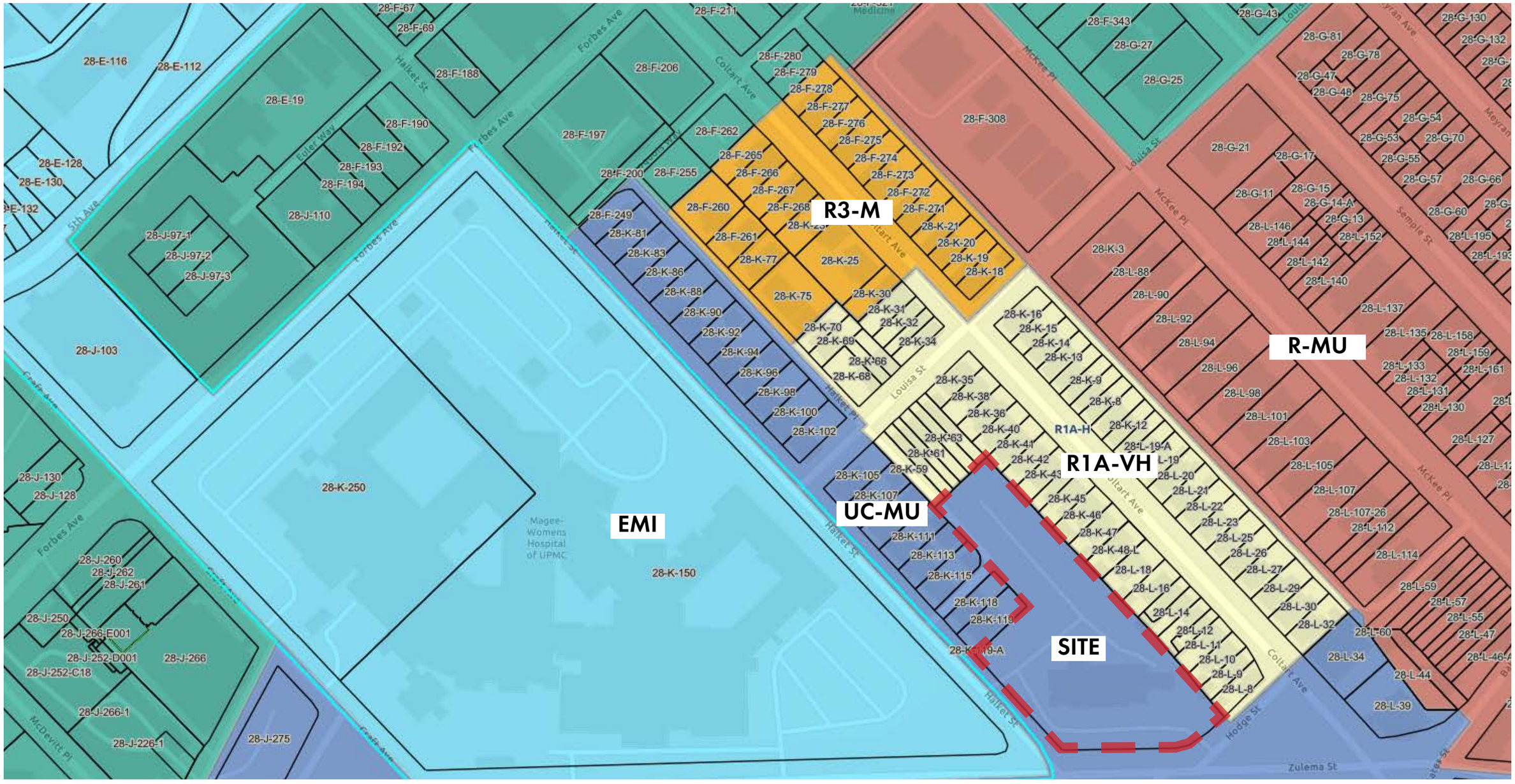








Zoning Analysis



Project Zoning Summary

Project Zoning District

UC-MU - Urban Center Mixed Use

The UC-MU - Urban Center Mixed Use is intended to allow for commercial uses while also providing diverse housing options, including affordable and workforce housing. To ensure each new development contributes to the public realm, publicly accessible open spaces are required, along with ground floor uses and adequate sidewalk width. To transition from smaller scale residential adjacent to this district, green spaces and other buffers are required between lower scale residential and taller new buildings. Commercial uses in the UC-MU should include neighborhood serving retail and other businesses serving residents and other uses.

904.08.C.1 Site Development Standards

Front Setback	0’-0” Required; 10’-0” Provided
Side Yard Setback	0’-0” Required; 15’-0” Provided
Green Buffer	15’-0” Required where adjacent to smaller structures - provided
Maximum Height (w/o Bonus)	65’-0”
Maximum Height (w Bonus)	185’-0”
Proposed Height	85’-0”

A minimum front and street-side step-back of ten (10) feet is required for structures of sixty-five (65) feet in height of greater.

904.08.C.2 Build-To Zone

60% of Frontage Required between 0’0” and 10’-0” inward of property line (77.3% Proposed)

Project Zoning Summary

904.08.C.4 Urban Open Space

10% Required on lots grater than 20,000 sf — 86,700 sf x 10% + 8,670 sf Required; 25,165 sf Provided

904.8.C.5 Performance Points

New buildings and renovations in this district can utilize a subset of the bonus system of Section 915.07. Points earned by satisfying the bonus goals can be utilized in this district to achieve the bonus height as identified in Section 904.08.C.1. Each point equates to 15'-0" of additional building height.

2 points Required

Possible points (in red):

1. Zero Energy or Zero Carbon Buildings (1 point - Prerequisite)
2. On-Site Energy Generation (1-3 points)
3. Affordable Housing (2 points - 10% at 60% AMI)
4. Rainwater (1-3 points)
5. Building Reuse (1-3 points)
6. Public Art (1-3 points)
7. Equitable Development (1-3 Points)
8. Fresh Food Access (2 points)

Project Information

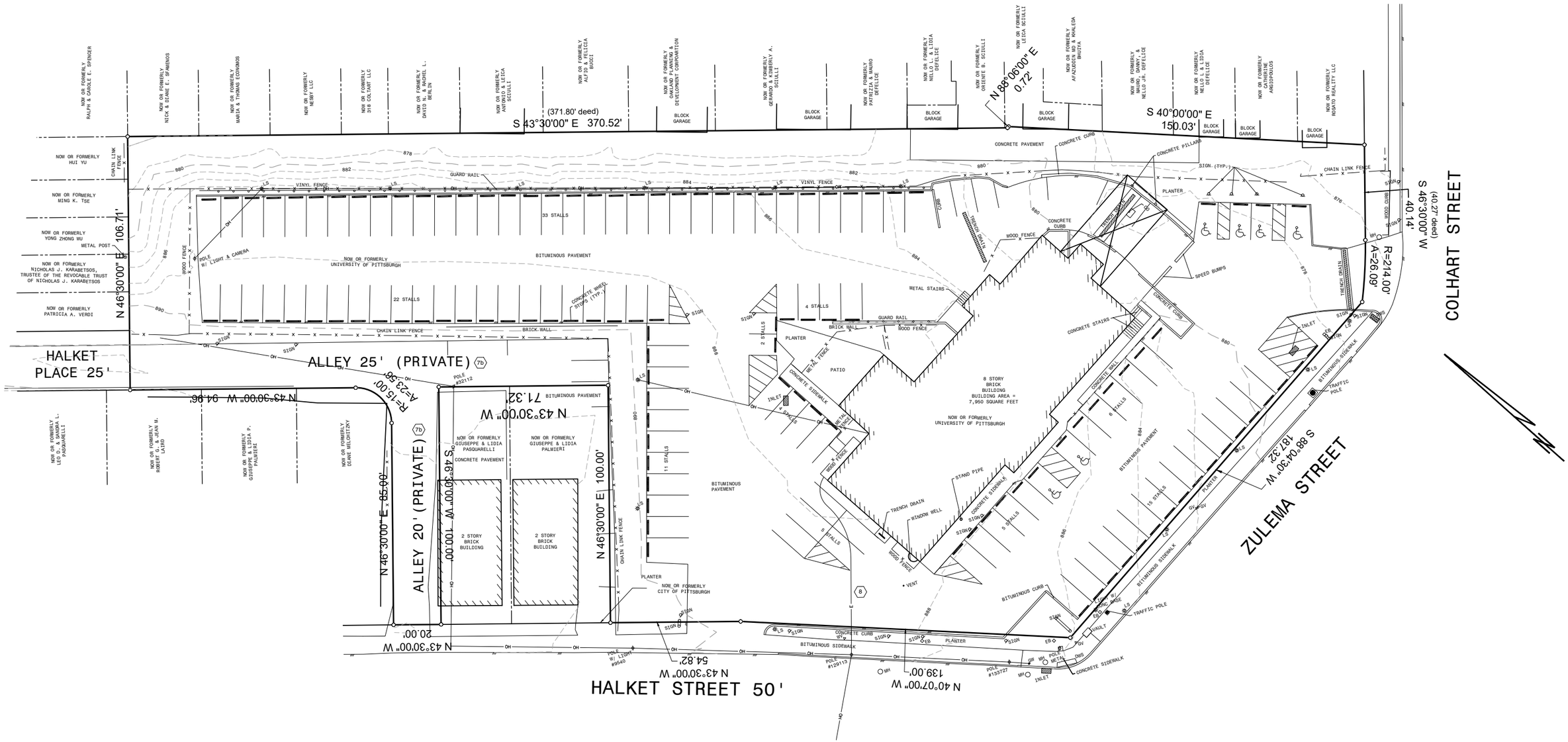
Multi-Unit Residential	**Proposed**
Residential Building Areas	
Studio Units	71 Units
One Captured Bedroom	19 Units
One Bedroom Units	126 Units
One Bedroom+Den	22 Units
Two Bedroom Units	27 Units
Total Units	**265 Units**
Total Type 'A' Units	6 Units
Total Residential Area	**178,436 sf**
Non-Residential Building Areas	
Amenity	3,242 sf
Fitness	6,033 sf
Lobby	3595 sf
Leasing	757 sf
Parking	88,333 sf
Loading	2,834 sf
Bike Parking	1,009 sf
Grocery	22,547 sf
Total	**128,350 sf**
Mechanical/Service	5,339 sf
Circulation	23,614 sf
Total non residential areas	**157,303 sf**

Overall Building	
Total Area	335,739 sf
Total Stories	7 Above Grade 1 Below Grade
Total Building Height	85'-0"

Project Information

Multi-Unit Residential	**Required**	**Proposed**
Parking Area		
Residential Vehicle Parking	133 Required w/ 50% Reduction	159 Spaces
Retail Vehicle Parking	75 Required w/ 50% Reduction	77 Spaces
Total Vehicle Parking	**208 Required w/ 50% Reduction**	**236 Spaces**
Residential Bicycle Parking	88 Spaces	
Commercial Bicycle Parking	22 Spaces	
Retail Bicycle Parking	1 Space	
Total Bicycle Parking	**111 Spaces**	**111 Spaces Total**
Protected Required (60%)	54 Spaces	66 Protected

Topographic Map



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Landscape Plan

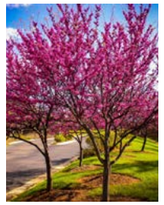
Trees

Deciduous Trees



1. Gleditsia Triacanthos Inermis ‘Shademaster’ / Shademaster Honey Locust
2. Quercus Robur x Bicolor ‘Long’ / Regal Prince Oak

Flowering Trees



3. Cercis Canadensis ‘Appalachian Red’ / Appalachian Red Eastern Redbud

Shrubs



4. Ilex Glabra / Inkberry Holly

Ornamental Grasses



5. Andropogon Virginius / Broomsedge Bluestem
6. Carex Pensylvanica / Pennsylvania Sedge

Perennials



7. Echinacea Purpurea ‘Kim’s Knee High’ / Kim’s Knee High Coneflower
8. Liriope Muscari ‘Variegata’ / Varigated Lilyturf
9. Monarda Fistulosa / Bergamot

PLANT SCHEDULE

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	
DECIDUOUS TREES					
GTSH	4	GLEDITSIA TRIACANTHOS INERMIS ‘SHADEMASTER’ / SHADEMASTER HONEY LOCUST	3" CAL.	B&B	
QL	5	QUERCUS ROBUR X BICOLOR ‘LONG’ / REGAL PRINCE® OAK	3" CAL.	B&B	
FLOWERING TREES					
COAR	12	CERCIS CANADENSIS ‘APPALACHIAN RED’ / APPALACHIAN RED EASTERN REDBUD	2.5" CAL.	B&B	
EVERGREEN SHRUBS					
IG	18	ILEX GLABRA / INKBERRY HOLLY	3 GAL.	CONTAINER	
KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
ORNAMENTAL GRASSES					
AV	36	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	1 GAL.	CONTAINER	18" o.c.
CP	93	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	1 GAL.	CONTAINER	12" o.c.
PERENNIALS					
EPK	51	ECHINACEA PURPUREA ‘KIM’S KNEE HIGH’ / KIM’S KNEE HIGH CONEFLOWER	1 GAL.	CONTAINER	18" o.c.
LMV	49	LIRIOPE MUSCARI ‘VARIEGATA’ / VARIEGATED LILYTURF	1 GAL.	CONTAINER	18" o.c.
MB	12	MONARDA FISTULOSA / BERGAMOT	1 GAL.	CONTAINER	18" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

LANDSCAPE ORDINANCE COMPLIANCE CHART

CITY OF PITTSBURGH, PENNSYLVANIA | ZONING CODE | ZONE UC-MU URBAN CENTER MIXED USE

SECTION	ORDINANCE	PERMITTED/REQUIRED	CALCULATION	COMPLIANCE
915.02	ENVIRONMENTAL STANDARDS	(D) TREE PROTECTION AND REPLACEMENT. THE ZONING ADMINISTRATOR SHALL REQUIRE THE PROTECTION AND PRESERVATION OF TREES WITH A DIAMETER OF TWELVE (12) INCHES OR MORE, MEASURED AT A POINT FOUR (4) FEET ABOVE GRADE. IF SAID TREES ARE REMOVED DURING SITE PREPARATION OR DEVELOPMENT, THEY SHALL BE REPLACED, AT MINIMUM, EQUAL TO THE COMBINED TOTAL DIAMETER OF REMOVED TREES. DIAMETER MEASUREMENTS SHALL BE TAKEN AT A POINT FOUR (4) FEET ABOVE GRADE.	TREES REMOVED = 5 TOTAL DIAMETER = 84.75" TOTAL DIAMETER PROPOSED = 32"	REMAINING MITIGATION INCHES = 52.75 MITIGATION FEE: $300/INCH 52.75 X 300 = $15,825
918.02	LANDSCAPING REQUIREMENTS	(C) STREET TREES. AT LEAST ONE (1) STREET TREE SHALL BE PROVIDED FOR EACH THIRTY (30) LINEAR FEET OF PROPERTY ADJOINING A PUBLIC STREET. STREET TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND STREET CURB. TREES PLANTED BETWEEN A SIDEWALK AND STREET CURB MUST HAVE A MINIMUM NONPAVED PLANTING AREA OF THIRTY (30) SQUARE FEET, WITH A MINIMUM DEPTH OF THREE (3) FEET.	TOTAL STREET FRONTAGE: 167 LINEAR FEET 167/30 = 6 TREES REQUIRED	DOES NOT COMPLY: 4 PROPOSED STREET TREES, 1 PROPOSED ALTERNATE LOCATION
918.04	PLANT MATERIAL AND MAINTENANCE STANDARDS	(A) PLANT MATERIALS. THE SELECTION OF PLANT MATERIALS SHALL BE BASED UPON THE CITY OF PITTSBURGH'S CLIMATE AND SOILS, AND THE SELECTION OF NATIVE AND INDIGENOUS PLANT MATERIALS IS STRONGLY ENCOURAGED. A LIST OF ALLOWABLE AND PREFERRED PLANT SPECIES SHALL BE AVAILABLE IN THE OFFICE OF THE ZONING ADMINISTRATOR.		COMPLIES

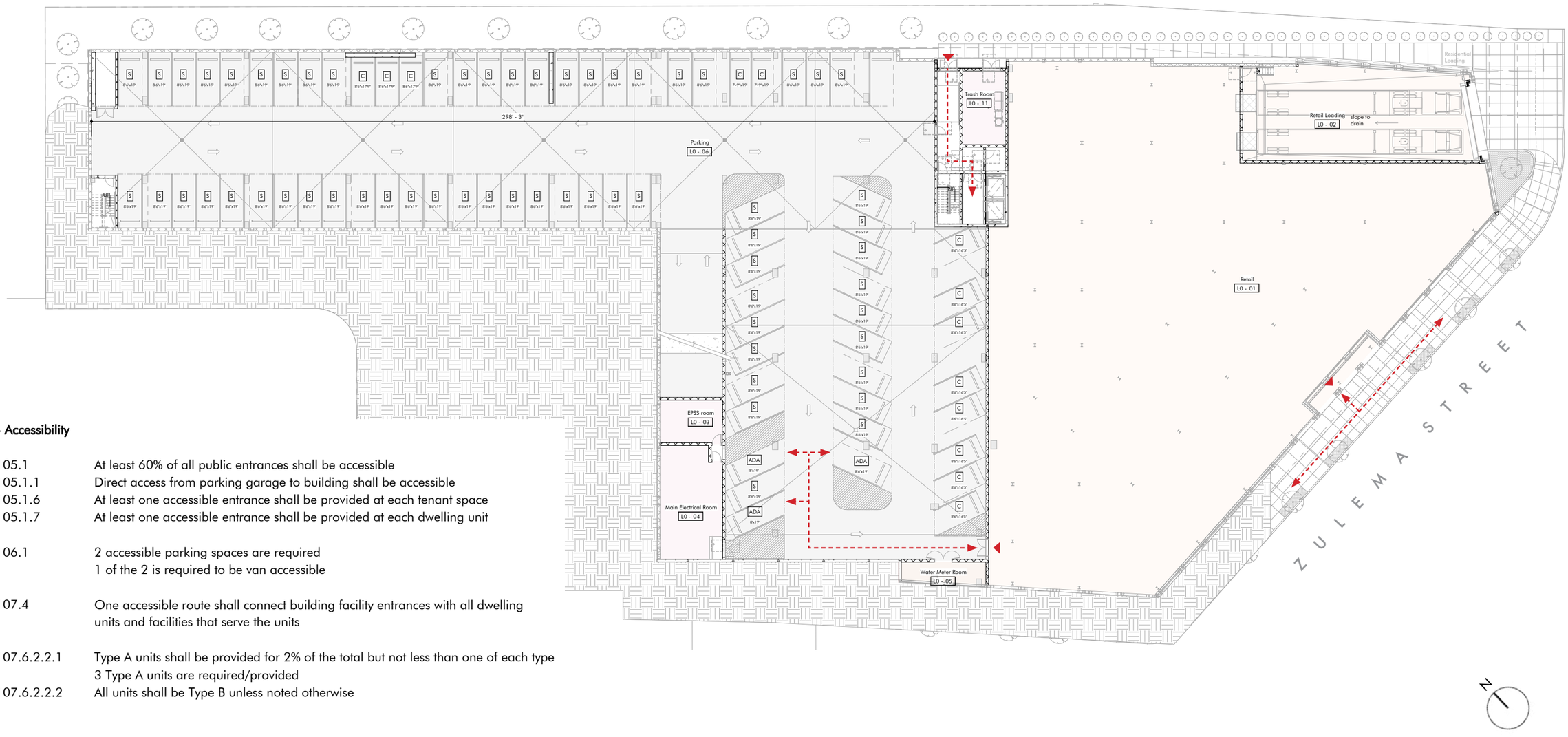


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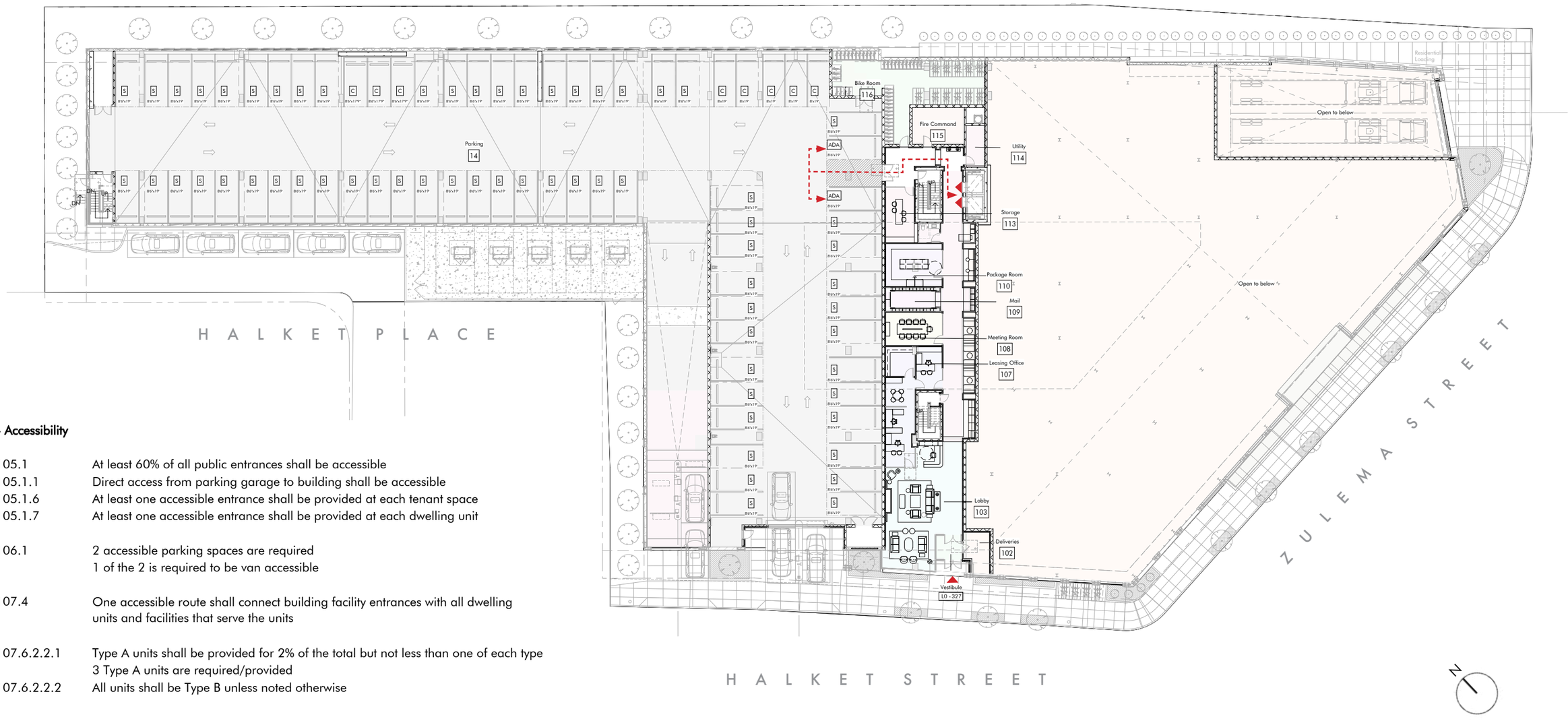
Accessibility Plan - Level 00



Chapter 11 - Accessibility

1105.1	At least 60% of all public entrances shall be accessible
1105.1.1	Direct access from parking garage to building 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	2 accessible parking spaces are required 1 of the 2 is required to be van accessible
1107.4	One accessible route shall connect building facility 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 3 Type A units are required/provided
1107.6.2.2.2	All units shall be Type B unless noted otherwise

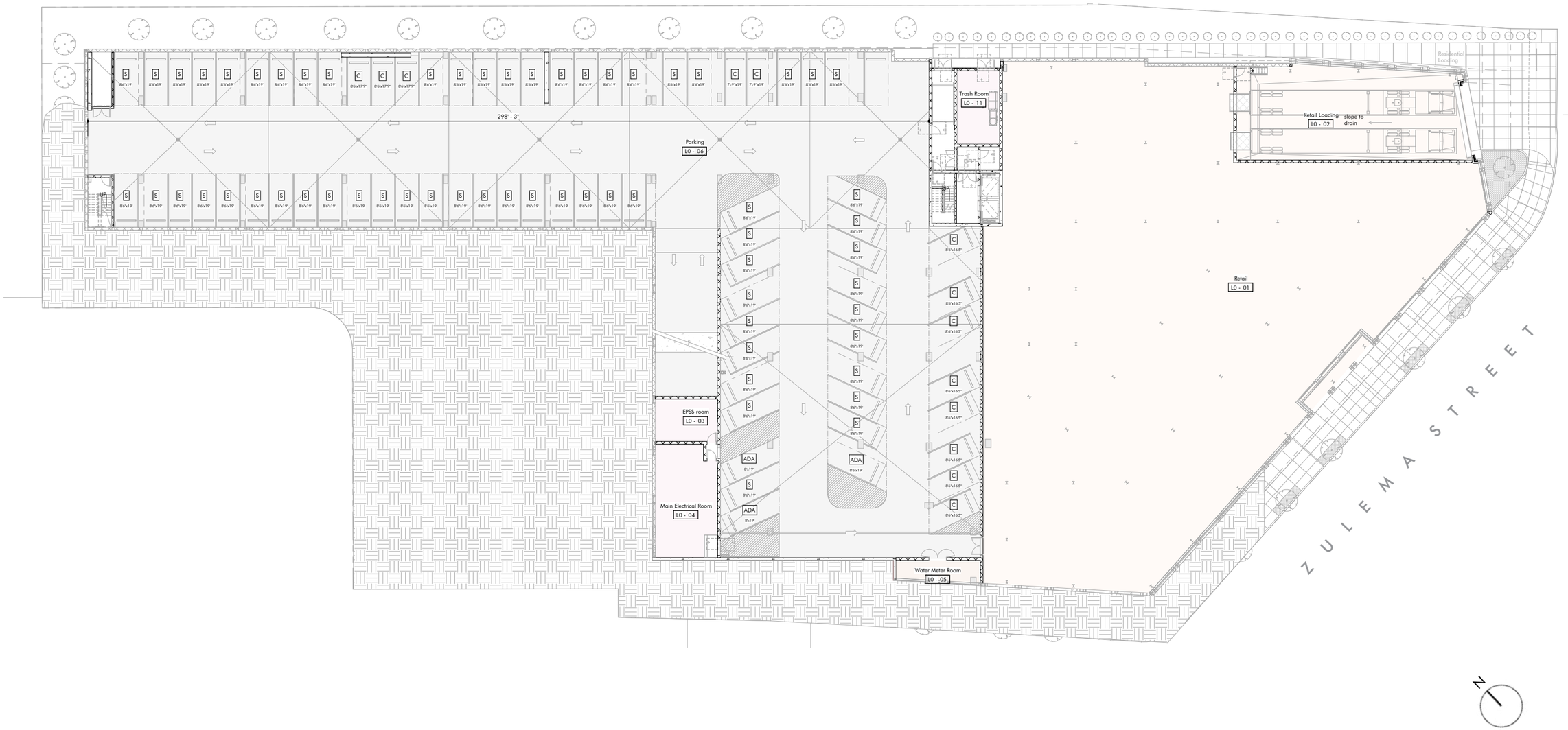
Accessibility Plan - Level 1



Chapter 11 - Accessibility

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Site Plan - Level 0

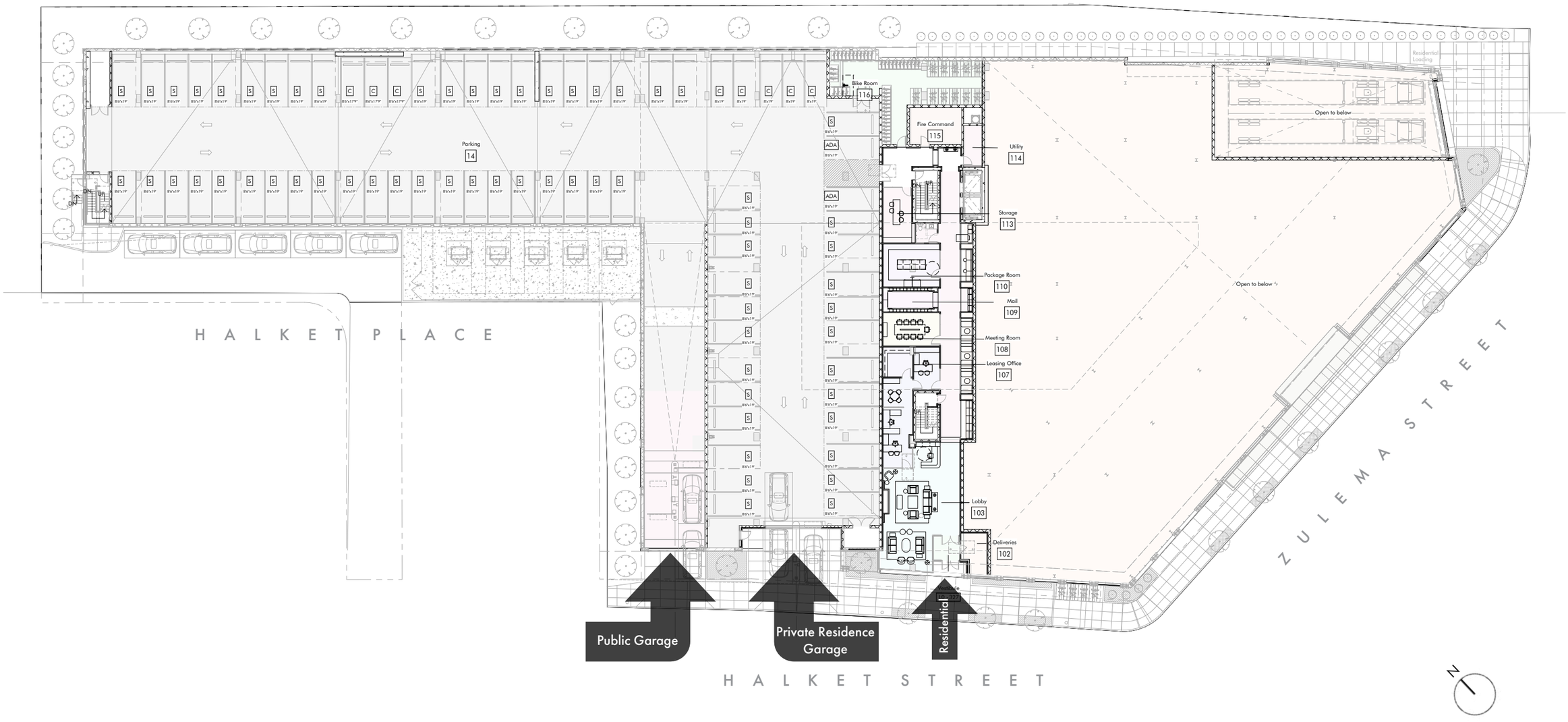


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Site Plan - Level 1



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Floor Plan - Level 2



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Floor Plan - Levels 3



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Floor Plan - Levels 4-7

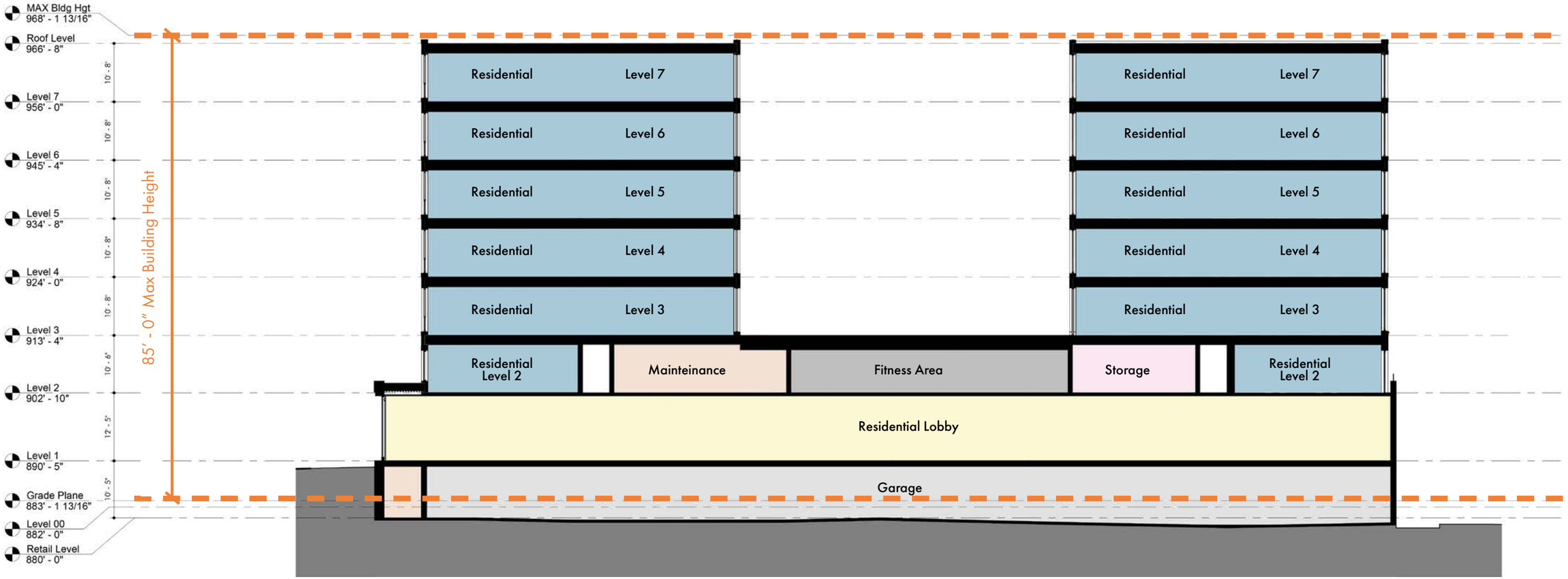


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Building Section

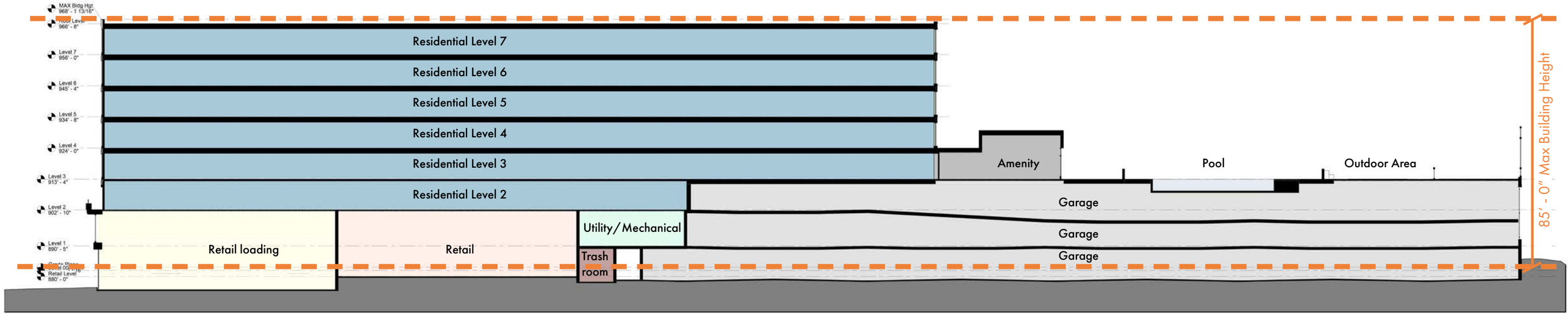


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View from intersection of Boulevard of the Allies, Zulema Street, and Halket Street



View from Halkett Street



View of Roof Amenities



Internal Courtyard View



Internal Courtyard View



Facade Material Palette



Terracotta Metal Panel
Alucobond
Russet Mica

Light Metal Panel
Alucobond
Beige

Balcony light bronze
translucent glass

Facade Material Palette



Glen-Gary
Richmond
Dark Gray mortar

Light Metal Panel
Alucobond
Beige

Balcony light bronze
translucent glass

Terracotta Metal Panel
Alucobond
Russet Mica

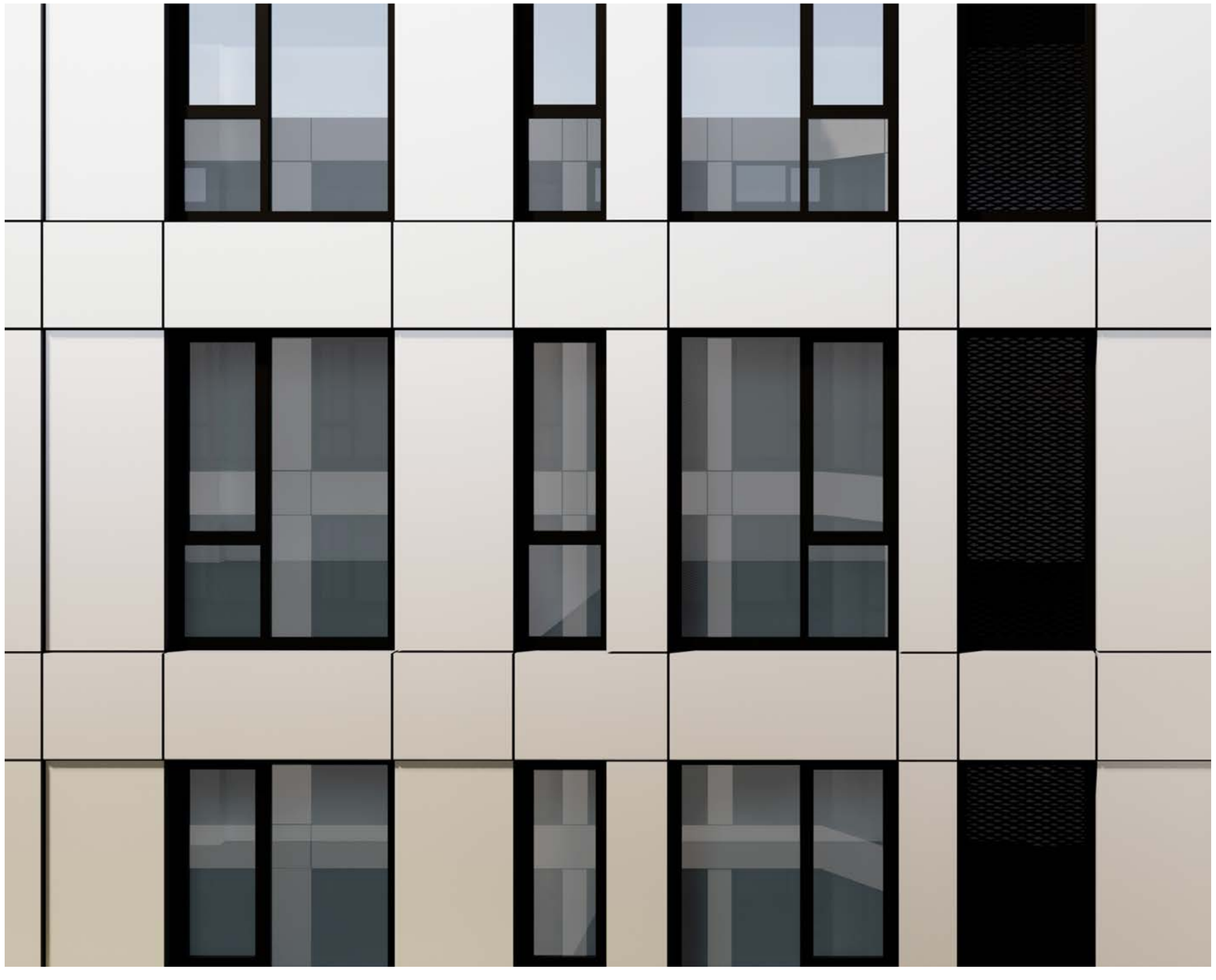
Facade Material Palette





Glen-Gery
Whitehall
Light grey mortar

Facade Material Palette





Light Metal Panel
Alucobond
Beige

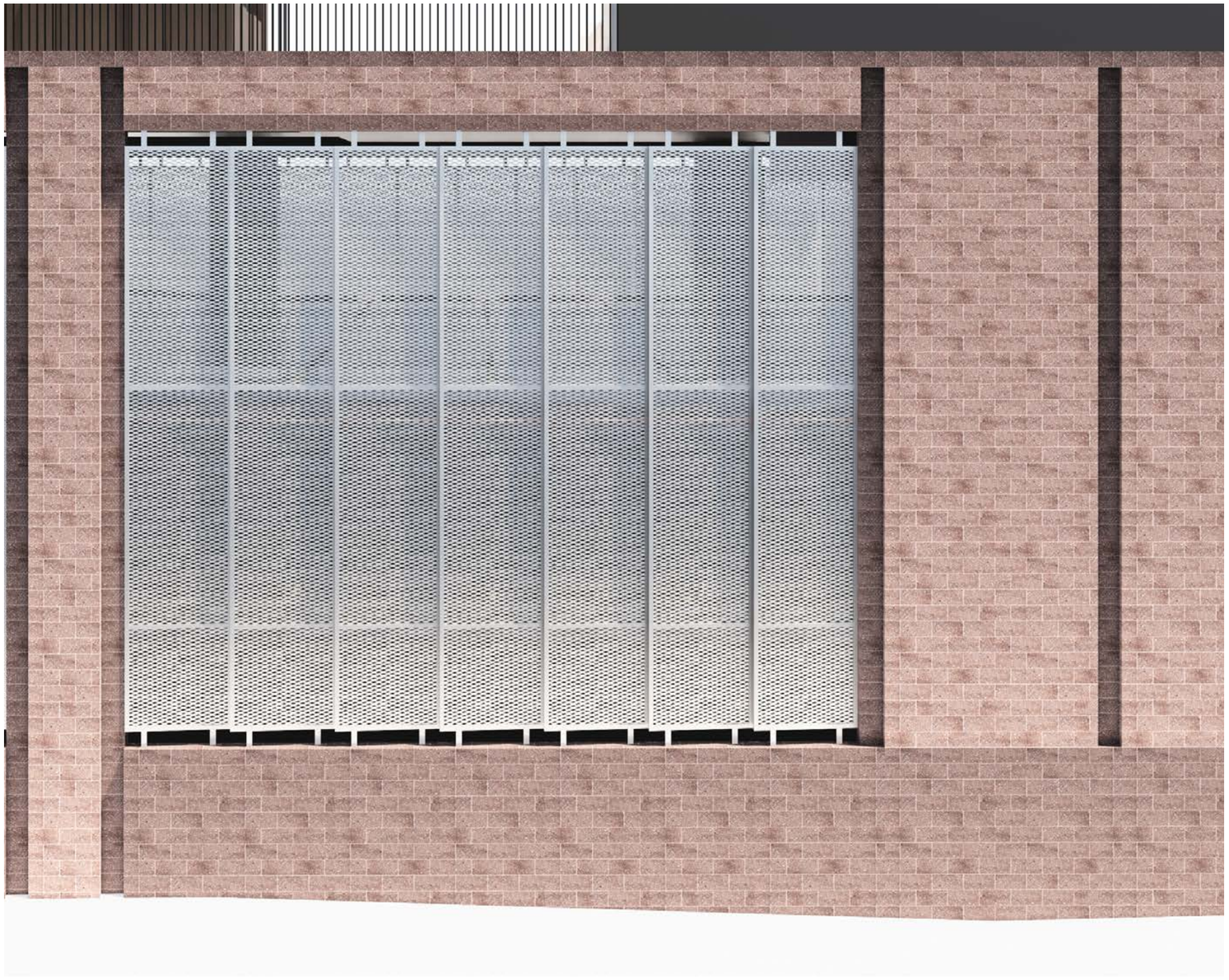
Facade Material Palette





Dark Metal Panel
Alucobond
New Age Dark Bronze Mica

Facade Material Palette



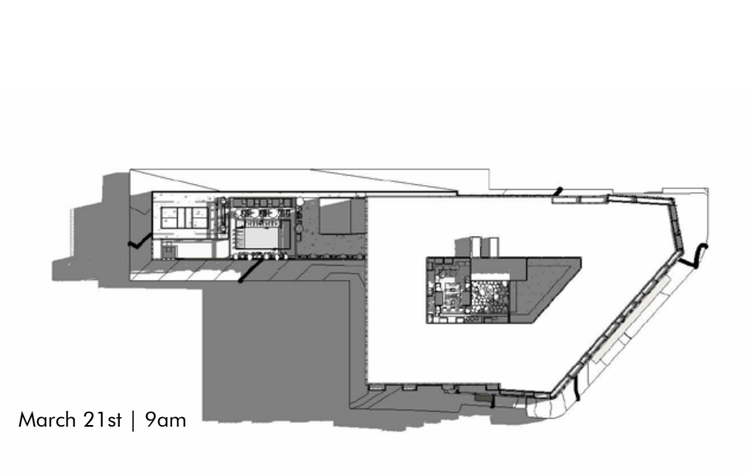


CMU Polished Face
Beavertown Block Co
Color Terracotta

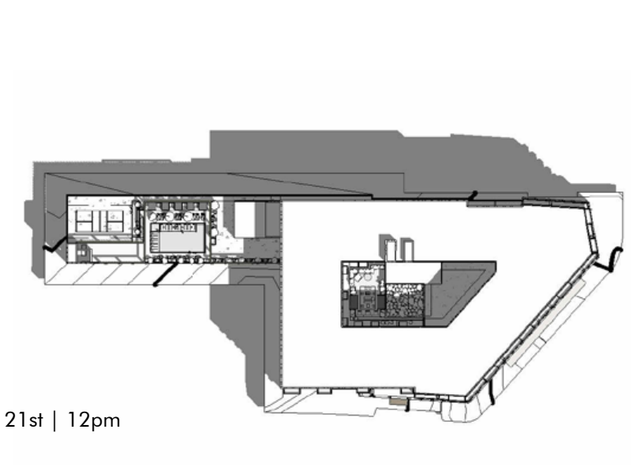


CMU Polished Face
Beavertown Block Co
Color Bermuda Brown

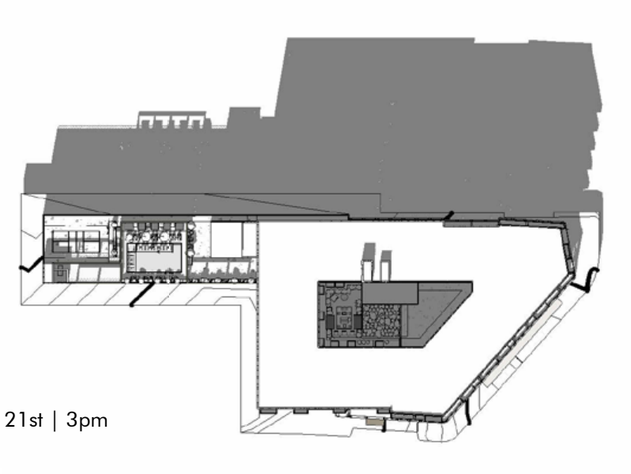
Solar Study



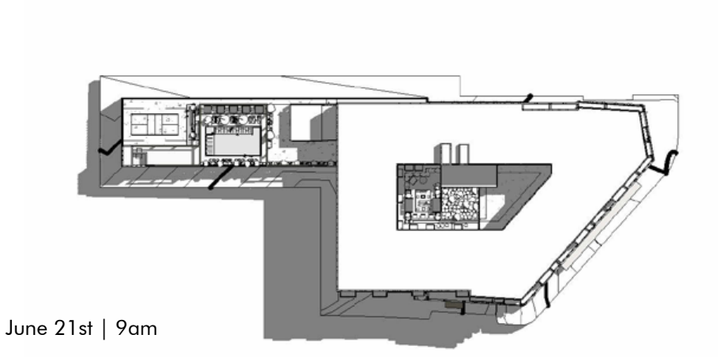
March 21st | 9am



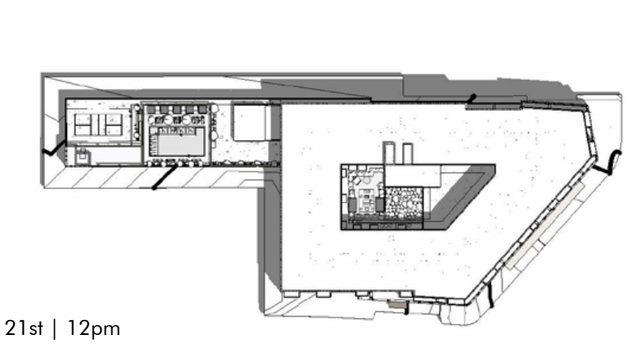
March 21st | 12pm



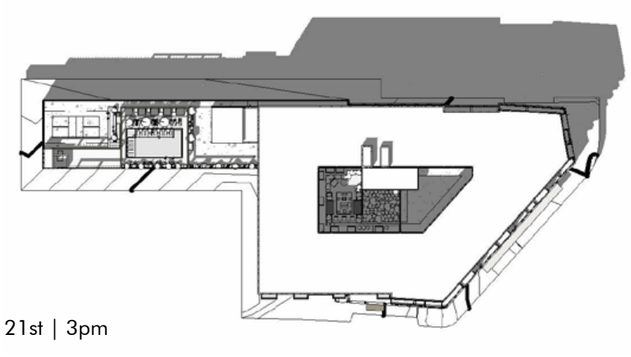
March 21st | 3pm



June 21st | 9am

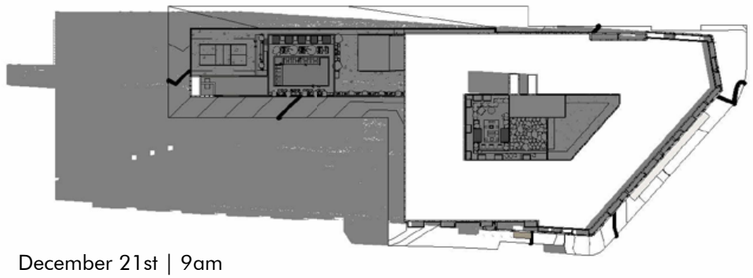


June 21st | 12pm

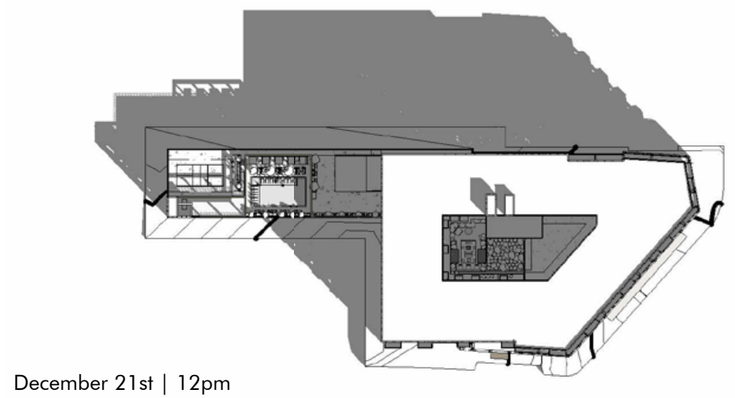


June 21st | 3pm

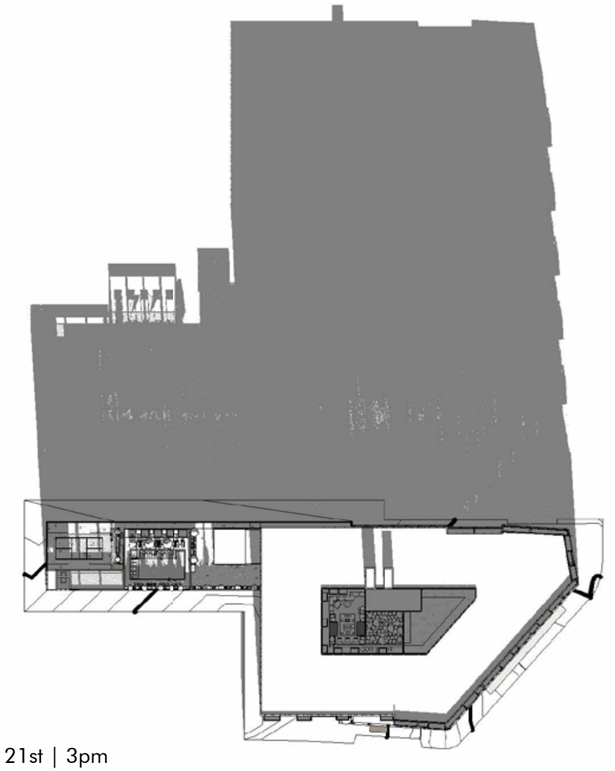
Solar Study



December 21st | 9am



December 21st | 12pm



December 21st | 3pm