



8/11/2017

Dear Property Owner(s):

The proposed changes to the Zoning Code were developed over the last two years through **Uptown / West Oakland EcoInnovation District Plan** process which included public events, focus groups, surveys and regular meetings with a Core Team and 45-member steering committee that included representatives from the Uptown, Hill, Oakland and Downtown communities. The Public Review Draft of the Plan and a summary of the Zoning Code proposals were released at a community event on Tuesday, July 11, 2017. No development proposal is associated with the zone change at this time, nor does it have to do with property assessments. Zoning changes will not impact current legal uses.

Maps depicting the current and proposed zoning can be found on the subsequent pages in this mailer and the proposed zoning text can be found online: <http://www.ecoinnovationdistrict.org/read-draft-plan-here>. The proposal will be the subject of a community meeting on August 29, 2017 where staff will explain the proposal, answer questions, and take comments. All community members and property owners are invited to attend. The **public meeting** will be:

**Tuesday, August 29, 2017**  
**6:30-8:00 PM**  
**NeighborWorks Meeting Room**  
**710 Fifth Ave, Pittsburgh, PA 15219**

The proposal will be the subject of a public hearing before the Pittsburgh City Planning Commission on September 12, 2017 starting at 2:00 PM. Based on the proposal and citizen input, Planning Commission will take action on the proposed zoning changes and make a recommendation to City Council. The Planning Commission requests citizen testimony, either in the form of oral testimony at the hearing or in writing using the enclosed response form. The **public hearing** will be:

**Tuesday, September 12, 2017**  
**Starting at 2:00 PM**  
**Civic Building, First Floor Hearing Room**  
**200 Ross Street, Pittsburgh, PA 15219**

Your active participation is important to ensuring that the zoning changes best serve the needs of the community. If you have any questions about the zoning or how to participate in the process, please call the project manager, Derek Dauphin, at (412) 255-4897 or email [derek.dauphin@pittsburghpa.gov](mailto:derek.dauphin@pittsburghpa.gov).

## **Why do we need zoning amendments?**

The purpose of the new zoning is to address issues identified by the community and through staff analyses during the Uptown / West Oakland Ecolnnovation District Plan process:

- West of Dinwiddie / Van Braam: Small parcels, low building height limits and requirements for large amounts of parking combine to make it difficult to construct a new building leaving many undeveloped lots or surface parking where existing buildings were demolished. The combination of surface parking and vacant lots throughout the district is one of the main reasons residents, employees and students report feeling unsafe in the district, particularly at night.
- East of Dinwiddie / Van Braam: The loss of row houses, apartment buildings and commercial/industrial buildings results in many gravel or grass vacant lots and the current zoning doesn't allow for adaptive reuse of structures, and in many cases, would not allow the prior structure to be rebuilt.

The proposed Uptown Public Realm District (UPR) aims to address these issues, to reduce unnecessary barriers to new residential and commercial development, to incorporate the goals of the Ecolnnovation District Plan, and to establish conditions conducive to growing the business incubator and innovation functions of the district.

The UPR will replace the existing zoning in Uptown with two subdistricts, each with their own Development Standards, Parking Standards and Uses. The new zoning also establishes a height bonus system to encourage developers to respond to community needs in their projects.

## **What are the Uptown Public Realm subdistricts?**

The new code condenses and simplifies the existing eight zoning districts in the area into two subdistricts: the Mixed-Use Core and the Residential Core. The boundaries drawn for these subdistricts are based on detailed conversations with the community about desired uses and density.

- Mixed-Use Core: Urban Neighborhood Commercial District: The Mixed-Use Core is focused near the PPG Paints Arena along Fifth and Forbes, up to Dinwiddie Street where the community identified the need for a gateway to the neighborhood and the opportunity for more density. These locations are where residents felt denser mixed-use development would benefit the community as a whole.
- Residential Core: Residential and Small Scale Industrial/Commercial District: The Residential Core covers the neighborhood that is currently made up of single family homes, apartment buildings with ground floor shops, and small scale industrial/manufacturing facilities. Generally, the community liked the existing mix of uses and the scale of buildings, and recognized that the existing separation of uses block-by-block was inhibiting infill development.

No changes are proposed to the Educational / Medical / Institutional (EMI) district that covers Duquesne University and UPMC Mercy Hospital, and most of the areas currently zoned Hillside (H) District. The existing zoning and proposed new subdistricts are identified on the maps on the following page. The proposed zoning text for both subdistricts can be found on the Uptown / West Oakland Ecolnnovation District website: <http://www.ecoinnovationdistrict.org/read-draft-plan-here>.

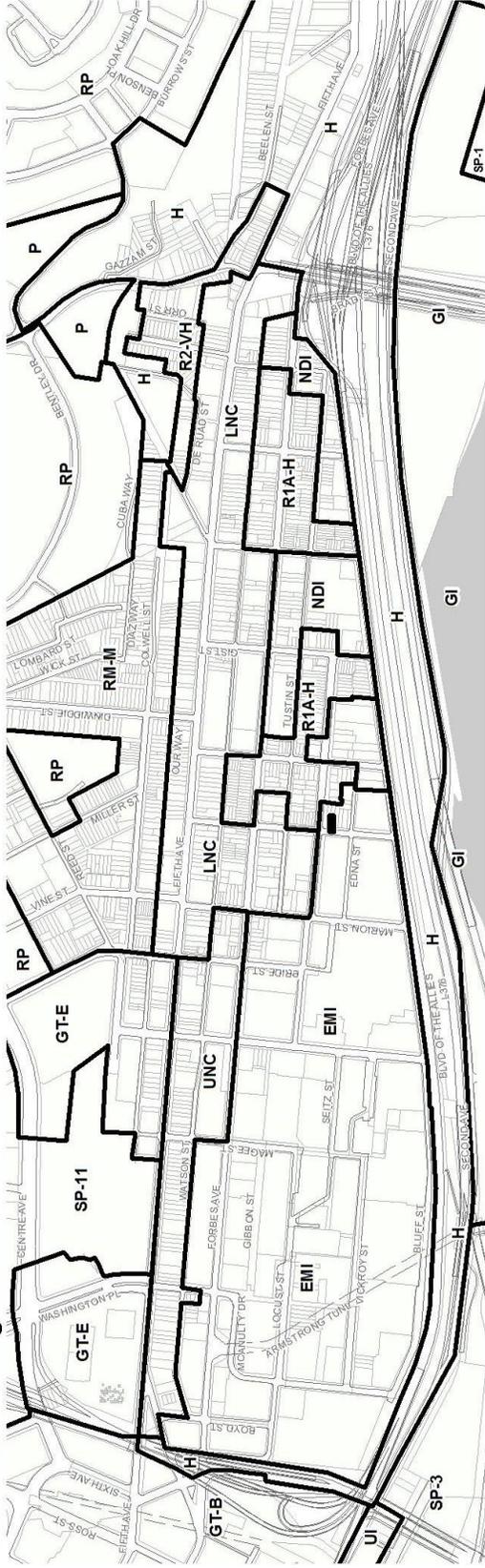
## **What is the Performance Points System?**

In addition to the new zoning classifications, the City is proposing a new bonus system that would be available to development in the Uptown Public Realm District. These amendments to Chapter 915 would establish a menu of height bonuses that new buildings or renovations can use if they satisfy community goals identified during this planning process, including:

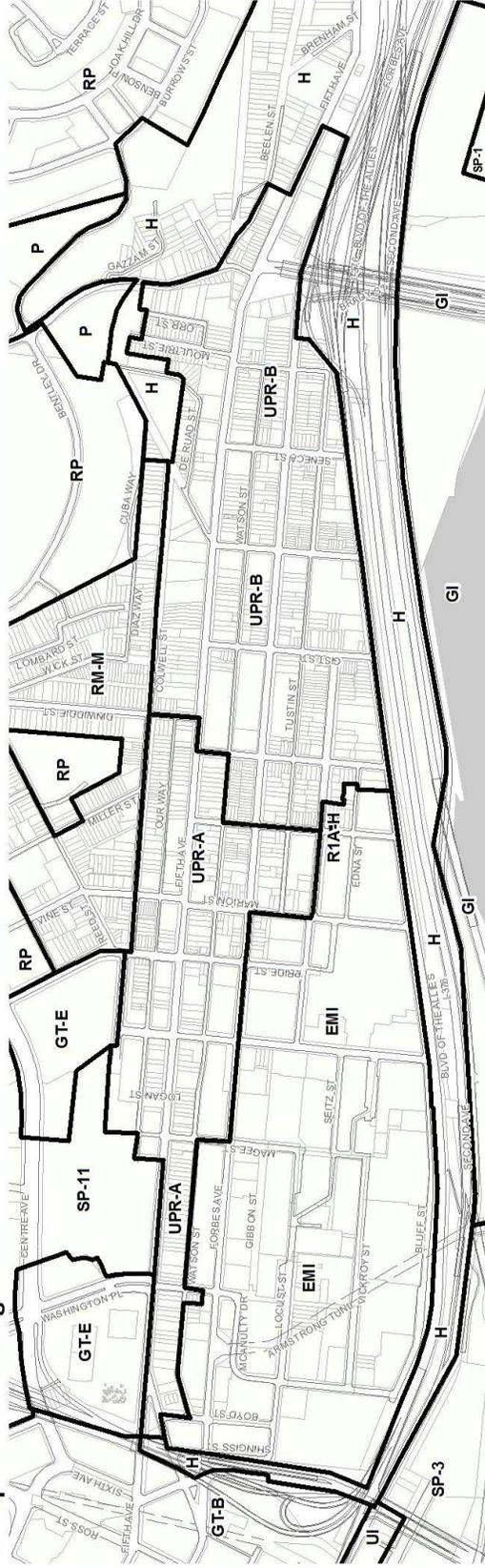
- Reducing energy consumption through efficient building design
- Generating electricity on-site renewably or connecting to district energy systems
- Creating new affordable housing units in mixed income projects
- Treating stormwater through green infrastructure
- Reusing existing buildings or encouraging new development compatible with existing structures

Bonus points are awarded when a project meets a goal, with more points awarded for projects that have bigger impacts in the district. The bonus system is highly flexible and can be utilized by a wide variety of development projects. The more the system is used, the more the community will see new development that embodies its goals as identified in the Uptown / West Oakland Ecolnnovation District Plan. Community members will still have their opportunity to comment on projects when they are reviewed by the Planning Commission.

### Current Zoning



### Proposed Zoning



### Proposed Zoning Change:

GT-E, RM-M, LNC, & UNC to UPRA  
 H, LNC, NDI, R1A-H, R2-VH, & RM-M to UPRA-B



## **Guidelines for Testifying at City Planning Commission**

Public testimony is welcome during Planning Commission hearings and is limited to 3 minutes. Any person who intends to testify in behalf of an organization such as a chamber of commerce, community group, etc., shall provide a "Letter of Authorization" from the appropriate duly appointed officers before testifying. No advance registration is required, but interpreters for the hearing impaired will be provided with 4 days' notice by contacting Richard Meritzer at 412-255-2102.

## **Frequently Asked Questions about Non-Conforming Uses**

View a copy of the zoning ordinance on the [Municode.com](http://Municode.com) website. Look or scroll down the information in the left-side navigation bar until you see the TITLE NINE: - ZONING CODE.

A copy of the zoning ordinance is also available for inspection at the Department of City Planning, Zoning and Development Review Division (200 Ross Street, 3<sup>rd</sup> Floor).

*If the zoning change will result in a more restrictive zoning designation for my property, can I maintain the existing use of my property?*

Yes. If you currently have a Certificate of Occupancy on file for the current use of your property, you do not need to do anything as a result of the zoning change. For example, a two dwelling-unit building presently located in a zone that allows a two-unit occupancy, but is being rezoned to a single-unit classification would not need a new certificate. That two-unit building becomes non-conforming and can remain two units.

*How do I know if I have a Certificate of Occupancy?*

If you own a single-family home, the zoning change will not affect your property because your home is permitted in all residential zoning districts. A Certificate of Occupancy is not required for existing single-family homes. To determine whether there is an occupancy permit on file for your property, complete the Department of Permits, Licenses, and Inspection (PLI) request form [here](#) or obtain one at PLI's permit counter (200 Ross Street, 3<sup>rd</sup> Floor) weekdays 8 am to 3 pm. Request forms may be emailed to [plirecords@pittsburghpa.gov](mailto:plirecords@pittsburghpa.gov), mailed, or hand delivered to PLI's permit counter.

*What if I do not have a Certificate of Occupancy?*

You must file for a Certificate of Occupancy at the Department of City Planning, Zoning and Development Review Division (200 Ross Street, 3<sup>rd</sup> Floor). This will then allow the continuation of your use of the property, which will be known as a "legal non-conforming use" if the zoning changes.

*Do I need a Certificate of Occupancy?*

All uses other than single-family residential must have a Certificate of Occupancy.

**Can't attend the public meetings? Please send us your comments.**

**UPTOWN PUBLIC REALM DISTRICT (UPR) AND PERFORMANCE POINTS SYSTEM**

**RESPONSE FORM**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

I am / We are

- in favor of this proposal
- opposed to this proposal

I am / We are

- tenant of
- owner of
- agent having power of attorney over

Property located at:

\_\_\_\_\_ Pittsburgh, PA 152\_\_

Comments Regarding the Zoning Proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Please mail to:

**Derek Dauphin, Department of City Planning  
200 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA 15219**

The form may be **faxed** to (412) 255-2838.

We will accept **e-mail** responses. Send e-mail containing the information requested on this form to: [derek.dauphin@pittsburghpa.gov](mailto:derek.dauphin@pittsburghpa.gov).