Dear Neighbor and Partners,

Bloomfield Development Corporation (BDC) heard loud and clear on January 29, 2018 that the ShurSave parcel, and the entire Bloomfield Bridge Gateway, is a significant property. That night an estimated 450 residents, business owners and commercial property owners - from Bloomfield and surrounding neighborhoods - expressed their concern around potential uses, affordability, design and transit.

In response to the outcry for retaining and creating affordability, both in housing and a grocery store, BDC launched a series of affordability workshops. ACTION-Housing assisted with the affordability workshops and partnered with the BDC to support a robust community planning process for Bloomfield’s Central Gateway. The Gateway planning process created a vision for the ShurSave parcel, identifying shared values that BDC will keep at the forefront of our advocacy on behalf of community-responsive development.

This report is the result of a truly fun, engaging and accessible community process. Using the Place It! interactive planning tool, developed by James Rojas, and other creative, hands-on methods, Studio for Spatial Practice brought a new way to think about design and development to the region through this project. The innovative process is captured in this document, which reflects communication and dialogue among neighbors.

The guidelines in this document will serve as a work plan for BDC. It’s our job to ensure that, if not at the Bloomfield Central Gateway parcels, then somewhere in the neighborhood we’re fulfilling the needs and wants of our neighbors through community development. We’re still listening. This will be an evolving document as the future of the entire Gateway intersection and adjacent parcels is also evolving. Keep sending us your comments and questions.

Christina Howell
Executive Director
Bloomfield Development Corporation
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INTRODUCTION

Bloomfield’s Central Gateway is a prominent public space that serves as the entrance into several of Pittsburgh’s East End neighborhoods. As one of the few remaining large-scale redevelopment opportunities in Bloomfield, residents want the ShurSave site to be redeveloped in such a way that it complements the neighborhood and continues to provide important, community-supported uses.

Bloomfield Development Corporation (BDC) and ACTION-Housing worked with Studio for Spatial Practice to convene a robust public planning process to capture the community’s vision for future development at the ShurSave site and throughout the neighborhood. The process also began a discussion about ways to improve the Bloomfield Bridge intersection so that it is more welcoming and accommodating to all users.

This document summarizes an extensive community conversation about the future of development in Bloomfield, and provides important Development Guidelines to help shape neighborhood projects. Developers interested in building in Bloomfield should review this document to learn about the types of projects that would likely gain community support. The BDC and community advocates should reference the Guidelines during discussions with developers and others about planning, development and infrastructure improvements. The Guidelines supplement, but do not replace, the City Zoning Code.
INTRODUCTION

At the time of this writing, the owner of the ShurSave supermarket site in Bloomfield is looking to retire and sell his property, which includes several adjacent parcels. The selling price is high enough that prospective buyers would likely redevelop the property in order to make a return on their investment.

In 2017, Indianapolis-based Milhaus proposed to redevelop the site into a dense, mixed-use project that would include street-level retail, hundreds of “market-rate” apartment units and integral tenant amenities. Milhaus presented their development concept to the public in January of 2018. A majority of the people attending the presentation - residents, business and property owners from Bloomfield and surrounding neighborhoods - expressed strong apprehensions about the proposed project. Concerns were focused around the proposed uses, affordability, the character of the buildings and access to public transit. The proposed development did not relate to the existing neighborhood and did not support the daily needs of existing residents. The public outcry demonstrated a need to engage residents in a meaningful conversation to develop a shared vision for the ShurSave site, for improvements to the broader Central Gateway, and more generally for future development throughout Bloomfield.

As a first step, Bloomfield Development Corporation (BDC) and ACTION-Housing teamed up to hold a series of affordability workshops in March and April of 2018. During the workshops, residents discussed what affordability means for Bloomfield. BDC and ACTION-Housing introduced some of the tools that can be used to preserve and create new affordable housing. Attendees discussed the consequences of rising rental rates on long-time renters, both young and old, and the disturbing trend of low-income, disabled older adults being displaced away from Bloomfield: its close proximity to health care and grocery stores, and their walkable and transit-rich home for decades.

That process forged a partnership between BDC and ACTION-Housing, an organization that helped BDC think through housing affordability issues and how to address them. BDC had been looking for resources to engage residents in a neighborhood planning process and that fall Action-Housing offered to fund a site-specific planning process around the ShurSave parcels.

In December of 2018, BDC and ACTION-Housing brought in an urban design consultant, Pittsburgh-based Studio for Spatial Practice, to help capture the public’s voice and vision through an interactive planning process. Participants engaged in a series of activities through which an understanding of shared values and development goals was reached. The six-month planning process actively involved hundreds of Bloomfield residents and stakeholders, and resulted in the creation of this Bloomfield Central Gateway Development Guidelines document.

THE SETTING

At the time of this writing, the owner of the ShurSave supermarket site in Bloomfield is looking to retire and sell his property, which includes several adjacent parcels. The selling price is high enough that prospective buyers would likely redevelop the property in order to make a return on their investment.

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INTRODUCTION

INTRODUCTION

PROJECT GOALS

The following goals were identified by the steering committee and refined throughout the planning process, to reflect community input.

- Establish shared community values to guide development.
  For Bloomfield’s Central Gateway site and for other, future projects in the neighborhood.

- Develop massing and layout alternatives for Bloomfield’s Central Gateway.
  Include universal accessibility, all traffic modes and public transit.

- Establish ideal uses for this site.
  Some identified uses and needs might be better located nearby or off-site.

- Educate the community about the range of “affordable” housing options.
  Provide precedent examples of mixed-use projects in Pittsburgh and other cities.

- Identify the types of housing needed and wanted in Bloomfield.
  Affordable housing can support families, veterans, seniors and other special need groups.

- Design to promote and support community health and wellness.
  Improve quality of life: integrate and connect public space and common resources.

- Identify local resources for funding and partnering.
  The Allegheny Health Network (AHN) and University of Pittsburgh Medical Center (UPMC) are both located within the contributing project area.

PROJECT TEAM

Bloomfield’s Central Gateway Planning Project was led by a Steering Committee composed of Bloomfield Development Corporation staff and board members, ACTION-Housing staff and the Department of City Planning. The process was facilitated by Studio for Spatial Practice.

Bloomfield Development Corporation
Christina Howell - Executive Director
Sam Spearing - Business District Coordinator
Matthew Ficorilli - Board Member

ACTION Housing Inc.
Linda Metropulos - Vice President of Real Estate
Mamadou B. Baldé JD - Development Fellow

Neighborhood Planner
Demi Kolke - Department of City Planning

Studio for Spatial Practice
Jonathan Kline - Principal
Christine Brill - Principal
Bruce Chan - Project Manager

PROJECT MISSION

The project explored how development at Bloomfield’s Central Gateway could meet the community’s broader needs, through a public planning process.
EXISTING CONDITIONS

THE CENTRAL GATEWAY SITE

The ShurSave redevelopment site, located at the landing of the Bloomfield Bridge, is a highly-visible set of parcels facing onto Liberty Avenue, Gangwish, Howley and Ella Streets. At the Central Gateway, the Liberty Avenue and Main Street business districts converge, and single- and two-family homes comprise the surrounding neighborhood. The prominent 1.7-acre site is important within the context of Pittsburgh’s entire East End, acting as a gateway to Bloomfield and neighborhoods beyond.

ZONING CONSIDERATIONS

The parcel is zoned as a Local Neighborhood Commercial (LNC) District, a zoning designation that is consistent with other mixed-use neighborhood corridors, such as Walnut Street in Shadyside and Butler Street in Lawrenceville. According to the Zoning Code, the LNC is intended to:

1. Maintain the small scale and rich diversity of neighborhood-serving commercial districts;
2. Promote and enhance the quality of life of adjacent residential areas; and
3. Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

While there are various standards for LNC development, two specific regulations strongly impact the massing and scale of new development:

1. The Maximum Floor Ratio (FAR) is 2:1*
2. Maximum Height is 45’, not to exceed 3 stories

The current FAR does not reflect the density and scale of the historic Liberty Avenue business district. For contemporary redevelopment projects, there is a general tendency towards denser urban development in the City of Pittsburgh, with a higher FAR.

The predominant existing building height, along the Liberty Avenue business district, is 3-stories for historic brick buildings. The floor-to-floor heights vary from building to building, and the ground floor ceiling heights tend to be tallest, reflecting their use as publicly-accessible commercial storefront spaces. It is common for the City to grant variances for buildings up to four stories in LNC districts.

Any development proposal that exceeds the maximum height or number of permitted stories, or includes a use that is not permitted-by-right, would require a formal Zoning process. The Zoning Board of Adjustment (ZBA) process requires public comment and input, and is an important opportunity for communities to exert or leverage some control over how a site is redeveloped.

In LNC-zoned districts, a wide range of uses are either permitted / allowed-by-right, or require an exception to be granted by the Zoning Administrator or Zoning Board of Adjustment (ZBA). In the attached Appendix, the LNC Use Type Summary lists all of the uses that are included in the Pittsburgh Zoning Code for LNC districts, as of June 6, 2019.

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* The Floor Area Ratio (FAR) is the relationship between the total amount of usable floor area that a building has, or has been permitted to have and the total area of the lot on which the building stands. The ratio is determined by dividing the total or gross floor area of the building by the gross area of the lot. A higher ratio is more likely to indicate a dense or urban construction. (Source: www.investopedia.com/terms/f/floor-area-ratio.asp)
DEVELOPMENTS TO LEARN FROM

The Central Gateway Site sits at the western edge of Bloomfield’s Liberty Avenue business district. The Liberty Avenue corridor and greater Bloomfield area have experienced several large-scale development projects in recent years. Other potential development sites are currently for sale or for rent. All of these projects - due to their proximity, zoning, construction materials, massing and/or scale - should be kept in mind as precedents while planning and redeveloping Bloomfield’s Central Gateway site. Some relevant projects and future redevelopment sites include:

- **The Junction (2019)** - Liberty Avenue at Baum Boulevard
- **Penn Mathilda Apartments (2016)** - Penn Avenue at Mathilda Street
- **Morrow Park Apartments (2015)** - Liberty at Baum Boulevard
- **Hyatt House (2015)** - Baum Boulevard at Liberty Avenue
- **UPMC Children’s Hospital (2009)** - Penn Avenue
- **Bloomfield Bridge Tavern (For Sale)** - Liberty Avenue at the Bloomfield Bridge
PROCESS OVERVIEW

A three-phase planning process, with several interactive opportunities for community input, was the foundation upon which the Bloomfield Central Gateway Development Guidelines were built.

PHASE 1: EXPLORE

Existing maps, models and relevant City/County data for the site were collected, compiled and reviewed.* An up-to-date base map of the site and adjacent intersection was created, along with a 3D SketchUp model showing “existing conditions.” The planning team refined the Project Mission and developed a preliminary list of Project Goals to guide the planning process.

PHASE 2: ENGAGE

The second project phase included two, hands-on workshops. Ahead of each workshop, the Bloomfield Development Corporation conducted extensive public outreach to ensure diverse and representational participation. This outreach included flyering homes, social media engagement, website notices, resident phone calls and email newsletters.

Nearly 70 community residents, business owners and elected officials attended the Workshop #1 sessions, which were held on Saturday, January 19th. Through a process inspired by planner James Rojas’ interactive “Place It!” format, Workshop #1 honored and gave voice to each participant’s memories - their experience living, working and playing in Bloomfield. Using colorful household items, participants worked collaboratively in groups of five to six people, creating abstract models representing an idea about how the Central Gateway site could be redeveloped. Each model, with accompanying notes, was carefully documented, recorded and compiled. This information was translated by the Planning Team into a set of Bloomfield-specific community values and needs that could be addressed through redeveloping the ShurSave property and/or other neighborhood sites.

PHASE 3: EXPAND

** A summary of each of the ten community-generated development schemes is provided in the Phase 2 Report included in the Appendix of this report.

* A summary of existing plans, reports and data/analysis is provided in the Phase 1 Report included in the Appendix of this report.
Workshop #1 activities were replicated, as closely as possible, in an on-line survey where respondents a) reviewed the values identified by Workshop #1 participants, b) selected the values they agreed with, and c) identified values that had been overlooked. The survey provided an important opportunity for community members to verify, clarify and prioritize the identified “Community Values.” It also enabled people to participate in the planning process even if they couldn’t attend a workshop in person. The resulting set of Community Values is further documented in the following section of this document.

Approximately 50 community members participated in Workshop #2 sessions, which were held on February 23. Community members worked in groups to create development scenarios for the Central Gateway property. Participants were given an hour to collaborate and respond to the following questions, taking into consideration the identified Community Values:

1. How should new buildings relate to the neighborhood?
2. Should there be open space on the site?
3. What types of ground floor uses?
4. What should go upstairs?
5. How and where should parking be integrated into the site?

Each of the ten groups used a set of color-coded, accurately-scaled building blocks, representing a variety of preferred uses, to create development schemes for the Central Gateway site.** Participants also discussed how improvements to the adjacent intersection, new public open space and existing neighborhood resources could be part of a vision for the site.

Key ideas generated during Workshop #2, along with a refined Community Values statement, were translated into preliminary Development Guidelines. The Community Values and Development Guidelines are presented in greater detail in the following sections of this document.

**PHASE 3: EXPAND**

At a science fair-style Open House, with three exhibit-centered stations, community members learned about the planning process and engaged with models representing three possible Development Scenarios for the ShurSave site. ACTION-Housing and the Bloomfield Development Corporation were on-hand to discuss possible next steps, beyond the planning process. The Open House was an opportunity for the community to contribute additional comments, concerns and ideas. This report, summarizing the entire planning process, includes a set of Development Guidelines that are specific to the Gateway Central and others that are relevant to projects throughout Bloomfield.
This document is intended for three user groups:
1. Bloomfield Development Corporation (BDC)
2. Developers and Property Owners
3. The General Public

BLOOMFIELD DEVELOPMENT CORPORATION

As the designated neighborhood Registered Community Organization (RCO) with the City of Pittsburgh, the Bloomfield Development Corporation is the advocacy and organizing group, in Bloomfield, that the Department of City Planning notifies about upcoming public hearings, requested zoning variances and proposed changes by developers. Developers are encouraged and, in most cases, required to reach out to the BDC to initiate a public engagement process and help ensure that the community’s concerns and input are recorded and taken into consideration.

This document is intended to be a tool and visual guide that BDC can use when speaking about proposed redevelopment projects with developers, City officials and community members. These Guidelines can also help inform BDC’s own internal policies towards future development and public engagement.

DEVELOPERS AND PROPERTY OWNERS

This document lays out a framework for developers to carefully review and consider before they build projects or renovate structures in Bloomfield. The principles laid out in this document should be applied to all scales of projects, from small interior renovations to new construction. They should help guide decision-making and be used as a checklist throughout the design process. Applying the community-generated design principles from the start of each project will help to ensure high-quality design, and avoid unnecessary project delays due to community concerns.

Proposed development projects that match the community’s vision, and adhere to these Guidelines, would likely receive public support for Zoning variance requests. Zoning variance requests are often made to obtain permission for increasing building heights or reducing setback requirements, thereby enabling developers to earn a greater return on their investment. The variance process is an important mechanism that the community should use to advocate for high-quality, sustainable and equitable development.

While these design principles and values should inform the planning of future projects, an active dialogue and communication with the BDC and broader community should be the first step of any development process.

GENERAL PUBLIC

This Development Guidelines document captures Bloomfield residents’ values and priorities when it comes to future development in the neighborhood.

The general public can use the Guidelines as a resource, to learn how to influence development through the City of Pittsburgh’s planning and zoning processes. This document can also be a reference, establishing a common language and shared set of principles that can be used when speaking with developers and city officials. Bloomfield community members should also work closely with the Bloomfield Development Corporation, which has a standard process for community engagement with developers and City departments. Community members will have more success in advocating for high-quality development if they work together, in collaboration with the Bloomfield Development Corporation.
CITY APPROVAL & DEVELOPMENT PROCESS

Most mid- to large-scale development projects must go through the City’s approval process. This process requires developers to notify adjacent neighbors about the proposed project, and gives community members an opportunity to provide input about zoning decisions that may impact them. As the designated Registered Community Organization (RCO), the BDC should coordinate these efforts. However, the public should become familiar with the development process, and learn how to organize themselves to most-effectively advocate for community priorities.

1. **Zoning**
   - Development Activities Meeting
     - Occurs 30 days before the public ZBA Hearing.
     - Through Bloomfield Development Corporation.
   - Zoning Board of Adjustments (ZBA) Hearing
     - Open to the Public.
     - Determines height, number of floors, parking, etc.

2. **Planning**
   - Possible Planning Commission Hearing
     - Open to the Public.
     - Required only if the developer requests ZBA for permission to build a Conditional Use.

3. **CDAP**
   - Contextual Design Advisory Panel Review
     - Through Bloomfield Development Corporation.

KEY CONTACTS

Registered Community Organization
Bloomfield Development Corporation
4900 Friendship Ave.
Pittsburgh, PA 15224
https://bloomfieldnow.org
Phone: (412) 681-8800

Zoning + Planning
Department of City Planning
200 Ross Street
Pittsburgh, PA 15219
Planning Sector: 12 (Bloomfield)
Phone: 412-255-2200

District 7 Councilmember
Office of Councilmember Deb Gross
414 Grant Street
Pittsburgh, PA 15219
Phone: 412-255-2140
Email: district7@pittsburghpa.gov

STAY INFORMED, BE ORGANIZED & INFLUENCE DEVELOPMENT!

- Attend and speak at advertised, public, community meetings.
- Volunteer to publicize and spread the word about upcoming meetings.
- Share upcoming meeting and hearing dates with your neighbors.
- Give feedback at public meetings, or directly to BDC, via email or phone.
- Submit opinion letters to the Zoning Board, or directly to BDC, via email or phone.
- Attend and speak at Zoning and Planning hearings, to provide feedback.
- Call elected officials to express your opinion.
During the first public, hands-on workshops, held on January 19, 2019, Bloomfield participants expressed a wide range and variety of community values. These values range from neighborhood-wide aspirations to specific opinions about upcoming development projects.

The diverse list of values was organized into the following six themes, or categories:

1. Community and Culture
2. Beautification and Gateway Identity
3. Connectivity and Accessibility
4. Gateway Buildings and Public Space
5. Architectural Character
6. Desired Uses

These themes, and the underlying community values, comprise the guiding framework for the *Bloomfield Central Gateway Development Guidelines*. 
COMMUNITY + CULTURE
The people, character and quality of life of Bloomfield.

Reflect a welcoming and safe neighborhood. 69%*
Provide housing options / programs to prevent the displacement of existing residents. Accommodate a range of household sizes and types. 58%*
Protect and preserve age and income diversity. 57%*
Celebrate food: an important part of Bloomfield’s identity and culture. 46%*
Keep Bloomfield unique: document and celebrate local history and culture. 42%*
“We don’t want things too fancy.” Create new development that “feels like home.” 23%*

BEAUTIFICATION + GATEWAY IDENTITY
The buildings, outdoor spaces and built environment of Bloomfield.

Manage a clean and litter-free public realm. 59%*
Provide trees, flowers, plantings, parklets, gardens and benches at the gateway and throughout the district. 57%*
Improve street and storefront lighting, and bring back festive seasonal lighting. 42%*
Integrate public art into public space: more murals, etc. 38%*
Maintain a “Welcome to Bloomfield” sign. 31%*
Create: a green gateway “piazza”, a town square with a water feature, a monument, a fountain, or other central element. 25%*

CONNECTIVITY + ACCESSIBILITY
How people move in, around and through Bloomfield.

Create a people-oriented intersection serving pedestrians, cyclists, transit riders and all abilities of people. 66%*
Support multi-modal transportation options with streets accommodating bikes, cars, public transit and pedestrians. 56%*
Better connect existing amenities that are already here but are hard to access - the playground, ball field and swimming pool. 47%*
Provide way-finding signs including local destination and adjacent neighborhoods. 23%*

* Percentage of survey respondents who “STRONGLY AGREED” with a statement.
** The Architectural Character category, created after the online-survey had been conducted, includes issues raised at public workshops or as part of survey responses. Additionally, “childcare facilities” was added to the list of Community Uses after survey respondents requested that it be included. Because these items were not part of the on-line survey, no % value is attributed.
GATEWAY BUILDINGS + PUBLIC SPACE
The size, scale and character of new development and open space in Bloomfield.

Provide more green space that is open to the public. Create something beautiful: a place to spend time and eat outside. 53%*
Attract a mix of uses: housing over shops and commercial spaces. Build flexible, multipurpose spaces. 51%*
Innovate w/ renewable and shared green energy to lower energy costs and minimize environmental impacts. 47%*
Match the scale and character of the surrounding built context. Do not create housing towers. 43%*
Front buildings on to Liberty Avenue, continuing the urban street corridor. 31%*
Preserve views to nearby landmarks: hospitals, Polish Hill. 28%*

ARCHITECTURAL CHARACTER **
The materials, details, building construction and overall feel of the Bloomfield business district.

DESIGN QUALITY
Design should inspire! No bland, boxy buildings.

GREEN DESIGN STANDARDS
Use modern green building and site design and construction standards such as LEED®, Passive House® and others.

ACTIVE OPEN GROUND FLOOR
People should be able to see into ground floor uses and publicly-accessible spaces. Locate parking behind, below or within buildings.

BUILDING HEIGHT
New development should fit the context but should not be limited to 2-3 stories.

DESIRED USES
Uses that would enhance life in Bloomfield.

FOOD 52% *
Retain an affordable supermarket in Bloomfield to ensure food access.

HOUSING 61% *
Provide affordable rental and for-sale housing for a mix of income, ages, abilities, household sizes, etc.

COMMUNITY USES
Create spaces to support community life, health and culture, such as:
• community/senior center 41% *
• affordable gym 38%*
• small art/music venues 38%*
• childcare facilities **

GENERAL 44% *
Balance retail offerings. Create a diverse mix of family- and senior-friendly retail “to bring people of all kinds.” Attract an inclusive mix of uses and users, not only nightlife and bars.

RETAIL / COMMERCIAL 29% *
Develop a mix of uses that complement the existing business district. Create a monthly market / fair showcasing local businesses.

PARKING 21% *
Incorporate parking solutions for the larger business district. Designate some parking at the perimeter / edges of the development site [not along Liberty Ave.].

COMMUNITY VALUES
The ‘Gateway Development Guidelines’ section of this document expresses the community’s vision and goals for redeveloping the 1.7 acre Central Gateway (ShurSave) site.

Three possible development scenarios, incorporating the Gateway Development Guidelines, are modeled as examples of projects that would likely be supported by Bloomfield community members. This section also includes some ideas, expressed by workshop participants, about how the Bloomfield Bridge intersection could be made safer and better accommodate everyone using it.

Anyone referencing these Guidelines should also review the city’s Complete Streets Guidelines to address design and construction in the public right-of-way. Please consult with Bloomfield Development Corporation to learn about the current status of development proposed for the Central Gateway site.
On the Central Gateway / ShurSave site, the following four guidelines should be incorporated to connect and integrate future development with the surrounding neighborhood.

1 SITE GUIDELINES

1.1 Site Organization
Extend at least one pedestrian connection through the site.
Extend either Stack Way or Corday Way through the site to create at least two buildings.

1.2 Open Space
Set back one building segment to provide public open space along Liberty Avenue.
Create at least one publicly-accessible open space along Liberty Avenue.

1.3 Scale + Massing
Limit zoning requests for extra height to 4 stories.
Do not allow buildings over 3 stories along Gangwish Street.
The Liberty Avenue building face should extend up to and follow the property line (zero setback).

1.4 Vehicular Entry + Parking
Organize major vehicular garage and service entrances along Howley and Ella Streets.
Do not allow major vehicular entrances along Liberty Avenue or Gangwish Street.
Locate parking behind, under or inside buildings.
Potential Configurations

The goal of the guidelines is integrating new development with the existing neighborhood, by limiting the scale of new buildings, connecting with the neighborhood street grid, and creating meaningful public open space at the gateway of the Liberty Avenue business district.

The Gateway Guidelines allow this goal to be interpreted in a variety of ways. Three potential strategies are illustrated here to demonstrate how the guidelines allow for different building sizes and configurations, and different ways to relate open space towards Liberty Avenue. These three configurations are further explored as Development Scenarios on page 22.

**Ella Open Space + Stack Way**
A small plaza at Ella Street creates a gateway to the existing business district.

**Central Open Space + Stack Way**
A central plaza anchors the gateway site, relates to the Bloomfield Bridge and creates an entrance to the existing business district.

**Howley Open Space + Corday Way**
A plaza at Howley Street faces directly onto the Bloomfield Bridge.
2 A MIX OF USES

Community members expressed a preference for extending Liberty Avenue's mixed-use business district towards Main Street, across the redeveloped Central Gateway site. They selected uses that are currently limited or missing in the neighborhood that would enhance the quality of life of Bloomfield residents.

Development should include a mix of uses with an emphasis on creating places to live and shop. Integrate affordable and senior housing, a small grocery store and community uses. Residential projects should include a diversity of unit types and sizes and ideally include complementary uses, such as a cafe or small, neighborhood-serving retail.

The preferred uses, summarized on the facing page, were chosen by a majority of people participating in the Central Gateway planning process. Many of these uses could be combined to create an active, pedestrian-friendly, neighborhood-serving amenity catering to all kinds of people. Some of the uses could, alternatively, be discretely developed on other Bloomfield parcels. Developers who are interested in Bloomfield would be well-served by having an open dialogue with the BDC and its constituents, with the goal of learning about the components of a project that would likely be supported by community members.
New development should be mixed-use with a preference for:

**MIXED-INCOME APARTMENTS**
Affordable housing for diverse households.

*example: Penn Mathilda Apartments*
- Located in Bloomfield; completed in 2016.
- 33 one-bedroom, 6 two-bedroom.
- Half of the units have a preference for veteran; all are affordable.
- Units are above ground-floor retail, with surface parking behind storefronts.

**SENIOR APARTMENTS**
Affordable housing for seniors with common spaces and amenities.

*example: Fairmont Apartments*
- Located in Garfield; completed in 2006.
- 60 one-bedroom units (10 are accessible).
- 620 SF each.
- For tenants ages 62 and above; all affordable.
- Above retail and parking.

**SMALL GROCERY STORE**
A limited, full-service store around 10,000 SF

*example: Trader Joe’s*
- Located in East Liberty; completed in 2007.
- 14,000 SF; originally 10,700 SF
- Surface parking lot.

**COMMUNITY USES**
Provide space for meeting rooms, childcare, a medical clinic, art-making, a senior center, etc.

*example: Assemble*
- Located in Bloomfield; completed in 2016.
- 1,700 SF
- Educational arts nonprofit.
Illustrated here are three potential design scenarios that follow the guidelines and integrate the preferred uses. The scenarios illustrate different ways to provide a new open space lined with retail and community uses along Liberty Avenue. All three scenarios include a small grocery store with housing above it, and one includes an office building. Parking for all scenarios is integrated into lower levels with a green roof and vehicular entries from Howley and Ella Streets. Smaller-scale, less-active uses front onto Gangwish Street.

### Use Key:
- **Mixed-Income Housing**
- **Senior Housing**
- **Row Houses**
- **Grocery Store / Retail**
- **Office**
- **Parking**

### Central Open Space + Stack Way
- **Senior Housing** +/- 83 Units, 2-3 Stories
- **Mixed-Income Housing** +/- 42 Units, 3 Stories
- **Row Houses** 8 Units, integrated into main building
- **Small Grocery Store** Limited Ground Floor Retail and Community Use
- **Parking** Under both buildings with limited surface lot

### Ella Open Space + Stack Way
- **Mixed-Income Housing** +/- 85 Units, 2-3 Stories
- **Senior Housing** +/- 40 Units, 3 Stories
- **Row Houses** 8 Units, integrated into larger building
- **Small Grocery Store** Limited Ground Floor Retail and Community Use
- **Parking** Under both buildings with limited surface lot

### Howley Open Space + Corday Way
- **Senior Housing** +/- 36 Units, 3 Stories
- **Mixed-Income Housing** +/- 18 Units, 3 Stories
- **Small Grocery Store** Limited Ground Floor Retail and Community Use
- **Office** 45,000 SF, 3 Stories
- **Parking** Under both buildings with limited surface lot
4 BLOOMFIELD BRIDGE INTERSECTION

The northern terminus of the Bloomfield Bridge, directly across from the Central Gateway Site, is part of an intersection that is complex for all users. Pedestrian crossings (illustrated at right in blue) are heavily impacted by on- and off-ramps and slip lanes, creating significant conflicts between pedestrians and vehicles. In addition, some vehicle and bicycle movements through the intersection are confusing and dangerous due to lane variations and alignments. A 2018 public survey conducted by Bloomfield Livable Streets, the local pedestrian and bicycle advocacy group, shows that pedestrians feel unsafe when passing through the Bloomfield intersection.

City Coordination

The City of Pittsburgh has reserved funds to study intersection improvements at the Bloomfield Bridge. To enhance the gateway for all users and promote pedestrian safety, proposals to redevelop the ShurSave site should be coordinated with this study. Any proposed changes to the right-of-way will need to be developed along with the City’s Department of Mobility and Infrastructure (DOMI), which ultimately approves any modifications to the intersection.

Development Impact

Any proposed development at the Central Gateway site will affect the movement of vehicles, pedestrians, bikes and public transit through the already-complicated Bloomfield Bridge Intersection. Any development project should seek to improve intersection safety. There may be opportunities to improve the intersection, even before the ShurSave site is redeveloped, so that pedestrian traffic is prioritized and made safer, in accordance with the City’s Complete Streets Guidelines.

Potential Opportunities

When redesigning the intersection, there is a potential opportunity to expand open space along Liberty Avenue by eliminating the northbound traffic lane leading to Main Street and shortening crosswalks.

During the workshops, participants recommended versions of this concept (below), adding landscape and public art elements to the gateway, narrowing the intersection and making it safer for pedestrians.
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**Bloomfield Central Gateway Development Guidelines**

- GA TEWAY DEVELOPMENT GUIDELINES
- GA TEWA Y DEVELOPMENT GUIDELINES
NEIGHBORHOOD-WIDE GUIDELINES

This *Bloomfield Central Gateway Development Guidelines* document reflects the values, themes and vision identified by community members through an extensive public planning process.

The ‘Neighborhood-Wide Guidelines,’ presented here, are general site and building design principles that can be applied to any development project in Bloomfield, including the Central Gateway.

Users of these Guidelines should also reference the city’s *Complete Streets Guidelines* to address design and construction in the public right-of-way, and consult with Bloomfield Development Corporation for specific concerns at certain sites.
NEIGHBORHOOD-WIDE GUIDELINES

Use these Neighborhood-Wide Guidelines to help inform discussions about future projects. These Guidelines, which reflect public input provided during the Central Gateway planning process, can be used as a checklist to help ensure the quality of new construction and development throughout Bloomfield.

1 PERFORMANCE STANDARDS

All new development in Bloomfield should advance sustainable and equitable development practices. Several different standards can be used to help ensure that the ShurSave site is designed and developed in keeping with environmental performance and building standards (LEED®, Passive House®, Living Building Challenge®, etc.). Some of these standards also require developers to be sensitive to local community needs and social equity goals. The Pittsburgh p4 Performance Measures (www.p4pittsburgh.org/pages/p4-performance-measures) can be used to quantify and inform public investments in City of Pittsburgh development projects. These Measures have been adopted by Urban Redevelopment Authority of Pittsburgh (URA) programs, but they can also be referenced by community groups, developers, project funders, other City agencies and stakeholders as a way to bring high-quality development approaches to all projects. Some form of Performance Standards should be required as part of Request for Proposals (RFPs) relating to future development in Bloomfield.

1.1 Community Input Integration

Before any design and planning decisions are made, consult with Bloomfield Development Corporation (BDC) and participate in their public process. Development in Bloomfield should be a collaborative and coordinated effort with significant community involvement. BDC’s process ensures that projects are holistically integrated into the neighborhood, creating a more successful and accepted development that benefits all users and stakeholders.

1.2 Public Input + Community Partners

Developers must provide evidence that they have met the public planning process standards set forth by Bloomfield Development Corporation, including public input and stakeholder consultation. Stakeholders include, but are not limited to: the Council District official, the Neighborhood Planner from Pittsburgh’s Department of City Planning, Pittsburgh’s Department of Mobility and Infrastructure (DOMI), and Bloomfield Development Corporation (the neighborhood’s Registered Community Organization, or RCO).

1.3 Hire Local

Developers should hire local businesses during the planning and construction phases, and in the longer term to help operate and maintain the development. Developers should consider sourcing materials, fixtures and furniture produced by local vendors and fabricators. To have the greatest positive impact on the local economy, and help ensure that new projects fit their context, developers are encouraged to hire locally-based architects, engineers and surveyors, union contractors, laborers and tradespeople.

1.4 Accessibility

New development - buildings as well as open space and infrastructure - shall accommodate all modes of travel, and people of all abilities.
2  SITE DESIGN

Bloomfield’s vibrant public realm (i.e., parks, sidewalks, transportation network) should be considered with every development. The following guidelines, though not applicable to every potential project, should be reviewed as general best practices where developments interface with and touch the public right-of-way.

2.1  Public Space

Public open space must be visible from adjacent, active uses such as ground-level restaurants, cafes and other pedestrian-friendly offerings. Accommodate casual, incidental public space use by providing seating, lighting, bike parking, shade and landscape amenities.

All public open spaces must be accessible, and safe, with clear views in and out, to all sides with a minimum of two entrances/exits.

The design and amenities should consider year-round, multi-season activities and utilization.

2.2  Streetscape + Furniture

Open space on development sites must feature quality, secure, and pedestrian-scaled streetscape furniture and green elements, such as planters, tree pits, and landscaping. These elements should not obstruct any public walkways or entrances, providing adequate width to ensure full accessibility by all users.

Furniture elements must include benches and seating. Group two or three seating elements together to create areas that invite informal social interactions and conversation.

2.3  Pedestrian Scale + Comfort

Entrances to storefronts and lobbies must be maintained at the sidewalk ground level, with consideration for all pedestrian abilities and ages.

Awnings and covered walkways provide protection from rain and snow, and the shade also provides visual diversity and depth along facades.

Plantings must be employed for both functional purposes, such as shade and drainage, and to provide visual interest for people passing by.
2.4 Public Art
Seemingly standard structural elements, such as lights, walls and sidewalks, can become works of art while serving functional purposes. Where structurally-integrated art is not feasible, temporary or long-term art projects can contribute similar, if not the same, benefits. Involve local artists and community members in the art-making process to capture local perspectives and build support for the public art initiative.

2.5 Transit Connections + Integration
New buildings and public spaces planned adjacent to an on-street transit stop must integrate infrastructure supporting transit ridership into their design. Simple measures, such as awnings and leaning rails, can be easily incorporated into a limited portion of a development, benefitting transit users who support and use the development.

Coordinate with the Port Authority of Allegheny County. Consideration shall be made for Bus Stop locations, maintenance, accessibility and overall design to meet, if not exceed, basic standards.
2.6 **Bicycle Network Integration**
Larger-scale developments must incorporate infrastructure, such as bike path crossings, bike signals at intersections, and bike corner turning allowances, to help cyclists get to and from networks and destinations.

Where developments are adjacent to an existing bicycle facility, such as a bike lane or a bike route (see Bike Pittsburgh’s Bike Map), site design should acknowledge and plan for cyclist access and cycling infrastructure (ie: bicycle parking and racks, fix-it-stations, bicycle curb cuts) to those routes.

Reference the city’s Complete Streets Guidelines and Mobility Plan for specific design guidelines to consider when developing a site.

2.7 **Public Bicycle Parking**
Provide bicycle parking on site for visitors and patrons. Parking must be publicly accessible, easily visible from the public right-of-way, and plentiful enough to sustain the proposed use. Bicycle racks should be placed along the perimeter of the site, allowing for easy access from bicycle infrastructure, routes and lanes. Bicycle parking should not impede pedestrian walkways and sidewalks. Quality bike racks should be coordinated with those recommended by the City of Pittsburgh and Bike Pittsburgh.

When a bicycle facility (such as a bicycle lane or bicycle route) does not exist on adjacent and perimeter streets, developments should consider providing bicycle access along the edge of the site to complement pedestrian access. Penn Avenue bike lanes at Bakery Square in Pittsburgh.

Create nodes and groups of bicycle parking areas. Racks should be securely bolted or cast into the ground, and placed on a stable and dry surface out of the pedestrian right-of-way. Bicycle parking at Brown University’s campus in Providence, Rhode Island.
2.8 Loading Zones
Curb-side loading zones for businesses, paratransit and ride-share access should be close to building entrances, and identified with signage as a designated short-term loading zone. Curb-side loading zones should be positioned to ensure that they don’t create barriers for other vehicles or pedestrians. Incorporating pull-off areas can also decrease the traffic congestion and confusion that would occur as drivers stop and wait to pick-up and drop-off, and businesses load and unload goods and packages.

2.9 Parking + Service Entry
The design of vehicle entries for service or parking must be well-considered as an important part of the site and architecture, and treated as part of the overall building facade composition. Ground-floor vehicular openings through developments should be well-integrated into the rest of the facade and scaled to the context. Avoid large entrances into traditional parking garages.

Driveways and curb cuts should be minimized along the edges of development parcels. Coordinate with the City of Pittsburgh’s Complete Streets Guidelines, which dictates maximum driveway and curb cut widths. Keep driveways that cross sidewalks or pedestrian paths to a minimum to reduce conflicts. If driveways do cross pedestrian zones, utilize enhanced traffic calming and visual tools, such as painted or stamped sidewalks, signage and mirrors directed at drivers to carefully enter the driveways.

Visually shield vehicular parking areas from main streets. Place at-grade lots and structures towards the rear of buildings, away from the front and side property lines. Access parking from either a rear entrance or a driveway from a secondary street at the edge of the development. Consolidate service yards and screen them from the public. Consider access for service vehicles. Service areas, such as centralized garbage dumpsters or storage areas, must be screened off from the public right of way.
2.10 Green Strategies
Incorporate best practices relating to landscape design and environmental building systems. Open spaces should be designed to: take advantage of passive solar design strategies, retain and reuse stormwater, utilize locally-sourced and recycled materials wherever possible, make use of LED lighting, and ultimately go off the grid by using wind, solar and other means of generating power on site.

Plant street trees in continuous planting beds, where possible, to promote root growth and the general health of the trees. Soil amendments improve the quality of planting material for both existing and proposed trees. Consider existing overhead utilities when selecting a tree species for the area. Where space allows, plant larger shade trees to establish a more robust canopy.

Streetscape elements, such as bump out planters, can serve dual purposes as stormwater management and traffic calming infrastructure. Corner of 42nd + Butler Street in Lawrenceville in Pittsburgh.

Stormwater management can be designed into functional public plazas and gathering spaces, simultaneously providing seating and green spaces that enriches the public realm. East Liberty Presbyterian Church in Pittsburgh.
3 BUILDING DESIGN

In the dense, urban, built environment of Bloomfield, the quality and character of buildings impact the surrounding public realm. Development should enhance the environment at the pedestrian scale, while also be visually-engaging from a distance. Buildings must be designed to attract and enhance the experience of pedestrians. Encourage walkability and provide a well-integrated ground floor that responds to and fits into the neighborhood context.

3.1 Context

Buildings should be inclusive, adaptive and sustainable in response to the physical environment, cultural context and human occupancy. Any new development must reinforce walkability, enhance the streetscape environment, and contribute to a positive experience for pedestrians and others passing through the district.

3.2 Entrances

Site entrances to ground-floor retail and commercial spaces should be easy to find, located on or directly off major streets, such as Liberty Avenue. If there are open plazas as part of the development, locate commercial entrances onto the public spaces to activate them.

Along the ground floor of larger development projects, functional entrances should be frequent and covered. Provide separate entrances and minimal lobbies for upper-floor residential units.

Residential units may be located away from main arterial roads, in more passive, quiet parts of a development project. Residential entrances must be accessed from the public realm at the ground floor. For multi-story residential buildings, consolidate vertical circulation into a common lobby accessed on the ground floor. This frees up ground floor real estate for more-active public uses, such as commercial or retail.

Locate service entrances away from residential entries.

Consider the existing local context, including the scale, the architectural character, rhythm of facades, materials and streetscape elements. Storefronts on Liberty Avenue in Bloomfield, Pittsburgh.

Clarify ground floor storefronts and entrances with signage, awnings and outdoor seating. Fairmount Apartments on Penn Avenue in Garfield, Pittsburgh.

Development should consider storefronts for all times of the day. Well-lit, transparent glazing, without obscuring super-graphics, is encouraged. Storefronts on Liberty Avenue in Bloomfield, Pittsburgh.
3.3 Block Corners
Developments should take advantage of corner block locations as high-visibility areas and prime centers of activity. Promote larger-scale entrances to ground-level restaurants, cafes and other pedestrian-friendly retail at the corner of developments, particularly facing major streets, such as Liberty Avenue.

3.4 Ground Floor
Include a diverse mix of non-residential uses within ground floor building frontages facing business districts and public open spaces.

Ground floor spaces should have windows and other types of glazing so that building interiors are visually connected to the life of the street. Non-traditional storefront designs may include operable garage doors and sliding accordion walls, where appropriate, creating dynamic facades and activating sidewalks with restaurants and cafes. Ground floor storefronts and lobbies should be lit at night, contributing to a safe and secure pedestrian environment even after businesses are closed.

3.5 Facade Articulation
Larger new developments should avoid creating uniform facades that stretch along a block. Instead, break up the exterior building elements, in harmony with the surrounding built context. Diverse building surfaces, with windows, doors, storefronts and a variety of building materials, create a street frontage that invites pedestrian activity and walkability.

Elements such as balconies, awnings and porches provide opportunities for a more engaging facade, increasing the value of residential units with private outdoor space.

Building frontages must not create blank facades. Facades must address wind and microclimate conditions and be designed for thermal performance. Facades should not be highly reflective, otherwise they may cause glare within neighboring buildings.
3.6 **Materials + Quality**
Building exteriors should be made of durable and cleanable materials such as stone, precast concrete, terra-cotta, finished masonry block, steel and aluminum, and transparent glass with minimal tinting.

Stucco and exterior insulation finishing systems (EIFS) should not be used. Natural wood should be used sparingly because it requires ongoing maintenance.

Use renewable, recycled-content, locally-sourced and environmentally-sustainable building products whenever possible.

A development’s palette of materials and colors should be conceived holistically, and applied thoughtfully, to enhance the design and aesthetics of the architecture.

3.7 **Mechanical Systems**
Consider green and passive mechanical systems that help to reduce the stormwater runoff, thermal, noise, and environmental impact on the surrounding neighborhood. This includes solar panels, green roofs, and shading.

Building ventilation and air extract grilles must be minimized and integrated as part of the overall appearance of the building.

Exhaust air vents should be located above pedestrian heights. Roof top plant equipment must be concealed and housed within solid or perforated roof enclosures that are designed to ensure that equipment is not visible from the street or from neighboring buildings. Mitigate noise pollution and vibrations from any equipment or mechanical systems.

3.8 **Art**
Art should also be integrated into buildings, even if it will not be publicly accessible. Locally-produced custom products, such as interior fixtures, railings and furniture, are easily incorporated into development projects.
3.9 **Long-Term Bicycle Parking**
Long-term bicycle parking should be provided within new developments, and it must not infringe on valuable public space for pedestrians and other users. Many bike rack designs, created specifically for long-term storage of multiple bicycles, can help property owners save space. These bicycle parking areas should be protected from the elements, located within a covered enclosure or placed in a protected indoor area.

Long-term bicycle parking should be secure, well-lit and easily accessible from common areas, entry ways, building lobbies and/or parking garage entrances. Signage should be utilized around the development to direct cyclists to these long-term bicycle parking areas. Developers must meet minimum bicycle parking requirements to comply with the Zoning Code’s parking reduction requirement relating to bicycle parking.

3.10 **Vehicular Parking**
To reduce the large amount of space required for vehicular parking and to support alternative modes of transportation, development should provide the least amount of allowable vehicular parking stalls required by the Zoning Code. Use tools, such as providing on-site bicycle parking, to minimize the required number of vehicular parking stalls. Sites should be dedicated for car-shares (such as Zip Car), and for electric vehicle charging.
APARTMENTS
MIXED-INCOME
2 STORY ± 14 UNITS

TALL IS OK!

APARTMENTS
MIXED-INCOME
3-STORY ± 21 UNITS
APPENDIX

The Appendix includes two project deliverables, marking important milestones in the process, as well as a summary of uses that are allowed on the ShurSave property, or that may be permitted in LNC districts after thorough Zoning review and collaboration with community stakeholders.

1. Phase 1 Report:
   Existing Plans, Reports and Data / Analysis
2. Phase 2 Report:
   Workshop Summary
3. LNC Use Type Summary (from Pittsburgh Zoning Code) as of June 6, 2019
EXISTING PLANS, REPORTS AND DATA/ANALYSIS

January 10, 2019

Prepared for:
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2 Bloomfield Gateway & Streetscape Improvement Plan

4 Bloomfield Neighborhood Vision Plan

5 CMU Master of Urban Design - Urban Places Studio

6 Bloomfield Bridge / Liberty Ave. Intersection Survey
Bloomfield Gateway & Streetscape Improvement Plan (2009)

Prepared by:
Burt Hill, Wilbur Smith Associates

This study was conducted by The Bloomfield Development Corporation, through a CDCP Grant and funding from the Office of Senator Ferlo and Mainstreets Pittsburgh. It sought to improve four sites within the commercial corridor along Liberty Avenue, including the current ShurSave site and the Bloomfield Bridge Intersection. In the areas identified, this study focused on enhancing the streetscape with special attention to improving pedestrian safety and traffic flow. This study also seeks to establish these areas as prominent gateways and portals to the Bloomfield business district corridor.

ShurSave Site:
- Ground floor retail along Liberty Ave, select service hotel above, grocery store, townhomes facing existing housing fabric.
- Multilevel parking deck with access from Howley St. & Gangwish St.
- Bring development parcel and building edge to the sidewalk at Liberty Avenue where the Main Street “Spur” lane once existed.

Bloomfield Bridge Intersection:
- Decrease drive lanes along Liberty Ave. (right inbound and outbound lanes).
- Eliminate the Main St. Spur in front of the Shur Save site.
- Improve crosswalk indicators/painting.
- Reduce illegal parking by defining parking locations with curb bump-outs.
- Remove corner curb cut at Liberty Beer to allow for pedestrian crosswalk.
- Turn Howley St. into 2-way street to Gangwish St., then 1-way only from Gangwish northbound.
- Improve lane designation of Main Street.
- Additional street trees helps to “green” Liberty Ave.
Proposed Street Section and Partial Plan of Liberty Ave:

- 2 outbound lanes and 2 inbound lanes, one of which will serve as a turning lane onto the Bloomfield Bridge.
- Eliminate the underutilized Main Street “Spur” to allow for additional real estate to develop the Shur Save Site Parcel and to better define and link future building fabric with both Upper and Lower Liberty Ave. This will depend on the city vacating their Right of Way.
- Provide street parking along inbound lane.
- Additional street trees help to green the street.
- Indicate combined drive/bike “sharrow” lanes.

PROPOSED STREET SECTION AND PARTIAL PLAN OF LIBERTY AVE.
Bloomfield Neighborhood Vision Plan
(2011)

Prepared by:
inter*ARCHITECTURE

This vision plan was conducted by The Bloomfield Development Corporation. The intention of this plan was to offer strategies and recommendations that will help the community integrate the changes that are taking place while respecting the neighborhood’s history. The broad community goals were:

- Improve physical assets
- Improve quality of life
- Promote Bloomfield
- Serve community needs

The vision was summarized into 6 main issues:
1. Urban Form
2. Mobility
3. Economic Prosperity
4. Residential Land Use
5. Recreation
6. Social resources

The final vision statement covered 4 specific themes:
1. Promote an urban lifestyle
2. Beautify the neighborhood
3. Attract and provide for a diverse age demographic
4. Strengthen neighborhood’s presence in the region

The 5 recommended strategies to achieve this vision were:
1. Neighborhood network
2. Streetscape improvements
3. Housing programs
4. Green belt
5. Sport & recreation center
These 2 separate schematic and speculative exercises were carried out by Master of Urban Design students as part of their Urban Places Studio. Both exercises examined the potential for a mixed-use development at the current ShurSave Site, as well as parcels surrounding the Bloomfield Bridge Intersection. The students were also tasked with examining the traffic around the intersection to improve safety and walkability. Imaginative and hypothetical in nature, the plans were planned with and presented to the Bloomfield community, and began a dialogue about what could be developed and built at the site to address the needs and priorities of the neighborhood.
Bloomfield Bridge / Liberty Ave. Intersection Survey (2018)

Prepared by:
Bloomfield Livable Streets

In conjunction with the Crossings event (10/18/2018) hosted by Bloomfield Development Corporation, Bloomfield Livable Streets, Lively Pittsburgh, Age-Friendly Greater Pittsburgh, and Southwestern Pennsylvania Partnership for Aging, this survey brought attention to safety issues at the Bloomfield Bridge Intersection. Survey were conducted both online and in person, receiving 780 responses. Results were compiled in graphic format.

This survey was intended to encourage future developers of the ShurSave site to consider the impact that future development would have on the already confusing and dangerous intersection. With survey results publicly available and sent to elected officials, developers could use resources and funds to simultaneously study and reconfigure the intersection to benefit both new development and improve safety for neighborhood stakeholders.
WORKSHOP #2 SUMMARY AND ANALYSIS

March 12, 2019

Prepared for:
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Submitted by:

studio for
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As the second of two workshops for the Bloomfield Gateway Planning Process, this 2-hour, hands-on workshop was intended to build upon the Community Values & Priorities that were identified during Workshop #1 (held on January 19, 2019).

Workshop #2 had approximately 50 participants, with 30 in the morning session and 20 in the afternoon session. Participants were divided evenly among tables, and given an hour to collaborate and answer the following questions using the kit-of-parts model:

1. How should new buildings relate to the neighborhood?
2. Should there be open space on the site?
3. What types of ground floor uses?
4. What should go up stairs?
5. How and where should parking be integrated into the site?

The following pages include the 10 schemes and models which came out of Workshop #2, with a short written summary of each scheme’s main organizing principles.

In the next step, SfSP will synthesize the 10 schemes, and offer general development recommendations. Final design guidelines and recommendations will be thoroughly presented in the final report.

Each table had a facilitator, who helped lead participants through the 1-hour workshop exercise.

At the end of the hour, a representative from each table was given 2-3 minutes to present their table’s scheme to everyone present.
1. How should new buildings relate to the neighborhood?
   - A solid, 4-story, mixed-use building (A) fronts Liberty Avenue, literally extending the business district towards Main Street. The proposed building moves the Liberty Avenue property line into the existing Main Street slip ramp, enlarging the development site and tightening the five-point intersection.
   - Smaller rowhouse buildings are proposed along residential portions of Gangwish and Ella Streets (B+C).
   - Pedestrian access into and through the site is provided by a green connection starting at the corner of Ella and Liberty and extending towards Stack Way and Gangwish. A public alley, proposed from Howley Street, connects with Stack Way to provide residential parking access.

2. Should there be open space on the site?
   - Open space at the Ella / Liberty corner extends diagonally towards Stack Way, establishing pedestrian access through the site. The angular promenade provides a quieter walking path from the residential neighborhood to the corner of Ella and Liberty.
   - Preserve sun access for rowhouses along Gangwish.

3. What types of ground floor uses?
   - The Liberty Avenue building (A) has retail / business uses at the Main Street corner, with a smaller grocery store and additional retail towards Ella Street.
   - A community use is located at the corner of Howley and Liberty. The rest of Howley Street's frontage includes surface parking, access to a new public alley, and rowhouses on Gangwish.
   - New rowhouses line Gangwish and Ella Streets (B+C). A community use is proposed adjacent to the new parklet at the corner of Ella and Liberty Avenue.

4. What should go upstairs?
   - Three stories of mixed-income apartments are proposed along Liberty Avenue (A).
   - A two-storey community use is shown at the Howley / Liberty corner.

5. How and should parking be integrated into the site?
   - Some surface parking is provided behind the Liberty Avenue building. Vehicular parking could also be structured underground and accessed via Stack Way / Howley Street.
   - Rowhouse parking is behind residential units, accessed via new alleys and driveways.
   - Carefully integrate grocery store loading into the site.
1. How should new buildings relate to the neighborhood?
   - Continue the scale and pattern of Liberty Avenue and keep the 3-4 storey height.
   - The site should welcome people coming off the Bloomfield Bridge, signaling that “you’ve arrived!”
   - Walkable access from residential areas would be provided along extensions of Corday Way and Stack Way, with additional connections to Gangwish.

2. Should there be open space on the site?
   - Liberty Avenue’s street frontage should be fully-built, except for a small, formal park area. This “piazza” would be modeled after a European town square with seating, paving and trees.
   - Provide a playground at the Howley / Gangwish corner.

3. What types of ground floor uses?
   - Throughout the development, there are ways for pedestrians to enter and move through the site, to access retail and community uses, access open spaces and connect with the local street network.
   - Provide active street-front retail and community uses along Liberty and most of Ella and Howley Streets (B+D).
   - Build a smaller, replacement grocery store (A) at the Ella / Liberty corner, modeled after the Aldi at Baum & Negley.
   - Build apartments (C) along Ella Street.
   - On Howley Street, apartments and a playground are proposed closer to Gangwish Street (D).

4. What should go upstairs?
   - Mainly housing is proposed for the upper storeys. Apartments with light wells and courtyards (C+D) are located centrally within the site.
   - Office space could be built on top of the grocery store (A), near the Liberty / Ella corner.
   - Incorporate an interesting design element or art feature into the top or side of the building(s) to visually attract people approaching the site.

5. How and should parking be integrated into the site?
   - All vehicular parking is underground. Accessed from Howley Street, it is not visible from sidewalks.
1. How should new buildings relate to the neighborhood?
   - Create a green pedestrian way across the site, connecting Howley and Ella Streets.
   - Buildings at Liberty / Ella (A) form a strong urban corner. This corner can be taller and denser than other parts of the development.
   - An open corner plaza, facing Liberty Avenue and Howley Street, is visible from the Bloomfield Bridge approach.
   - Provide additional housing and community uses towards the back of the site (B/C/D).
   - Prominent green space will make Bloomfield more beautiful.

2. Should there be open space on the site?
   - Create a parklet at the Ella Street bus stop - a nice place to wait.
   - Provide a “Schenley-Plaza-like” space at the corner of Liberty and Howley Street, with small kiosks, shops and the possibility of bringing in food trucks.
   - Create rooftop gardens (A).

3. What types of ground floor uses?
   - Build a ShurSave-sized grocery store (A) at the corner of Liberty Avenue and Ella Street, with a corner entrance. Include a place to dine-in within the grocery store.
   - Community uses, including a senior center, gym and day care, can be placed towards the back of the site, closer to the residential area near Gangwish Street (D).
   - Retail should face sidewalks and front onto the open space to help activate the plaza (B).
   - Build infill row houses (C) and a Community / Senior Center (D) on Gangwish Street.

4. What should go upstairs?
   - Provide mixed-income and senior housing above the grocery store (A). Face balconies onto Liberty Avenue.
   - “Tall is ok,” particularly if it is located towards the Liberty / Ella corner. A taller building could be acceptable if high-quality, publicly-accessible open space is provided.
   - Create affordable senior housing (B) above the shops facing onto the corner plaza.

5. How and should parking be integrated into the site?
   - Below-ground vehicular parking is accessed from Howley Street - take advantage of the site’s sloping topography.
THE PIAZZA SCHEME

MORNING SESSION | TABLE 4

1. How should new buildings relate to the neighborhood?
   • Provide a more attractive “first look” at Bloomfield. Accentuate this place as a gateway to the East End.
   • The majority of the development is along Liberty Avenue (A+B), with uses that would attract diverse people and create an active street front.
   • The rear of the site has less-active uses (C+D).

2. Should there be open space on the site?
   • A new “piazza,” located at the center of Liberty Avenue’s frontage, pays homage to the neighborhood’s Italian heritage.
   • There’s limited access between Children’s Hospital and the Liberty Ave business district. Create green space and walkways through the site to meaningfully connect the development with the surrounding street network.

3. What types of ground floor uses?
   • Retail and community uses front onto Liberty Avenue (A). A mid-sized grocery store (B) at the corner of Liberty and Howley forms the western piazza edge.
   • A free-standing office building (C) could be accessed from Gangwish Street.
   • Build additional affordable housing across Liberty Avenue, at the site of the former Bloomfield Bridge Tavern (E).

4. What should go upstairs?
   • Liberty Avenue buildings (A+B) are 3-story mixed-use buildings, with senior and mixed-income apartments above.
   • Pay homage to the history of the neighborhood: apartments with balconies, etc, would be added value.
   • New rowhouses above a community use (D) are suggested along Ella Street.

5. How and should parking be integrated into the site?
   • A surface parking lot is provided towards the back of the site, at the corner of Howley and Gangwish Streets. A structured facility could be built at the same location to provide additional vehicular parking capacity.
1. **How should new buildings relate to the neighborhood?**
   - Neighborhood-scaled row houses are shown along the full length of Ella Street (A).
   - Extensions to Corday Way and Stack Way become pedestrian walkways and connections through the site.
   - A green pedestrian bridge provides a safe way to cross Liberty Avenue. This connection would link the site with the existing playground and pool located below the Bloomfield Bridge.
   - Publicly-accessible uses (B) would activate Howley Street.

2. **Should there be open space on the site?**
   - A central plaza, located on Liberty Avenue, is the first thing you see from the Bloomfield Bridge.
   - Provide “green” pedestrian access through the site, with a bridge connection to a new recreation center (C) across Liberty Ave.
   - New green space is provided near new, single-family row houses (A).

3. **What types of ground floor uses?**
   - Build single-family row houses (A) on Ella Street with green spaces in between.
   - Locate a mid-sized grocery store (B) on Howley Street across from the Rite Aid. Additional retail spaces are provided closer to Liberty Avenue.
   - Build a community senior center (C) across Liberty Avenue at the former Bloomfield Bridge Tavern site.

4. **What should go upstairs?**
   - 3-stories of senior apartments (B) are provided along Howley Street. Seniors would have easy access to activities, green space, groceries and public transit.

5. **How and should parking be integrated into the site?**
   - Vehicular parking is provided below the Howley Street buildings.
   - A surface parking lot, serving the grocery store, is located towards the back of the site, off Gangwish.
1. **How should new buildings relate to the neighborhood?**
   - Buildings should continue the pattern of the business corridor, connecting Liberty Avenue and Main Street.
   - Mix of businesses and community spaces (A+B) should face Liberty Ave, with a community space right near the busy Ella Street bus stop.
   - Continue housing scale at rear of site, at the corner of Howley and Gangwish (C).

2. **Should there be open space on the site?**
   - Public green space should connect Liberty Avenue to Gangwish Street, making the site more active, welcoming and connected to the neighborhood.
   - Green space, placed wherever possible, should feel public and accessible to everyone.

3. **What types of ground floor uses?**
   - Retail and community uses along Liberty Avenue, with a grocery store, community uses and retail (A+B).
   - Continue the row houses to make it feel more like the rest of the surrounding residential neighborhood at the corner of Howley and Gangwish (C).

4. **What should go upstairs?**
   - 3-stories of senior and mixed-income housing above the Liberty Avenue retail / community-use spaces (A+B).

5. **How and should parking be integrated into the site?**
   - Provide a minimum of surface parking for businesses.
   - Provide underground parking for residents.
1. How should new buildings relate to the neighborhood?
   • New pedestrian walkways cross the site, dividing it into discrete development quadrants that are well-connected with the neighborhood street network. Stack Way extends to connect with Liberty Ave. Corday Way crosses Ella Street and continues to Howley Street.
   • Most buildings front onto Liberty Avenue, with a concentration at the corner of Liberty Avenue and Howley Street (B) near the Bloomfield Bridge Intersection.
   • Residential development is shown at the rear of the site (C), along with surface parking and a dog park (D).

2. Should there be open space on the site?
   • Convert the Main Street slip lane into quality open space. People already use the ShurSave wall as a meeting spot, due to its central location. The Howley / Liberty corner is highly visible from the Bloomfield Bridge. The new plaza space will become a pedestrian gateway into the site when approaching from Main Street and Liberty Avenue.
   • Create a fenced-in dog park along Ella Street (D).
   • Tree-lined walkways pay tribute to Bloomfield’s history.

3. What types of ground floor uses?
   • Retain ground level retail along Liberty Avenue at the Ella Street corner (A).
   • Along Liberty, towards Howley Street, provide a community center and mixed-use space (including a rentable venue usable for performances), with a smaller-scale grocery store attached (B).
   • Build a five-story apartment building (C) along Howley Street including affordable senior and mixed-income apartments.

4. What should go upstairs?
   • Build upper-level office space (B) that physically connects the community center and supermarket. Create a mural or “Welcome to Bloomfield” sign facing towards Liberty Avenue and the Bloomfield Bridge.
   • Create apartment units or two-story, rowhouse-type units upstairs (A) at the Ella Street corner.

5. How and should parking be integrated into the site?
   • A multi-use surface lot (accessible from Gangwish Street) supports vehicular parking and provides open space that could accommodate weekend or evening farmer’s markets, for example. Additional underground parking could be created, but the goal is maintaining a surface lot that is flexible open space, as opposed to building structured parking.
1. **How should new buildings relate to the neighborhood?**
   - A central plaza opens up to Liberty Avenue and is framed by buildings (A+B). The plaza is an opportunity to celebrate views into the site and create unique publicly-accessible spaces and views from within.
   - Lower-height, row house-scaled residential (C) is provided at the rear of the plaza, along Gangwish Street.
   - The building corner at Ella Street and Liberty corner should match the height of the adjacent building. The Howley Street / Liberty building corner could be slightly taller, to accommodate the slope of the site. Structures should respect the scale of existing, adjacent buildings.
   - Buildings should be made of quality, durable materials, such as brick, and the new grocery store should be accessible and attractive.

2. **Should there be open space on the site?**
   - Replace the Main Street slip lane with more open space. Create a more pedestrian-friendly front face to the site.
   - The central Liberty Avenue plaza could be an active space featuring concerts, markets, etc. Connect this new plaza across Liberty Avenue (D) to the pool, playground and bocce courts. Close the turn lane from the bridge onto Liberty Avenue, to create more open, green space.
   - Build a parklet at the Ella and Liberty Avenue bus stop.
   - Make paving permeable, to reduce stormwater runoff.

3. **What types of ground floor uses?**
   - The Howley Street building (B), facing Rite Aid, provides ground floor retail and senior housing, with safe pedestrian connections.
   - The building at the corner of Ella Street and Liberty Avenue (A) includes a mid-sized grocery store, a community center and retail. A bus stop is incorporated and smaller storefronts break up the facade so that it the building does not feel like a big wall.
   - Smaller-scale row houses (C) are be built along Gangwish Street and Stack Way.

4. **What should go upstairs?**
   - Apartments (B) and office space (A) are recommended for upper level uses.
   - Create a rooftop community garden or apiary on top of the Howley Street building (B).

5. **How and should parking be integrated into the site?**
   - Rooftop vehicular parking, with integrated solar panels, is proposed for above the Ella / Liberty office space (A).
   - Limited vehicular surface parking is accessed from Ella Street and Stack Way.
1. How should new buildings relate to the neighborhood?
   • Development should be concentrated towards the front of the site (A), along Liberty Avenue, and towards Gangwish Street (B+C). The middle of the site will be open, serving as a pedestrian walkway, with smaller-scale row houses (D) accessed from Ella Street.
   • Provide limited vehicle access into the site.
   • The pedestrian walkway connects Corday Way to Howley Street, through the development site.
   • Convert the bridge intersection into a green traffic roundabout.

2. Should there be open space on the site?
   • A wide pedestrian promenade cuts across the site, creating green, tree-lined open space. Buildings (A) are sited to allow street trees along Liberty Avenue.
   • The structure (A) proposed along Liberty Avenue is actually two buildings, connected by a green rooftop bridge. The pedestrian promenade, at the rear, can be accessed from Liberty by a central pedestrian walkway.
   • A green roundabout should be considered for the Bloomfield Bridge Intersection.

3. What types of ground floor uses?
   • Ground Floor uses along Liberty Avenue (A) include retail, along with access to the rear promenade.
   • Community uses (B) are proposed at the Howley / Gangwish corner, along with limited parking.
   • Two-storeys of senior housing (C) are proposed along Gangwish Street, adjacent to Stack Way.
   • Row houses (D), facing the open space promenade, are accessed off of Ella with parking to the rear.

4. What should go upstairs?
   • 2-stories of apartments and common spaces (A), including a green rooftop bridge, are proposed above Liberty Avenue retail.
   • A grocery store, with food-centered shops and community space, (B) is proposed for upper floors of the building at the corner of Howley and Gangwish Streets.
   • Integrate community spaces into the senior apartment block (C).

5. How and should parking be integrated into the site?
   • Ground level vehicular parking (B) is provided next to and below the new grocery store. Parking is accessed from Howley and Gangwish Streets.
1. **How should new buildings relate to the neighborhood?**
   - New development should hold the streets edges of Liberty Avenue, Howley and Gangwish Streets.
   - A pedestrian connection between the corner of Ella Street and Liberty Avenue, to Howley street, should be provided across the site.
   - All contractors should be local and unionized.

2. **Should there be open space on the site?**
   - Three smaller green spaces are highlighted: parklets at the corner of Liberty and Howley, at the corner of Liberty and Ella, and on a rooftop.
   - The parklet at Liberty / Howley would be visible from the Bloomfield Bridge. Community uses and retail frontage would help activate the space.

3. **What types of ground floor uses?**
   - Community space and a mid-sized grocery store (A) are proposed for the Liberty / Ella corner. The ground floor corner would integrate the Ella Street bus stop and be activated by the parklet and adjacent sidewalks.
   - Retail space and community uses (B) front onto Howley Street, with pedestrian access below the building into and across the site. Retail facing onto the corner parklet should have active and transparent facades that are attractive to pedestrians.
   - Housing is proposed along Gangwish Street.

4. **What should go upstairs?**
   - Affordable housing and apartments should be above all ground floor uses (A/B/C). By setting buildings back from the Howley / Liberty corner, views are created into the open spaces below, making opportunities for people watching and improving their visibility and safety.
   - Rooftops should be used for green roofs and stormwater collection, for reuse on-site.

5. **How and should parking be integrated into the site?**
   - Create a surface parking lot at the center of the site, with access from Howley, Gangwish and Ella Streets.
   - Senior apartment buildings can be serviced by a vehicular drop-off area.
   - There could be underground parking, if needed, below buildings B and C.
## Local Neighborhood Commercial (LNC) Use Type Summary

Use Classifications:
P = Permitted By Right
A = Administrator Exception
S = Special Exception
C = Conditional Use

Uses not listed in this table are not permitted in LNC

Administrator Exception (A) uses are reviewed and approved by the Zoning Administrator.
Special Exception (S) uses are reviewed and approved by the Zoning Board of Adjustment.
Conditional Uses (C) are reviewed and approved by City Council.

### 911.02 Use Table found in the Pittsburgh Zoning Code

<table>
<thead>
<tr>
<th>Use Description</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Unit Detached Residential means the use of a zoning lot for one detached housing unit.</td>
<td>P</td>
</tr>
<tr>
<td>Single-Unit Attached Residential means the use of a zoning lot for one dwelling unit that is attached to one or more dwelling units by a party wall or separate abutting wall and that is located on its own separate lot. (Ord. 32/November 23, 2005)</td>
<td>P</td>
</tr>
<tr>
<td>Two-Unit Residential means the use of a zoning lot for two dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)</td>
<td>P</td>
</tr>
<tr>
<td>Three-Unit Residential means the use of a zoning lot for three dwelling units that are contained within a single building. (Ord. 32/November 23, 2005)</td>
<td>P</td>
</tr>
<tr>
<td>Multi-Unit Residential means the use of a zoning lot for four or more dwelling units that are contained within a single building.</td>
<td>P</td>
</tr>
<tr>
<td>Assisted Living Class A means an Assisted Living use with less than 9 patient beds.</td>
<td>A</td>
</tr>
<tr>
<td>Assisted Living Class B means an Assisted Living use with 9 to 17 patient beds.</td>
<td>S</td>
</tr>
<tr>
<td>Assisted Living Class C means an Assisted Living use with 18 or more patient beds.</td>
<td>S</td>
</tr>
<tr>
<td>Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, “disabled” means “handicapped” as defined according to the Fair Housing Act Amendments of 1988, 42 U.S.C.S. 3602(h), and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.</td>
<td>S</td>
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<tr>
<td>Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units.</td>
<td>A</td>
</tr>
<tr>
<td>Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.</td>
<td>S</td>
</tr>
<tr>
<td>Multi-Suite Residential (Limited) means a Multi-Suite Residential use with less than 8 sleeping rooms. (Ord. 32/November 23, 2005)</td>
<td>A</td>
</tr>
<tr>
<td>Multi-Suite Residential (General) means a Multi-Suite Residential use with 8 or more sleeping rooms. (Ord. 32/November 23, 2005)</td>
<td>S</td>
</tr>
<tr>
<td>Personal Care Residence (Large) is a personal care residence that is limited to no more than nineteen (19) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than seventeen (17) Persons.</td>
<td>S</td>
</tr>
<tr>
<td>Personal Care Residence (Small) is a personal care residence that is limited to no more than ten (10) persons and no fewer than three (3) persons including clients, operator (any person responsible for the day-to-day operation and supervision of the home) and family of the operator. An operator may also be the householder. Clients shall be limited to no more than eight (8) persons.</td>
<td>A</td>
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<tr>
<th>Use Type</th>
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<tbody>
<tr>
<td>Agriculture (Limited)</td>
<td>means the growing of crops for commercial use. No minimum lot size is required.</td>
</tr>
<tr>
<td>Animal Care (Limited)</td>
<td>means a use providing small animal (household pets) boarding or veterinary services with no outside runs, not including lab animals.</td>
</tr>
<tr>
<td>Art or Music Studio</td>
<td>means an art studio, music studio or photographer’s studio.</td>
</tr>
<tr>
<td>Bank or Financial Institution (Limited)</td>
<td>means a Bank or Financial Institution use with a gross floor area or less than 3,500 square feet.</td>
</tr>
<tr>
<td>Bank or Financial Institution (General)</td>
<td>means a Bank or Financial Institution use with a gross floor area of 3,500 square feet or more. (Ord. 32/November 23, 2005)</td>
</tr>
<tr>
<td>Bed and Breakfast (Limited)</td>
<td>means a Bed and Breakfast use containing one to three guest rooms.</td>
</tr>
<tr>
<td>Bed and Breakfast (General)</td>
<td>means a Bed and Breakfast use containing four to ten guest rooms.</td>
</tr>
<tr>
<td>Child Care (Limited)</td>
<td>means a Child Care center that provides care, protection and supervision for 4 to 6 children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to “Family Child Day Care Home” as defined by Title 55 of the Pennsylvania Code.</td>
</tr>
<tr>
<td>Child Care (General)</td>
<td>means a Child Care center that provides care, protection and supervision for 7 or more children at any one time, including those under the supervision or custody of the child care provider and those under the supervision or custody of employees. The term includes but is not limited to “Family Child Day Care Home” as defined by Title 55 of the Pennsylvania Code.</td>
</tr>
<tr>
<td>Club (General) other than the limited type described above.</td>
<td>(Ord. 28/Nov. 17, 2000/A. U-25) S</td>
</tr>
<tr>
<td>College or University Campus</td>
<td>means a college, community college, or other post secondary educational complex, or any elements thereof not in an EMI District, which shall include one (1) or more of the following uses: teaching and research facilities; educational classroom space; public assembly; child care facilities, student center; food service facilities; laundry services; library; administrative offices; parking lots and structures; and recreation facilities. C</td>
</tr>
<tr>
<td>Communication Tower, Class A</td>
<td>means a Communication Tower that is not more than 80 feet in height.</td>
</tr>
<tr>
<td>Communication Tower, Class B</td>
<td>means a Communication Tower which is between 81 and 180 feet in height.</td>
</tr>
<tr>
<td>Communication Tower, Class C</td>
<td>means a Communication Tower which is more than 180 feet in height.</td>
</tr>
<tr>
<td>Community Center (Limited)</td>
<td>means a Community Center which primarily serves the community in which it exists, and with a gross floor area of less than 5,000 square feet and for which fewer than 10 off-street parking spaces are provided. P</td>
</tr>
<tr>
<td>Community Center (General)</td>
<td>means a Community Center with a gross floor area of 5,000 square feet or more, or one for which 10 or more off-street parking spaces are provided. P</td>
</tr>
<tr>
<td>Construction Contractor (Limited)</td>
<td>means a Construction Contractor with a gross floor area of less than 3,500 square feet. A</td>
</tr>
<tr>
<td>Controlled Substance Dispensation Facility</td>
<td>means a public or private facility that sells, dispenses, distributes or otherwise provides any controlled substance, as defined in the Controlled Substances Act, 21 U.S.C. § 802 et seq., as the same may be amended from time to time, including, but not limited to, methadone, to any person known or believed by such facility or to any employee, agent or individual otherwise connected to such facility, to be physically or psychologically dependent on the use of controlled substances, for the detoxification treatment or maintenance treatment of such dependency, unless said controlled substance is sold, dispensed, distributed or otherwise provided for the cure or treatment of an illness, malady or disease other than controlled substance dependency. C</td>
</tr>
<tr>
<td>Cultural Service (Limited)</td>
<td>means a Cultural Service with a gross floor area of less than 5,000 square feet. P</td>
</tr>
<tr>
<td>Cultural Service (General)</td>
<td>means a Cultural Service with a gross floor area of 5,000 square feet or more. (Ord. 32/November 23, 2005) S</td>
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<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Custodial Care Facility is facility providing custodial care and treatment in a protective environment for persons residing or attending by court placement, post-correctional facilities, juvenile detention facilities, temporary detention facilities, and halfway houses. This includes halfway houses and similar facilities for people on probation or parole and halfway houses for people leaving a correctional facility or placed there as a form of alternative sentencing.</td>
<td>C</td>
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<tr>
<td>Educational Classroom Space means classroom space associated with a college, community college, university, or other institution of higher learning.</td>
<td></td>
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<tr>
<td>Educational Classroom Space (Limited) means an Educational Classroom Space use with a gross floor area of less than 20,000 square feet.</td>
<td>S</td>
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<tr>
<td>Excavation/Grading/Fill, Major means any operation, other than in connection with the construction of a foundation for a structure, involving: 1. Strip of other mining of coal or other minerals, excavating of sand or rock and the crushing of rock, sanitary and other fills, recovery of metal or other natural resources and similar operations; or 2. A volume of earth movement exceeding 16,000 cubic yards; or 3. A change in ground elevation exceeding 25 feet.</td>
<td>C</td>
</tr>
<tr>
<td>Forestry Activities: The management, cultivation, maintenance, and harvesting of timber from a site of one-quarter acre (10,890 square feet; approximately 104.35 feet by one hundred 104.35 feet) or more, or a linear extent in any direction exceeding 200 feet. Does not include the production or processing of lumber or similar activities whether grown on site or off site. (Ord. 39/December 30, 2005)</td>
<td>S</td>
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<tr>
<td>Funeral Home means an establishment engaged in undertaking services such as preparing the human deceased for burial, and arranging and managing funerals, including mortuaries and crematoria.</td>
<td>S</td>
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<tr>
<td>Grocery Store (Limited) means a Grocery Store use with a gross floor area of less than 3,000 square feet.</td>
<td>A</td>
</tr>
<tr>
<td>Grocery Store (General) means a Grocery Store use with a gross floor area of 3,000 square feet or more.</td>
<td>S</td>
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<tr>
<td>Hospital means an institution that: 1. Offers services beyond those required for room, board, personal services and general nursing care; and 2. Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease, or pregnancy; and 3. Regularly makes available clinical laboratory services, diagnostic x-ray services, and treatment facilities for surgery or obstetrical treatment of similar extent. Hospitals may include offices for medical and dental personnel, central facilities such as pharmacies, medical laboratories and other related uses.</td>
<td>C</td>
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<tr>
<td>Hotel/Motel (Limited) means a Hotel/Motel use with less than 40 guest rooms.</td>
<td>A</td>
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<tr>
<td>Hotel/Motel (General) means a Hotel/Motel use with 40 or more guest rooms. (Ord. 32/November 23, 2005)</td>
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<tr>
<td>Laboratory/Research Services (Limited) means a Laboratory/Research Services use with a gross floor area of less than 10,000 square feet.</td>
<td>P</td>
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<tr>
<td>Laundry Services means an establishment that is primarily engaged in dry cleaning and laundry services, including pressing, repair, and dry cleaning, other than personal services directly to a consumer.</td>
<td>S</td>
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<tr>
<td>Library means a facility housing a collection of books, magazines or other material which is loaned to the general public without charge.</td>
<td></td>
</tr>
<tr>
<td>Library (Limited) means a Library with a gross floor area of less than 5,000 square feet. (Ord. 32/November 23, 2005)</td>
<td>P</td>
</tr>
<tr>
<td>Library (General) means a Library with a gross floor area of 5,000 square feet or more.</td>
<td>P</td>
</tr>
<tr>
<td>Medical Marijuana Dispensary means an establishment issued a permit by the Department of Health to dispense medical marijuana</td>
<td>S</td>
</tr>
<tr>
<td>Medical Office/Clinic (Limited) means a Medical Office/Clinic use with a gross floor area of less than 5,000 square feet.</td>
<td>P</td>
</tr>
<tr>
<td>Use Classification</td>
<td>Permit/Auxiliary</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Medical Office/Clinic (General) means a Medical Office/Clinic use with a gross floor area of 5,000 square feet or more.</td>
<td>A</td>
</tr>
<tr>
<td>Nursery, Retail (Limited) means a Retail Nursery with less than 10 parking spaces and with a lot area of less than half an acre.</td>
<td>A</td>
</tr>
<tr>
<td>Office (Limited) means an Office with a gross floor area of less than 10,000 square feet.</td>
<td>P</td>
</tr>
<tr>
<td>Office (General) means an Office with a gross floor area of 10,000 square fee or more.</td>
<td>S</td>
</tr>
<tr>
<td>Outdoor Retail Sales and Service [Non-Accessory Use] means the sale of goods and services, including food items, situated outdoors on property other than public rights-of-way, wherein the sale of goods and services is separate and distinct from the commercial activities being conducted in the existing establishment or property located on the zoning lot or is not consistent with the use specified on the certificate of occupancy for the zoning lot or is being conducted pursuant to a different business identification number from the existing establishment or property.</td>
<td>S</td>
</tr>
<tr>
<td>Parking, Commercial (Limited) means a Commercial Parking area with less than 25 spaces. (Ord. 32/November 23, 2005)</td>
<td>S</td>
</tr>
<tr>
<td>Parking Structure (Limited) means a Parking Structure with less than 50 spaces. (Ord. 32/November 23, 2005) (Ord. 28/Nov. 17, 2000/A.U-25) (Ord. 19/July 8, 1999/A. U-9)</td>
<td>S</td>
</tr>
<tr>
<td>Parking Structure (General) means a Parking Structure with 50 or more spaces. (Ord. 32/November 23, 2005) (Ord. 28/Nov. 17, 2000/A.U-25) (Ord. 19/July 8, 1999/A-U-9)</td>
<td>S</td>
</tr>
<tr>
<td>Parks and Recreation (Limited) means a Parks and recreation use that does not have spectator seating, concession, lighted playing courts or fields or more than 19 parking spaces.</td>
<td>P</td>
</tr>
<tr>
<td>Recreation and Entertainment, Indoor (Limited) means an Indoor Recreation and Entertainment use for which fewer than 20 parking spaces are provided.</td>
<td>P</td>
</tr>
<tr>
<td>Recreation and Entertainment, Indoor (General) means an Indoor Recreation and Entertainment use for which 20 or more parking spaces are provided. (Ord. 32/November 23, 2005)</td>
<td>S</td>
</tr>
<tr>
<td>Recreation and Entertainment, Outdoor (Limited) means an Outdoor Recreation and Entertainment use for which fewer than 25 parking spaces are provided.</td>
<td>S</td>
</tr>
<tr>
<td>Recycling Collection Station means freestanding containers not occupying an area of greater than 800 square feet (exclusive of area designed for vehicular access), which are designed to receive and store pre-sorted recyclable materials not intended for disposal and which are made available to the general public.</td>
<td>A</td>
</tr>
<tr>
<td>Religious Assembly (Limited) means a Religious Assembly use for which fewer than 20 parking spaces are required. (Ord. 20/July 8, 1999/AU-10)</td>
<td>P</td>
</tr>
<tr>
<td>Religious Assembly (General) means a Religious Assembly use for which 20 or more parking spaces are required. (Ord. 20/July 8, 1999/AU-10)</td>
<td>A</td>
</tr>
<tr>
<td>Restaurant, Fast-Food (Limited) means a Fast-Food Restaurant that does not have a separate curb-cut on a public right-of-way for automobile drive-through service.</td>
<td>A</td>
</tr>
<tr>
<td>Restaurant (Limited) means a Restaurant with a gross floor area of less than 2,400 square feet and that does not have live entertainment or dancing.</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant (General) means a Restaurant with a gross floor area of 2,400 square feet or more or one that has live entertainment or dancing. (Ord. 32/November 23, 2005)</td>
<td>S</td>
</tr>
<tr>
<td>Retail Sales and Services (Limited) means a Retail Sales and Services use with a gross floor area of less than 10,000 square feet.</td>
<td>P</td>
</tr>
<tr>
<td>Retail Sales and Services (General) means a Retail Sales and Services use with a gross floor area of 10,000 square feet or more.</td>
<td>A</td>
</tr>
<tr>
<td>Safety Service means a facility designed or used for the conduct of public safety and emergency services, including fire and police protection services and emergency medical and ambulance services.</td>
<td>A</td>
</tr>
<tr>
<td>Use Type</td>
<td>Use Classifications</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>School, Elementary or Secondary (Limited)</td>
<td>S</td>
</tr>
<tr>
<td>School, Elementary or Secondary (General)</td>
<td>C</td>
</tr>
<tr>
<td>Service Station</td>
<td>S</td>
</tr>
<tr>
<td>Sidewalk Cafe</td>
<td>A</td>
</tr>
<tr>
<td>Transit Facility</td>
<td>C</td>
</tr>
<tr>
<td>Utility (Limited)</td>
<td>A</td>
</tr>
<tr>
<td>Utility (General)</td>
<td>C</td>
</tr>
<tr>
<td>Vehicle/Equipment Repair (Limited)</td>
<td>S</td>
</tr>
<tr>
<td>Vehicle/Equipment Sales (Limited)</td>
<td>S</td>
</tr>
<tr>
<td>Vocational School (Limited)</td>
<td>P</td>
</tr>
<tr>
<td>Vocational School (General)</td>
<td>A</td>
</tr>
</tbody>
</table>

**Use Classifications:**
P = Permitted By Right, A = Administrator Exception, S = Special Exception, C = Conditional Use
Uses not listed in this table are not permitted in LNC.