

ED GAINEY
MAYOR



JAMIL BEY, PH.D.
DIRECTOR

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

January 22, 2025

Honorable President and Members
City Council
City of Pittsburgh
510 City County Building
Pittsburgh, Pennsylvania 15219

Re: Zoning Amendments – Bakery Square

Dear President and Members:

Council Bill 2023-1698 was introduced by then Councilman Reverend Ricky Burgess amending the zoning code text for Specially Planned District 9 – Bakery Square on July 3, 2023, following by the zoning map amendment 2023-1723 on July 10, 2023. These were referred to Planning Commission for report and recommendation in July of 2023. The public hearing was held in July, 2024, after Planning Commission staff deemed the application complete. The hearing was continued and a recommendation made by Planning Commission at the following meeting.

At the meeting on September 3rd, 2024, Planning Commission made a positive recommendation to City Council on Council Bills 2023-1698 and 2023-1723 with the following conditions:

1. Council Bill 2023-1723 be amended to rezone the adjacent parcels owned by the Pittsburgh Regional Transit in the Highway Commercial (HC) to Urban Industrial (UI):

0084-H-00123-0001-00

0084-H-00270-0001-01

0084-H-00251-0000-03

2. That the Planning Commission makes a **positive recommendation** on the Zoning Text Amendments and **approves** the amendments to the Preliminary Land Development with the following conditions:

- Preliminary Land Development Plan and Zoning Code text be amended to require “Planning Commission shall approve the location of active uses for each FLDP.”
- Preliminary Land Development Plan and Zoning Code text be amended to limit surface parking to “on-street” and “single rows of surface parking, and parking may be double

loaded". Amend PLDP to limit surface parking fronting on Penn Avenue, East Liberty Blvd, and Urban Open Space.

- Preliminary Land Development Plan and Zoning Code text be amended that:
 - Penn Avenue and East Liberty Building have external streets with a minimum setback of 10 feet at a height of 85 feet, however this requirement may be met at ground level (and is exempt from build-to requirements).
 - On internal streets, a minimum setback at 85 feet is required, except for buildings with hotel and multi-unit residential uses. This setback may be met at ground level (and is exempt from build-to requirements).
- Preliminary Land Development Plan and Zoning Code text be amended to require that portions of parking structures visible prominently from the public realm outside of the SP District be treated with a compatible architectural treatment that obscures sloped building lines.
- Documentation shall be provided to the Department of Mobility and Infrastructure (DOMI) showing analysis of options for adding a sidewalk on the Bakery Square side of Dahlem Way and why or why not these are feasible.
- Shall work with DOMI to resolve all outstanding PLDP TIS comments prior to scoping a TIS for the first FLDP application.
 - The applicant shall work with DOMI to resolve all outstanding TIS comments and prepare a memo of findings which will describe the anticipated phasing of ROW improvements relative to the development's needs for site access and/or as needed to mitigate impacts to the transportation network resulting from new development. Mitigations should prioritize multimodal solutions that encourage the efficient movement of people and not vehicles. Both the TIS and memo of findings must be finalized prior to the submission of an FLDP.
 - Development along Penn Ave will allow for 7' street widening necessary to implement recommendations from the East Liberty Priority Corridor Plan. Part or full implementation of Penn Ave lane diet may be required of the developer as part of pavement restoration for signal and curb work.
 - At this time, the ownership status of the internal road between the new intersections of Penn/Shady and E Liberty Blvd/Dahlem PI has not been decided however the applicant and DOMI agree that its appropriate for a portion of vehicles currently on Penn to divert through the site. If the road is public, a full ROW plan will be required. Regardless of if the road is public or private, public access must be accommodated. If the road is private a public access easement will be required; this will be determined during design review for new signal infrastructure.

All of the conditions related to the Zoning Code text amendments have been met and are integrated into the attached Zoning Code text and map amendments to by substitution.

A copy of the Commission's report, the Zoning Map, and the meeting minutes are attached. Upon conclusion of the public hearing required to be held by City Council, the bill may be enacted with five affirmative votes.

As per Section 922.05.E (Hearing and Action by City Council), the City Council shall hold a public hearing on the Map Amendment within 120 days of the Planning Commission's action on the application, unless

the applicant has agreed in writing or on the record to an extension of time. The applicant has agreed to a 30-day extension and that letter is attached. For your convenience, 150 days from September 3, 2024 is January 29, 2025.

Yours truly,

s/ Corey Layman

Corey Layman, AICP

Zoning Administrator

cc: Dr. Jamil Bey, Director
Andrew Dash, AICP, Deputy Director
Jake Wheatley, Mayor's Office
Felicity Williams, Esq., Mayor's Office
Khari Mosley, City Council
Bobby Wilson, City Council