

Ordinance amending the Pittsburgh Code, Title Nine, Zoning, Article IV, Chapter 908, “Public Realm Districts”, amending the Code by the addition of a new Section, Section 908.03.D.5 “Oakland Subdistrict E / OPR-E: Oakland Crossings”.

(Needs to be held for a Public Hearing)

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. Amend Article IV, Chapter 908, “Public Realm Districts”, by adding a new Section, Section 908.03.D.5 “Oakland Subdistrict E / OPR-E: Oakland Crossings” which shall contain the following:

908.03.D.5 Oakland Subdistrict E/OPR-E: Oakland Crossings

(a) Purpose

The Oakland Crossings District is generally bounded by Halket Street on the west, parcels south of the Boulevard of the Allies to the south, Bates Street, McKee Place on the east, and Iroquois Way on the North. The purpose is of this District is to: (1) encourage the high quality redevelopment of properties and improvements within the Oakland Crossings District including, the redevelopment of portions of the Boulevard of the Allies, Bates Street, Halket Street and McKee Place; (2) address the need for urban density for a variety of uses, including mixed uses, while at the same time creating significant open space and public amenities; (3) establish and reestablish safe and attractive pedestrian, bicycle, and transportation improvements and enhancements; (4) create consistency of scale, size and design of buildings and amenities within this District; and (5) provide meaningful connections from this District to the rest of Oakland and the surrounding neighborhoods.

(b) Development Subdistricts

The Oakland Crossings District shall be divided into three (3) “Subdistricts” referred to as “Subdistrict A”, “Subdistrict B”, and “Subdistrict C”, inclusive. The Subdistricts shall be located in those areas as described below and as depicted on Figure 1.

(1) Development Subdistrict A

(a) Permitted Uses. In Subdistrict A, identified as the property generally bounded by Iroquois Way to the north, by McKee Place on the east, then along McKee Place a distance of 1,207 to the south, then by a line running a distance of 180 feet west from McKee Place, and then by a line running parallel to the westerly property line a distance north of 1,207 feet to Iroquois Way, and including the right-of-way of Louisa Street from McKee Place and westerly to Halket Street, land may be used and structures may be erected, altered, demolished or enlarged for the following permitted uses listed in this section.

- (i) Single-Unit Attached Residential
- (ii) Two-Unit Residential
- (iii) Three-Unit Residential

- (iv) Multi-Unit Residential
- (v) Bank or Financial Institution (Limited and General)
- (vi) Child Care (Limited and General)
- (vii) Community Center (Limited and General)
- (viii) Educational Classroom Space (Limited and General)
- (ix) Home Occupation
- (x) Laboratory/Research Services (Limited and General)
- (xi) Library (Limited and General)
- (xii) Medical Office/Clinic (Limited and General)
- (xiii) Office (Limited and General)
- (xiv) Parking Structure (Limited and General)
- (xv) Research and Development Services for development and service uses, including but not limited to advanced methodologies and processes in biotechnology, modern biological technology, computer hardware and software, artificial intelligence and accessory and support facilities related to these uses but not including medical and animal testing.
- (xvi) Restaurant (Limited and General)
- (xvii) Restaurant, Fast Food (Limited and General)
- (xviii) Retail Sales and Services (Limited and General)
- (xix) Retail Sales and Services, Residential Convenience

- (xx) Sidewalk café
- (xxi) Utility (Limited and General)
- (xxii) Access rights-of-way, roadway, and trackage, including shelter and comfort stations incident to the use thereof
- (xxiii) Park and Open Space and outdoor recreational uses
- (xxiv) Accessory Uses and Accessory Structures pursuant to Chapter 912

(b) Site Development Standards

(i) Building Height

Maximum: the height of all structures shall not exceed one hundred and twenty-five (125) feet.

Minimum: the height of all structures shall not be less than thirty (30) feet.

(ii) Urban Open Space

At least twenty (20) percent of the land within Subdistrict A shall be utilized or designated as Urban Open Space pursuant to Section 909.01.D.3(c).

(iii) Setbacks

Front Yard Set Setback (McKee Place): 40'-0"

Exterior Sideyard Setback: 10'-0"

Interior Sideyard Setback: 0'

Rear Yard Setback: 0'

(iv) Build-To Line

The build-to line along McKee Place is 40 feet.

(v) Maximum Lot Coverage – 85%

(vi) Parking

All structured parking shall be screened from McKee Place.

(vii) Signs

All signs shall comply with the requirements applicable to signage in the LNC, UNC, CP and AP Districts as set forth in Section 919.03.M.5. Furthermore, all signage should be directed toward McKee Place, unless a corner lot where signage may be directed toward any public street, way, or right-of-way.

(viii) Mixed Use Commercial Requirements

(a) Except as provided in subparagraph (viii)(b), all commercial uses within Subdistrict A shall be located only on the first two floors of a building and shall not exceed more than twenty-five percent (25%) of the total gross floor area of the building.

(b) Laboratory/Research Services, Medical Office/Clinic (Limited and General), Office (Limited and General), and Research and Development Services uses may be located on any floor of a building.

(2) Development Subdistrict B

(a) Permitted Uses. In Subdistrict B, bounded by Iroquois Way on the north, then by Halket Place on the east, then by Subdistrict A to the south, and then by Halket Street on the west, land may be used and structures may be erected, altered, demolished or enlarged for the following permitted uses listed in this section.

- (i) Single-Unit Attached Residential
- (ii) Two-Unit Residential
- (iii) Three-Unit Residential
- (iv) Multi-Unit Residential
- (v) Bank or Financial Institution (Limited and General)
- (vi) Child Care (Limited and General)

- (vii) Community Center (Limited and General)
- (viii) Cultural Service (Limited)
- (ix) Educational Classroom Space (Limited and General)
- (x) Home Occupation
- (xi) Hotel/Motel (Limited and General)
- (xii) Laboratory/Research Services (Limited and General)
- (xiii) Library (Limited and General)
- (xiv) Medical Office/Clinic (Limited and General)
- (xv) Office (Limited and General)
- (xvi) Parking Structure (Limited and General)
- (xvii) Public Assembly (Limited and General)
- (xviii) Research and Development Services for development and service uses, including but not limited to advanced methodologies and processes in biotechnology, modern biological technology, computer hardware and software, artificial intelligence and accessory and support facilities related to these uses but not including medical and animal testing.
- (xix) Restaurant (Limited and General)
- (xx) Restaurant, Fast Food (Limited and General)
- (xxi) Retail Sales and Services (Limited and General)
- (xxii) Retail Sales and Services, Residential Convenience
- (xxiii) School, Elementary or Secondary (Limited and General)
- (xxiv) Sidewalk café
- (xxv) Utility (Limited and General)
- (xxvi) Access rights-of-way, roadway, and trackage, including shelter and comfort stations incident to the use thereof
- (xxvii) Park and Open Space and outdoor recreational uses
- (xxviii) Accessory Uses and Accessory Structures pursuant to Chapter 912

(b) Site Development Standards

(i) Building Height

Maximum: the height of all structures shall not exceed one hundred and twenty-five (125) feet.

Minimum: the height of all structures shall not be less than thirty (30) feet.

(ii) Minimum Setback

Front Yard Setback (Halket Street): 10'-0"

Exterior Sideyard: 10'-0"

Interior Sideyard: 0'

Rear Yard Setback: 0'

(iii) Urban Open Space

At least ten (10) percent of the land with Subdistrict B shall be utilized or designated as Urban Open Space pursuant to Section 909.01.D.3(c).

(iv) Maximum Lot Coverage – 100%

(v) Signs

All signs shall comply with the requirements applicable to signage in the LNC, UNC, CP and AP Districts as set forth in Section 919.03.M.5.

Furthermore, all signage should be directed toward Halket Street, unless a corner lot where signage may be directed toward any public street, way, or right-of-way.

(3) Development Subdistrict C

(a) Permitted Uses. In Subdistrict C, bounded by Louisa Street on the north, then by Halket Street on the west, by Craft Avenue on the south, and by Bates Street on the east, land may be used and structures may be erected, altered, demolished or enlarged for the following permitted uses listed in this section.

- (i) Multi-Unit Residential
- (ii) Art or Music Studio
- (iii) Bank or Financial Institution (Limited and General)
- (iv) Child Care (Limited and General)
- (v) College or University Campus
- (vi) Community Center (Limited and General)
- (vii) Cultural Service (Limited and General)
- (viii) Educational Classroom Space (Limited and General)
- (ix) Grocery Store (Limited and General)
- (x) Hotel/Motel (Limited and General)
- (xi) Laboratory/Research Services (Limited and General)
- (xii) Laundry Services
- (xiii) Library (Limited and General)
- (xiv) Medical Office/Clinic (Limited and General)
- (xv) Nursery, Retail (Limited)
- (xvi) Office (Limited and General)
- (xvii) Outdoor Retail Sales and Service
- (xviii) Parking, Commercial (Limited and General)
- (xix) Parking Structure (Limited and General)
- (xx) Public Assembly (Limited and General)
- (xxi) Recreation and Entertainment, Indoor (Limited and General)

- (xxii) Research and Development Services for development and service uses, including but not limited to advanced methodologies and processes in biotechnology, modern biological technology, computer hardware and software, artificial intelligence and accessory and support facilities related to these uses but not including medical and animal testing
- (xxiii) Restaurant, Fast-Food (Limited and General)
- (xxiv) Restaurant (Limited and General)
- (xxv) Retail Sales and Services (Limited and General)
- (xxvi) Retail Sales and Services, Residential Convenience
- (xxvii) Sidewalk café
- (xxviii) Spa
- (xxix) Transit Facility
- (xxx) Utility (Limited and General)
- (xxxi) Vocational School (Limited and General)
- (xxxii) Access rights-of-way, roadway, and trackage, including shelter and comfort stations incident to the use thereof
- (xxxiii) Park and Open Space and outdoor recreational uses
- (xxxiv) Accessory Uses and Accessory Structures pursuant to Chapter 912

(b) Site Development Standards

(i) Building Height

Maximum: the height of all structures shall not exceed one-hundred and fifty (150) feet.

Minimum: the height of all structures shall not be less than thirty (30) feet.

(ii) Minimum Setback

Front Yard Setback: 10'-0"

Exterior Sideyard: 10'-0"

Interior Sideyard: 0'

Rear Yard Setback: 0'

(iii) Urban Open Space

At least twenty (20) percent of the land with Subdistrict C shall be utilized or designated as Urban Open Space pursuant to Section 909.01.D.3(c).

(iv) Maximum Lot Coverage:

Building Podium – 90%

Building Tower (portion of any building above 85') – 70%

(v) Parking Regulations

Any parking area adjacent to the Boulevard of the Allies must be adequately screened from view with decorative fencing or landscaping.

(vi) Signs

All business identification signs in Subdistrict C shall be subject to the sign regulations applicable to the GT Golden Triangle District, as described in Section 919.03.M.7 of the Code. Other identification signage shall be in accord with Section 919.03.N.

(c) Regulations Applicable to the Entire Oakland Subdistrict E/OPR-E:

(1) All contiguous parcels in any Subdistrict may be combined or subdivided as required to facilitate building development.

(2) Parking structures may be constructed on the lower levels of a building. Such parking structures may be accessory to the primary use(s) of the building or may be offered as commercial parking.

(3) A Traffic and Parking Demand Analysis shall be required in a format specified by the Zoning Administrator for all development in this District. The Zoning Administrator shall review the submitted analysis, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant. Shared parking is encouraged, and parking requirements may be met in the form of shared parking amongst parcels located within the district.

(3) Individual buildings that house two or more permitted uses are encouraged in the Oakland Crossing District.

(4) Accessory uses and structures as set forth in Chapter 912 and in Section 914.02.C shall be permitted subject to the applicable setback, entry and screening requirements set forth in the section.

(5) Ground Floor Height Requirements. All buildings, except for buildings containing a ground floor residential use, shall have a minimum ground floor height of fourteen (14) feet or greater measured from the finished floor elevation located at ground level and the highest point of the ceiling.

(6) Residential compatibility standards are not applicable to any development which occurs in this District.

(7) As the heights of all of development within this District are controlled by this Chapter, the Code's FAR requirements are not applicable.

(8) The design of all buildings constructed in this District shall speak to how they belong to the context of Oakland.

(9) Any redevelopment of the property located at 3380 Boulevard of the Allies, Pittsburgh, PA 15213 (Block and Lot No. 28-P-305) shall reuse and preserve the façade of the former Islay's Building located on the property.

(10) Zulema Street shall not be permanently closed to vehicular traffic until such time as vehicles that are travelling eastbound on the Boulevard of the Allies are able to make a left turn onto Bates Street.

(11) New buildings and renovations in this district are entitled to receive a bonus of additional building height based upon the incorporation of certain bonus options as identified below.

- (i) A twenty-five percent (25%) increase in the permitted height if one (1) of the following criteria is met:
 - a. The building or renovation of any building is designed to meet LEED certification; or
 - b. The proposal for the construction or renovation of a building within the district that includes a Grocery Store (General) use at the time of the submission of a PDP application.
- (ii) New building as renovations may also utilize the bonus system set forth in Section 915.07 of the Code. The list below identifies the bonus options available to projects in this district and any modifications to the points earned. Points earned by satisfying the bonus goals can be utilized in this district to achieve a building height bonus equal to ten (10) additional feet for each bonus point earned.
 - a. On-site energy consumption – new construction (Section 915.07.D.1.a – 1.c);
 - b. On-site energy consumption – existing buildings (Section 915.07.D.2.a – 2.c);
 - c. On-site energy generation (Section 915.07.D.3.a – 3.c);
 - d. Rainwater (Section 915.07.D.5.a – 5.c);
 - e. Building reuse (Section 915.07.D.6a – 6.c);
 - f. Neighborhood ecology (Section 915.07.D.8a – 8.b);
 - g. Public art (Section 915.07.D.9a – 9.c);
 - h. Urban fabric (915.07.D.10.a); or

i. Transit-Oriented Development (Section 915.07.D.11a – 11.b).

(d) Specific Definitions

(1) “Spa” shall mean an establishment devoted to health, fitness, beauty, and relaxation provided that any massage services are administered by a massage therapist licensed by the Pennsylvania Board of Massage Therapy, or any successor agency.

Section 2. Repealer. All ordinances and parts of ordinances, inconsistent with the terms of this ordinance are hereby repealed; provided, however, that such repeals shall be only to the extent of such inconsistency and in all other aspects, this ordinance shall be cumulative of the other ordinance regulating and governing the subject matter covered by this ordinance.

Section 3. Savings Clause. If any section or provision or parts hereof in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any other section or provision or part thereof.

Section 4. Effective Date. This ordinance shall be in full force and effect from and after its passage.

FIGURE 1

