



TCG
THOMAS
CONSULTING
GROUP

Department of City Planning

Transition Briefing



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Executive Summary



The City Planning Department takes pride in developing planning for quality of life within the Pittsburgh. Neighborhood planners serve to empower communities to plan their future, providing a key link to city government and resources. The Department coordinates and develops the City's Comprehensive Plan, a resource combining analysis of neighborhood and system-wide interrelated challenges, from affordable housing to community development and open space. They also conduct project development reviews related to Americans with Disabilities Act (ADA) compliance, stormwater management and environmental reviews.

In June of 2019, [OneStopPGH](#) was launched online, providing a central location for all zoning, permitting and licensing needs. Users simply create an account to begin submitting information and required documents for review by Zoning and the Department of Permits, Licenses and Inspections (PLI). This system limits users' trips to the office, thereby allowing them a more efficient review process from city departments. For non-native English speakers, there is information available on the site in additional languages.

[EngagePGH](#) is a secondary online database of all Pittsburgh City Planning Projects. It allows visitors to choose categories, locations or specific projects through a search tool, and also has detailed information and photos to correspond with all projects the City has undertaken.

Community Affairs is no longer a part of the full umbrella of the department. One section was moved to the Department of Public Works, one position went directly to the mayor's office and Community Engagement stayed within the City Planning Department.

Morale in the City Planning Department is high. Generally, staff are positive in terms of the projects they work on and the direction the City is going. There is a great deal of excitement about being able to continue to work on projects through to completion. The department is united around building an equitable city for all. There is some concern that although staff losses have been minimal, at time of writing, the Assistant Planning Director position is still unfilled and creates a leadership void.



Internal and External Stakeholders:

URA

Neighborhood groups

Boards and Commissions (all mayoral appointments of staff)

Planning Commission

Zoning Board of Adjustment

Historic Review Commission

Art Commission

City County Task Force on Visibilities



Findings



The Oakland Plan

- This plan will be used to guide public and private investments in the area that generally include the neighborhoods of North Oakland, Central Oakland, South Oakland and West Oakland.
- Over the last year, Action Teams met monthly to review input from last summer's (2020) online open house, which attracted 2,500 visitors who made 800 comments, reviewed data, heard from local and national experts, and generated a set of strategies.
- Staff and Steering Committee members attended a variety of events in Oakland to get input from the broader Oakland community on the draft strategies.
- The Community Action Team focused its strategies on community programs and livability, cultural heritage and preservation, and public art, among other topics. An early goal of the group was to challenge the culture of institutional racism that has contributed to inequality and the wealth gap between white people and Black, Indigenous and People of Color (BIPOC), as well as other marginalized communities.
- Public input during the planning process made it clear that new development should address three priorities:
 - Affordable housing that meets the needs of residents of all means, needs and abilities.
 - Increasing access to jobs, particularly for residents with lower levels of educational attainment.
 - Improving the experience of living and working in Oakland by creating more open space along streets and as new parks.
- Significant planning is underway, but current rezoning efforts introduced outside of the framework of the Plan may interfere with the longer-term planning effort that is in progress and has already had significant community engagement.

Legislative Changes

- Legislation was introduced to allow City Council members a greater say over development projects within their individual districts by giving them authority to review applications for site plans, project development plans and planned developments, excluding those under 8,000 square feet and signage. Within three



days after submission, it would require the City's zoning administrator to share a developer's plan with the council member whose district is affected.

- There is concern from both the City Planning Commission and legal department that the proposed language of the legislation is unclear and open to interpretation as to whether the Council would be able to override City Planning Commission recommendations.
- A deeper concern is that individual City Council members could treat projects differently without a full understanding of the review processes in place for the Planning Commission to follow. This could lead to certain projects getting specialized treatment that could politicize the approval process and hinder project approval and/or start dates.
- The bill's author has stated that the intent is to tackle gentrification and open the door for more community input and oversight by highlighting the issue of citywide fairness, after concerns were raised about large-scale development projects having negative effects on neighborhoods with high rates of low-income residents and families of color. These historical areas, it is claimed, are remaining unimproved and undeveloped, as more affluent neighborhoods are consistently seeing investments and improvements.

Cantini Mosaic

- The Virgil Cantini mosaic sculpture was commissioned in 1964 by the Urban Redevelopment Authority, in the midst of an urban renewal project in the Lower Hill District in the late 1950s and early 1960s.
- The project demolished the dense residential and commercial area known as the Lower Hill and built the Civic Arena.
- According to a [June 2018 article](#) written by Diana Nelson Jones of the Post Gazette, "the City housing authority would relocate 1,551 families, 29 percent into public housing. An Urban Redevelopment Authority (URA) survey in 1953 showed that of 1,885 total families in the Lower Hill at that time, 67.1 percent were black, 32.9 percent white."



- Initially located along the walls of a 60-foot long pedestrian underpass beneath Bigelow Boulevard in Downtown Pittsburgh, it connected Chatham Street to Seventh Avenue.
- Unique in its artistry and engineering, the City-owned installation is among the first public works of its kind in the United States.
- During 2018–2019, the Pittsburgh began to implement the I-579 "Cap" Project, a new three-acre park connecting the Lower Hill District to Downtown. The plans called for filling in the pedestrian underpass that contained Cantini's mosaic, and potentially reinstalling only three of its 28 colorful panels. However, the Cantini family, preservationists and architects responded that this plan was unacceptable.
- The cap project is federally funded, and the City was required to conduct a historic review of the area. The mosaic was deemed eligible for the National Register, and the Pittsburgh has committed to reinstalling and restoring the complete mosaic at a new location.
- While the mosaics are a source of pride and history for some, for others it is a reminder of the urban renewal project and displacement of the Lower Hill District Community. This has caused some resistance to and tension around the move/relocation of the mosaics.
- Because relocating the mosaics is tied to federal funding, the issue must be settled to avoid funding repercussions.

Inclusionary Zoning Initiative (IZ-O)

- Inclusionary Zoning ensures neighborhoods can offer new housing units at a variety of price points by tying the construction of affordable housing to that of market-rate housing.
- It is used in a variety of cities across the country and was identified by Pittsburgh's Affordable Housing Task Force to address the shortage of affordable dwelling units.
- The IZ-O requires new residential developments to make a percentage of the units affordable to low- or moderate-income residents.
- The first public meeting will be on January 11, 2022. The IZ-O can be mandatory—in which the developer is required to provide affordable units—or incentivized, in which



developers provide affordable units in exchange for increases in building height, reduction of parking requirements, etc.

- Pittsburgh has incentivized inclusionary zoning in its Uptown and Riverfront neighborhoods. In these districts, developers can increase building height or build closer to the river by including affordably priced dwelling units.
- In the official policy recommendations of the [Affirmatively Furthering Fair Housing Task Force](#), its Robust Mandatory Inclusionary Zoning chapter, Section 3, indicates that:
 - "To be effective, the IZ policy should target households earning at or below 30% of area median income (AMI) to the greatest extent possible. The median African-American household income in the Pittsburgh (\$26,330) is roughly 36% of AMI, and the City's greatest affordable housing gap (about 20,000 units) is at roughly that same income level. Setting an IZ affordability target at 30% AMI would directly address the need and this should be required in rental developments where there is a rental subsidy available to achieve that income target. In rental developments where there is no rental subsidy available, and in homeownership developments, the affordability targets should be as low as feasible so as to maximize access by people in protected classes."
- Administration of the inclusionary zoning program will require additional staff that is currently not budgeted.



About the Agency



Contact Information

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City Planning

Enabling Legislation

§ 135.01 - CITY PLANNING COMMISSION AS HEAD; SUPERVISION.

The Department of City Planning shall be under the charge of the City Planning Commission, which shall appoint a Planning Director.

§ 135.02 - POWERS AND DUTIES OF COMMISSION.

The City Planning Commission shall be organized and have such powers and duties as are set forth in the laws of the General Assembly and in city ordinances.

Mission

The Department of City Planning establishes and sustains an orderly and consistent approach to land use in the Pittsburgh that incorporates sustainability, city design, resilience, equity and opportunity in its work. To achieve this end, City Planning works with communities, civic organizations and public entities to develop policy, projects and programs at the neighborhood and citywide scale, and implements these policies through regulations, public commissions, review of land development plans, master plans and projects for compliance with those policies and regulations. The overriding goal is to sustain and enhance a thriving city of neighborhoods for the people who live, work, learn and visit here. Planning works to integrate completed and evolving citywide strategies—the OnePGH resilience strategy; the



Climate Action Plan; and the People, Planet, Place and Performance (p4) model into our everyday practice, policy, code and Comprehensive Plan.

Organizational Chart



Descriptions of Services

Zoning

The Division of Zoning and Development Review (Zoning Division) of the Department of City Planning administers the Pittsburgh Zoning Code and Historic Preservation Code. The Zoning Division is the first stop for getting most construction permits in the Pittsburgh. The approval processes involved vary by project type, the scope of work and location.

Americans with Disabilities Act (ADA)

The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The Pittsburgh ADA Coordinator ensures that all citizens have the opportunity to participate meaningfully in the programs and services offered by the Pittsburgh. This role uniquely bridges policy, infrastructure and strategic planning to prevent discrimination against individuals with disabilities.



Neighborhood Planning

Neighborhood planners act as liaisons between city government and the community for most planning processes. Neighborhood planners participate in, and often coordinate, community plans. This group of planners act as go-to people for explanations of zoning, development, transportation and other planning-related matters.

Commissions

Art Commission

The Art Commission works to improve the aesthetic quality of the City's public spaces. The Commission is comprised of seven members appointed by the mayor, with each member representing a discipline in the arts or design field.

Historic Review Commission

The Historic Review Commission (HRC) provides guidance to those seeking to conduct exterior work on historic buildings in the City. The Historic Review Commission is comprised of seven members appointed by the mayor. The membership of the commission must include an architect, a preservationist, a realtor, a building inspector and a planner.

Naming Commission

The Commission on Naming Public Properties created guidelines and specifications for naming or changing the name of a public property or facility.

Planning Commission

The City Planning Commission is a nine-member panel appointed by the mayor for six-year, staggered terms. The Commission is charged with guiding land use and land development within the City. The Planning Commission makes recommendations to the City Council concerning the zoning ordinance and zoning maps, and then reviews major development and redevelopment proposals.



Zoning Board of Adjustment (ZBA)

The Zoning Board of Adjustment (ZBA) is an adjudicative body that reviews land use proposals in accordance with the requirements of the zoning code. The ZBA reviews development in public hearings, where applicants and members of the community submit evidence and provide testimony.

Services

Community Affairs

This category provides programs, services, communication and processes that directly involve residents and communities with the City of Pittsburgh. This group attends neighborhood and community-based organization meetings to promote city events and initiatives. They will address quality-of-life issues for residents, and connect them with the appropriate city services, resources and initiatives, while also advocating on behalf of constituents and communities in shaping policies, processes and initiatives. They will produce and promote opportunities for civic engagement and education, and advise city departments on implementation of community initiatives and public outreach.

Public Art and Civic Design

This category promotes and ensures high-quality public art and civic design in order to sustain and enhance meaningful, memorable and enjoyable experiences. Members will develop and support the inclusion of art and programming that reflect the City's history, diversity and culture. Key tasks include staffing the City's Art Commission; conserving and maintaining the City's collection of public artwork, monuments and memorials; and planning and implementing new commissions of public art and programs.

Strategic Planning

Members develop planning for quality of life within the City of Pittsburgh. Neighborhood planners serve to empower communities to assist with planning their futures, and providing



a key link to city government and resources. The division coordinates and develops the City's Comprehensive Plan, a resource combining analysis of neighborhood and system-wide interrelated challenges from affordable housing to community development and open space. They will conduct project development reviews related to ADA compliance, stormwater management and environmental reviews.

About the Agency Sustainability and Resilience

This group partners to protect and improve the environment for present and future generations. They will impart leadership for the integration of sustainability and resilience into the City's operations, policies and investments, and implementation of Pittsburgh's climate planning and resilience strategies. Principal activities include performance benchmarking, policy research for city operations, community education for sustainability and identification of innovation investment opportunities.

Zoning and Development Review

This group is in charge of staff for the Planning Commission, Zoning Board of Adjustment, Contextual Design Advisory Panel and Historic Review Commission. Functions include developing the zoning code to adopt best planning and management practices, and promoting high-quality and sustainable development. They review all permits for compliance with the City's zoning code, reviewing for and providing consultation on a project basis, and interdepartmental coordination for project review.



Agency Goals



Improve equity in community outreach and public participation

Strategies to achieve goal:

- Expand EngagePGH to allow residents to engage in a more diverse range of city decisions and processes.
- Improve coordination of resident engagement, ensuring that resident engagement is included in all relevant projects across city departments and initiatives.
- Continue to implement the Public Engagement Guide in public projects led by the Director of City Planning (DCP) and other Departments.
- Office of Community Affairs will restructure neighborhood liaison assignments to match geographic regions, council districts and neighborhood planning designations to engage under-represented communities and individuals in citywide initiatives, programs and services.

How success will be measured:

- Increase in participation from underrepresented neighborhoods, races and national backgrounds in DCP programming and engagement.
- Increase in resident engagement for DCP projects (number of participants, number of comments received, depth of feedback received) both online through EngagePGH or social media, and in person.
- Number of new non-traditional organizations engaged on a regular basis.
- Increase in coordinated efforts amongst the Mayor's Office, Council Staff, DCP and associated departments to solve regional issues.

Develop analysis of responsible growth options for Pittsburgh through ForgingPGH

Strategies to achieve goal:

- Develop alternative scenarios for Pittsburgh's growth, using a report card of indicators to be able to have residents judge those scenarios.
- Using resident input, develop a preferred scenario and future land use map that shows how, where and why the City will grow in the future.
- Develop a housing, economic development and mobility strategy (in tandem with DOMI) to support the preferred scenario and future land use map that will collectively



form the City's Comprehensive Plan and guide future neighborhood planning. This will be done in a way that focuses on the protection of areas and people who are most vulnerable to displacement.

- Continue work on city energy policies to implement the City's goals for 2030 set through the Climate Action Plan.
- Continue implementation of adopted plans through further development and implementation of Park Master Plans and improvements to Code around stormwater; tree canopy; and other environmental, climate and resiliency issues.
- Analysis of the zoning map, zoning districts and definitions to identify racial bias, and/or race-based provisions or inequities to inform future code and map amendments.
- Develop zoning code amendments to address the issues brought forth in the preferred land use scenario.

How success will be measured:

- Development of a growth scenario for the City with action items set forth to achieve through a Comprehensive Plan document.
- Using energy benchmarking tool, Equity Indicators, UN Sustainable Development Goals and other tools to measure impact of comprehensive planning activities.
- Tracking new code amendments in the implementation of city and neighborhood goals.
- Continue to build a modern zoning code through the implementation of policy recommendations of Neighborhood Plans and the Comprehensive Plan as zoning legislation, continuing the performance-based and design-based standards developed in recent code amendments.

Expand the focus on neighborhoods in planning activities

Strategies to achieve goal:

- Continue the second phase of the Neighborhood Planning Program, developing plans in nine neighborhoods.
- Complete visioning activities in lower-capacity neighborhoods to build the capacity so that they can participate in neighborhood planning in the future.



- Build capacity in neighborhoods and registered community organizations to prepare them to engage in neighborhood planning activities.
- Build teams of Neighborhood Planners in DCP to serve neighborhood needs more effectively.
- Implement recommendations of the first phase of the Neighborhood Planning Program.

How success will be measured:

- Registered community organization program continues to expand, improving the community engagement in the planning process.
- Number and scale of recommendations implemented from Adopted Neighborhood Plans.

Process improvement focused on improving customer experience

Strategies to achieve goal:

- Continue to build capacity to avoid backlogs at boards and commissions and for plan reviewers.
- Expanded use of technology to improve customer response times and coordinate customer inquiries across departments.
- Use of permitting system data to improve projected review times for plan review.
- Collaboration with the Department of Permits, Licenses and Inspections and other agencies within the development review process to make improvements to customer-facing information and resources in order to improve efficiency within the permitting process.
- Continue to optimize and improve DCP's permits with the OneStopPGH system, expand training and utilization to Neighborhood Planners, and publish permit activity with detailed workflows and data through CivicCentral (formerly BuildingEye).
- Participate in enablement training for the OneStopPGH permitting system to further customize and refine its application within the department.

How success will be measured:

- Increased customer service turnaround times for processing applications.



- Reduced number of returned/rejected plans during the intake and initial review process
- Reduced response times to customer inquiries.
- Reduced number of customer inquiries related to permit and process status.

Improve Housing for Pittsburghers

Strategies to achieve goal:

- Development of a Housing Strategy in conjunction with a growth scenario as a part of ForgingPGH in partnership with the Housing Authority of Pittsburgh, Urban Redevelopment Authority, the Housing Opportunity Fund and community partners.
- Continue to evolve Inclusionary Zoning and Accessory Dwelling Unit ordinances to better serve city goals and introduce them into additional neighborhoods.
- Zoning Code amendments to modernize terminology and definitions around Fair Housing.
- Update of Housing Needs Assessment for the City to accurately understand the state of housing in Pittsburgh.

How success will be measured:

- Increased number of affordable units created through zoning and other tools.
- Diversity of housing units and opportunities available for Pittsburgh residents.

Expand public art awareness and opportunities throughout the City

Strategies to achieve goal:

- Ongoing maintenance and larger restoration projects for the City's collection.
- Create new opportunities for temporary and responsive art.
- Increase communication regarding public art opportunities.

How success will be measured:



- Increased number of public art works conserved.
- Recontextualization phase complete for Cantini Mosaics; begin reinstallation project.
- Increased number of artist request for proposal (RFPs) received for public art projects.
- Increased number of new, temporary and permanent works of public art installed.



Performance Metrics



- Finalized the Neighborhood Plan Guide to inform residents of work in neighborhoods across the City as part of a broader effort to build the ForgingPGH Comprehensive Plan.
- Expanded the Art in Parks program, including eight large-scale artworks across the City's five largest parks; 5% for art commissions; plans for 20 commissions in 2022; and an expansion of a pilot program for temporary public art that responds to social justice movements and community engagement.
- Implemented and expanded Civic Central, a new online tool that provides up-to-date information on permit and enforcement records mapped by addresses.
- Created strategies to move Pittsburgh toward its ambitious Climate Action Plan, including the Electric Vehicle Charging Strategic Plan, the Energy Strategy and the Dark Sky Ordinance.
- Prioritized environmental planning by formulating changes to city code to improve stormwater management and completing master plans in Fort Pitt and Emerald View Park to increase amenities.



Budget



Operations

Position Summary								
Title	2021 FTE	Rate/ Grade	Hours/ Months	2021 Budget	2022 FTE	Rate/ Grade	Hours/ Months	2022 Budget
Planning Director	1	35G	12	\$ 114,720	1	35G	12	\$ 118,162
Chief Clerk 1	1	18G	12	55,675	1	18G	12	57,345
Senior Secretary	1	48,287	12	48,287	1	49,736	12	49,736
Specialist, Communication & Research	1	U06-F	12	46,223	1	U06-F	12	47,610
Community Affairs Manager	1	20E	12	55,675	—	20E	—	—
Public Engagement Coordinator	—	20E	—	—	1	20E	12	57,345
Community Liaison	2	18E	12	102,291	—	18E	—	—
Community Liaison	1	18E	4	17,048	—	18E	12	—
Assistant Director - Strategic Planning	1	32G	12	98,369	1	32G	12	101,320
Riverfront Planning & Development Coordinator	1	27E	12	74,194	1	27E	12	76,420
Principal Planner	2	24E	12	131,607	5	24E	12	338,891
Principal Planner	3	24E	4	65,805	—	24E	4	—
Senior Planner	5	U09-H	12	316,435	6	U09-H	12	391,114
Senior Planner	3	U09-H	8	126,573	—	U09-H	8	—
Senior Planner	1	U09-H	4	21,096	—	U09-H	4	—
Planner	12	U07-L	12	676,548	14	U07-L	12	812,985
Land Use Policy & Code Implementation Coordinator	1	27E	12	74,194	1	27E	12	76,420
Neighborhood Planning Coordinator	1	27E	4	24,731	1	27E	12	76,420
Assistant Director - Sustainability & Resilience	1	32G	12	98,369	1	32G	12	101,320
Senior Sustainability Coordinator	1	21E	12	58,055	1	21E	12	59,797
Resilience and Climate Analyst	1	16E	8	31,316	—	16E	8	—
Public Art & Civic Design Manager	1	27G	12	80,876	1	27G	12	83,302
Arts, Culture, & History Specialist	1	19E	12	53,400	1	19E	12	55,002
Zoning Administrator	1	32G	12	98,369	1	32G	12	101,320
Analyst, Zoning	1	U09-H	12	63,287	1	U09-H	12	65,186
Special Projects Operations Manager	1	20E	12	55,674	1	20E	12	57,344
Lead Specialist, Zoning	1	U05-L	12	47,453	1	U05-L	12	48,877
Specialist, Zoning	1	U05-D	4	13,615	—	U05-D	4	—
Specialist, Zoning	1	U05-D	8	27,231	—	U05-D	8	—
Senior Administrative Specialist	1	14E	12	43,850	1	14E	12	45,166
Climate & Energy Manager	—	27E	12	—	1	27E	6	38,210
Total Full-Time Permanent Positions	50			\$2,720,966	44			\$2,859,292

Temporary, Part-Time, and Seasonal Allowances								
Zoning Board Member	—	\$ 36.43	1,560	\$ 56,838	—	\$ 36.43	1,560	\$ 56,838
Planning Intern	—	9.00-11.00	5,202	5,358	—	9.00-11.00	5,202	5,358
				\$ 62,196				\$ 62,196

Position Summary								
Title	2021 FTE	Rate/ Grade	Hours/ Months	2021 Budget	2022 FTE	Rate/ Grade	Hours/ Months	2022 Budget
Total Full-Time Permanent Positions	50			\$2,720,966	44			\$2,859,292
Temporary, Part-Time, and Seasonal Allowances	—			62,196	—			62,196
Vacancy Allowance	—			(80,235)	—			(86,213)
Total Full-Time Positions and Net Salaries	50			\$2,702,927	44			\$2,835,275



Other Operating Funds

City of Pittsburgh Operating Budget
Fiscal Year 2022

Department of City Planning
110000

Subclass Detail

	2020	2021	2022	Increase/	%
	Actual	Budget	Budget	(Decrease)	Change
Expenditures					
51 - PERSONNEL-SALARIES & WAGES	\$ 2,477,025	\$ 2,707,587	\$ 2,840,071	\$ 132,484	4.9%
51101 - Regular	2,475,898	2,702,926	2,835,270	132,344	
51207 - Leave Buyback	227	—	—	—	
51401 - Premium Pay	900	4,661	4,801	140	
52 - PERSONNEL-EMPLOYEE BENEFITS	854,230	844,658	905,171	60,513	7.2%
52101 - Health Insurance	561,860	510,241	492,239	(18,002)	
52111 - Other Insurance/Benefits	60,222	58,713	60,471	1,758	
52201 - Social Security	184,916	210,333	229,460	19,127	
52601 - Personal Leave Buyback	47,232	40,000	78,000	38,000	
52602 - Tuition Reimbursement	—	25,370	45,000	19,630	
53 - PROFESSIONAL & TECHNICAL SERVICES	291,429	120,660	145,450	24,790	20.5%
53101 - Administrative Fees	4,062	4,500	10,750	6,250	
53105 - Recording/Filing Fees	8,335	16,500	15,500	(1,000)	
53301 - Workforce Training	8,438	23,500	23,500	—	
53509 - Computer Maintenance	7,893	43,160	43,700	540	
53901 - Professional Services	262,702	33,000	52,000	19,000	
54 - PROPERTY SERVICES	922	—	1,000	1,000	n/a
54101 - Cleaning	922	—	1,000	1,000	
55 - OTHER SERVICES	7,649	6,644	6,644	—	—%
55301 - Employment Related	790	750	750	—	
55305 - Promotional	6,435	3,144	3,144	—	
55309 - Regulatory	132	1,750	1,750	—	
55501 - Printing & Binding	292	1,000	1,000	—	
56 - SUPPLIES	7,907	21,400	27,050	5,650	26.4%
56101 - Office Supplies	2,144	15,000	15,000	—	
56103 - Freight	6	—	—	—	
56151 - Operational Supplies	4,534	6,400	12,050	5,650	
56401 - Materials	1,223	—	—	—	
58 - MISCELLANEOUS	—	20,000	20,000	—	—%
58101 - Grants	—	20,000	20,000	—	
Expenditures Total	\$ 3,639,162	\$ 3,720,949	\$ 3,945,386	\$ 224,437	6.0%



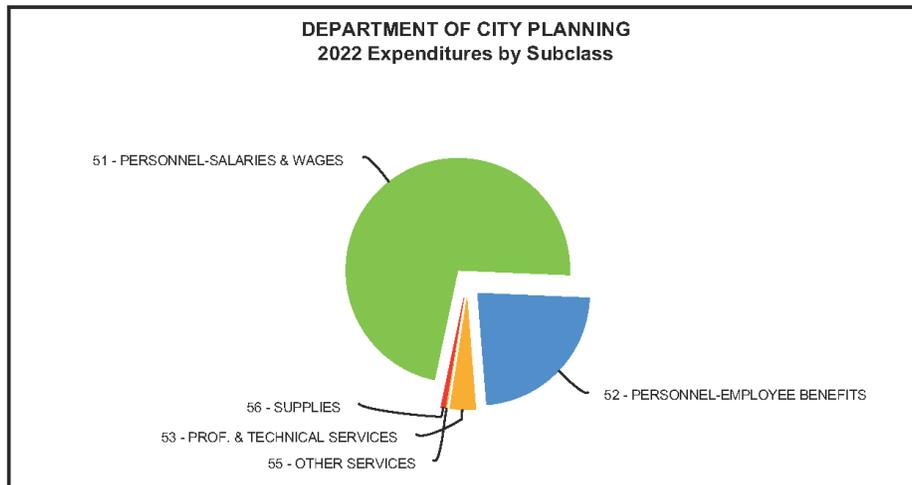
5-Year Forecast

City of Pittsburgh Operating Budget
Fiscal Year 2022

Department of City Planning
110000

Five Year Forecast

	2022	2023	2024	2025	2026
Expenditures					
51 - PERSONNEL-SALARIES & WAGES	\$ 2,840,070	\$ 2,948,310	\$ 3,020,145	\$ 3,093,844	\$ 3,154,530
52 - PERSONNEL-EMPLOYEE BENEFITS	905,171	949,489	968,385	1,008,977	1,050,362
53 - PROFESSIONAL & TECHNICAL	145,450	128,800	128,800	128,800	128,800
55 - OTHER SERVICES	6,644	6,644	6,644	6,644	6,644
56 - SUPPLIES	27,050	27,050	27,050	27,050	27,050
58 - MISCELLANEOUS	20,000	20,000	20,000	20,000	20,000
Total	\$ 3,945,385	\$ 4,080,293	\$ 4,171,024	\$ 4,285,315	\$ 4,387,386
% Change from Prior Year	6.0%	3.4%	2.2%	2.7%	2.4%





Programs and Projects



2020 Accomplishments

Citywide and Comprehensive Planning

- Execution of ForgingPGH Comprehensive Plan, including completion of a citywide statistically valid survey of residents and their values, the debut of project website and online engagement platform, and the completion of the Conditions and Trends Report, a citywide neighborhood data visualization tool, a citywide land use map, and a series of focus group meetings concentrating on developing a growth scenario for the City.
- Hired consultants to pursue an economic development strategy in accordance with the land use vision created through the ForgingPGH planning process.
- Launched citywide engagement (EngagePGH) platform and a multi-departmental working group around online engagement, engaging over 4,000 residents in the first month alone.
- Completed the Performance Targets Program with the University of Pittsburgh and Carlow University around their Institutional Master Plan (IMP). Began working with Carnegie Mellon University on their IMP.
- Established a racial equity team for the department, and applied the Racial Equity Toolkit to City Planning projects and programs.
- Created the Disability Service Facilitator Program to act as liaisons between their agencies and the people they serve to increase efficiency and quality of service, and to help the City comply with state and local accessibility laws.

Housing: Incentive Zoning for Affordable Housing

- Selected consultants to assist with an update to the City's Housing Needs Assessment, which will inform updates to the City's Inclusionary Zoning (IZ) and Accessory Dwelling Unit (ADU) ordinances amongst others.
- Introduced legislation to City Council to make the Inclusionary Zoning Interim Planning Overlay District (IPOD-6) permanent for the Lawrenceville neighborhoods.



Neighborhood Planning and Policy

- Expanded the Registered Community Organization (RCO) Program to 27 community organizations representing part or all of the nine City Council Districts, creating onboarding training sessions for new RCOs. In conjunction with Zoning and Strategic Planning, adjusted RCO program in response to COVID-19 to facilitate virtual Development Activities Meetings.
- Completed and adopted the Neighborhood Plan Guide after robust comment periods from DCP, city agencies and partners, and the public, establishing standards and resources for the creation of high-quality and consistent neighborhood plans, including P4, UN SDGs and EcoDistrict Protocol. Created an interactive website tool for the guide.
- As a result of the EcoInnovation District Plan and our design efforts, the Fifth and Dinwiddie project moved into the first phase of buildings on URA property that will result in affordable housing, open space and highly sustainable commercial buildings.
- Worked with Councilman Lavelle, the Hill CDC, and outside consultants to launch the process to update and adopt the Greater Hill District Master Plan.
- Integrated the use of scenario-planning systems into neighborhood and comprehensive plan processes to identify potential for regional partnerships, including the Port Authority of Allegheny County, Southwestern Pennsylvania Commission and Duquesne Light Company.
- Established governance/framework for implementation of the Greater Hazelwood Neighborhood Plan.
- Held a pilot Planning Education Series in Oakland in anticipation of creating a neighborhood plan for the Oakland neighborhoods.
- Coordinated a large project team to conduct Oakland Plan Steering Committee meetings; produced Engagement Plan; launched four Action Teams with community members and staff.
- Completed a Citywide Neighborhood Plan RFQ for Economic Development and Urban Design consultants in collaboration with the URA for future neighborhood plans.
- Worked with the URA, Manchester Citizens Corporation and Milcraft to develop an RFP and hire a consultant to conduct a TRIB Planning Study for Allegheny Station as implementation of the Manchester-Chateau Neighborhood Plan.



- Worked with the Environmental Protection Agency (EPA), state and local agencies, and the community to design green corridors in Manchester and Chateau using an EPA-funded design study.
- Consistently attended community meetings (both in person and virtually in 87% of city neighborhoods) strengthening relationships between city departments and communities.
- Increased public participation and engagement for Office of Community Affairs social media platforms and newsletter by an average of 20% per post or newsletter edition, raising awareness for citywide initiatives, volunteer opportunities, and citywide projects and services.
- Responded to and followed up on more than 3,000 constituent calls by creatively solving ongoing issues and concerns across departments on behalf of City of Pittsburgh residents.
- Implemented the Love Your Block program in 28 neighborhoods for the first time in 3 years, granting \$1,500 to community organizations to improve their neighborhoods.
- Matched 650 seniors, veterans, and/or persons living with disabilities to free lawn cutting services through the City Cuts program. City Cuts has contracted with 12 small businesses, 11 of which are minority- or women-owned businesses.
- Implemented the Snow Angels program, matching 533 seniors and/or persons living with disabilities to nearby volunteers to shovel their snow, creating a safer environment for homeowners, pedestrians, mail carriers and public safety personnel.
- Implemented the Civic Leadership Academy online, an 11-week course that educates Pittsburgh residents about departments, operations, and decision making at the Pittsburgh and creates a more informed and inspired public.

Public Art

- Assessment and management of close to 200 works of public art and monuments.
- Secured funding for RAD Art in Parks program.
- Secured consultant to complete Cantini Mosaics recontextualization
- Coordinated restoration work on Sacrifice and three other Legion Park monuments, Arsenal Cannon, Pius Street, Maine Memorial, Korean War Plaques, and the Vietnam Veterans Monument.



- Partnered with DPW to address a spike in public art and monument vandalism, including Doughboy monument restoration.
- Collaboration between city and BOOM Concepts to begin temporary responsive art program.

Zoning Policy and Process Improvements

- Provided historic preservation consultation to the City through the MOA process to acquire the VA facility for DPS, and to the URA in the redevelopment of the Hazelwood Library.
- Completed the Historic Architectural Inventory for Oakland and Upper Hill District.
- Expanded the City's designated Historic District area with 700 additional properties within the Mexican War Streets expansion.
- Fully implemented one-stop and digital permitting, and improved process workflow coordinated with the Department of Mobility and Infrastructure and Permits, Licenses, and Inspection.
- Successfully transitioned all permitting and customer service functions to operate online while maintaining basic review times.
- Successfully transitioned all pre-application meetings and all Boards and Commissions hearings to operate virtually, with a commitment to long-lasting improvements in transparency and accessibility when in-person meetings are able to resume.
- Reduced overall review times within the new permitting system from 2019 levels.
- Amended the Zoning Code to remove a parking requirement for row homes that is prohibitive to affordable housing and leads to infill developments that are incompatible with the historic city fabric.
- Full implementation of Riverfront Zoning Districts and Uptown Eco-Innovation District Performance Point system, and collaborative partnership with the Green Building Alliance to expand customer and staff knowledge base.

Environment, Sustainability and Resiliency

- Contracted with United States Army Corps of Engineers (USACE) to develop methodology for and perform assessment of riverbank conditions.



- Convened Riverbank Stability Committee and Developed Best Practices guide.
- Convened Hays Woods Acid Mine Drainage report in anticipation of larger parks master planning.
- Completed the Stormwater Code re-write in creating a new title of the City code and began research into a larger policy update of Stormwater regulations.
- Began Park Master Plans in Emerald View Park and the Hill District parks.
- Completed Park Master Plans in Sheraden and Fort Pitt Parks.
- Began Park Master Plan implementation in coordination with Department of Public Works (DPW) and Pittsburgh Water and Sewer Authority in South Side and Sheraden Parks.
- Received grant funding from the Pennsylvania Department of Conservation and Natural Resources (DCNR) to complete a Fowler Park Master Plan.
- As part of the first year of the Pittsburgh-Aarhus MOU program, work included integrating energy into current and long-range planning processes, establishing proposals for funding and governance models, and initiating the Oakland Energy Master Plan process.
- Enrolled the City's largest facilities in the Pennsylvania, New Jersey, and Maryland (PJM) Demand Response Energy Curtailment Program.
- Amended the Zoning Ordinance to require Net Zero Energy for municipal buildings.
- Supported three net zero building RFPs with the Department of Public Works for Fire Houses 8 and 28, and Thaddeus Stevens Building.
- Completed and distributed Commercial Benchmarking Energy Disclosure report.
- Lead to advancement of the Western Pennsylvania Energy Consortium's electricity advisory and supply contracts, saving members \$700K and the City nearly \$100K, and enabling 100% of all large- and medium-size accounts to be supplied from renewable electricity.
- Completed RFP and selection for an electricity supply firm and the establishment of wholesale electrical supply account, enabling future procurements for locally sourced renewable electricity.
- Advanced the design and initiated construction of electric vehicle charging network at 2nd Avenue parking lot, helping to increase the City's charging capabilities to over 30 electric vehicles.



- Completed electric vehicle charging strategy for Pittsburgh Parking Authority and city's Equipment Leasing Authority.
- Lead evaluation of city's pension fund's exposure to fossil fuel investments. Assisted in providing education and policy support for development of Environmental Social Governance (ESG) screen for city's pension fund.
- Completed first Voluntary Local Review (VLR) of city operations against the United Nations Sustainable Development Goals (SDGs).
- Completed FeedPGH study, an analysis of food insecurity across Pittsburgh's neighborhoods.
- Developed guidelines for Adopt-a-Lot's and farmers markets programs' access during the pandemic.
- Completed soil testing partnership agreement with Allegheny County Conservation District to assess lead in soil on city-owned lots.
- Distributed 700 growing kits and soil packages to residents.

2021 Accomplishments

- Finalized the Neighborhood Plan Guide to inform residents of work in neighborhoods across the city as part of a broader effort to build the ForgingPGH Comprehensive Plan.
- Expanded the Art in Parks program, including eight large-scale artworks across the City's five largest parks; five Percent for Art commissions; plans for 20 commissions in 2022; and an expansion of a pilot program for temporary public art that responds to social justice movements and community engagement.
- Implemented and expanded Civic Central, a new online tool that provides up-to-date information on permit and enforcement records mapped by addresses.
- Created strategies to move Pittsburgh towards its ambitious Climate Action Plan, including the Electric Vehicle Charging Strategic Plan, the Energy Strategy, and the Dark Sky Ordinance.
- Prioritized environmental planning by formulating changes to City Code to improve stormwater management and completing master plans in Fort Pitt and Emerald View Park to increase amenities.



Planned, Current and Ongoing Programs

Adopt-A-Lot Program

The Adopt-A-Lot program, developed as part of the Vacant Lot Toolkit, was created to allow residents a streamlined process by which to access city-owned vacant lots for food, flower or rain gardens. In an effort to combat the problem of vacant city-owned lots, the program had three goals:

- Foster neighborhood interaction
- Re-imagine the potential of vacant lots
- Encourage environmental awareness

Building Benchmarking Compliance

Building benchmarking is measuring the energy and water use, and using that data to compare performance over time, as well as compare usage to similar buildings. Benchmarking allows owners and occupants to understand the relative energy, water and waste. This information helps to make strategic decisions that will save money and energy while improving comfort and health

Greenways

In Pittsburgh, "greenway" is defined by City Council designation as a permanent, passive open space that serves to benefit adjacent neighborhoods and the general public. "Reserved for greenway" was also defined as areas being studied or planned for designation. In 1980, the Greenways for Pittsburgh program was established to consolidate steeply sloped, unbuildable land for the purpose of protecting hillsides and preserving passive open space resources.

Registered Community Organizations (RCO)

Pittsburgh is a city of neighborhoods. Strong community groups help residents and businesses obtain and share information, and support cooperative networks and efforts to improve the quality of life in these neighborhoods. Having an organized community group empowers a neighborhood to be represented more effectively with local government.



Residential Parking Permit Program

The Residential Parking Permit Program is a way to give residents of a designated area a better chance to park near their homes. Designated areas must meet certain impactation criteria. Generally, areas around major institutions (hospitals, universities, etc.) are impacted. This will not guarantee anyone a parking space.

Planned, Current and Ongoing Projects

Affordable Housing Task Force

This task force is charged with assessing the current and projected future landscape of housing affordability in Pittsburgh, evaluating current programs and initiatives to produce new affordable units and preserve existing ones, and making recommendations to the mayor and City Council.

Broadway Avenue Public Realm Project

Pittsburgh will redesign the Broadway Avenue streetscape in Beechview from Fallowfield Station to Wenzell Avenue. The project, which completed its planning phase in mid-late 2018 and is currently in the design phase for construction, is based on the 2011 SMART TRID study and is a result of engaging neighborhood residents, community groups and stakeholders.

The scope of the project considers new elevated, ADA-accessible transit stops that include shelter from the elements, changes to the roadway, storm-water management infrastructure and related streetscape improvements such as lighting, seating and planting. Final improvements, design and street configuration were determined through the community outreach process and through input from the stakeholder group.

Broadway Avenue is a business district in the midst of revitalization by residents, the City, URA, property owners and private developers. The neighborhood is well-served by transit with a connection to downtown by the Port Authority's Red Line. Many people arrive on Broadway by public transit, but their trip does not begin or end at the T stop; it continues to their destination or residence.



EcolInnovation District

The EcolInnovation District in Pittsburgh is the first of its kind. It is a groundbreaking initiative that combines the goals of both EcoDistricts and Innovation Districts that have helped to positively transform communities across the country. The EcolInnovation District is an opportunity to utilize the ways in which redevelopment can improve the environment, support the needs of existing residents, and expand entrepreneurship and job growth.

Greater Hazelwood Neighborhood Plan

The Greater Hazelwood Neighborhood Plan focuses on ways to strengthen and improve the community while proactively preparing for future growth and change. Greater Hazelwood's Plan is distinct in its clear objective: Develop without displacement. As the neighborhood continues to evolve, the community will use its plan to ensure it remains an inclusive, family-friendly neighborhood that recognizes that its greatest asset is its people.

The document is organized into five chapters: the Community, Development, Mobility, Infrastructure, chapters each identify corresponding priorities, and each priority includes a series of strategies. The Implementation chapter serves as a Call to Action.

Greater Hill District Master Plan

Once adopted by the Planning Commission, the Greater Hill District Master Plan will become city policy, and guide public and private investments in the area. New land use regulations, transportation and infrastructure improvements, and public programs may be recommended in the plan. The plan area generally includes the neighborhoods of Crawford-Roberts, Middle Hill, Terrace Village, Bedford Dwellings, Upper Hill and the Lower Hill.

Hays Woods

The 626-acre undeveloped site in southeastern Pittsburgh, historically serving industrial purposes including coal mining, was purchased by the Urban Redevelopment Authority in 2016 and will be transferred to the City for park development. While the land is not pristine,



having historically served industrial uses like coal mining has a sense of wilderness in an otherwise urban area. Despite the environmental degradation typical of old mined lands, it features areas of significant tree canopy, significant flora and fauna, and even a pair of nesting bald eagles. A series of trails crisscross the property, indicating its popularity among outdoor recreation enthusiasts. Because of these unique qualities, the City has decided to seize the opportunity to establish Hays Woods as a city park that will expand its value to patrons for generations to come while preserving and restoring important natural ecosystems.

In 2018, Mayor William Peduto established the Hays Woods Task Force, led by Councilman Corey O'Connor and former Mayor Tom Murphy, to identify best land uses, opportunities and constraints for the area, and guiding principles for future site master planning. The Department of City Planning has been awarded a \$100,000 grant from the Department of Conservation and Natural Resource Community Conservation Program that will be matched by Pittsburgh for a project total of \$200,000. The grant will allow the master plan process to begin in 2020.

The Department of City Planning also received an abandoned mine land and drainage assessment grant through Trout Unlimited that will document issues related to former deep mining on the site and provide recommendations for remediation.

Homewood Community Plan

In the early 20th century, changing industry and increasing growth beyond downtown led to the development of the Homewood community. The increased population needed transportation, and a system of streetcar lines was constructed to connect the neighborhood to downtown. During the 1950s, Homewood experienced residential growth with displaced residents from the Lower Hill and Homewood to become one of Pittsburgh's largest African-American neighborhoods.

Homewood consists of three neighborhoods—Homewood North, Homewood West and Homewood South—with a combined population of 6,442, which is 94% African-American, as of the 2010 Census. Homewood is predominantly residential with commercial activities concentrated on Frankstown Road and Homewood Avenue corridors. Of the 5,194 parcels



that make up Homewood, 49.6% are vacant, according to a 2014 Operation Better Block survey. This plan will aim to provide strategies that will increase housing, development, mobility and infrastructure in an equitable way.

Homewood has a valuable ecosystem of dedicated community organizations and leaders who have worked to develop plans for parts of the neighborhood. The residents, stakeholders and institutions of Homewood have worked to rebuild and envision a Homewood of the future. This planning process built off that foundation, and establishes a common vision and direction for the Homewood community.

Inclusionary Zoning Overlay District

A Zoning Overlay District is applied to a specific geographic area of the City that does not change an area's base zoning. It does provide additional zoning controls in a specific area where existing zoning doesn't provide sufficient standards for the area's current activities. Inclusionary Zoning (IZ) ensures neighborhoods can offer new housing units at a variety of price points by tying the construction of affordable housing to that of market-rate housing.

The Inclusionary Housing Overlay District was permanently adopted in Lawrenceville in 2021, after two years as a temporary measure.

The IZ-O requires new residential developments to make a percentage of the units affordable to low- or moderate-income residents. It can be mandatory, in which the developer is required to provide affordable units, or incentivized, in which developers provide affordable units in exchange for increases in building height, reduction of parking requirements, etc.

Inclusionary Zoning Interim Planning Overlay District (IZ-IPOD)

Inclusionary Zoning (IZ) is one tool to help ensure that neighborhoods can offer new housing units by tying the construction of affordable housing to that of market-rate housing. It is used in a variety of cities across the country and was identified by the City's Affordable Housing Task Force (AHTF) as a tool that could work in Pittsburgh to address the shortage of affordable units.



Manchester-Chateau Neighborhood Plan

Manchester-Chateau is a neighborhood with a rich history and an enduring legacy. In many ways, it tells the story of Pittsburgh's history, reflecting both the positive and challenging aspects of the City's identity. Manchester-Chateau has the most historically significant collection of architecture of any neighborhood in Pittsburgh, boasts a proud legacy as a premier African-American neighborhood in the City, and links directly to the legacy of Andrew Carnegie. The construction of State Route 65 in the 1960s, however, dramatically changed the neighborhood's landscape. After dividing Manchester and Chateau, as well as gutting the commercial core along Beaver Avenue, SR 65 has caused major challenges for the neighborhood, including commercial disinvestment and limited access.

Today, on the east side of SR 65, Manchester thrives with a wealth of historically significant resources and vital heritage as the leading African-American neighborhood in Pittsburgh. On the west side of SR 65, Chateau flourishes as an economically successful industrial and institutional area with almost no residential buildings and limited access to the riverfront. Overall, it is a neighborhood physically and practically divided by SR 65. Manchester-Chateau is on the verge of great change. The Pittsburgh community is realizing the amazing assets of this neighborhood and steering investment here. Shifting demographics, interest and policy changes along the riverfront are among the factors driving opportunity and challenges in the evolution of this vital Pittsburgh neighborhood.

Programs & Projects

Neighborhood Conservation Districts

Neighborhood Conservation Districts are a zoning overlay tool intended to protect a neighborhood's unique character. This overlay will consider the relationship between place and architecture; the community's demographics; as well as the neighborhood's culture and environmental characteristics.

Conservation districts will be used to protect, restore, preserve and enhance significant areas within a community beyond what is specified in the standard zoning code with the intention to promote growth and enhance the well-being of Neighborhood Conservation Districts in the community.



Pittsburgh Comprehensive Plan

Pittsburgh is planning for its future on many fronts, with a range of approaches to ensure that the people who live, work and learn here are engaged in shaping the future of the City. This work includes citywide initiatives, such as completed components of the [Comprehensive Plan](#) (Cultural Heritage and Open Space), the ONEPGH resilience strategy, the Climate Action Plan, and focused policies such as Complete Streets, as well as district initiatives, from neighborhoods to riverfronts. In terms of engagement, it includes workshops, Deliberative Democracy sessions, the Civic Leadership Academy and Task Forces such as the Affordable Housing Task Force.

ForgingPGH

A data- and community-driven comprehensive plan that will guide growth and development for Pittsburgh over the next 20 years or longer. It integrates previous planning efforts and scenario planning around the p4 Framework of People, Planet, Place and Performance. ForgingPGH focuses on the key elements of recreation and open space, housing, mobility, and economic development to create a forward-thinking land use plan that equitably meets the needs of Pittsburgh's 90 neighborhoods.

Riverfront IPOD—Interim Planning Overlay District (IPOD)

Governed by Chapter 907.02 of the Zoning Code, the intent of the Interim Planning Overlay District (IPOD) is to provide a mechanism for interim zoning controls:

- In geographically defined areas of the City where current use, height, area or procedural controls are found to be deficient.
- When other code provisions do not address such deficiencies.
- When ongoing planning studies may inform the preparation of permanent controls which would be appropriate for the area.

Unless otherwise specified in the text of each individual IPOD district, all use, height and area provisions of the underlying zoning districts shall apply. Unless noted with the special districts below, all provisions of Article I, Article V, Article VI, Article VII, Article VIII and Article IX of this



zoning ordinance shall apply. In instances where there is found to be a conflict between the provisions of the IPOD and the underlying zoning district or any of the above zoning ordinance articles, the more stringent of the regulations shall apply.

An IPOD shall be in effect for no more than 18 months from its effective date, except that one six-month extension may be granted by Council if requested by the City Planning Commission before the end of the 18-month period.

RIV Zoning—In 2015, Pittsburgh began its multi-year riverfront rezoning project, doing outreach to inform a temporary zoning overlay district. The Riverfront Interim Planning Overlay District (RIPOD) was adopted in June of 2016. Immediately thereafter, the Department of City Planning began the process to draft permanent zoning for its riverfront areas.

Pittsburgh was changing rapidly. Once-declining neighborhoods were experiencing a period of transformation, as existing properties were renovated, and new housing was constructed at a renewed pace to accommodate increased demand for city living. Businesses responded to the demand, with new restaurants, boutiques and shops opening their doors in the City's historic commercial districts. This change resulted in Pittsburgh being recognized as one of the top cities in the country to live, work and play. The City was proud to be recognized for its strong neighborhood character and its appealing mix of "grit and shine"—that is, the gritty authenticity of a city that was built on hard work and heavy industry, and the more polished character of new development fueled by the growth of the City's education, medical and technology sectors.

Sheraden Park Master Plan

The Sheraden Park Master Plan is a recommendation of the City's Open Space, Parks and Recreation Plan, adopted in July 2013. The Open Space Plan recommended Sheraden Park's designation as a signature community park. Sheraden Park's scale makes it a site with strong potential to be expanded and redeveloped, thereby serving a larger population and providing green premium benefits to areas not benefitting from proximity to the City's five regional parks. Signature community parks are prioritized because they have the greatest potential to fill gaps in the green premium, provide better and more diverse recreation experiences, and



focus investment. Signature sites should receive a higher level of capital and maintenance funding than other community parks, have site-specific programming, and incorporate design features to highlight their specific identities. Regional-scale recreation facilities can be targeted for signature community parks, as well as community-scale recreation facilities.

South Side Park Master Plan

The South Side Park Master Plan is an outcome of the City's comprehensive Open Space Plan (2013), which identified South Side Park as a potential Signature Community Park in need of a master plan that includes neighboring Arlington Park and harnesses the City's energy for creating an inclusive space that offers recreation, programming, connectivity and ecologic systems within its urban context. The site is inherently dramatic, providing both opportunities and challenges for public space-making. Design decisions will take cues from the unique culture and spaces within South Side Park's energetic community and rich landscape, which engages the site's natural systems while also providing a strategic plan for providing phased community resources. The outcome to generate a master plan that presents a strategy for implementation and suggested phasing for individual projects that may be easily adopted into future city budgets and by various other funding sources. Projects will be achievable and representative pieces of the larger vision of a unified framework that both builds community pride and helps to guide future capital investments.

Stormwater Code Update

Together, the Department of City Planning and Pittsburgh Water and Sewer Authority (PWSA) are leading a process to update city ordinances and create a unified City Stormwater Management Code, alongside a consultant team led by AKRF. The process will include technical analysis, stakeholder engagement and expertise to review and evaluate all applicable regulatory and municipal stormwater policies, processes, and codes for consolidation and improvement options across agencies. The goal is to develop an implementable revised code, supporting policy and process recommendations, and guidance materials aligning with other important city initiatives regarding green stormwater infrastructure, complete streets and resiliency. Another goal is to clarify development



requirements and make the stormwater review and approval processes easier and more efficient for applicants.

The Oakland Plan

Once adopted by the Planning Commission, the Oakland Plan will become city policy and guide public and private investments in the area. New land-use regulations, transportation and infrastructure improvements, and public programs may also be recommended by the plan. The plan area generally includes the neighborhoods of North Oakland, Central Oakland, South Oakland and West Oakland.



Opportunities and Risks



Significant Milestones between 11/3/21 and 4/30/22

Not applicable.

Important Decisions Between 1/6/21 and 12/31/22

Public Art

- Crosstown Blvd Cap (freeway cap to build a park)—The Cantini Mosaics (historic designated art) are part of this project. The City received \$19 million in federal funding for the cap project, and part of the City requirements for receiving funds is to utilize the mosaics. The mosaics have been removed already, as the department received funds to do that in the preliminary 2022 budget. In October 2021, DCP completed a report with community input around relocation of the mosaics. In early 2022, the City will have to get the project underway with completion by 2023 to avoid federal funding repercussions. A plan will need to be made about finalizing locations. Currently, the issue is a polarizing one due to differing community opinions regarding placement.
- Public Art—Arts and Parks Program public process. The City has a \$500K grant for doing art within regional parks, and has been conducting a public process throughout fall and will continue through winter. The City will start to take the art public into the spring. Most of the work will occur in 2022 and will be the largest movement of new art into the public space in 20 years.
- There was a Comprehensive Plan component produced a few years ago that proposed combining elements of the Art and Planning Commissions, and significantly empowering them to have more direct legal control over development.



Legislation

- The City Planning Commission, along with the City's legal department, have raised concerns regarding a proposed bill currently still in committee and to be presented in mid-December 2021. If adopted, the legislation would allow City Council members a greater say over development projects within their individual districts by giving them authority to review applications for site plans, project development plans and planned developments, excluding those under 8,000 square feet and signage. It would require the City's zoning administrator to share a developer's plan with the council member whose district is affected, within three days after it is submitted.

The proposed legislation was introduced by a sitting council member and is being seen as an affront against the current City Planning Commission; an interpretation being further strengthened by heavy media interest and attention.

The City Planning Commission is a nine-member panel appointed by the mayor for six-year, staggered terms. The Commission is charged with guiding land use and land development within the City, so Council input on a district level has been low, as the Planning Commission has set guidelines to follow. The Planning Commission makes recommendations to the City Council concerning the Zoning Ordinance and zoning maps, and then reviews major development and redevelopment proposals.

In a memo issued in early November, the law department expressed concern that the proposed change would give City Council members more power and control of planning decisions before reaching an assembled mayor and Council. There is concern from both the City Planning Commission and Law Department that the proposed language of the legislation is unclear and open to interpretation as to whether the Council would be able to override City



Planning Commission recommendations. A deeper concern is that individual City Council members could treat projects differently without a full understanding of the review processes in place for the Planning Commission to follow, and this could lead to certain projects getting specialized treatment that could politicize the approval process and hinder project approval and/or start dates.

- Despite the ongoing long-term planning effort known as the Oakland Plan, potential re-zoning of roughly 22 acres in the Oakland neighborhood was introduced in September 2021 for land that is owned and managed by a single developer. This re-zoning bill was introduced separately and does not include or align with many of the community features and needs that are in the Oakland Plan. The Planning Commission will hear the case in January.
- Economic Development Assessment (EDA) & Housing Needs Assessment (HNA) was done as part of development of a comprehensive plan (ForgingPGH.org). The first round of the public process took place in 2021, and they were supposed to do a second round. However, the director halted the public process after the election results allowed the new administration to get in place. The incoming administration will face an early decision on how the EDA and HNA will include the Comprehensive Plan and how DCP moves forward.
- The Hazelwood Green Preliminary Land Development Plan/Zoning changes requested by the owners (The Heinz Endowments, Benedum Foundation and Richard King Mellon Foundation) raises some concerns with local bicycle, pedestrian and public transportation advocates. These are due to the proposed changes, namely significant new surface parking allowances. The incoming administration may find itself in the midst of a conflict between the foundations, universities and advocates.



Registered Community Organizations

- Registered Community Organizations (RCOs) are an asset to the City, as they assist residents and businesses in having both a voice and support in terms of community information, and they allow for specific groups to offer advice on improving the quality of life and resources for specific communities. An important note, however, is that some neighborhoods have multiple organizations with differing views that may all want to be RCOs and will require proactive community engagement and solutions.



Reports



Public Engagement Guide

This [guide](#) outlines a framework for how the City should conduct engagement efforts through planning processes.

Affirmatively Furthering Fair Housing (AFFH) Task Force

This [report](#) uncovers the City's duty to affirmatively further fair housing goals when considering proposed development projects and to establish an evaluation process for the Fair Housing "worthiness" of a project.

Comprehensive Plan

The approach thus far has been to enact components of the Comprehensive Plan in sequence, while at the same time having the flexibility to respond to new major planning initiatives, including OnePGH. The City has already put forward a preservation plan, PreservePGH and an open-space plan, Open Space PGH, and has an art plan under development, among others.

1. Stand-alone thematic components of a comprehensive plan:
 - o [PRESERVEPGH](#) identifies Pittsburgh's cultural and historic resources. It explains how these assets contribute to Pittsburgh's attractiveness, economic growth potential, and living and working environments. It also recognizes the City's cultural influences—an often intangible and overlooked element of comprehensive planning. Overall, PRESERVEPGH presents a strategy to preserve the City's character and capitalize on the opportunities that cultural and historic resources offer in the 21st century and beyond.
 - o [OpenSpacePGH](#) is our city's first comprehensive guide to the optimal use of its vacant, green and recreation spaces. As one of 12 components of PlanPGH, this plan provides clear instructions and guidelines for land use and infrastructure decisions related to the ownership, management, maintenance, connectivity and programming of Pittsburgh's open space system. During the next 25 years, city



leaders, staff and residents will be able to apply these directions to meet current and future recreation, park, and open-space needs. The plan will position the open space, parks and recreation system to achieve the goals identified in OpenSpacePGH.

- Public Art Plan (in progress)
- Pittsburgh Bike Plan (in progress)
- 2. High-level, values-driven planning frameworks
 - [OnePGH](#)
 - [p4 Pittsburgh](#)
 - [Pittsburgh Roadmap for Inclusive Innovation](#)
 - [Equitable Development: The Path to an All-In Pittsburgh](#)
 - [Pittsburgh-Allegheny County My Brother's Keeper Playbook](#)
- 3. Task force reports, policy statements and complementary documents
 - a. [Affordable Housing Task Force Recommendation](#)
 - b. [Pittsburgh Housing Needs Assessment](#)
 - c. [Complete Streets Policy](#)

Furthermore, the Department of City Planning is in the process of producing Neighborhood Plans, which will be further guided and bolstered by the implementation of a Comprehensive Plan. These plans can be found on the [Department of City Planning Projects](#) page and include:

- [The Uptown EcoInnovation District](#)
- [The Manchester Chateau Plan](#)
- [The Greater Hazelwood Neighborhood Plan](#)
- [The Homewood Neighborhood Plan](#)