

Final Land Development Plan (FLDP) I-579 Urban Open Space CAP Project

Sports & Exhibition Authority (SEA)
of the City of Pittsburgh and Allegheny County

Project bounded by Chatham St. / Centre Ave. / Washington Place /
Webster Ave. - Bigelow Blvd. - Seventh Avenue over I-579

Pittsburgh Department of City Planning

October 2018

THE SPECIALLY PLANNED DISTRICT
SP11 - LOWER HILL PLANNED DEVELOPMENT DISTRICT

Location Map



Location Map

Centre Ave Looking East Towards Hill



Centre Ave Looking West, West Parking Lot to the Right



Location Map

Looking North to Seventh Ave and Parklet



Looking North to Seventh Ave and Parklet on Bigelow Loop Ramp



Location Map

Webster Ave Bridge Looking Towards Downtown

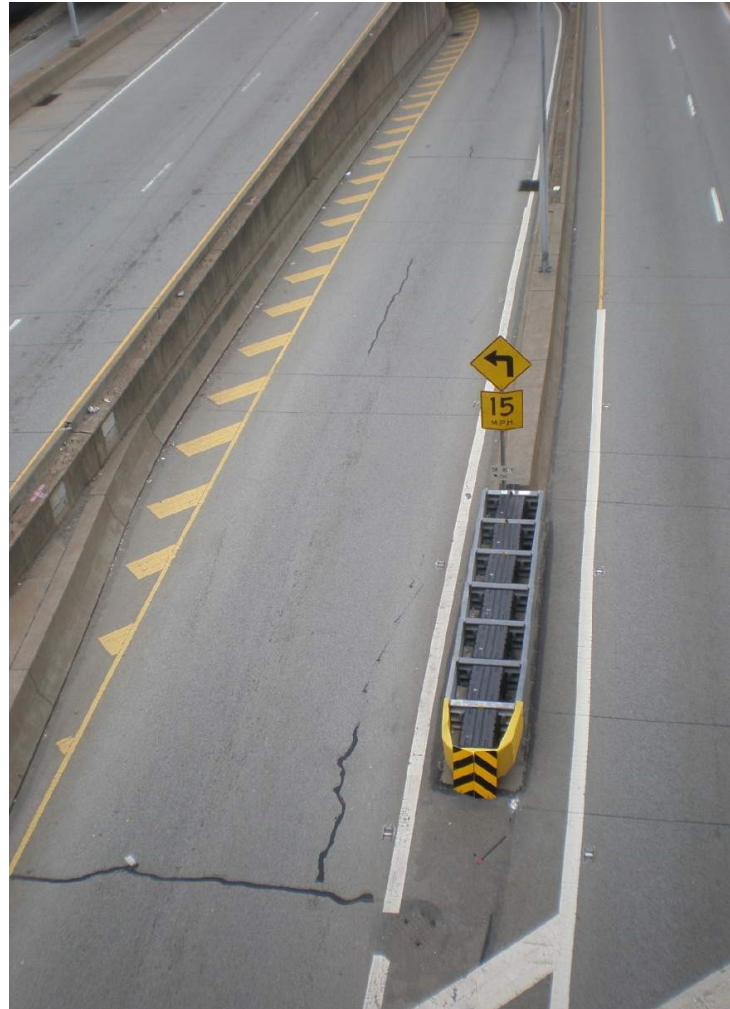


Looking North from Centre Ave Bridge to Webster Ave Bridge



Location Map

I-579 NB - Ramp D to Seventh Ave



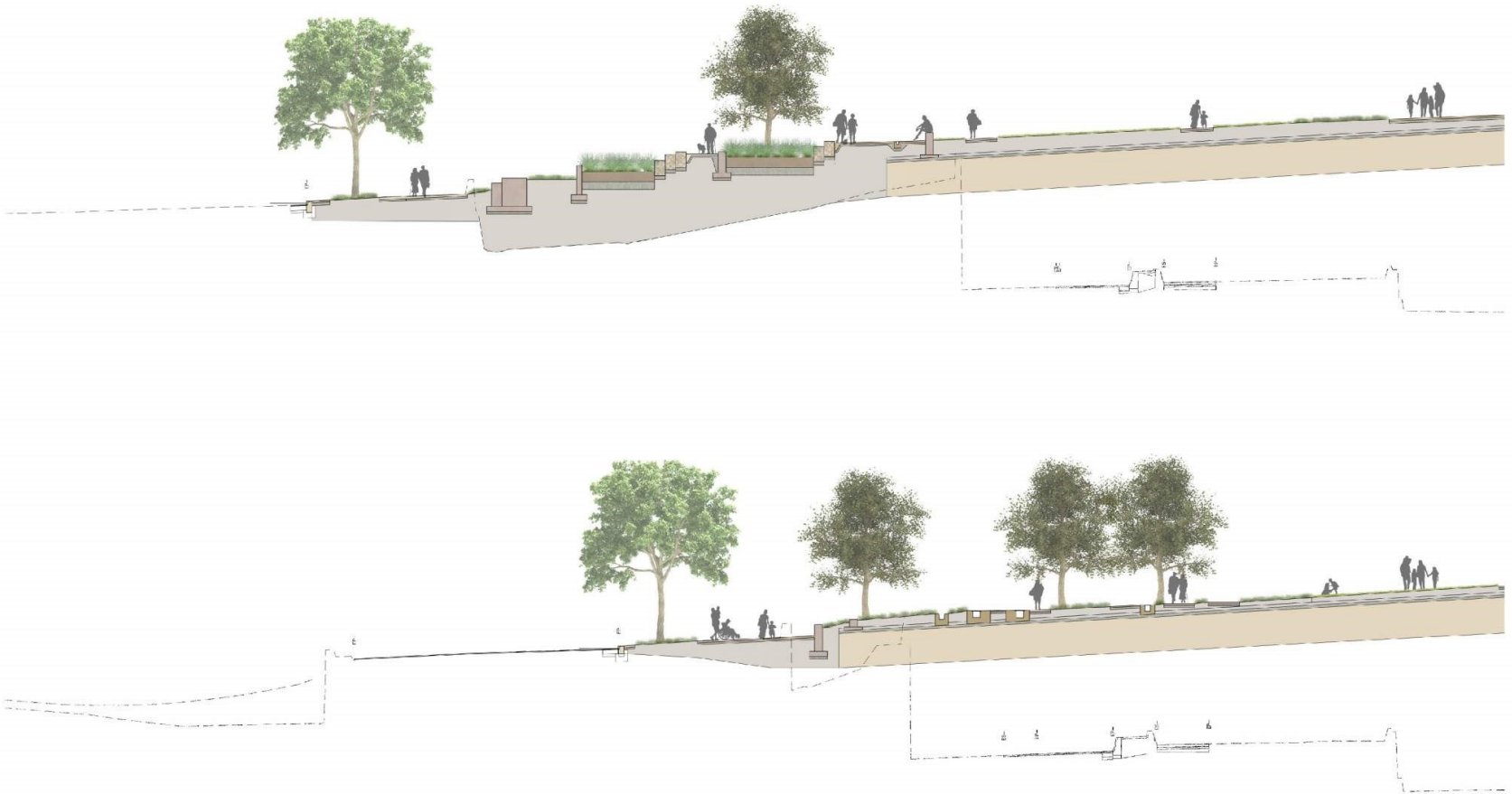
SITE IMPROVEMENTS PLAN - RENDERING



Elevations



Elevations






Elevations



Landscaping Plan






PLANT SCHEDULE

LANDSCAPE - TREES - AREA A

TREES SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	9000-6500	8	AESCLUSUS FLAVA	YELLOW HORSE CHESTNUT	3" CAL. B&B
	0808-3469	10	AMELANCHIER X GANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. B&B
	0808-3231	5	NYSSA SYLVATICA	BLACK GUM	8' HT. B&B



PLANT SCHEDULE

LANDSCAPE - TREES - AREA B


TREES SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	0808-3469	25	AMELANCHIER X GANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL. B&B
	9000-6501	44	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	2" CAL. B&B
	9000-6502	13	MAGNOLIA VIRGINIANA	SWEETBAY MANGOLIA	2" CAL. B&B
	0808-3231	13	NYSSA SYLVATICA	BLACK GUM	8' HT. B&B
	9000-6504	13	PLATANUS X ACERIFOLIA 'EXCLAMATION'	LONDON PLANETREE 'EXCLAMATION'	3" CAL. B&B
	9000-6503	17	CERCIS CANADENSIS	REDBUD	8' HT. B&B

PLANT SCHEDULE

LANDSCAPE - UNDERSTORY - AREA A








SHRUBS SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	0808-4100	30	CORNUS SERICEA 'BAILEY'	RED OSIER DOGWOOD	18" HT. B.R.
	9000-6506	72	BERBERIS TH. 'ROSE GLOW'	ROSE GLOW BARBERRY	2" HT. #3 CONT.

PERENNIALS / GRASSES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	9000-6528	17,135 SF	NO MOW FESCUE SEED MIX	FESCUE MIX	SEED

PLANT SCHEDULE

LANDSCAPE - UNDERSTORY - AREA B





SHRUBS SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	0808-4851	71	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18" SPD. B&B
	0808-4071	23	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	SUMMERSWEET	2' HT. B.R.
	0808-4100	56	CORNUS SERICEA 'BAILEY'	RED OSIER DOGWOOD	18" HT. B.R.
	9000-6507	25	HIBISCUS MOSCHEUTOS	SWAMP ROSEMALLOW	2' HT. #3 CONT.
	0808-4191	35	ILEX GLABRA	INKBERRY	18" HT. B&B
	0808-4202	19	ILEX VERTICILLATA	WINTERBERRY	2' HT. B&B
	9000-6509	87	RHODODENDRON 'CHIONOIDES'	CHIONOIDES RHODODENDRON	2' HT. B&B
	9000-6533	84	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT. #3 CONT.
	0808-4500	20	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	2' HT. B&B

PERENNIALS / GRASSES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	9000-6512	925	ACHILLEA 'MOONSHINE'	YARROW	CLUMP #2 CONT.
	9000-6514	245	DESCHAMPSIA CESPIOSA 'GOLDAU'	TUFTED HAIRGRASS	CLUMP #2 CONT.
	0808-7162	140	IRIS VERSICOLOR	BLUE FLAG IRIS	- QUART CONT.
	0808-7173	90	JUNCUS EFFUSUS	SOFT RUSH	- ROOT
	9000-6521	175	MONARDA DIDYMA 'JACOB CLINE'	BEEBALM	CLUMP #2 CONT.
	9000-6522	24	MISCANTHUS SINENSIS 'LITTLE KITTEN'	DWARF MAIDEN GRASS	CLUMP #2 CONT.
	9000-6525	588	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CLUMP #2 CONT.
	9000-6527	183	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CLUMP #2 CONT.
	9000-6528	11,920 SF	NO MOW FESCUE SEED MIX	FESCUE MIX	SEED
	0809-0061	2,220 SY	SODDING	LAWN	

PLANT SCHEDULE

LANDSCAPE - UNDERSTORY - AREA B - ENLARGED

SHRUBS SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	9000-6505	50	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2' HT. #3 CONT.
	0808-4851	13	TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW	18" SPD. B&B
	9000-6508	52	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	18" HT. #3 CONT.
	9000-6533	5	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT. #3 CONT.

PERENNIALS / GRASSES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
	9000-6511	153	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	CLUMP #2 CONT.
	9000-6513	153	BOUTELOUA CURTIPENDULA	SIDEOTS GRASS	CLUMP #2 CONT.
	9000-6510	7	EVENING PRIMROSE	EVENING PRIMROSE	18" HT. #2 CONT.
	9000-6515	100	ECHINACEA PURPUREA POWWOW	PURPLE CONEFLOWER	CLUMP #1 CONT.
	9000-6516	79	HYPERICUM CALYCIUM	AARON'S BEARD ST. JOHNS WORT	8" HT. #2 CONT.
	SEE NOTE	171	HEMEROCALLIS	DAYLILIES	CLUMP #2 CONT.
	0808-7162	235	IRIS VERSICOLOR	BLUE FLAG IRIS	- QUART CONT.
	9000-6521	10	MONARDA DIDYMA 'JACOB CLINE'	BEEBALM	CLUMP #2 CONT.
	9000-6523	92	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	CLUMP #2 CONT.
	9000-6524	65	SALVIA GREGGII	AUTUMN SALVIA	CLUMP #2 CONT.
	9000-6526	97	SILPHIUM PERFOLIATUM	CUP PLANT	CLUMP #2 CONT.

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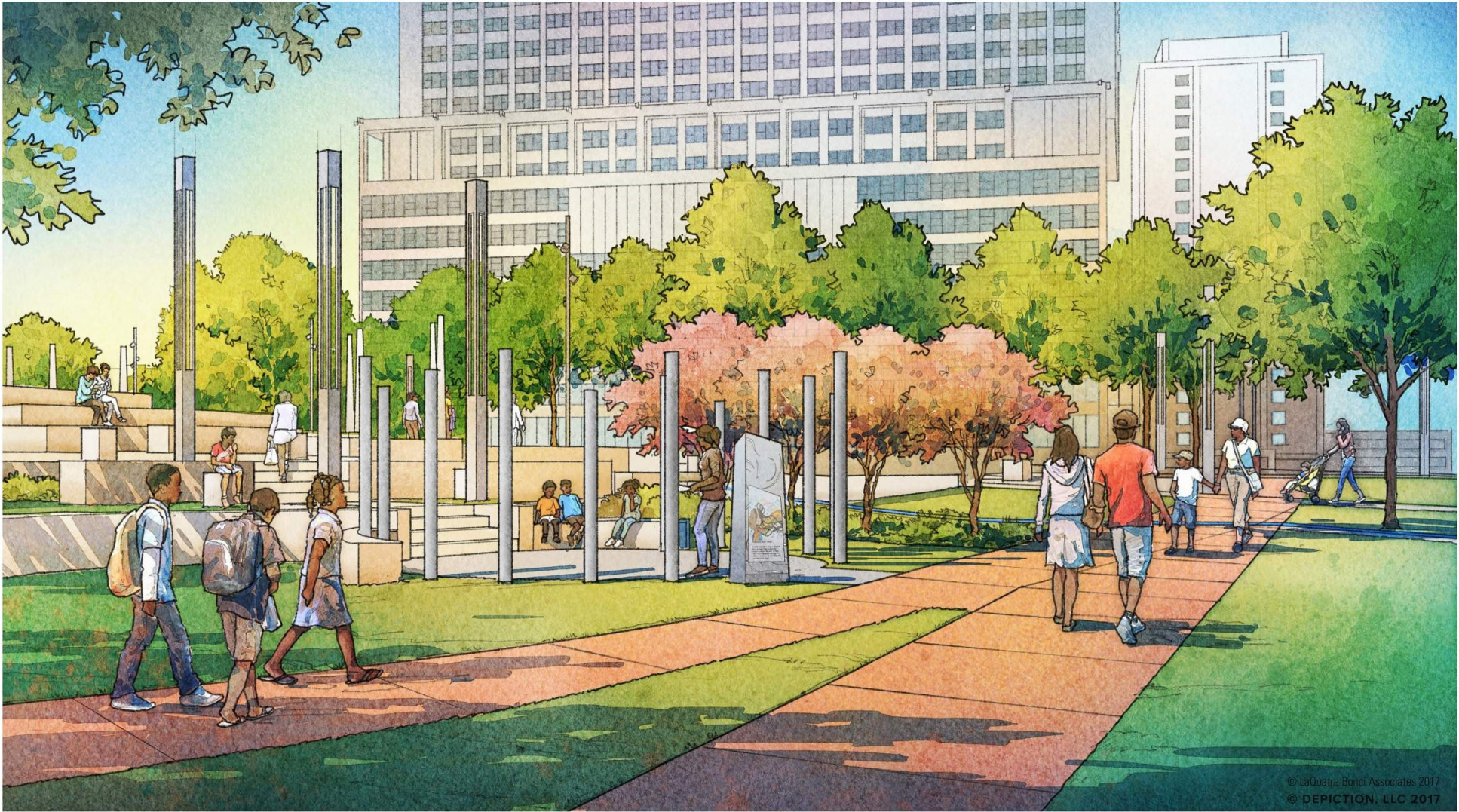
Perspective Drawings



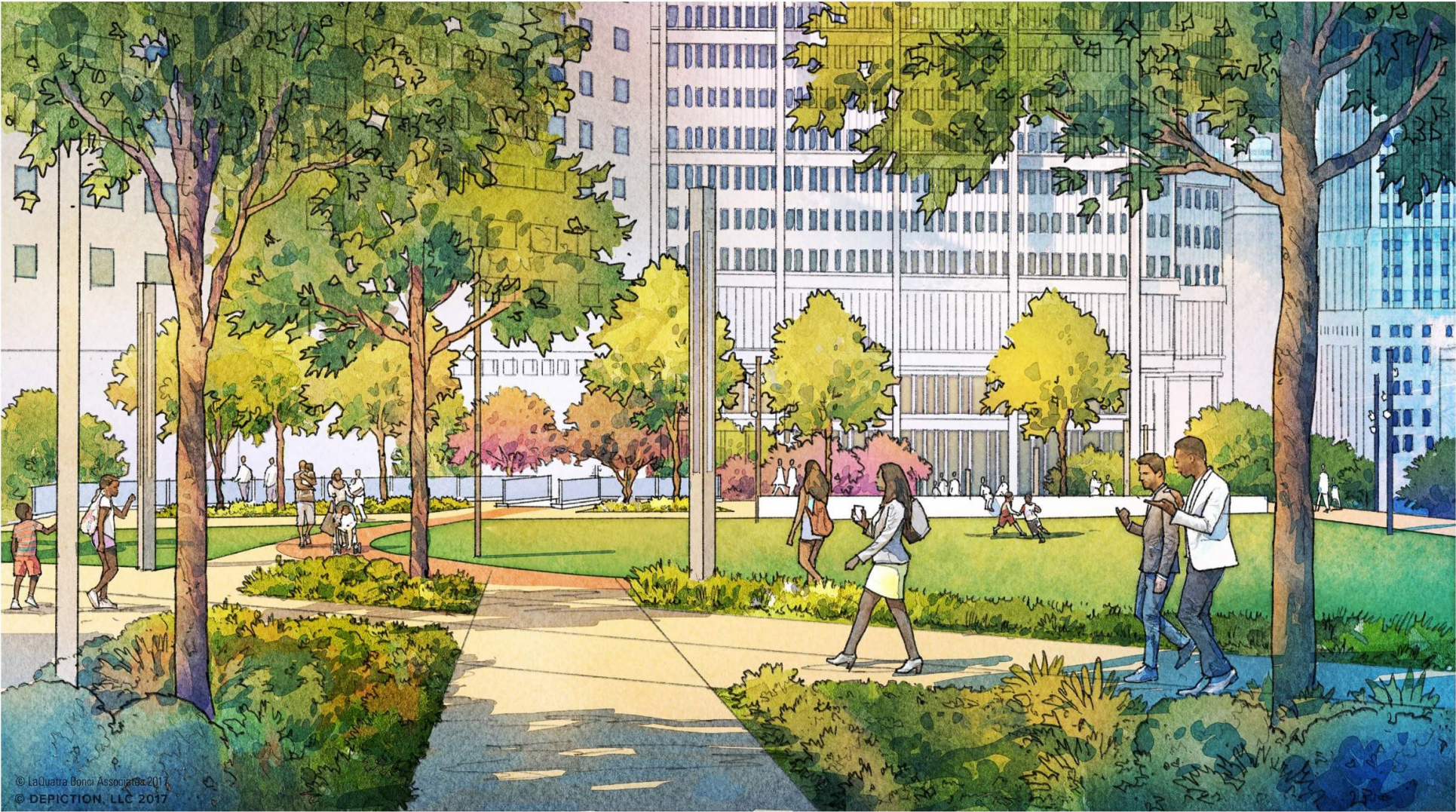
Perspective Drawings



Perspective Drawings



Perspective Drawings



Building Materials



Metal Sign Piers



Glass Railing



Metal Railing



Gabian Walls



Concrete amphitheater seating steps



Concrete wall



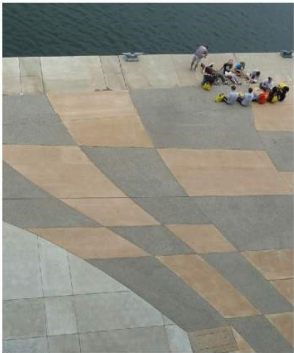
Concrete Piers



Concrete



Gravel Fines



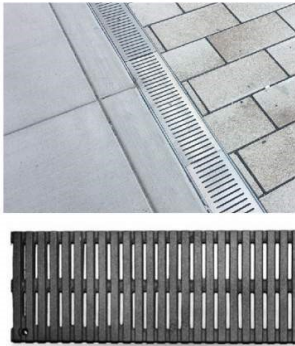
Dyed Concrete



Paving



Paving



Paving and Drain



Concrete trench



Paving bands



Glass Panels

Building Materials



Arbor with wood top



Arbor with metal top



Metal arbor



Metal arbor



Metal arbor



Metal arbor



Metal arbor



Metal arbor

Sustainability

“Cap” Project - Sustainability Features

The I-579 Cap project will incorporate six new rain gardens located in the park at near the intersection of Chatham Street and Webster Avenue.

Landscape plantings are native plant species.

The new highway lighting beneath the Cap project above Interstate 579 will be LED lighting as well as the light fixtures located within the park.

“Cap” Project - as part of LEED-ND Certification

Leadership in Energy and Environmental Design in Neighborhood Development (LEED ND) certification is being administered by Pittsburgh Arena Real Estate Redevelopment, LP (a related entity to Pittsburgh Penguins) and their sustainability consultant Sustainable Design Consulting, LLC. The I-579 Urban Open Space Cap is included in the LEED ND certification process may contribute to the following credits:

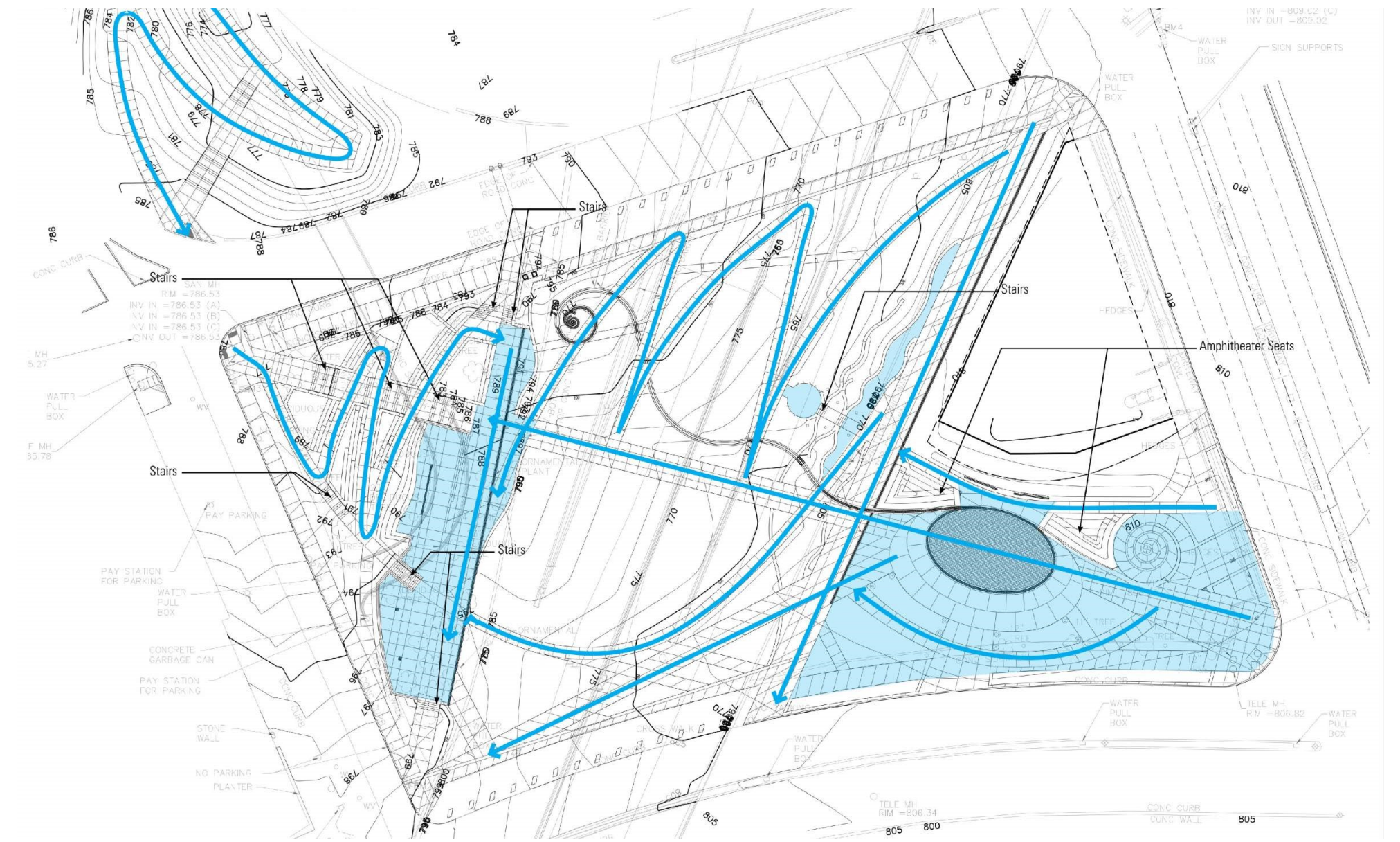
Preferred Location - park is infill construction on a previously developed site

Bicycle Network and Storage - park to include bike share station and increase the number of bicycle friendly paths

Access to Civic and Public Space - increase access of the residents and visitors of the Lower Hill development to civic and public spaces.

Access To Recreation Facilities - provide for a recreational area of more than 1 acre

Accessibility & Universal Design



Community Process – Public Meetings and Outreach

March 30, 2016	Public Meeting #1	“Cap” final design – community input	PPG Paints Arena
April 27, 2016	Social media campaign	“Cap” final design – community input	Online survey
May 13, 2016	Hill District Consensus Group - monthly meeting	“Cap” final design presentation	Hill House Association
May 16, 2016	Public Meeting #2	“Cap” final design - presentation	Jeron X. Grayson Community Center
June 27, 2016	Public Meeting #3	“Cap” final design - presentation	Jeron X. Grayson Community Center
September 28, 2016	Artist information session	“Cap” surface enhancements	Carnegie Library - Hill District
November 16, 2016	Art Commission	“Cap” presentation	Ross Building
January 19, 2017	Hill District Design Review Panel	“Cap” final design – presentation	Jeron X. Grayson Community Center
April 26, 2017	Art Commission	“Cap” site plan approval; surface enhancements prelim. approval	Ross Building
June 22, 2017	Open House - Public Meeting	“Cap” surface enhancements Community workshop	Hill House Blakey Program Center



I-579 Urban Open Space Cap Project

Traffic and Parking Report

The following summary below is provided for the approval of Final Land Development Plan (FLDP) for the I-579 Urban Open Space Cap Project. Traffic and Parking are addressed per Section 2.9.1 - Parking Ratios and Multi-User Parking on page 32 of the Preliminary Land Development Plan.

On-street parking is not permitted on Centre Avenue, Washington Place and Webster Avenue/Bigelow Boulevard around three sides of the perimeter of the Urban Open Space Cap (UOSC) project. Metered on-street parking is currently permitted on both the eastern and western sides of Chatham Street which will remain after construction of the project is completed.

Existing off-street parking is located within the UOSC area in an open surface parking lot known as the West Lot and at other surface lots in the Lower Hill. The existing access to the West Lot is via a curb cut on the western side of Washington Place. This surface lot currently has approximately 130 spaces. A portion of this parking lot is within the boundary of the development parcel (known as Parcel H) that is not included in the development of the Cap project. After the UOSC construction, the development parcel should hold approximately 70 parking spaces before it is developed. As part of the Lower Hill Preliminary Land Development Plan, it is planned that the development parcel will eventually include a retail/commercial development. This parcel is part of the Option Agreement with the Pittsburgh Arena Real Estate Development, LP. A new driveway curb cut is proposed at the existing driveway location on Washington Place. This curb cut will be for the development parcel and will accommodate vehicle access to provide service for this property only. Access will be restricted and unauthorized vehicles will be prohibited in the park space.

Additionally, there are several parking garages and surface lots adjacent to the UOSC at the US Steel Tower, the Double Tree Hotel, Marriott Hotel and PPG Paints Arena.

New handicap accessible curb cut ramps for pedestrians are proposed at all the existing ramp locations around the perimeter of the UOSC at the signalized intersections and at the stop controlled intersection of Centre Avenue and Chatham Street.

The project increases pedestrian sidewalk capacity with the addition of several walkways within the UOSC. All the sidewalks around the perimeter of the UOSC will remain. The existing pedestrian tunnel under Webster Avenue/Bigelow Boulevard that conveys pedestrians between Chatham Street and Seventh Avenue will be removed and replaced with ADA compliant walkways to and from Seventh Avenue and Downtown via the existing at-grade intersection of Chatham Street and Webster Avenue/Bigelow Boulevard. As part of the project, the Chatham Street and Webster Avenue intersection will be improved with new signalization, ADA compliant crosswalks and pedestrian walkway signage.

The new Urban Open Space Cap Project will provide enhanced direct access to transit including the Steel Plaza T Station as well as bus stops on Centre Avenue. Bus stops are located at the intersections of Centre Ave and Chatham Street; and Centre Ave and Washington Place. The Steel Plaza T Station entrance on Sixth Avenue is 500 feet from the Cap. Additionally, all the walkways within the Cap will be lit for pedestrians.