



Draft Zoning Proposals

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January 19, 2022

Reminder: Land Use vs. Zoning

Land use

- Reflects the desired future development pattern for an area.
- Consider land use maps are a geographic expression of goals for an area.
- Neighborhood Plans are adopted into the City's Comprehensive Plan.

Zoning

- One tool for implementing the land use map / goals.
- Regulates what uses are allowed on publicly and privately owned parcels.
- Sets design and development requirements (standards).
- Future Zoning amendments should implement the land use plan.



Packages of Zoning Amendments

Initial Package as Part of Plan Adoption

- Mandatory Inclusionary Zoning – Oakland-wide
- Employment District – Fifth and Forbes
- Residential District – Central Oakland
- Mixed Use District – Boulevard of the Allies

Future Zoning Code Projects After Plan Adoption

- Missing Middle Housing (including Accessory Dwelling Units)
- North Oakland Mixed-Use Zone(s)
- Employment Zone – Melwood Area



Height - converting floors to feet

Floor heights

- First floor: 15 ft
- Residential: 10 ft
- Commercial: 14 ft
- Life sciences: 16 ft

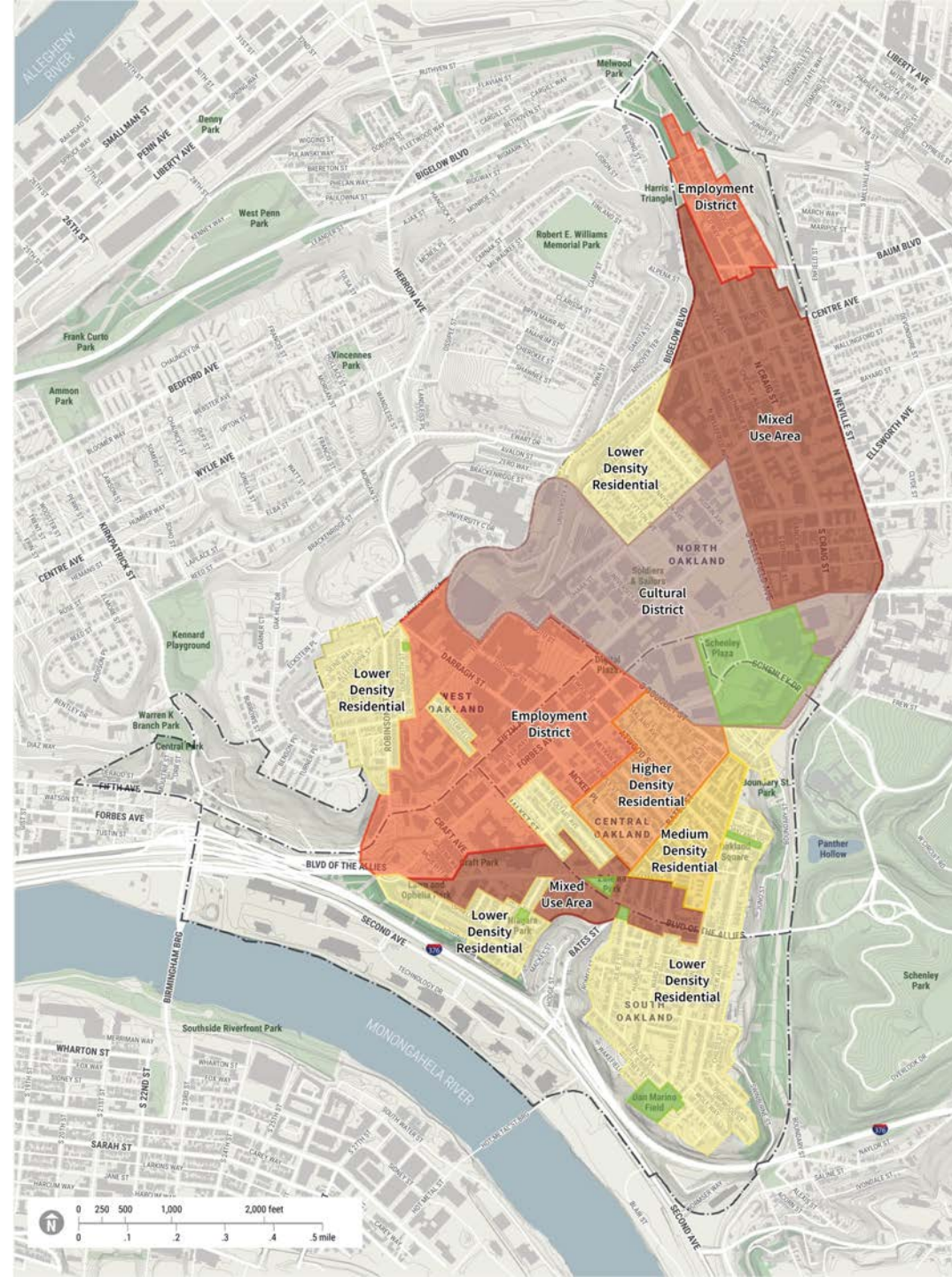
Story to feet conversion notes

- For commercial and life sciences, averaged knowing that buildings may have a mixture of uses across floors.



Proposed Land Use Map

This land use map and those on following pages are adapted from the October 2021 Steering Committee meeting and provided as a reminder of the land use concepts the Zoning Proposal is trying to address for the relevant areas.



Proposed Housing

Higher Density Residential (Inclusionary Zoning)

Goal: Provide healthy, attractive, and affordable rental housing, particularly for students, in multifamily buildings that reduce negative externalities of student living.

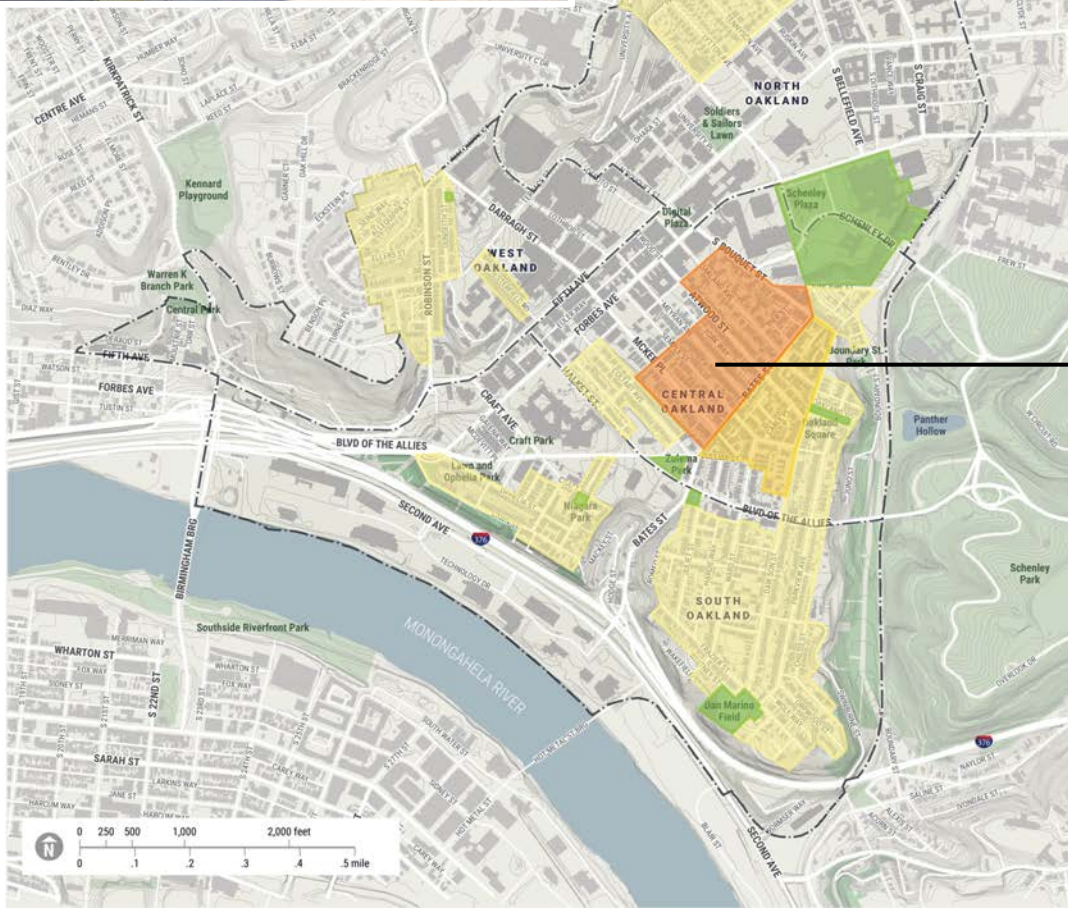
Character: Mixture of restored historic homes and modern apartment buildings that provide open space, parking, and green street features.

Height: 3 stories without bonus. Affordable housing bonus up to 7-8 stories.

Urban design considerations: Require "green buffers" where new taller buildings are adjacent to smaller buildings. Require publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas) – could be met by green buffers. Require upper floor setbacks above 3 stories.

Mixed uses: Allow neighborhood-serving commercial uses on the ground floor of buildings along Atwood Street and McKee Place.

Programming: University programing to support students, further reduce negative externalities. Integrate community land trusts and cooperatives into projects.



Proposed Housing

Medium Density Residential (Inclusionary Zoning)

Goal: Provide well designed rental and condo options for long-term residents and graduate students.

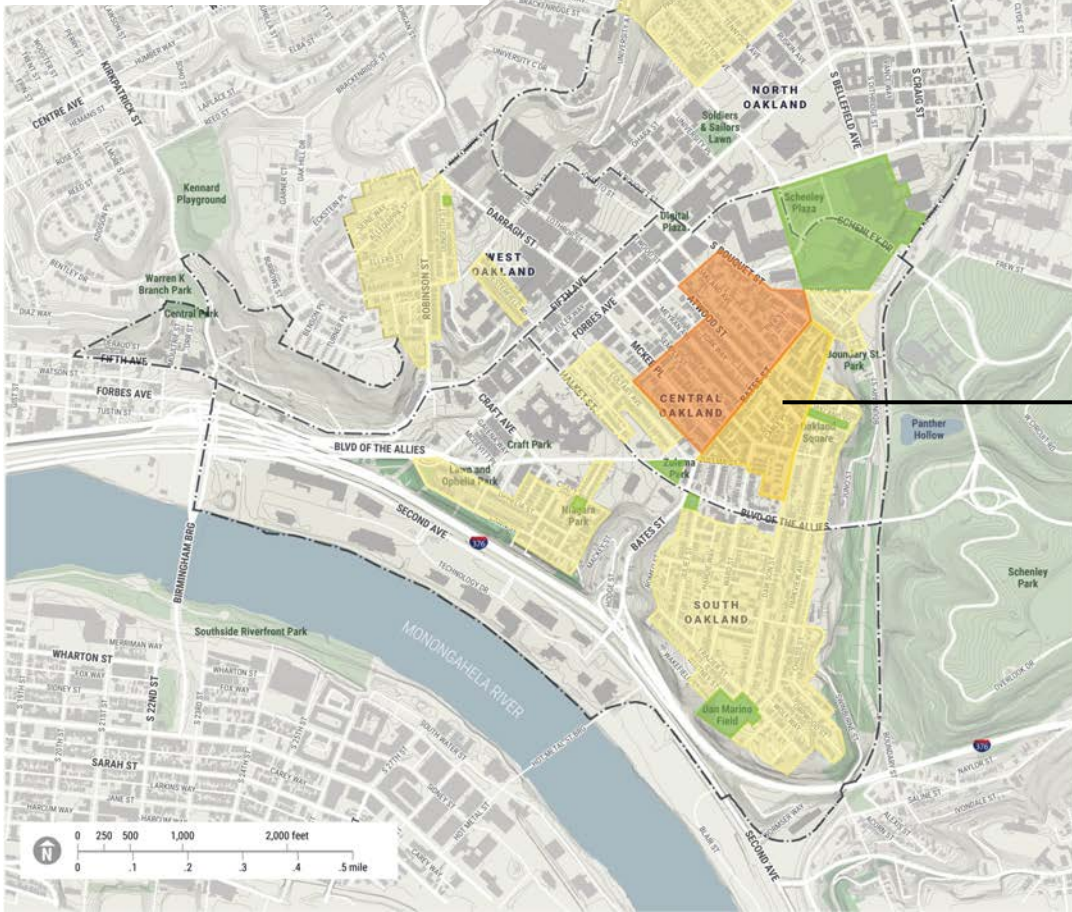
Character: Historic and new multifamily buildings with homes interspersed.

Height: 4-5 stories with no bonus potential.

Urban design considerations: Reconsider how building and open spaces are regulated to allow missing middle options. Community desire for building design and shared spaces that can help return community-mindedness to the area.

Mixed uses: Allow neighborhood-serving commercial uses on the ground floor of buildings along Bates and Semple Streets.

Programming: Focus on generating a sense of community cohesion among long- and short-term residents through efforts like community gardens, recreational activities, etc. Integrate affordability into structures wherever possible through programs like community land trusts, vouchers, accessory dwelling units for existing homes.



Proposed Housing

Lower Density Residential

Goal: Provide diversity of affordable housing options for long-term residents. Particularly seniors, young professionals, families. Improve comfort and sustainability of structures.

Character: Houses, multiplexes, cottage apartments, and 3-4 story residential buildings. Many of these typologies are historic, but no longer allowed by current Zoning.

Height: 3 stories with no bonus potential.

Urban design considerations: Reconsider how building and open spaces are regulated on sites to allow missing middle options.

Mixed uses: Allow small scale (e.g., 5,000 sf) commercial uses on ground floors of buildings, but apply approval criteria.

Programming: Anti-displacement initiatives such as permanently affordable housing, community land trust, housing cooperatives, and grants/loans for home maintenance. Note: Given scale, Inclusionary Zoning unlikely to affect development here.



Proposed Innovation District

High Density Employment

Goal: Support life sciences, healthcare, and other sectors that provide jobs available to a greater variety of workers and educational levels and also benefit from locating in Oakland.

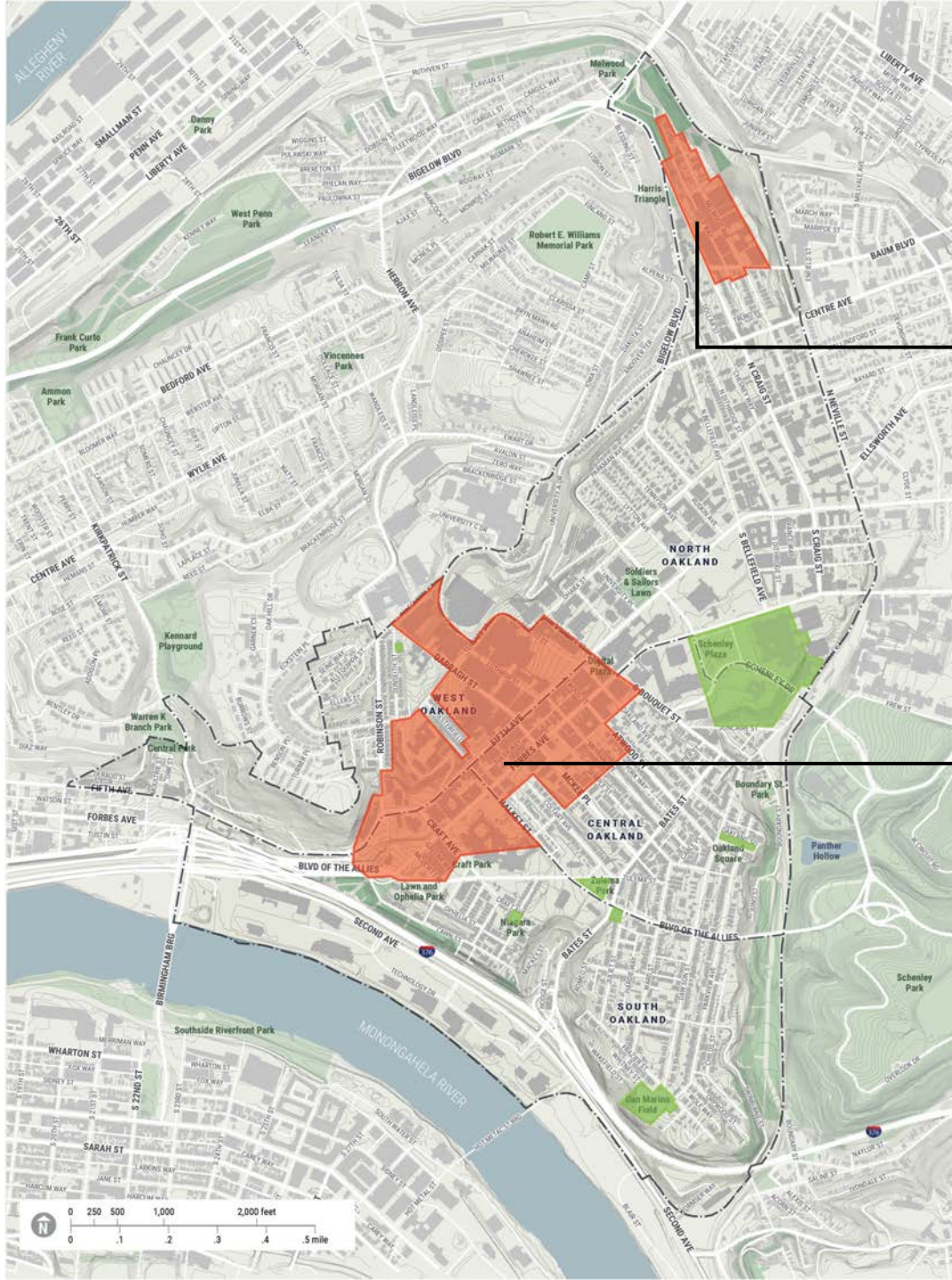
Character: New research and development buildings that add publicly accessible open space, active ground floor spaces, varied community services and amenities.

Height: 5 stories without bonus. Workforce development bonus up to 15 stories.

Urban design considerations: Require 20 ft sidewalk on Fifth and Forbes Avenues, publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas), upper floor setbacks above 5 stories. No skybridges over Fifth and Forbes Avenues.

Mixed uses: Prohibit or limit residential to affordable housing. All other uses are allowed. Student housing allowed on campuses.

Programming: Workforce development, cultural programs (arts, museums, etc.), community services.



Proposed Mixed Use Areas

Blvd of the Allies and North Oakland (Inclusionary Zoning)

Goal: Provide diversity of affordable housing options for long-term residents, neighborhood amenities.

Character: A vibrant mixture of buildings of different scales, styles, and uses with active ground floors and walkable streets.

Height: North Oakland: 4 stories without bonus. Affordable housing or workforce development bonus to 9 stories. Boulevard of the Allies: 4 stories without bonus. Affordable housing bonus up to 18 stories in narrow towers away from Oakcliffe area.

Urban design considerations: Require "green buffers" where new taller buildings are adjacent to smaller buildings. Require publicly accessible and functional open spaces (e.g., playgrounds, community gardens, exercise areas) – could be met by green buffers. Require upper floor setbacks above 4 stories.

Programming: Integrate community land trust, housing cooperatives, and public housing into development projects to establish permanent affordability. Ground floor spaces should incubate MWDBE and immigrant businesses.



Proposed Cultural District

Cultural, Academic, and Open Space Uses

Goal: Maintain building character and improve open spaces and public realm to reinforce this area as shared hub for large-scale community and cultural activities.

Character: Historic buildings from a variety of eras are preserved and/or expertly integrated into new developments and connected by pedestrian-oriented streets and open spaces. Open spaces are improved to create an interconnected system with each serving distinct community needs.

Height: Varies dramatically. Regulated by IMP with view corridors to the Cathedral of Learning typically preserved.

Urban design considerations: Additional view corridors may be worth considering to highlight buildings and improve wayfinding.

Mixed uses: Uses are predominantly academic or cultural (museums, libraries, etc.). Further integrate retail and public facing ground floor spaces (e.g., galleries, studios, services).

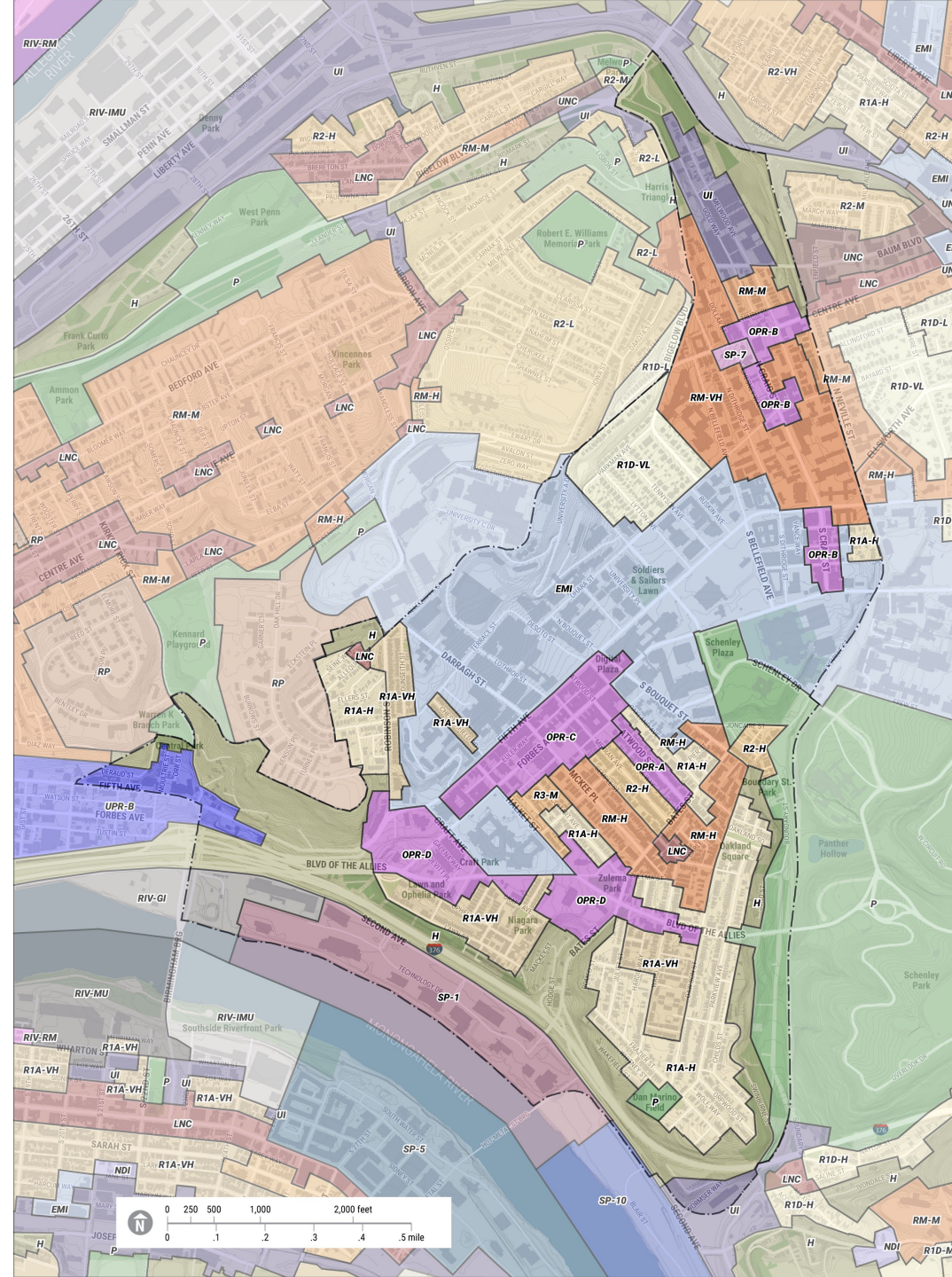
Programming: These areas should serve as shared space for the community and provide regular and seasonal activities that bring the varied cultures of Oakland together.



Existing Zoning

Full Oakland area shown.

Maps on remaining slides focus on area where initial package of amendments is being proposed.



Zoning Districts

--- Parking Reduction Zoning

--- Baum/Centre Overlay

PRESENT IN OAKLAND

R1D-VL	Single-Unit Detached Residential Very Low Density
R1A-H	Single-Unit Attached Residential High Density
R1A-VH	Single-Unit Attached Residential Very High Density
R2-H	Two-Unit Residential High Density
R3-M	Three-Unit Residential Moderate Density
RM-M	Multi-Unit Residential Moderate Density
RM-H	Multi-Unit Residential High Density
RM-VH	Multi-Unit Residential Very High Density
EMI	Educational / Medical Institution
OPR-A	Oakland Public Realm District A—Atwood Street
OPR-B	Oakland Public Realm District B—Craig Street
OPR-C	Oakland Public Realm District C—Fifth & Forbes District
OPR-D	Oakland Public Realm District D—Boulevard of the Allies
LNC	Local Neighborhood Commercial
UI	Urban Industrial
SP-1	Pittsburgh Technology Center
SP-7	Oakland Area Planned Development District
P	Parks and Open Space
H	Hillside

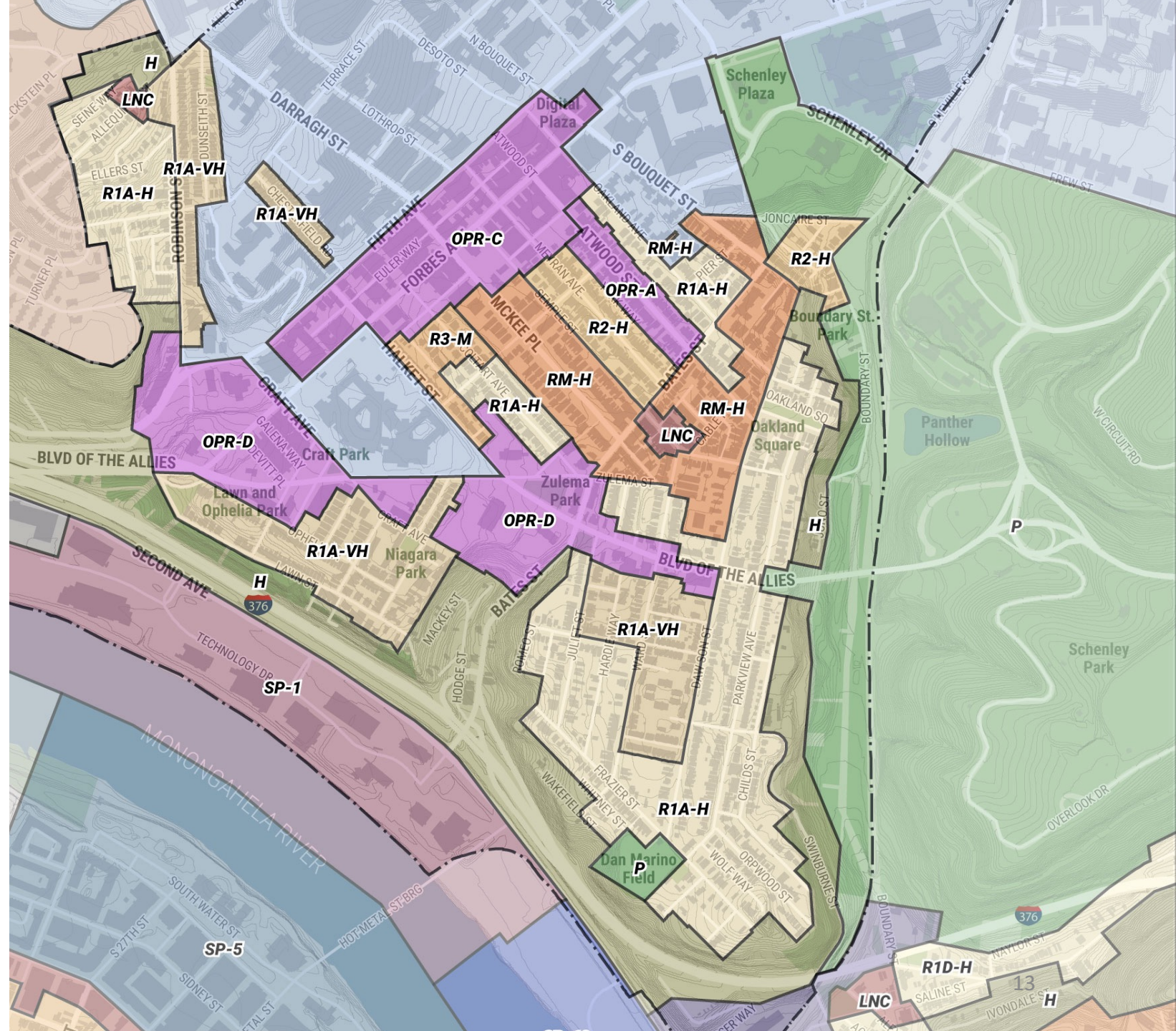
PRESENT IN SURROUNDING AREAS

R1D-L	Single-Unit Detached Residential Low Density
R2-L	Two-Unit Residential Low Density
R2-M	Two-Unit Residential Moderate Density
R2-VH	Two-Unit Residential Very High Density
RP	Residential Planned Unit Development
UPR-B	Uptown Public Realm District
UNC	Urban Neighborhood Commercial
NDI	Neighborhood Industrial
RIV-GI	Riverfront General Industrial
RIV-IMU	Riverfront Industrial Mixed Use
RIV-MU	Riverfront Mixed Use
SP-10	Almona
SP-5	Southside Works

Sources: Zoning (2018), City of Pittsburgh; Pittsburgh Boundary (2019), Rivers (2015), Streets (2017), Allegheny County.



Existing Zoning



Proposed Zoning

Map Notes:

Designations:

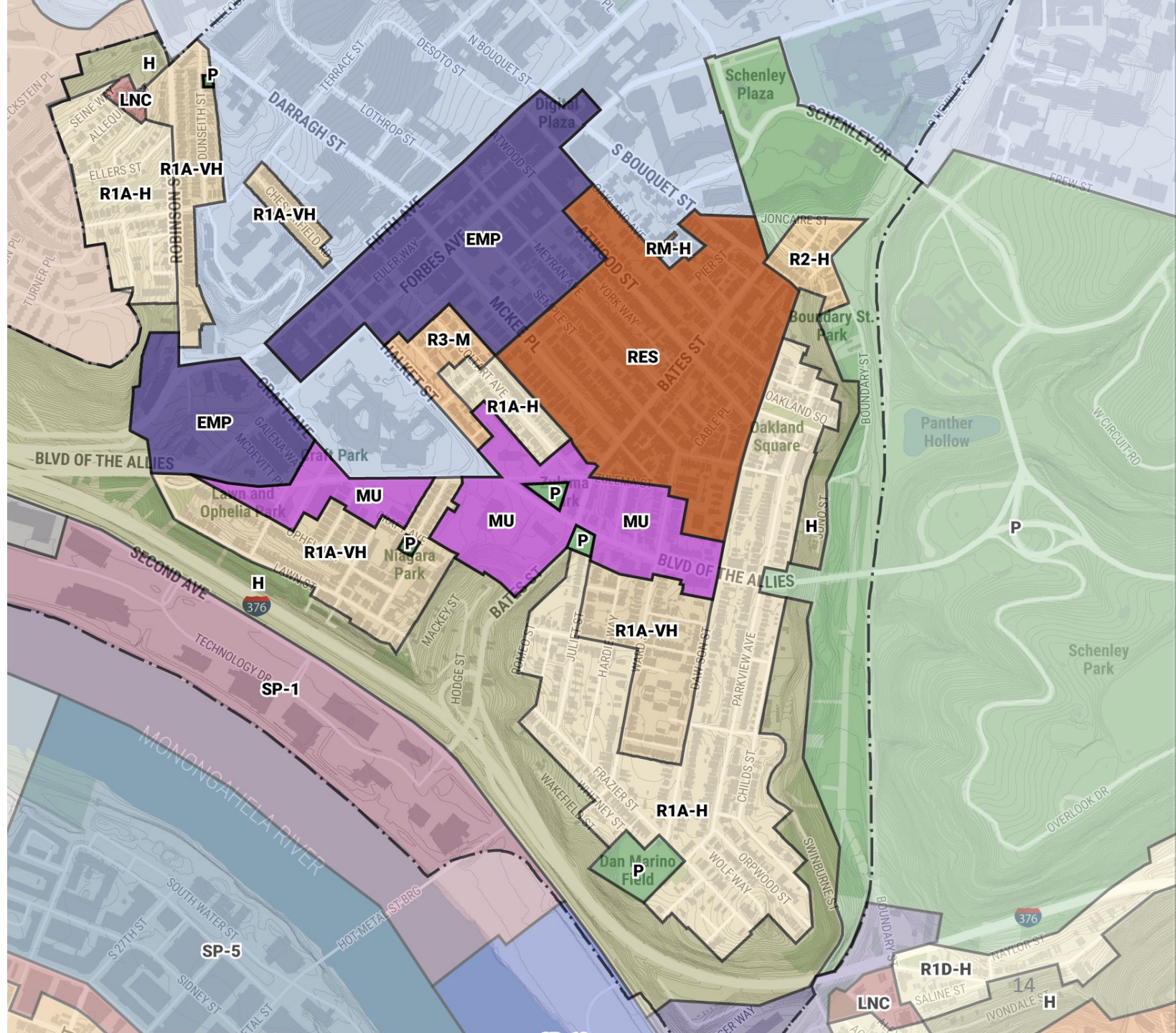
EMP = Employment District

RES = Residential District

MU = Mixed Use District

P = Parks District

Note: height is mapped separately.



What Uses in the Mixed Use District?

Other mixed use areas in Pittsburgh allow:

- Residential (single-family, multi-family, Assisted Living, etc.)
- Office
- Retail (including Grocery Stores)
- Schools and child care
- Banks
- Hotels
- Many other uses

Is there anything we want to make sure is excluded from these areas?



Potential Height Bonuses

Priorities from the planning process and possible locations for bonuses:

EMP

Workforce Development - YES

Energy Efficiency?

Energy Generation (Renewables/DES)?

RES

Affordable Housing - YES

Building Reuse?

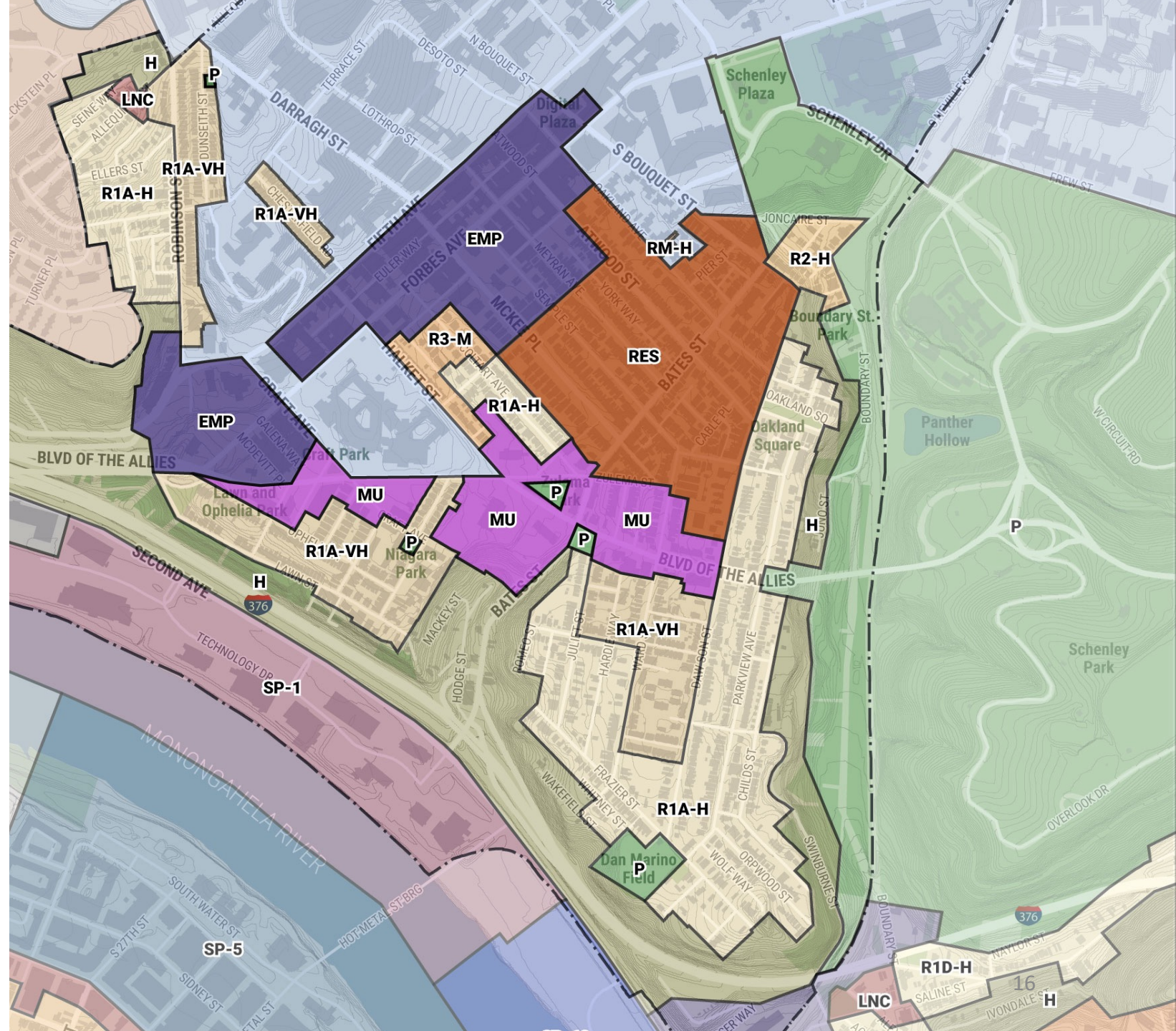
Rainwater?

MU

Affordable Housing – YES

Others from above?

Note: Inclusionary Zoning applied for all areas.



Proposal - Height bonus details

- Pre-requisites in this district
 - Minority, Women, and Disadvantaged Business Enterprise. All projects seeking Performance Points must show satisfactory efforts made to meet City of Pittsburgh requirements for inclusive contracting. Currently, this is 18% minority, 7% women, and 2% veteran owned businesses. Staff will confirm that reasonable efforts have been made to meet these requirements. EORC review will not be required.
 - One-site energy consumption. All projects seeking Performance Points must meet the standards for the lowest point of the relevant energy consumption point for the project type (i.e., new construction or existing buildings).
- Other changes to Performance Points (Chapter 915)
 - Update Energy Points to exceed new building energy code requirements.
 - Create Workforce Development Bonus (fee per gross square foot of building).



Questions – Height bonuses

- Do you foresee any issues with applying Oakland Plan MWDBE goals into Zoning Code as proposed?
- Any additional thoughts on what bonuses to apply and where?

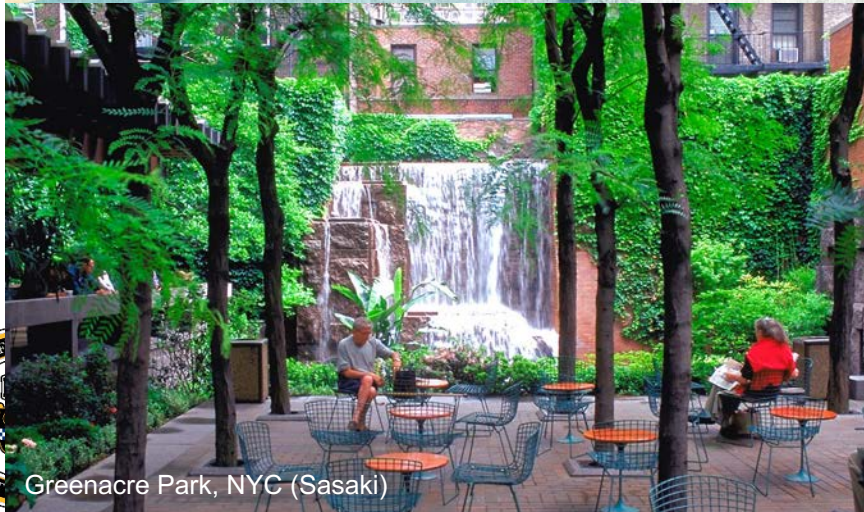


Proposal - Open space requirements

- Following a Downtown model for requiring open space as part of larger scale developments, we are considering projects with a site area of 20,000 sf or larger to incorporate publicly accessible open space on 10% of the site. Spaces would be 2,000 sf or greater. This would apply to the Employment (EMP), Mixed Use (MU), and Residential (RES) districts.
- For reference, this would have meant a 6,000 sf open space for SkyVue. Oakcliffe Community Playground is approximately 9,000 sf and many of Oakland's single-family parcels are 1,500 sf.
- We've heard in the planning process that these should be integrated into the neighborhood where open space is currently very limited.
- Desirable functions were identified as playgrounds, community gardens, dog walk areas, places for rest and being together.



Open space examples



Managing height impacts

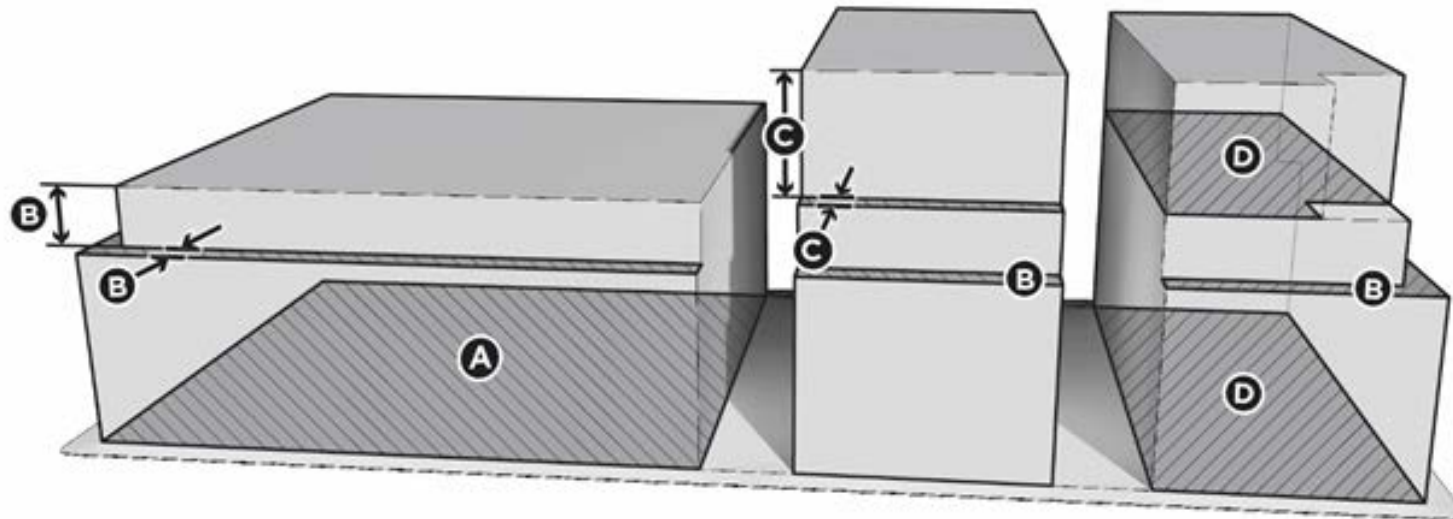
The planning process identified strong feelings among Oakland stakeholders about the need to have a more predictable and beneficial system for managing the impacts of taller structures.

The following conditions were noted as needing to be addressed:

- Street frontages where new taller buildings will be constructed alongside smaller structures. [Proposal – Upper floor step backs.](#)
- New taller development adjacent to smaller structures. [Proposal – Green buffers.](#)
- Areas between Zoning Districts with significantly different height limits. [Proposal – Height reduction areas.](#)



Proposal – Upper floor step backs



- 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:

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



Image from Pittsburgh Zoning Code – Riverfront Zoning District

Proposal - Green buffers

- Green buffers are 15 ft wide landscaped areas where no buildings are allowed and no protrusions from existing buildings allowed.
- This would apply in the Mixed Use (MU), and Residential (RES) districts where new buildings would be more than twice the height of the immediately adjacent building.
- This would not apply when the adjacent structure is across a street or way.
- The buffer could be met by providing publicly accessible open space (would also meet open space requirements), pedestrian through access, or environmental benefit (habitat, stormwater management, etc.).



Proposal – Height reduction areas

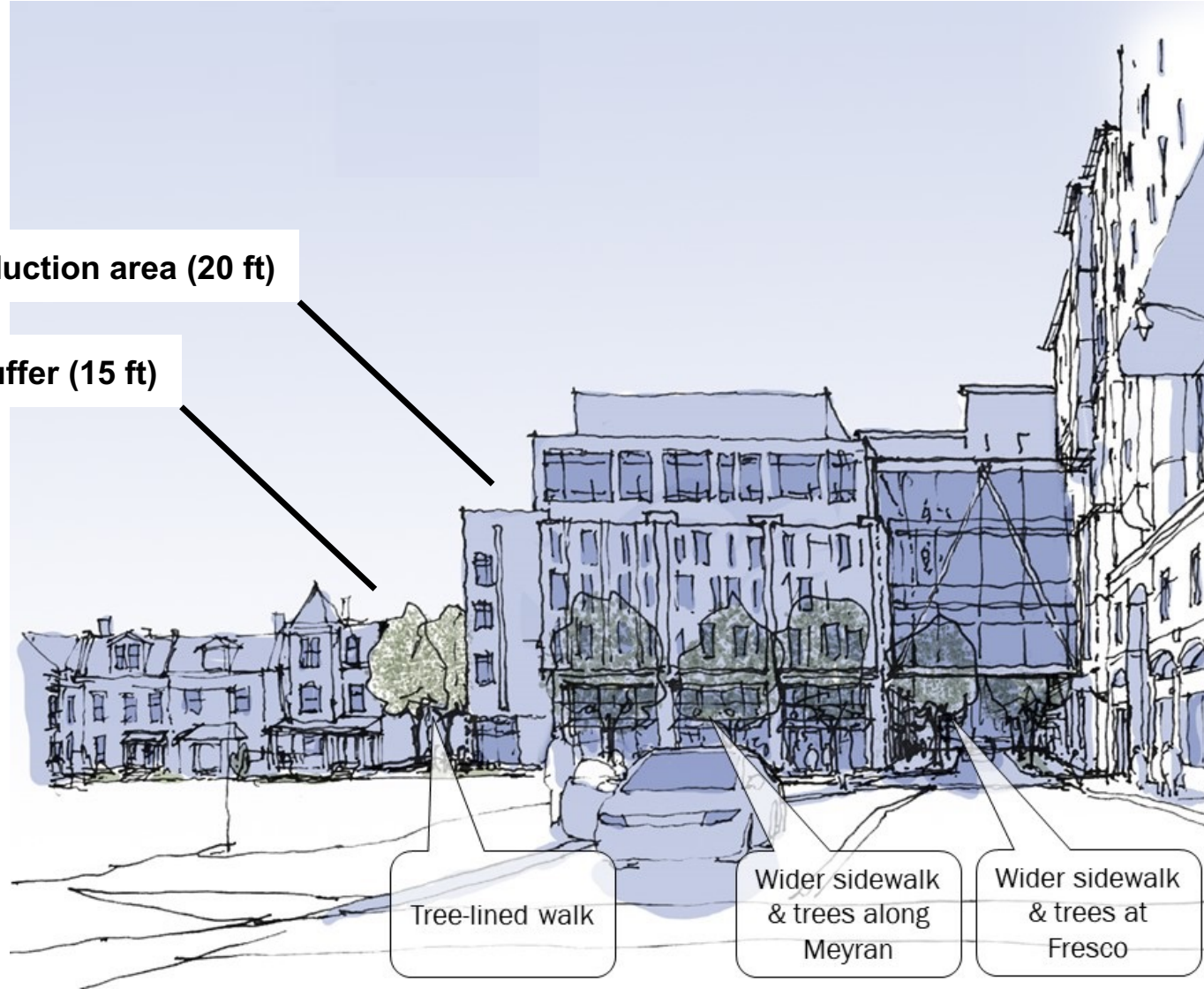
- Height reduction zone is proposed to be mapped in the Zoning Code to create clear provisions that are easily understood and enforced.
- Adjacent to lower scale structures, structures in this zone cannot exceed 20 ft above what the maximum height is in the adjacent zoning district.
- The height reduction zone is 20 ft deep from the edge of the parcel adjacent to the smaller structure. It would not reduce the height across the entire new development.
- Upper story stepbacks required, based on maximum height of proposed districts.
- Stepbacks are only required on Street frontages.



Green buffer and height reduction area

Height reduction area (20 ft)

Green buffer (15 ft)



Tree-lined walk

Wider sidewalk
& trees along
Meyran

Wider sidewalk
& trees at
Fresco

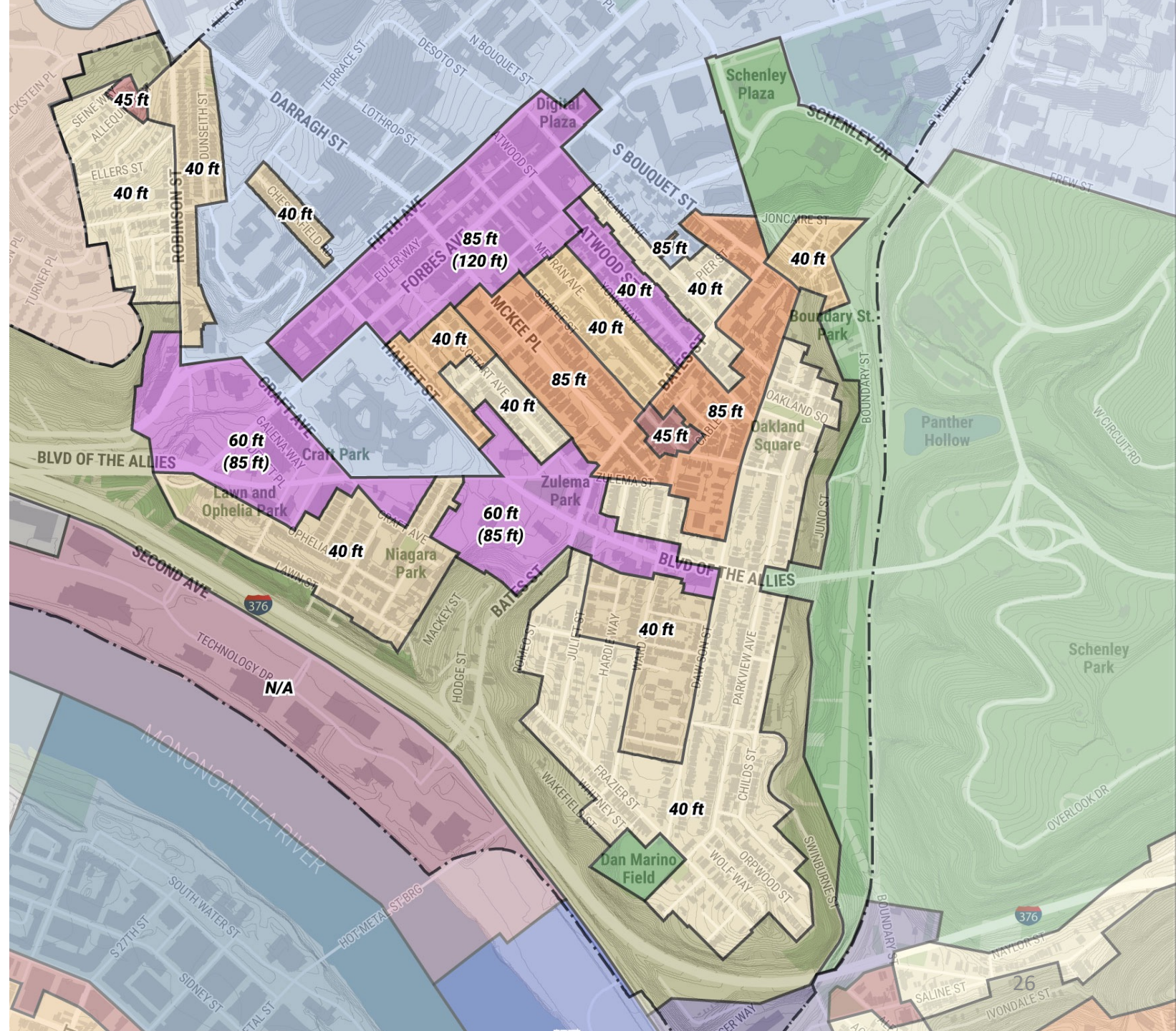


Existing Height Limits

Map Notes:

Height is shown as the limit in feet (ft) with the possible maximum height through Special Exception shown in parentheses.

Note: Special Exception heights are not bonuses that must be earned, but instead allow additional height if applicants can make a case to the Zoning Board of Adjustment that impacts on adjacent properties are mitigated.

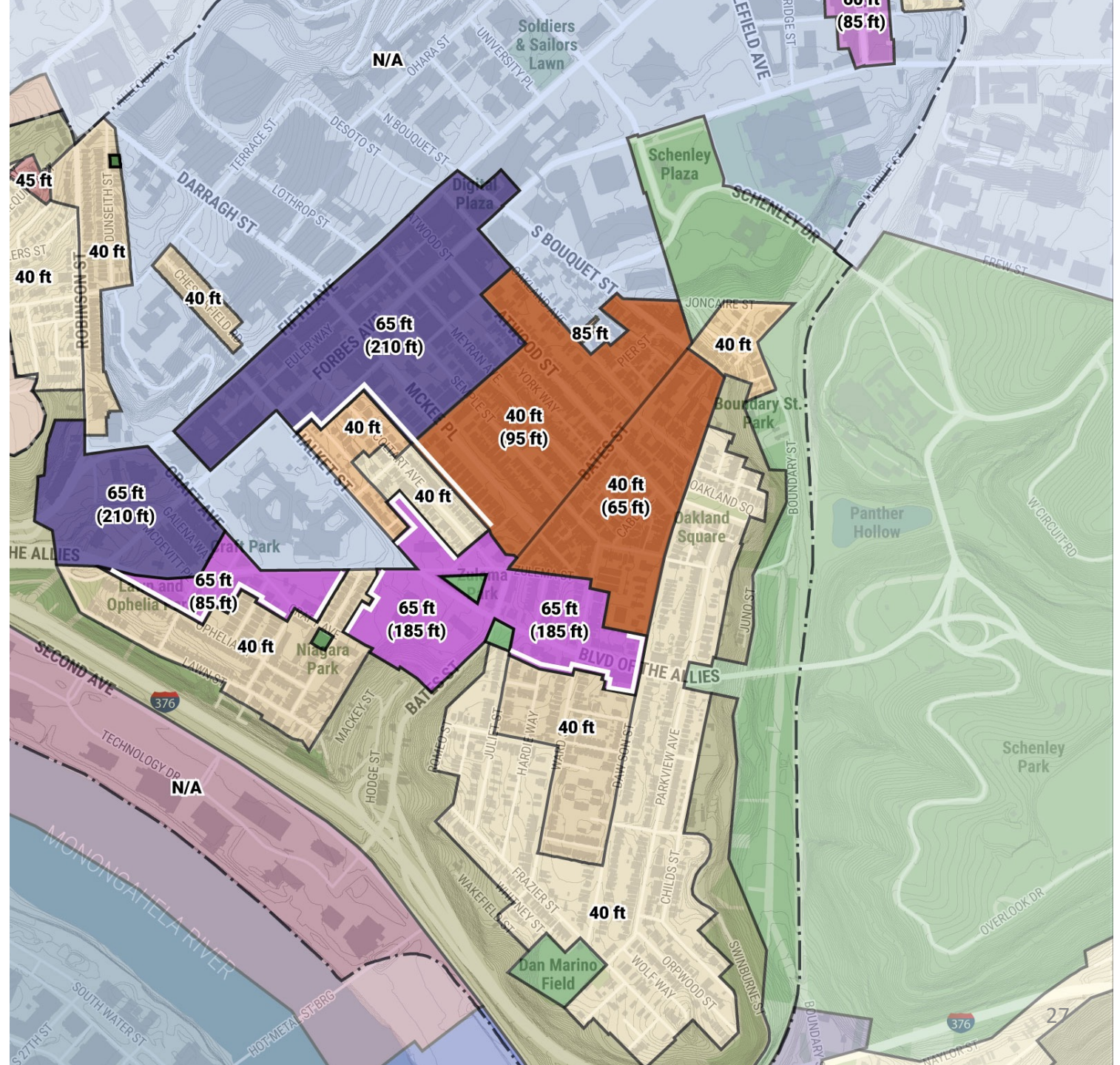


Proposed Height Limits

Map Notes:

Height is shown as the limit in feet (ft) with the possible maximum height earned through the Performance Points System (height bonus) shown in parentheses.

White lines represent proposed mapping of the Height Reduction Areas.



Other standards being developed

- Projects in the Employment (EMP), Residential (RES), and Mixed Use (MU) Districts will be required to submit a Whole-Building Life Cycle Assessment from LEED and includes embodied carbon and operational carbon calculations and has an ANSI/ISO standard. Partnering with GBA.
- Bird safe glass requirements. Consulting with Bird Safe PGH.
- Updating Planning Commission thresholds to match other zoning districts.



Proposal - Parking

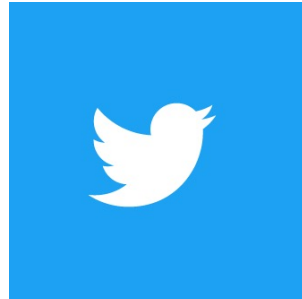
- Parking minimums reduced to half of base requirements, existing parking minimums now the maximum.
- To reduce parking provided further, must contribute to Mobility Trust Fund.
- Surface parking prohibited, including commercial surface parking.
- All structured and integral parking, whether a primary or accessory use, must have at least 10% of spaces EV Ready or 20% of spaces EV Capable.
- Curb cuts must be on Way if possible (not Street), unless documented that this is infeasible.
- Ground floor parking prohibited except where wrapped by an active use on the primary frontage (Street).



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