

# LOWER HILL

DISTRICT

## First Amendment to the PLDP

Planning Commission Hearing

January 10, 2023





# Proposed First Amendment to the Preliminary Land Development Plan

**Application:** DCP-MPZC-2022-01041

**Applicant:** Pittsburgh Arena Real Estate  
Redevelopment LP (as Option Holder)

**Owners:** Urban Redevelopment Authority of  
Pittsburgh (URA)

Sports and Exhibition Authority of  
Pittsburgh and Allegheny County (SEA)

**Team:** Planner

**Gensler**

Landscape Architect



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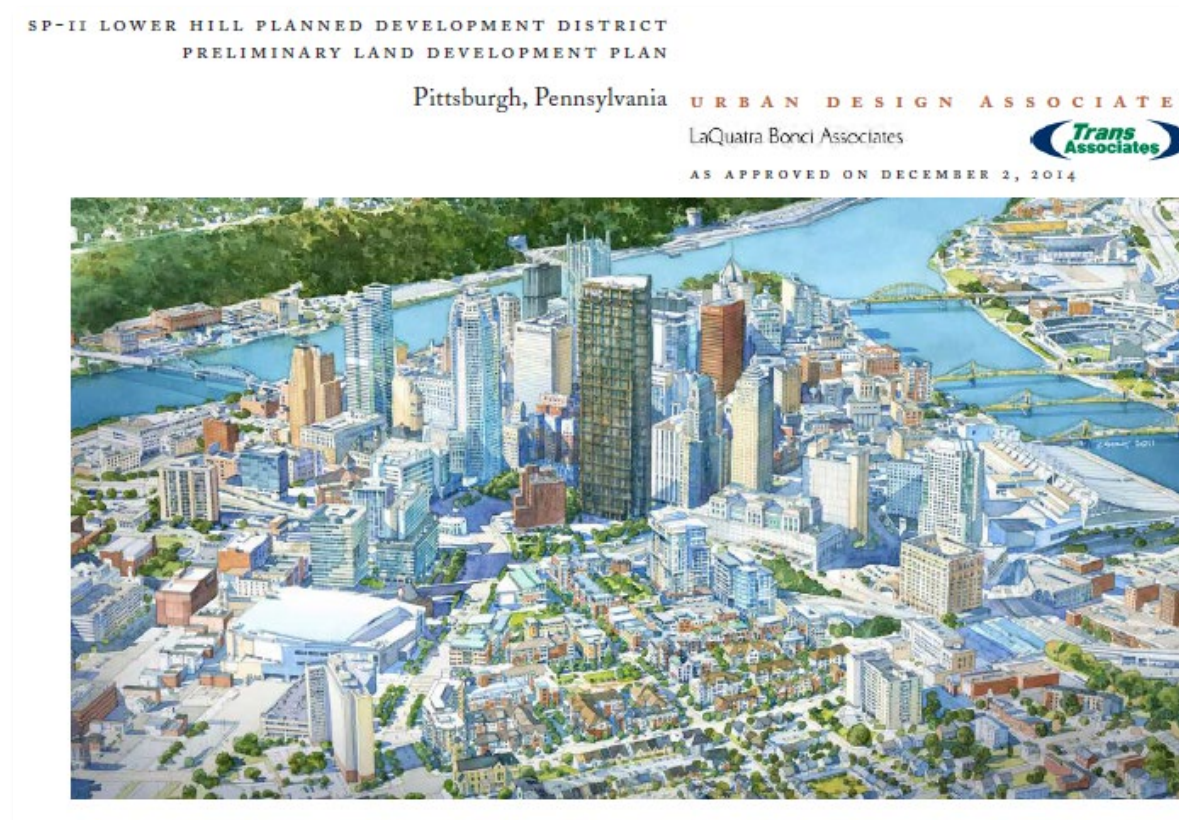
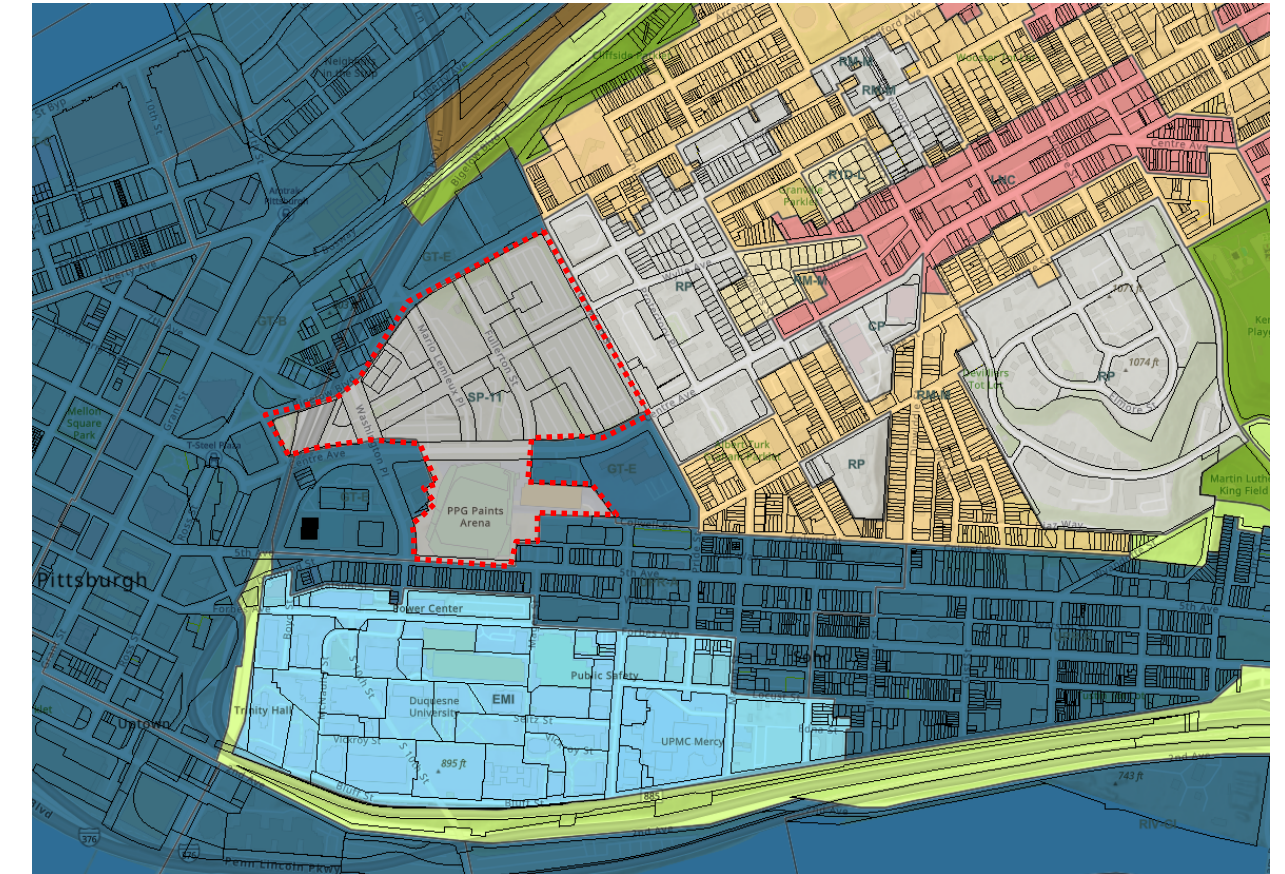
# Background and Context

The 28- acre former Civic Arena site and the PPG Paints Arena are a 42 acre Specially Planned Zoning District; “SP-11-Lower Hill” established in February 2015.

SP-11 identifies specific permitted and not-permitted Uses, building heights and other unique conditions within the Lower Hill District. No changes are proposed to SP-11 at this time.

Development on the Lower Hill is administered by the Planning Commission through the framework of Regulatory Requirements and Guidelines outlined in a Preliminary Land Development Plan (PLDP).

The initial PLDP was approved in December 2014.



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# First Amendment to the PLDP

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Since the 2014 approval:

- Logan Street, Fullerton Street and Wylie Avenue were constructed and dedicated to the City
- LEED-ND Gold Certification
- Frankie Mae Pace Park (I-579 CAP Project) was completed
- FNB Financial Center Tower and Open Space on Block G advance

It is time to update 8-year-old PLDP to:

- Update to reflect what has occurred since 2014
- Revise to reflect requested street vacations and propose modifications resulting from no new public street construction
- Clarify points within the PLDP that are part of Lessons Learned
- Update to reflect approval of Master Plan Transportation Report in 2021
- Set the stage to further realize the master plan vision shared in 2020 and 2021 anchoring historic Wylie Avenue with accessible Urban Open Spaces from Frankie Mae Pace Park to Crawford Street



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# Vision



**WYLIE AVENUE**  
The Wylie Connection

Celebrate the Wylie Avenue Connection by creating a series of linear parks and green spaces along its right-of-way, encompassing the Frankie Mae Pace Park and a major public gathering space adjacent to PPG Paints Arena. This ecosystem of open space exceeds the PLDP's 10% requirement for urban space and provides an opportunity for inclusive and equitable programming throughout.



**LOGAN STREET**  
The Festival Street

Establish Logan as the "Festival Street" linking the PPG Paints Arena with the Performance Venue and parking resources. The Festival Street is activated by mixed-use, entertainment, and food & beverage options on either side, including a Food Hall at the storied intersection of Logan Street and Wylie Avenue.



**CENTRE AVENUE**  
The Mixed Use Corridor

Reinforce Centre Avenue as The Hill's "Main Street" by providing opportunities for highly visible street-level retail and programming adjacent to PPG Paints Arena, activating both sides of the street from Washington Place and Crawford Street.

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# Vision



View above Frankie Mae Pace Park, looking East

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# Vision



View at Fullerton Street looking north



View at Open Space Block F/G looking east



View at Crawford and Wylie looking west

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# Vision



View at Fullerton Street / Festival Street looking north towards Wylie and Block E

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# First Amendment to the PLDP

## Section 1: Introduction

Updated

## Regulatory Standards

Section 2: Regulating Plans

Revised

Section 3: Street Types

Revised

Section 4: Building Types

No Change

Section 5: Signage Regulations

No Change

## Development Guidelines

Section 6: Supplemental Guidelines

Updated

Section 7: Open Space Public Art and Landscape Guidelines

Revised

Section 8: Systems and Networks Integration

No Change

Section 9: Transit and Pedestrian Improvements

Updated

## Intent and Implementation

Section 10: Illustrative Master Plan

Updated

Section 11: Implementation Program

Updated

Section 12: Definitions

No Change



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# Section 2.4 - Blocks

2014 PLDP:



FIGURE 2.24 Block Regulating Plan Note: All dimensions and area quantifications are based on available GIS data and are horizontal measurements. Consult final site survey for accurate data.

Proposed:



Figure 2.24 Block Regulating Plan

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# Section 2.5 & 3.1 – Streets and Pedestrian Connections & Street Types

2014 PLDP:

Proposed:



FIGURE 2.26 Street and Connections Regulating Plan



Figure 2.26 Street and Connections Regulating Plan



FIGURE 2.25 Accessible Streets Diagram



Figure 2.25 Accessible Streets Diagram

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# Section 2.6 – Open Space and Courtyards

2014 PLDP: 2.96 acres

Proposed: 3.83 acres

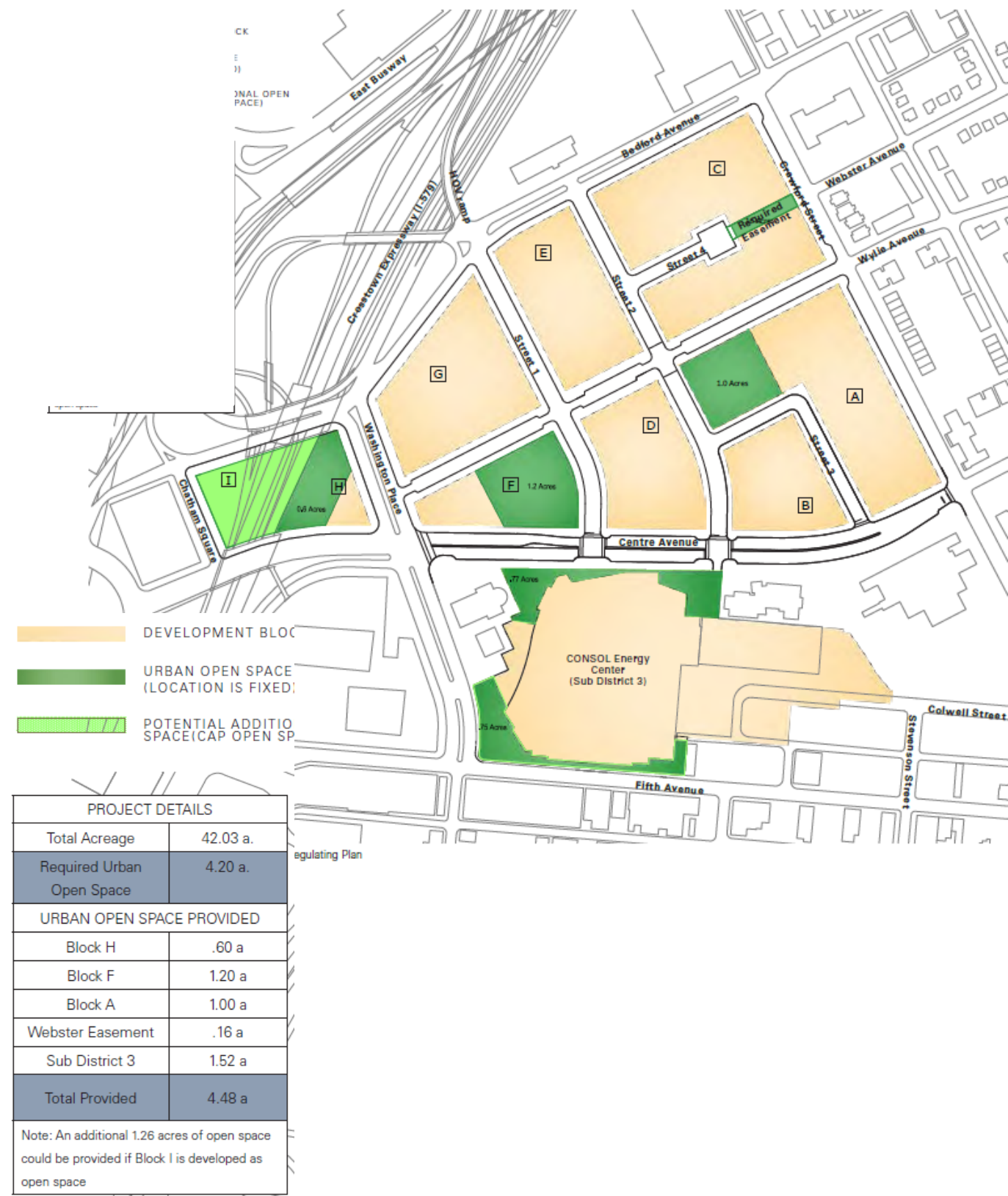


Figure 2.27 and 2.29 Urban Open Space and Courtyards Regulating Plan

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# Section 2.6 – Open Space and Courtyards

## Proposed approach Open Space for Block F2

Following vacation of Lower Wylie

Timing is related to development progress

Two Phases to complete accessible pathway from Washington to Logan

F2 Phase 1 =	.44
F2 Phase 2=	.86
G4 =	<u>.67</u>
Total =	1.97 acres

The planned Urban Open Space on Block F2 shall be commenced not later than May 4, 2023 which is two years following the approval of the FLDP for Block G1 and G4 which occurred on May 4, 2021. Block F2 Urban Open Space shall be improved in two phases. Phase 1, the upper section abutting Logan Street, shall provide for an accessible pathway from the G4 central lawn area to Logan Street, thereby extinguishing the temporary easement across G3. Phase 2, the lower section abutting Washington Place and Centre Avenue, shall be completed on or before the occupancy of the building on Block F1, thereby extinguishing the temporary easement through the G1 building. The completion of Phase 2 provides a permanent, accessible pathway from Washington Place at both the Bedford Avenue and Centre Avenue intersections to Logan Street and in the reverse. Refer to Figure 7.9.2 which diagrams the phasing and accessible pathways.



Figure 7.9.2 F2 urban open space development phasing diagram

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# Section 2.7 – Street Frontages

2014 PLDP:



FIGURE 2.30 Street Frontages Regulating Plan

Proposed:



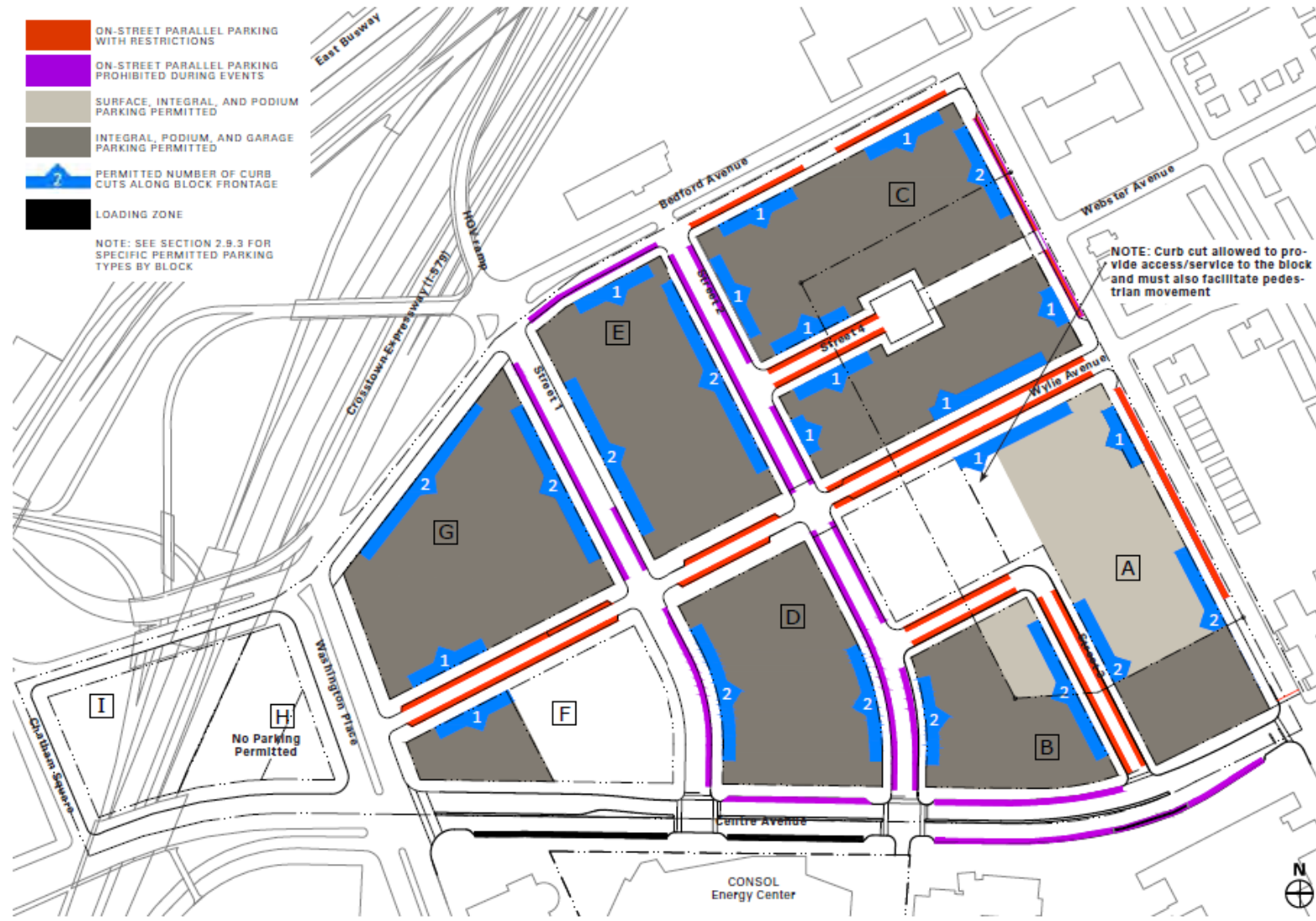
Figure 2.30 Street Frontages Regulating Plan

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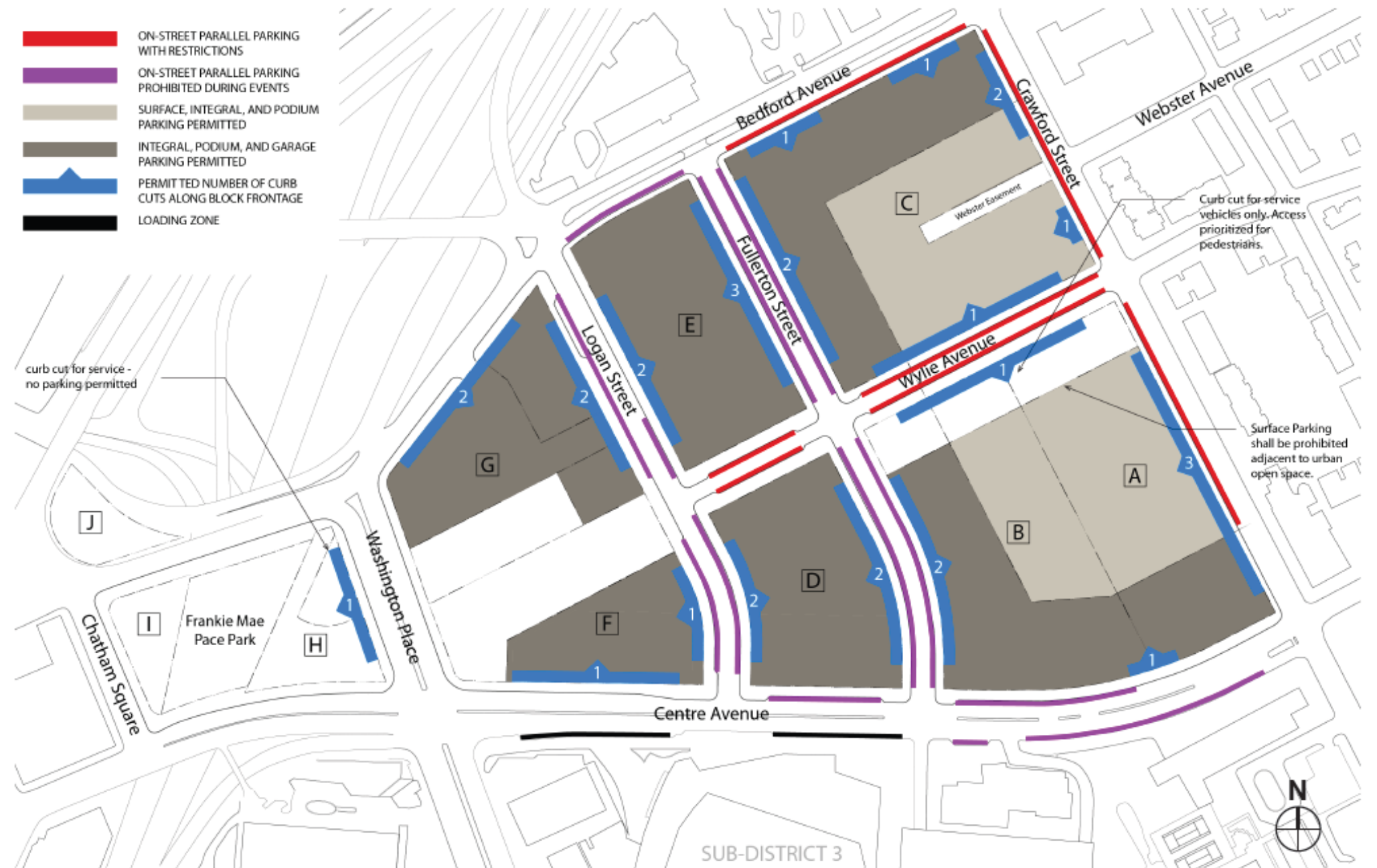


# Section 2.9 – Parking and Service

2014 PLDP:



Proposed:



**1/3/23:**  
**Added Note re**  
**Prohibition of Surface**  
**Parking in Sub-**  
**District 1 adjacent to**  
**Urban Open Space**

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# Section 7.2 - Urban Open Space Plan

2014 PLDP: 2.96 acres



FIGURE 7.2 Open space framework plan showing open spaces and street trees along planted verges.

Proposed: 3.83 acres

PROJECT DETAILS	
Total Acreage	42.03
Required Urban Open Space	4.20
URBAN OPEN SPACE PROVIDED	
Block A	0.48
Block B	0.55
Webster Easement	0.16
F2	1.30
G4	0.67
H	0.66
<b>Total Above</b>	<b>3.83</b>



Figure 7.2 Open space framework plan showing open spaces and street trees along planted verges

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## Section 7.2 - Urban Open Space – Accessibility

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# Section 7.2 - Urban Open Space Plans



Figure 7.9 Enlarged illustrative plan showing the layout of open space in Block F and G



Figure 7.16 Enlarged illustrative plan showing the layout of open space in Block A and B



# Urban Open Space – Ownership and Operations

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Urban Open Space (UOS) is provided consistent with Zoning Code 909.01.D.3.(c).

At least 10% of the development area shall be constructed as Urban Open Space. The SP-11 and PLDP provide for the ability to aggregate the area within the Lower Hill.

The 2014 PLDP provided 10% UOS aggregated into three distinct areas. The proposed Amendment provides for 16%.

The Lower Hill District Conservancy (LHDC) was established to own and maintain the improved UOS and was formed in 2021 with the filing of a Declaration at the commencement of the G4 improvements

The LHDC is comprised of the owners of the developed property and operates as an Owners Association with the ability to assess the member properties an annual amount to support an operating budget.

LHDC will maintain, program and provide supplemental security for the UOS. It is anticipated that the small business operations such as the kiosks will be managed by the LHDC.



# Section 7.3 – Public Art

2014 PLDP:

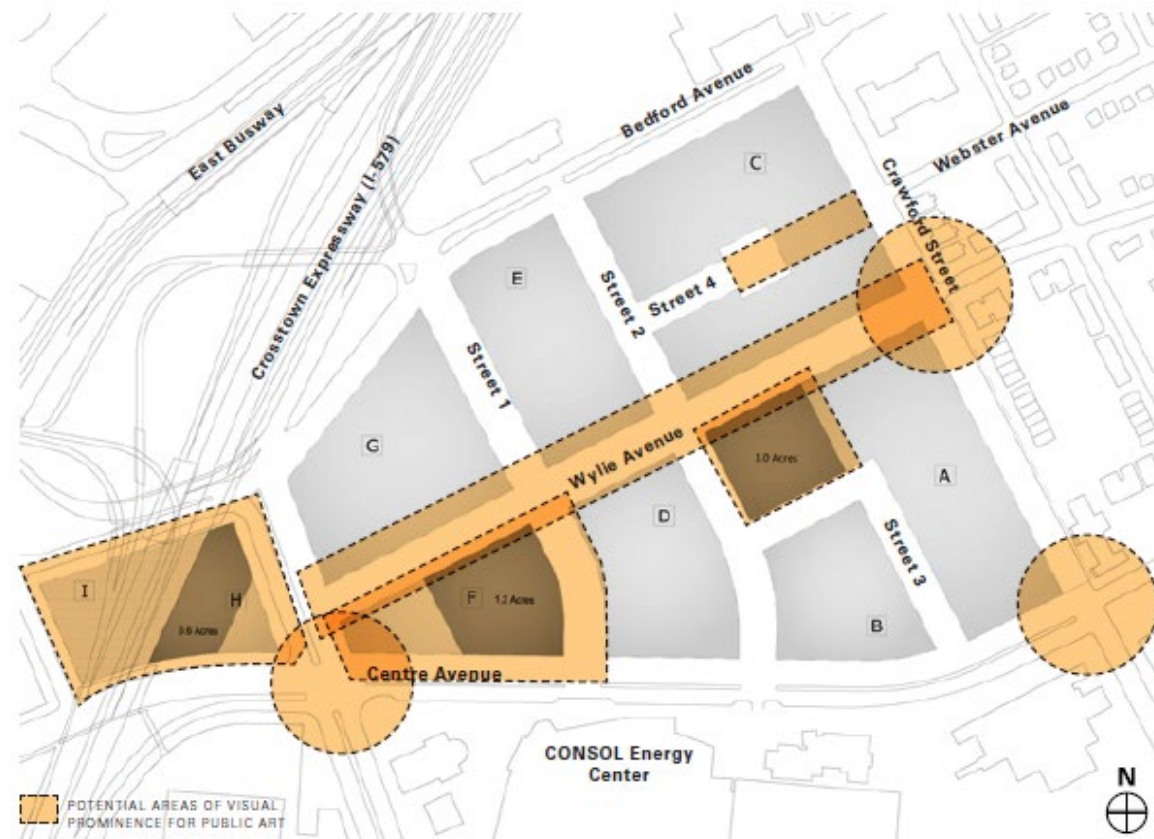


FIGURE 7.23 Plan showing potential locations of art installations. Art opportunities are not limited to single installations but may include custom paving, railings, seating, and water features.

Proposed:

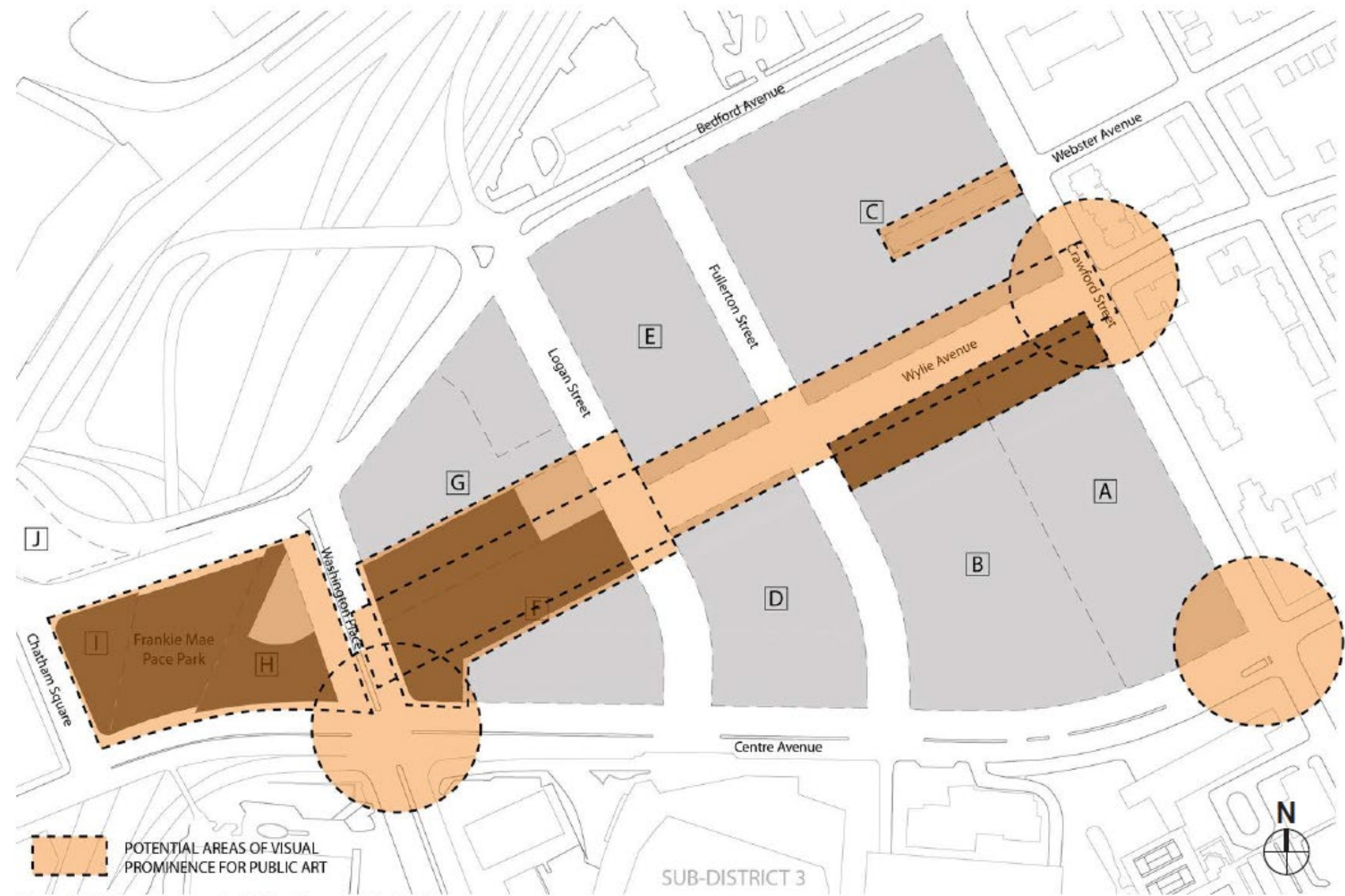
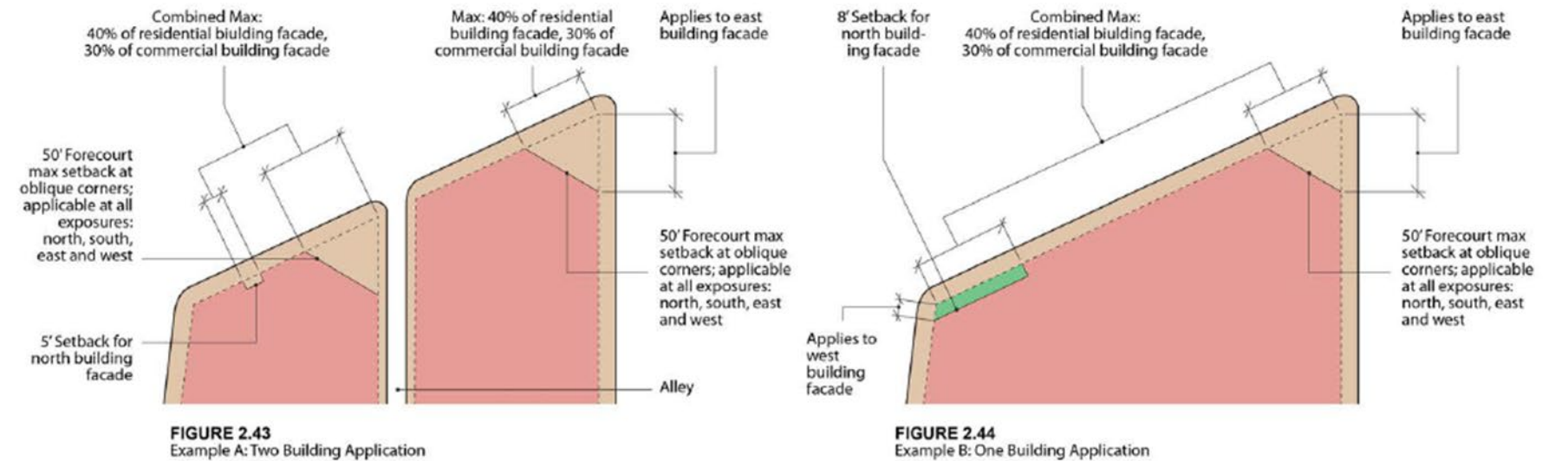


Figure 7.23 Plan showing potential locations of art installations.

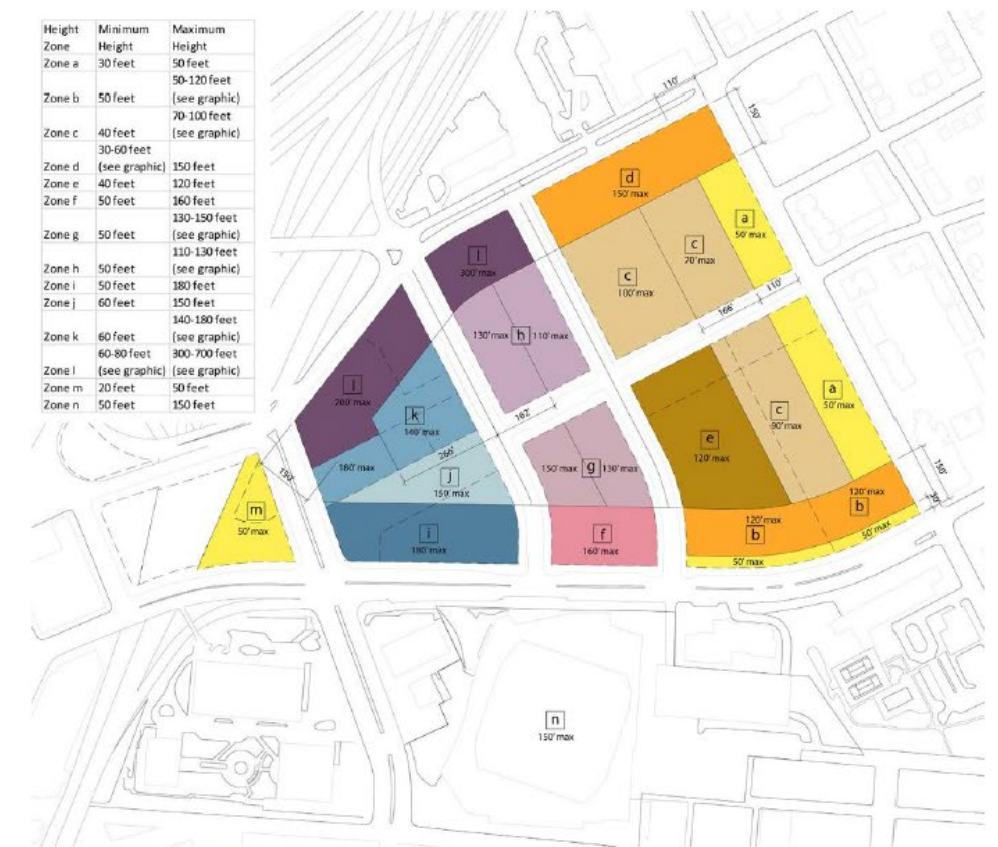


# First Amendment to the PLDP: Clarifications and Updates

## Section 2.7 Frontages: adjustment to angled corner conditions and clarifying frontage on new open space plan



## Section 2.8 Building Heights: correction of discrepancy between PLDP and final approved SP-11 Lower Hill on Block E and adjustment to Block A/B due to street vacation



## Section 11: Implementation: update of Supporting Reports to include 2021 Transportation Report and Development Program

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# Height Standards – Block A Centre/Crawford

Section 2.8 Building Heights: provides for a stepback condition with a height maximum of 50' and 30' deep at the corner of Centre Avenue and Crawford Street (height zone b)

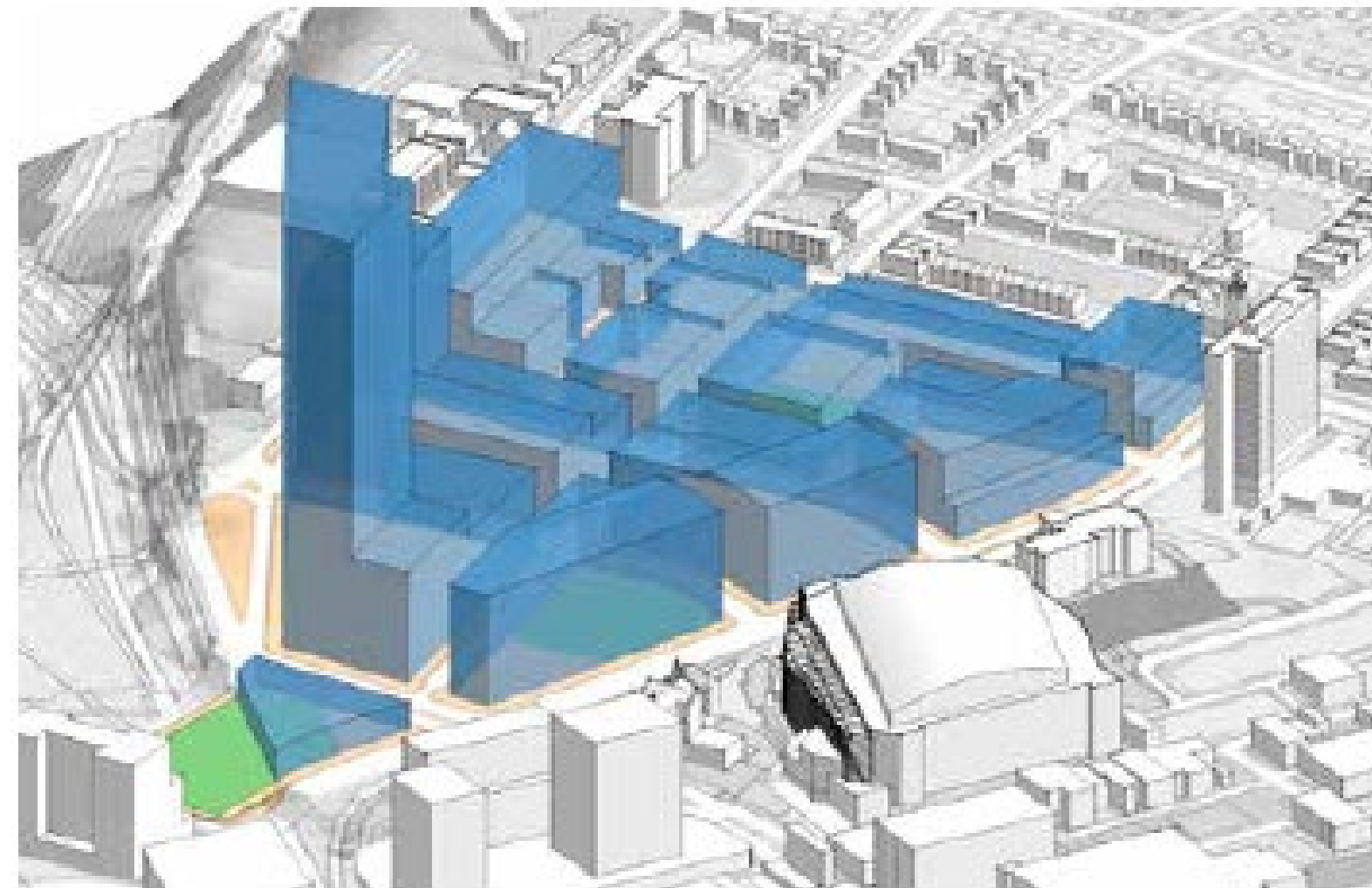
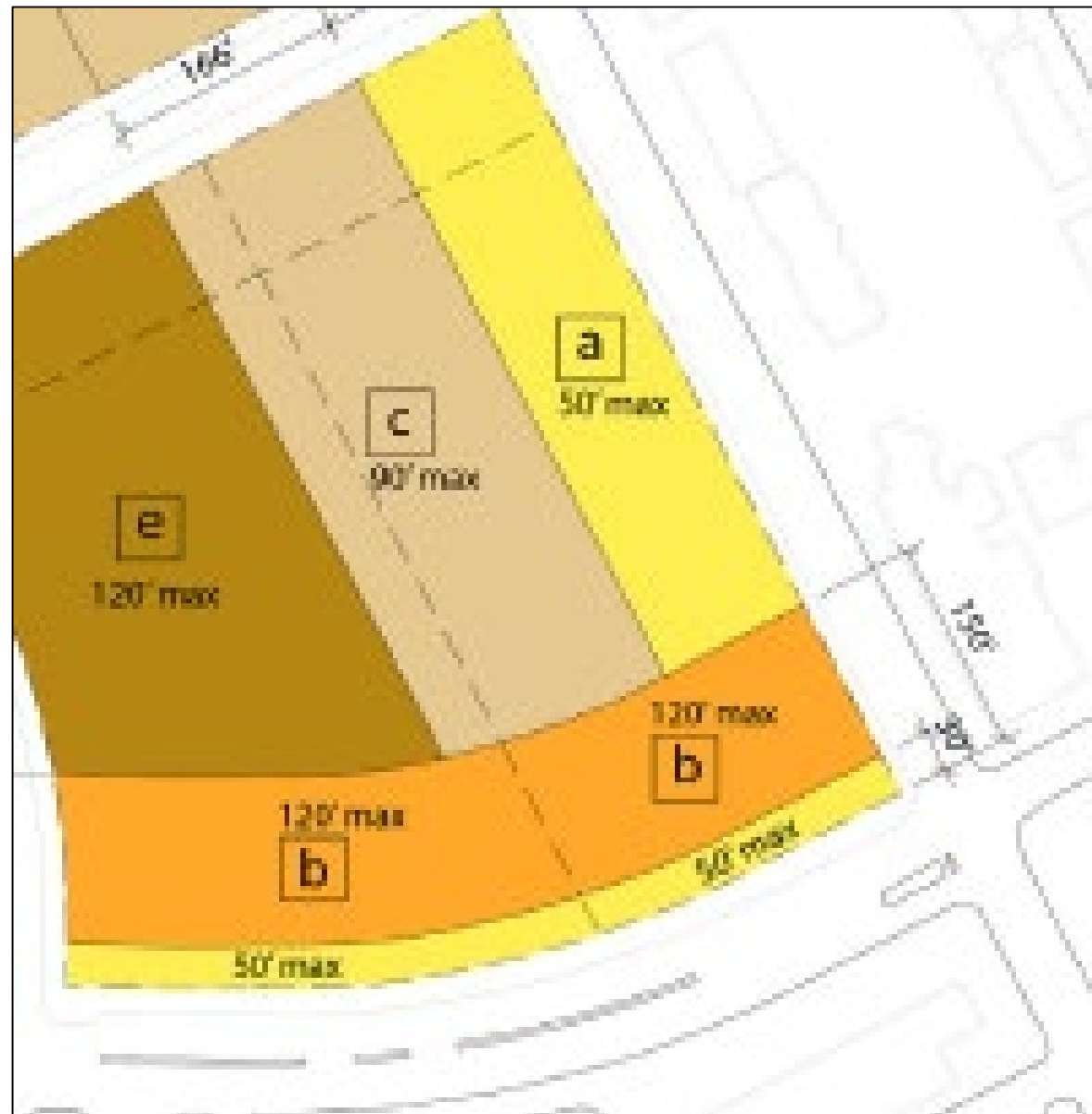


FIGURE 2.63 View of the 120- to 180-foot maximum height along Centre Avenue, including a stepback at Centre & Crawford that preserves views to St. Benedict the Moor



# First Amendment to the PLDP: Process

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<b>Multiple presentations of Master Plan vision, including G1 and G4 FLDP</b>	<b>2019-2021</b>
<b>Submittal to Zoning/Planning/SEA/URA</b>	<b>7/27/22</b>
<b>Summary presentation to Hill Development Review Panel (DRP)</b>	<b>7/6/22</b>
<b>Submittal to DRP, with ongoing updates</b>	<b>9/6/22</b>
<b>Planning Staff comments</b>	<b>9/15/22</b>
<b>Community presentation convened by Hill District Collaborative and Hill Consensus Group</b>	<b>10/3/22</b>
<b>Multi-RCO Development Advisory Meeting</b>	<b>10/17/22</b>
<b>Presentation to Uptown Partners</b>	<b>11/15/22</b>
<b>Presentation to Pittsburgh Downtown Partnership</b>	<b>12/8/22</b>

**Note: Street vacation process initiated in 2021 is now at DOMI for final review and then introduction of Legislation to City Council**



Thank You

