

Lower Hill Redevelopment
First Amendment to Preliminary Land Development Plan

Amendment to Section 1: Introduction & Section 2: Regulating Plans

Section 1: Introduction

1.1 Purpose

The Preliminary Land Development Plan (PLDP) for the redevelopment of the Lower Hill was approved, with conditions, by the Planning Commission of the City of Pittsburgh on December 2, 2014. Since that time a number of elements of the plan have been implemented and are now complete. The Applicant and Property Owners, the Sports and Exhibition Authority and Urban Redevelopment Authority, desire to amend the PLDP at this time to reflect completed work, prior approvals and market conditions. This First Amendment to the PLDP replaces text and figures where indicated and unless otherwise noted the text and organization of the PLDP as approved remains unchanged.

The PLDP as initially submittal is dated September 19, 2014. The PLDP was approved, after revisions, on December 2, 2014. References to figures are based on the PLDP document conforming to the December 2014 approval.

1.2 Organization of the Document

No change

1.3 Overview and Planning History

No change

1.4 Sustainable Community

In June 2017 the project achieved LEED-ND Gold Level Certification under LEED-ND Version 2009, Stage 2 Submittal.

1.5 Legacy and Placemaking

No change

Section 2: Regulating Plans

2.1 Introduction

No change

2.2 The Special Planned District

SP-11 Lower Hill was adopted by Pittsburgh City Council Effective Date February 10, 2015.

2.3 Sustainability Requirements and Strategies

In June 2017 the project achieved LEED-ND Gold Level Certification under LEED-ND Version 2009, Stage 2 Submittal.

2.3.4.C. Public ROW – Sustainable Streets

In 2019 Logan Street (Street 1), Fullerton Street (Street 2) and a portion of Wylie Avenue (Street 5) between Logan Street and Crawford Avenue were constructed and dedicated to the City of Pittsburgh as public right-of-way. The details and elements reflecting the Sustainable Streets Guidelines are the basis of future right-of-way standards.

In February 2022 the Art Commission of the City of Pittsburgh approved the standard details, materials, and furnishings within the Lower Hill District.

2.4 Blocks

Figure 2.24 is revised (as shown in the next page) to reflect the following:

September 3, 2015, the planned Blocks were created by recorded subdivision (Plan No. 1)

January 10, 2019 Logan Street (Street 1), Fullerton Street (Street 2) and a portion of Wylie Avenue (Street 5) between Logan Street and Crawford Avenue were constructed and dedicated to the City of Pittsburgh as public right-of-way including completed sidewalk improvements.

December 21, 2017, Block H was revised by recorded subdivision (Plan No. 2) and includes Parcels H and H-r. Parcel H is identified as Urban Open Space.

June 22, 2021, Block G was further subdivided into Parcels G1, G2, G3 and G4 (Plan No. 3). Parcel G4 includes an area identified for stormwater management systems and upon completion shall be identified as Urban Open Space.

Streets 3, 4 and the portion of Wylie Street (Street 5) between Logan Street and Washington Place are no longer planned for improvement. These planned streets are vacated by Ordinance _____ with the transfer of land to the adjacent Blocks as indicated in the revised Figure 2.24.

Urban Open Space was approved by FLDP for Block H, and Block G and the remaining planned Urban Open Space for Blocks A, B, and F is revised as indicated in Figure 2.24.

Amendment to Section 2: Regulating Plans

2.4 Blocks

Updates to Figure 2.24 Block Regulating Plan



Block		Developable Acreage	Urban Open Space Acreage
Sub-District 1,2			
A	A1	2.87	0.48
	A2		
B	B1	3.24	0.55
	B2		
C	C	5.29	0.16
	Webster Easement		
D		2.23	
E		2.56	
F	F1	1.28	1.30
	F2		
G	G1	1.40	0.67
	G2	0.77	
	G3	0.27	
	G4		
H		0.66	
HR		0.23	
I			0.45
Frankie Mae Pace Park			0.96
Total		20.14	5.24

* Parcel "J" is outside the SP-11 Lower Hill district and was improved as part of the Frankie Mae Pace park improvements and is identified for information purposes only.



Figure 2.24 Block Regulating Plan

Amendment to Section 2: Regulating Plans

2.5 Streets and Pedestrian Connections

Figures 2.25 and 2.26 are revised to reflect the Block revisions identified in Section 2.4 and as follows:

Blocks A, B and C are modified, the required easement aligning with Webster Street is retained.

Pedestrian connection zones are retained and modified in Blocks A, B and C.

Pedestrian connection zones are added in Block D.

In addition to public streets, it is important to provide cross-block pedestrian connections within the development blocks to enhance mobility. These pedestrian connections shall be required to be dedicated as easements prior to the final Certificate of Occupancy for the structure approved in the applicable FLDP.

Updates to Figure 2.25 Accessible Streets Diagram (Shown below) and Figure 2.26 Street and Connections Regulating Plan (Shown right)



Figure 2.25 Accessible Streets Diagram

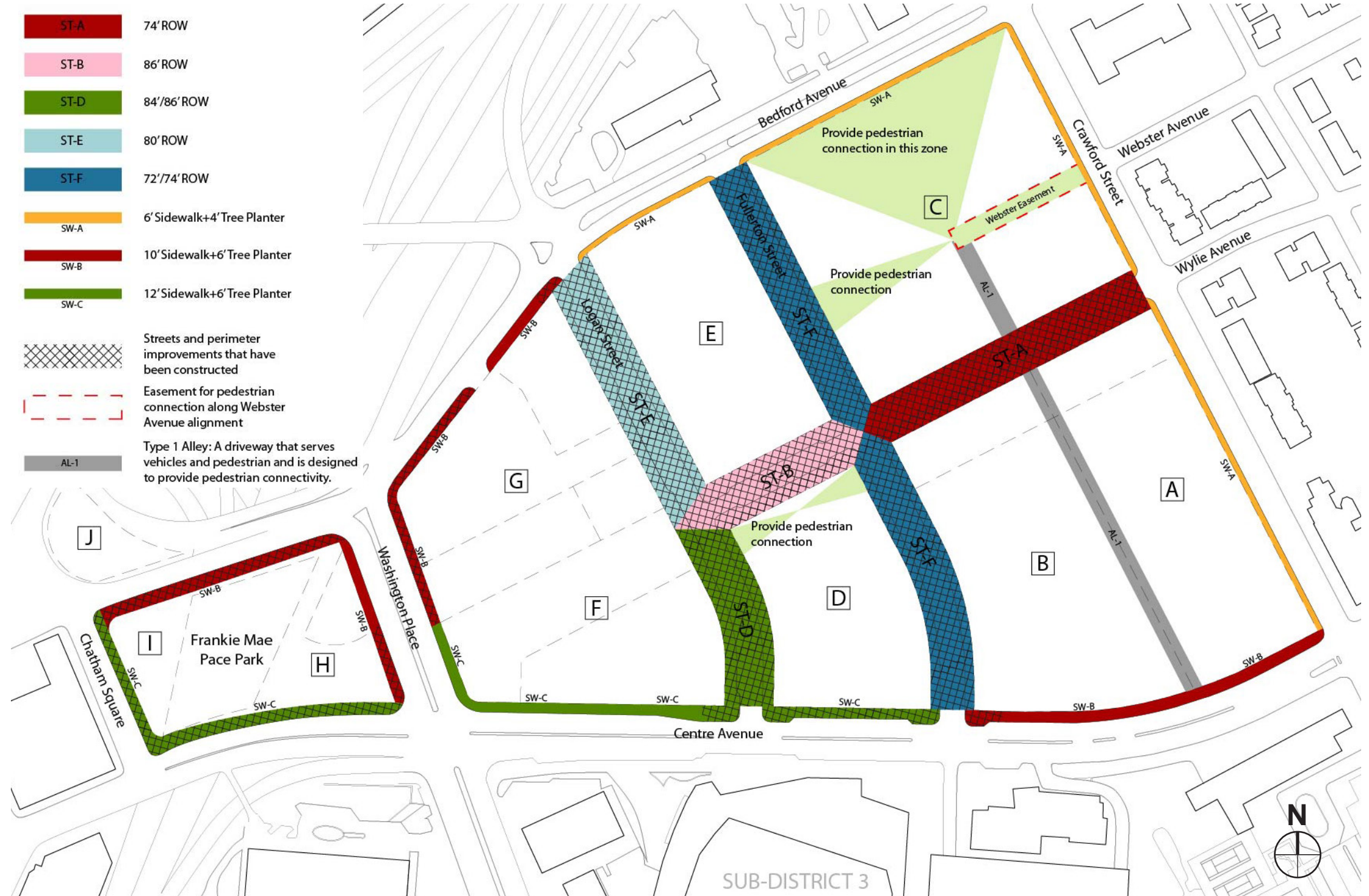


Figure 2.26 Street and Connections Regulating Plan

Amendment to Section 2: Regulating Plans

2.6 Open Space and Courtyards

A. Urban Open Space and Courtyards General:

Figure 2.27 (incorporating Figure 2.29) is revised to reflect the Block revisions identified in Section 2.4, and as follows: (1) Block A includes planned development Block A1 and planned Urban Open Space Block A2. (2) Block B includes planned development Block B1 and planned Urban Open Space Block B2. (3) Block F includes planned development Block F1 and planned Urban Open Space Block F2 to be developed in two Phases. (4) Block G reflects the approved FLDP and recorded subdivision Plan No 3. (5) Block H reflects the approved FLDP and recorded subdivision Plan No 2.

B. Sub-District 3 Urban Open Spaces: no change

C. Urban Open Space Programming:

The Urban Open Space plan is revised to orient the spaces into a series of accessible areas along the historic Wylie Avenue and as an extension of the completed Frankie Mae Pace Park. A variety of sizes and configurations are planned to accommodate small, medium and large gatherings which shall promote small businesses and cultural activities.

Block A2 and B2 Urban Open Space (Community Open Space): no change to programming guidelines.

A pedestrian connector for public use at Block D is proposed, and is comprised of a widened sidewalk.

Block F2 Urban Open Space (Civic Open Space/Major Public Destination Facility Plaza) located at the heart of the SP-11 Lower Hill District is intended to accommodate community gatherings and festivals. The space shall complement the adjacent Major Public Destination Facility, PPG Paints Arena, across Centre Avenue in conjunction with the constructed Festival Street section of Logan Street between Wylie Avenue and Centre Avenue. The Block F2 Urban Open Space shall enhance the retail nature of the planned adjacent development and the cultural legacy of Wylie Avenue and shall include retail kiosks and large gathering spaces. The design shall include accessible pathways connecting Washington Place and Logan Street with seating areas. Once completed this planned Open Space will connect to the Block G4 Urban Open Space.

Block G4 Urban Open Space (Civic Open Space/Major Public Destination Facility Plaza) as identified in the approved FLDP is intended to include accessible pathways connecting Washington Place and Logan Street with seating areas and small and large gathering areas and is planned to connect with private plazas on Block G1. Block G4 is planned to connect to planned development on Blocks G2 and G3. Once completed this planned Open Space will connect to the planned Block F2 Urban Open Space.

Block H Urban Open Space is completed and is part of the Frankie Mae Pace Park.

Amendment to Section 2: Regulating Plans

2.6 Open Space and Courtyards

D. Development Schedule for Urban Open Space:

Block A2 and B2 Urban Open Space (Community Open Space): either block shall be commenced upon approval of the first FLDP for the development on any of Blocks A1, B2 or C and may be completed in accordance with a phasing plan approved by the Planning Commission. The Block A2 and B2 Urban Open Space shall be completed no later than the issuance of the final occupancy permit for the second to last parcel to be developed on the entirety of Blocks A1, B1 and C.

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.

Block G4 Urban Open Space (Civic Open Space/Major Public Destination Facility Plaza) has commenced based on the approved FLDP.

Block H Urban Open Space is completed and is part of the Frankie Mae Pace Park.



Figure 7.9.2 F2 urban open space development phasing diagram

Amendment to Section 2: Regulating Plans

2.6 Open Space and Courtyards

Updates to Figure 2.27 and 2.29 Urban Open Space and Courtyards Regulating Plan (Shown right)

- Developable Area
- Urban Open Space

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
Total Above	3.83
I	0.45
Frankie Mae Pace Park	0.96
Sub District 3	1.52
Total Provided	6.76

* Parcel "J" is outside the SP-11 Lower Hill district and was improved as part of the Frankie Mae Pace park improvements and is identified for information purposes only.



Figure 2.27 and 2.29 Urban Open Space and Courtyards Regulating Plan

Amendment to Section 2: Regulating Plans

2.7 Street Frontages

Figure 2.30 is revised to reflect the Block revisions identified in Section 2.4 and as follows: (1) Frontage Types B,C,D,E and F are permissible abutting Block A2 and B2 Urban Open Space, (2) Frontage types A,B,C,D are permissible along the parcel line of Block A1 and B2 in anticipation of an Alley, (3) Frontage types E and F are permissible abutting Block G4 and F2 Urban Open Space.

2.7.1. Frontage Types
No changes

2.7.2 Frontage Type Applications
Figures 2.43 and 2.44 are revised to increase the allowable Forecourt setback at oblique corners to 50' for commercial buildings, matching the dimension provided for residential buildings. The dimension is clarified to be applicable at all exposures; north, south, east and west.

Updates to Figure 2.30 Street Frontages Regulating Plan
(Shown right)



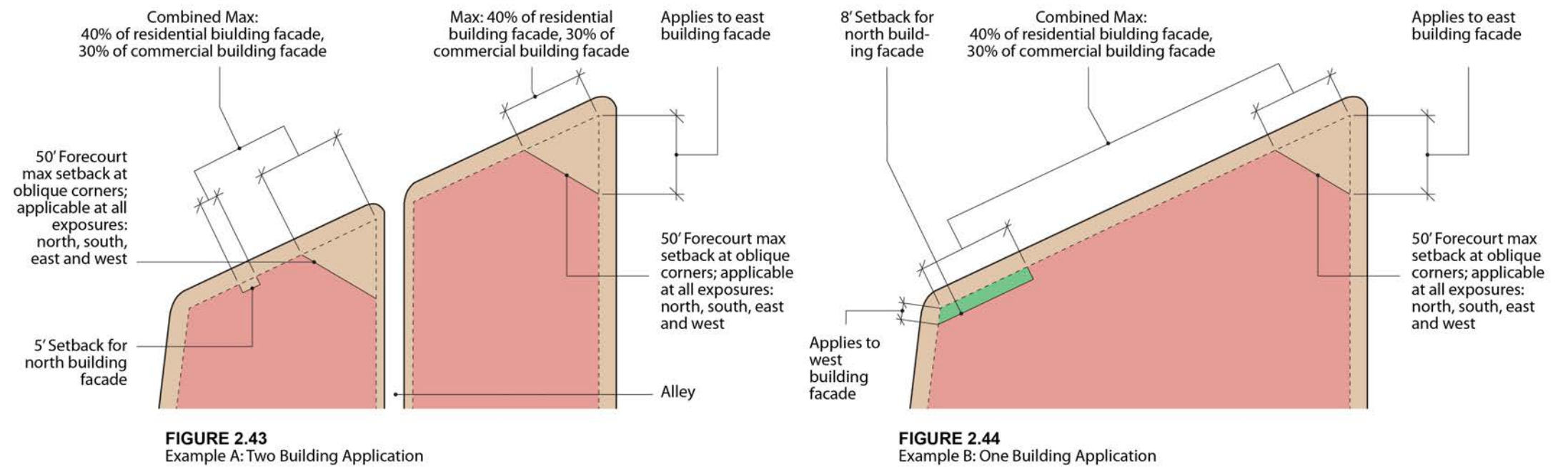
Figure 2.30 Street Frontages Regulating Plan

Amendment to Section 2: Regulating Plans

2.7 Street Frontages

2.7.2 Frontage Type Applications

Updates to Figure 2.43 and 2.44 (Shown right)



Amendment to Section 2: Regulating Plans

2.8 Building Height and View Corridor

2.8.1 Building Height

Figures 2.59 and 2.60 are revised to reflect the Block revisions identified in Section 2.4. Height Zones b, d, h, i and l are revised to correct discrepancies, these shall follow the criteria established in the SP-11 Lower Hill, Section 909.01.R.5(c), Height Standards.

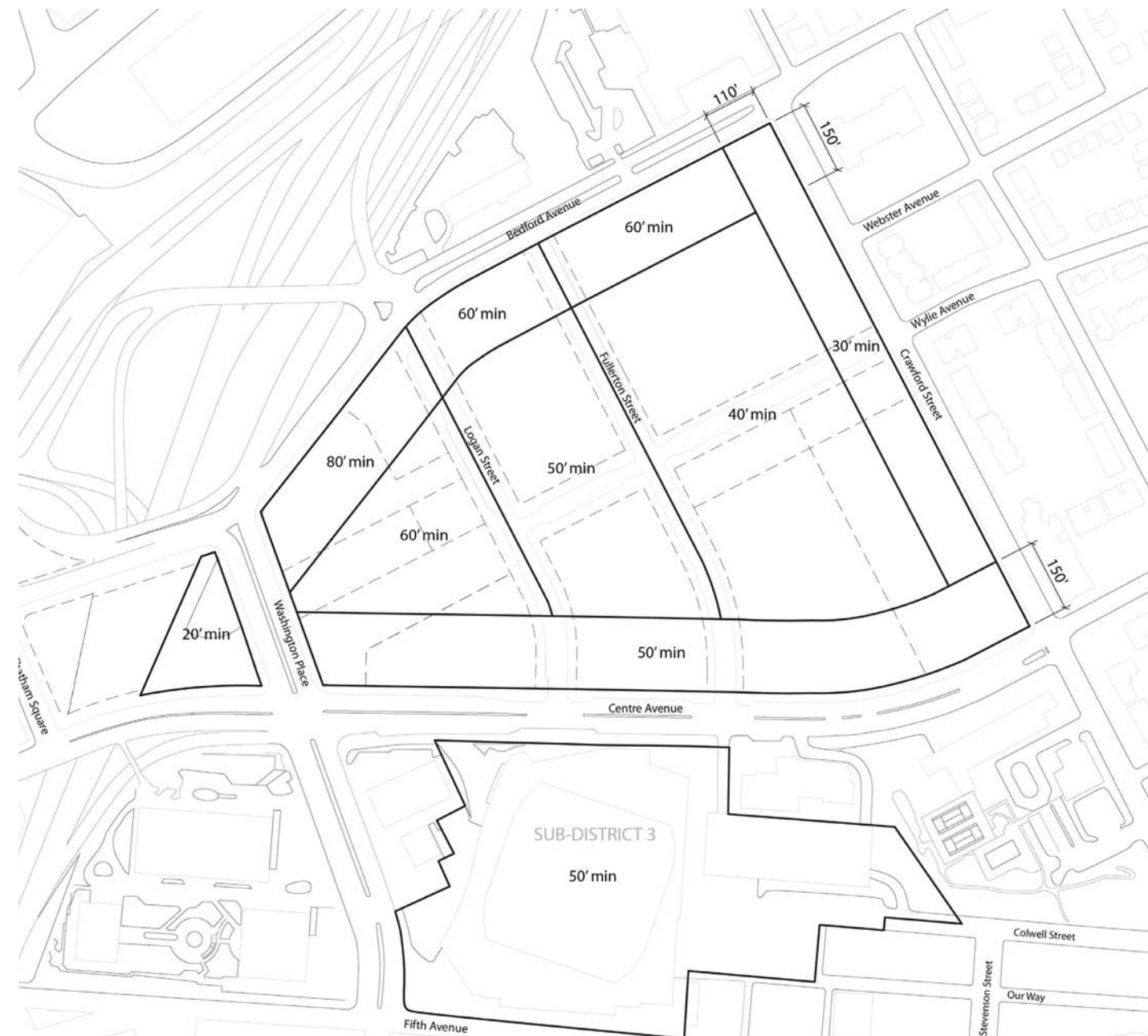


Figure 2.59 Minimum height requirement diagram

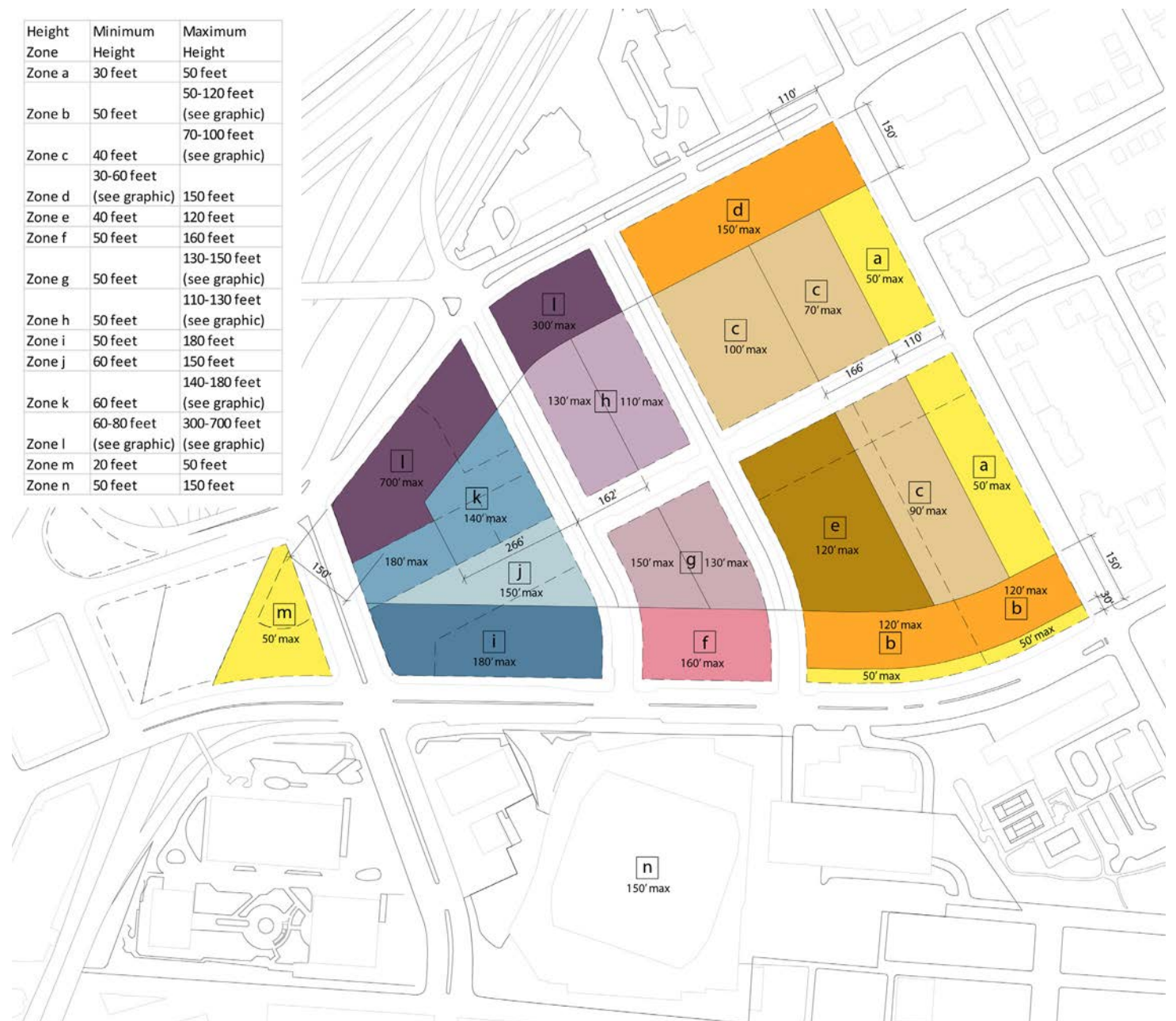


Figure 2.60 Maximum height requirement diagram

Amendment to Section 2: Regulating Plans

2.9 Parking and Service

Figure 2.66 is revised to reflect the Block revisions identified in Section 2.4 and as follows: (1) one curb cut between Block A1 and B1 is permissible along Centre Avenue, (2) Three curb cuts on Block E are permissible along Fullerton Street, (3) one curb cut on Block F is permissible along Centre Avenue. (4) one curb cut on Block H-R is permissible along Washington Place for building services.

Updates to Figure 2.66 Parking and Service Regulating Plan (Shown right)

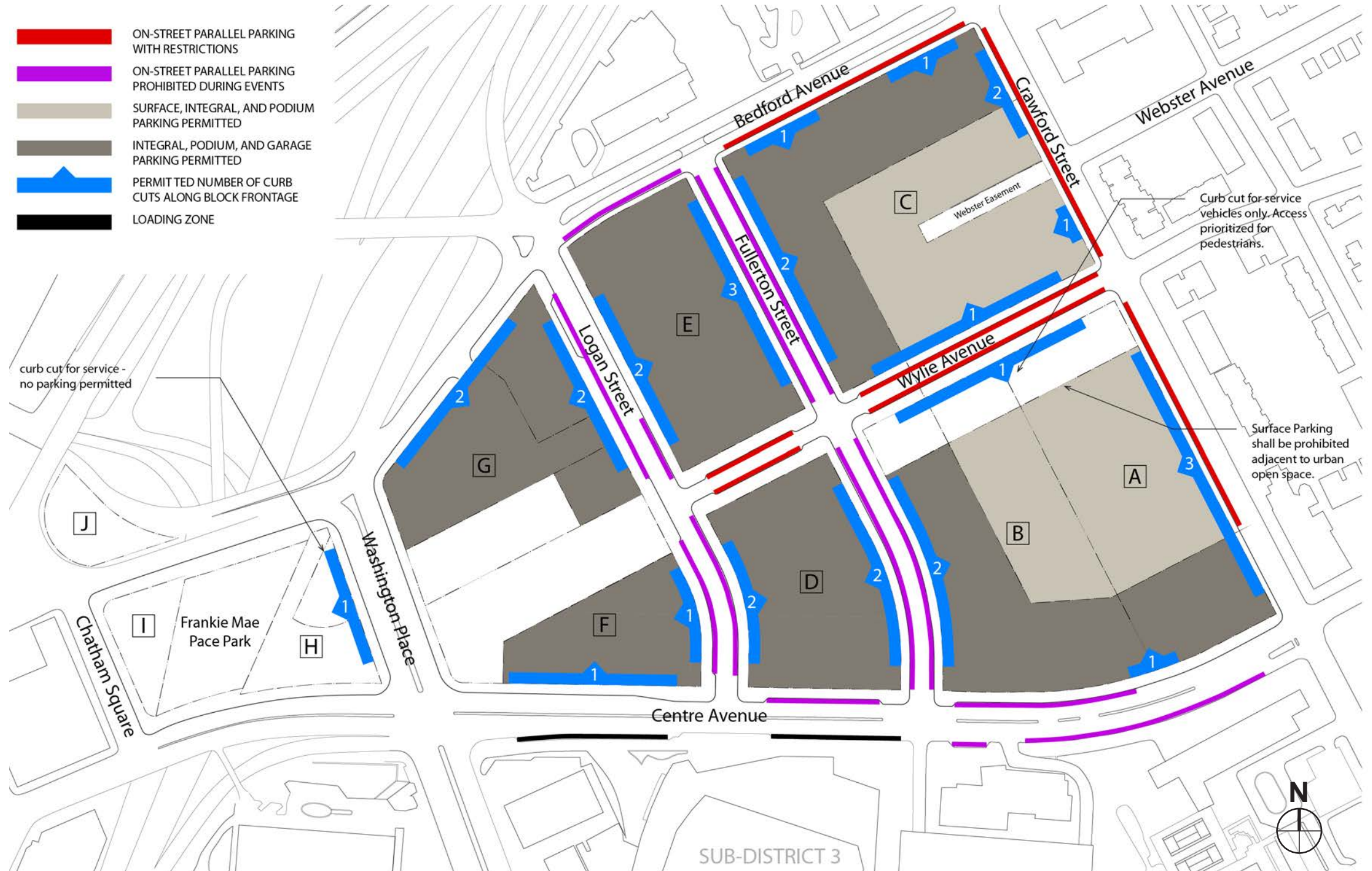


Figure 2.66 Parking and Service Regulating Plan

Amendment to Section 3: Street Types

3.1 Introduction

Figures 3.1 and 3.2 are revised to reflect the Block revisions identified in Section 2.4 and as follows:

Blocks A, B and C are modified, the required easement aligning with Webster Street is retained.

Pedestrian connection zones are retained and modified in Blocks A, B and C.

Pedestrian connection zones are added in Block D.

In addition to public streets, it is important to provide cross-block pedestrian connections within the development blocks to enhance mobility. These pedestrian connections shall be required to be dedicated as easements prior to the final Certificate of Occupancy for the structure approved in the applicable FLDP.

Updates to Figure 3.1 Sustainable and Accessible Streets Diagram (Shown below) and Figure 3.2 Streets Type Diagram (Shown right)



Figure 3.1 Sustainable and Accessible Streets Diagram

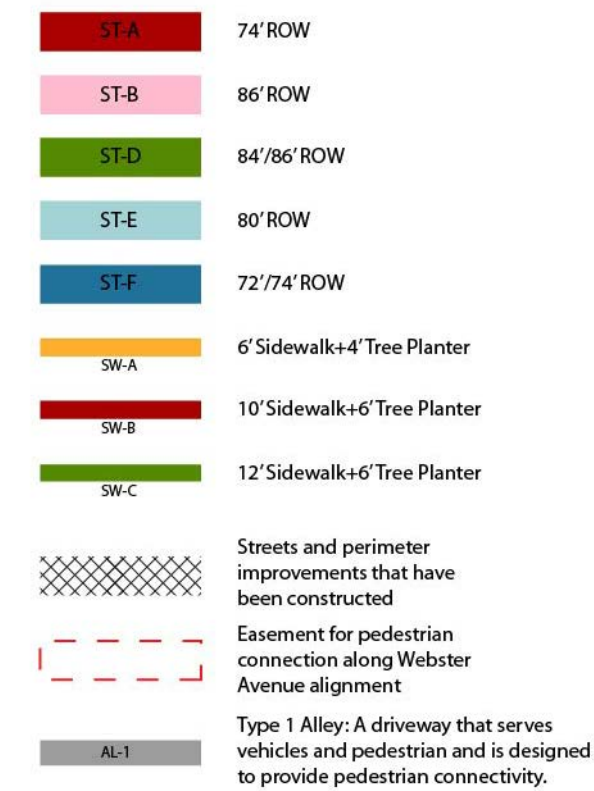


Figure 3.2 Streets Type Diagram

Amendment to Section 3: Street Types

3.2 Street Type A
Street constructed

3.3 Street Type B
Street constructed

3.4 Street Type C
Delete

3.5 Street Type D
Street constructed

3.6 Street Type E
Street constructed

3.7 Street Type F
Street constructed

3.8 Street Type G
Delete

3.9 Perimeter Streets
Revised Figures (shown right) to reflect the Block revisions identified in Section 2.4.

3.10 Public Right of Way Materials
In 2019 Logan Street (Street 1), Fullerton Street (Street 2) and a portion of Wylie Avenue (Street 5) between Logan Street and Crawford Avenue were constructed and dedicated to the City of Pittsburgh as public right-of-way. The details and elements reflecting the Sustainable Streets Guidelines are the basis of future right-of-way standards.

In February 2022 the Art Commission of the City of Pittsburgh approved the standard details, materials and furnishing within the Lower Hill District.

3.10.B Plant Materials

In February 2022 the Art Commission of the City of Pittsburgh approved the standard details, materials and furnishings within the Lower Hill District based on constructed streets.

3.11 Alleys
No change



Revised figure for Section 3.9 on page 46 of the original PLDP document

Amendment to Section 4: Building Types & Section 5: Signage Regulations

Section 4: Building Types

Section 5: Signage Regulations

4.1 Introduction
No change

5.1 Introduction
No change

4.2 General Regulations
No change

5.2 District Regulations
No change

4.3 Building Materials and Systems
No change

5.3 Signage Guidelines
No change

4.4 Building Elements
No change

4.5 Type I Building
No change

4.6 Type II Building
No change

4.7 Type III Building
No change

Amendment to Section 6. Supplemental Guidelines, Section 7: Open Space, Public Art and Landscape Guidelines and Section 8: Systems and Networks Integration

Section 6. Supplemental Guidelines

Section 7: Open Space, Public Art and Landscape Guidelines

Section 8: Systems and Networks Integration

6.1 Introduction
No change

7.1 Introduction
No change

8.1 Introduction
No change

6.2 Sidewalk Cafes
No change

7.2 Urban Open Space Plan
Figure 7.2 (shown in next page) is revised to reflect the Block revisions identified in Section 2.4. and as follows: (1) Block A Urban Open Space is revised to identify Block A2 and B2 Urban Open Spaces, (2) Block F2 Urban Open Space revised to be developed in two phases, (3) Block G4 Urban Open Space is added to conform to the approved FLDP, (4) Block H Urban Open Space is revised to reflect the completed Frankie Mae Pace Park.

8.2 Energy District and Private Utility Systems Integration
No change

6.3 Lighting
No change

Figures 7.3, 7.4, 7.9, and 7.16 (shown on page 17,18) are revised accordingly.

8.3 Transit and Bicycle Network Connections
No change

6.4 Materials
No change

8.4 Pittsburgh 2030 District Initiative
No change

6.5 Furnishings
In February 2022 the Art Commission of the City of Pittsburgh approved the standard details, materials and furnishings within the Lower Hill District based on constructed streets.

7.3 Public Art
Figure 7.22 (shown on page 19) is revised to reflect the Block and Urban Open Space revisions identified in Section 7.2.

8.5 Transportation Demand Management
No change

7.4 Plant Palette
No change

7.5 Plant Palette Streetscapes
No change

Amendment to Section 6. Supplemental Guidelines, Section 7: Open Space, Public Art and Landscape Guidelines and Section 8: Systems and Networks Integration

Section 7: Open Space, Public Art and Landscape Guidelines

7.2 Urban Open Space Plan

The Urban Open Space plan is revised to orient the spaces into a series of accessible areas along the historic Wylie Avenue and as an extension of the completed Frankie Mae Pace Park. A variety of sizes and configurations are planned to accommodate small, medium and large gatherings which shall promote small businesses and cultural activities.

Figure 7.2 is revised to reflect the Block revisions identified in Section 2.4. and as follows: (1) Block A Urban Open Space is revised to identify Block A2 and B2 Urban Open Spaces, (2) Block F is revised to reflect the configuration of F2 Urban Open Space and F1 development parcel, (3) Block G4 Urban Open Space is added to conform to the approved FLDP, (4) Block H Urban Open Space is revised to reflect the completed Frankie Mae Pace Park.

Figures 7.3, 7.4, 7.9, and 7.16 are revised accordingly.

Updates to Figure 7.2 Shown right
Updates to Figure 7.3, 7.4, 7.9 and 7.16 are shown in the next two pages



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



Amendment to Section 6. Supplemental Guidelines, Section 7: Open Space, Public Art and Landscape Guidelines and Section 8: Systems and Networks Integration

Section 7: Open Space, Public Art and Landscape Guidelines

7.2 Urban Open Space Plan

Updates to Figure 7.3, 7.4, shown below

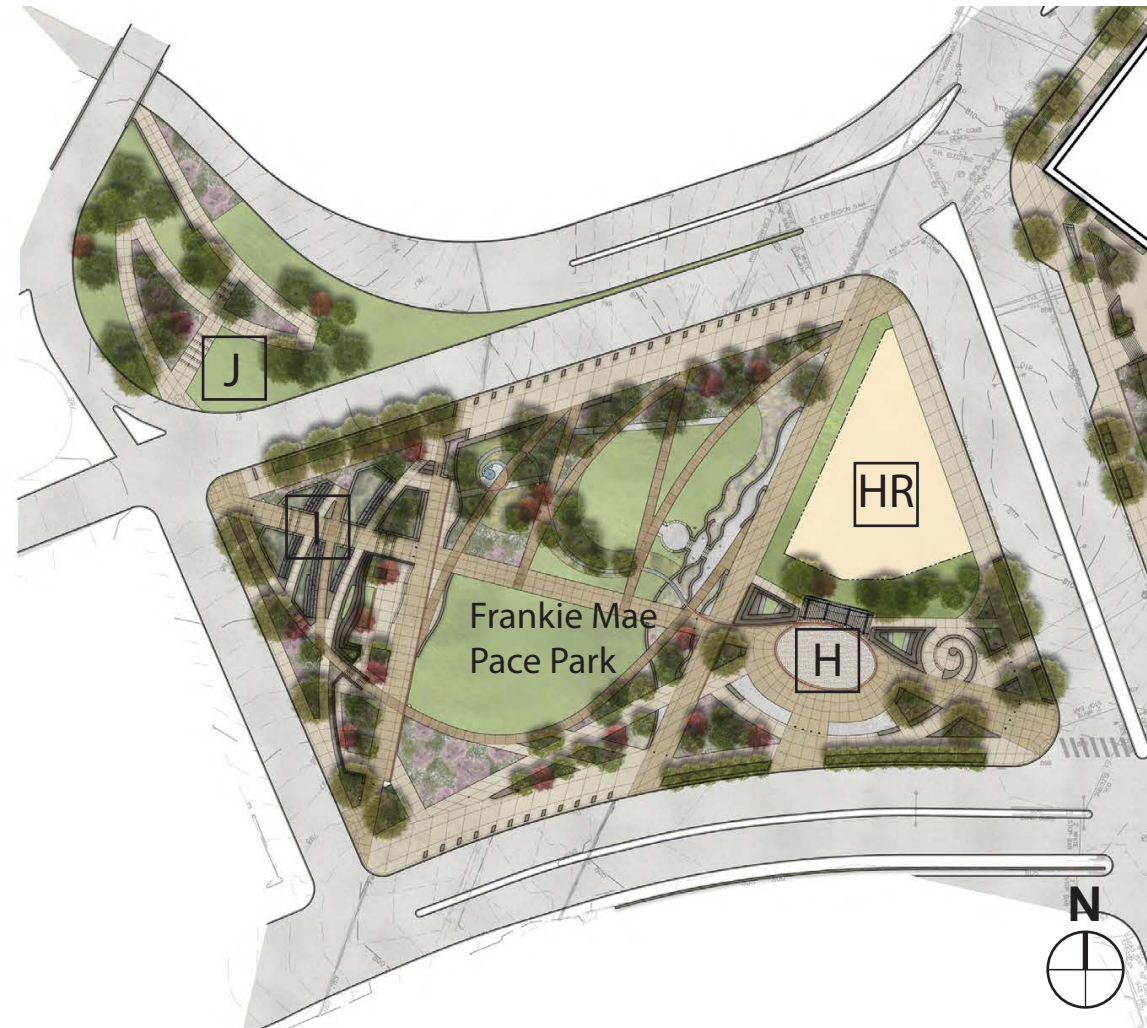


Figure 7.3 Enlarged illustrative plan showing a small adjacent pavilion /restaurant with an outdoor dining terrace, pylon marking the entry plaza, and a tree-lined promenade.



Figure 7.4 Aerial photo showing the constructed Frankie Mae Pace Park

Amendment to Section 6. Supplemental Guidelines, Section 7: Open Space, Public Art and Landscape Guidelines and Section 8: Systems and Networks Integration

Section 7: Open Space, Public Art and Landscape Guidelines

7.2 Urban Open Space Plan

Updates to Figure 7.9 and 7.16 shown below

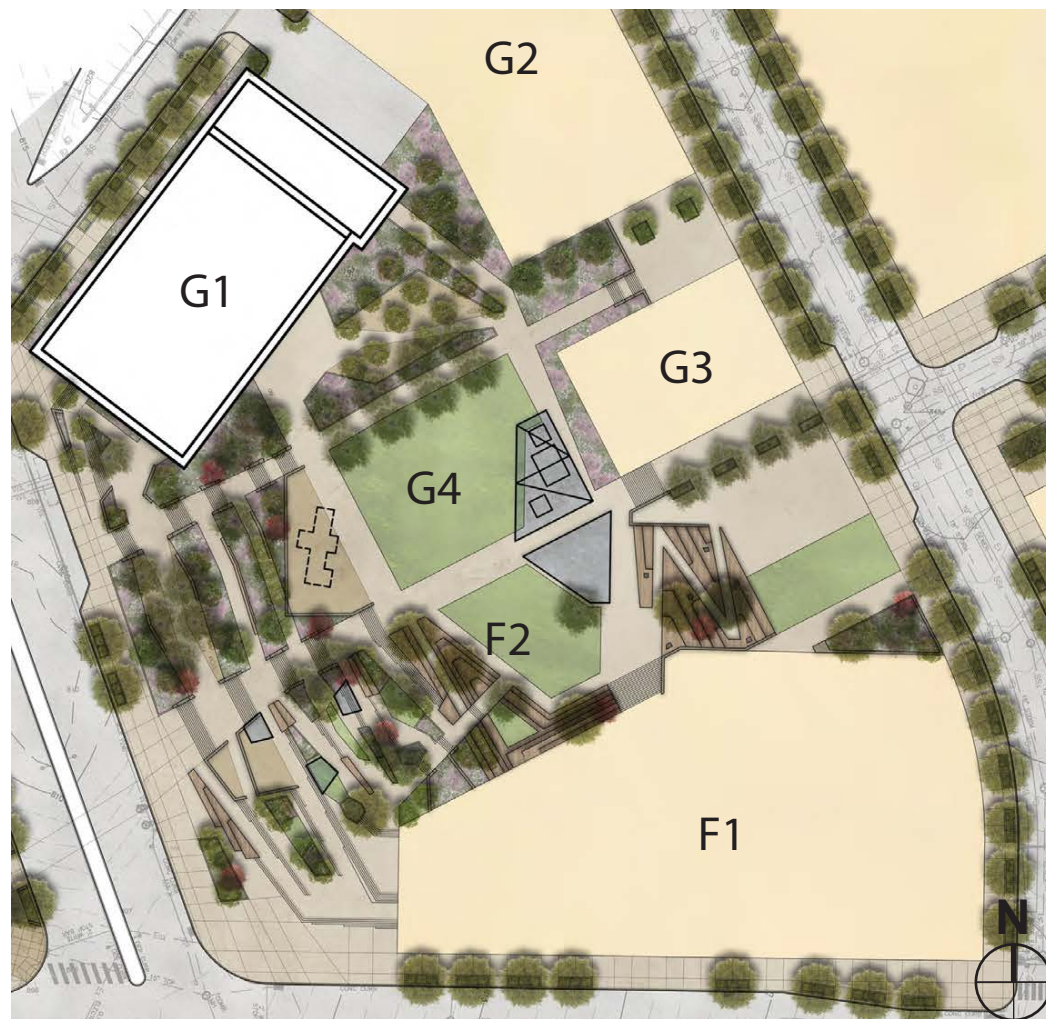


Figure 7.9 Enlarged illustrative plan showing the layout of open space in Block F and G



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

Section 7: Open Space, Public Art and Landscape Guidelines

7.3 Public Art

Figure 7.23 is revised to reflect the Block and Urban Open Space revisions identified in Section 7.2.

Updates to Figure 7.23 Shown right

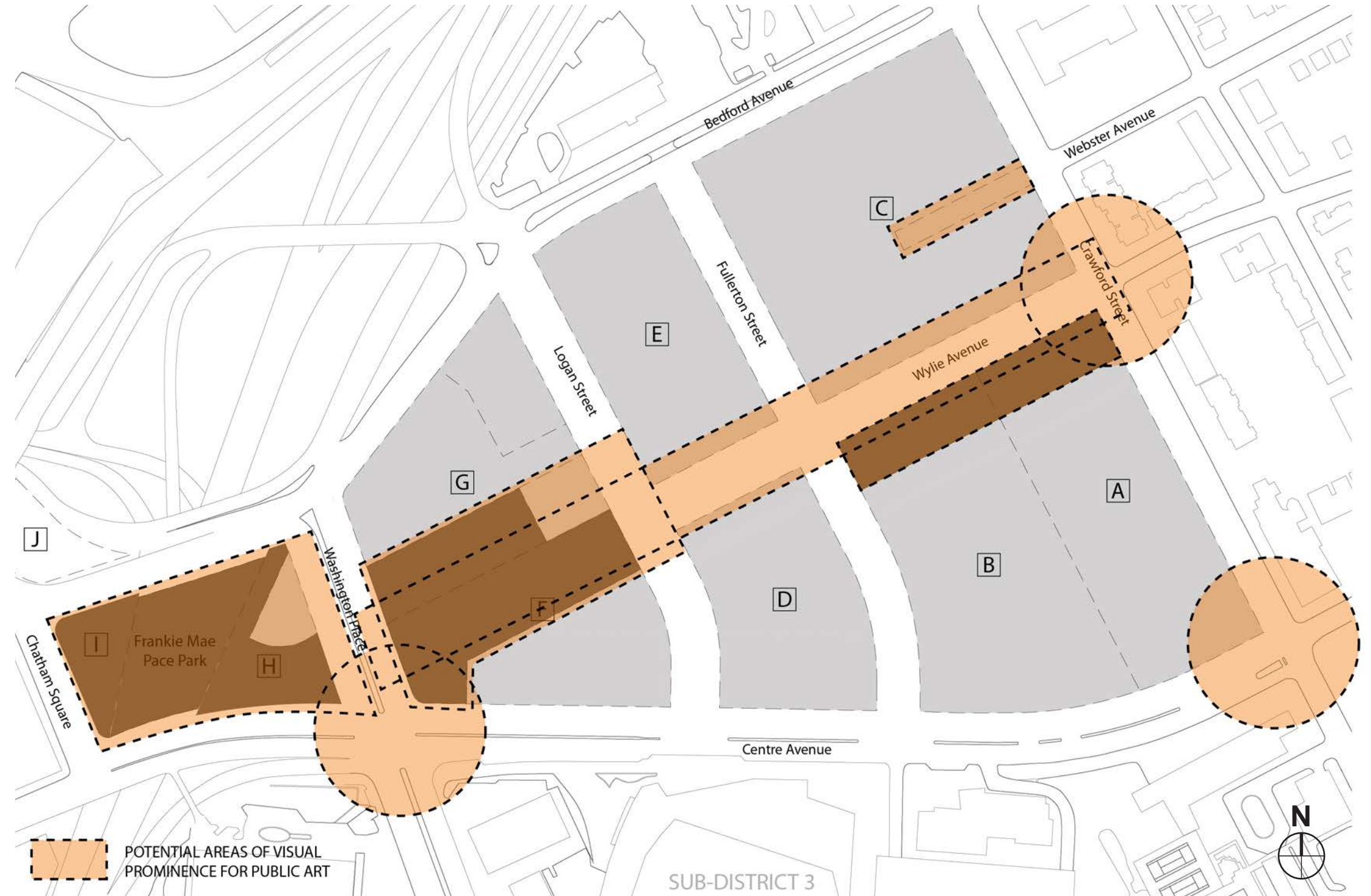


Figure 7.23 Plan showing potential locations of art installations.

Amendment to Section 9: Transit and Pedestrian Improvements

9.1 Recommended Perimeter Street Improvements

No change

9.2 Intersection Pedestrian amenities

Figure 9.10 is deleted, refer to the Transportation Report dated January 19, 2021, as approved by Planning Commission and Department of Mobility and Infrastructure for signalization improvements, which incorporate the Block revisions identified in Section 2.4.

9.3 Traffic Signalization

Figure 9.11 is deleted, refer to the Transportation Report dated January 19, 2021, as approved by Planning Commission and Department of Mobility and Infrastructure for signalization improvements, which incorporate the Block revisions identified in Section 2.4.

Amendment to Section 10: Illustrative Master Plan

10.1 Introduction

Figure 10.3 is revised to reflect the Block revisions identified in Section 2.4 and resulting Urban Open Space plan and the completed projects and concurrent FLDP as of this date (G1, G4, E, Frankie Mae Pace Park).

10.2-10.9 Sections deleted

Updates to Figure 10.3 Illustrative Master Plan
(Shown right)



Figure 10.3 Illustrative Master Plan

Amendment to Section 10: Illustrative Master Plan

10.10 Multi-User Parking Application

Figure 10.45 is deleted and replaced with Table 3: Parking Allocation from the Transportation Report dated January 19, 2021, as approved by Planning Commission and Department of Mobility and Infrastructure.

Table 3: Parking Allocation (Shown right)

**TABLE 3
PARKING ALLOCATIONS
Proposed Shared Parking Facilities of the 28-Acre Site Development
Pittsburgh Lower Hill Transportation Study
Allegheny County, Pennsylvania**

Building Component	Weekday													
	Daytime							Evening						
	Parcel A	Parcel B	Parcel C	Parcel D2 ⁽¹⁾	Parcel E ⁽²⁾	Parcel G1-G4	Parcel G2 ⁽³⁾	Parcel A	Parcel B	Parcel C	Parcel D2 ⁽¹⁾	Parcel E ⁽²⁾	Parcel G1-G4	Parcel G2 ⁽³⁾
Capacity	219	219	500	125	850	180	85	219	219	500	125	850	180	85
Use														
Retail	--	--	--	--	43	--	--	--	--	--	--	92	--	--
Restaurant	--	--	--	--	5	--	--	--	--	--	--	13	--	--
Apartments ⁽⁴⁾	219	219	500	35	41	105	--	219	219	500	35	41	105	--
Hotel	--	--	--	--	71	--	85	--	--	--	--	159	--	85
Office ⁽⁴⁾	--	--	--	90	237	75	--	--	--	--	40	25	20	--
Entertainment Venue - Employees	--	--	--	--	5	--	--	--	--	--	--	22	--	--
Total	219	219	500	125	402	180	85	219	219	500	75	352	125	85
Total Spaces Available for Public/Event Parking	0	0	0	0	448	0	0	0	0	0	50	498	55	0

(1) In Parcel D2, BPG allocated 90 spaces during weekday daytime and 40 spaces during all other times for office use. During all times, 35 spaces were allocated for apartment use. All remaining spaces are available for public/event parking.
 (2) Hotel parking allocated by SP+ has been reduced by 85 spaces at all times due to reallocation of 85 hotel spaces into Parcel G2 parking garage. All remaining spaces in the Parcel will be available for public/event parking.
 (3) 85 spaces of the parking demand identified in the SP+ analysis for hotel use will be assigned in the Parcel G2 parking garage at all times.
 (4) Parking allocations for apartment residents and office executives located in the tower on G1-G4 were determined by BPG.

Source: Trans Associates

Amendment to Section 11: Implementation Program

11.1 Implementation Program

11.1.1 Supporting Reports

B. Transportation Study Update prepared by Trans Associates dated January 19, 2021, as approved by Planning Commission and Department of Mobility and Infrastructure replaces prior Study dated May 31, 2013.

11.1.2 Site Control

Subdivision Plan No. 1 recorded September 3, 2015, established the boundaries of right-of-way and perimeter street dedications and transfers.

Streets 3,4 and a portion of 5 are vacated as pursuant to Ordinance_____. They are no longer planned for improvement and the land shall revert to the adjacent properties as shown on Figure 2.24.

11.1.5 Development Program

Update based on Transportation Report values, and post-pandemic market realities (less retail overall, but overall density unchanged from the Transportation Report values):

Residential	1,273 units
Commercial Office:	850,000 sf
Retail:	166,342 sf
Entertainment:	95,000 sf
Hotel:	400 keys
Parking:	2,108 spaces
Public Rescue Station	

11.1.6 Infrastructure

In 2019 Logan Street (Street 1), Fullerton Street (Street 2) and a portion of Wylie Avenue (Street 5) between Logan Street and Crawford Avenue were constructed and dedicated to the City of Pittsburgh as public right-of-way. Private and public utilities have been installed sufficient to support planned development.

Streets 3, 4 and the portion of Wylie Street (Street 5) between Logan Street and Washington Place are no longer planned for improvement. These planned streets have been vacated pursuant to Ordinance_____ with the transfer of land to the adjacent Blocks as indicated in the revised Figure 2.24.

11.1.9 Urban Open Space

Revised to include reference to planned Urban Open Space on Blocks A2, B2, F2. Urban Open Space on Block G4 has been approved and commenced construction. Urban Open Space on Block H is complete.

Refer to 2.6.d for Schedule and Phasing.

The Lower Hill District Conservancy (LHDC), an unincorporated association, was formed in 2021 and currently owns the land comprising the Parcel G4 open space. LHDC membership is comprised of the owners of the developed land within the Lower Hill District and has the authority to assess the properties for the purposes of maintenance and programming of the completed open spaces. LHDC shall also be the owner of the underlying land and improvements of the remaining planned Urban Open Spaces.

11.1.10 Environmental Consequences

In June 2017 the project achieved LEED-ND Gold Level Certification under LEED-ND Version 2009, Stage 2 Submittal.

11.1.13 Development Review Report

Add:

8. Based on the Planning Commission approval of DCP-ZDR-2021-00265 each developer shall submit with an FLDP application a dashboard reporting back on the terms agreed to date and also reporting on any additional progress on other terms that have been discussed between the community and the development team, consistent with the framework and goals of the CCIP.

Amendment to Section 12: Definitions & Section 13: Development Review Report

Section 12: Definitions

No change

Section 13: Development Review Report

No change. Provided for reference.