

# **Award-Winning Sustainability 2020 (Part 2 of 3)**

## EcolInnovation District Plan & Heartwood Greenway System



*November 5, 2020*  
*CM | 1.0 (live viewing only)*

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## Division Information

### Contact

**Website:** [planning.org/divisions/sustainable](http://planning.org/divisions/sustainable)

**Blog:** [sustainableplanning.net](http://sustainableplanning.net) > webinar recordings, event listings

**LinkedIn:** APA Sustainable Communities Division

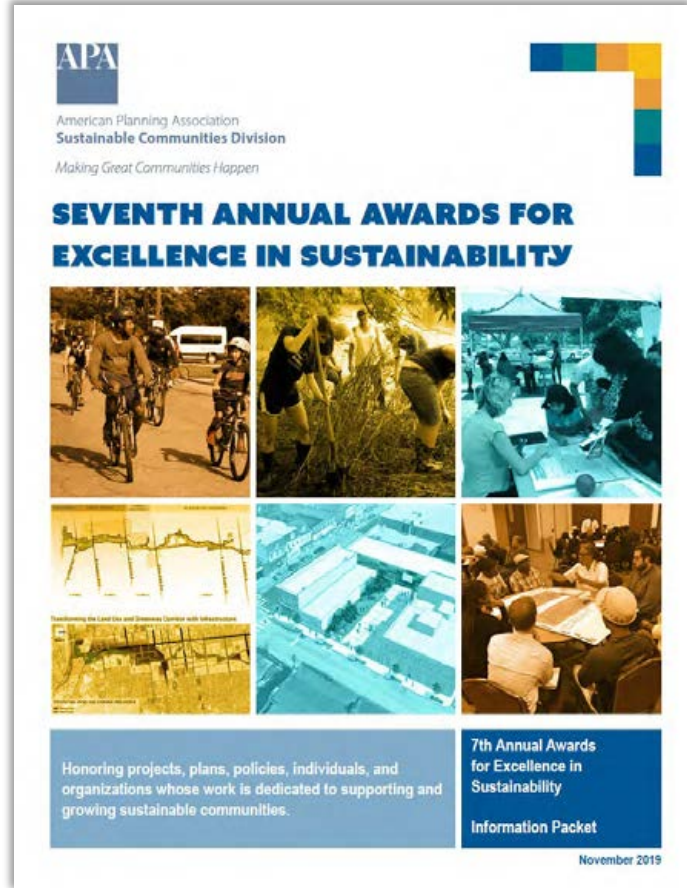
**Facebook/Twitter:** APASCD

**Email:** [APASCD@gmail.com](mailto:APASCD@gmail.com)



# 2021 Awards Overview

- Information packet will be posted on our website soon.
- We'll be using a process similar to last year, with a web form submission.





# Notice of Award Updates or Clarifications

- If you would like to be directly notified of any substantial updates, please send an email to the awards coordinator ([jenniferk@rhiplaces.com](mailto:jenniferk@rhiplaces.com)), with the subject line "SCD Award Updates"



# Today's Event

## Award-Winning Sustainability 2020 (Part 2 of 3)

### Ecolnnovation District Plan

- **Andrew Dash** | Planning Director, City of Pittsburgh, Department of City Planning
- **Derek Dauphin** | Senior Planner, City of Pittsburgh, Department of City Planning

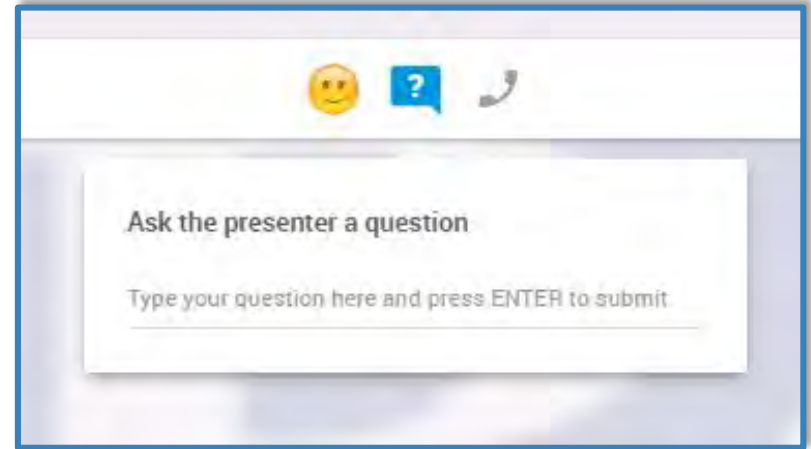
### Heartwood Greenway System

- **David Meyer** | Principal/Founder, MSLA
- **Nicole Kelly** | Principal, MSLA
- **Erik Jensen** | Project Manager, MSLA
- **Grace Amundson** | Designer, MSLA



# Submit Questions throughout the Session!

- ⦿ We'll have a Q&A at the end of the webinar, but please feel free to send your questions any time!
- ⦿ You can use the chat box or the Q&A tool



# Pittsburgh's EcoInnovation District

Andrew Dash, AICP, Director of City Planning  
Derek Dauphin, Senior Planner  
Department of City Planning  
November 2020





# Overview

- Introduction
- Neighborhood Planning
- EcoInnovation District Plan
- Implementation

# Department of City Planning

The Pittsburgh Department of City Planning performs the processes and functions that create an orderly, timely, environmentally sustainable, and consistent development of public and private property within the City.



Citywide Policy



District Level Planning



Regulations & Enforcement

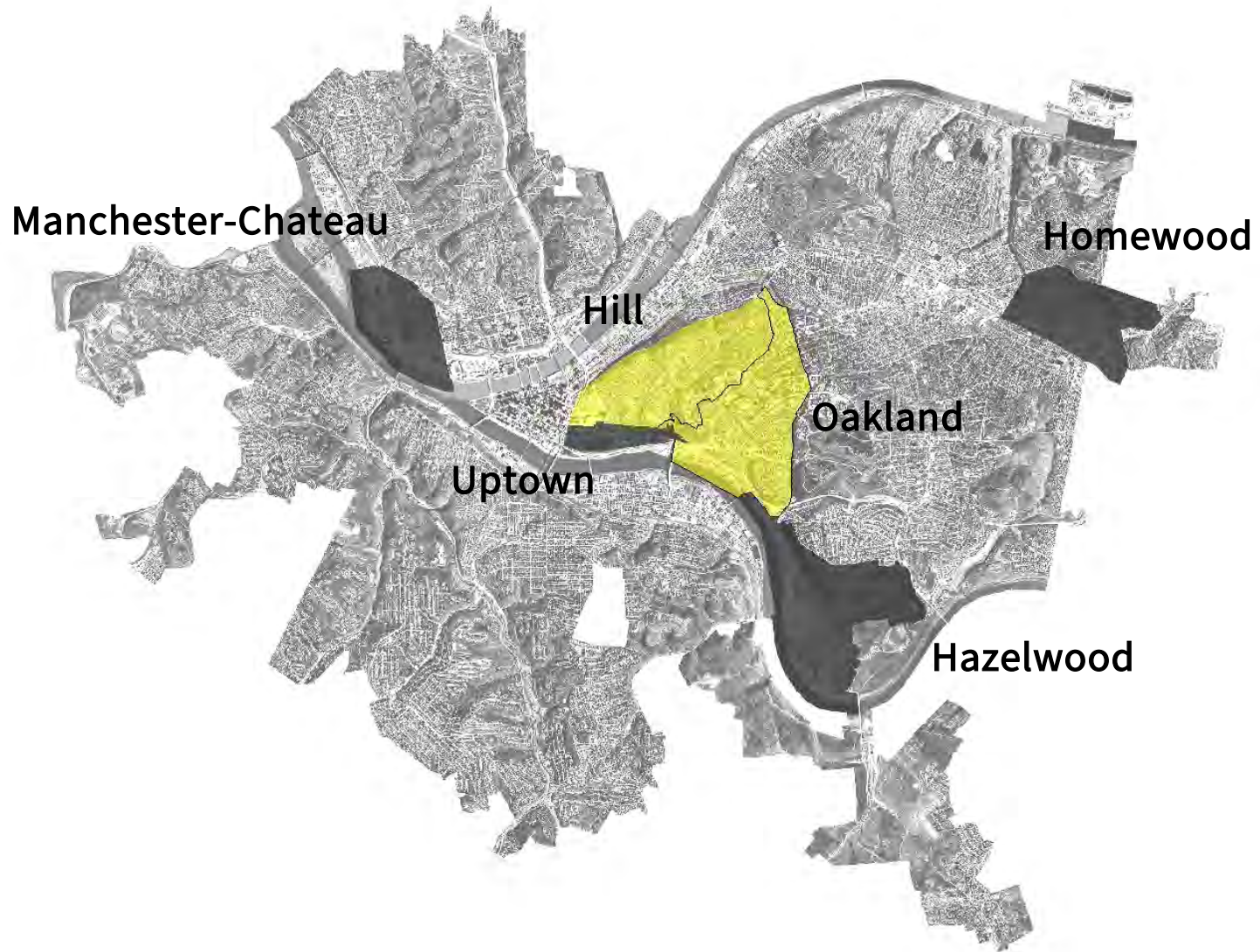


Projects

# Department of City Planning

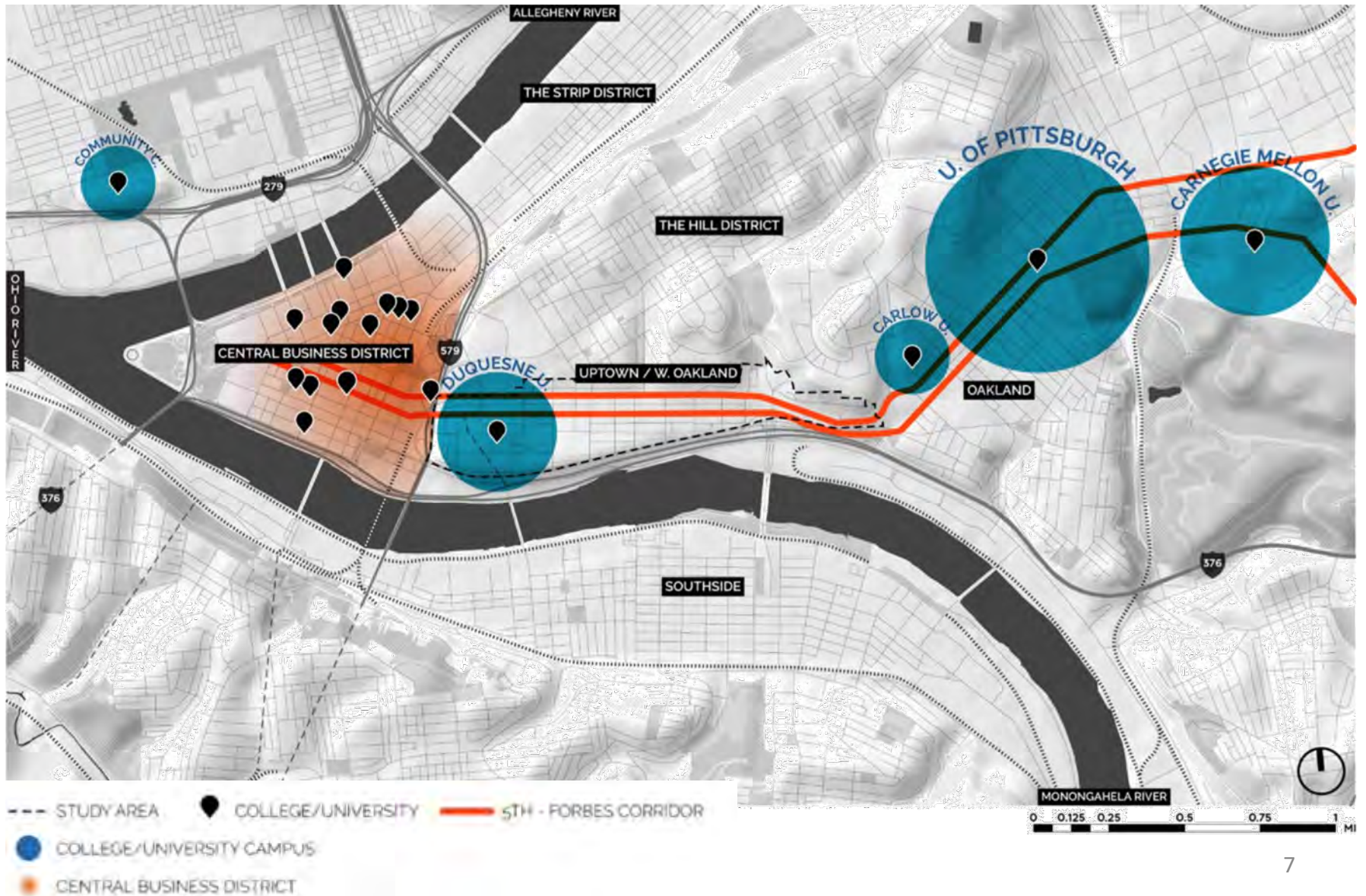
- Five divisions, ~45 staff
  - Strategic and Neighborhood Planning
  - Zoning and Development Review
  - Sustainability and Resilience
  - Public Art and Civic Design
  - Community Affairs

# Neighborhood Planning





# Opportunities



# Issues to Address

Significant traffic safety problems.

Significant environmental and health problems.

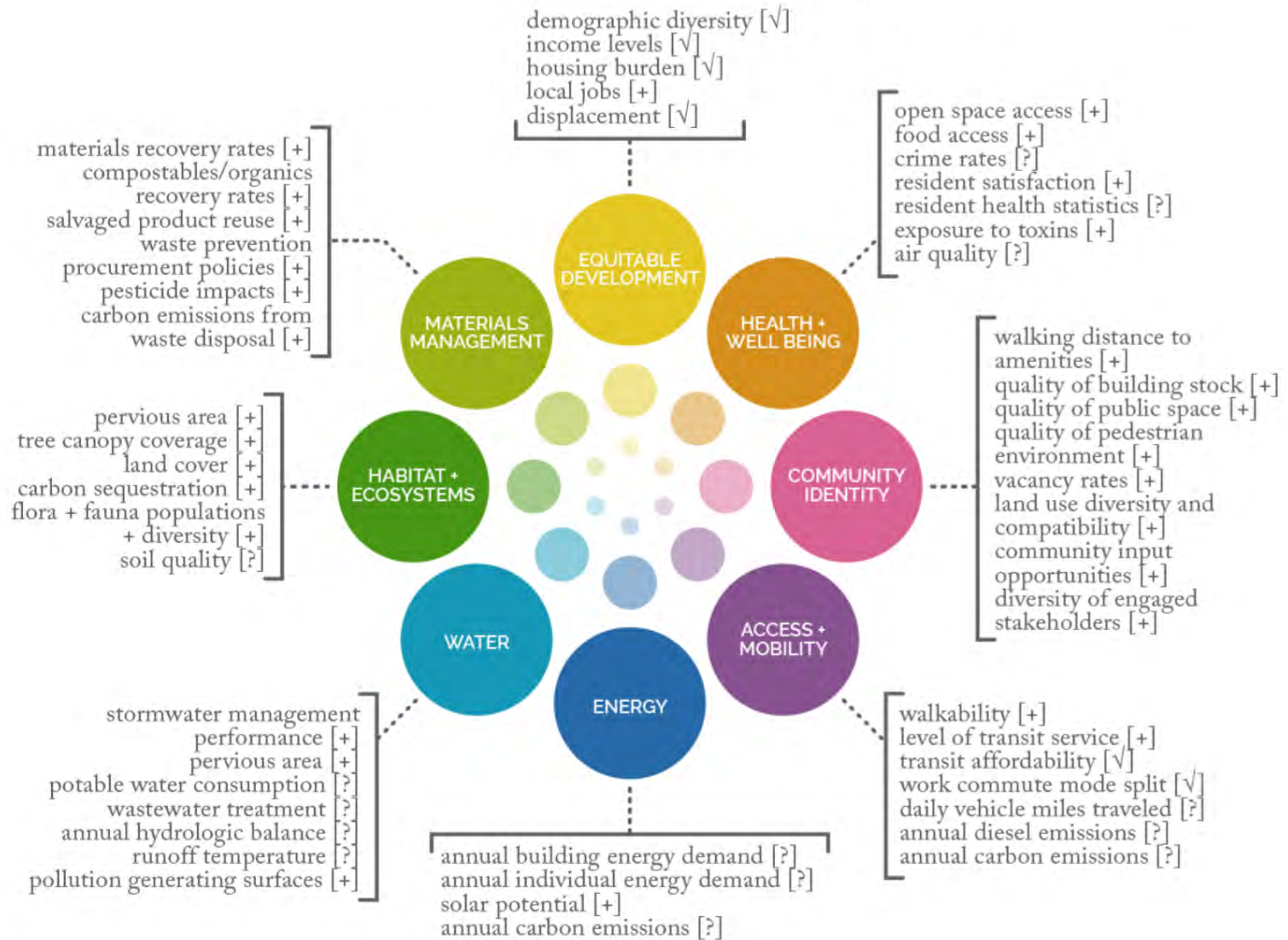
Few parks and public spaces for residents to enjoy and form community around.

Significant land speculation but little investment.

Perceptions that the neighborhood is unsafe.

Lack of opportunities to join the economic activity enlivening parts of Uptown.

# EcoDistricts

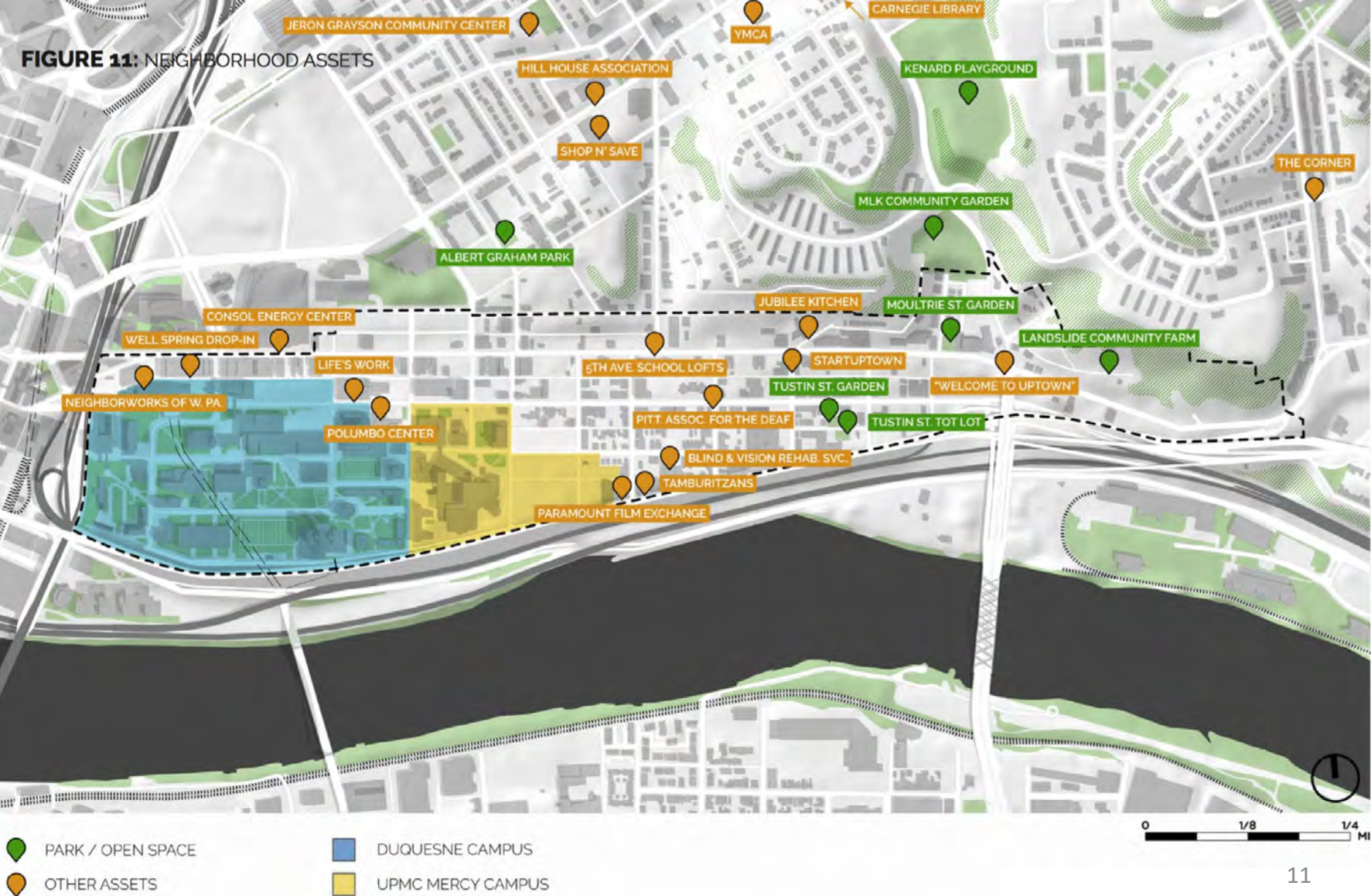




# Innovation Districts



# Study Area



# Project Partners



COUNTY OF ALLEGHENY

RICH FITZGERALD  
COUNTY EXECUTIVE



Oakland Planning  
and Development  
Corporation



# Creative Public Involvement

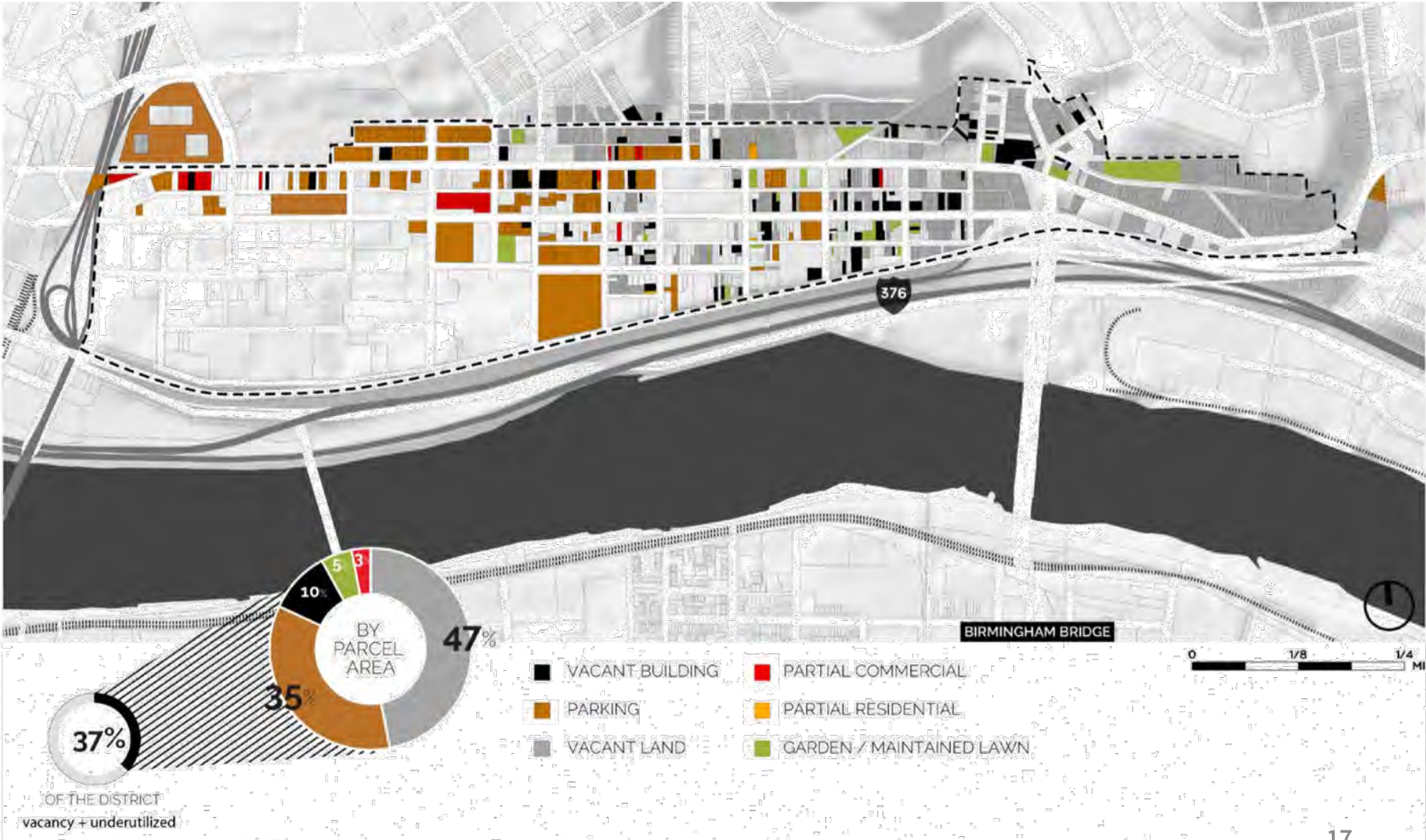


# The Plan

**The vision in the plan calls for an Uptown that:**

- Repairs the environment and provides its residents with healthy activities and connections to nature;
- Allows everyone to benefit in the greening and growth of the district;
- Serves as a model for sustainable development and renewable energy systems; and
- Moves boldly forward while celebrating its history and unique urban character.

# Tackle Vacancy & Safety



# Building BRT to Serve Uptown



Green infrastructure, bike lanes, safety improvements

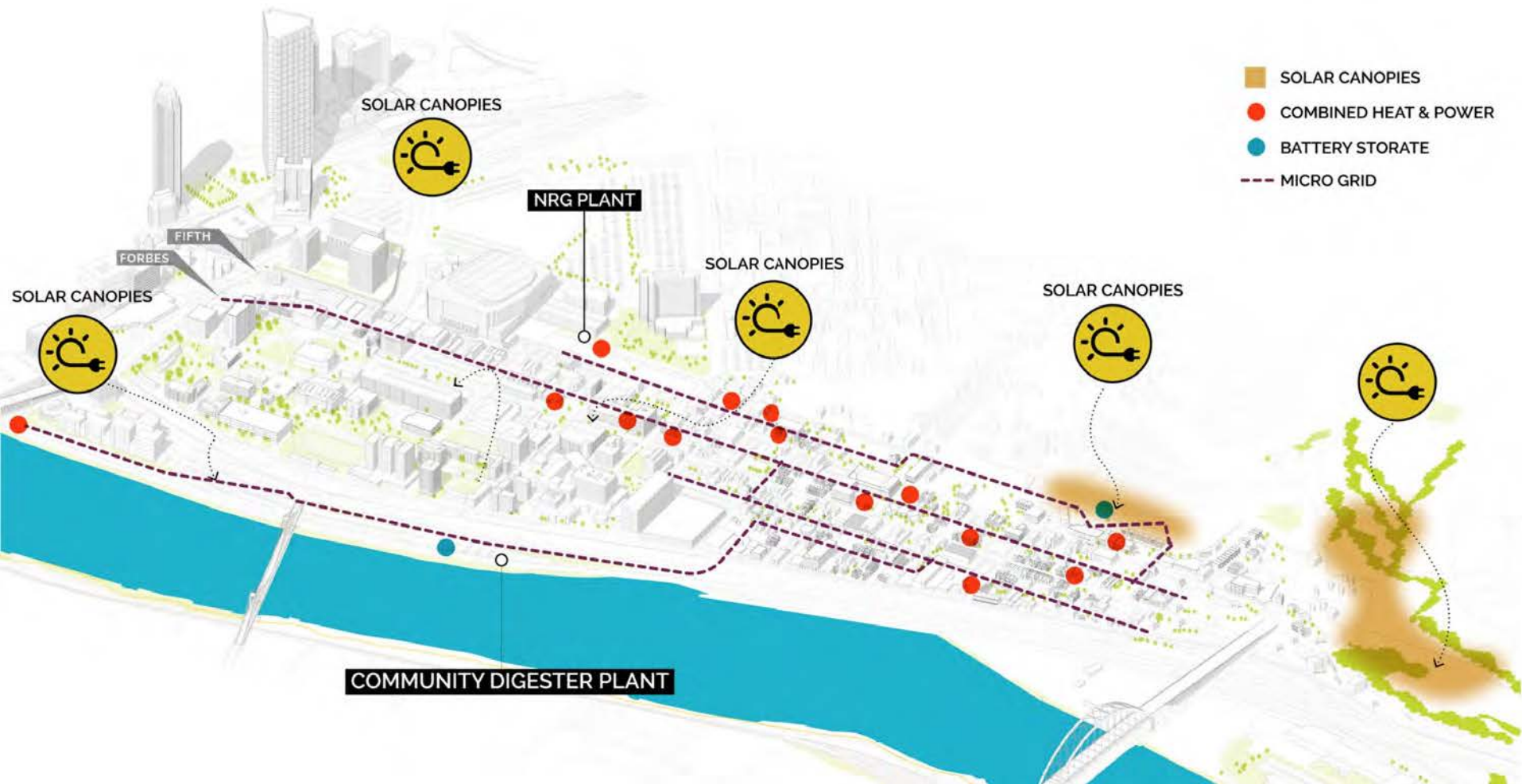
# New Green Connections



Proposed Boulevard of the Allies



# A Neighborhood Energy System





# Uptown Public Realm District

## **Improve environmental performance of buildings:**

Reduce the threshold for when projects require stormwater management plans. Establish a new and straightforward stormwater standard for small projects.

Require all new buildings greater than 10,000 sf or building additions greater than 5,000 sf to go through advisory green building review at pre-app stage (free of cost).

Restrict demolition when no replacement building is proposed and there is no verifiable argument that collapse is imminent.

# Parking Requirements

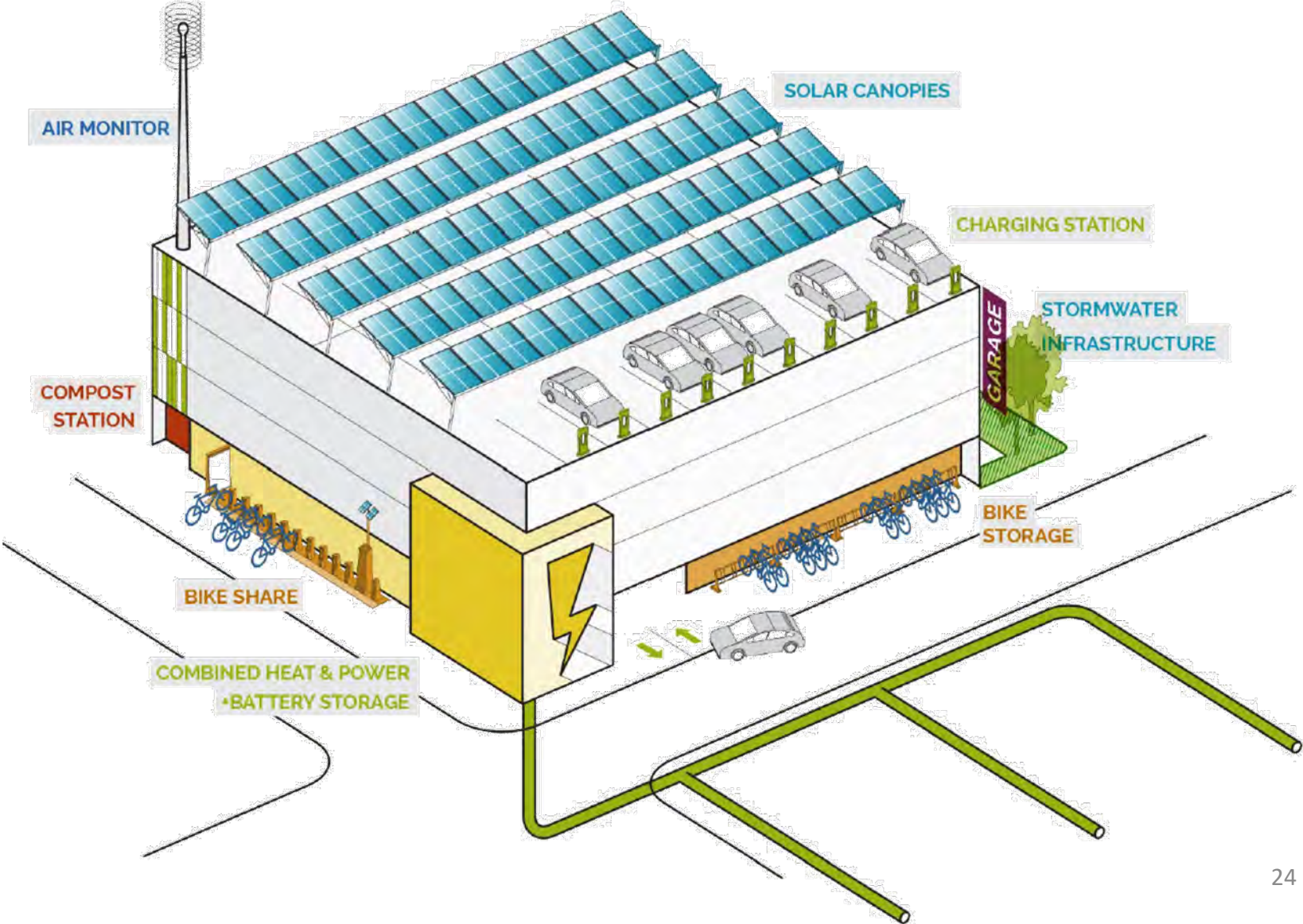
Eliminate minimum parking requirements that result in the construction costs that are repaid by the building's renters even though 60% of residents don't drive to work.

Establish a cap on the building of parking to avoid over production and concentration of parking in specific areas.

Require new structured parking to be convertible to other uses in the future.

New large structured parking facilities will be required to include community infrastructure amenities (e.g., recycling, composting, EV charging, bike storage or bike share, etc.).

# Community Infrastructure Hubs



# Performance Points System

Some goals in the Plan can be implemented by new development if it's built in certain ways:

Energy efficient buildings.

On-site renewable energy generation or connecting to district energy systems.

Providing affordable housing.

Treating stormwater on site with green infrastructure.

Design that reuses buildings or otherwise preserves district character.



# Energy efficiency and green infrastructure goals

# Details of the Bonus System

Creates a flexible system that developers can incorporate into projects in a predictable way. The more projects built using the system, the more community goals are realized.

For each goal, there are three levels of points with more points awarded for things that have a bigger impact.

Each point can be used to gain 15 ft of building height up to height limits set specifically for the two subdistricts.

We can make changes as needed to optimize the system.



# Different Heights, Different Benefits

## A: 180' includes:

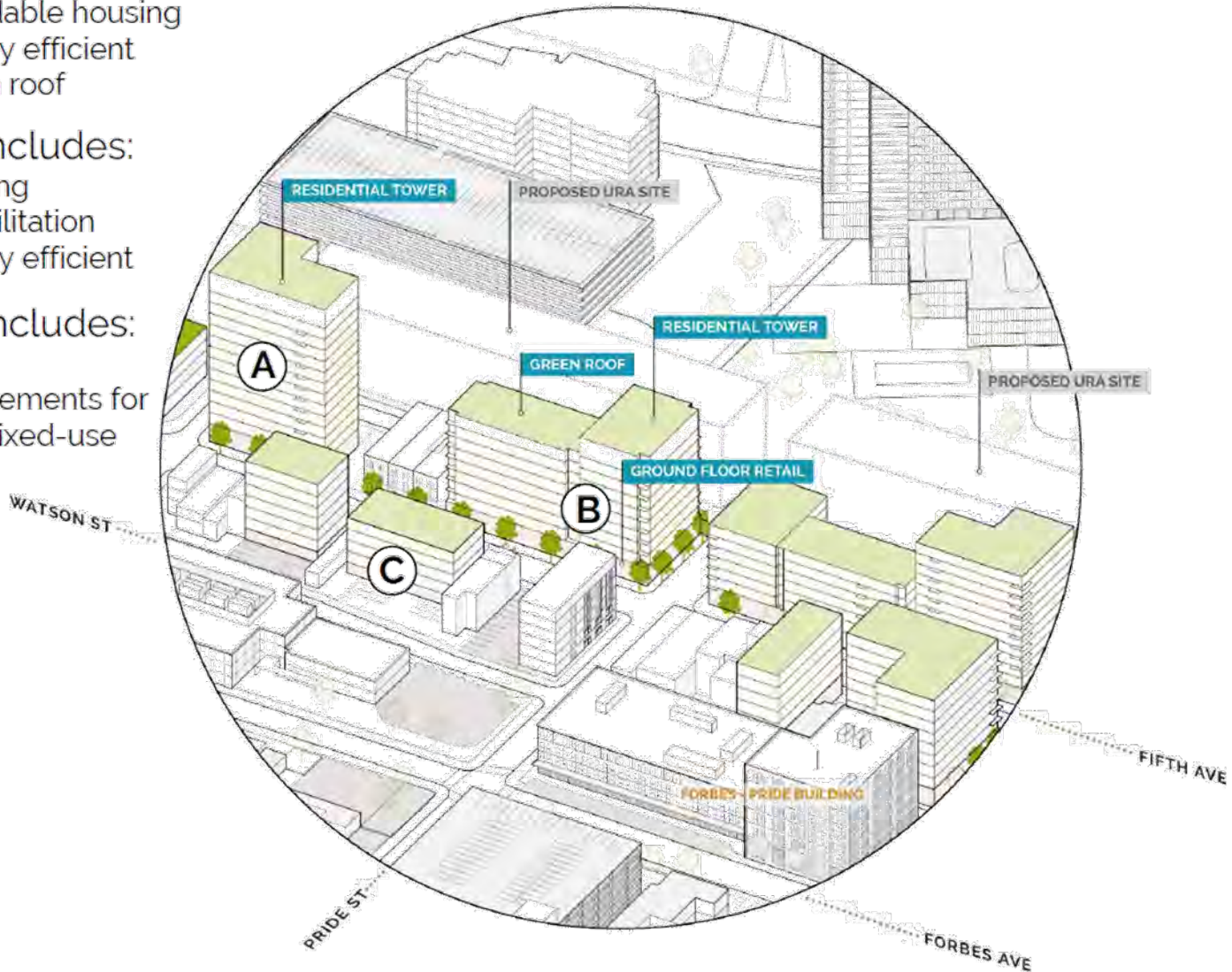
- Affordable housing
- Energy efficient
- Green roof

## B: 90' includes:

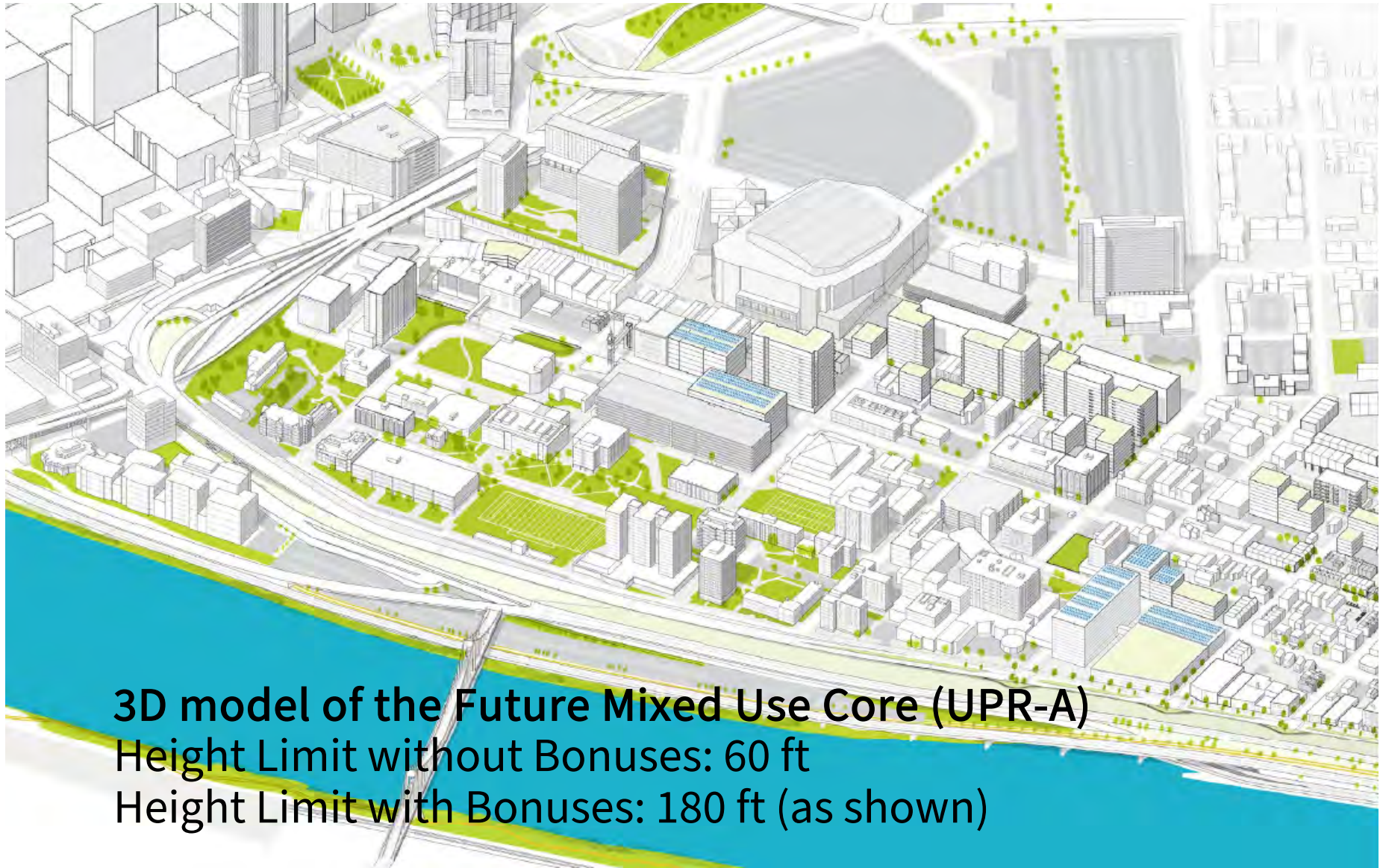
- Building rehabilitation
- Energy efficient

## C: 60' includes:

- Basic requirements for the mixed-use core



# Potential Full Build Out

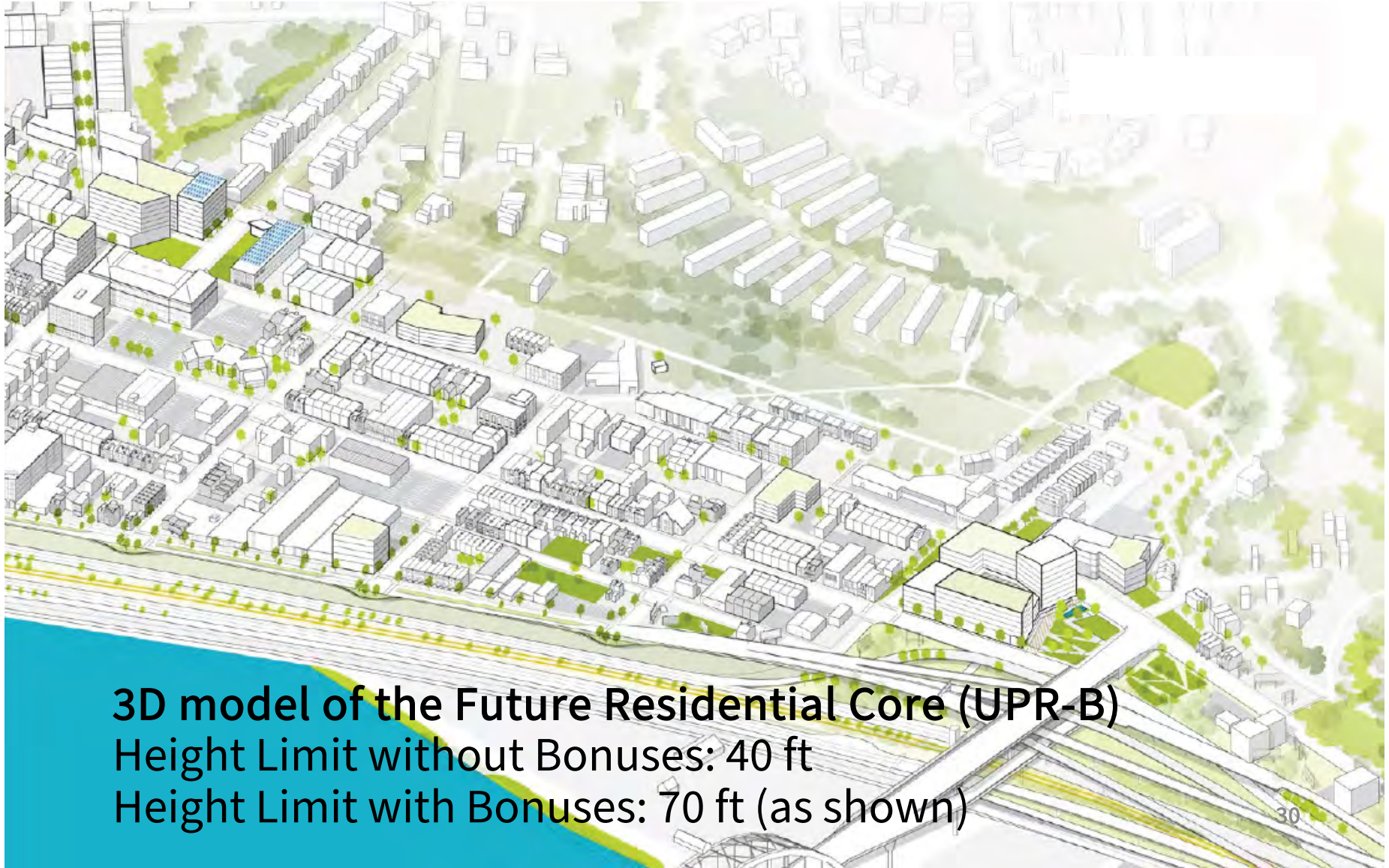


**3D model of the Future Mixed Use Core (UPR-A)**

Height Limit without Bonuses: 60 ft

Height Limit with Bonuses: 180 ft (as shown)

# Potential Full Build Out



**3D model of the Future Residential Core (UPR-B)**

Height Limit without Bonuses: 40 ft

Height Limit with Bonuses: 70 ft (as shown)

# Implementing Bus Rapid Transit



# District Energy Build Out



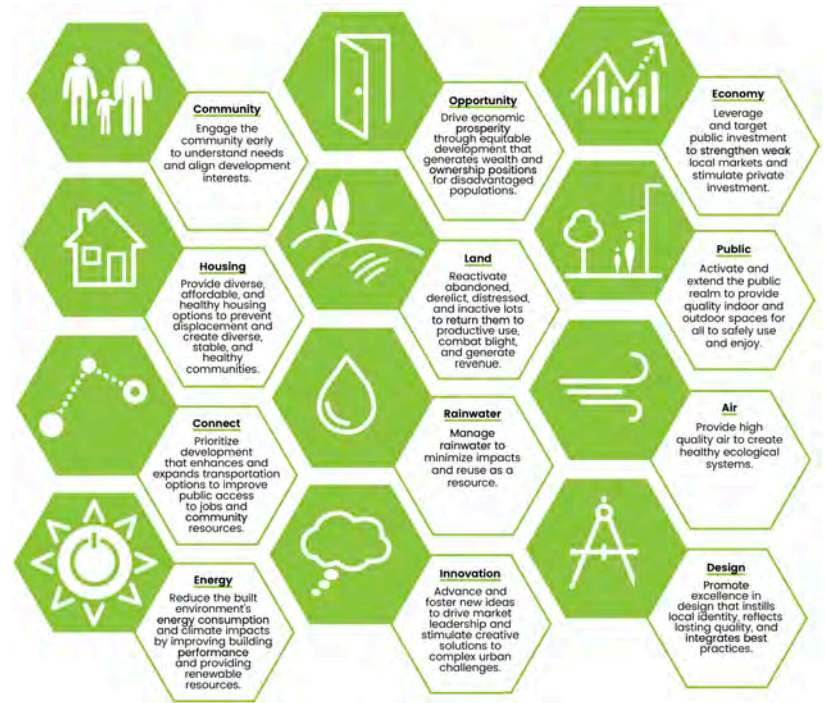
# Fifth and Dinwiddie Development



# Performance Targets Program

Collaboration between public agencies, non-profits, and applicant over three meetings to achieve exceptional performance.

Focus on medical and academic institutions totaling 25 million sf, 4.3 billion kBtu/year.



Achievements: 60% reduction in energy use, strengthening of district energy systems, commitment to net zero, district-scale stormwater management, prioritization of tree canopy, new open space, etc.

# Performance Targets Program and the UPMC Vision Rehab Hospital

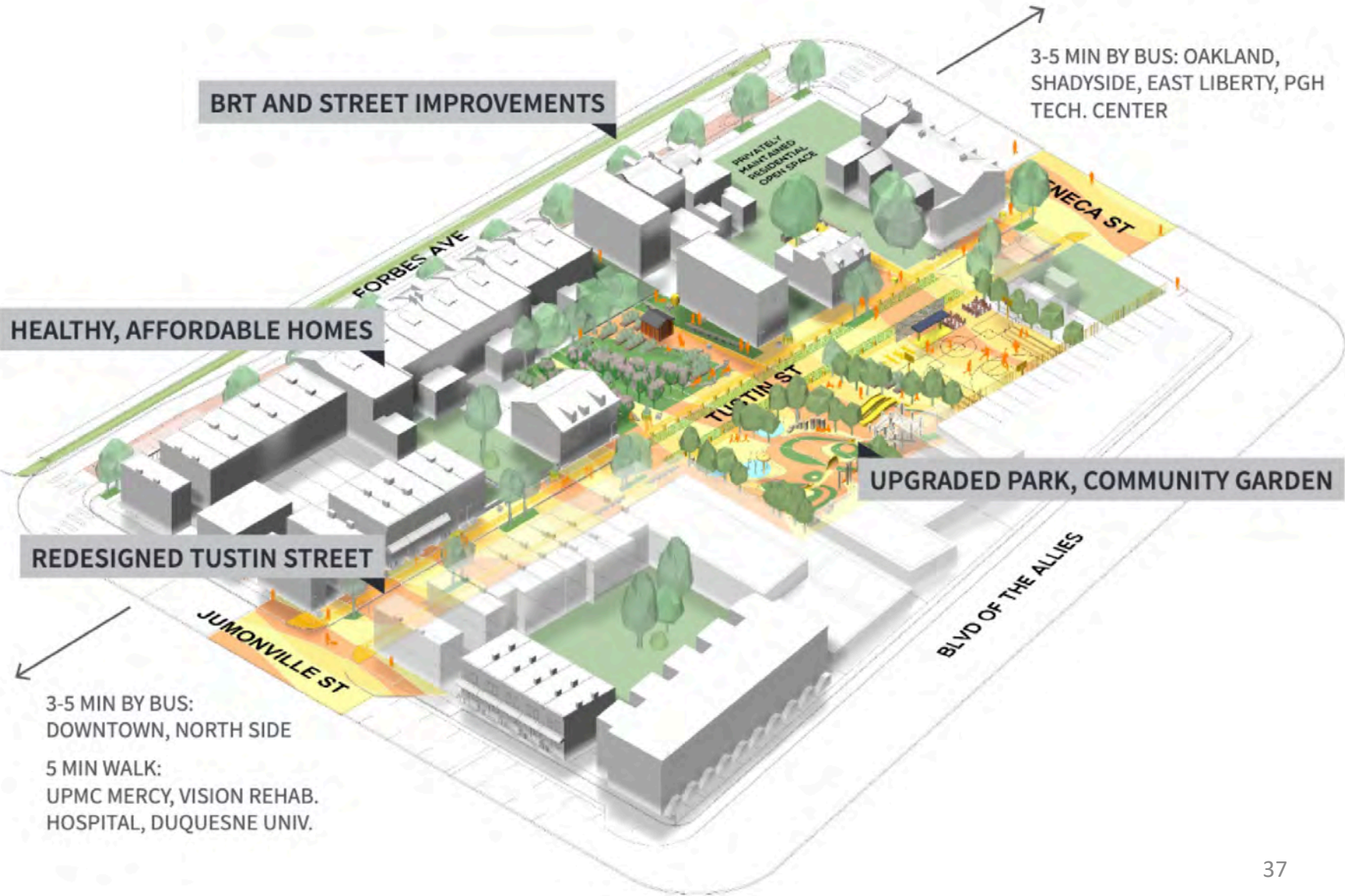




# Colwell Connector



# Tustin Smart Block



**BRT AND STREET IMPROVEMENTS**

3-5 MIN BY BUS: OAKLAND, SHADYSIDE, EAST LIBERTY, PGH TECH. CENTER

**HEALTHY, AFFORDABLE HOMES**

**UPGRADED PARK, COMMUNITY GARDEN**

**REDESIGNED TUSTIN STREET**

3-5 MIN BY BUS:  
DOWNTOWN, NORTH SIDE  
5 MIN WALK:  
UPMC MERCY, VISION REHAB.  
HOSPITAL, DUQUESNE UNIV.

# Learn more...

EcoInnovation District Plan:

<https://pittsburghpa.gov/dcp/eid>

Uptown Task Force (District Governance):

<https://www.uptowntaskforce.org/>

Fifth and Dinwiddie Request for Proposals:

<https://www.ura.org/proposals/fifth-dinwiddie-rfp>

UPMC Vision Rehabilitation Hospital:

<https://www.upmc.com/media/media-kit/hospital-building-projects/vision-rehabilitation-hospital>

Colwell Connector:

<https://pittsburghpa.gov/dcp/eid-projects>



**SCULPTING RESILIENT INFRASTRUCTURE**  
MEYER STUDIO LAND ARCHITECTS



**HEARTWOOD PRESERVE**  
OMAHA, NEBRASKA



BOYS TOWN



HEARTWOOD



-  FLOODING
-  SITE



MS  
LA ⊕

# HEARTWOOD: MASTER PLAN





MS  
LA

APPLIED UNDERWRITERS  
HEADQUARTERS



MS  
LA

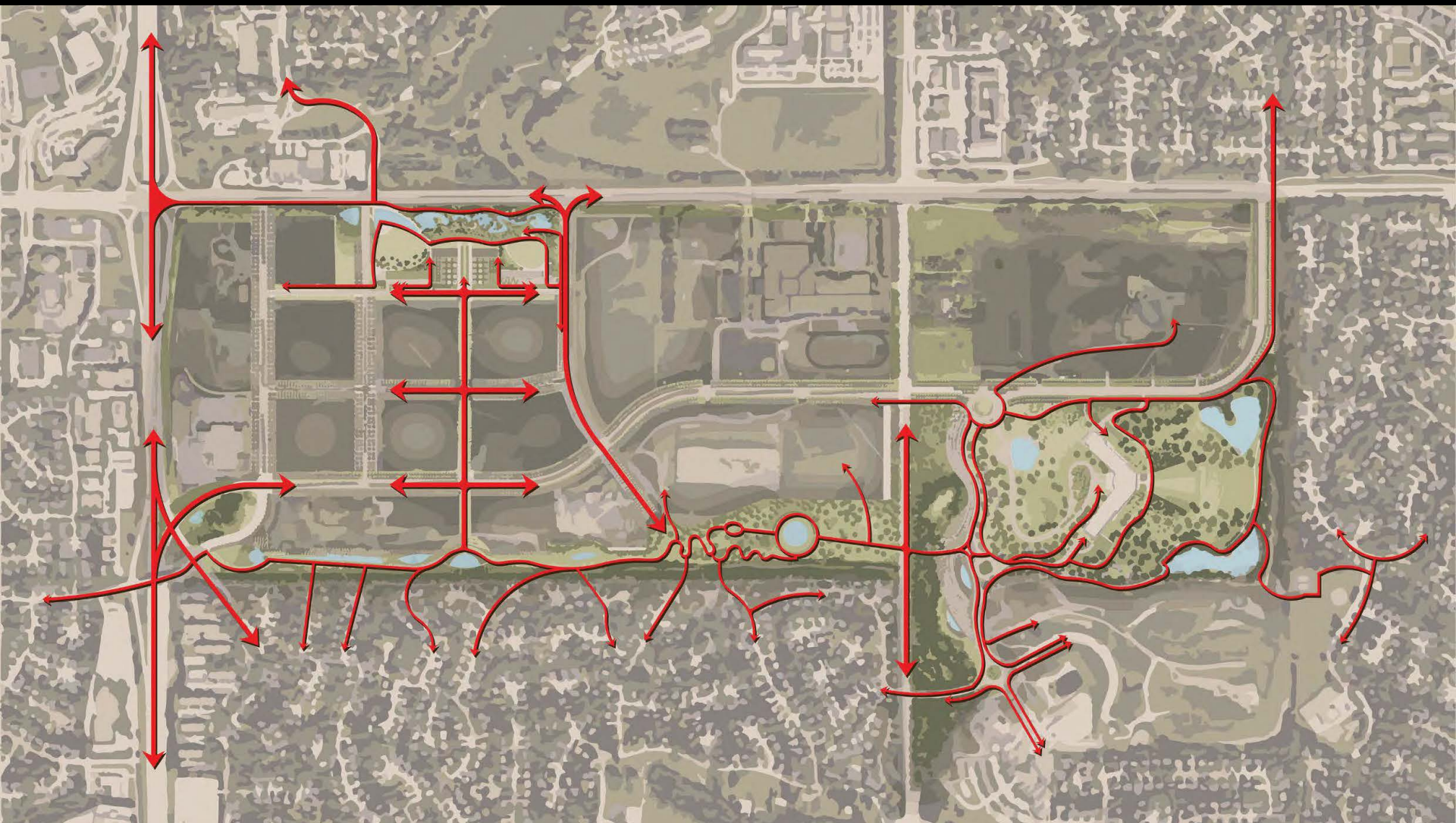
# CENTRAL PARK



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THE ROW – PEDESTRIAN PROMENADE





CONNECTIVITY



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APPLIED UNDERWRITERS  
HEADQUARTERS









MS  
LA

CENTRAL PARK



CENTRAL PARK



STORM WATER VESSELS



AMPHITHEATRE



SPORTING FIELD



PLAYGROUND



*CENTRAL PLAZA AND BELVEDERE*



TEMPORARY GARDENS





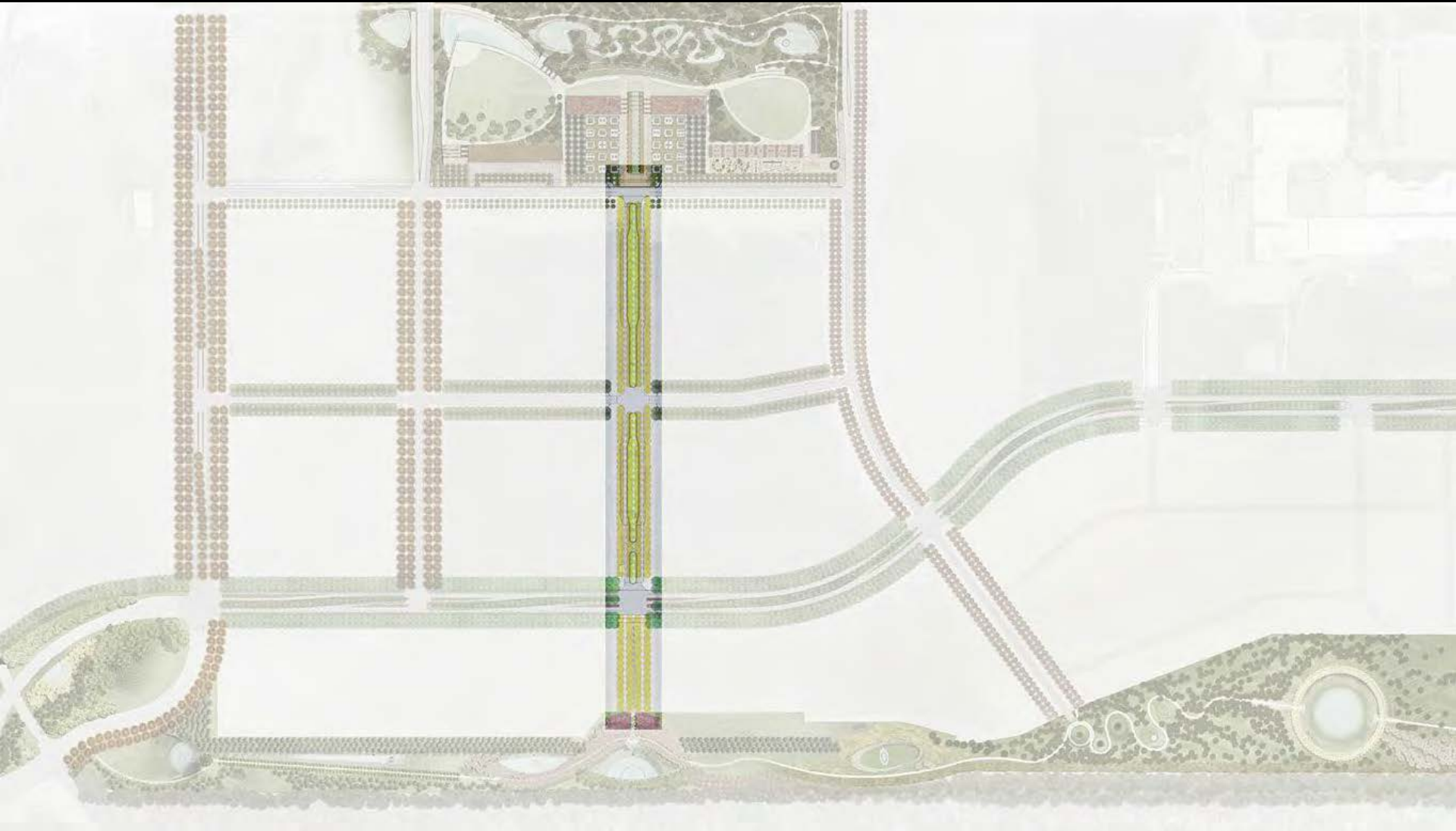










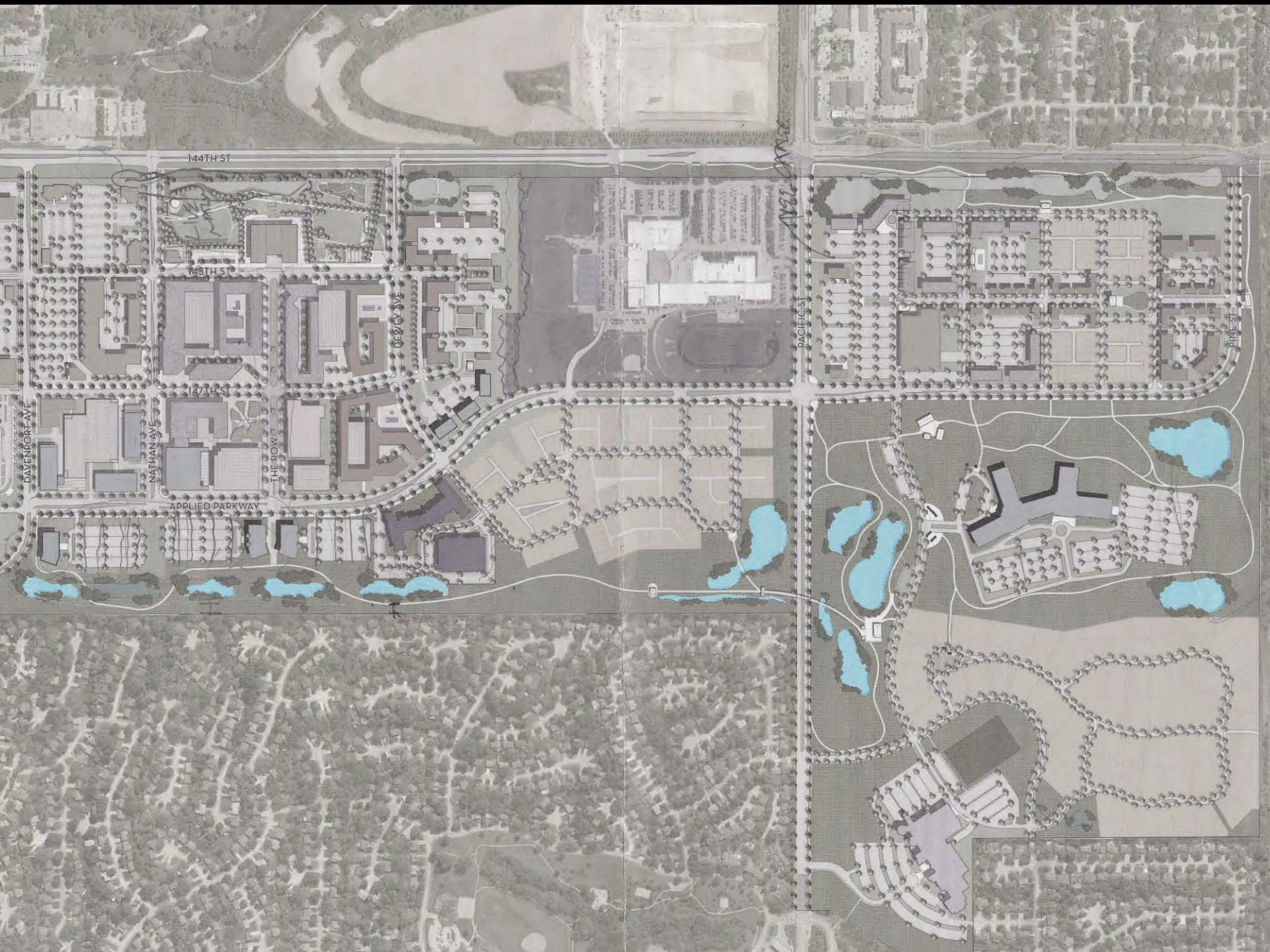


*PEDESTRIAN PROMENADE – THE ROW*









144TH ST

143TH ST

DENNY AVE

PACIFIC ST

PINE ST

DAVENPORT AVE

NATHAN AVE

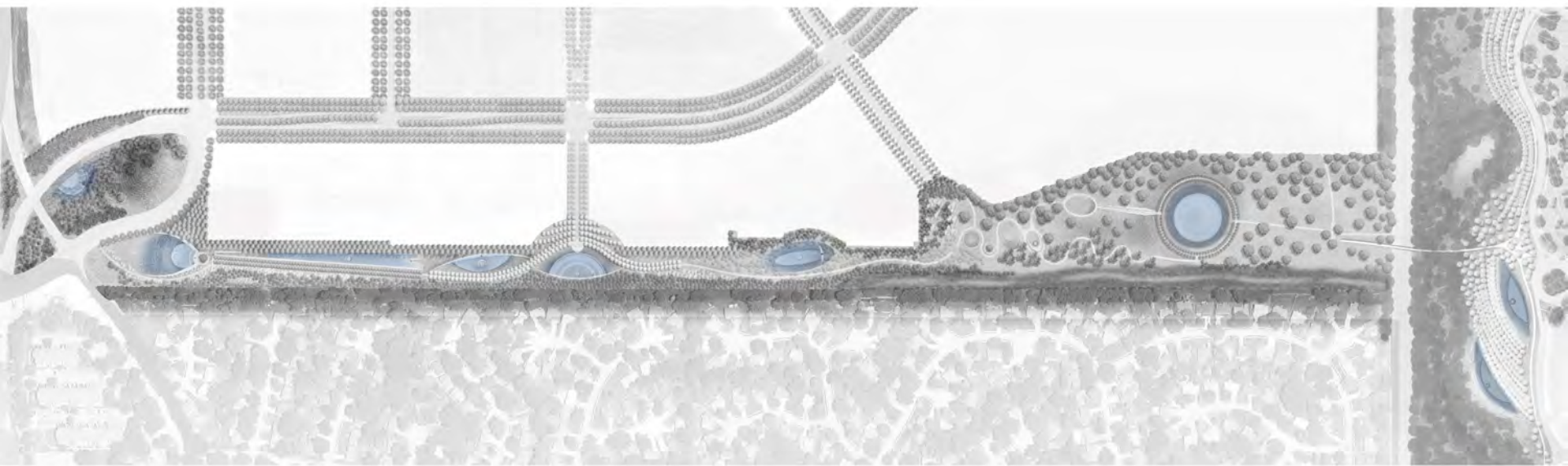
THE ROW

APPLIED PARKWAY

New Office





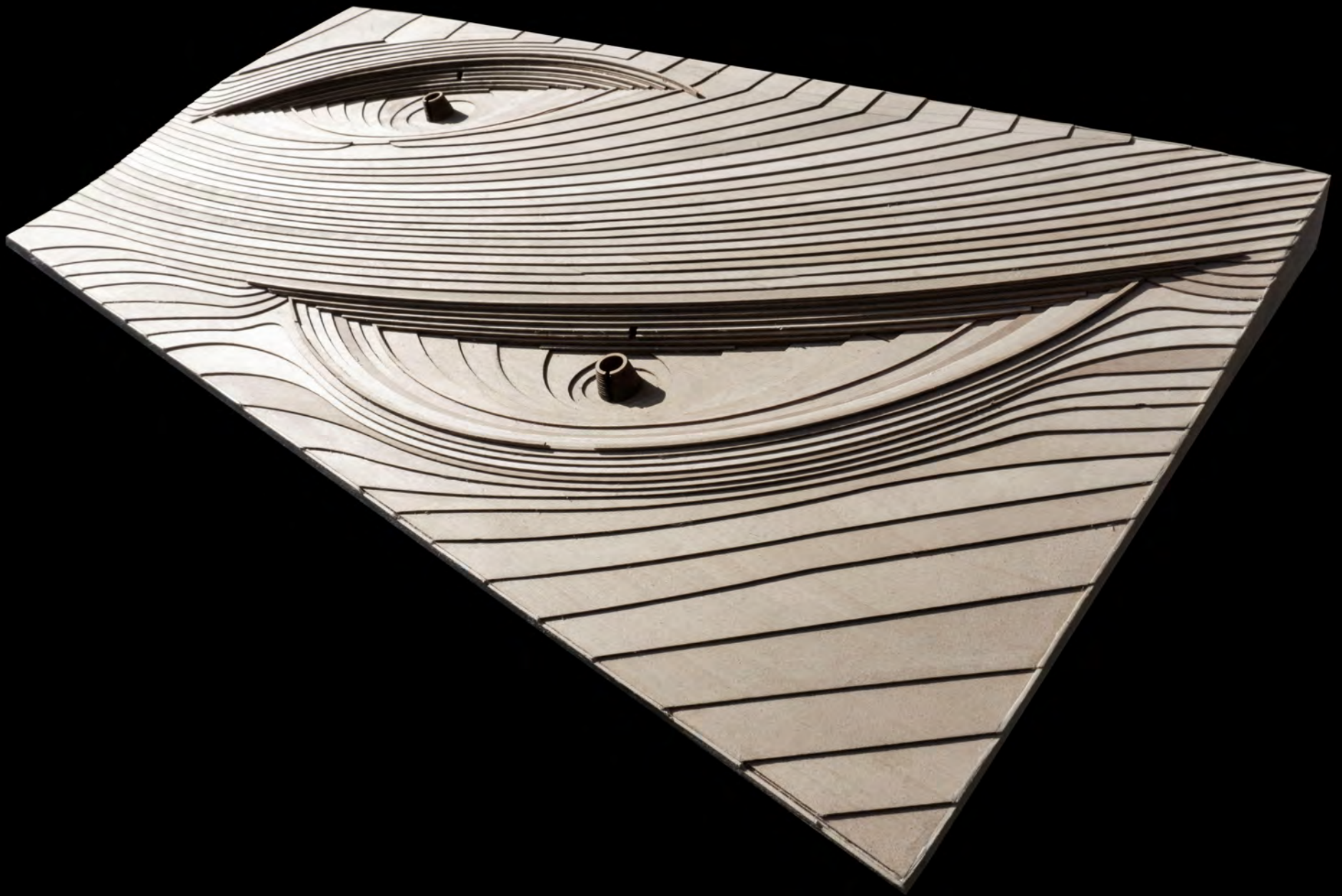








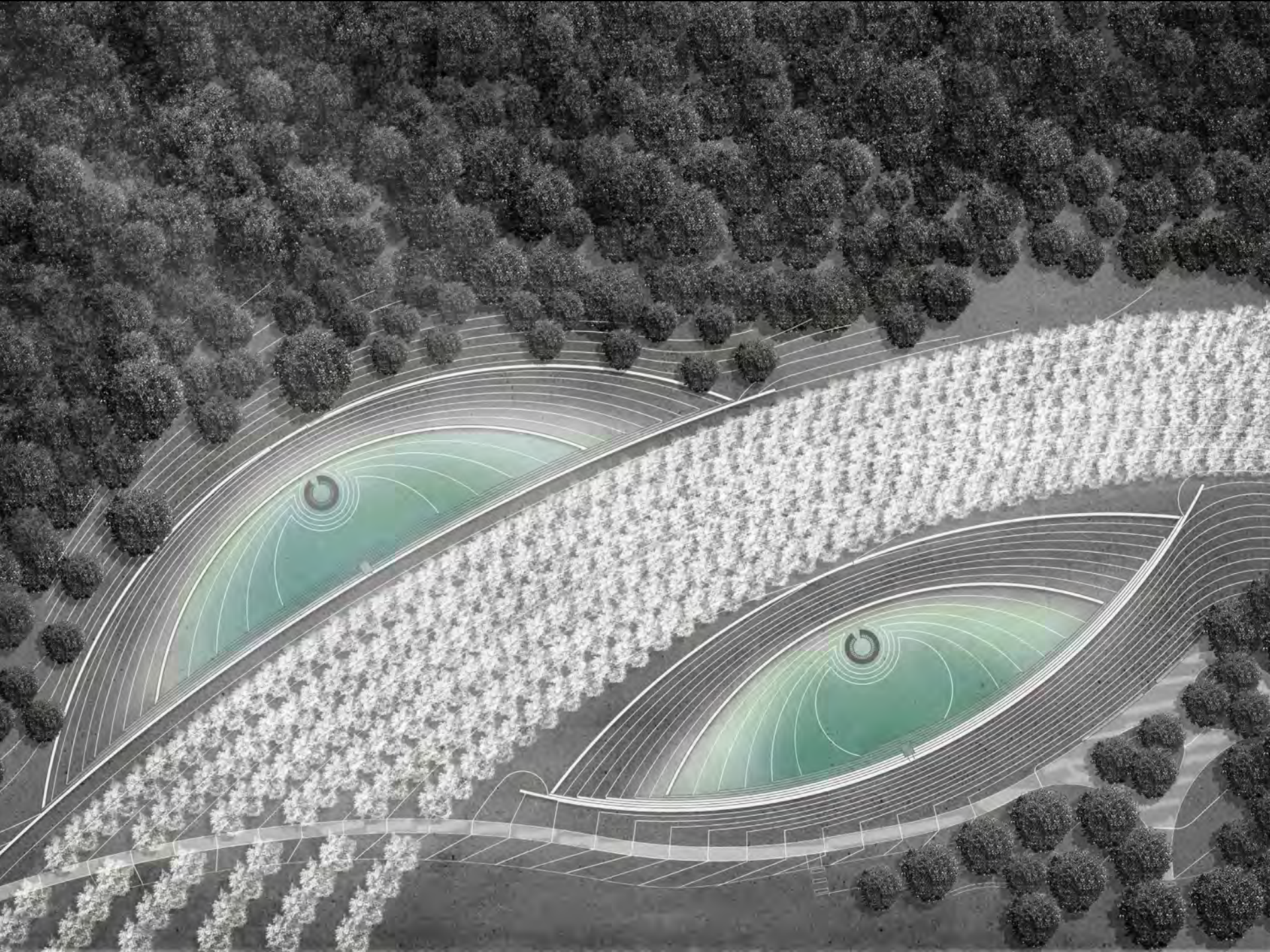


































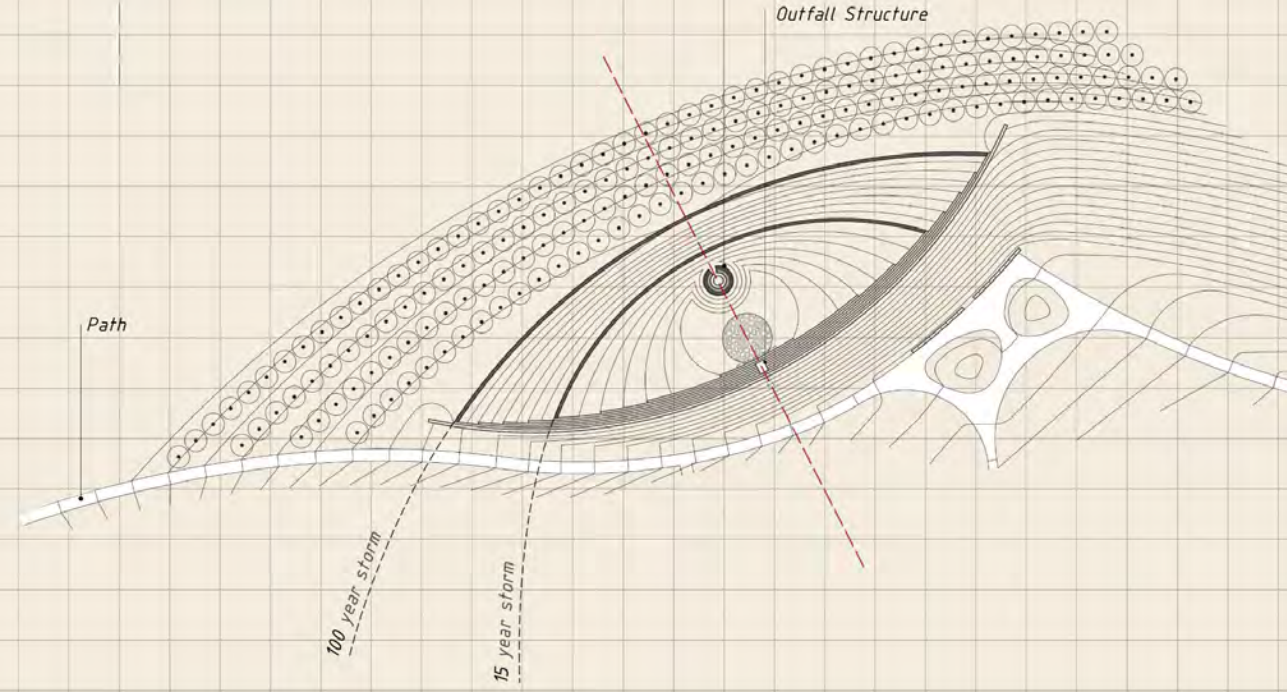
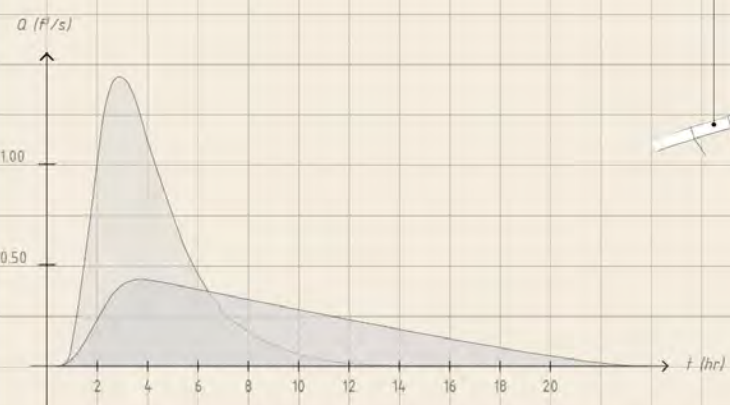
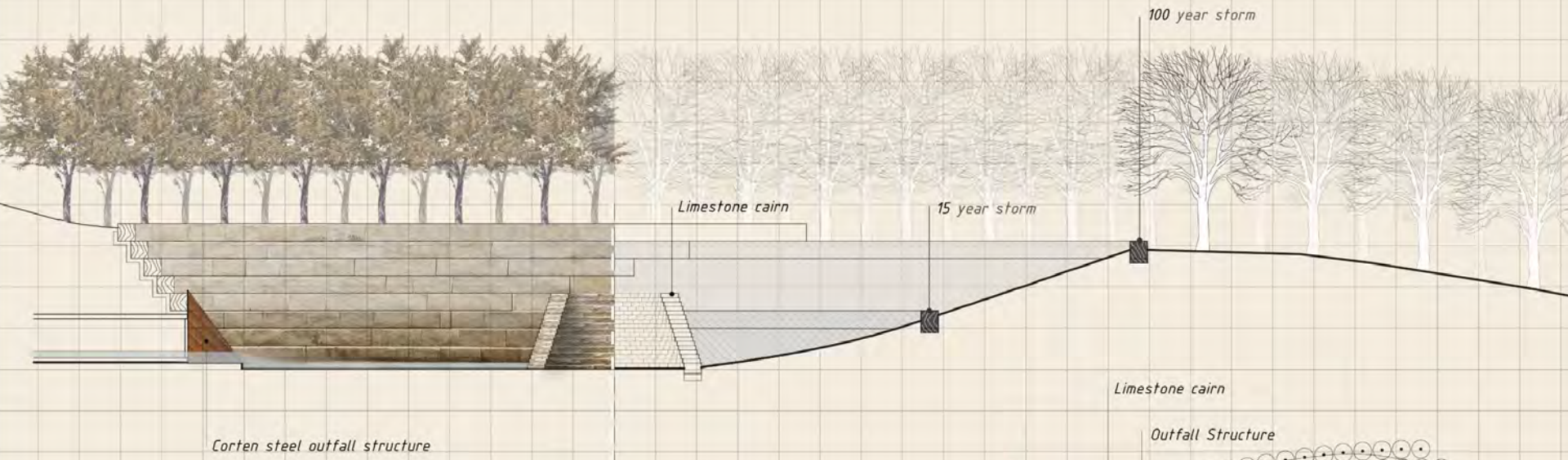












Water Overflow Diagram









*Quercus x warei* 'Nadler' circle

Nebraska traditional windmill



*bouteloua gracilis*  
*bouteloua dactyloides*  
*festuca spp*  
*schizachyrium scoparium*  
*sporobolus heterolepis*  
*festuc ovina var. ovina*  
*avena sativa*  
*bouteloua curtipendula*

Wildlife Habitat

*Chelydra serpentina*  
*Terrapene ornata ornata*  
*Chrysemys picta*  
*Emydoidea blandingii*  
*Ambystoma tigrinum*  
*Hyla chrysocelis*  
*Bufo americanus*  
*Rana catesbeiana*  
*Procyon lotor*  
*Grus americana*  
*Sturnella neglecta*  
*anas clangula*  
*Anas fulvigula*  
*Branta canadensis*  
*Branta hutchinsi*



*panicum virgatum*  
*zizna spiza*  
*verbena hastata*  
*polygonum pennsylvanicum*  
*physostegia virginiana*  
*lebelia sphilitica*  
*elymus virginicus*  
*agrostis gigantea*











# Conversation

## Ecolnnovation District Plan

- ◎ **Andrew Dash** | Planning Director, City of Pittsburgh – [andrew.dash@pittsburghpa.gov](mailto:andrew.dash@pittsburghpa.gov)
- ◎ **Derek Dauphin** | Senior Planner, City of Pittsburgh – [derek.dauphin@pittsburghpa.gov](mailto:derek.dauphin@pittsburghpa.gov)

## Heartwood Greenway System

- ◎ **David Meyer** | Principal/Founder, MSLA – [david@ms-la.com](mailto:david@ms-la.com)
- ◎ **Nicole Kelly** | Principal, MSLA – [nkelly@ms-la.com](mailto:nkelly@ms-la.com)
- ◎ **Erik Jensen** | Project Manager, MSLA – [ejensen@ms-la.com](mailto:ejensen@ms-la.com)
- ◎ **Grace Amundson** | Designer, MSLA – [gamundson@ms-la.com](mailto:gamundson@ms-la.com)
- ◎ **MSLA website:** [ms-la.com](http://ms-la.com)

### Division Contact Information

Matt Bucchin, Chair  
[info\\_sustain@planning.org](mailto:info_sustain@planning.org)  
[sustainableplanning.net](http://sustainableplanning.net)  
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