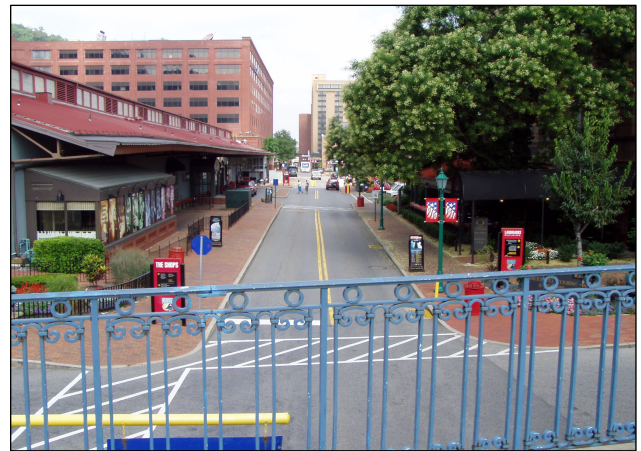


## Engineering Analysis

# Harrah's Station Square Casino

Pittsburgh, Pennsylvania



Submitted to:

**City of Pittsburgh  
and  
Pennsylvania  
Gaming Control Board**

Prepared by:

**GAI Consultants, Inc.  
December 2005**



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# STATION SQUARE ENGINEERING ANALYSIS

## I. INTRODUCTION

On behalf of Forest City Enterprises (Forest City), GAI Consultants (GAI) presents this Engineering Analysis for the proposed Harrah's Station Square Casino. The proposed project is located at Station Square bounded by the Fort Pitt Bridge to the West, the Monongahela River to the North, Sheraton Hotel to the East, and Carson Street to the South. The Site Location is illustrated in Figure 1. Forest City is proposing to redevelop the existing parking lot and amphitheatre within Station Square. The proposed site to be redeveloped is approximately 12.3 acres and is anticipated to include a Harrah's Station Square Casino, multi-level parking garage, winter garden, and future hotel.

The existing site consists primarily of asphalt pavement parking lots, and an amphitheatre with trailers. There also exists an entrance to the Gateway Clipper Fleet docks. The general topography of the site is relatively flat sloping eastward.

The proposed site lies within the SP-4(1), Park/Landing Subdistrict. This subdistrict is part of the SP-4, Station Square, zoning district. Zoning is described in further detail in Section III of this analysis.

## II. UTILITIES

### **STORM SEWER**

Existing storm sewers on site are privately owned. There are a total of three stormwater pipes within the subject property that discharge into the Monongahela River. There are two stormwater outfalls within the proposed casino footprint. The third stormwater outfall runs underneath the Sheraton Hotel. The river discharge of all three outfalls is submerged below the permanent pool of the Monongahela River. The casino will be constructed over the storm sewers. The two stormwater outfalls located within the casino footprint are a 3-foot x 4-foot brick arch culvert and a 3-foot x 4-foot stone and brick culvert. Both carry stormwater runoff from Carson Street through the site, under the railroad tracks, and into the river. Roof drains will be tied into new storm sewer runs and tied into the two existing 3-foot x 4-foot culverts.

No detention is anticipated to be required because stormwater runoff is directly discharged into the river and because the site is mostly impervious now (impervious area is not intended to be increased).

A planning module for both the sanitary and storm sewers will need to be submitted to the Pittsburgh Water and Sewer Authority (PWSA) and Pennsylvania Department of Environmental Protection (PaDEP). In addition, "tap-in" drawings will need to be submitted to the PWSA. No stormwater Best Management Practices (BMP) are anticipated for this project.

This project will require an Erosion & Sedimentation Control Plan (E&SCP) and NPDES submittal and approval. The E&SCP will be submitted to the Allegheny County Conservation District (ACCD) and PaDEP. The E&SCP will require a PaDEP National Pollutant Discharge Elimination System (NPDES) General Permit for the Discharge of

Stormwater due to construction. The report and plans will be prepared in accordance with the requirements of PA Code Title 25, Chapter 102, Rules and Regulations. No wetlands or streams will be impacted by the proposed project.

### **SANITARY SEWER**

The existing sanitary sewers located within Station Square are privately owned. These sewer lines serve the Amphitheatre, Sheraton Conference/Hotel Center, Bessemer Court, Commerce Court, and the Freight House Shops. The sewer conveyance pipe is 18-inch diameter pvc and ties into an ALCOSAN Interceptor that is located approximately 1000 feet east of the Smithfield Street Bridge. Sewage flows from the proposed Casino will tie into an existing manhole located approximately 320 feet east of the casino. Due to the floor elevation of the casino, it is likely that a pump station will be required. An existing pump station that is located within the proposed building footprint will need to be removed. Floor drains from the interior levels of the parking garage will require an oil/water separator prior to discharging into the sanitary lateral. The garage roof level will be discharged into storm sewers. The existing force main for the Gateway Clipper Fleet will be located within the Winter Garden. The Gateway Clipper Fleet has a pump station and we anticipate that it can remain undisturbed.

### **NATURAL GAS**

There is an existing 20-inch-diameter gas main underneath Carson Street (about half-way across the street). There exists a 2-inch-diameter gas line shown passing through the garage and casino labeled as, "to coach washer." The existing gas line dead-ends within the casino footprint on the West end of site and at the Fort Pitt Bridge on the East. The existing 2-inch-diameter Equitable Gas Line is located underneath the proposed Winter Garden along the northern edge of the garden. Gas service seems to be readily available to the casino and garage.

### **ELECTRIC**

There is both underground electric and overhead electric on site. There is a 10-foot-wide easement belonging to Duquesne Light that contains 13 conduits running through the proposed casino, under the railroad tracks, and into the river. There are underground electric lines running underneath Carson Street. Underground electric service seems readily available. Overhead electric is currently feeding light poles throughout the parking lot and amphitheatre.

### **TELEPHONE**

Existing telephone is located along Carson Street. Telephone crosses Carson Street to the casino side in eight locations between the casino and the garage.

## **III. MISCELLANEOUS**

### **PNDI**

GAI has performed a web based Pennsylvania Natural Diversity Inventory (PNDI) data base search to determine if any known rare, threatened, or endangered species are documented within the proposed project area. The PNDI records do not indicate the potential for impacts to rare, threatened, or endangered species of special concern within the project area. The PNDI Project Environmental Review documentation is provided as Figure 3.

## **HISTORIC RESOURCES**

GAI performed a search for historic resources on the Pennsylvania Bureau of Historic Preservation's web site for the subject property. Said search indicated that there are no known historic resources within the proposed project area. There are listed historic structures within and surrounding the Station Square area such as the Smithfield Street Bridge, Monongahela Incline, and Landmarks Building Freight House Shops. These facilities will not be impacted by the proposed development. The results are shown in Figure 4.

## **POLICE**

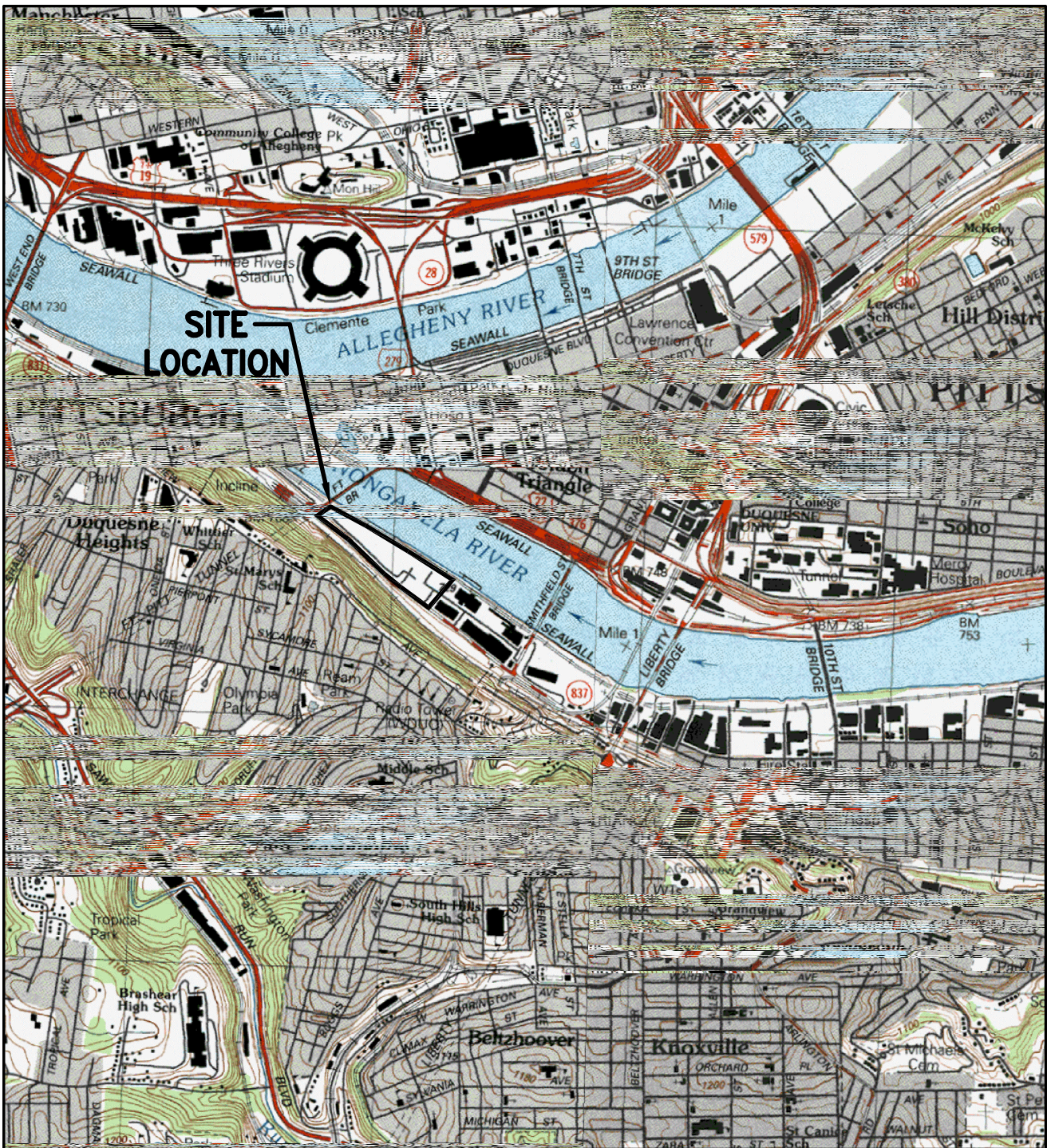
The Station Square neighborhood is serviced by Zone 4 of the City of Pittsburgh Police. A City of Pittsburgh Police Zoning Map is provided as Figure 5.

## **FIRE**

Station Square fire protection service is provided by the City of Pittsburgh, Zone 4, District 2. Refer to the attached Figure 6. In addition, the site can be served by River Rescue from the Gateway Clipper dock.

## **ZONING**

GAI reviewed the current City of Pittsburgh Zoning Maps depicting the project site and have determined that it is located within an SP-4(1) Zoning District. The City of Pittsburgh Department of City Planning has initiated an amendment to Section 909.01 of the Zoning Ordinance to permit and set specific requirements for a Gaming Enterprise as a permitted use within that District. A copy of the Draft Ordinance is attached. The proposed amendment was heard by the City Planning Commission at the October 25, 2005 Planning Commission meeting and a public hearing was held by City Council on December 12, 2005. The draft Ordinance is listed as Bill 2005-1871. It is our understanding that this bill will be presented at the regular City Council meeting scheduled for December 20, 2005.



REFERENCE:

U.S.G.S. 7.5 MINUTE SERIES  
TOPOGRAPHIC QUADRANGLE  
PITTSBURGH EAST AND WEST, PA 1997



SCALE 1"=2000'



2000 0 2000

SITE LOCATION PLAN  
HARRAH'S STATION SQUARE  
PITTSBURGH, PENNSYLVANIA

DWN. MJG DATE 12/16/2005

APPD. JDR CHKD.      00  
TASK NO.

FOREST CITY ENTERPRISES, INC.  
TERMINAL TOWER  
50 PUBLIC SQUARE, SUITE 1000  
CLEVELAND, OHIO 44113-2267

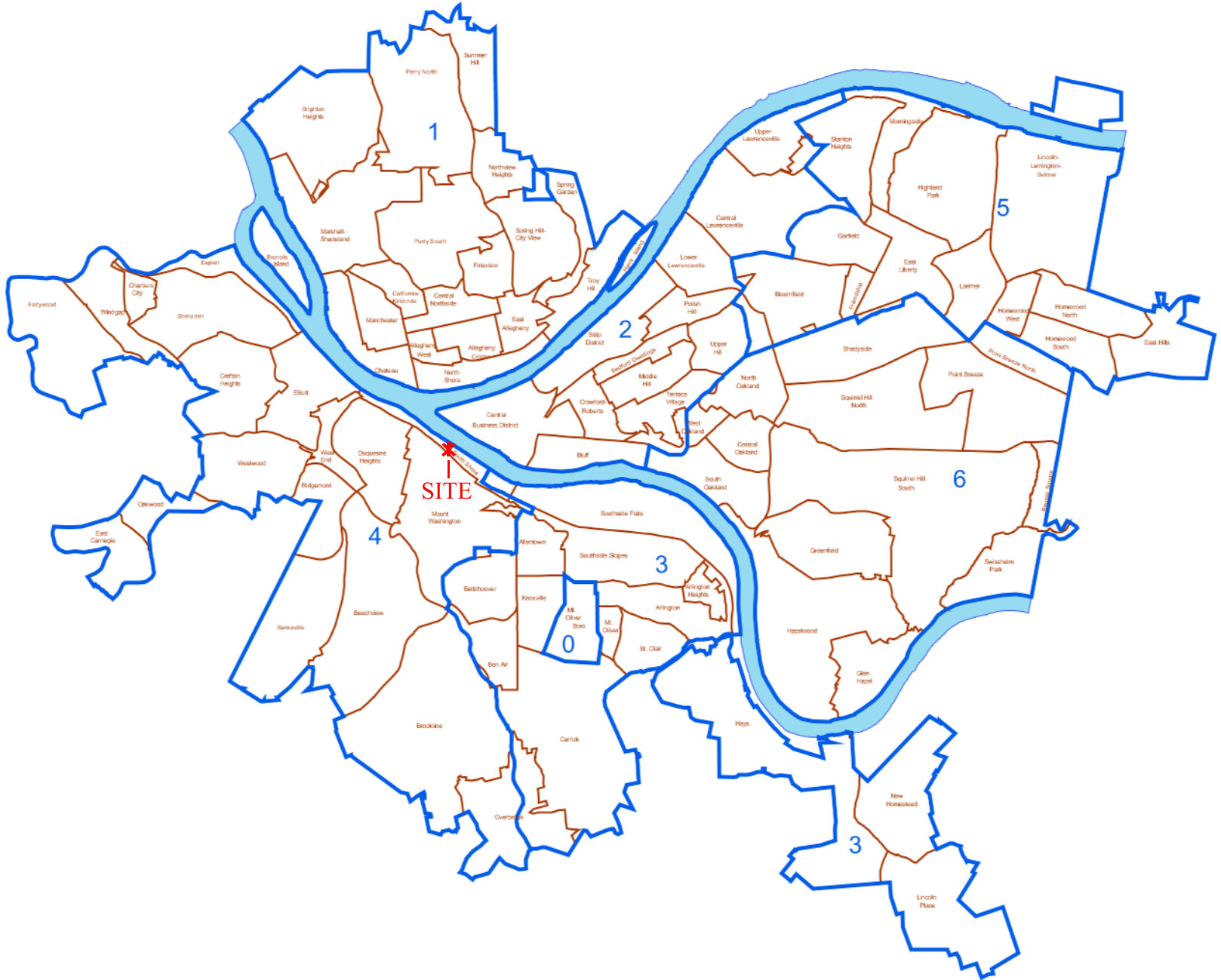
2004-397-00  
PROJECT NO./DASH NO.

SCALE: 1"=000' D-A001  
DRAWING NO.  REV

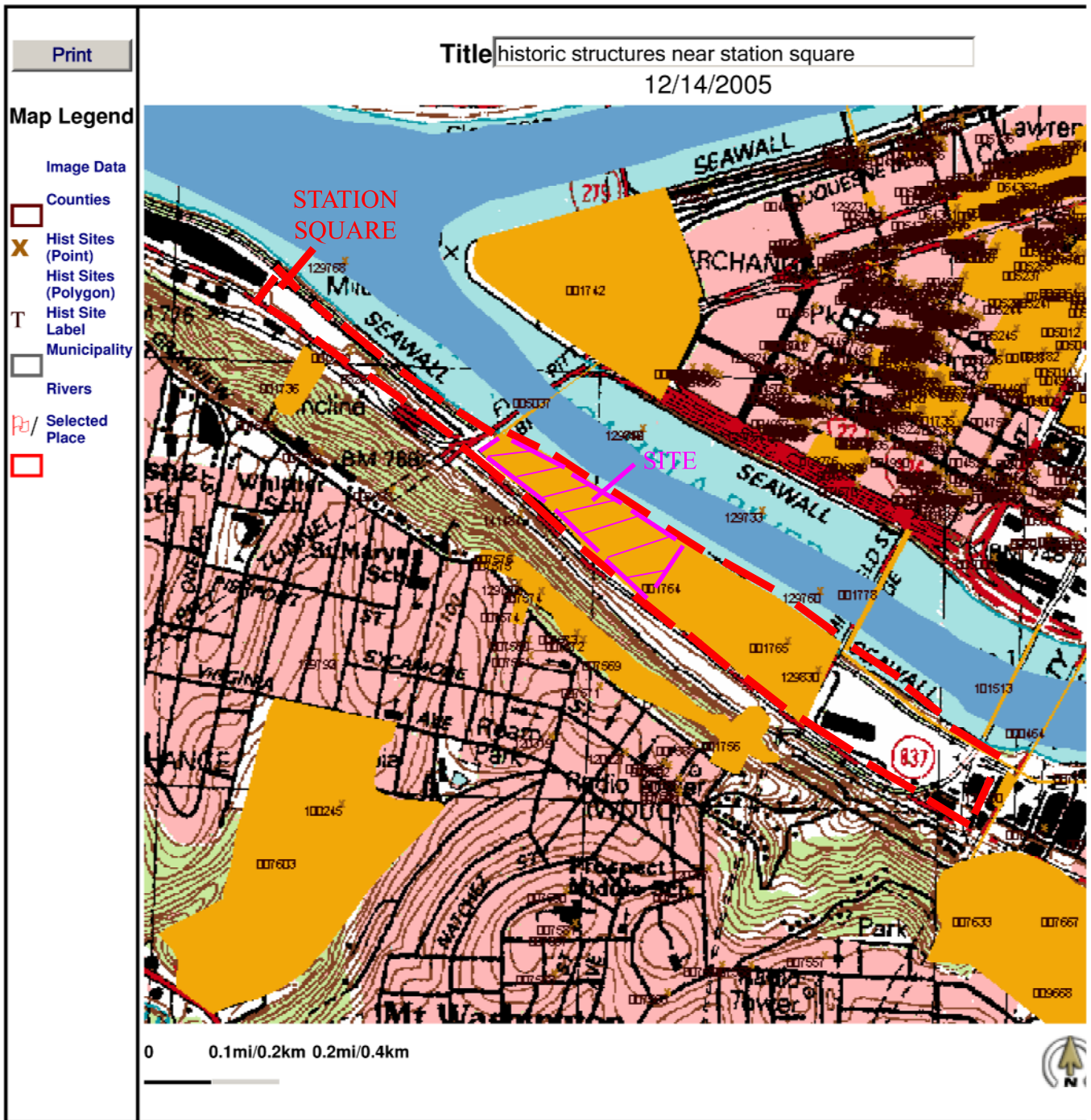
# City of Pittsburgh

## Police Zones

- Legend**
-  Police Zones
  -  Neighborhoods



City of Pittsburgh  
March 2003





**PNDI Project Environmental Review Receipt**  
Project Search ID: 20051213013779  
Project Name: Station Square  
Date: 12/13/2005 2:55:11 PM

## Project Location



**Project Name:** Station Square  
**On behalf of:** Self  
**Project Search ID:** 20051213013779  
**Date:** 12/13/2005 2:54:50 PM  
**# of Potential Impacts:** 0  
**Jurisdictional Agency:**  
**Project Category:** Development, New commercial/Industrial development (store, gas station, factory)  
**Project Coordinates (Lambert):** -559256,49102835, 529586,14061130 ft  
**Lat/Long:** 40.43597222, -80.00925000 - **DMS:** 40° 26' 9.500000, -80° 0' 33.300000  
**ZIP Code:** 15219  
**Township/Municipality:** PITTSBURGH  
**County:** Allegheny  
**USGS 7.5 Minute Quadrangle ID:** 762  
**Quadrangle Name:** PITTSBURGH WEST  
**Project Size:** N/A

### Location Accuracy

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Receipt is solely responsible for the project location and thus the correctness of the Project Review Receipt content.

### 0 Known Impacts

Under the Following Agencies' Jurisdiction:

**PNDI Project Environmental Review Receipt**

Project Search ID: 20051213013779  
Project Name: Station Square  
Date: 12/13/2005 2:55:11 PM

**Project Name:** Station Square

**On behalf of:** Self

**Project Search ID:** 20051213013779

**Date:** 12/13/2005 2:54:50 PM

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**Township/Municipality:** PITTSBURGH

**County:** Allegheny

**USGS 7.5 Minute Quadrangle ID:** 762

**Quadrangle Name:** PITTSBURGH WEST

**Project Size:** N/A

These determinations were based on the project-specific information you provided, including the exact project location; the project type, description, and features; and any responses to questions that were generated during this search. If any of the information you provided does not accurately reflect this project, or if project plans change, DEP and the jurisdictional agencies require that another PNDI review be conducted.

This response represents the most up-to-date summary of the PNDI data files and is good for one(1) year from the date of this PNDI Project Environmental Review Receipt.

Pennsylvania Natural Diversity Inventory (PNDI) records do **NOT** indicate any known impacts on special concern species and resources within the project area. DEP requires a signed copy of this receipt with permit applications being submitted as indication that an environmental review has been conducted and completed. See DEP PNDI policy at [www.naturalheritage.state.pa.us](http://www.naturalheritage.state.pa.us) for more information.

Based on the information you provided, no further coordination is required by the Pennsylvania Game Commission, the Pennsylvania Fish and Boat Commission, or the Pennsylvania Department of Conservation and Natural Resources with regard to special concern species, natural communities, or outstanding geologic features. This response does not reflect potential agency concerns regarding impacts to other ecological resources, such as wetlands.

**Based on the project-specific information you provided,** no impacts to federally listed, proposed, or candidate species are anticipated. Therefore, no further consultation under the Endangered Species Act (87 Stat. 884, as amended; 16 U.S.C. 1531 *et seq.*) is required with the U.S. Fish and Wildlife Service. Because no take of federally listed species is anticipated, none is authorized. For a list of species that could occur in your project area (but have not been documented in PNDI), please see the county lists of threatened, endangered, and candidate species. A field visit or survey may reveal previously undocumented populations of one or more threatened or endangered species with a project area. If it is determined that any federally listed species occur in your project area, the U.S. Fish and Wildlife Service requires that you initiate consultation to identify and resolve any conflicts. This response does not reflect potential Fish and Wildlife Service concerns under the Fish and Wildlife Coordination Act or other authorities.

**DISCLAIMER**

**PNDI Project Environmental Review Receipt**

Project Search ID: 20051213013779

Project Name: Station Square

Date: 12/13/2005 2:55:11 PM

The PNDI environmental review website is a preliminary environmental screening tool. It is not a substitute for information obtained from a field survey of the project area conducted by a biologist. Such surveys may reveal previously undocumented populations of species of special concern. In addition, the PNDI only contains information about species occurrences that have actually been reported to the Pennsylvania Natural Heritage Program.

**Pennsylvania State Programmatic General Permit (PASPGP)**

Please note that regardless of PNDI search results, projects requiring a Chapter 105 DEP individual permit or GP 5, 6, 7, 8, 9 or 11 in certain counties (Adams, Berks, Bucks, Chester, Cumberland, Delaware, Franklin, Lancaster, Lebanon, Lehigh, Monroe, Montgomery, Northampton, Schuylkill and York) are required by DEP to comply with the bog turtle habitat screening requirements of the PASPGP.

**TERMS OF USE**

Upon signing into the PNDI environmental review website, and as a condition of using it, you agreed to certain terms of use. These are as follows:

The web site is intended solely for the purpose of screening projects for potential impacts on resources of special concern in accordance with the instructions provided on the web site. Use of the web site for any other purpose or in any other way is prohibited and subject to criminal prosecution under federal and state law, including but not limited to the following: Computer Fraud and Abuse Act of 1986, as amended, 18 U.S.C. § 1030; Pennsylvania Crimes Code, § 4911 (tampering with public records or information), § 7611 (unlawful use of computer and other computer crimes), § 7612 (disruption of service), § 7613 (computer theft), § 7614 (unlawful duplication), and § 7615 (computer trespass).

The PNHP reserves the right at any time and without notice to modify or suspend the web site and to terminate or restrict access to it.

The terms of use may be revised from time to time. By continuing to use the web site after changes to the terms have been posted, the user has agreed to accept such changes.

This review is based on the project information that was entered. The jurisdictional agencies and DEP require that the review be redone if the project area, location, or the type of project changes. If additional information on species of special concern becomes available, this review may be reconsidered by the jurisdictional agency.

**PRIVACY and SECURITY**

This web site operates on a Commonwealth of Pennsylvania computer system. It maintains a record of each environmental review search result as well as contact information for the project applicant. These records are maintained for internal tracking purposes. Information collected in this application will be made available only to the jurisdictional agencies and to the Department of Environmental Protection, except if required for law enforcement purposes—see paragraph below.

This system is monitored to ensure proper operation, to verify the functioning of applicable security features, and for other like purposes. Anyone using this system consents to such monitoring and is advised that if such monitoring reveals evidence of possible criminal activity, system personnel may provide the evidence to law enforcement officials. See Terms of Use.

**Print this Project Review Receipt using your Internet browser's print function and keep it as a record of your search.**

**PNDI Project Environmental Review Receipt**  
Project Search ID: 20051213013779  
Project Name: Station Square  
Date: 12/13/2005 2:55:11 PM

Signature: Kathrin Q. Haines

Date: 12-13-2005

Project applicant on whose behalf this search was conducted:

**APPLICANT**

Contact Name: Forest City; Bob McQuirk

Address: 300 Park Manor Drive

City, State, Zip: Pittsburgh, PA 15205

Phone: 412-271-8443

Email: \_\_\_\_\_

**PERSON CONDUCTING SEARCH (if not applicant)**

Contact Name: GAI CONSULTANTS, Inc.; JEFFREY A. PARABEL, P.E.

Address: 385 EAST WATERBURY DRIVE

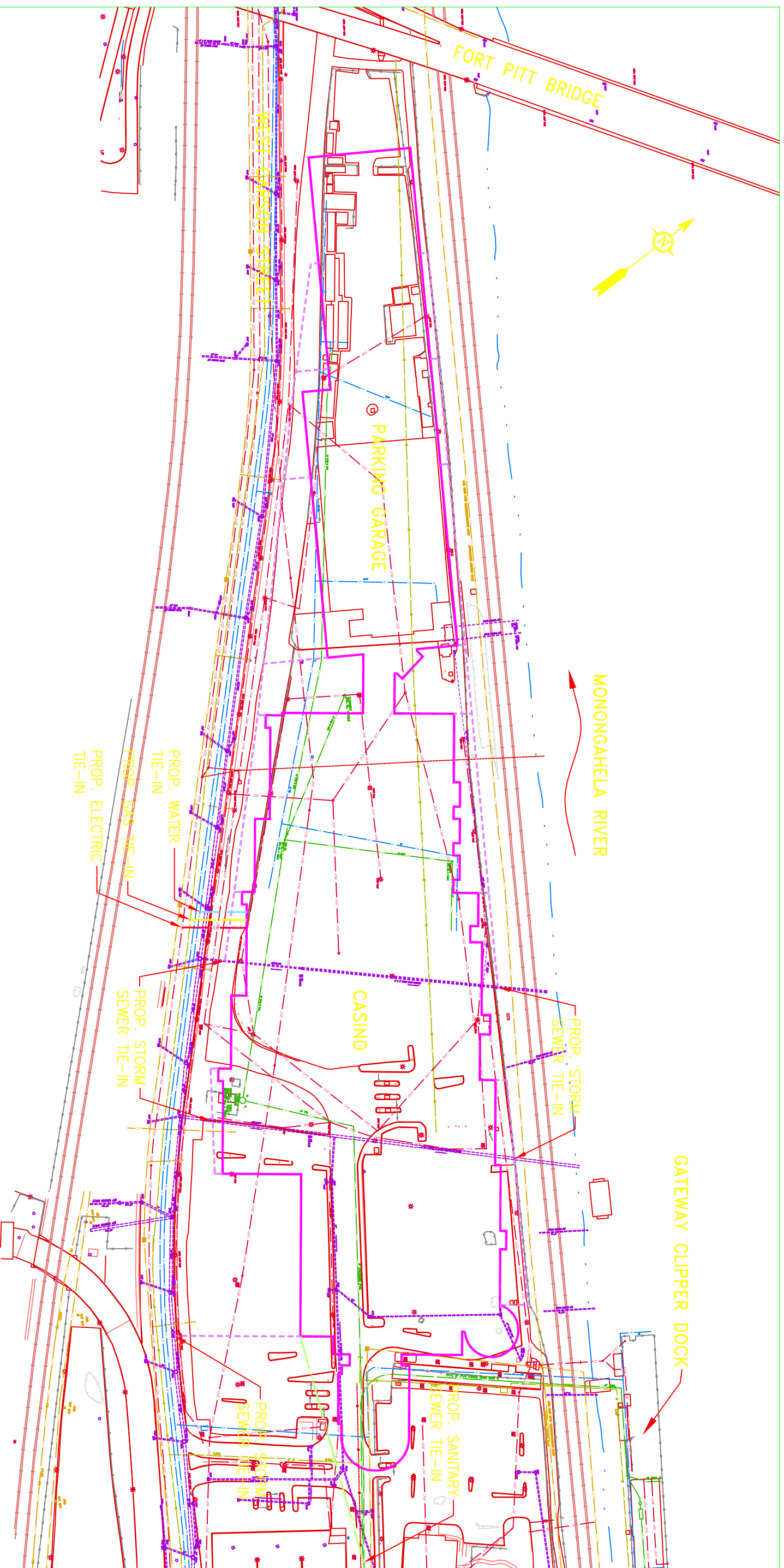
City, State, Zip: HOMESTEAD, PA 15120-5005

Phone: 412-476-2000

Email: jiparobel@gaiconsultants.com



The following contact information is for the agencies involved in this Pennsylvania Natural Diversity Inventory environmental review process. Please read this entire receipt carefully as it contains

instructions for how to contact these agencies for further review of this particular project.

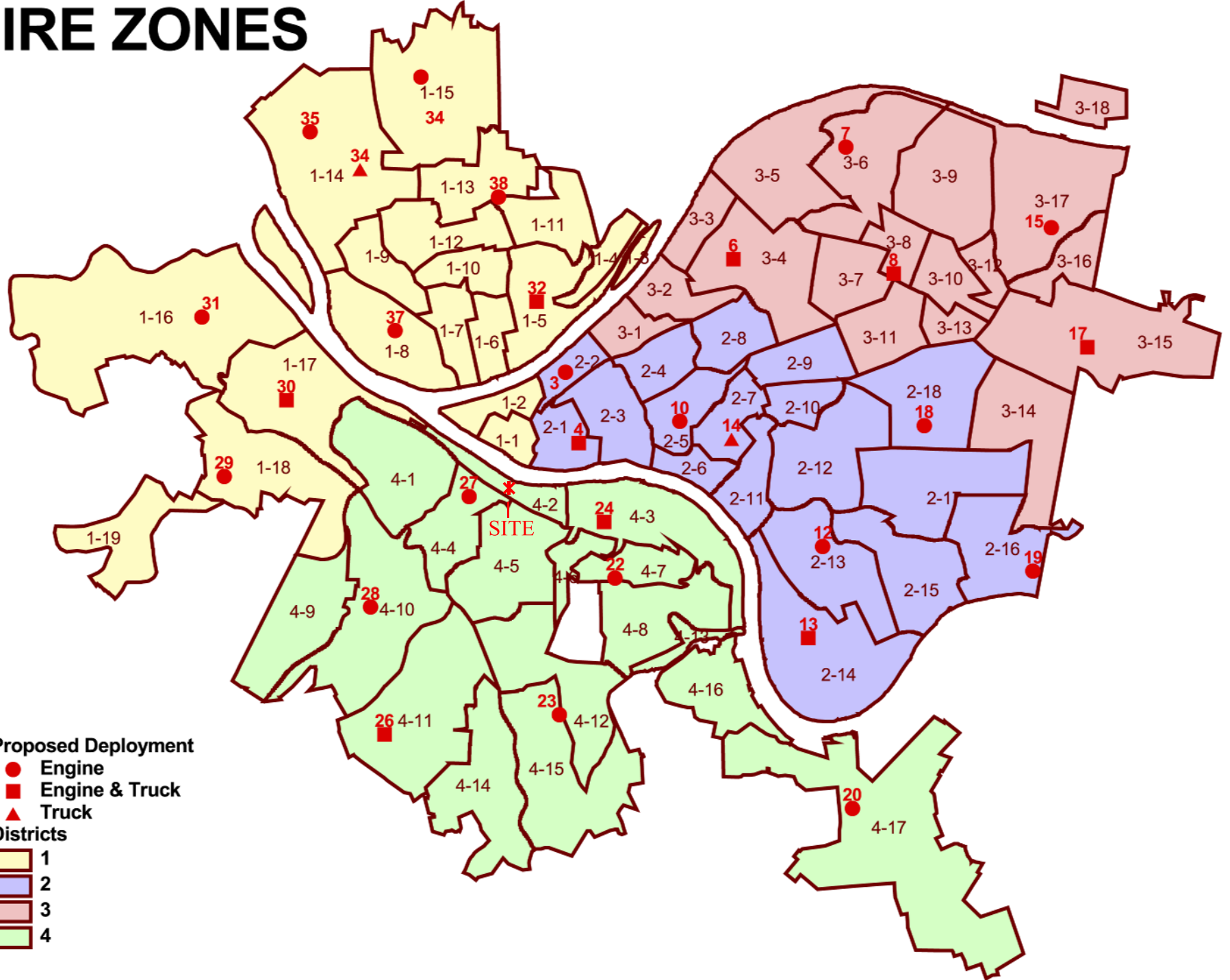


PLOTTER FILE: \_\_\_\_\_

GAI CAD FILE: 2004-000-00-00-D-A001.DWG 00/00/04

 <p><b>gai consultants</b> Pittsburgh Office 385 East Waterfront Drive Homestead, PA 15120-5005 412-476-2000</p>	<p>FIGURE 2 UTILITY PLAN HARRAH'S STATION SQUARE PITTSBURGH PENNSYLVANIA</p>			<p>DWN. <u>MJG</u> CHKD. <u>JDR</u> APPD. _____</p>	<p>DATE <u>12/16/2005</u></p>
	<p>FOREST CITY ENTERPRISES, INC. TERMINAL TOWER 50 PUBLIC SQUARE, SUITE 1000 CLEVELAND, OHIO 44113-2267</p>			<p>SCALE: <u>N.T.S.</u></p>	<p>TASK NO. <u>00</u></p>
<p>PROJECT NO./DASH NO. <u>2004-397-00</u></p>			<p>DRAWING NO. <u>D-B001</u></p>		
<p>REV </p>					

# FIRE ZONES



**-draft-**

## Proposed Text Amendments regarding Gaming

### **Amend Section 909.01.D.3(a), Floor Area Ratio as follows:**

(a) Floor Area Ratio

The maximum permitted floor area ratio within any SP district shall be ~~[4.0. A lower floor area ratio standards may be established with]~~ set in the text in each individual SP [sub]district.

### **Amend Section 909.01.I.1 (SP-4 (I) Park/Landing Subdistrict) as follows:**

(a) Use Regulations

Within the SP-4 (I) subdistrict, land and structures may be used, and structures may be erected, altered, and enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with live entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;
- (6) Theaters;
- (7) Major parking area or major parking garage;
- (8) Child day care center;
- (9) Retail uses within buildings where such services are not the principal use, and only when located within a structure housing a permitted principal use;
- (10) Transportation right-of-way, roadway and trackage, including shelter and comfort stations incident in the use thereof;
- (11) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use; ~~and~~
- (12) Signs larger than twenty (20) square feet visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river; and
- (13) Gaming Enterprise.

### **Amend Section 909.01.I.3 (SP-4 (III), Historic Subdistrict) to include:**

(a) Use Regulations

Within the SP-4 (III) subdistrict, land and structures may be used, and structures may be erected, altered, and enlarged for only the following uses:

- (1) Multiple-unit dwellings;
- (2) Restaurants, including those with live entertainment;
- (3) Office;
- (4) Institutional, limited to museum, exhibition, and library;
- (5) Hotels;
- (6) Retail sales, including personal service;
- (7) Theaters;
- (8) Child day care center;
- (9) Accessory uses that are clearly incidental to permitted principal uses, and only when located within a structure housing a permitted principal use; ~~[and]~~
- (10) Signs larger than twenty (20) square feet visible from the river or from across the river shall be neon and positioned so as to maximize reflection in the river; and
- (11) Gaming Enterprise.

(b) Maximum Height

The maximum height of structures hereafter erected or enlarged or used in the SP-4 (III) subdistrict shall [be] not exceed 125 feet (not to exceed 10 stories). Additional height for Residential and Hotel/Motel uses may be allowed by the Planning Commission provided that the height such use or uses shall not exceed 175 feet and 20 stories. [as follows:

- ~~(1) Structures north of Station Square Road: Twenty five (25) feet~~
- ~~(2) Structures south of Station Square Road: One hundred (100) feet]~~

**Amend Section 909.01.I.4 (Regulations Applicable Throughout the SP-4 District) as follows:**

*909.01.I.4 Regulations Applicable Throughout the SP-4 District*

The following regulations shall apply throughout the SP-4 district:

(c) Floor Area Ratio

The maximum floor area ratio for the entire SP-4 District shall be four (4) [1.5].

(d) Traffic ~~[Limitations]~~Analysis

~~[Total gross floor area shall not exceed that which is projected to generate a maximum number of vehicles in the evening peak hour for each subdistrict as follows, to be established from the results of a current trip generation analysis consistent with the 1992 analysis, prepared for the Planning Commission:~~

~~With vehicular traffic capacity existing on the date of this subsection:~~



~~For new development not existing on the date of this subsection, and with evening peak hour traffic of one thousand three hundred seventy eight (1,378) vehicles generated by the existing development:~~

~~Subdistrict I: \_\_\_\_\_ 914  
Subdistrict II: \_\_\_\_\_ 101  
Subdistrict III: \_\_\_\_\_ 48  
Entire SP-4 District: \_\_\_\_\_ 2,441~~

~~With increased vehicular traffic capacity, achieved by means of a City approved design and construction of a McKean Street extension to intersect with Arlington Avenue extension, or other vehicular traffic improvements:~~

~~For new development not existing on the date of this subsection and with evening peak hour traffic of one thousand three hundred seventy eight (1,378) vehicles generated by the existing development:~~

~~Subdistrict I: \_\_\_\_\_ 1,094  
Subdistrict II: \_\_\_\_\_ 121  
Subdistrict III: \_\_\_\_\_ 57  
Entire SP-4 District: \_\_\_\_\_ 2,650]~~

Traffic and Parking Demand Analyses shall be required for all new development in a format specified by the Zoning Administrator. The Zoning Administrator shall review the submitted analyses, including all sources of data, to establish appropriate traffic and parking mitigation measures. The costs for constructing and implementing all required mitigation measures shall be the responsibility of the Applicant.

**Amend Section 909.01.K.1(a)(1) - SP-6 Development Subdistrict A - Race Track as follows:**

(1) The following uses shall be permitted by right:

~~[Casino: casino means a building, room or rooms offering games of chance]~~Gaming Enterprise

**Amend Section 910.01.B (GT Subdistricts) as follows:**

***910.01.B GT Subdistricts***

GT District is further divided into the ~~[four (4)]~~ five (5) following zoning subdistrict classifications:

- 1. GT-A, Golden Triangle Subdistrict A

2. GT-B, Golden Triangle Subdistrict B
3. GT-C, Golden Triangle Subdistrict C
4. GT-D, Golden Triangle Subdistrict D
5. GT-E, Golden Triangle Subdistrict E

The term "GT District" when used alone, without the subdistrict letter, shall be deemed to include all [~~four (4)~~] five (5) of the subdistricts.

**Amend Section 910.01.C.4(1) (In the GT-A, GT-B and GT-C Districts) as follows:**

*(1) In the GT-A, GT-B, [~~and~~] GT-C and GT-E Districts:*

**Insert Section 910.01.J (GT-E Subdistrict) as follows:**

**910.01.J GT-E Subdistrict**

The provisions in this section shall apply to lands within the GT-E Subdistrict of the GT District.

*910.01.J.1 Purpose*

The purposes of the GT-E Subdistrict area as follows:

- (a) To provide a zoning classification suitable for application as a transitional area between the Golden Triangle and Crawford Square where regional and local uses can coexist harmoniously; and
- (b) To encourage connections between the Golden Triangle Area and the Crawford Square neighborhood by means of restoring a traditional pattern of development.

*910.01.J.2 Site Development Standards*

Each site in the GT-E District shall be subject to the following site development standards.

(a) Minimum lot area per Dwelling Unit

No more than one (1) dwelling unit or suite shall be permitted per one hundred ten (110) square feet of lot area in the GT-E Subdistrict.

(b) Floor Area Ratio

*(1) Nonresidential*

The maximum floor area ratio for structures that do not contain residential of hotel units shall be six (6).

**(2) Residential and Hotel/Motel**

The maximum floor area ratio for structures that contain residential dwelling units or hotel/motel uses shall be six (6), provided that a maximum floor area ratio of up to seven and one-half (7.5) may be allowed by the Planning Commission when the total amount of residential or hotel/motel floor area equals or exceeds twice the amount of bonus floor area.

**(c) Urban Open Space**

Urban Open Space shall be provided at ground level on lots of 20,000 sq feet or more in an amount at least equal to 10 percent of the lot area.

**(d) Height**

Structures or portions of structures, shall not penetrate an inclined plane determined by straight lines connecting points one hundred (100) feet above established grade 100 feet west of Crawford Street and four hundred (400) feet above established grade at Fifth Avenue and the Crosstown Expressway.

**Amend Section 911.02, Use Table as follows:**

**Commercial Parking (general)** as a [~~Permitted Use~~] use by Special Exception in the DR / Downtown Riverfront district.

**Amend Section 911.02 (Use Table) to include:**

**Gaming Enterprise** means an establishment where the playing of those games of chance or mixed chance and skill allowed under the Commonwealth of Pennsylvania law are conducted. A Gaming Enterprise use shall not include a facility where resort accommodations are offered to transient guests in conjunction with the operation of games of chance or a facility where live horse or dog race meetings are conducted with pari-mutual wagering.

**Amend Section 911.02 (Use Table) as follows:**

**Gaming Enterprise** as a Permitted Use in the GT / Golden Triangle and DR / Downtown Riverfront districts.

**Amend Section 911.02 (Use Table) to include:**

**Pawn Shop** means an establishment engaged in retail sales of new or secondhand merchandise and offering loans secured by personal property.

**Amend Section 911.02 (Use Table) to include:**

**Pawn Shop** as a Use by Special Exception in the HC / Highway Commercial, GI / General Industrial and UI / Urban Industrial Zoning Districts.

**Amend Section 911.04.A.1 (Adult Entertainment) as follows:**

*911.04.A.1 Adult Entertainment*

Adult Entertainment uses shall be subject to the following standards:

(a) Separation from other Adult Entertainment Uses

The building housing an Adult Entertainment use shall not be located within one thousand (1,000) feet of any [~~two (2)~~] of the following uses: Adult Entertainment uses, Amusement Arcade, Hotel/ Motel, bar or nightclub or Gaming Enterprise.

**Amend Section 911.04.A.45, Parking, Commercial (General) by inserting the following:**

(d) The lot containing the Parking, Commercial (General) use shall not be located within 1000 feet from a Gaming Enterprise as measured from the lot lines of the subject properties.

**Amend Section 911.04.A.63, School, Elementary or Secondary (Limited) as follows:**

(d) In all districts:

(1) The lot containing the School, Elementary or Secondary (General) use shall not be located within one thousand (1000) feet from a Gaming Enterprise as measured from the lot lines of the subject properties.

**Amend Section 911.04.A.64, School, Elementary or Secondary (General) as follows:**

(e) In all districts:

(1) The lot containing the School, Elementary or Secondary (General) use shall not be located within one thousand (1000) feet from a Gaming Enterprise as measured from the lot lines of the subject properties.

**Amend Section 911.04.A.87(b), Parking Structure (General) as follows:**

(3) In the HC, GT and DR Districts:

**Amend Section 911.04.A.92 Firearms Business Establishment as follows:**

Firearms Business Establishment shall be subject to the following standards in the NDI, UNC, HC, GI, UI, GT, an DR Districts:

(a) Firearms Business Establishments shall not be located in a designated area that contains any of the following uses. The building shall not be located within a distance of five hundred (500) feet, measured along a straight line projected from each pedestrian entrance or exit of the subject occupancy to the nearest building wall or boundary line for a park or playground of any of the following:

- (1) Elementary or secondary school;
- (2) Public playground;
- (3) Public or non-profit operated recreation center;
- (4) Drug or alcohol rehabilitation center;
- (5) Church, synagogue, or temple;
- (6) Gaming Enterprise

(b) An adequate security system shall be provided as determined by the Board to be appropriate.

**Amend Section 911.04.A.93 Check Cashing as follows:**

The following standards shall apply to all Check Cashing uses:

(c) The building housing a Check Cashing facility shall not be located within one thousand (1,000) feet from another Check Cashing facility, a Pawn Shop, Gaming Enterprise or a facility containing mechanical or electronic devices, machines, tables or apparatus of any kind used for playing games of skill or amusement, as a primary or accessory use, as measured from the center point of the subject building;

**Amend Section 911.04.A (Standards That Apply to Uses in the Use Table) to include:**

**911.04.A.94 Pawn Shop**

The following standards shall apply to all Pawn Shop uses:

- (a) Pawn Shop facilities shall not be open for business to customers for more than nine (9) hours within any 24-hour period and shall not be open for business on Sundays;
- (b) The building housing a Pawn Shop facility shall not be located within 500 feet from any residential use as measured from the center point of the subject building;
- (c) The building housing a Pawn Shop facility shall not be located within 1,000 feet from another Pawn Shop, a Check Cashing facility, Gaming Enterprise or a facility containing mechanical or electronic devices, machines, tables or apparatus of any kind used for playing games of skill or amusement, as a primary or accessory use, as measured from the center point of the subject building;
- (d) The use of bars, chains, or similar security devices that are visible from a public street or sidewalk shall be prohibited.

**Amend Section 914.02.A (Schedule A) to include:**

	Minimum Off-Street Automobile Spaces	Maximum Off-Street Automobile Spaces
<u>Gaming Enterprise</u>	<u>Parking Demand Analysis required, see 914.02.B</u>	
<u>Pawn Shop</u>	<u>1 per 500 s.f. above first 2400 s.f.</u>	<u>1 per 175 s.f.</u>

**Insert Section 914.02.C as follows:**

914.02.C Structured Parking Required

All principal and accessory off-street parking uses in the GT, DR, EMI and SP districts, where more than 150 number of spaces are provided, shall comply with the following requirements:

- (a) Surface parking shall be permitted for no more than 150 spaces;
- (b) All parking in excess of 150 spaces shall be structured;
- (c) In no case shall an accessory parking area or structure occupy more than half the lot area of the lot containing the principal use that the parking area or structure serves.

**Amend Section 918.01.B, Applicability as follows:**

The landscaping and screening standards of this chapter shall apply to all development that is subject to the Site Plan Review provisions of Sec. 922.04, the Project Development Plan provisions of Sec. 922.10 and the Final Land Development Plan Provisions of Sec. 922.11.C, except that the following shall be exempt to the extent indicated.

**Amend Chapter 918.02.A, General Landscaping as Follows:**

918.02.A General Landscaping

Any portion of a developed lot or property that is not used for the location of buildings, structures, accessory uses, off-street parking, loading areas, sidewalks or similar features shall be landscaped. Landscaped areas shall be irrigated. Mulch, stone and other non-vegetative material shall not be substituted for landscaping. Paving that exceeds requirements for off-street parking areas, driveways, loading areas and sidewalks shall not be substituted for landscaping.

**Amend Chapter 918.02.B, Off-Street Parking Areas as follows:**

918.02.B Off-Street Parking Areas

~~[Off-street parking areas shall be landscaped in one (1) of the following ways; landscaping can suffice for the screening requirement in Sec. 918.03 below.~~

~~918.02.B.1 Option 1~~

~~Under option 1, no parking space shall be further than fifty (50) feet from a shade tree or landscaped area containing a shade tree.~~

~~918.02B.2 Option 2~~

~~Under option 2] A minimum of twenty-five (25) square feet of landscaping shall be provided for each parking space in parking lots with up to one hundred (100) parking spaces. For parking lots with more than one hundred (100) parking spaces, a minimum thirty (30) square feet of landscaping shall be provided for each parking space. Required landscaping shall take the form of planter strips, landscaped areas, or perimeter landscaping. The landscaping shall include at least one (1) tree for every five (5) parking spaces. Landscaped areas shall be dispersed throughout the parking lot. Planter strips, landscaped areas, and perimeter landscaped areas shall have a minimum width of five (5) feet.~~

**Amend Chapter 919.01.E(7), Prohibited Signs as follows:**



919.01.E Prohibited Signs

7. Any building which uses trademark colors, shapes or symbols as a primary exterior architectural element.

**Amend Section 922.04.E - Site Plan Review Criteria by adding the following:**

6. For all properties and uses that contain a new structure with a footprint area in excess of 50,000 square feet and are specifically required by the Code to undergo site plan review the following standards shall apply:

a. Ground-Floor Tenant Space

The street level façade shall be lined with space suitable for lease to individual commercial operations for no less than sixty percent (60%) of the horizontal length of the building façade facing the primary street and forty percent (40%) of the horizontal length of the building facades facing secondary streets. Each individual commercial space shall have an independent entrance and signs on the exterior of the structure.

b. Ground-Floor Transparency

The street level façade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway for no less than seventy percent (70%) of the horizontal length of the building façade facing the primary street and forty percent (40%) of the horizontal length of the building facades facing secondary streets.

c. Upper-Floor Transparency

The building facades facing the primary and secondary streets above the street level floor shall be transparent at each floor level for no less than twenty-five percent (25%) of the horizontal length of the upper floor façade.

d. Doorways and Entrances

All primary structures shall provide a prominent and highly visible street level doorway or entrance on the facade of the building which fronts along a primary or secondary street. Doorways or entrances situated on corners of structures may face both parking areas and the primary or secondary street; otherwise, the doorway or entrance shall not face a parking area. Main entrances to buildings should be emphasized using larger doors and framing devices such as deep overhangs, recesses, peaked roof forms and arches.

e. Building Height

All primary structures shall be no less than forty (40) feet in height and shall not be less than two (2) stories.

f. Service and Docking Facilities

All waste removal and storage areas, loading docks and service yards shall not be located along a facade facing a primary or secondary street and shall be entirely enclosed within the primary structure. Such facilities shall be separated from the main circulation and parking functions.

g. Utility and Mechanical Equipment

- i. Utilities shall be underground from R.O.W. to building.
- ii. All utility equipment including but not limited to meters, transformers and electrical switches shall not be visible from a property line, parking area or customer entrance or should be located inside of the principal structure except where specifically prohibited by the utility.
- iii. Roof mounted mechanical equipment shall be located such that is not visible from a point six (6) feet above grade within one hundred (100) feet of the structure on which it is mounted.

h. Transit Facilities

All public transit stops shall be equipped with a minimum of one (1) shelter. The transit shelter shall be placed such that it does not impede the normal pedestrian functions of the sidewalk. All roofs and walls of transit stop shelters shall be constructed from transparent material.

i. Sidewalks

Sidewalks shall be provided which are a minimum of fifteen (15) feet in width at the perimeter of the lot facing the primary street and a minimum of twelve (12) feet in width at the perimeter of the lot facing the secondary streets. Sidewalks shall be a minimum of ten (10) feet in width when provided for pedestrian circulation in parking areas and between ROW and customer entrances.

j. Lot Line

All new construction and/or enlargements shall maintain a eighty (80) percent building frontage along each exterior lot line facing a primary or secondary street.

k. Parking Requirements

- i. Surface parking shall be permitted for no more than 300 spaces except in the GT, DR, EMI and SP Districts, where surface parking shall be permitted for no more than 150 spaces.
- ii. All parking in excess of 300 spaces shall be structured except in the GT, DR, EMI and SP Districts, where all parking in excess of 150 spaces shall be structured.
- iii. Surface parking areas shall be designed by a registered landscape architect.

- iv. Landscaping in surface parking areas shall include one (1) tree for every five (5) parking spaces and one additional (1) tree at the termination of each row of spaces.
- v. No more than five (5) contiguous parking spaces shall be permitted in surface parking areas.
- vi. Where rows of parking spaces face one another a four (4) foot landscaped area shall be required between rows.
- vii. Planting areas not separated by vehicular aisles shall abut.
- viii. A planting area of not less than eight and one-half (8.5) feet in width and nineteen (19) feet in length shall be provided for each tree.
- ix. Tree planting areas shall be protected by raised curbs.
- x. Trees shall be of the large canopy variety.
- xi. Tree selection and placement shall be reviewed by the City Forester.
- xii. Light poles and fixtures shall be metal-halide and shall comply with the City of Pittsburgh Downtown Standard.
- xiii. Pedestrian aisles shall be provided to connect parking areas with the primary structure. Pedestrian aisles shall be clearly demarcated.

l. Building Materials

Exterior finish materials shall be of enduring quality. Synthetic stucco, concrete block and simulated wood products may not be used as primary exterior finish materials.

m. Storm Water Management

A storm water management plan shall be submitted in a form prescribed by the Zoning Administrator.

n. Natural Features

The development shall minimize negative impacts on existing natural features and shall be designed so as to be compatible with natural features that are retained.

**[6]7. Additional Information**

When determined by the Zoning Administrator, any additional information specific to the proposed use as deemed necessary by the Zoning Administrator or Planning Commission for adequate site plan review.

**[7]8. Conformance with Plans and Policy**

Projects are required to be compatible and conform to any master plan, comprehensive plan or development strategy approved by the Planning Commission.

**Amend Section 922.10.D - Project Development Plans: Preliminary Review as follows:**

922.10.D.2 Development on sites of 3 or more acres

Any development of a building or buildings that require Project Development Plan review on a site of 3 or more acres that are under common ownership and affiliates is required to submit a Master Development Plan prior to the application for individual building or buildings review.

A complete application for a Master Development Plan shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator. Upon determining that the Master Development Plan application is complete, the Zoning Administrator shall schedule a review by the Planning Commission

The Planning Commission shall approve a Master Development Plan application only if it finds that the proposal meets all of the following criteria:

- (a) That the proposed development shall create an efficient, functional and attractive urban area which incorporates a high level of amenities;
- (b) That the proposed development shall create a favorable environmental, social and economic impact on the City;
- (c) That the proposed development shall not be injurious to other property in the immediate vicinity, nor substantially diminish or impair property values within adjacent zoning districts;
- (d) That adequate utilities, road, drainage and other necessary facilities have been or shall be provided;
- (e) That adequate measures have been or shall be taken to provide ingress and egress designated so as to minimize traffic congestion in the public streets; and
- (f) That the proposed development complies with plans and policy documents adopted from time to time by the City.

**Amend Section 922.10.E.1 - Project Development Plans: Final Review as follows:**

922.10.E.1(a) Notice Requirement for Gaming Enterprise Developments

(a) Notice, Hearing and Action

Upon determining that a Project Development Plan that is specific to a gaming Enterprise is complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission, notify the applicant of the hearing date and give at least twenty-one (21) days notice of the hearing by posting in accordance with the notice requirements of Section 22.01.C.2 and by mail in accordance with the notice requirements of Section 922.01.C.1 to all property owners within a one hundred and fifty (150) foot radius of the subject property. The Planning Commission shall hold a public hearing on the Project Development Plan application specific for Gaming Enterprises. After the public hearing, the Commission shall act to approve, approve with conditions or deny the application within 45 days of the public hearing.

**Amend Section 922.10.E.2 - Project Development Plan: Review Criteria as follows:**

(m) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

**Amend Section 922.11.C.2(a) - Specific Criteria for Gaming Enterprises as follows:**

922.11.C.6(a) Notice Requirement for Gaming Enterprise Developments

(a) Notice, Hearing and Action

Upon determining that a Final Land Development Plan that is specific to a gaming Enterprise is complete, the Zoning Administrator shall schedule a public hearing before the Planning Commission, notify the applicant of the hearing date and give at least twenty-one (21) days notice of the hearing by posting in accordance with the notice requirements of Section 22.01.C.2 and by mail in accordance with the notice requirements of Section 922.01.C.1 to all property owners within a one hundred and fifty (150) foot radius of the subject property. The Planning Commission shall hold a public hearing on the Final Land Development Plan application specific for Gaming Enterprises. After the public hearing, the Commission shall act to approve, approve with conditions or deny the application within 45 days of the public hearing.

**Amend Section 922.11.C.2 - Final Land Development Plans: Review and Action by the Planning Commission as follows:**

922.11.C.2 Review and Action by the Planning Commission

The Planning Commission shall review the Final Land Development Plan and Improvement subdivision site plan and evaluate whether the plans comply with the approved Preliminary Land Development Plan. The Planning Commission shall [approve]consider the Final Land Development Plan and Improvement subdivision site plan [if it finds that the plans comply with the approved Preliminary Land Development Plan and all applicable Code requirements] to which the application addresses the following criteria. The Planning Commission shall deny approval of a Final Land Development Plan application if it finds that the plan does not comply with the [approved Preliminary Land Development Plan, this Zoning Code or with adopted plans and policy documents] following criteria.

- (a) The proposed development must comply with an approved Preliminary Land Development Plan for the Planned Development;
- (b) The proposed development must include retail facilities, where such facilities would maintain and continue the existing retail patterns;
- (c) The proposed development must address compatibility with any existing residential area, including provision for maintenance of residential uses;

- (d) The proposed development must adequately address parking, considering the demand analysis required in the Preliminary Plan Development Plan, and must make provisions for adequate vehicle access and loading facilities;
- (e) The proposed development must adequately address traffic generation characteristics and address reasonable alternatives that would mitigate increased traffic congestion;
- (f) The proposed development must adequately address pedestrian traffic and patterns, including, but not limited to, sidewalk capacity, pedestrian safety and access to transit;
- (g) The proposed development must adequately address access to public transportation facilities, including, but not limited to access to transit stops, encouragement of transit use and provisions for alternate forms of transportation;
- (h) The proposed development must adequately address architectural relationships with surrounding buildings, including, but not limited to, building siting, massing, façade treatment, materials, proportions and scale;
- (i) The proposed development must adequately address microclimate effects, including, but not limited to, wind velocities, sun reflectance and sun access to existing buildings and streets;
- (j) The proposed development must address the project's compatibility and conformance with the Zoning Code and any plans and policies approved by the Planning Commission;
- (k) If the proposed application includes a building(s) that exceeds 50,000 square feet of building footprint, the proposed development must adequately address large footprint building criteria of Section 922.04.E.6.

**Amend Section 922.11.C.4(d) - Amendments as follows:**

**922.11.C.4 Amendments**

The procedure for amending an approved Final Land Development Plan shall be the same as required for approval of the original Final Land Development Plan, except that the Zoning Administrator may approve an occupancy permit application for a project in an SP or PUD District if the Planning Director determines that the proposed project represents only a minor amendment to an approved Final Land Development Plan. A minor amendment, for the purpose of this provision, shall be one (1) that meets all of the following conditions:

- (a) Involves no change in use;
- (b) Increases development intensity or residential density by no more than ten (10) percent;
- (c) Increases the height of any structure by no more than ten (10) percent; and
- (d) ~~Decreases the amount of public open space; and~~
- (e) Places no structure closer to the perimeter of the planned development site than shown on the approved Final Land Development Plan.

**Amend Chapter 925.06.A (Features Allowed Within Setbacks) as follows:**

**925.06.A Features Allowed Within Setbacks**

3. [~~In "R" Residential and "LNC" Districts,~~] Fences or lattice-work screens or walls not more than six and one-half (6 ½) feet in height, or hedges or thick growth of shrubs, maintained so as not to exceed such height, in any required side or rear yard or court, provided they do not extend closer to a street than the buildable area of the lot. Barbed wire and razor edge are not permitted.

**Amend Section 926 - Definitions as follows:**

- 78. Floor Area, Gross** means the sum total horizontal area of all floors of a building, measured from the exterior face of exterior walls or from the center line of walls separating two abutting buildings, including;
- A. Basements;
  - B. Elevator shafts and stairwells at each floor;
  - C. Floor space used for mechanical equipment;
  - D. Penthouses;
  - E. Half stories, and
  - F. Interior balconies and mezzanines.

But not including:

- A. Cellars;
- B. Accessory tanks or cooling towers;
- C. Uncovered steps; ~~and~~
- D. Terraces, breezeways, open porches and exterior balconies; and
- E. Parking structures and garages, except where parking is the primary use.

**Amend Section 926 - Definitions as follows:**

**142.1 Master Development Plan** means a document in support of a proposal for development, submitted to the Planning Commission, in order to demonstrate that a superior development is intended. The Master Development Plan shall contain all that information required by the Zoning Administrator to support the application;

**Amend Section 926 - Definitions as follows:**

**185.1 Public Destination Facilities** means a structure providing as its primary use one of the following: community center, [~~educational classroom (limited and general),~~] hospital, cultural services (limited and general), public assembly (general) [~~or~~] recreation and entertainment facilities (general, indoor and outdoor) and gaming enterprises.

**238.1 Transparent** means a window or clear surface unobstructed by signage, interior graphic elements, reflective coating, translucent or textured finish, racking or any type of fixed furniture that can be seen through from both the interior and exterior of a structure.

**184.1 Primary Street** means the street having the most immediate relationship to existing commercial or residential uses and which affords the principal means of access to abutting property.

**218.1 Secondary Street** means the street that is subordinate to an intersecting or adjacent primary street and which affords only a secondary means of access to abutting property.

**236.2 Tertiary Street** means the street whose functions are normally associated with service, delivery, and waste collection and which is not intended for general traffic circulation.