



Willow Mixed Use Development

Preliminary Community Presentation

City of Pittsburgh Department of City Planning







Project Zoning District

RIV-IMU - Riverfront Industrial Mixed Use Sub-District
The RIV-IMU Industrial Mixed-Use Subdistrict is intended to address areas of the riverfront that are diversifying from their original, strictly industrial nature. It accommodates a variety of higher intensity uses, including light industrial, commercial, and high density residential development. The RIV-IMU Subdistrict is also intended for industrial areas that are focused on research and development and technology-oriented industries.

904.04.C Site Development Standards

1. Table	
Front Setback	0'-0" Required; 0'-0" Provided
Front Setback over 65'	10'-0" Required; 10'-0" Provided
Rear Setback	0'-0" Required; 0'-0" Provided
Base Height	60'-0" ; 75'-0" Provided
Maximum Height	90'-0"; 75'-0" Provided
Residential Compatibility	40' / 3 Stories within 0-50' ; Provided 50' / 4 Stories within 50'-100' ; Level 5 (50' encroachment) Level 6 (40' encroachment)
2. Bonus Height - 905.04.K.1	
a. 1 Point = 10'-0" of Additional Height	
On Site Energy Consumption	
On Site Energy Generation	
Affordable Housing - 1 Point	
Rainwater Capture - Stormwater Management via on site retention - 1 Point	
Neighborhood Ecology	
Public Art	
Urban Fabric	
Transit Oriented	
b. Project Point Total - 2 Points for 20'-0" Additional Height	

Project Overview

Multi Unit Residential

Unit Types

One Bedroom	39 Units
One Bedroom / Den	43 Units
Two Bedroom	13 Units
Three Bedroom	<u>1 Unit</u>
Total Units	96 Units
Total Residential Area	85,885sf

Affordable Units

10 Units at 50% AMI

Parking Area

Willow Parking

Level B1	28 Spaces
Level 1	<u>39 Spaces</u>
Total	67 Spaces (34 Required per RIV-IMU)

Existing Foundry Parking

Interior	32 Spaces
Exterior (Foundry)	<u>150 Spaces (20 spaces used by Ice House Studios during the day per Easement Agreement)</u>
Total	182 Spaces

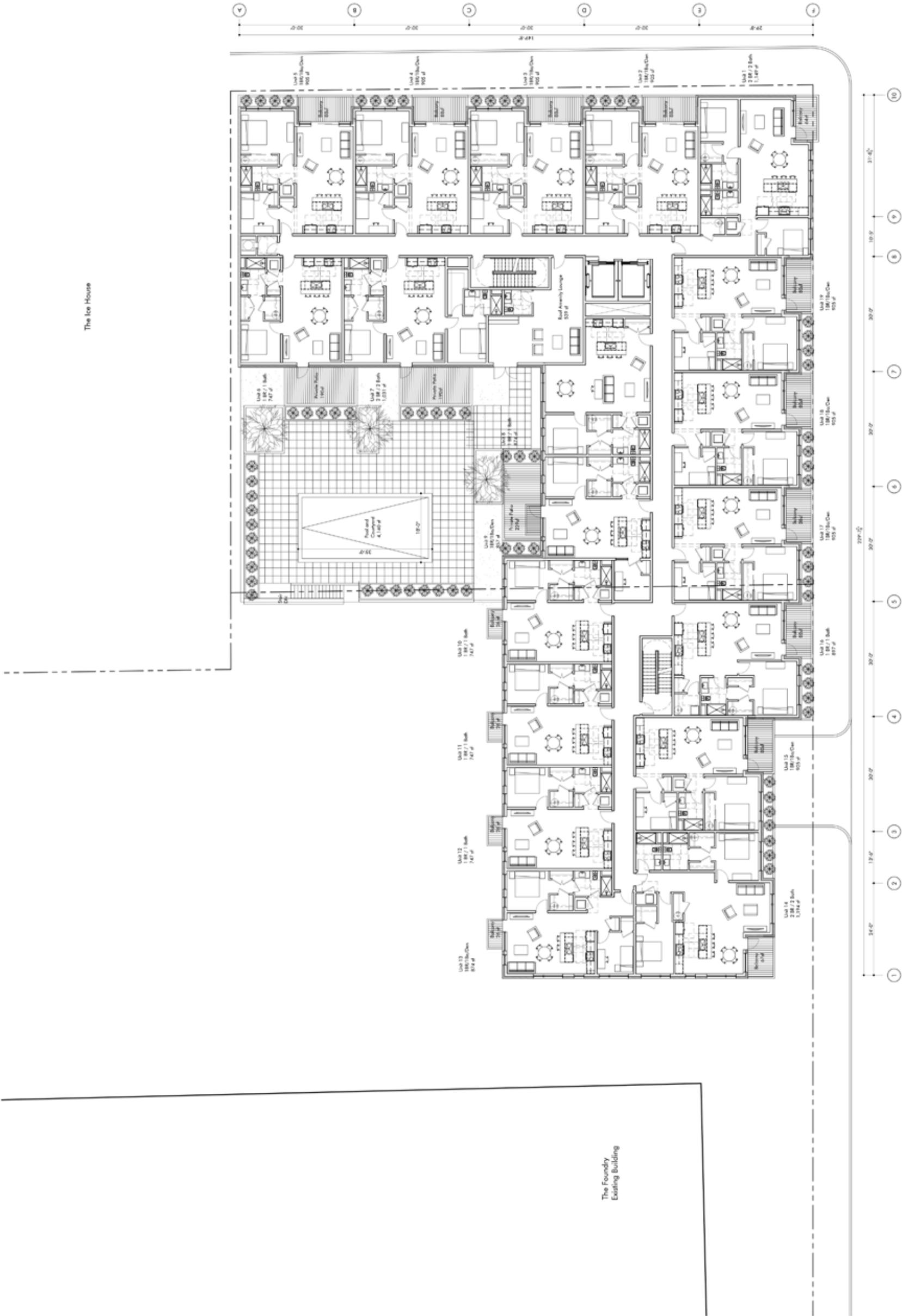
Proposed Foundry Parking

Interior	32 Spaces
Exterior (Foundry)	<u>139 Spaces (20 spaces used by Ice House Studios during the day per Easement Agreement)</u>
Interior (Willow)	11 Spaces
Total	182 Spaces

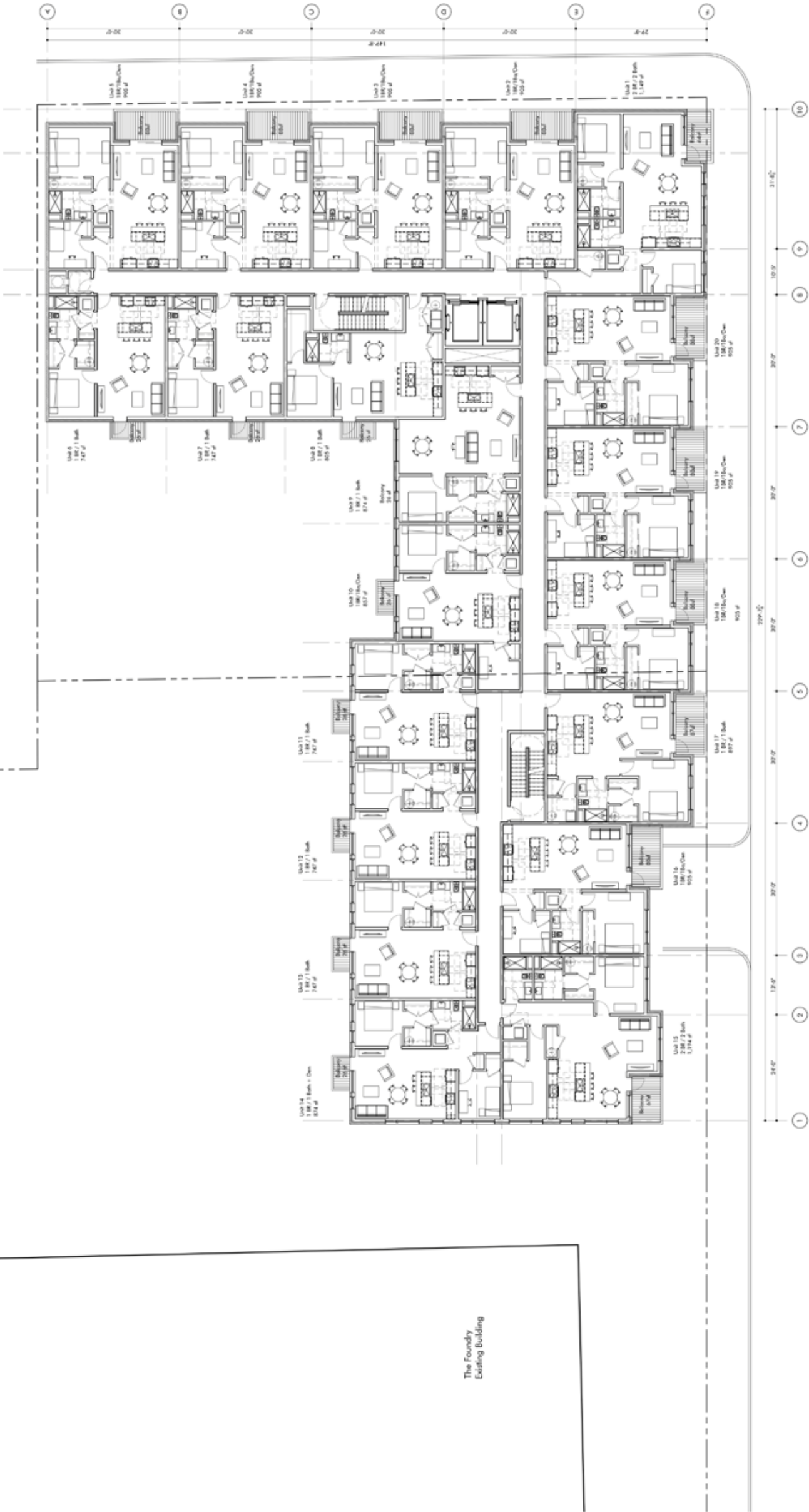




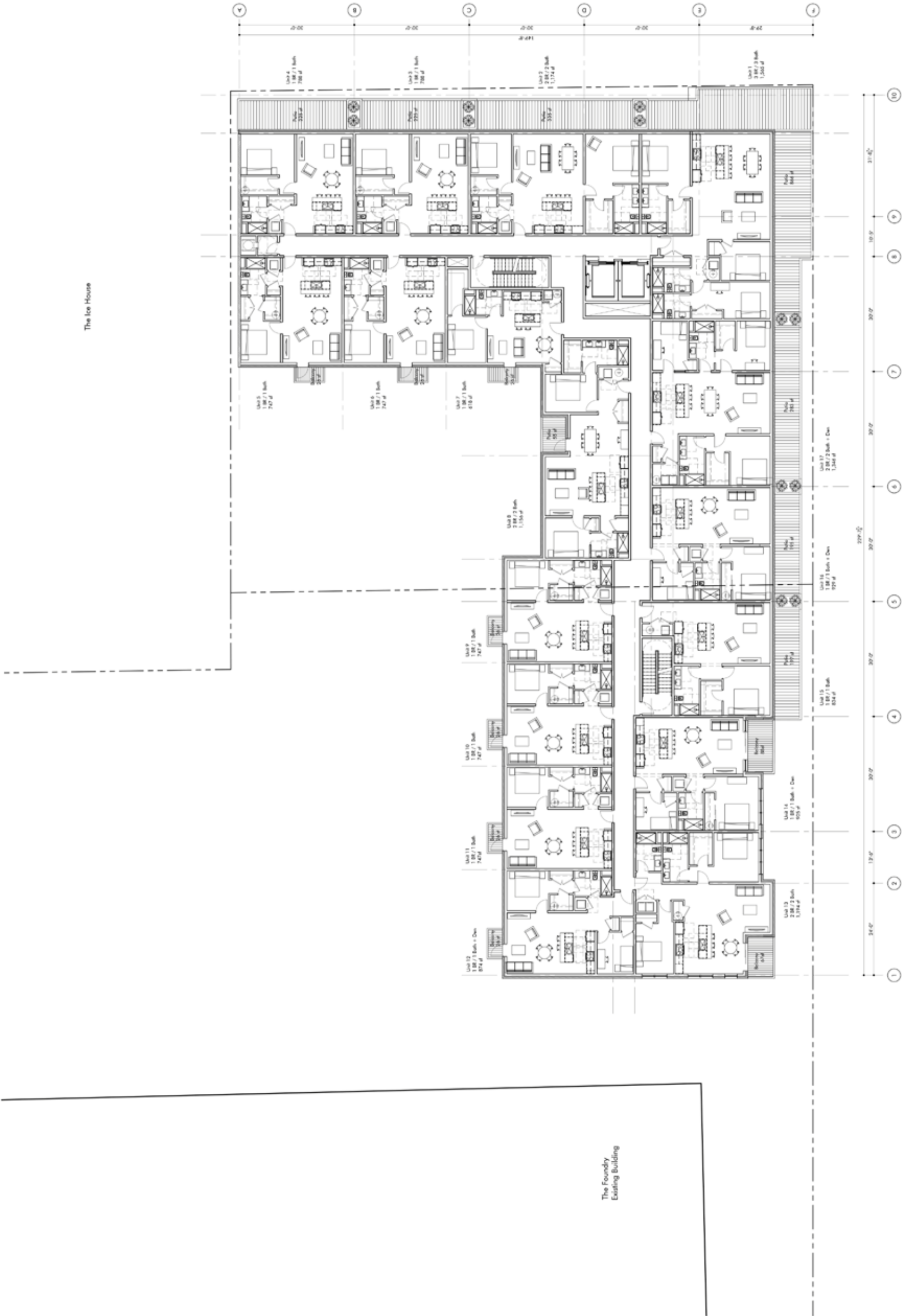




The Ice House



The Foundry
Existing Building









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9am March/September 21st



12pm March/September 21st



3pm March/September 21st



9am June 21st



12pm June 21st



3pm June 21st



9am December 21st



12pm December 21st



3pm December 21st