

# Willow Mixed Use Development

Zoning Development Review Presentation

City of Pittsburgh Department of City Planning







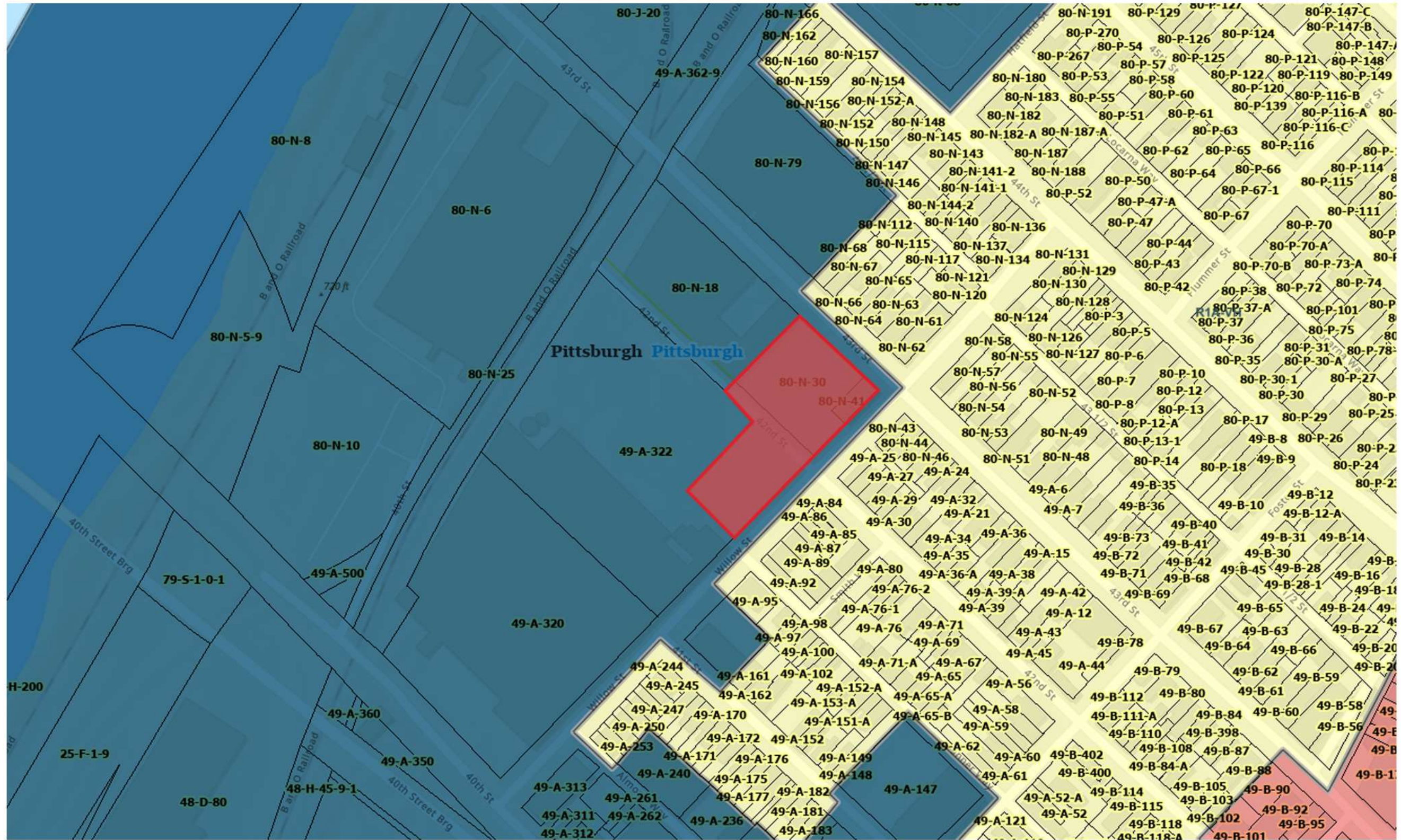














Project Zoning District  
 4107 Willow Street Development

RIV-IMU - Riverfront Industrial Mixed Use Sub-District

The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

904.04.C Site Development Standards

1. Table

Front Setback	0'-0" Required; 0'-0" Provided
Front Setback over 65'	10'-0" - Entire building set back 10'-0" from grade to top
Rear Setback	0'-0" Required; 0'-0" Provided
Base Height	60'-0" ; 75'-6" Provided
Maximum Height	90'-0"; 75'-6" Provided

2. Bonus Height - 905.04.K.1

a. 1 Point = 10'-0" of Additional Height

On Site Energy Consumption

On Site Energy Generation

**Affordable Housing - 2 Points for 20'-0" of Height**

At least 15-14.9% of units for rent are affordable housing for persons at or below 60% AMI

Rainwater Capture

Neighborhood Ecology

Public Art

Urban Fabric

Transit Oriented

b. Project Point Total - 2 Points for 20'-0" Additional Height

## Project Overview

### Multi Unit Residential

#### Unit Types

Studio	5 Units
One Bedroom	30 Units
One Bedroom / Den	43 Units
Two Bedroom	18 Units
Three Bedroom	<u>1 Unit</u>
Total Units	97 Units

Affordable Units                      10 Units at 50% AMI

#### Parking Area

Willow Parking	
Level B1	28 Spaces
Level 1	39 Spaces
Exterior	<u>8 Spaces</u>
Total	75 Spaces
Parking Allocated to Foundry	<u>19 Spaces</u>
Total Willow Parking	56 Spaces (34 Required per RIV-IMU)

#### Existing Foundry Parking

Interior	51 Spaces
Exterior (Foundry)	<u>131 Spaces (20 spaces used by Ice House Studios during the day per Easement Agreement)</u>
Total	182 Spaces

#### Proposed Foundry Parking

Interior	51 Spaces
Exterior (Foundry)	112 Spaces (20 spaces used by Ice House Studios during the day per Easement Agreement)
Interior (Willow)	<u>19 Spaces</u>
Total	182 Spaces































Willow Street Elevation













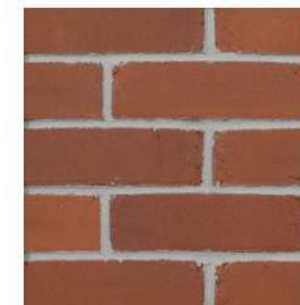




Komproment Venezia  
Shiplap Brick

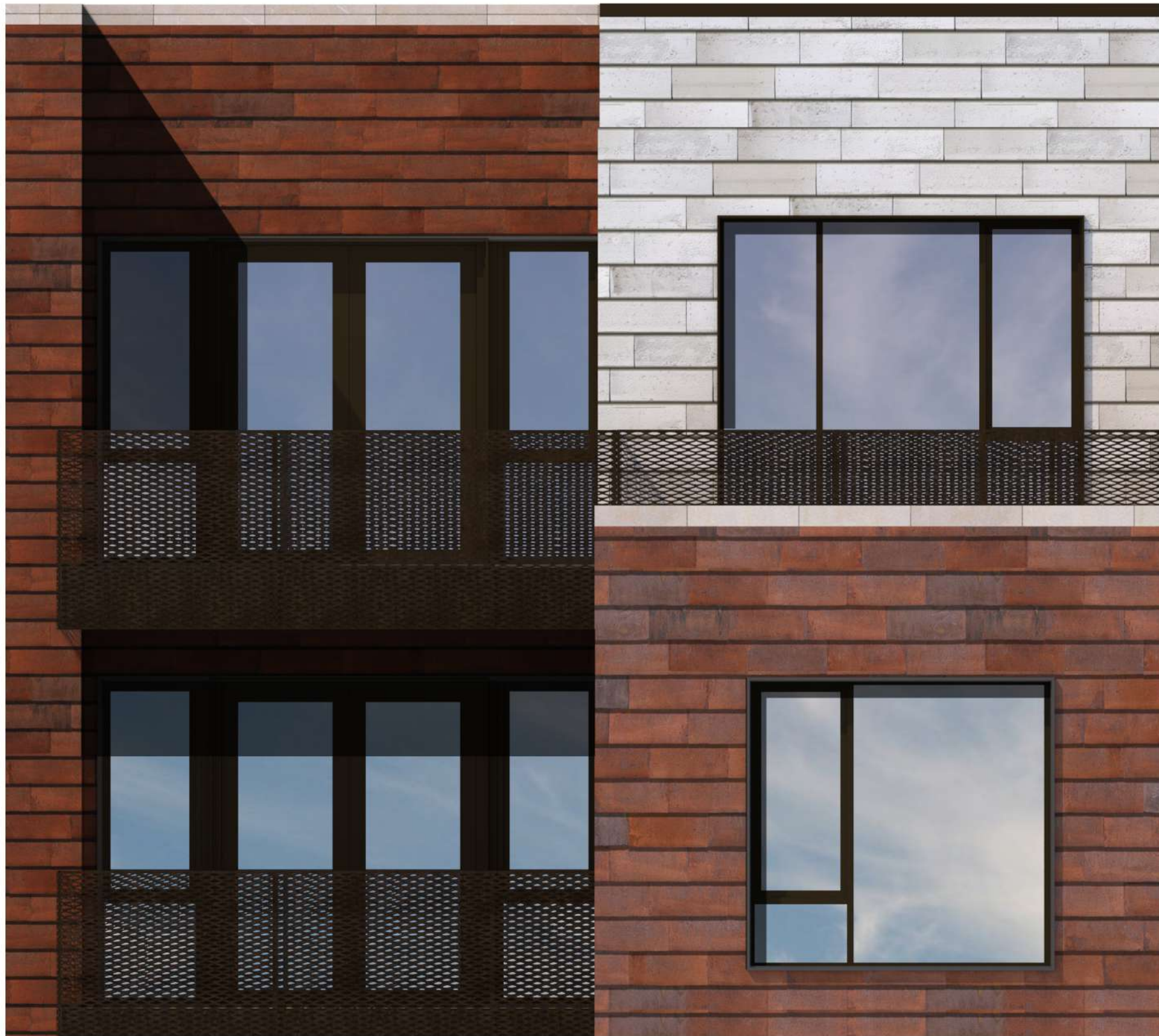


Glen Gery Kenosha  
Color Match Grout



Glen Gery 56-DD  
Color Match Grout

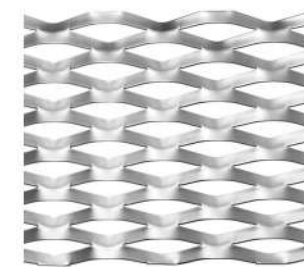




Komproment Venezia  
Shiplap Brick



Komproment Venezia  
Grey Shiplap Brick



Expanded Metal Lathe  
Railing Cladding





















9am March/September 21st



9am June 21st



9am December 21st



12pm March/September 21st



12pm June 21st



12pm December 21st



3pm March/September 21st

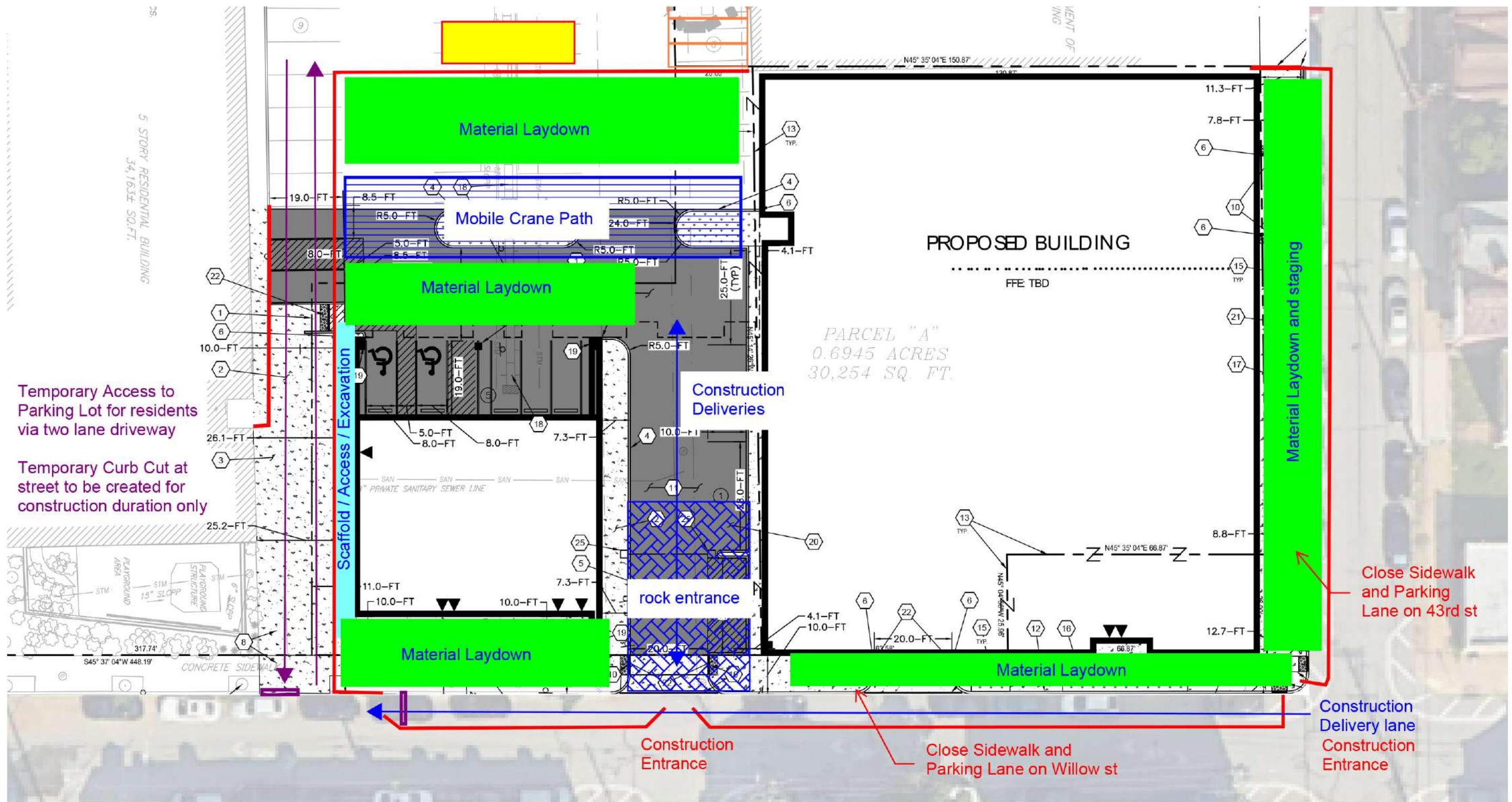


3pm June 21st

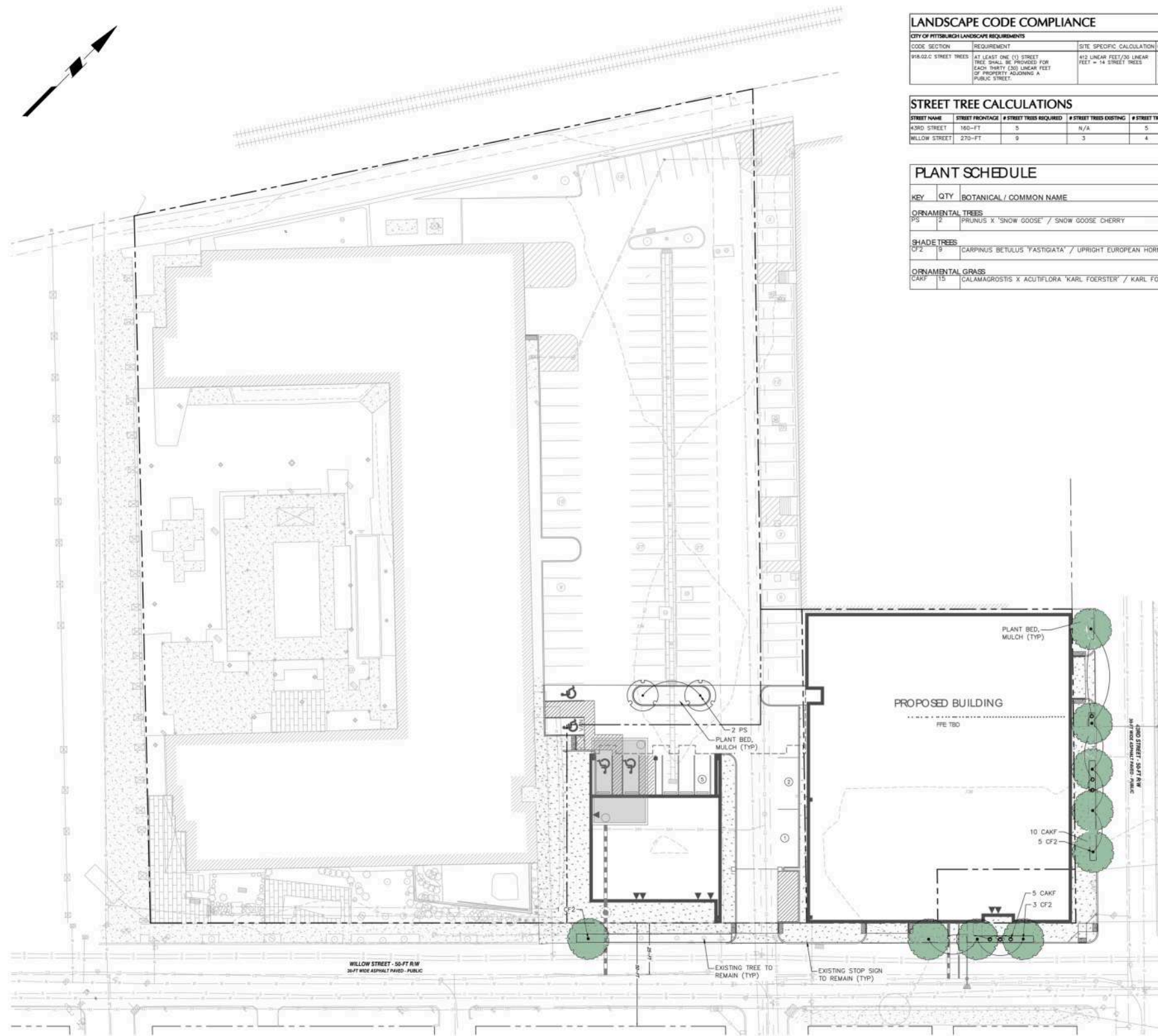


3pm December 21st









LANDSCAPE CODE COMPLIANCE			
CITY OF PITTSBURGH LANDSCAPE REQUIREMENTS			
CODE SECTION	REQUIREMENT	SITE SPECIFIC CALCULATION	COMPLIANCE
916.02.C STREET TREES	AT LEAST ONE (1) STREET TREE SHALL BE PROVIDED FOR EACH THIRTY (30) LINEAR FEET OF PROPERTY ADJOINING A PUBLIC STREET.	412 LINEAR FEET/30 LINEAR FEET = 14 STREET TREES	12 STREET TREES PROPOSED + 2 TREES IN ALTERNATE LOCATION = 14 TREES

STREET TREE CALCULATIONS					
STREET NAME	STREET FRONTAGE	# STREET TREES REQUIRED	# STREET TREES EXISTING	# STREET TREES PROPOSED	# TREES PROVIDED IN ALT. LOCATION
43RD STREET	160-FT	5	N/A	5	N/A
MELLOW STREET	270-FT	9	3	4	2

PLANT SCHEDULE					
KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
<b>ORNAMENTAL TREES</b>					
PS	2	PRUNUS X 'SNOW GOOSE' / SNOW GOOSE CHERRY	2" CAL.	B&B	SINGLE STEM
<b>SHADE TREES</b>					
CF2	9	CARPINUS BETULUS 'FASTIGIATA' / UPRIGHT EUROPEAN HORNBEAM	2" CAL.	B&B	
<b>ORNAMENTAL GRASS</b>					
CAKF	15	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	2" GAL.	CONTAINER	



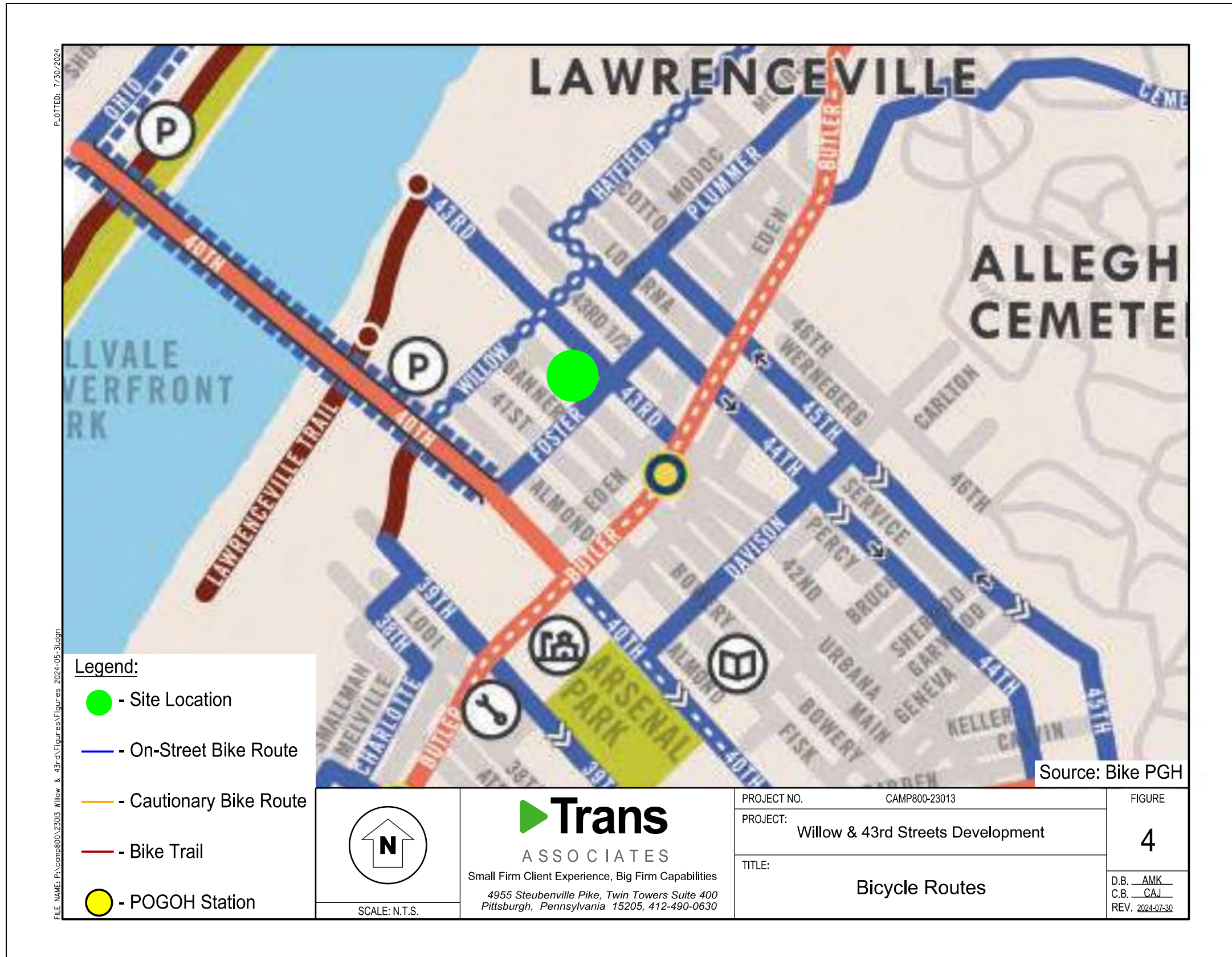
**TABLE 1**  
**WILLOW AND 43RD STREETS PARKING REQUIREMENTS FOR RIV ZONING DISTRICT**  
 Willow and 43rd Streets Residential Development  
 City of Pittsburgh, Allegheny County, Pennsylvania

Development Components	Size	Parking Range	Automobile Parking Requirement: City of Pittsburgh Zoning Code <sup>(1)</sup>			Bicycle Parking Requirement: City of Pittsburgh Zoning Code <sup>(1)</sup>				Total Number of Parking Spaces with Required Bicycle Parking <sup>(6)</sup>			Total Number of Parking Spaces to be Provided with Required Bicycle Parking		
			Off-Street Automobile Parking Rate <sup>(2)</sup>	Required Number of Automobile Spaces	Required Number of Reserved ADA Spaces <sup>(3)</sup>	Required Minimum Bicycle Parking <sup>(4)</sup>		Maximum Reduction of Automobile Parking Spaces Due to Implementation of Bicycle Spaces		Total Automobile Spaces (including ADA spaces)	ADA Spaces <sup>(3)</sup>	Bicycle Spaces	Total Automobile Spaces (including ADA spaces)	ADA Spaces <sup>(3)(7)</sup>	Bicycle Spaces
						Bicycle Parking Rate	Required Number of Bicycle Spaces	Maximum Bicycle Parking Reduction Rate	Maximum Reduction <sup>(5)</sup>						
Residential	100 Dwelling Units	Minimum Requirements - RIV <sup>(2)</sup>	0.5 Spaces per Unit (50% Reduction of the Maximum Permitted)	50	2	1 bicycle space per every 3 dwelling units or a fraction thereof	34	30 % of required number of automobile spaces, not including spaces reserved for persons with disabilities	15	35	2	34	75/56 <sup>(8)</sup>	4	46 <sup>(9)</sup>
		Maximum Permitted - RIV <sup>(10)</sup>	1 Space per Unit	100	4				29						

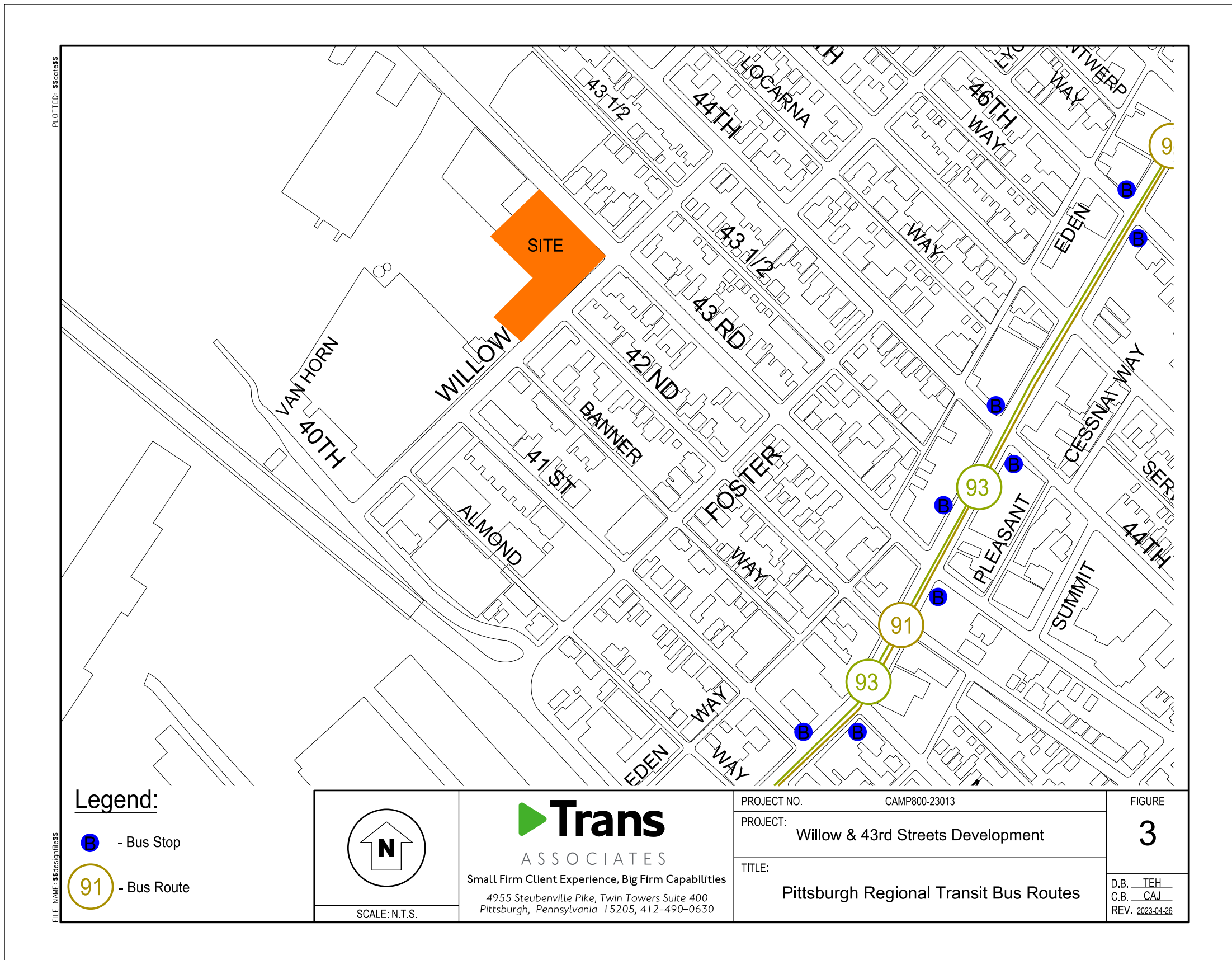
(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 914: Parking Loading and Access.  
 (2) This development is located in the Riverfront Zoning District. There is a 50% reduction in the minimum required number of automobile spaces under standard Zoning Code requirements.  
 (3) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code.  
 (4) Bicycle parking requirements are detailed in Section 914.05D of the City of Pittsburgh Urban Zoning Code.  
 (5) Maximum bicycle reduction per the City Zoning Code = (required number of automobile spaces - required number of ADA spaces) x 0.30  
 (6) Total number of automobile spaces required with maximum reductions = (total spaces - maximum reduction of bicycle spaces)  
 (7) Of these three (3) ADA spaces, at least one (1) must be van accessible.  
 (8) A total of 75 spaces will be provided. Of these 75 spaces, 19 spaces will be allocated to The Foundry leaving 56 spaces available for Willow and 43rd Street Development.  
 (9) A total of 34 bicycle spaces are required. A total of 46 indoor protected bicycle spaces will be provided with additional outdoor bicycle racks.  
 (10) Maximum spaces permitted in the RIV Zone equals the minimum required number of automobile spaces required by standard Zoning Code requirements.

Source: Analysis by Trans Associates.

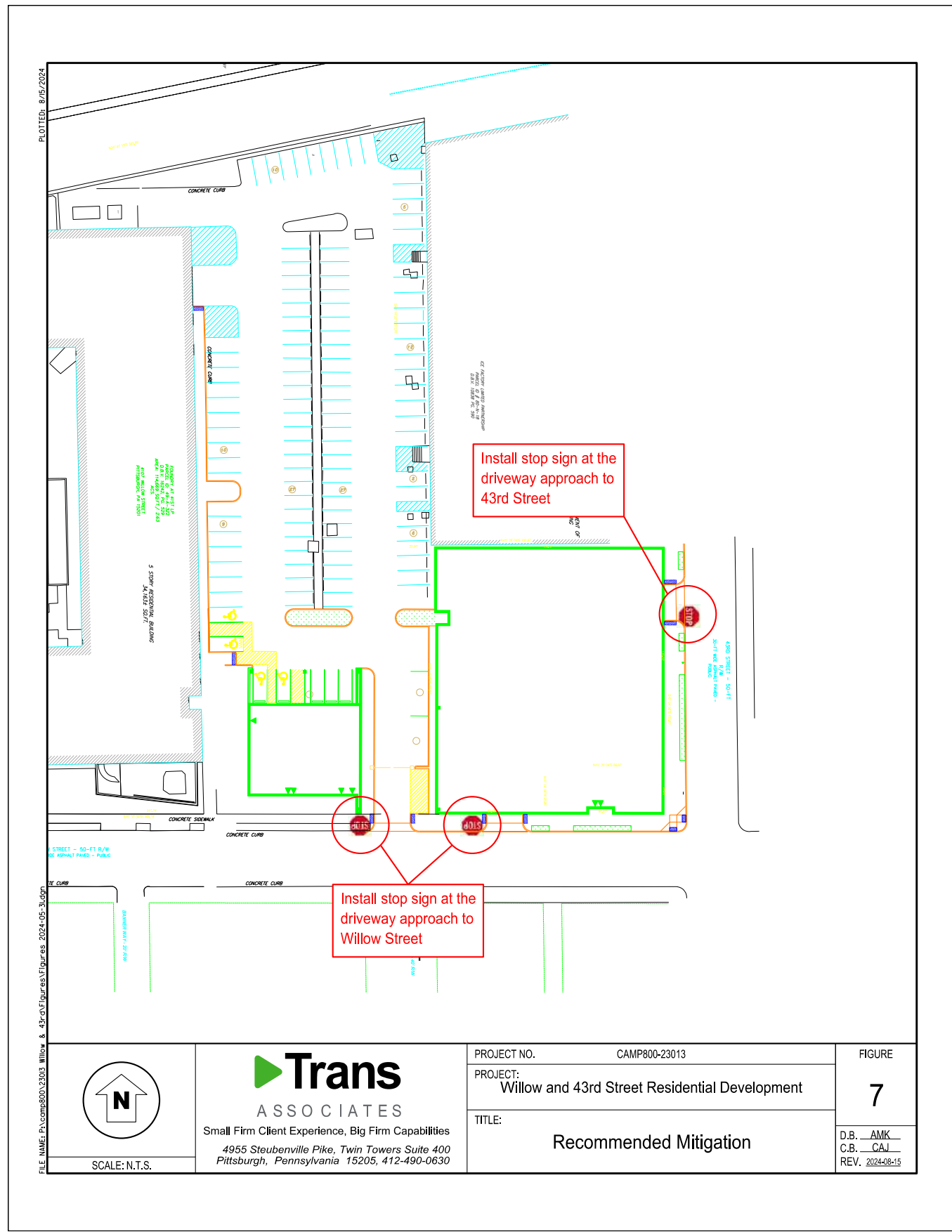














# TDM Plan

- Identify a person (a TDM coordinator) who can be the resource person for tenants regarding public transit service, bikeshare, bike room, and carpooling incentives.
- Provide updates on TDM strategies and effectiveness to DOMI.
- Evaluate providing electric vehicle (EV) charging stations (cost and feasibility) to encourage the use of lower energy options for commuting.
- Create a new tenant move-in packet with information on the TDM opportunities including bicycle routes, bicycle parking, walking routes, Pittsburgh Regional Transit service, and the POGO program.
- After the building is occupied, survey building residents regarding transportation modes and strategies.
- Provide a controlled access bike room with a workbench and a few tools/air pump.
- Provide outdoor bike racks for visitors.
- Install outdoor public bicycle repair station(s).
- Unbundle parking cost from apartment rent
- Limit the number of parking passes/leases issued.
- Establish wayfinding strategies to direct pedestrians to bus stations, bike racks, bike repair stations, etc.





