

September 7, 2022

Development Review Panel
c/o Hill District Community Development Corporation
Chavaysha Chaney
Policy & Programs Associate
2015 – 2017 Centre Ave 2nd Fl.
Pittsburgh PA 15219

Re: First Amendment to the Approved Lower Hill Preliminary Land Development Plan

Enclosed please find a completed Development Review Panel (DRP) Project Summary and Self Evaluation Form for the proposed First Amendment to the Preliminary Land Development Plan (PLDP) for the Lower Hill District. We have included a copy of the Amendment as submitted to the Planning Department on July 25, 2022, as well as a summary presentation provided to the CCIP Executive Management Committee EMC on August 9, 2022.

This First Amendment reflects planning concepts that are outcomes of work led by Bjarke Ingalls Group (BIG) in 2015 and Gensler in 2019 and 2020 which were also extensively presented publicly concurrent with the Block G1 and G4 project approvals in 2021. Elements of this First Amendment have been incorporated into prior DRP applications for Blocks G1, G4 and E and most recently shared with the DRP at its July 2022 meeting.

This First Amendment is a technical modification reflecting the completed streets and open spaces, approved Final Land Development Plans and subdivisions which have taken place since the original PLDP was approved in 2014.

This First Amendment reflects the release and vacation of Streets 3, 4 and Lower Wylie and their consolidation into the adjacent Blocks A, B, C, F and G. This First Amendment provides revised Figures indicating both the completed work to date and the reconfiguration of Blocks.

Urban Open Spaces are reorganized based on the revised Block configurations and arranged in a linear sequence extending from the completed Frankie Mae Pace Park to Crawford Street along the historic Wylie Avenue corridor. The master plan vision is for this series of open spaces to function as vibrant, welcoming, and accessible community spaces for individuals, small, medium, and large assemblies and is additionally organized to support small and local business and artists with kiosks and other spaces for the presentation of their work, products, and services. The revised Urban Open Space plan comprises an increase of .87 acres while overall development programs have remained consistent with the approved PLDP. The designs for Lower Hill Open Space exceed the 10% regulatory requirement and provide inviting areas for recreation, assembly and reflection for visitors and residents from across the Hill District. Consistent with the original PLDP, but enhanced in this First Amendment, circulation through the development site is achieved by private courtyards and alleys and the network of Urban Open Spaces.

We look forward to meeting with the DRP and sharing our evolving vision for the redevelopment of the Lower Hill, a vision which this technical First Amendment to the approved PLDP helps realize.

Respectfully submitted of behalf of Pittsburgh Arena Real Estate Redevelopment LP and the Lower Hill Development Team.

Sincerely,

Craig Dunham

Craig Dunham

Senior Vice President – Development

Pittsburgh Penguins



DRP Proposed Development Checklist

Please complete and include the Project Checklist as part of the Proposed Development Application. If any of the information below changes between the original submission and the scheduled DRP meeting, please inform the Hill CDC as soon as possible and re-submit the appropriate documents.

■ Project Executive Summary

■ Cover Page

■ Additional Information Page

■ Self-Evaluation Form

□ A. General Information

Include any approvals you will be seeking from the City in your presentation that:

■ require a Public Hearing at the Art Commission, Historic Review Commission, Planning Commission or the Zoning Board of Adjustment,

AND

■ meet one of the following project thresholds:

- 2,400 sq. ft. of new or expanded structure
- 4+ new residential units
- New or enlarged parking area with 10+ stalls
- Use Variances
- Zoning Map Amendments
- Project Development Plans
- Planned Developments - PDP
- Planned Developments - FLDP
- Master Development Plans
- Institutional Master Plans
- An application to Historic Review Commission
- An application to Art Commission

■ B. Development Principles Refer to Community Collaboration and Implementation Plan (CCIP)

C. Non-Displacement Strategies

D. Strategies for Reclaiming the Lower Hill **(ONLY IF APPLICABLE)**

■ Project Narrative (no more than two pages)

■ Project Team Information (bios, resumes, experience)

Project team members can be found on the www.lowerhillredevelopment.com website. The Amendment document was prepared by Gensler and LaQuatra Bonci

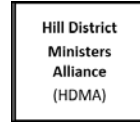
■ Project Illustrations or Schematics (architectural plans and renderings)

N/A Financial Sources/Use of funds

***Please bring 10 copies of each of the previously listed materials to the Development Review Panel meeting.**

Project Presentation Materials

If using a PowerPoint, send an electronic version to fwilliams@hilldistrict.org beforehand 48 hours prior to meeting.



Development Review Panel (DRP) Project Summary



Please click the box above and upload the architectural drawing, project illustration or site location

Project Description:

The First Amendment to the Preliminary Land Development Plan (PLDP) for the Lower Hill District (SP-11-Lower Hill). Modifies Blocks reflecting completed streets and approved FLDP since 2014. Streets not constructed are consolidated into the adjacent blocks. Reorganizes the location of Urban Open Spaces along the historic Wylie Avenue corridor.

Location/Street(s):

The area bounded by Bedford Avenue, Crawford Street, Centre Avenue and Washington Place is area addressed in the 1st Amendment. (Sub-Districts 1 and 2)

Development Type: <input type="text" value="Mixed-use planned development"/>	Key Amenities: <input type="text" value="Mixed-use planned development"/>
Total Number of Units: <input type="text" value="N/A"/> # at Market Rate: # of Affordable: Percent Affordability:	If applicable, number of residents displaced: <input type="text" value="N/A"/>
First Source Procurement Requirement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="text" value="Refer to CCIP"/>	MBE/MWE Commitment: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="text" value="Refer to CCIP"/>
Use of Publicly Owned Land*: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="text" value="Land is owned by SEA and URA, subject to an Option Agreement with PAR"/> *If yes, explain on next page	Greenspace: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Public Art Involvement: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Number of Parking Spaces: <input type="text" value="2,178"/>
Do you have a community partner that holds equity stake? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="text" value="Not directly applicable as this is a Master Plan amendment, not a single development. Refer to the CCIP which provides a framework for community reinvestment and participation."/>	
Existing Community Partners:	
<input type="text" value="Not directly applicable as this is a Master Plan amendment, not a single development. Refer to the CCIP which provides a framework for community reinvestment and participation."/>	

Additional Information:
<input type="text" value="First Amendment to the Preliminary Land Development Plan - dated July 25, 2022, as submitted to Planning Department (DCCP-MPZC-2022-01041)"/> <input type="text" value="First Amendment to the PLDP Summary Presentation, with comparison between the original 2014 PLDP and this First Amendment as presented to the CCIP EMC on August 19, 2022"/>

Please email any additional attachments to fwilliams@hilldistrict.org

Self-Evaluation Form

A. General Information

Project Name: <input type="text" value="First Amendment to the PLDP for the Lower Hill District"/>	Address: <input type="text" value="1001 Fifth Avenue, Pittsburgh PA 15219"/>
Developer Name: <input type="text" value="Pittsburgh Arena Real Estate Redevelopment LP"/>	Phone Number: <input type="text" value="4112-400-7535"/>
Primary Contact: <input type="text" value="Craig Dunham"/>	Email: <input type="text" value="cdunham@pittsburghpenguins.com"/>
Website: <input type="text" value="www.lowerhillredevelopment.com"/>	

Developers should be aware of the **Registered Community Organizations (RCO)** ordinance, which the city passed in September 2018, and that the **Hill CDC is an RCO for the Greater Hill District**. The ordinance requires the RCO to establish “orderly and democratic means for forming representative public input” on development proposals, as well as a “clear method for reporting to the city, actions which accurately reflect the community’s position.” The Hill District’s vehicle for this is the DRP, which you are in the process of completing now. The ordinance also requires that the RCO hold what is called a public Development Activities Meeting (“DAM” for short) with any applicants. **We have worked with City Planning to have DRP presentations at public community meetings count as a “DAM” meeting.** This should reduce delays and unnecessary meetings for you as a developer.

In order to meet the requirements of a Development Activities Meeting (DAM), per the RCO ordinance, **please include in your presentation any approvals you will be seeking from the City that:**

(1) require a Public Hearing at the Art Commission, Historic Review Commission, Planning Commission or the Zoning Board of Adjustment, **and**

(2) meet one of the following project thresholds:

- 2,400 sq. ft. of new or expanded structure
- 4+ new residential units
- New or enlarged parking area with 10+ stalls
- Use Variances
- Zoning Map Amendments
- Project Development Plans
- Planned Developments - PDP
- Planned Developments - FLDP
- Master Development Plans
- Institutional Master Plans
- An application to Historic Review Commission
- An application to Art Commission

This First Amendment to the Preliminary Land Development Plan will require a Public Hearing and approval by Planning Commission.
--

Self-Evaluation Form (continued)

The following evaluation criteria were established to use as a filter to assess both existing plans and future plans for the Greater Hill District. Evaluation criteria are a benchmark or standard against which the community can measure aspects of current plans and future proposals for development. The evaluation criteria can be weighted as necessary to assure a balanced evaluation based upon community priorities.

The community can use the evaluation criteria to assess the benefits and challenges associated with future projects according to how well the plan or project meets:

1. Community Goals
2. Project Market Viability
3. Urban Design Best Practices

The redevelopment of the Lower Hill, former Civic Arena Site, is within Special Planned District SP-11 Lower Hill established in 2015. The Community Collaboration and Implementation Plan (CCIP) adopted in 2014 establishes the framework for community reinvestment and participation from Developers on the site. The CCIP Executive Management Committee is established as a collaborative group of representatives to report, monitor and advance the project's Focus Areas.

B. Development Principles (See Appendix A of the Master Plan for more details)

The following Development Principles serve as a foundation for the Master Plan and guide land use, project approval, and subsidy allocation decisions affecting the Greater Hill District:

Address/Right Historical Wrongs

- The Mellon Arena and the Melody Tent sites sit on the Lower Hill District and will be referred to as the Lower Hill District.
- Any development plan for the Lower Hill District should aim to restore the pre-Arena street grid as part of creating a new mixed-use neighborhood that is connected into adjacent Hill District neighborhoods.
- Land use and development plans for the Lower Hill will preserve no physical remnant of Civic Arena/Mellon Arena and the resulting displacement of 8,000+ Hill residents and businesses.
- New developments in the Lower Hill must include 'right of return' preferences for individuals, families, organizations, and businesses displaced by urban renewal to the greatest extent possible.
- New development in the Lower Hill must include space for Hill District businesses and affordable housing to the greatest extent possible.

Self-Evaluation Form (continued)

Promote Economic Justice

- All housing developments within the Hill District must minimize the displacement of residents and businesses.
- All development plans must include first source hiring provisions within the project labor agreements for all stages of work at any development site.
- All development contracts must require a minimum MBE participation rate of 30% and WBE participation rate of 15%.
- All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District Community-Based organizations and/or Hill District Faith-Based organizations.

Reflect Neighborhood Driven Civic Design

- Ground level retail and street activating uses are encouraged as supported by market demand for all new development west of Crawford Street in the Lower Hill.
- All traffic and parking plans must minimize negative impacts such as noise and pollution on existing and future neighborhood residents, while also maximizing resident access to parking and the roadways leading to their homes.
- The design of all new development should recognize that the Hill District is primarily a residential neighborhood with neighborhood business districts that are at the edge of the Pittsburgh Central Business District.
- All development plans must be designed to benefit existing and future community residents and businesses, while allowing for future growth of retail, residential, and commercial spaces.

Promote a Green and Healthy Environment

- All plans for the Hill District must include provisions for green and sustainable development. This includes ample green space, trees, parks and playgrounds, and LEED certified building standards.
- The design review process for all new proposed projects should seek to preserve the views from the Hill District in all directions. Development of the Lower Hill must not impair views of Downtown from Crawford Street to the greatest extent possible.

Self-Evaluation Form (continued)

Utilize Neighborhood Strengths and Assets

Land use, public art, and development plans must honor the historical and cultural legacy of the Hill District as a predominately African American neighborhood.

Community groups and service organizations based in the Hill District should have a priority to acquire vacant land and buildings as needed to improve the quality of educational, social service, and recreational opportunities for Hill District residents.

All future development plans for the Hill District shall incorporate existing community plans.

C. Non-Displacement Strategies (See Appendix B of the Master Plan for more details)

To ensure that the Greater Hill District is developed in a way that benefits the existing residents, the Management Committee has adopted the following Non-Displacement Strategies to govern development activities in the Greater Hill District:

Economic Opportunities

All developers must meet with a Hill District-based employment center or program to review project based job descriptions and establish realistic, mutually agreed upon hiring goals. Developers must agree to interview pre-qualified Hill District residents before advertising to the public at large and to provide a hiring priority for Hill District residents.

All developers must commit to a MBE participation rate of 30% and WBE participation rate of 15% on all contracts, including but not limited to pre-construction services, supply contracts, and construction. Particular consideration must be given to Hill District businesses in fulfilling these requirements.

Homeowner Support

In allocating housing and community development resources for the Hill District, the City and URA should prioritize the rehabilitation of owner-occupied homes through grants to low-income homeowners.

Self-Evaluation Form (continued)

In allocating housing and community development resources for the Hill District, the City and URA should prioritize “equity protection” services to help existing homeowners resolve tax, title and mortgage issues.

Except in the case of a substantial and imminent threat to health or safety, eminent domain may not be used to acquire occupied property for redevelopment.

Renter Support

Except in the case of a substantial and imminent threat to health or safety, all proposals for the redevelopment of an occupied rental property must minimize the involuntary displacement of residents to the greatest extent feasible.

All plans to redevelop publicly subsidized housing in the Hill District must include a comprehensive plan to support existing tenants in the transition to new, mixed-income housing. At a minimum, the plan should provide for multi-disciplinary services to respond to the multiple needs of families in transition.

Preserving Affordability

Overall housing development plans must include a mix of owned and rental housing suited for all income levels. For rental housing developments of 10 or more units, at least 30% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources be utilized, and affordable to very low-income households (at or below 50% AMI). For for-sale housing developments of 10 or more units, at least 10% of all units must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized, be affordable to low-income households (at or below 80% AMI). In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.

All plans to redevelop publicly subsidized housing in the Hill District must include, to the greatest extent feasible, a plan to preserve the existing project-based rental subsidy.

Community Ownership/Equity

In disposing of vacant and publicly-owned property, the City and the URA should give priority to community groups and service organizations based in the Hill District with the capacity to develop such properties in a timely manner.

Self-Evaluation Form (continued)

All development projects receiving a subsidy from or through the City, County, or URA should provide co-ownership opportunities for Hill District community-based organizations (CBOs) or Hill District faith-based organizations. The CBOs or faith-based organizations should have an interest in the ownership, profits, developer fee, and/or cash flow. If the CBO or faith-based organization provides development services beyond helping to secure community and government support for the project, the organization should receive a higher level of interest in the ownership, profits, developer fee, and/or cash flow. In addition, the CBO or faith-based organization that has an ownership interest should have the ability to approve or reject major project decisions and retain a right of first refusal to acquire the project if it is sold.

ONLY IF APPLICABLE

D. Strategies for Reclaiming the Lower Hill (See Appendix C of the Master Plan for more details) Refer to Community Collaboration and Implementation Plan (CCIP)

In the 1950s and early 1960s, much of the Lower Hill District was demolished to make way for a planned cultural district for more affluent Pittsburghers. 1,300 on 95 acres of land were demolished. 413 businesses and over 8,000 residents were forced to relocate, receiving little to no compensation. The Hill District lost its commercial core, much of its population, and its connection to downtown. It was left isolated, disconnected from job opportunities, and starved for capital investment.

The Hill District now has a rare opportunity to correct this legacy. A 28-acre portion of the Lower Hill will soon become available for development. The Management Committee has adopted the following strategies to govern development activities in the Lower Hill, in order to ensure that the Lower Hill is developed in a way that reintegrates the area into the cultural fabric of the community, provides housing and job opportunities for Hill District residents, and serves as a catalyst for market-driven investment throughout the neighborhood:

Design Strategies

Development in the Lower Hill District should reflect the social, cultural and historical characteristics of the Greater Hill District.

Self-Evaluation Form (continued)

The western entrance to the neighborhood should be marked at the intersection of Centre Avenue and Washington Place – with a prominent structure that honors the history and culture of the Hill District.

Housing Strategies

All housing development plans for the Lower Hill must, to the greatest extent feasible and subject to the regulations associated with any housing assistance resources utilized.

Provide that at least 30% of all units must be affordable to very low-income households (at or below 50% AMI).

If public funding is used or if project-based subsidy is available, at least half of the affordable units must, to the greatest extent feasible and subject to the regulations of any housing assistance resources utilized, be affordable to extremely low-income households (at or below 30% AMI).

In allocating housing and community development resources, the City and URA should encourage a higher percentage of affordability and/or the use of deep subsidies to achieve deeper income targeting.

To the extent possible, and subject to funding availability and HUD approval, HACP should consider making project-based subsidy available for mixed-income housing development in the Hill District, particularly in the Lower Hill.

All housing development plans for the Lower Hill District must provide an admissions preference for displaced persons to the greatest extent possible, including persons who were displaced in the Lower Hill urban renewal effort and their descendants.

Business Development Strategies

All commercial or retail development plans for the Lower Hill District must include market-tested strategies to achieve a goal of at least 20% of the commercial or retail floor area for businesses that are a majority owned by Hill District residents or are currently located in the Hill District, and for businesses that were displaced from the Lower Hill by urban renewal.

All commercial or retail development plans for the Lower Hill District must commit best efforts to achieve a balanced retail mix of local, regional, and national companies.

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, wish to make modifications to the PLDP at this time. 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.

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	A2: 0.48
B	B1: 3.24	B2: 0.55
C	C: 5.29	Webster Easement: 0.16
D	2.23	
E	2.56	
F	F1: 1.28	F2: 1.30
G	G1: 1.40	G2: 0.77
	G3: 0.27	G4: 0.67
H		0.66
HR	0.23	
I		0.45
J		0.45
Frankie Mae Pace Park		0.96
Total	20.14	5.69



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.

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

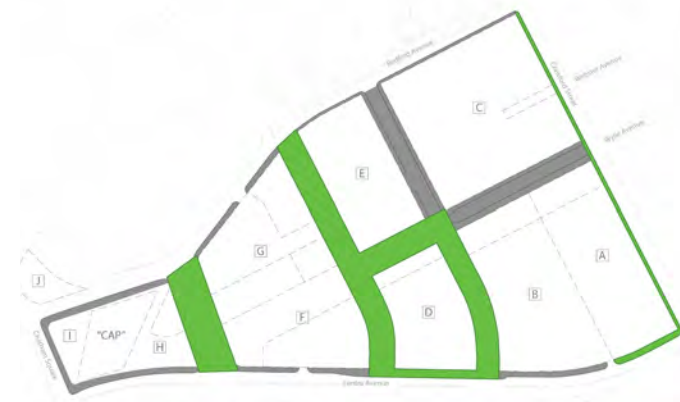


Figure 2.25 Accessible Streets Diagram

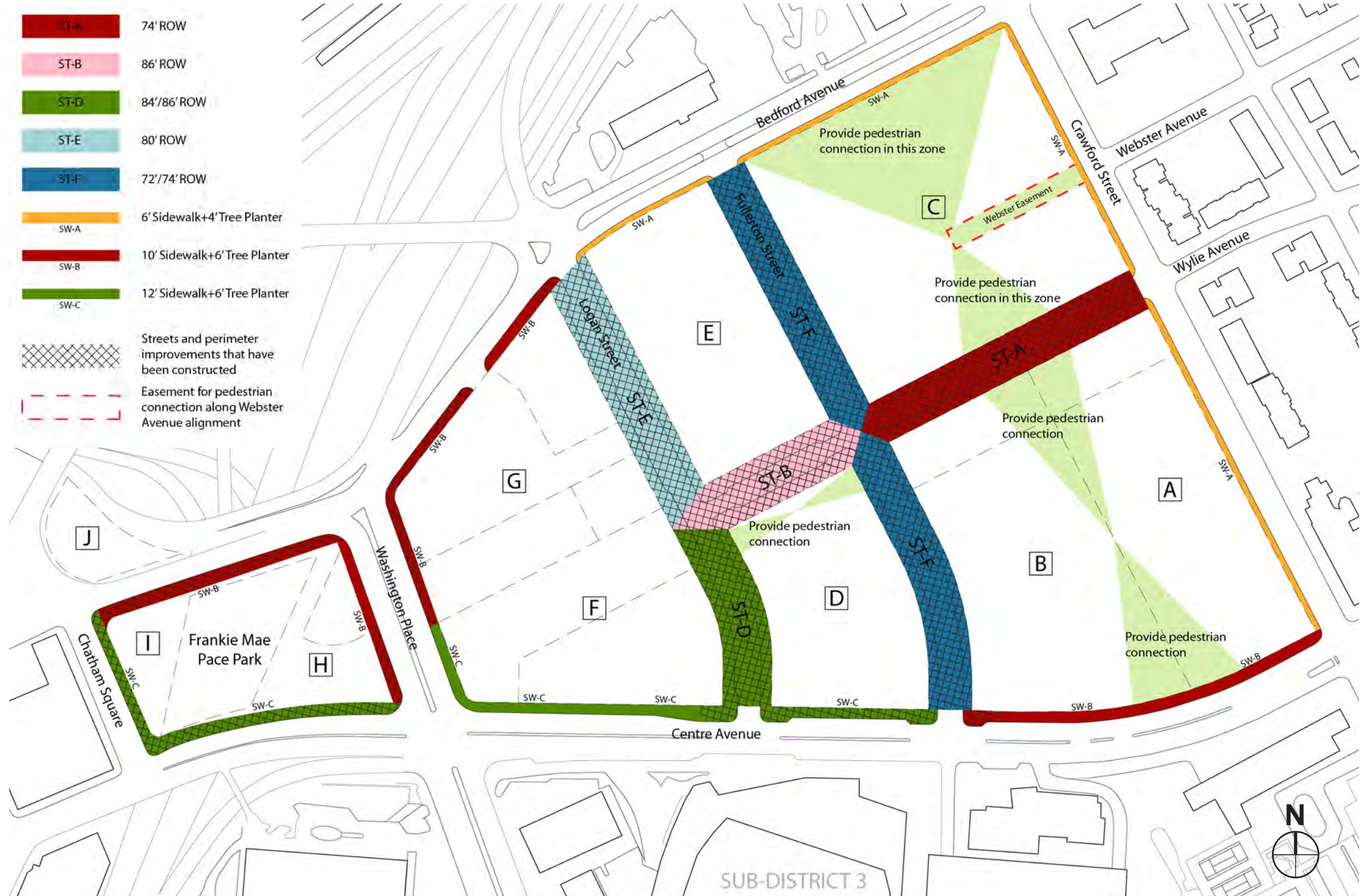


Figure 2.26 Street and Connections Regulating Plan

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 may include retail kiosks and large gathering spaces such as open lawns and amphitheaters. 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)



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
J	0.45
Frankie Mae Pace Park	0.96
Sub District 3	1.52
Total Provided	7.21



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)



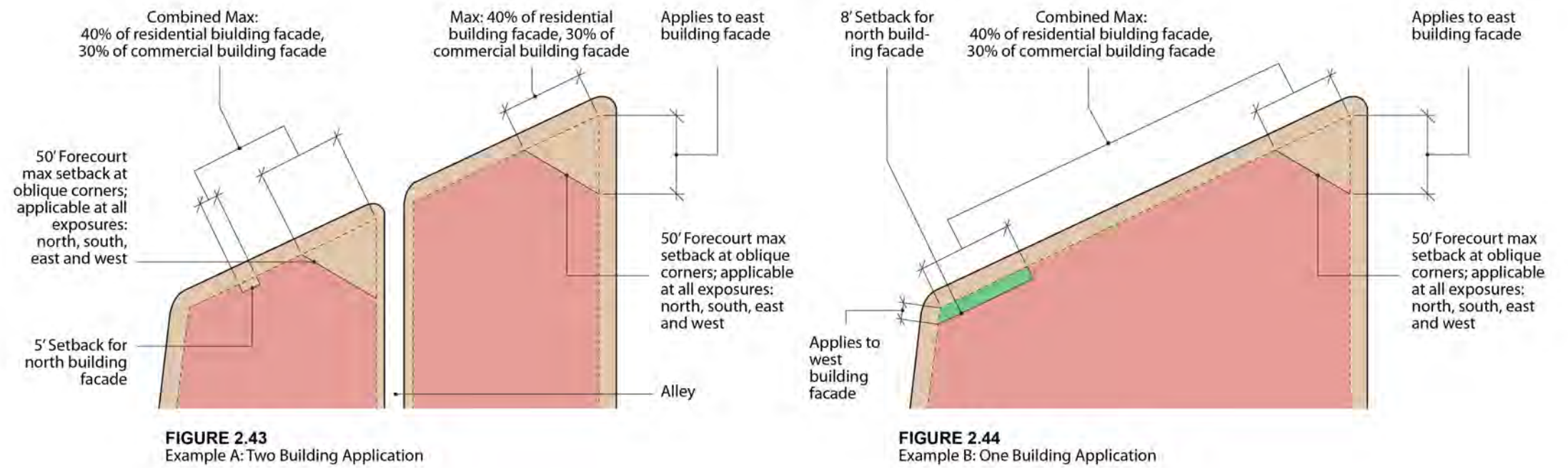
Figure 2.30 Street Frontages Regulating Plan

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

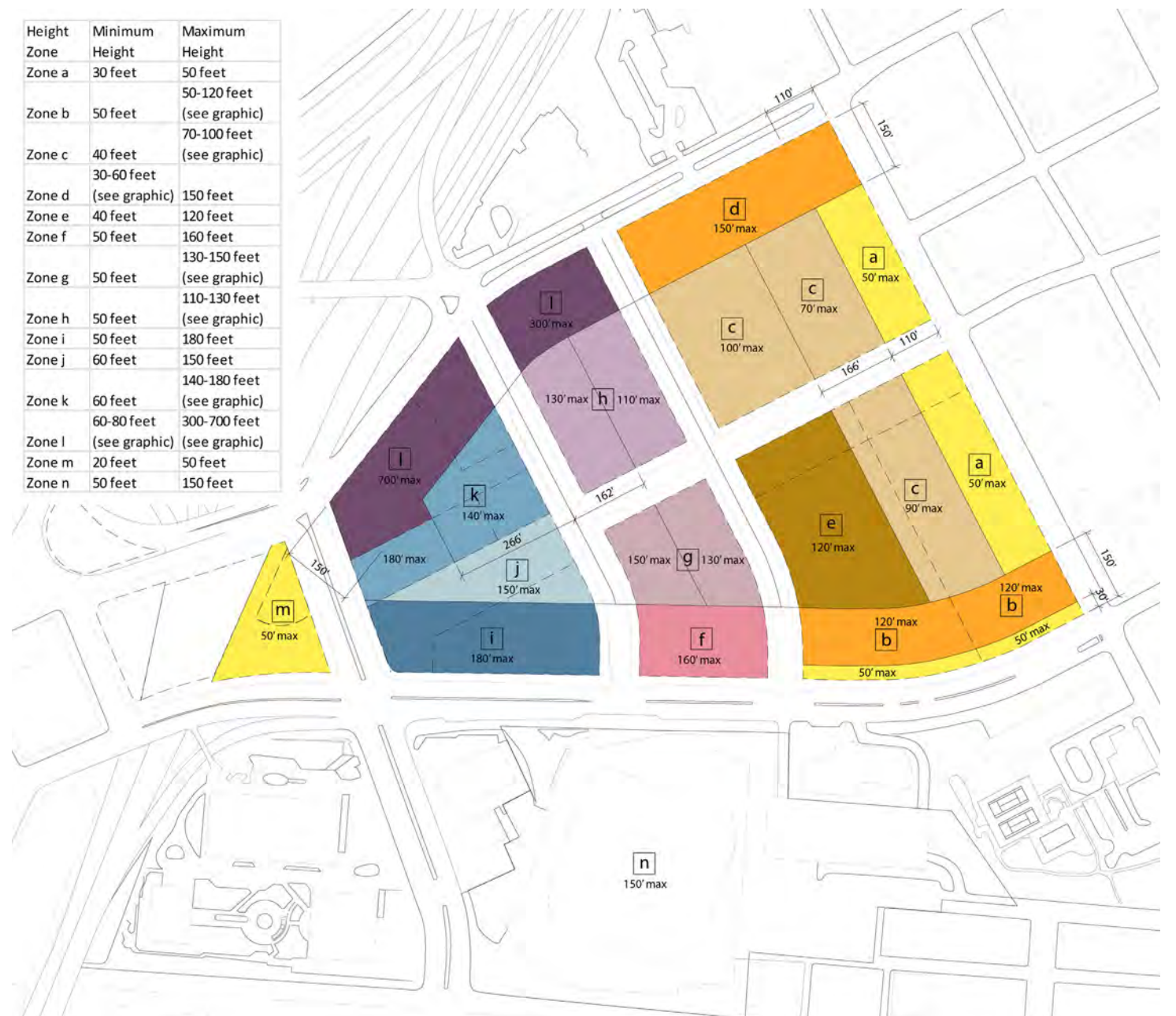


Figure 2.60 Maximum height requirement diagram

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) one curb cut on Block A1 is permissible along Centre Avenue, (3) one curb cut on Block B1 is permissible along Centre Avenue (4) Three curb cuts on Block E are permissible along Fullerton Street, (3) two curb cuts on Block F are 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)

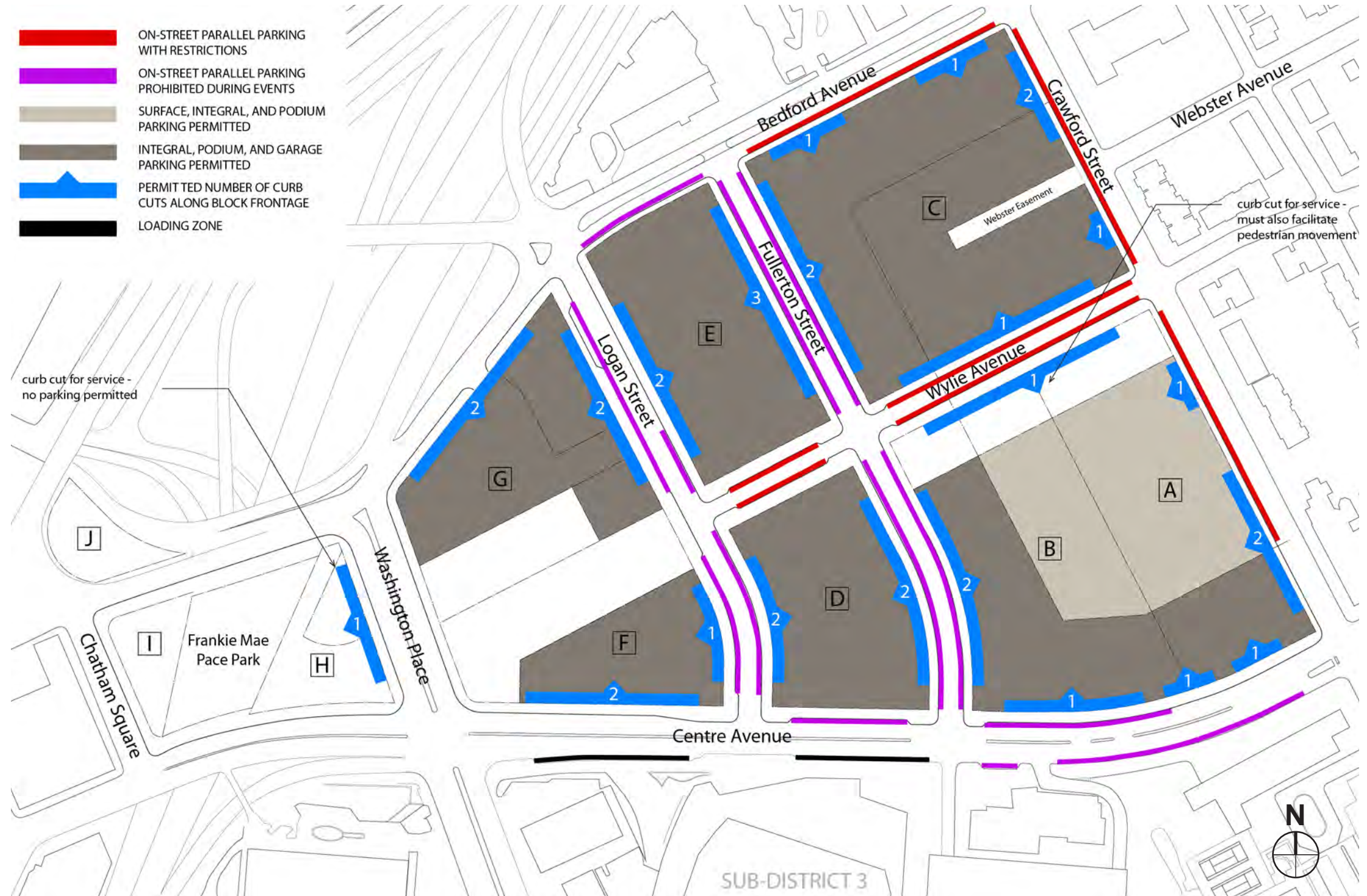


Figure 2.66 Parking and Service Regulating Plan

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

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

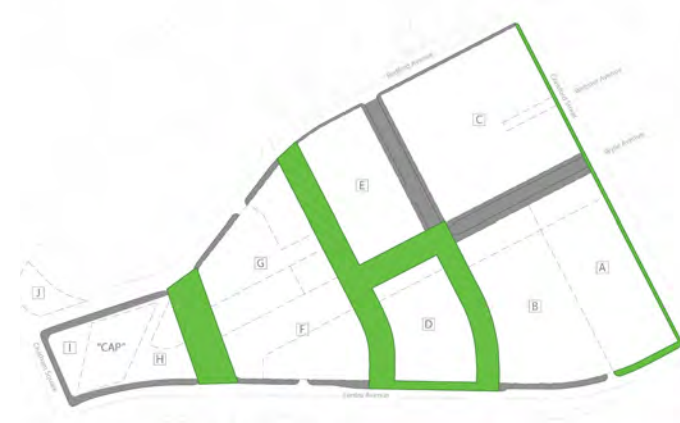
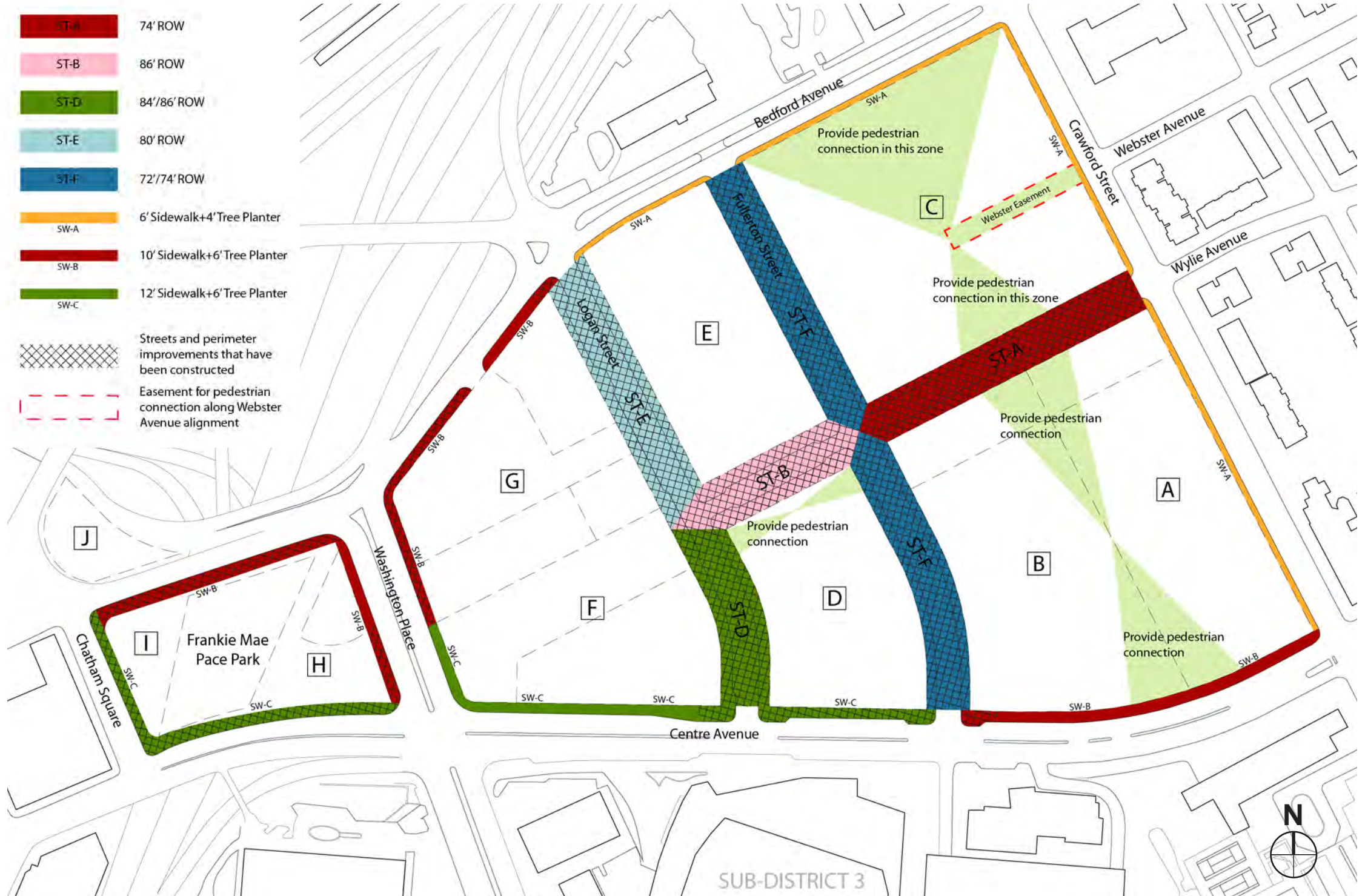


Figure 3.1 Sustainable and Accessible Streets Diagram

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

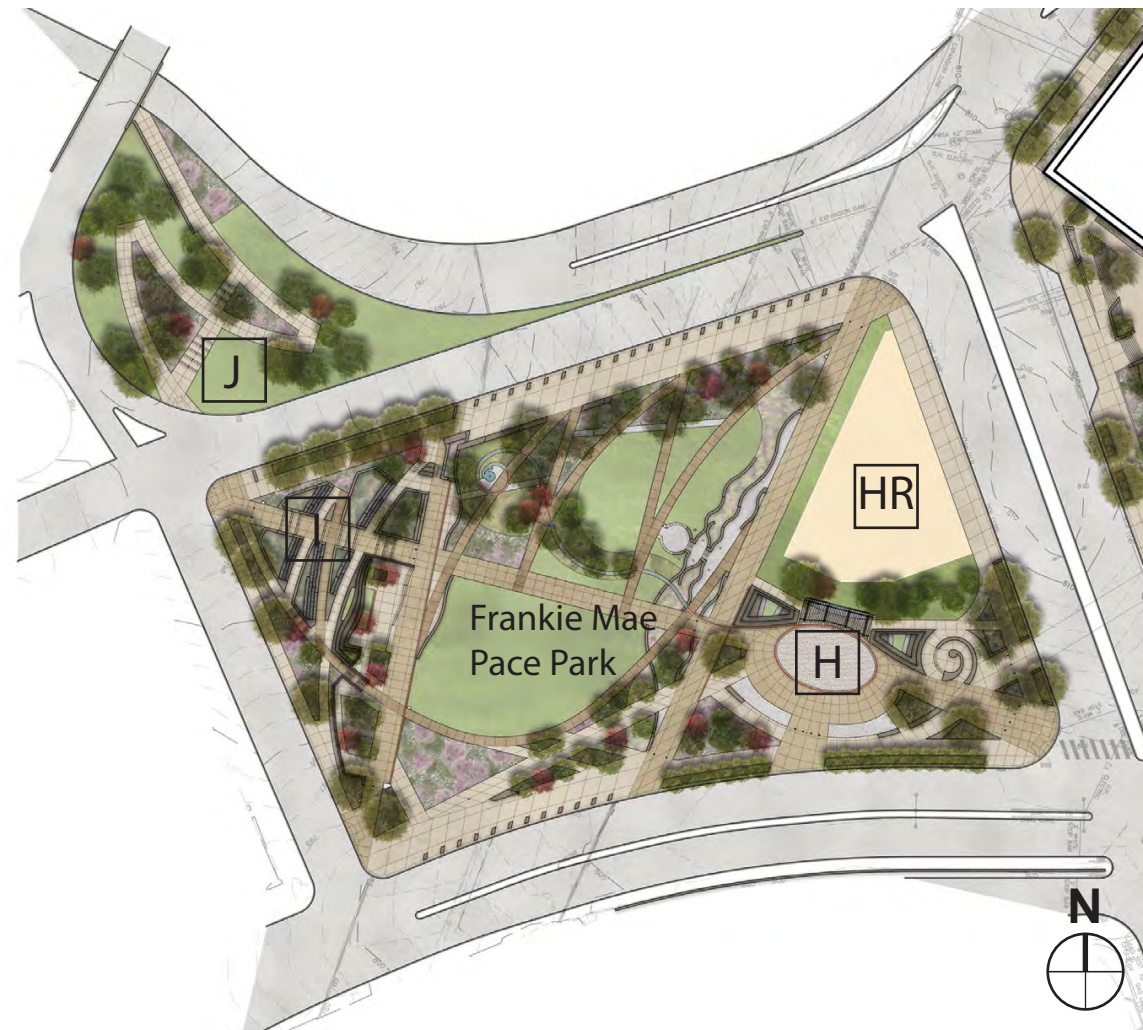


Figure 7.3 Enlarged illustrative plan showing a small adjacent pavilion /restaurant with an outdoor dining terrace, pylon marking the entry plaza, and a tree-lined promenade.



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

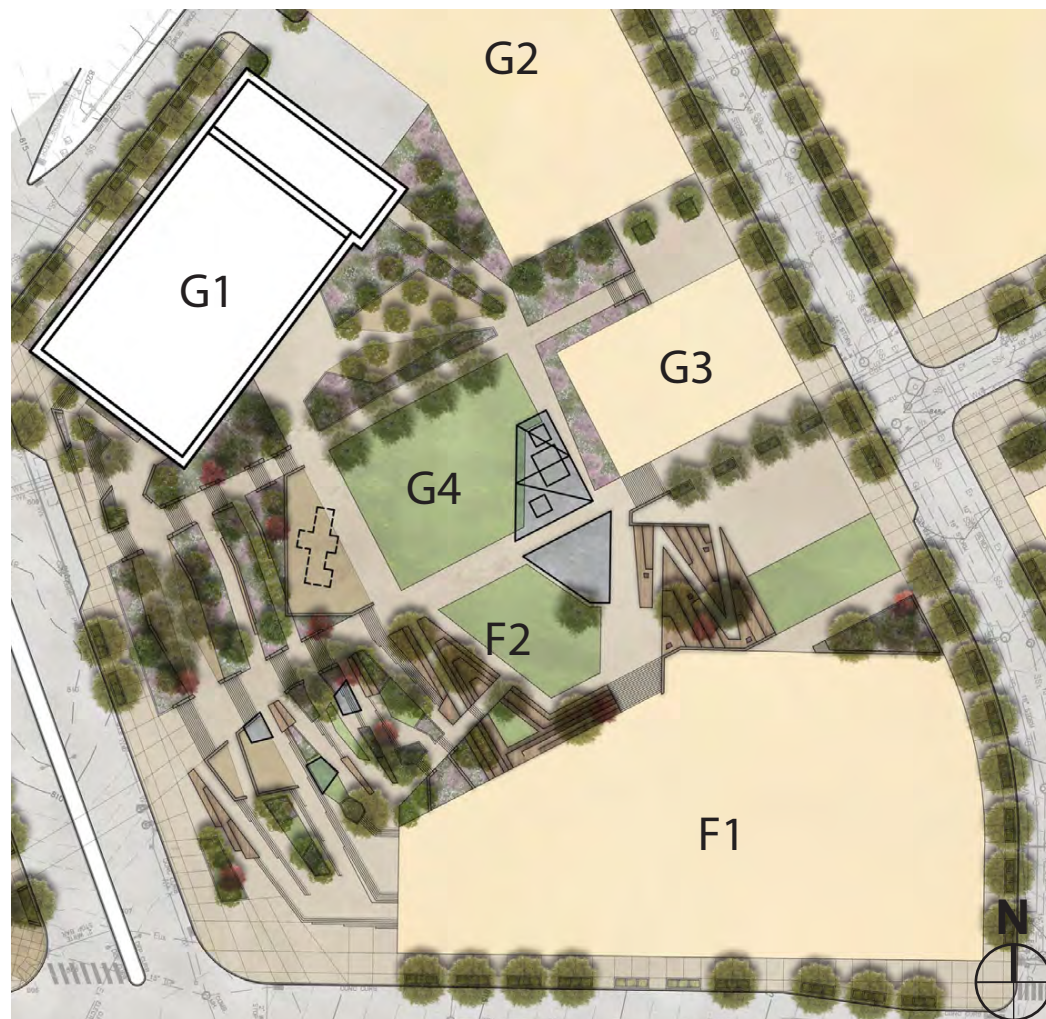


Figure 7.9 Enlarged illustrative plan showing the layout of open space in Block F and G



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

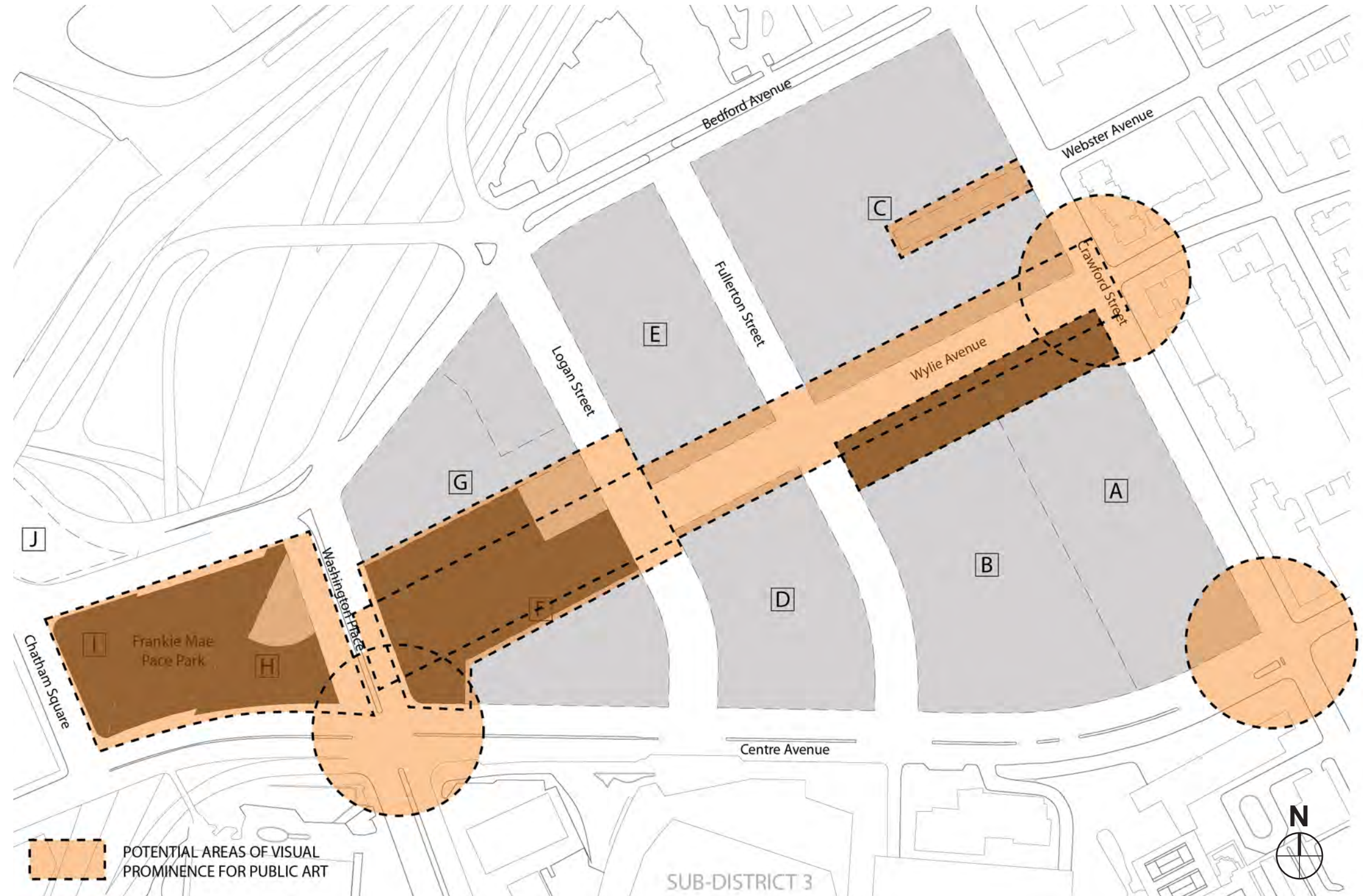


Figure 7.23 Plan showing potential locations of art installations.

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.

LOWER HILL

DISTRICT

First
Amendment to
the PLDP

BE PART OF THE
HISTORIC
TRANSFORMATION



First Amendment to the PLDP

The Preliminary Land Development Plan was approved in December 2014

Since that time:

- Logan Street, Fullerton Street and Wylie Avenue were constructed and dedicated to the City
- Frankie Mae Pace Park was completed
- FNB Financial Center Tower and Open Space on Block G advance

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

- Reflect what has occurred since 2014
- Reflect street vacations and no new public street construction
- Clarify points with the PLDP that are part of our lessons learned
- Set the stage to further realize the master plan vision shared in 2021 anchoring Wylie Avenue with accessible Urban Open Spaces from Frankie Mae Pace Park to Crawford Street



LOWER HILL

Vision



LOWER HILL

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:

2.4 Blocks

Updates to Figure 2.24 Block Regulating Plan

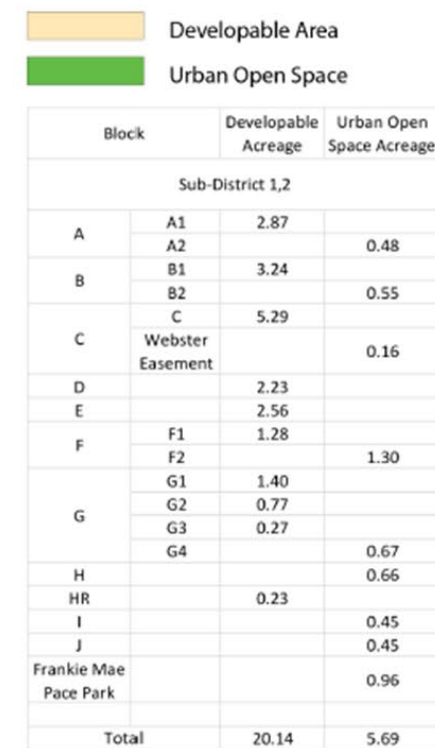


Figure 2.24 Block Regulating Plan

LOWER HILL

Section 2.5 – Streets and Pedestrian Connections

2014 PLDP:

Proposed:

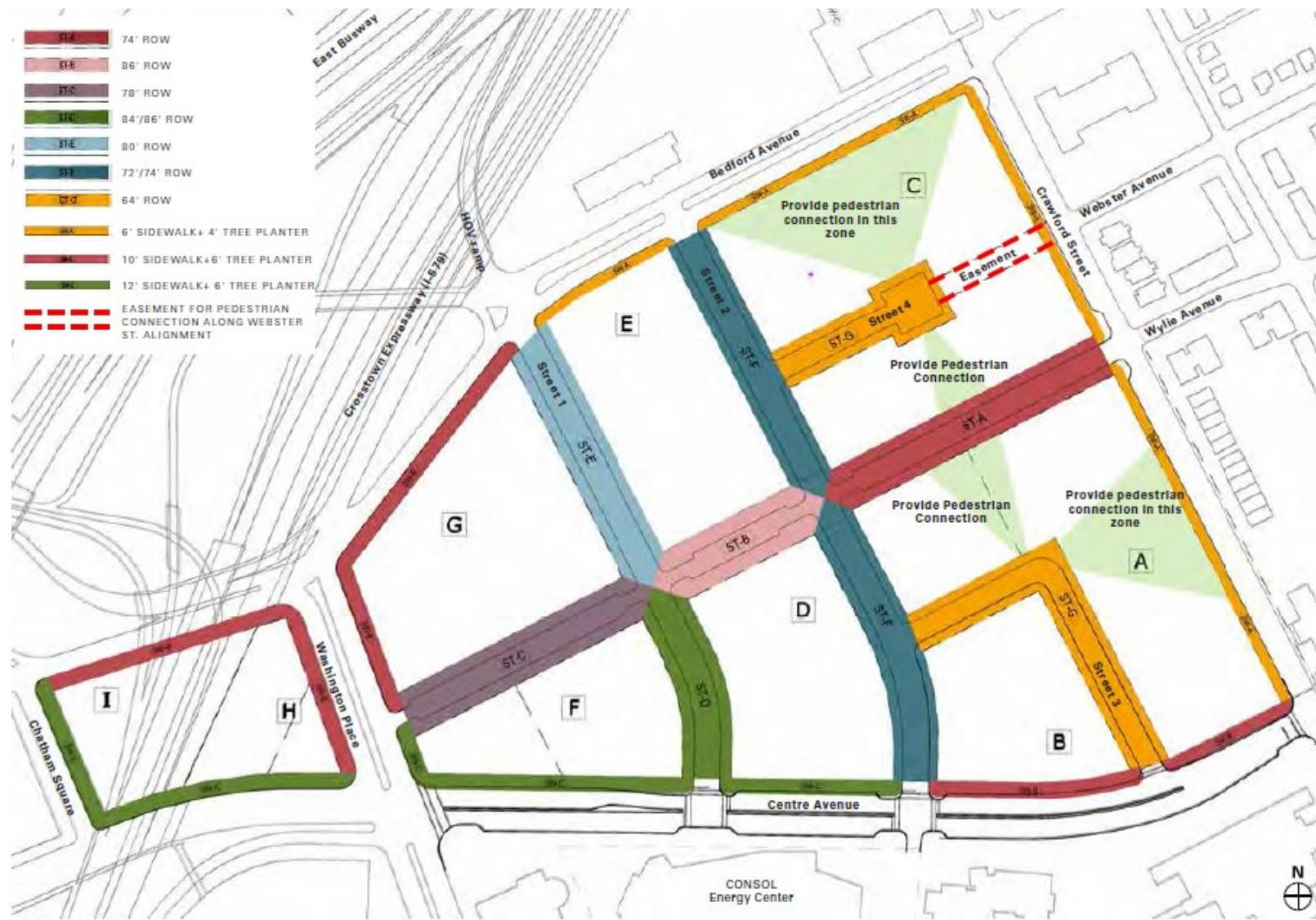


FIGURE 2.26 Street and Connections Regulating Plan



FIGURE 2.25 Accessible Streets Diagram

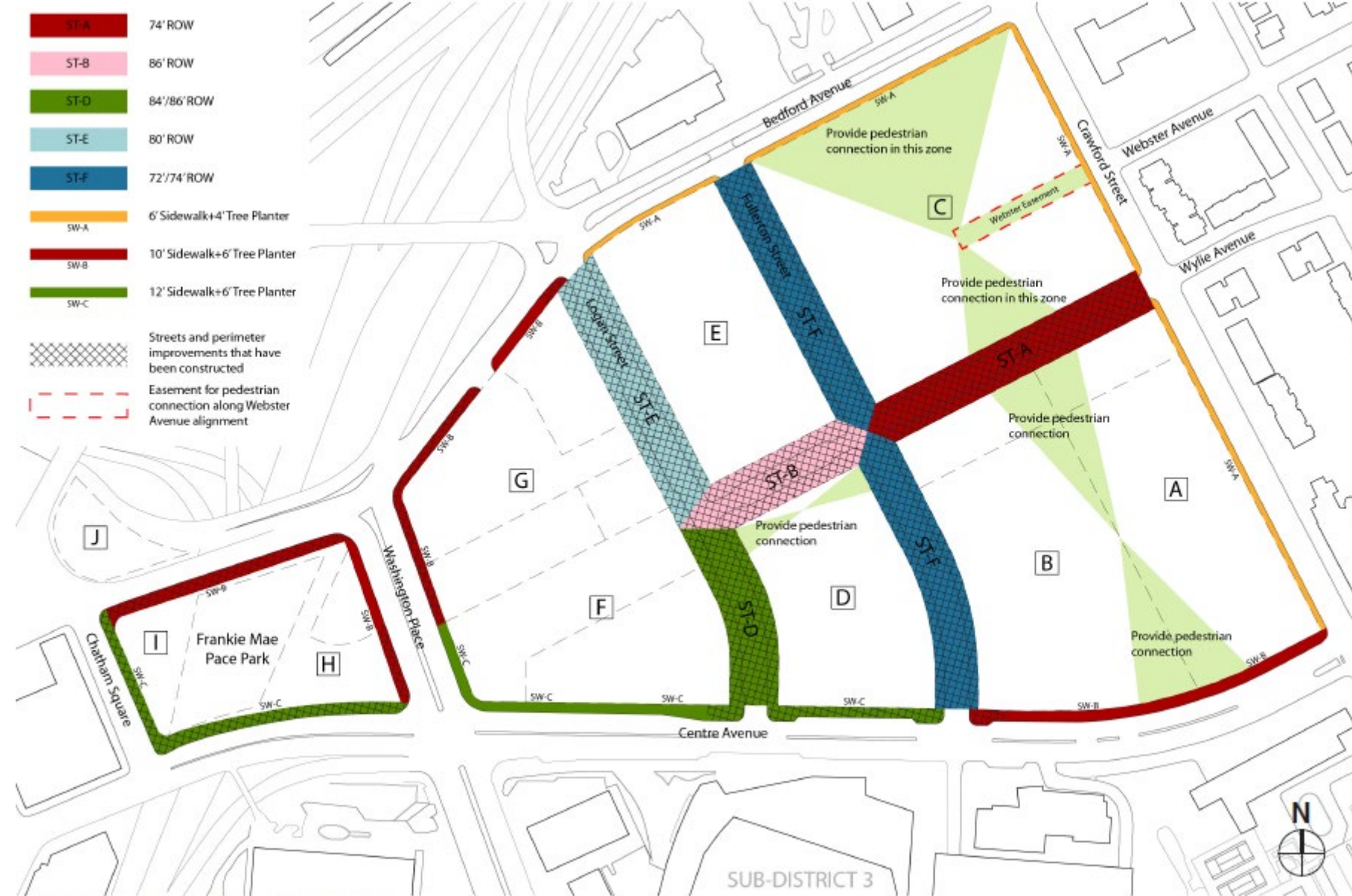


Figure 2.26 Street and Connections Regulating Plan



Figure 2.25 Accessible Streets Diagram

LOWER HILL

Section 2.6 – Open Space and Courtyards

2014 PLDP: 2.96 acres

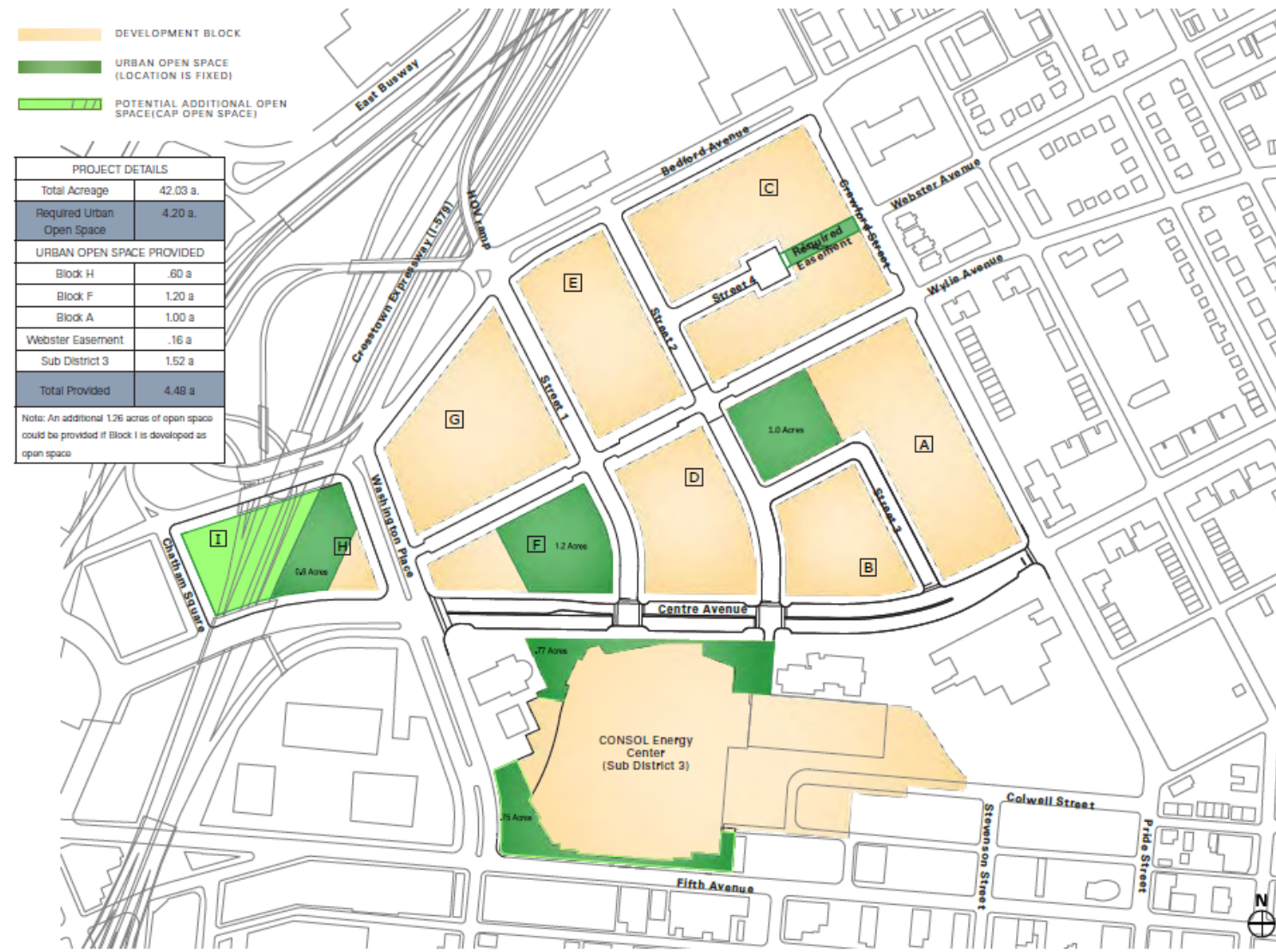


FIGURE 2.27 Urban Open Space and Courtyards Regulating Plan

Proposed: 3.83 acres



Figure 2.27 and 2.29 Urban Open Space and Courtyards Regulating Plan

LOWER HILL

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

LOWER HILL

Section 2.9 – Parking and Service

2014 PLDP:

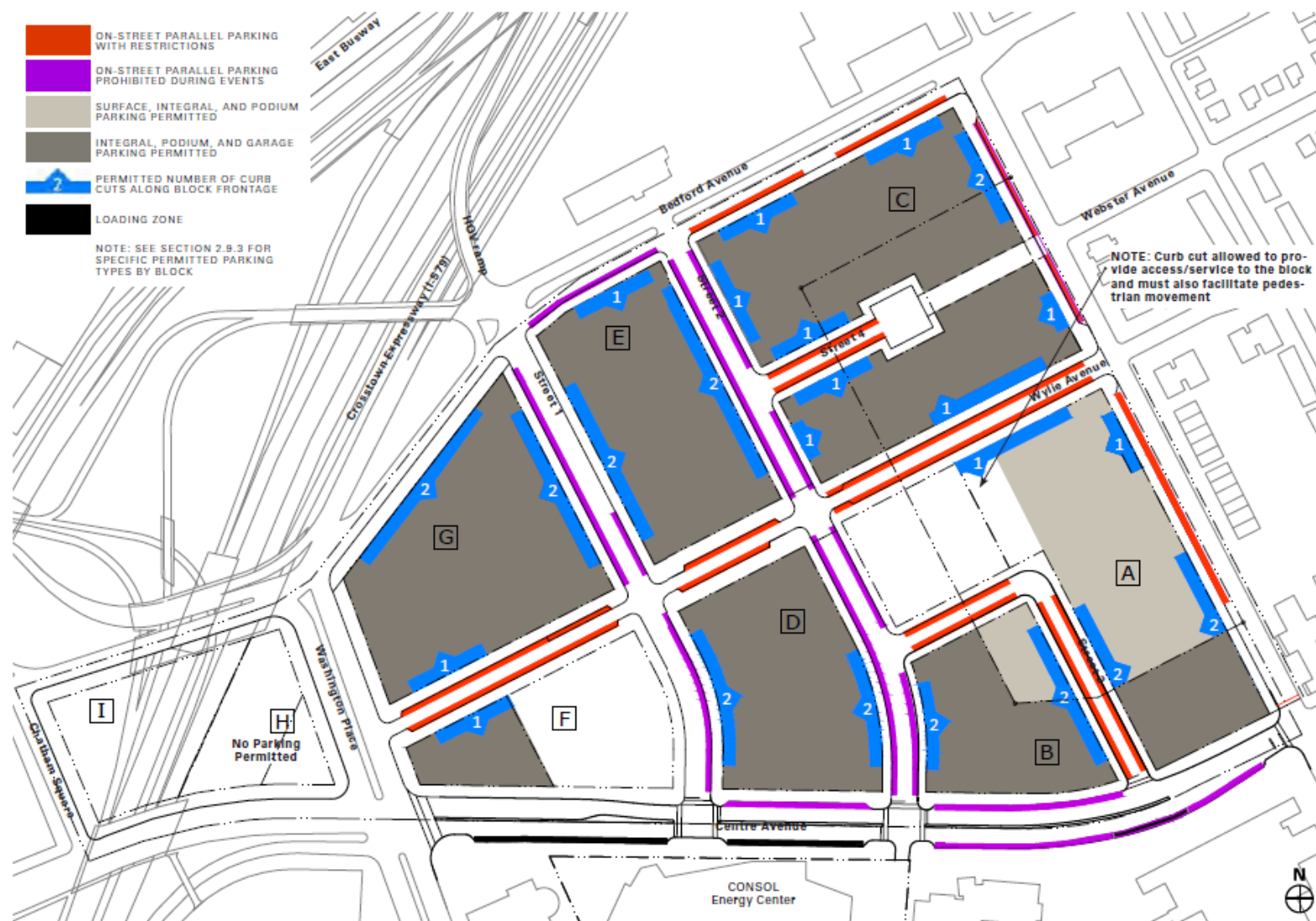


FIGURE 2.66 Parking and Service Regulating Plan

Proposed:



Figure 2.66 Parking and Service Regulating Plan

LOWER HILL

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

First Amendment to the PLDP: Process

Submittal to Zoning/Plan and SEA/URA for review	7/27/22
Presentations to Hill District RCO's	June - September
Convening of multi-RCO DAM meeting	September
Planning Commission Briefing	September
Planning Commission Hearing	October

Note: Street vacation process initiated in 2021 is now at DOMI to introduce legislation to City Council: Status unknown

Thank You

AUGUST 2022

